Gloucestershire Green Belt Study

Final Report

For Cheltenham Borough Council, Cotswold District Council, Gloucester City Council and Tewkesbury Borough Council

Final report
Prepared by LUC
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Chapter 1
Introduction

1.1 The Green Belt that separates Gloucester and Cheltenham was first designated in 1968 by the County of Gloucestershire Development Plan, First Quinquennial Review. The primary purpose of the Green Belt in this location was to prevent Gloucester and Cheltenham from merging and to preserve the open character of the land between the two towns. The first Gloucestershire Structure Plan in 1981 extended the Green Belt to include the area between Cheltenham and Bishop's Cleeve.

1.2 The National Planning Policy Framework (NPPF, policy GB1) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

1.3 LUC has been commissioned by Cheltenham Borough Council, Cotswold District Council, Gloucester City Council and Tewkesbury Borough Council to prepare a Green Belt Study of the Gloucestershire Green Belt (known locally as the Cheltenham and Gloucester Green Belt). The Green Belt Study will be used to inform the preparation of the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (referred to as the "Strategic and Local Plan" or "SLP") and the emerging Cotswold Local Plan (CLP). This will replace previous Green Belt studies including the South West Regional Authority Strategic Green Belt Review (2006), Cheltenham Green Belt Review (2007), Joint Core Strategy Green Belt Assessment (2011) and the Tewkesbury (Partial) Green Belt Review (2017).

1.4 The last comprehensive Green Belt Assessment was undertaken as part of the evidence base for the adopted Joint Core Strategy (JCS) for Gloucester, Cheltenham and Tewkesbury. There are a number of policy requirements and changes that necessitate undertaking a new Green Belt Assessment:

1. The Government has changed the way in which local planning authorities plan for new housing development, the new "standard" methodology significantly increasing the numbers of new dwellings that Gloucester, Cheltenham Tewkesbury and Cotswold need to plan for.

2. NPPF requires (paragraph 32) that the preparation of policy "*should be underpinned by relevant and up-to-date evidence*". Some of the previous evidence on Green Belt is in excess of 10 years old and is therefore out of date.

3. In December 2024 the Government introduced significant changes to national policy on Green Belt within the National Planning Policy Framework (NPPF) and in February 2025 changes were made to the relevant sections of the national Planning Practice Guidance (PPG) with guidance provided on the definition of 'grey belt' and the methodology for undertaking Green Belt Assessments.

1.5 A new Green Belt Assessment is therefore required.

1.6 The purpose of the Green Belt Assessment is to make an assessment of land within the Gloucestershire Green Belt to see how it performs against the purposes of the Green Belt consistent with the requirements of NPPF and PPG. The Assessment will form part of a wider evidence base that, taken together, will help inform the development of the Strategic and Local Plan (SLP), and the Cotswold Local Plan.

1.7 The purpose of the Assessment is not to identify land that is suitable for development, or set out the necessary exceptional circumstances for releasing land from the Green Belt. This will be done by the relevant authorities in due course considering a wide range of evidence relating to wider sustainability and viability considerations. If land in the Green Belt is being considered for allocation as part of the SLP, a further piece of work will also be necessary to assess whether its development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

1.8 The Green Belt Assessment has also encompassed the analysis of settlements and developed areas that are currently 'washed over' by Green Belt (that is, included within the designated area), to identify whether any lack openness and should be considered for removal from the Green Belt.

1.9 Consideration has also been given as to whether any areas currently 'inset' from the Green Belt (that is, excluded from the designation) retain sufficient openness to warrant being included within the Green Belt. This assumes that areas released for future development will be developed as intended.

1.10 The remainder of this report is structured as follows:

- **Chapter 2** sets out planning policy in relation to Green Belt, with particular reference to the recent changes to the NPPF and PPF. It also outlines the origins of the Green Belt in Gloucestershire and provides a summary of previous Green Belt studies.
- **Chapter 3** outlines the assessment methodology.
- **Chapter 4** contains the summary of findings.
- **Chapter 5** outlines the next steps.

- **Appendix A** contains the parcel assessments.
- **Appendix B** contains the glossary.

It should be noted that this report is in an 'Accessible format', which means it has been formatted to meet the requirements of the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations (2018), as set out in the Web Content Accessibility Guidelines (WCAG 2.2). This means it must have larger font, larger spacing between lines and headings.

Chapter 2
Context

2.1 This chapter sets out the planning policy context relating to the definition and assessment of Green Belt and grey belt in relation to Green Belt Assessments. It also provides a summary of the origins of the Gloucestershire Green Belt and previous Green Belt studies that were prepared.

The Gloucestershire Green Belt

2.2 The Gloucester/ Cheltenham Green Belt is the smallest area of Green Belt in England and covers approximately 6,190ha [Ministry of Housing, Communities and Local Government (MHCLG) Data, December 2024]. See Figure 2.1. This is broken down as follows in the table below between the respective authorities:

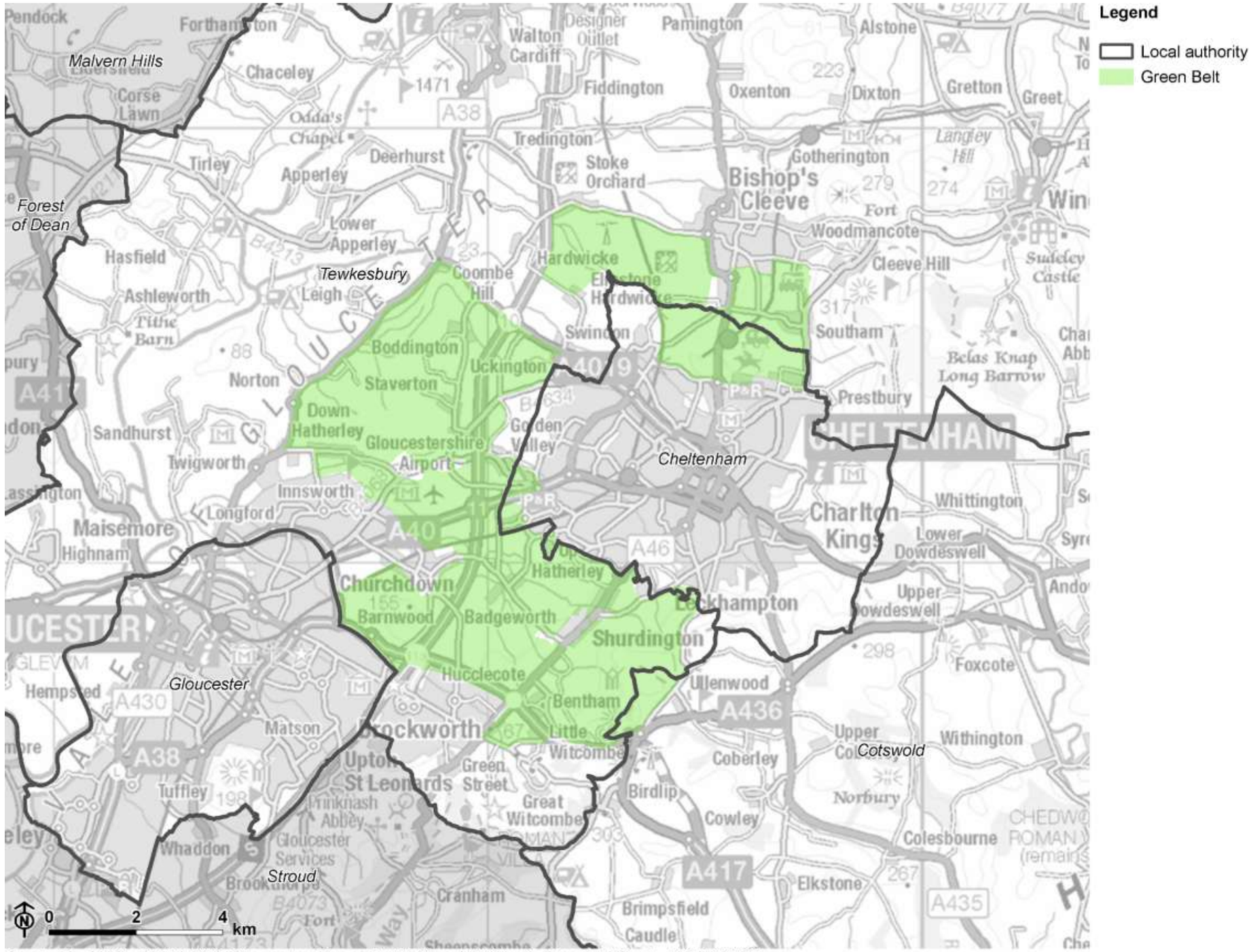
Table 2.1: Green Belt areas across Gloucestershire

Authority	Area of land designated as Green Belt	Total percentage of local authority area designated as Green Belt
Cheltenham	550ha	11.7%
Cotswold	110ha	0.1%
Gloucester	0ha	0%
Tewkesbury	5,530ha	13.3%

2.3 A Green Belt between the two principal towns of Gloucester and Cheltenham was first put forward in 1957 and later formally approved as part of the County Development Plan Quinquennial Review in 1968. It was considered “essential to preserve the open character of the land between the towns of Cheltenham and Gloucester and to prevent these communities merging into one another”.

2.4 A plan illustrating the extent of the Gloucestershire Green belt is set out below at Figure 2.1.

Figure 2.1: Extent of Gloucestershire Green Belt



Created by LUC - 13434_002_Gloucestershire_GB_A3_Maps/13434_r4_GreenBeltContext 06/10/2026
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2.5 In the 1981 Gloucestershire Structure Plan the Green Belt was extended to the north of Cheltenham to prevent the coalescence of Cheltenham with Bishop's Cleeve. The Green Belt has been further amended on two occasions.

2.6 The 2017 Joint Core Strategy (JCS) removed some areas adjoining the Cheltenham and Gloucester urban areas, primarily to accommodate strategic growth proposals. Further minor boundary changes were made by the Tewkesbury Borough Plan in 2022. As can be seen from Fig 2.1 above, there is only a small area of land within Cotswold District within the Gloucestershire Green Belt.

National Green Belt policy

2.7 Government policy on the Green Belt and grey belt is set out in policies GB1-GB8 of chapter 13 of the NPPF 'Protecting Green Belt land' **[See reference 1]**. The Government attaches great importance to Green Belt, and for this reason there is a detailed policy framework for both the review of Green Belt boundaries and for determining planning applications for development within the Green Belt.

Aims and purposes

2.8 The NPPF states that "the objective of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential features of which are their openness and permanence".

2.9 This is elaborated on in NPPF policy GB2: Assessing existing Green Belt land, which states that Green Belts serve five purposes, as set out below:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.10 The NPPF explains that development in the Green Belt is inappropriate unless covered by one the exceptions set out in policy GB7: Development which is not inappropriate in the Green Belt (see Glossary in Appendix A). Policy GB6 sets out that inappropriate development is by definition harmful to the Green Belt and that, when considering planning applications, 'substantial weight' should be given to any harm to the Green Belt, including harm to its openness.

Altering and defining Green Belt boundaries

2.11 Policy GB3: Altering existing Green Belt boundaries states that Green Belt boundaries should only be altered through the preparation or updating of plans where exceptional circumstances are fully evidenced and justified. Exceptional circumstances in this context include a local planning authority being unable to meet its identified need for development in full, having examined all other reasonable options for doing so. Notable reasonable options include:

- "a) making as much use as possible of suitable previously developed and underutilised land;
- b) optimising the density of development in accordance with the policy L1; and
- c) assessing whether sufficient suitable sites can be identified outside the Green Belt."

2.12 Policy GB3 goes on to state that "where a development plan's spatial strategy has identified suitable land around well connected stations for development, exceptional circumstances do not need to be demonstrated to justify altering Green Belt boundaries".

2.13 Policy GB4: Defining Green Belt boundaries states that "when defining Green Belt boundaries, whether as a result of altering or establishing Green Belts, local plans should:

- a) Only include land which it is necessary to keep permanently open as Green Belt.
- b) Include villages within the Green Belt where it is necessary to restrict development because of the important contribution the open character of the village makes to the openness of the Green Belt. Such villages should not be identified as 'settlements' for the purpose of the spatial strategy in the development plan.
- c) Use other, more relevant, policy approaches, such as conservation area designation where the character of a village needs to be protected for other reasons.
- d) Demonstrate that new Green Belt boundaries are broadly consistent with the spatial strategy for accommodating growth and meeting development needs across the plan area and adjoining areas, including those of any relevant spatial development strategies. This includes ensuring that any alterations to Green Belt boundaries promote sustainable patterns of development, including by:

    - i. Giving priority to the release of previously developed land within the Green Belt, then to grey belt land which is not previously developed, and then other Green Belt locations, so long as this promotes a sustainable pattern of development overall; and
    - ii. Not proposing alterations where there is clear evidence these alterations would fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan.
- e) Ensure that allocations for major development involving the provision of housing on land released from the Green Belt can meet the Golden Rules, as set out in policy GB8, and that these requirements are set out within the local plan.
- f) Ensure Green Belt boundaries are defined clearly, using physical features that are readily recognisable and likely to be defensible.
- g) Identify areas of safeguarded land, where necessary to meet longer-term development needs well beyond the plan period. It should be made clear that safeguarded land is not allocated for development at the present time (and does not form part of settlements), and that its status will change only when the plan is updated and proposes that the land is released for development.

Grey belt

2.14 The concept of 'grey belt' was introduced into the NPPF in December 2024. It is defined in Annex B of the NPPF as "land in the Green Belt comprising previously developed land and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2"**.

2.15 The definition of grey belt is important because one of the main purposes of the Green Belt Assessment will be to determine the extent to which land within the Green Belt contributes to the purposes (a-e) set out at policy GB2 of the NPPF. In turn, this will then identify grey belt land that does not make a strong contribution to purposes (a), (b) or (d).

2.16 As noted above, the NPPF indicates that, after considering previously developed land, grey belt land should be prioritised for release in order to meet development need. The NPPF's policies regarding development proposals in the Green Belt also indicate, at policy GB7, that development will not be inappropriate if it would utilise grey belt land, as long as:

- It would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

- There is an evidenced unmet need for the type of development proposed;
- The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

2.17 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt, including to its openness and should not be approved except in very special circumstances. Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

Consultation on revised NPPF

2.18 In December 2025, the Ministry of Housing, Communities and Local Government (MHCLG) published a wide range of proposed reforms to the NPPF and other changes to the planning system. A consultation on these reforms was undertaken until March 2026 and MHCLG subsequently published a new version of the NPPF in August 2026.

2.19 This Green Belt assessment was undertaken prior to the publication of the August 2026 NPPF but the revised NPPF does not introduce any changes that affect the Green Belt contribution assessment methodology set out in this report. However, an amendment to the definition of 'grey belt' means that the December 2024 NPPF's requirement to consider the potential impact of development on a number of area/asset designations listed in footnote 7 has been removed. As this change has been implemented, there is no longer a need to classify certain areas in the Green Belt Study as 'provisional' grey belt pending further assessment of whether development would have a significant impact on footnote 7 areas or assets.

2.20 Importantly, this change does not negate the need to consider the impact, alongside wider sustainability considerations, of specific development proposals on the areas and assets formerly listed in footnote 7; it simply removes its inclusion as part of the definition of grey belt. As the guidance note describing the proposed NPPF changes set out, the revised definition "seeks to enable grey belt to be identified with greater certainty, whilst continuing to ensure that these areas receive the same level of protection as elsewhere in the Framework".

2.21 The draft outputs from this study, predating the August 2026 NPPF change, contained maps showing footnote 7 designations. Although these designations are no longer used to determine whether grey belt is 'provisional', the Local Authority has requested their retention to help inform future sustainability considerations. They

have been renamed ‘potential development constraints’ now that they are not listed under NPPF footnote 7.

Annex E: Green Belt assessments

2.22 The NPPF's Green Belt policies are supplemented by Annex E: Green Belt assessments on Green Belt planning and how to assess Green Belt land. This section of the NPPF is also partially set out in the PPG which was substantially re-written in February 2025. Annex E paragraph 1 states that Green Belt assessments should:

- “a. Identify the location and appropriate scale of the area or areas to be assessed, and in doing so:
  - i. Consider all Green Belt within the plan area in the first instance;
  - ii. Be broadly consistent with any Strategic Green Belt assessment in an adopted Spatial Development Strategy;
  - iii. Ensure assessment areas are small enough to enable variations in their contribution to the Green Belt purposes to be assessed;
  - iv. Facilitate identifying areas of grey belt by subdividing areas into smaller assessment units where this is necessary; and
  - v. Consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors.
- b. Identify areas of grey belt land, as defined in the glossary at Annex B, by evaluating the contribution each assessment area makes to Green Belt purposes (a), (b) and (d) set out in policy GB2, using the [illustrative criteria set out in Annex E].
- c. Identify whether the release or development of the assessment area(s) would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.”

Grey belt assessment criteria

2.23 Annex E paragraph 2 sets out illustrative criteria for assessing the contribution of land to Green Belt Purposes a, b and d. These criteria are intended to assist in evaluating the performance of assessment areas against the relevant Green Belt purposes and provide illustrative features that may indicate a strong, moderate or

weak contribution. These criteria are discussed further in Chapter 3, where they have informed the assessment methodology for this Green Belt assessment.

Assessing the impact of Green Belt release or development on the remaining Green Belt across the Plan area

2.24 Annex E requires that Green Belt assessment should not be limited to the impact of release or development of grey belt land but any Green Belt land, and requires consideration of whether the release or development of assessment areas would fundamentally undermine the five Green Belt purposes, taken together, of the remaining Green Belt when considered across the area of the plan.

2.25 The PPG provides further clarification on this requirement. It states that Green Belt locations should only be discounted for release or development where they would "affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way" (PPG Paragraph: 008 Reference ID: 64-008-20250225).

The appropriate scale of Green Belt assessments

2.26 Authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Local circumstances may dictate, for example, the need for smaller assessment areas in locations where there is greater variation in contribution to the Green Belt purposes, or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

2.27 Villages should not be defined as large built-up areas, towns or historic towns. Where there are no historic towns in or adjacent to a plan area, it may not be necessary to provide detailed assessments against Purpose d.

Planning Practice Guidance

2.28 The PPG, updated in February 2025, provides supporting guidance on the application of Green Belt policy and Green Belt assessments. Whilst key assessment requirements are now set out in Annex E of the NPPF, the PPG continues to provide additional guidance that is relevant to the preparation of Green Belt assessments.

2.29 The PPG states that strategic planning authorities, local planning authorities, and groups of local planning authorities should produce a Green Belt assessment

during the preparation or updating of Local Plans and Spatial Development Strategies that set the strategic context for the release of land where this would be required to meet development needs.

Assessing Green Belt land to identify grey belt land

2.30 Authorities must identify grey belt land as part of the necessary review and alteration of Green Belt boundaries in order to:

- Prioritise it over other Green Belt locations through the plan-making process; and
- Help determine planning applications on Green Belt land in line with policy GB7.

2.31 Importantly, the guidance is clear that "where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt, or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies in the area's adopted Plan and the NPPF" (PPG Paragraph: 001 Reference ID: 64-001-20250225), including consideration of whether:

- Development is sustainably located;
- Whether it would meet the 'Golden Rules' contribution (where applicable); and
- Whether there is a demonstrable unmet need for the type of development proposed.

2.32 The identification of grey belt land is only one consideration in decisions relating to Green Belt land. Decisions on whether land should be allocated, released from the Green Belt or developed should also be informed by the wider development plan, national policy and sustainability considerations.

Identifying sustainable locations in a Green Belt

2.33 Irrespective of the outcomes of reviewing Green Belt boundaries, when determining applications in the Green Belt or identifying appropriate locations for development in a Local Plan, the need to promote sustainable patterns of development remains an important consideration. These principles should help determine whether a site's location is appropriate for the type of development proposed. Accordingly, the identification of land as grey belt does not in itself indicate that it is suitable for development.

2.34 The sustainability of specific locations should be determined in light of local context and site or development-specific considerations. Thus, in plan making, the fit of locations with the principles of sustainability will take into consideration factors such as: local geography; infrastructure and connectivity; the specific settlements characteristics and function; climate change; effective use of land; and other relevant constraints and opportunities, including the natural and built environment, physical characteristics, legal covenants, and opportunities for environmental improvement. Furthermore, authorities are required to seek to prioritise sustainable transport solutions in line with NPPF policy TR1.

Impact of development on the openness of the Green Belt

2.35 The PPG states that, where necessary, assessments of the impact of proposals on the openness of the Green Belt must be tailored to the circumstances of the case and may include consideration of a proposal's:

- Spatial volume, i.e. impact on spatial openness;
- Visual impact, i.e. impact on visual openness;
- The duration of development, and its remediability; and
- The degree of activity, such as traffic generation.

2.36 Although relating to development proposals, this guidance can help inform judgements relating to the impact that existing development has on Green Belt openness, which is one of the factors that needs to be considered when assessing contribution to the Green Belt purposes.

Local Plan policies

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy

2.37 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) 2011–2031 was formally adopted in December 2017. This includes Policy SD5: Green Belt which seeks to:

- Protect the Green Belt from harmful development;
- Set out revised boundaries to the Green Belt and also stating that consideration will be given to a limited review of the Green Belt in other locations as necessary through the Borough Plans where justified by exceptional circumstances; and

- Provide for limited development associated with Gloucestershire Airport, Cheltenham racecourse and existing waste management facilities in the Green Belt.

Cheltenham Plan

2.38 The Cheltenham Plan was formally adopted on 20th July 2020. This sits alongside the strategic Joint Core Strategy (JCS) of December 2017 and saved policies from the Cheltenham Borough Local Plan 2006. The Plan includes two specific polices relating to the Green Belt:

- GB1: Residential infilling in the Green Belt – Allows for limited infilling on built frontages on roads within Green Belt and the Principal Urban Area.
- GB2: Rebuilding or Replacement of Dwellings in the Green Belt – Sets out when rebuilding or replacement of existing dwellings will be permitted within the Green Belt.

Gloucester City Plan

2.39 The adopted Local Plan for Gloucester is the Gloucester City Plan 2011–2031, which was formally adopted on 26th January 2023. It now forms part of Gloucester's statutory development plan alongside the Joint Core Strategy (JCS) 2011–2031, adopted in December 2017 and remaining “saved” policies from the City of Gloucester Local Plan 1983.

2.40 There is no Green Belt in Gloucester and hence the plan does not include any specific policies on the Green Belt.

Tewkesbury Borough Plan

2.41 The Tewkesbury Borough Plan 2011–2031 was formally adopted on 8th June 2022. It forms part of Tewkesbury’s statutory development plan alongside the strategic Joint Core Strategy (JCS). The Tewkesbury Plan includes four specific polices relating to the Green Belt:

- GRB1 – Green Belt Review. The Green Belt inset boundary around Shurdington was reviewed and extended to reflect the existing built up area of the village. This allows scope for some limited infilling and redevelopment, including housing site SHU2.

- GRB2 – Gloucestershire Airport. The Non-Essential Operational Area of Gloucestershire Airport was extended to support the economic and operational viability of the airport.
- GRB3 – Bamfurlong Operational Policing Site. Proposals are supported for the redevelopment and intensification of the site for operational policing and partner uses.
- GRB4 – Cheltenham – Gloucester Green Belt. Policy seeks to severely restrict development on Belt to ensure it continues to fulfil the five purposes of the Green Belt.

Cotswold District Local Plan

2.42 The Cotswold District Local Plan 2011–2031 was formally adopted on 3rd August 2018. The Plan acknowledges the importance of existing Green Belt land, particularly where it overlaps the Gloucester & Cheltenham Green Belt at the District's southern fringes, safeguarding against urban sprawl. It includes Policy SP1 which states that inappropriate development within the Green Belt will not be permitted, having regard to national planning policy.

Previous Green Belt studies

2.43 Five previous Green Belt studies were prepared that included all or part of the Gloucestershire Green Belt including:

- Gloucester/Cheltenham Green Belt Review (early 2000's);
- South West Regional Authority Strategic Green Belt Review (2006);
- Cheltenham Green Belt Review (2007);
- Joint Core Strategy Green Belt Assessment (2011); and
- Tewkesbury (Partial) Green Belt Review (2017).

2.44 A brief summary of these studies is provided below.

Gloucester/Cheltenham Green Belt Review (early 2000's)

2.45 The Joint Strategy Area (JSA), including Tewkesbury Borough Council, created a Green Belt Working Group and undertook a Green Belt Review to strategically examining the Gloucester/ Cheltenham Green Belt. Green Belt land was assessed against the purposes of the Green Belt to identify strategic options for future

development discussions. Green Belt boundary definitions were not addressed by this review. The Working Group considered that the Green Belt contained more land than necessary to prevent the convergence of Gloucester and Cheltenham and also identified that the area along the Cotswold escarpment along the eastern edge of Cheltenham could potentially be a valuable addition to the Green Belt.

South West Regional Authority Strategic Green Belt Review (2006)

2.46 Colin Buchanan was appointed by South West Regional Assembly (SWRA) to undertake a strategic review of the Green Belts within the South West, including the Gloucester Greenbelt within Tewkesbury, to inform the preparation of the new Regional Spatial Strategy. The study reviewed the methodologies of Green Belt reviews undertaken by Joint Study Areas in the South West and concluded certain aspects of the methodologies were common to all reviews. The study identified the general extent of the Green Belt and identified where rational for inclusion within the Green Belt is weaker or stronger.

Cheltenham Green Belt Review (2007)

2.47 Applied Environmental Research Centre (AERC) was appointed by Cheltenham Borough Council to review the Green Belt within Cheltenham to inform future development patterns in the Local Development Framework. This review was published in March 2007 and assessed Green Belt land within the Borough against the Green Belt Purposes.

2.48 Green Belt sub areas were scored against the purposes and then weighted and ranked in order to reflect the relative local importance of the purposes. The ranking of the purposes reflected the view shared by stakeholders that the most important Green Belt Purposes in the Borough are to prevent towns merging together and to prevent urban sprawl. The review also considered how defensible Green Belt boundaries were, highlighting the Local Development Framework would need to establish defensible boundaries.

Joint Core Strategy Green Belt Assessment (2011)

2.49 AMEC was commissioned by Cheltenham Borough Council on behalf of Cheltenham Borough Council, Tewkesbury Borough Council and Gloucester City Council to produce a Strategic Green Belt Assessment to form part of the Joint Core Strategy (JCS) evidence base. This Strategic Green Belt Assessment was published in September 2011 and made recommendations as to how strategic segments of the

Green Belt perform against each of the five purposes of the Green Belt as defined in the NPPF. The assessment concluded that there were areas of Green Belt that merited further consideration for possible release from the Green Belt, should that land be required. It also identified parts of the Green Belt that play a significant role in meeting the Green Belt Purposes and therefore should remain in the Green Belt (unless other parts of the JCS evidence base strongly suggested otherwise).

Tewkesbury (Partial) Green Belt Review (2017)

2.50 LUC was commissioned by Tewkesbury Borough Council in April 2017 to undertake a partial review of the Green Belt within the Borough. The review appraised three areas within the Borough against the five nationally defined purposes of the Green Belt as set out in the NPPF. The three areas included:

- Land at Staverton, in and around Gloucestershire airport;
- Land around Shurdington Village; and
- Land south of Woodmancote.

2.51 These areas were identified by the Council as non-strategic sites which had the potential to accommodate development in the Borough Plan. The study drew conclusions on the potential degree of harm that could occur should land be considered for removal from the Green Belt. The review formed part of the evidence base supporting the preparation of the Tewkesbury Borough Plan and the alteration of Green Belt boundaries. Minor changes were made to the Green Belt as part of the adoption of the new Local Plan in 2022.

Chapter 3
Assessment Methodology

3.1 This chapter sets out the methodology used to carry out the Gloucestershire Green Belt Assessment, with reference to key planning policy, practice guidance and case law. NPPF Annex E (outlined above in Chapter 2) is particularly relevant to this methodology.

General approach

3.2 This Green Belt Study has assessed the contribution that identified parcels of land make to each of the five purposes of the Green Belt (A to E). Contribution to Purposes C and E are not relevant to the identification of grey belt but Purpose C in particular is still an important consideration in Green Belt planning decisions, particularly in scenarios involving the release of Green Belt land that is not defined as grey belt land.

3.3 Having assessed contribution to the Green Belt purposes, conclusions have been drawn on any potential for development to fundamentally undermine those purposes across the plan area as a whole.

The location and scale of assessment areas

3.4 Annex E states that local planning authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Local circumstances may dictate, for example, the need for smaller assessment areas in areas where there is greater variation in contribution to the Green Belt purposes, or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

3.5 This study encompasses all of the Cheltenham and Gloucester Green Belt. LUC's approach to parcelling has not predefined parcels but has used an analysis process to identify variations in contribution to the purposes, with areas being defined to reflect those variations. The defined areas are the final product of the assessment, reflecting the range of variations in Green Belt contribution to the Green Belt purposes. This is an approach that LUC has successfully used in all its recent Green Belt assessments and has been considered robust by inspectors at Local Plan Examinations.

3.6 The benefits of this approach are that:

- It avoids misleading results where predefined areas have variations in contribution within a parcel that are averaged out; and
- It enables the Councils to overlay potential strategic development sites over the findings of the Green Belt assessment to get a clear understanding of the contribution they make to the Green Belt purposes without the need for further evaluation (unless the sites are less than one hectare in size – see below for further information on the granularity of the assessment).

3.7 Areas vary in size depending on the range of factors (within and in their immediate vicinity) affecting their contribution. For example, parcels closer to urban areas are subject to a greater range of factors influencing their contribution compared to more remote areas in the open countryside, resulting in smaller 'parcels' at urban edges and larger 'outer areas' in the open countryside respectively.

3.8 Parcel boundaries typically follow readily recognisable physical features, including natural features such as waterways and water bodies, woodlands and topographical features, and manmade features such as roads and railway lines and field boundaries) where possible.

3.9 The granularity of the study in terms of the resultant number of identified assessment parcels and outer areas has been influenced by the rating scale and defined minimum parcel size described below.

Rating scale

3.10 Annex E is not prescriptive in terms of the definition of rating scales but, for the purposes of identifying grey belt land, it provides illustrative examples of features which would characterise 'strong', 'moderate' and 'weak/no' levels of contribution to the relevant Green Belt purposes (A, B and D). To minimise complexity, this assessment of Green Belt land follows the rating scale referenced in Annex E. The December 2025 Consultation version of NPPF includes the methodology at Annex E and this requires the contribution to be assessed using 'Strong', 'Moderate' and 'Weak or None'. This assessment has used those criteria.

3.11 Even where grey belt areas are defined through the study, a plan area's growth needs and the need for development to be in sustainable locations may still require consideration of the release of Green Belt land that does not meet the grey belt definition. Therefore, Green Belt purposes C and E must also be rated.

3.12 The ‘strong’ contribution ratings, where applicable to Purposes A, B or D, identify land which does not meet the definition of grey belt (given that land which contributes strongly to Purpose C and/or E can still meet the definition of grey belt land).

3.13 The splitting of land which does not perform strongly into two levels – moderate and weak/no – is in line with Annex E on grey belt. This will help, alongside sustainability considerations, to inform more nuanced judgements as to what land should be considered for release and development within lower contributing, including grey belt, locations.

Minimum parcel size

3.14 The number of parcels which have resulted from the analysis process was also influenced by setting a minimum parcel size. The higher the minimum parcel size, the greater the likelihood that smaller areas may exist within a parcel that performs more weakly in relation to one or more of the Green Belt purposes than the parcel as a whole.

3.15 In order to make the outputs useful for development management purposes, and to reduce the likelihood of more localised variations in Green Belt contribution being identified at a later stage, the minimum parcel size for the assessment was defined as 1 hectare.

Potential development constraints

3.16 The August 2026 NPPF amended the grey belt definition such that consideration of the 2024 NPPF’s footnote 7 designations **[See reference 2]** is no longer relevant. Due to the timing of the production of this study, LUC has mapped the relevant footnote 7 areas and assets in Gloucestershire, but this has not been used to identify what grey belt land is ‘provisional grey belt’ as there is no longer a need to do so. The Council requested that the footnote 7 constraints were included to assist them with future sustainability considerations. The relevant former footnote 7 areas/assets are listed below and illustrated on output mapping as ‘potential development constraints’:

3.17 The following designations in the Green Belt around Gloucestershire have been included on the mapping:

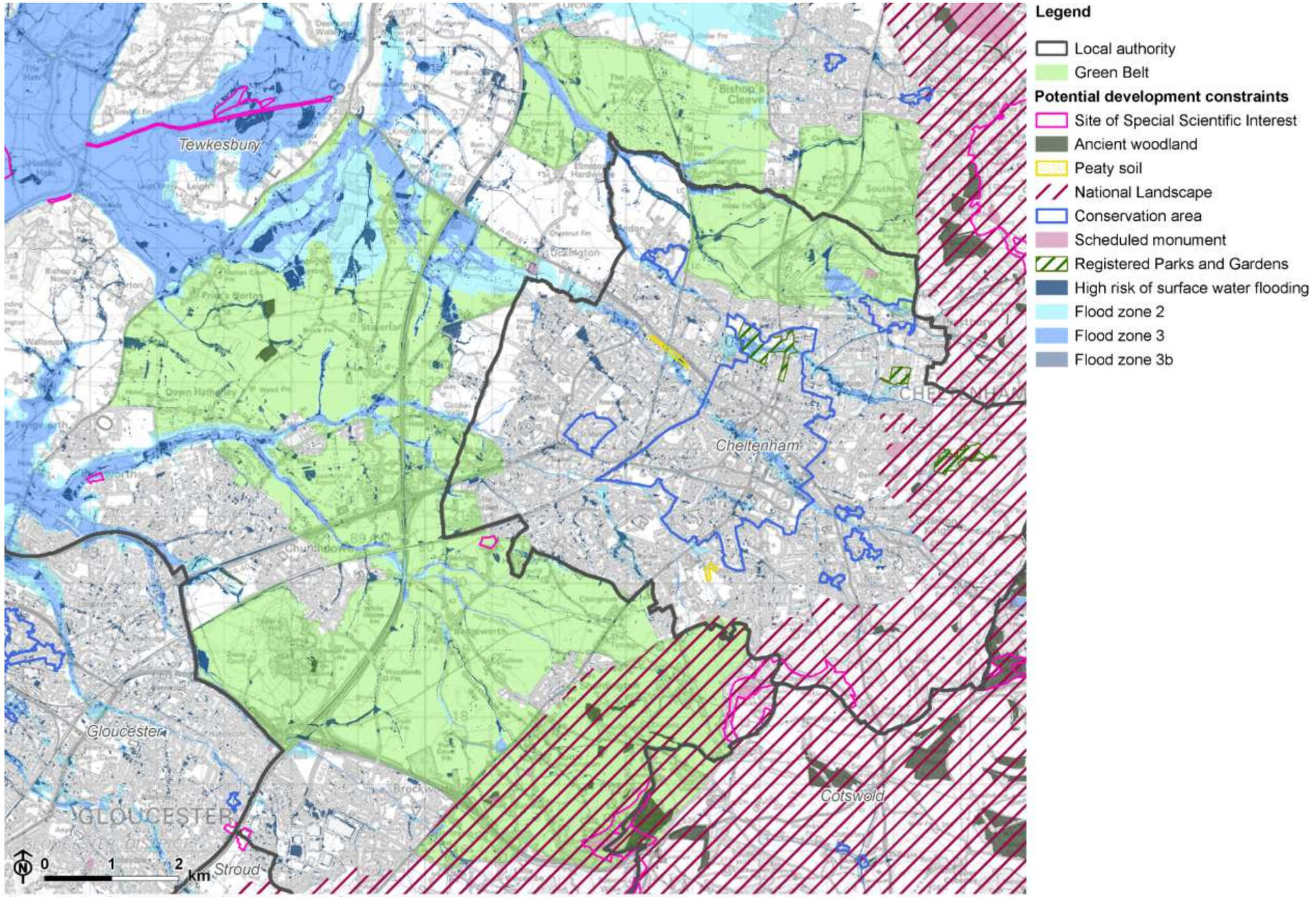
- Sites of Community Importance;
- Sites of Special Scientific Interest (SSSI);

- Sites identified, or required, as compensatory measures for adverse effects on habitats sites;
- Irreplaceable habitats **[See reference 3]**;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Conservation Areas;
- Listed Buildings;
- Local Green Space;
- National Landscape;
- Tier 1 Archaeological Priority Areas;
- Flood risk areas – including Flood Zones 2 and 3, surface water and ground water flood risk areas; and
- SANGs (Suitable Alternative Natural Greenspace).

3.18 Mapped areas at risk of flooding are confined to Flood Zones 2 and 3 on the basis that additional areas of surface water or groundwater flooding outside of these flood zones are not mapped to a sufficiently granular and consistent scale across the study area to be useful to the definition of grey belt land at a strategic scale. The impact of prospective development sites on additional areas of surface water or groundwater flooding (outside of flood zones 2 and 3) should be considered in greater detail at a later stage through site allocation and/or development management processes.

3.19 The relevant potential development constraints are shown on Figure 3.1 below.

Figure 3.1: Potential development constraints (formerly footnote 7 areas/assets)



Created by LUC - 13434_002_Gloucestershire_GB_A3_Maps/13434_r7_Designations 06/10/2026
Contains Ordnance Survey data © Crown copyright and database rights, Ordnance Survey license number AC0000815979, AC0000813508, AC0000851168.
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Previously developed land

3.20 The NPPF defines grey belt 'as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.' The definition makes it clear that only previously developed land (PDL) that does not make a strong contribution to the Green Belt purposes can be defined as grey belt land, i.e. that PDL in isolation is insufficient justification to define Green Belt land as grey belt. This is supported by recent appeal decisions directly relevant to the matter **[See reference 4]**.

3.21 The NPPF glossary defines Previously Developed Land (PDL) as "Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape".

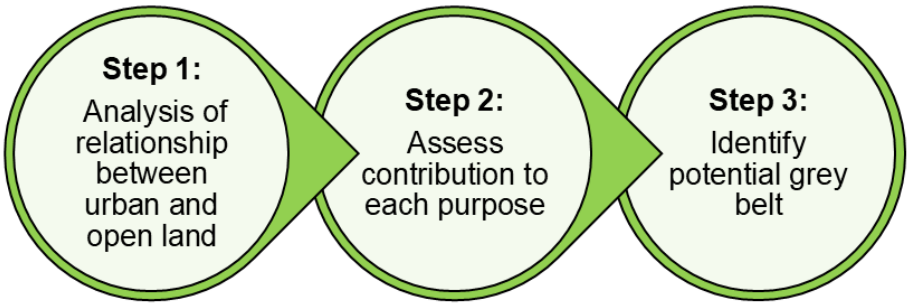
3.22 The majority of significant (>1 hectare) activities and land uses that qualify for definition as PDL are likely defined as making less than a strong contribution to Green Belt purposes A, B and D (by virtue of their urbanising influence and/or effect on the openness of the Green Belt) and therefore fall within defined grey belt locations through the strategic assessment process. Some PDL such as large areas of fixed surface infrastructure may in certain locations maintain a strong sense of openness such that they make a strong contribution to Green Belt purposes A, B or D and are not eligible for definition as grey belt land.

3.23 PDL and grey belt at a scale less than one hectare in area has not been identified through this strategic assessment. More detailed assessment for allocation through the plan-making process and/or development through the planning application process may therefore be required.

Parcel assessment process

3.24 A flow diagram illustrating the steps in defining and assessing Green Belt parcels is shown in Figure 3.2.

Figure 3.2: Stages of the parcel assessment process



Analysis of relationship between urban and open land

3.25 Working outwards from inset settlement edges, the analysis process identified variations in the relationship between urban and open Green Belt land, using lines to mark variations in the relevance of each Green Belt purpose and the strength of Green Belt land's relationship with urban areas and the open countryside. These lines were used to define parcels and outer areas which each make a consistent level of contribution to the Green Belt purposes.

3.26 To identify variations in the relationship between urban and open land the analysis considered the role of:

- Boundary features (with reference to their strength and consistency);
- Landform;
- Perception of urban development (influenced by boundaries, landform, the scale and extent of urban development and distance from urban areas);
- Urbanising influences within the Green Belt; and
- Strength of relationship with the wider countryside (with reference to any features creating containment).

3.27 It is assumed, when assessing the contribution of a parcel to the Green Belt purposes, that any future development within that parcel would retain existing outer boundary features (to form the new boundary between urban and open land).

3.28 The paragraphs below identify the factors relevant to the assessment of each of the Green Belt purposes and detail the assessment outputs specific to each purpose in line with national planning policy, practice guidance and case law.

Purpose A – to check the unrestricted sprawl of large built-up areas

NPPF Annex E illustrative criteria for Purpose A

3.29 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Absence of existing development;
- Proximity to a large built-up area;
- Lack physical features in reasonable proximity that could restrict and contain development; and
- A location which, if developed, would form an incongruous pattern in relation to the large built-up area.

3.30 The presence of one or more of the following features, in addition to being near to a large built-up area, is identified as being illustrative of a '**moderate'** contribution to Purpose A:

- Presence of, or containment by, development such that any new development would not result in an incongruous pattern of development;
- Being subject to other urbanising influences; and
- Having physical feature(s) in reasonable proximity that could restrict and contain development.

3.31 Either lack of proximity to a large built-up area or the presence of, or containment by, significant existing development, is identified as being illustrative of a '**weak/no'** contribution to Purpose A.

Purpose A definitions

3.32 Annex E uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

‘Large built-up area’

3.33 Annex E states that ‘villages should not be considered large built-up areas’ . The implication of this is that towns and cities are large built-up areas.

3.34 For the purposes of this study, large built-up areas have been informed by the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (2017) Settlement Hierarchy **[See reference 5]**. They comprise:

- The Key Urban Areas of:
  - Cheltenham; and
  - Gloucester.
- The Rural Service Centre of:
  - Bishop’s Cleeve.

3.35 The large built-up areas have also been informed by the Tewkesbury Borough Local Plan (2011-2031). Brockworth and Churchdown (together with the contiguous settlement of Innsworth) are large villages which are contiguous with Gloucester. They still retain some sense of distinction from the city (having formerly had clear separation from it), but the lack of strong Green Belt separation means that they are considered part of the same large built-up area.

3.36 No other settlement has a population above the figure of 7,500 that is used as a threshold for classifying a settlement as a ‘small town’ in the House of Commons Library.

‘Near to’

3.37 Purpose A is relevant to land which is ‘adjacent or near to’ a large built-up area. The extent to which land in the vicinity of a large built-up area relates to it is a question of judgement based on a range of factors including:

- Distance proportional to the size and proximity of large built-up areas;
- Features that create a sense of physical and/or visual separation;
- Features that weaken the sense of separation through physical and/or visual connection; and
- Urbanising development and activity within the Green Belt.

3.38 Although villages are not large built-up areas, villages that lack significant separation from, or are relatively close to a large built-up area as a result of one or more of the factors outlined above are considered to be near to a large built-up area.

3.39 The point beyond which Green Belt land is not considered to be 'near to' a large built-up area is where development, whether it be the expansion of existing villages or the creation of new settlements would be sufficiently distinct from the large built-up area as to not be perceived as sprawl associated with it.

'Free of existing development'

3.40 'Existing development' is not considered to include the appropriate development 'exceptions' listed in policy GB7), such as agricultural buildings, which case law **[See reference** 6**]** generally considers does not affect the openness of the Green Belt.

3.41 'Free of' is not considered to mean 'no existing inappropriate development'. The influence of existing inappropriate development is judged on the basis of a combination of an area's visual and spatial openness.

'Physical features in reasonable proximity... that could restrict and contain development'

3.42 Many features could be considered to define the edge of a developed area, including features created in association with new development, but the concept of 'restricting' and 'containing' development is considered to relate to the extent to which new development would be prevented from having an urbanising influence on land immediately beyond by intervening physical features. Urbanising influence (defined under the header 'other urbanising influences' directly below) is one of the factors identified in Annex E as being indicative of a 'moderate' contribution to Purpose A. If adjacent land which currently makes a 'strong' contribution to Purpose A would, as a result of increased urbanising influence, make a weaker contribution, such that it became grey belt, then physical features would not be deemed to 'restrict and contain' development.

3.43 For the purposes of a strategic assessment of existing Green Belt land, this judgement is based on existing physical features in reasonable proximity of existing urban areas, without consideration of potential strengthening of boundaries that could be associated with particular development proposals. Physical features that restrict and contain development would typically be:

- Strong natural landscape elements such as woodlands or changes in topography, which limit views or create a stronger sense of separation between urban and open land; or
- Natural or manmade features that present a physical barrier to movement, and which have some visual screening role, such as tree-lined rivers or canals,

motorways and railway lines with embankments, or main roads with strong boundary vegetation.

3.44 Such features are not considered to restrict and contain development if they emanate out from a large built-up area.

3.45 As assessment parcels are defined to reflect variations in contribution to the Green Belt purposes, physical features that restrict and contain development are typically parcel boundaries. Where this is the case, they are judged to be in reasonable proximity. The question of the extent to which a physical feature that is some distance away would limit impact on undeveloped Green Belt land is more likely to arise when harm of the release of a specific site is being addressed.

'Enclosed by existing development' ('partially' or 'largely')

3.46 The extent to which land can be considered to be enclosed by development is a judgement which depends on the strength of the existing development's urbanising influence on neighbouring Green Belt land and the strength of the neighbouring Green Belt land's physical and/or visual relationship with the wider countryside. The greater the proportion of a defined Green Belt area's boundary that adjoins urban development (whether that is inset from the Green Belt or washed-over by it) the greater its enclosure. Strong urban edge boundary features which limit urbanising influence can limit a sense of enclosure or containment by adjoining development, as long as there is some sense of connectivity with the wider countryside. Conversely, a lack of physical and visual connectivity with the wider countryside can increase the sense of enclosure, even if urban development around a Green Belt area is not strongly visible.

'Other urbanising influences'

3.47 Separate to the consideration of existing development within the Green Belt, 'other urbanising influences' could be land use or activity without development which is generally associated with urban areas, or it could be an urbanising influence from adjacent development, either inset within the Green Belt or outside but adjacent to Green Belt land.

3.48 Annex E refers to activity in the Green Belt, such as traffic generation, having an impact on openness. In some cases, there may be land uses which, although appropriate and not therefore affecting openness, still have an association with the urban area that constitutes a degree of urbanising influence. Notable examples could include sport and recreational playing fields or 'large areas of fixed surface infrastructure such as large areas of hardstanding [that have not blended into the landscape]', the latter of which is defined in the NPPF as PDL.

3.49 The urbanising influence of renewable energy and power infrastructure is judged on a case-by-case basis based on their permanence and scale of fixed surface infrastructure, such as large areas of hardstanding, associated with them. For example, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore not judged as notable urbanising influences affecting contribution to the Green Belt purposes in perpetuity, whereas permanent substations set on fixed surface infrastructure, do affect the contribution to the Green Belt purposes over the long term.

3.50 The strength of urbanising influence associated with such areas depends on a number of factors, including the presence or lack of intervening physical boundary features, the scale/visibility of development in the associated urban area, landform change, distance from the existing urban edge and strength of relationship with the wider countryside.

'An incongruous pattern of development'

3.51 Annex E cites an extended "finger" of development into the Green Belt as an example of an incongruous pattern of development. Where parcels are defined to reflect variations in contribution to the Green Belt purposes they are unlikely to be finger-like in form, so this scenario would more typically relate to the assessment of specific development proposals. There may, however, be smaller 'satellite' settlements around large built-up areas which lie close enough to them to be at risk of merger were development to reduce separation between them. Significant loss of separation in such a gap, could in effect lead to the satellite settlement becoming an extended finger of the large built-up area.

3.52 Any breaching of a significant existing physical feature, or a significant combination of adjacent physical features, that currently serve to restrict and contain the existing large built-up area, would also form an incongruous pattern of development. Examples of this sort of step-change in settlement form would be development crossing a major retaining and containing road, railway or river, or extending out from a valley onto a hilltop into open Green Belt land that does not relate well to existing development.

Purpose A outputs

3.53 The contribution to Purpose A is determined in line with the illustrative factors listed in Annex E guidance, denoting strong, moderate and weak/no contributions.

3.54 The supporting analysis of contribution to Purpose A is set out in parcel assessment outputs under five bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is adjacent or near to a large built-up area, with additional text to note if the parcel is close to a town/village which is near enough to the large built-up area to contribute to preventing its sprawl (termed a 'satellite' settlement);
- The second bullet point indicates whether the parcel is free from development;
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel;
- The fourth bullet point notes whether there are physical features which could restrict and contain development; and
- The fifth bullet point states whether development in the parcel would have an incongruous impact on the pattern of development.

Purpose B – to prevent neighbouring towns merging into one another

NPPF Annex E illustrative criteria for Purpose B

3.55 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land forming a substantial part of a gap between towns;
- Absence of existing development; and
- Development would result in the loss of visual separation of towns.

3.56 The presence of one or more of the following features in a gap between towns is identified as being illustrative of a '**moderate'** contribution to Purpose B:

- Land forming a small part of a gap between towns; and
- Development would not result in the loss of visual separation of towns, for example due to the close proximity of structures, natural landscape elements or topography that preserve visual separation.

3.57 Green Belt land that does not have a relationship with a gap between towns or forms only a very small part of a gap between towns, such that it makes no

contribution to visual separation, is identified as being illustrative of a '**weak/no'** contribution to Purpose B.

Purpose B definitions

3.58 Annex E uses several terms which require further definition to be applied as part of the assessment process for Purpose B. These are addressed in the paragraphs below.

'Town'

3.59 Annex E states that 'this purpose relates to the merging of towns, not villages' . As all towns have been treated as 'large built-up areas' for Purpose A, the same list of settlements is applicable to Purpose B. This includes:

- Cheltenham;
- Gloucester (including the contiguous urban areas of Churchdown and Brockworth); and
- Bishop's Cleeve.

3.60 Although not within the Green Belt, Tewkesbury is also considered relevant to the assessment of Purpose B.

'A substantial part of a gap'

3.61 Whether part of a gap can be described as substantial is a function not just of its relative size to a gap as a whole but also the physical features in it. Some 'separating' physical features, such as woodlands, landform features, major roads, railways and rivers strengthen perceived separation, particularly where they contribute to visual separation. Roads and railways can also be 'connecting' features that strengthen the link between towns, reducing the time taken to pass through a gap and weakening the role of visual separators.

3.62 Smaller urban areas – villages and hamlets, industrial, educational and retail estates – between towns can be physically and visually connecting features, but if the scale of intervening development and/or the size of gap between the towns means that they are not considered 'neighbouring' then Purpose B will be less directly relevant. In these cases the contribution of open land in gaps between towns and smaller urban areas is addressed through Purpose A, which recognises the role of such land in preventing smaller 'satellite' settlements/developments from merging with towns.

3.63 A parcel will contribute more to the 'substance' of a gap between towns if it contains key separating physical features, and the more fragile a gap the smaller a part of a gap might be to be considered substantial.

3.64 The fragility of a gap is a key consideration to establish what is and is not substantial within or adjacent to a gap between neighbouring towns. Gap fragility is judged based on a combination of factors including the relative size of the gap and/or the presence/absence of connecting and separating features:

- A robust gap will typically be relatively wide and contain significant physical features that maintain visual separation;
- A moderate gap may be relatively wide but lack significant physical features that maintain visual separation or be relatively narrow but contain physical features that maintain visual separation; and
- A fragile gap will typically be relatively narrow and lack physical features that maintain visual separation.

3.65 Green Belt land can play a peripheral role and therefore make a more limited contribution to a gap between towns where it does not lie directly in a gap but its development would weaken Green Belt land in a gap. Green Belt land on the periphery of fragile gaps may still be judged to be a substantial part of it, but otherwise will generally not. Green Belt land within a gap may also to an extent be considered peripheral if the neighbouring towns in question are already to a significant extent connected by development.

3.66 Development expanding a town out into the core of a gap, removing a relatively large part of it, would clearly represent a substantial impact, but such scenarios would generally be captured as making a 'strong' contribution to Purpose A (and therefore not be eligible for definition as grey belt) as a consequence of a likely resulting incongruous pattern of development.

3.67 Relatively wide gaps between towns generally have scope for some new development within them without significant loss of visual separation between neighbouring towns. Consequently, large parcels within or on the periphery of relatively wide gaps that only represent 'a substantial part of a gap' between towns by virtue of their size will generally be rated as making a 'moderate' contribution to Purpose B, in acknowledgement of their potential to accommodate development in smaller parts of them without loss of visual separation of towns. In this way the assessment findings will help point to areas of search where there could be potential (in Green Belt terms) for development, including new settlements, in gaps between neighbouring towns.

‘A ‘small’ or ‘very small’ part of a gap’

3.68 ‘A small part of a gap’ is judged to be an ‘insubstantial’ part of it – that is, land in a gap that does not meet the ‘substantial’ definition above – but one which still provides a degree of visual separation.

3.69 A ‘very small’ part of gap is an area which does not contribute to visual separation, generally as a result of their existing development and/or containment and significant urbanisation. These areas will generally also make a weak/no contribution to Purpose A.

‘Loss of visual separation’

3.70 ‘Loss’ is interpreted as a ‘significant reduction’ in visual separation, rather than its complete removal. Typically the development of a substantial part of a gap has the potential to equate to a significant loss of visual separation although, as noted in the section above, relatively wide gaps between towns could accommodate some degree of new development, isolated from any town, without a significant loss of visual separation, i.e. no more than a minor reduction in visual separation. Negligible reductions in visual separation are likely to be limited to areas already containing existing development and/or are contained and significantly urbanised by urban areas.

‘Free of existing development’

3.71 ‘Existing development’ has not been considered to include the appropriate development ‘exceptions’ listed in NPPF policy GB7, such as agricultural buildings, which case law **[See reference 7]** generally considers does not affect the openness of the Green Belt. The NPPF policy GB6 states ‘In the case of proposals for renewable and low carbon energy development, very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources’, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore has not been judged as existing development affecting contribution to the Green Belt purposes in perpetuity.

3.72 ‘Free of’ is not considered to mean ‘no existing inappropriate development’. The influence of existing inappropriate development is judged on the basis of a combination of an area’s visual and spatial openness.

Purpose B assessment outputs

3.73 The contribution of a parcel to Purpose B is determined in line with the illustrative factors listed in Annex E guidance, denoting strong, moderate and weak/no contributions.

3.74 The supporting analysis of contribution to Purpose B is set out in parcel assessment outputs under four bullet points. These draw on information set out in the 'description' section:

- The first bullet point states whether the parcel lies in a gap between towns and, if so, gives an indication of the strength of the gap, with reference to distance, separating and connecting features and visual openness. This helps to support judgements as to whether the parcel forms a substantial part of the gap.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point states whether the parcel forms a substantial, small or very small part of the gap, with reference to separating features that would be lost were development to take place.
- The fourth bullet comments on the extent of loss of visual separation.

Purpose C – to protect the countryside from encroachment

3.75 Purpose C is not relevant to the identification of grey belt and is not referenced in Annex E, but it is still one of the five purposes of Green Belt set out in the NPPF. Ratings of contribution to Purpose C could still help inform judgements regarding which grey belt areas are more suitable for release than others in Green Belt terms. In addition, if the release and/or development of Green Belt land outside of defined grey belt areas needs to be considered, contribution ratings for Purpose C will likely be an important consideration. For example, in locations not near to and remote from towns and cities, variations in contribution to Purpose C will likely provide the only source of comparison in the contribution of Green Belt land to the Green Belt purposes.

Purpose C definitions

3.76 Purpose C is assessed by determining the extent to which a location can be considered part of the countryside, the level of urbanising influence affecting it and whether or not development in the parcel would significantly increase urbanising influence on adjacent open land.

'Part of the countryside'

3.77 Green Belt land is part of the countryside where it is open and has a clear connection with the wider open countryside. Physical isolation from the wider countryside, uses which create a strong association with an urban area, or the presence of existing urban development can affect what is judged to be countryside in Green Belt terms. This is not a judgement which considers the scenic beauty, ecological value or condition of land.

'Urbanising influence'

3.78 This is defined as a combination of both the influences of 'existing development' and 'other urbanising influences' (both defined under Purpose A above). This includes urbanising development washed-over by, inset within or directly adjacent to the outer edges of Green Belts, such as villages and hamlets, industrial, educational and/or retails estates.

3.79 Relevant factors influencing the significance of urbanising influence include separating/screening physical boundary features, the scale/visibility of urbanising development and associated land uses and activity, landform change, distance from the urban areas, and the strength of relationship with the wider countryside.

Purpose C assessment outputs

3.80 The contribution of a parcel to Purpose C is determined in terms of whether land makes a strong, moderate and weak /no contribution to this Purpose.

3.81 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land is part of the countryside; and
- No significant but some urbanising influence but a lack of features to restrict and contain development, such that were development to take place, there would be a stronger urbanising impact on adjacent Green Belt land than is currently the case.

3.82 The following features in combination are identified as being illustrative of a '**moderate'** contribution:

- Land is part of the countryside;
- Some urbanising influence; and

- The presence of features to restrict and contain development, such that were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

3.83 The following features in combination are identified as being illustrative of a '**weak/no'** contribution:

- Land is wholly or largely contained from the wider countryside by development, or openness is significantly limited by existing development;
- Significant urbanising influence; and
- Were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

3.84 The supporting analysis of contribution to Purpose C is set out in parcel assessment outputs under four bullet points. These will draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is perceived as part of the countryside or whether urban containment or development weaken its relationship with the wider countryside;
- The second bullet point indicates whether the parcel is free from development;
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel; and
- The fourth bullet point states whether development in the parcel would significantly increase urbanising influence on adjacent open land.

Purpose D – to preserve the setting and special character of historic towns

NPPF Annex E illustrative criteria for Purpose D

3.85 The following features in combination are identified as being illustrative of a '**strong'** contribution to Purpose D:

- Absence of existing development;
- Form part of the setting of a historic town; and
- Land makes a considerable contribution to a historic town's special character – being within, adjacent, or of significant visual importance to historic aspects.

3.86 The presence of one or more of the following features, in addition to being part of the setting and/or contributing to the special character of a historic town, is identified as being illustrative of a '**moderate'** contribution to Purpose D:

- Containing existing development;
- Separated from historic aspects of the town by existing development or topography; and
- No important visual, physical, or experiential relationship to historic aspects of a town.

3.87 Land that does not form part of the setting of a historic town, with no visual, physical, or experiential connection to the historic aspects of a town is illustrative of a '**weak/no'** contribution to Purpose D.

Purpose D definitions

3.88 Annex E uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

'Historic town'

3.89 Annex E is clear that this purpose relates to historic towns, not villages . An extract from Hansard in 1988 clarified which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge **[See reference** 8**]**. Durham has since been added to this list.

3.90 It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive. Therefore the settlements referenced under the definitions of 'large built-up area' (see section titled Purpose A definitions) and 'town' (see section titled Purpose B definitions) above all have the potential to be defined as 'historic towns' relevant to the assessment of Purpose D, subject to the definition of their historic settings or special character.

3.91 Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused

on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

‘Setting and special character’

3.92 The extent to which the Green Belt contributes to the setting and special character of a historic town is related to the visual, physical and/or experiential relationship between Green Belt land and historic aspects of a town.

3.93 What forms part of a historic towns setting and/or contributes to the special character of a historic town is a matter of professional judgement that cannot be defined in general terms. It is unique to each historic town’s character, townscape and connections to the wider landscape.

3.94 The connection between a historic town’s historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement.

‘Historic aspects’

3.95 In order to establish the relevance of Green Belt land to historic aspects of a historic town it is necessary to review and research each historic town’s historic aspects in turn. This is done with reference to historic environment evidence for each historic town, such as town setting studies and conservation area appraisals.

3.96 Recorded references to the open countryside or key physical features and/or landmarks in the Green Belt are useful in judging and justifying the appropriate level of contribution relevant Green Belt land makes to a historic town’s setting and special character.

3.97 Some historic towns have historic aspects that have little to no relationship with their setting and special character, and many historic towns contain historic areas focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than part of the historic town’s setting and special character. Where this is the case, contribution to Purpose D can often be ruled out, noting that this does not mean such places do not have special and unique characteristics worthy of preservation, just that these characteristics are not directly relevant to an assessment of Green Belt Purpose D.

‘Free of existing development’

3.98 ’Free of existing development’ is defined under Purpose A and B above. The same definition applies to Purpose D.

Purpose D outputs

3.99 Drawing on the definition of Green Belt towns explored in the section relating to Green Belt Purpose B above, the Gloucestershire Green Belt area contains the following settlements large enough to be considered towns in Green Belt terms: Cheltenham, Gloucester and Bishop’s Cleeve. As part of the study a review has been undertaken to ascertain if the Green Belt surrounding these settlements is considered to contribute to their setting or special character. Full justification for this is provided in the assessment with reference to relevant historic information including Conservation Area Appraisals.

Purpose E – to assist in urban regeneration

3.100 Purpose E is not relevant to the identification of grey belt and is not referenced in Annex E, but it is one of the five purposes of Green Belt set out in the NPPF.

3.101 Most Green Belt studies do not assess individual Green Belt land parcels against Purpose E, and either do not rate them or rate them all equally, on the grounds that outside the definition of PDL, it is difficult to justify why the release and/or development of one area of Green Belt land has a greater impact on encouraging re-use of urban land than another. This is supported by planning inspector’s judgements on the matter, such as the inspector’s report re: the London Borough of Redbridge’s Local Plan (January 2018), which noted that with regards to Purpose E ‘this purpose applies to most land’ but that ‘it does not form a particularly useful means of evaluating sites’ **[See reference 9]**.

3.102 More generally regarding plan-making, policy GB3 of the NPPF sets out that exceptional circumstances for altering Green Belt boundaries must be fully evidenced and justified, having examined all other reasonable options for doing so, including, a) making as much use as possible of suitable previously developed and underutilised land; b. Optimising the density of development in accordance with policy L1; and c. Assessing whether sufficient suitable sites can be identified outside the Green Belt. In other words, Purpose E must have already been followed before options in the Green Belt are considered further.

3.103 Using evidence to inform meaningful judgements on the collective contribution Green Belt land makes to Purpose E is also difficult. In the absence of any clear

guidance on what percentage of recorded brownfield land enables a Green Belt to play a stronger or more limited role in encouraging urban regeneration, all Green Belt land in the study area is considered to contribute equally to Purpose E.

Identification of grey belt

3.104 Having assessed strength of contribution to Green Belt purposes A, B and D, areas of grey belt are defined, and are illustrated on maps for land surrounding each settlement and for the study area as a whole.

3.105 Mapping also shows, for information purposes only, potential development constraints (formerly footnote 7 areas/assets, as defined in the December 2024 NPPF).

3.106 Following the assessment of the Green Belt purposes, the next step is to identify parcels of land which meet the definition of grey belt in the National Planning Policy Framework (NPPF). As previously outlined, grey belt comprises Green Belt land which is previously developed and/or other land which does not strongly contribute to Green Belt purposes A, B or D. Parcels which do not strongly contribute to these purposes will be identified as grey belt. The results will be mapped for land surrounding each settlement and for the study area as a whole.

3.107 The identification of grey belt is a separate exercise from determining whether land should be released from the Green Belt or whether development would be appropriate. Accordingly, the identification of an area as grey belt does not, in itself, establish that the land is suitable for development, or that it should be allocated through a development plan.

Assess potential for fundamental undermining of Green Belt

3.108 As set out in Annex E and the PPG, Green Belt assessments must also consider the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. The PPG states that, ‘in reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way’.

3.109 What is meaningful could vary significantly based on the scale and nature of the plan area and the range, significance and extent of contribution Green Belt land makes to the Green Belt purposes within it.

3.110 To effectively judge the potential for fundamental undermining in the context of a set of proposed local plan site allocations, it is necessary to consider not only the impacts arising from the release of individual sites, but also any cumulative impacts resulting from the allocations as a whole.

Fundamental impact definitions

3.111 Annex E uses a few terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

'Plan area'

3.112 The plan area is the area covered by each of Gloucester, Cheltenham, Tewkesbury and Cotswolds Local Plans.

'Purposes (taken together)'

3.113 Most Green Belt land does not contribute to all Green Belt purposes to the same degree, with large areas of Green Belt land not contributing or contributing weakly to multiple purposes. Consequently, what constitutes a fundamental and meaningful impact will vary depending on which purposes are important. Release or development that fundamentally and meaningfully impacts Green Belt land contributing to one Green Belt purpose would in effect affect its ability to serve the purposes (taken together) in a meaningful way; it is not necessary for all the Green Belt purposes to be weakened in order for the Green Belt to be 'fundamentally undermined'.

'Fundamental' and 'meaningful'

3.114 Some proposals may only fundamentally undermine the ability of the remaining Green Belt land in the plan area to serve a single important purpose to have a meaningful impact. Other proposals may undermine multiple purposes to a degree that in combination their impact is meaningful.

3.115 The scale and contiguity of Green Belt land within a district may also play a role in what is meaningful. Release or development of smaller areas of Green Belt land are likely to be more meaningful in a district with smaller areas of Green Belt land. Release or development of pockets of Green Belt land that are isolated from the wider designation within urban areas are less likely to have a meaningful impact.

3.116 A fundamental and meaningful impact on Purpose A (to check the unrestricted sprawl of large built-up areas) may include, but is not limited to, where release or development of land would result in the physical or perceived merging of a large

built-up area with an adjacent satellite settlement such that the adjacent settlement would be perceived to be part of a larger ‘sprawling’ large built-up area. How fundamental and meaningful the loss of a such a gap would be is dependent on its current contribution to Purpose A. Most sprawl of a large built-up area will not fundamentally undermine the ability of remaining Green Belt land to continue to fulfil this function.

3.117 A fundamental and meaningful impact on Purpose B (to prevent neighbouring towns from merging into one another) include but is not limited to release or development that would result in the physical or perceived merging of two currently distinctly separate neighbouring towns, or where release or development would result in the loss of the most substantial part of a gap separating neighbouring towns such that it no longer played a meaningful role in relation to Purpose B. Even if towns are not direct neighbours, there may be only fragile Green Belt separation between them when taking into account intervening smaller urban areas. Whether the merging of two neighbouring towns is meaningful may also be influenced by the number of neighbouring towns that could remain distinctly separate by remaining Green Belt land.

3.118 A fundamental and meaningful impact on Purpose C (to assist in safeguarding the countryside from encroachment) may include where release or development would increase urbanising influence on a significant proportion of Green Belt countryside within the plan area. For example, where release or development would sever and isolate substantial areas of the remaining Green Belt land contributing strongly to Purpose C from the wider countryside. Most encroachment on the countryside will not fundamentally undermine the ability of remaining Green Belt land to continue to fulfil a countryside function.

3.119 A fundamental and meaningful impact on Purpose D (to preserve the setting and special character of historic towns) may include but is not limited to the release or development of an important or very important part of the setting of a historic town, integral to its special character.

3.120 A fundamental and meaningful impact on Purpose E (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land) is not considered likely given that other Green Belt policy prioritise the use of non-Green Belt locations first followed by previous developed land in the Green Belt, i.e. it is unlikely that Green Belt release or development could be justified having not already demonstrated that this purpose has not been fundamentally and meaningfully undermined.

Fundamental undermining outputs

3.121 Without a clear understanding of the location of release or development, its scale and land use, including what Green Belt land would remain within a plan area, it is not possible to make a definitive judgement on fundamental impact. In the absence of specific proposals, the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest within the Gloucestershire Green Belt. These areas of highest contribution are reviewed in the round to judge where release or development could fundamentally and meaningfully undermine the purposes. These judgements will be justified.

3.122 When the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan (SLP) is in a position to evaluate specific proposals for Green Belt release or development, it will be possible to make a definitive judgement as to whether they would (individually or cumulatively) fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole or individual local authority areas.

Chapter 4
Summary of Findings

Summary table and overview maps

4.1 Table 4.1 below lists the ratings, by settlement, for each parcel.

4.2 Figures 4.1 to 4.7 are overview maps for the Gloucestershire area as a whole. These maps show:

- The highest contribution rating for NPPF purposes A. B and D (Figure 4.1);
- Contribution to Purpose A (Figure 4.2);
- Contribution to Purpose B (Figure 4.3);
- Contribution to Purpose C (Figure 4.4);
- Contribution to Purpose D (Figure 4.5);
- Contribution to Purpose E (Figure 4.6); and
- Areas suitable for definition as grey belt (Figure 4.7).

Developed areas in the Green Belt

4.3 Of the parcels defined and assessed, nine were identified as making a weak/no contribution to all of the Green Belt purposes. These findings do not necessarily mean that these parcels should be released from the Green Belt: considerations affecting this judgement include:

- Whether the open character of the developed area contributes to the openness of the Green Belt (NPPF paragraph 150 refers to this in the context of villages);
- The developed area's relationship with existing inset development and with the Green Belt's outer boundary, and whether a clear, defensible boundary could be formed; and
- The size of the developed area, noting that the insetting of small, developed areas, where there is no likelihood of further development may have little value.

4.4 Of the nine parcels rated weak for contribution to all the assessed Green Belt purposes, five could be inset:

- BR4: Bentham Green is a residential development. It covers only a small area (around 3ha if boundaries area excluded) but adjoins the outer edge of the Cheltenham and Gloucester Green Belt, so the boundary could be adjusted without needing to create a small new inset area.
- BR7: Little Witcombe is a residential development adjoining the outer edge of the Cheltenham and Gloucester Green Belt, so the boundary could be adjusted without needing to create a small new inset area.
- CHN14: Southam is a village around 20ha in area, within which little land retains openness that contributes significantly to the openness of the wider Green Belt.
- CHW12: The Staverton Park park homes development occupies most of the parcel, along with several larger commercial buildings. Park homes sites are often retained as Green Belt land, despite being inappropriate development, because they are single-storey (and so have less visual impact on openness than larger structures) and may not be considered permanent. However, these occupy a small area contained between large scale commercial buildings inset from the Green Belt, so there would be little benefit in retaining the location as Green Belt.
- CHW13: Contains large commercial buildings separated by spaces mostly hard surfaced for car parking. The parcel's containment between existing inset development and the M5 limits its role as part of the wider Green Belt.

4.5 Four of the nine weak-rated parcels are not considered suitable for insetting:

- CHS3: Development along the Reddings and adjoining closes, west of Grovefield Way, is largely developed but remaining open space does contribute to the fragile Green Belt separation in this area between Cheltenham and Gloucester. The mature tree-lined Grovefield Way provides a stronger, more consistent boundary than could be drawn around the developed parts of CHS3.
- CHW16: Forms a densely developed part of the village of Staverton but most of the adjoining village area is lower-density development. There would be no benefit in insetting just this small area and it would not offer a clear distinction between urban and open land.
- CHW23: Land to the west of Fiddler's Green Lane (south-west Cheltenham) in the vicinity of the A40 and B4063 has an urbanised character, with some temporary and lower density uses including caravans and car parking. It is contained to the east and south by existing inset development and to the north by forthcoming development (on land released from the Green Belt). However, it retains enough openness to suggest that it shouldn't be inset without further consideration of development potential.

- SH6: Comprises playing fields at Shurdington. Containment by the urban area on three sides limits its contribution to the Green Belt purposes but it is nonetheless open land adjoining the wider Green Belt.

4.6 Additionally, parcel SH15 includes a field in the north-eastern part of the parcel, adjacent to Badgeworth Lane and the A46 Shurdington Road, which has planning permission for development. Being adjacent to the urban edge, this field should be added to the inset village of Shurdington.

Land inset from the Green Belt

4.7 Consideration has also been given as to whether any areas currently 'inset' from the Green Belt (that is, excluded from the designation) retain sufficient openness to warrant being included within the Green Belt.

4.8 Assuming that areas released for future development will be fully developed, none of the areas of existing development retain sufficient openness to warrant considering their inclusion in the Green Belt. It should also be noted that the creation of new Green Belt is relatively unusual and has a high bar for justification: Policy GB1 confirms that the general extent of Green Belts is established and that new Green Belts should only be created in exceptional circumstances.

Table 4.1: Summary of assessment findings

Parcel	Settlement	Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Highest Contribution Rating	Grey Belt
BC1	Bishops Cleeve	6.30	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
BC2	Bishops Cleeve	190.72	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BC3	Bishops Cleeve	129.99	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BC4	Bishops Cleeve	18.38	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
BC5	Bishops Cleeve	64.44	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BC6	Bishops Cleeve	11.21	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
BC7	Bishops Cleeve	5.56	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
BC8	Bishops Cleeve	8.08	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
BC9	Bishops Cleeve	84.82	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BC10	Bishops Cleeve	6.52	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
BR1	Brockworth	89.15	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
BR2	Brockworth	380.14	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BR3	Brockworth	84.09	Strong	Strong	Strong	Weak/No	Equal	Strong	No
BR4	Brockworth	4.24	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
BR5	Brockworth	8.49	Moderate	Weak/No	Weak/No	Weak/No	Equal	Moderate	Yes
BR6	Brockworth	63.41	Strong	Weak/No	Moderate	Weak/No	Equal	Strong	No
BR7	Brockworth	5.99	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
BR8	Brockworth	13.69	Strong	Weak/No	Moderate	Weak/No	Equal	Strong	No
CD1	Churchdown	17.63	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes

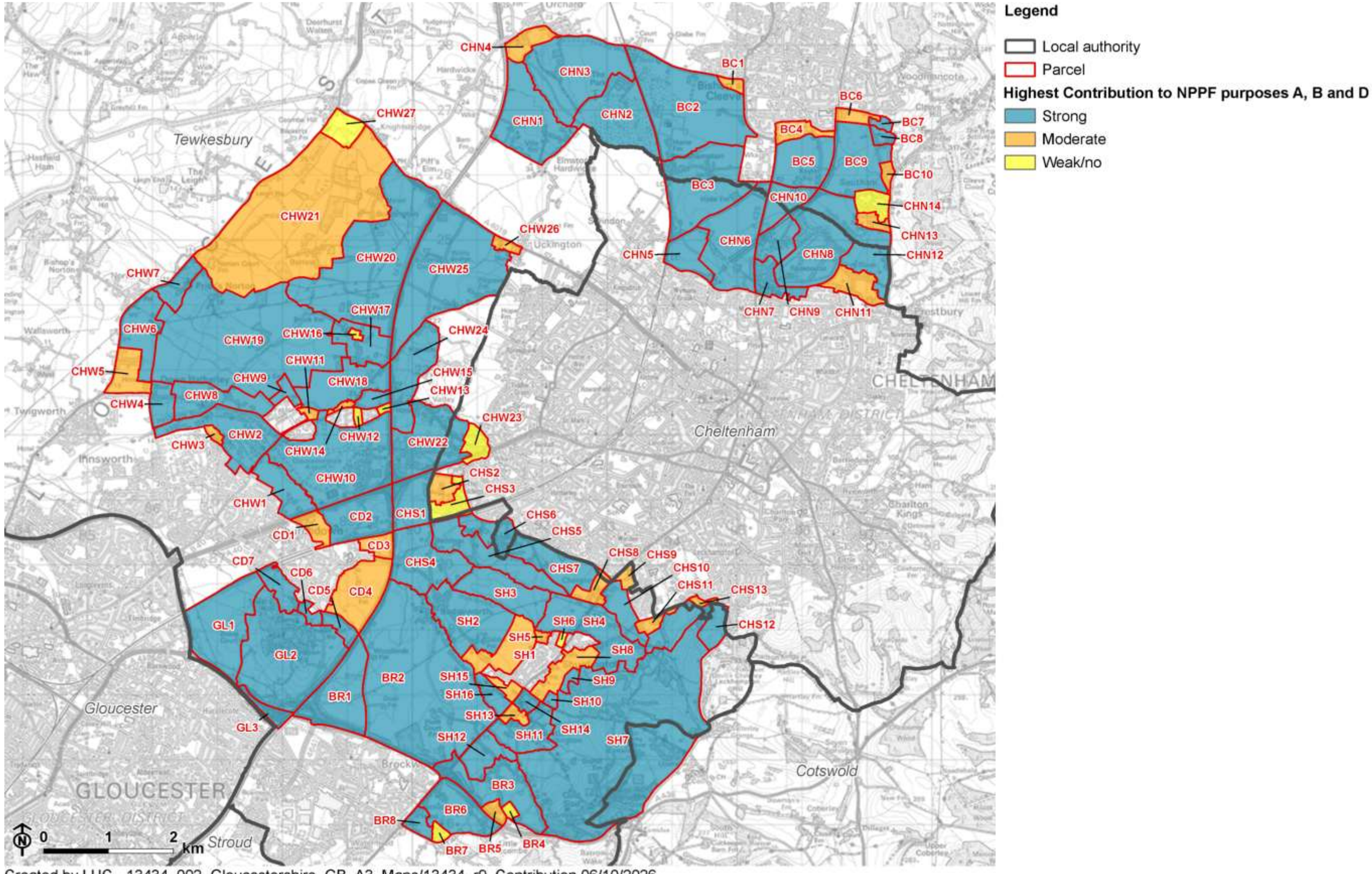
Parcel	Settlement	Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Highest Contribution Rating	Grey Belt
CD2	Churchdown	69.56	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CD3	Churchdown	15.17	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
CD4	Churchdown	68.20	Moderate	Moderate	Strong	Weak/No	Equal	Strong	Yes
CD5	Churchdown	14.51	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CD6	Churchdown	8.25	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CD7	Churchdown	25.07	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHN1	Cheltenham North	107.24	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHN2	Cheltenham North	95.89	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHN3	Cheltenham North	138.89	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
CHN4	Cheltenham North	22.70	Moderate	Weak/No	Strong	Weak/No	Equal	Strong	Yes
CHN5	Cheltenham North	36.36	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHN6	Cheltenham North	111.38	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHN7	Cheltenham North	25.61	Moderate	Weak/No	Moderate	Strong	Equal	Strong	No
CHN8	Cheltenham North	91.81	Strong	Strong	Strong	Strong	Equal	Strong	No
CHN9	Cheltenham North	32.13	Strong	Strong	Moderate	Strong	Equal	Strong	No
CHN10	Cheltenham North	33.18	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHN11	Cheltenham North	29.79	Weak/No	Weak/No	Moderate	Moderate	Equal	Moderate	Yes
CHN12	Cheltenham North	83.64	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHN13	Cheltenham North	10.22	Moderate	Weak/No	Strong	Weak/No	Equal	Strong	Yes
CHN14	Cheltenham North	19.41	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHS1	Cheltenham South	44.45	Strong	Strong	Strong	Weak/No	Equal	Strong	No

Parcel	Settlement	Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Highest Contribution Rating	Grey Belt
CHS2	Cheltenham South	16.76	Moderate	Moderate	Strong	Weak/No	Equal	Strong	Yes
CHS3	Cheltenham South	21.18	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHS4	Cheltenham South	84.61	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHS5	Cheltenham South	72.64	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHS6	Cheltenham South	31.91	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
CHS7	Cheltenham South	58.36	Strong	Weak/No	Moderate	Weak/No	Equal	Strong	No
CHS8	Cheltenham South	15.65	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
CHS9	Cheltenham South	7.79	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
CHS10	Cheltenham South	31.22	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHS11	Cheltenham South	9.59	Moderate	Weak/No	Moderate	Moderate	Equal	Moderate	Yes
CHS12	Cheltenham South	56.85	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHS13	Cheltenham South	4.01	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
CHW1	Cheltenham West	42.72	Moderate	Strong	Moderate	Weak/No	Equal	Strong	No
CHW2	Cheltenham West	83.14	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHW3	Cheltenham West	4.79	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
CHW4	Cheltenham West	23.29	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
CHW5	Cheltenham West	31.35	Moderate	Weak/No	Moderate	Weak/No	Equal	Moderate	Yes
CHW6	Cheltenham West	56.04	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHW7	Cheltenham West	25.30	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHW8	Cheltenham West	56.10	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHW9	Cheltenham West	10.78	Strong	Moderate	Strong	Weak/No	Equal	Strong	No

Parcel	Settlement	Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Highest Contribution Rating	Grey Belt
CHW10	Cheltenham West	181.89	Moderate	Strong	Moderate	Weak/No	Equal	Strong	No
CHW11	Cheltenham West	4.95	Weak/No	Moderate	Weak/No	Weak/No	Equal	Moderate	Yes
CHW12	Cheltenham West	3.44	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHW13	Cheltenham West	2.61	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHW14	Cheltenham West	3.50	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
CHW15	Cheltenham West	12.79	Strong	Strong	Moderate	Weak/No	Equal	Strong	No
CHW16	Cheltenham West	2.58	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHW17	Cheltenham West	43.86	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
CHW18	Cheltenham West	70.00	Strong	Strong	Strong	Weak/No	Equal	Strong	No
CHW19	Cheltenham West	382.94	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
CHW20	Cheltenham West	266.60	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
CHW21	Cheltenham West	425.34	Moderate	Weak/No	Strong	Weak/No	Equal	Strong	Yes
CHW22	Cheltenham West	100.50	Moderate	Strong	Moderate	Moderate	Equal	Strong	No
CHW23	Cheltenham West	17.37	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
CHW24	Cheltenham West	73.59	Strong	Strong	Strong	Moderate	Equal	Strong	No
CHW25	Cheltenham West	215.42	Strong	Weak/No	Strong	Moderate	Equal	Strong	No
CHW26	Cheltenham West	7.22	Moderate	Weak/No	Moderate	Moderate	Equal	Moderate	Yes
CHW27	Cheltenham West	23.32	Weak/No	Weak/No	Strong	Weak/No	Equal	Strong	Yes
GL1	Gloucester	111.30	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No
GL2	Gloucester	197.38	Strong	Moderate	Strong	Moderate	Equal	Strong	No
GL3	Gloucester	12.74	Strong	Weak/No	Strong	Weak/No	Equal	Strong	No

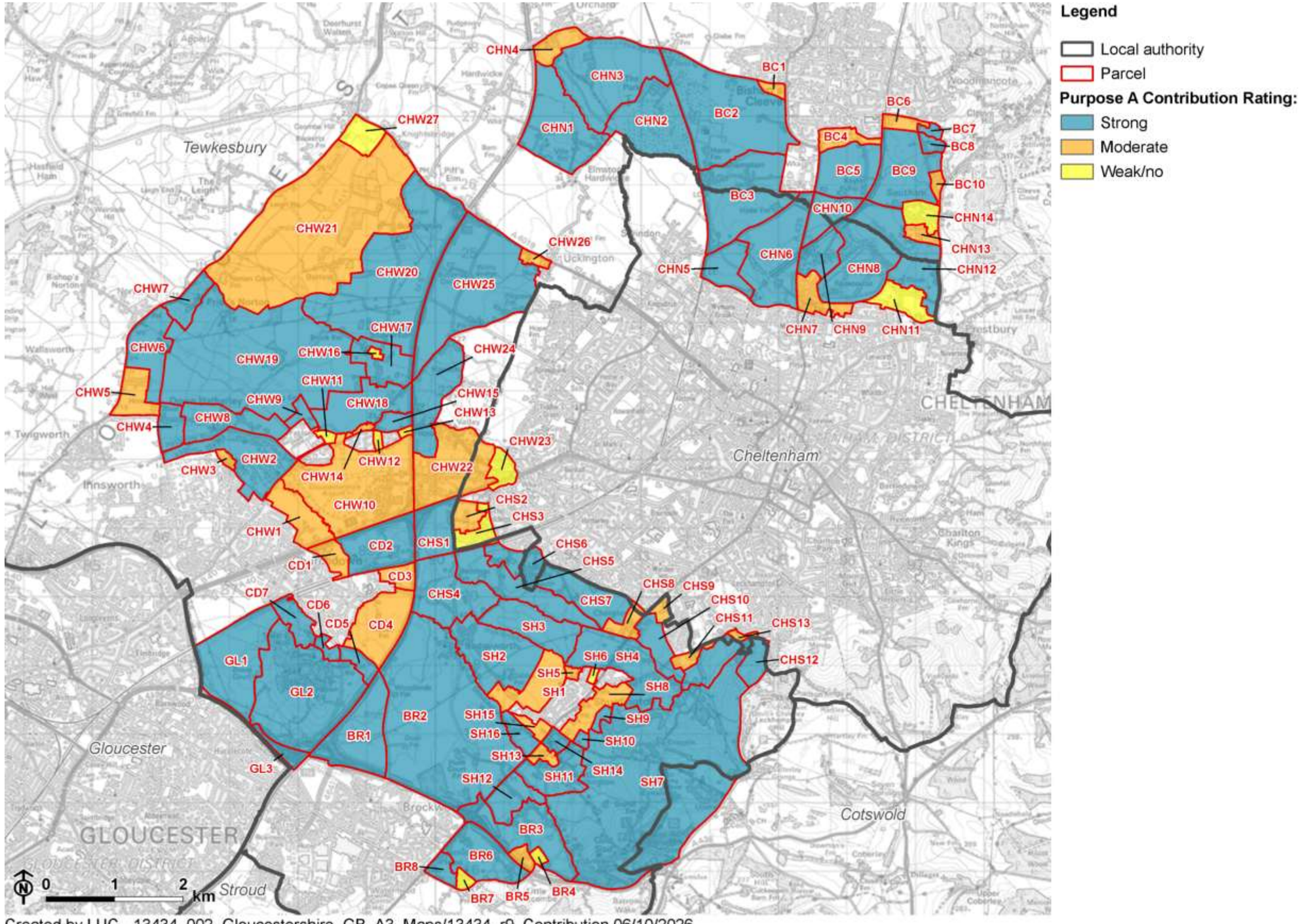
Parcel	Settlement	Area (ha)	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Highest Contribution Rating	Grey Belt
SH1	Shurdington	47.79	Moderate	Moderate	Strong	Weak/No	Equal	Strong	Yes
SH2	Shurdington	93.62	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH3	Shurdington	64.11	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH4	Shurdington	93.20	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH5	Shurdington	3.53	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
SH6	Shurdington	2.68	Weak/No	Weak/No	Weak/No	Weak/No	Equal	Weak/No	Yes
SH7	Shurdington	561.43	Strong	Strong	Strong	Moderate	Equal	Strong	No
SH8	Shurdington	31.63	Moderate	Moderate	Strong	Weak/No	Equal	Strong	Yes
SH9	Shurdington	6.02	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH10	Shurdington	4.31	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH11	Shurdington	47.88	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH12	Shurdington	33.19	Strong	Strong	Strong	Weak/No	Equal	Strong	No
SH13	Shurdington	8.51	Moderate	Moderate	Moderate	Weak/No	Equal	Moderate	Yes
SH14	Shurdington	9.44	Strong	Moderate	Strong	Weak/No	Equal	Strong	No
SH15	Shurdington	9.34	Moderate	Weak/No	Strong	Weak/No	Equal	Strong	Yes
SH16	Shurdington	17.30	Strong	Moderate	Strong	Weak/No	Equal	Strong	No

Figure 4.1: Highest Contribution to NPPF purposes A, B and D



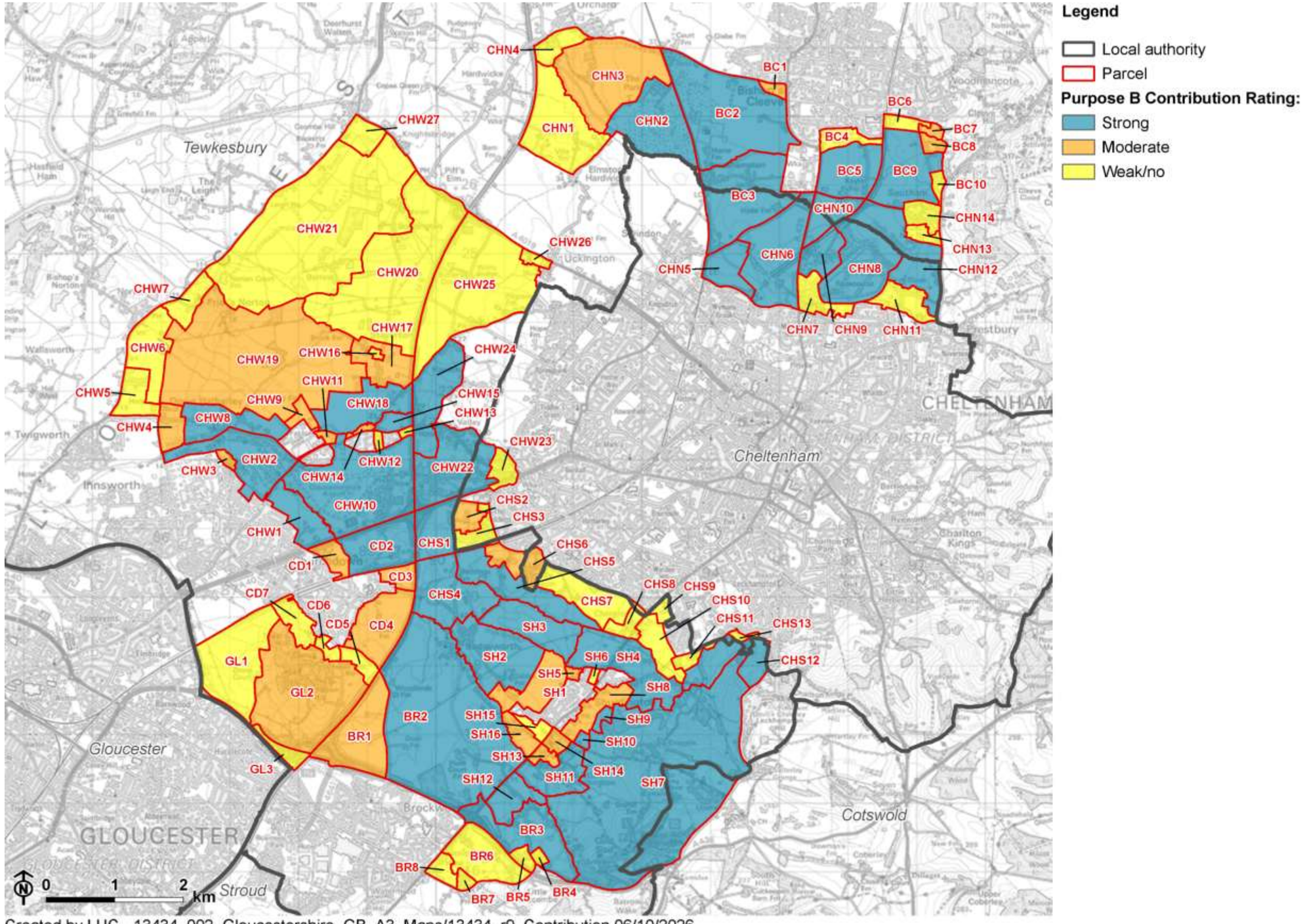
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Figure 4.2: Contribution to Purpose A – Check the unrestricted sprawl of large built-up areas



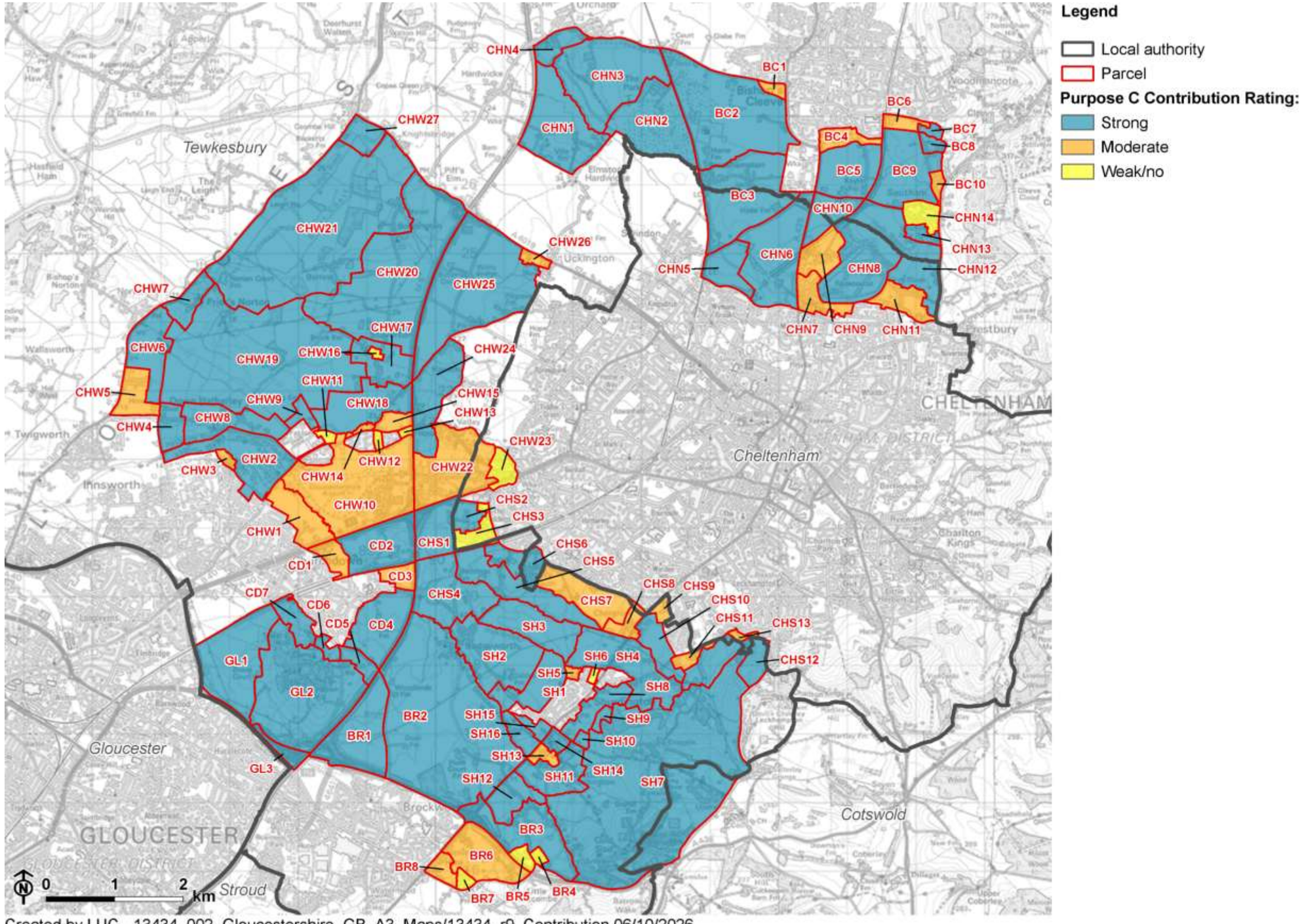
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Figure 4.3: Contribution to Purpose B – Prevent neighbouring towns merging into one another



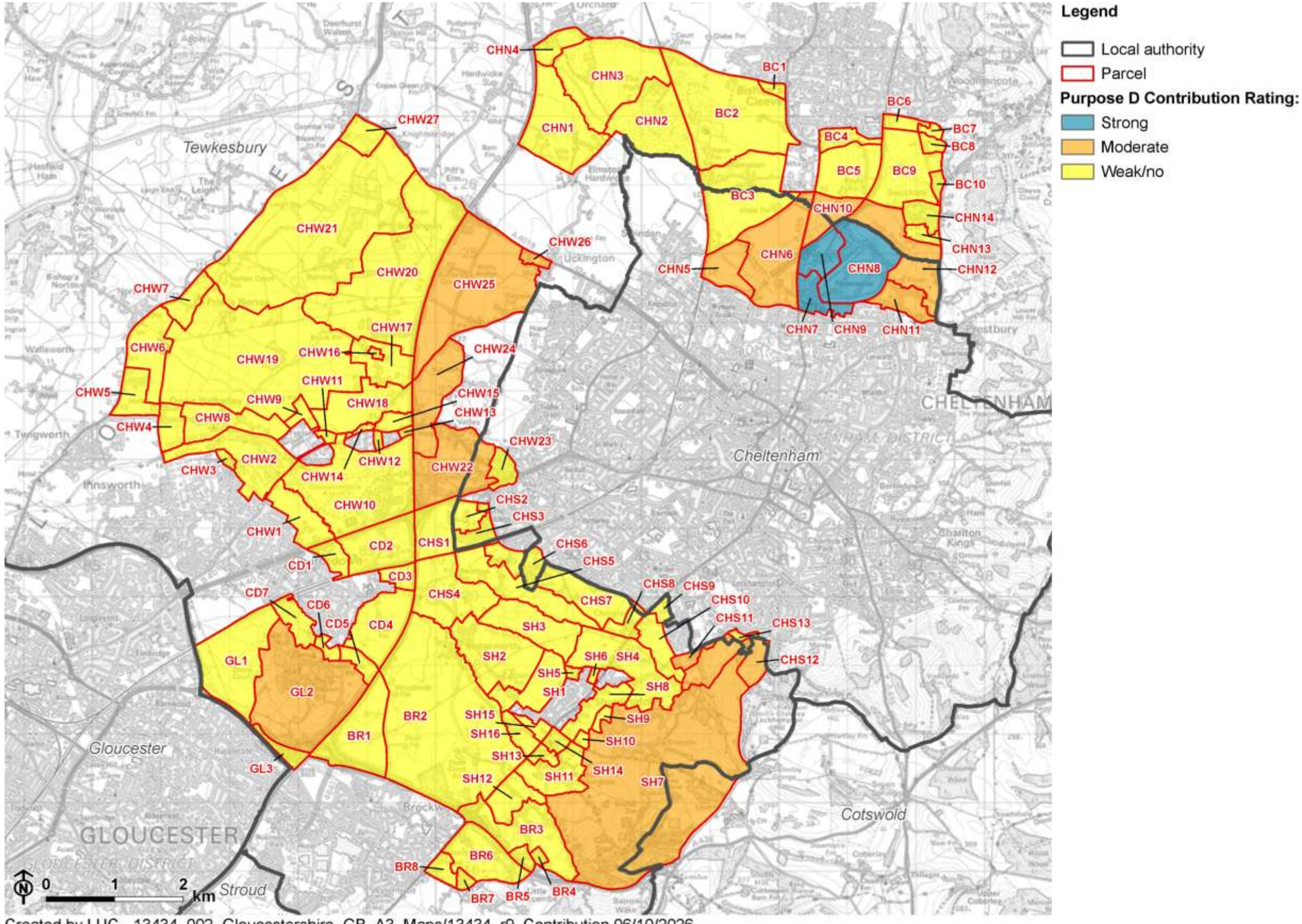
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Figure 4.4: Contribution to Purpose C – Assist in safeguarding the countryside from encroachment



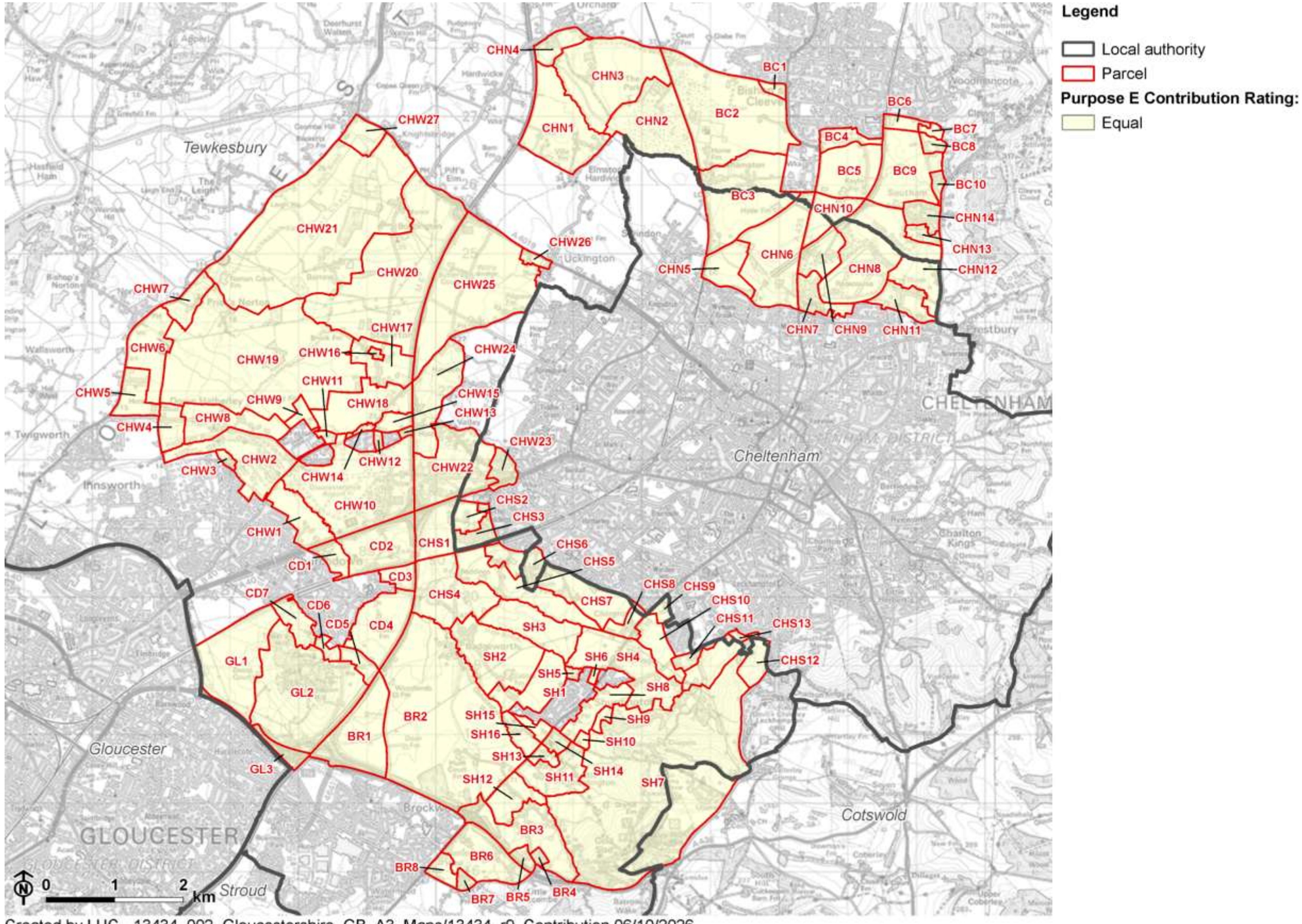
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Figure 4.5: Contribution to Purpose D – Preserve the setting and special character of historic towns



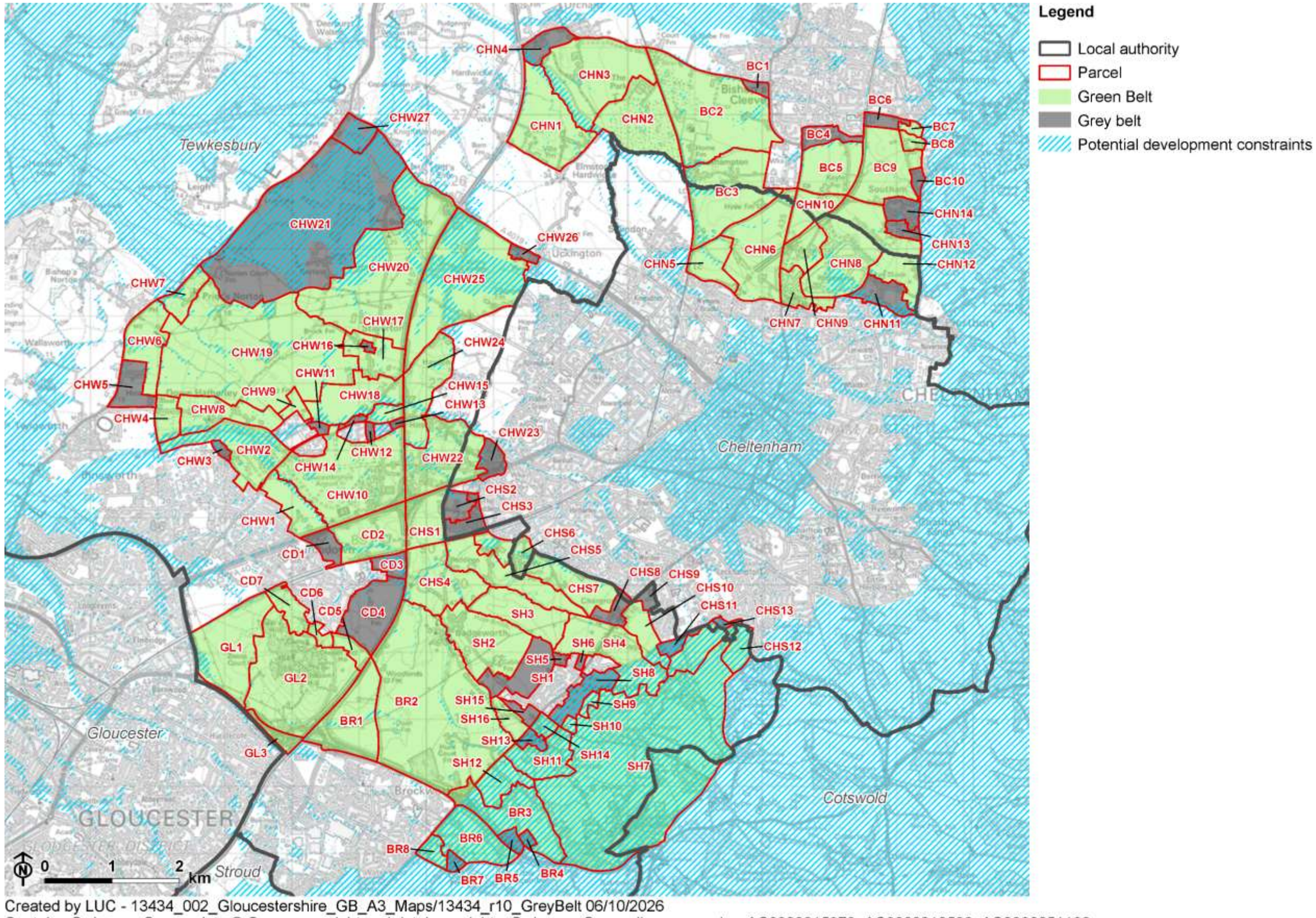
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Figure 4.6: Contribution to Purpose E – To assist in urban regeneration (e.g. encouraging the recycling of derelict and other urban land)



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Figure 4.7: Areas suitable for definition as grey belt



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Potential for fundamental impacts

4.9 Policy GB7 sets out circumstances where development on qualifying Green Belt land is not regarded as inappropriate, subject to the relevant policy tests being satisfied. As noted in Chapter 3, in the absence of specific development proposals, the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest within the Local Plan area. These areas of highest contribution help give an indication of where release or development could fundamentally and meaningfully undermine the purposes.

4.10 Figures 4.2 – 4.5 illustrate the strongest level of contribution each area of the district's Green Belt land makes to Green Belt purposes A, B, C and D, noting that all Green Belt land is judged to make an equal contribution to Purpose E.

4.11 The extent of the Cheltenham and Gloucester Green Belt makes it clear that its primary role is to prevent the merger of Cheltenham with either Gloucester or Bishop's Cleeve, so such a merger would clearly constitute a fundamental undermining of the Green Belt purposes within the plan area. The loss of separation such that any remaining gap was subject to significant urbanising influence would also be likely to constitute a fundamental undermining.

4.12 Much of the land within these gaps makes a strong contribution to Purpose B but separation is most fragile where the open gaps are either very narrow or lacking significant boundary features to contain the urban areas. This applies in particular to:

- Land between Cheltenham and Churchdown, between the A40 and the railway line. Churchdown, lacking separation from Gloucester, in effect forms part of that 'town'. The core of the gap lies to the east of the M5 motorway, with weaker contributing areas adjacent to the urban edges, but there is potential for significant cumulative harm from developments in more than one of the edge areas.
- Land between the Innsworth suburb of Gloucester and Cheltenham, where industrial development adjacent to the airfield weakens open separation.
- Land between the Brockworth suburb of Gloucester and Cheltenham, where Shurdington has an urbanising influence at the centre of the gap and there are urbanising influences adjacent to Cheltenham. Parcels that retain a strong sense of separation from either town and from Shurdington, and which preserve the A417 as a consistent urban edge to north-east Gloucester, make the strongest contribution.

- Land between Swindon Village and Cleeve Business Park, where the Cheltenham – Bishop's Cleeve gap is narrowest.
- Strongly contributing parcels between Cheltenham and Bishop's Cleeve where urbanising development at Southam reduces the rural gap.

4.13 The potential to fundamentally undermine Purpose A is greatest where clear, consistent boundary features would be breached by development, or where development would risk merging a distinct settlement into one of the large built-up areas. Development of the areas noted above in relation to Purpose B would also represent significant impact in relation to Purpose A: development crossing the M5 or A417, or significant loss of separation of Shurdington, the Staverton industrial parks or Southam from Cheltenham, Gloucester or Bishop's Cleeve.

4.14 The limited size of the Cheltenham and Gloucester Green Belt means that most land within it is relatively close to one or more large built-up area, with the purpose of preventing encroachment on the countryside secondary to preserving the separation of towns. The area furthest from the large built-up areas, west of Cheltenham, also plays the weakest role in respect of the separation of towns (Tewkesbury being a significant distance to the west).

4.15 However, the elevated and wooded landform south-east of Cheltenham and west of Shurdington, has a very strong sense of separation from urban areas. Limited, localised development in this area could be visually contained and would more likely be an issue in relation to the sensitivity of the Cotswolds National Landscape than a fundamental undermining of the Green Belt purposes. However, a more sizeable urban development expanding downslope towards, and visible from, Cheltenham or Gloucester could constitute a more fundamental impact across what is a relatively small Green Belt.

4.16 Elsewhere impact on Purpose C alone is unlikely to fundamentally undermine the Green Belt across the plan area as a whole; however, the proximity of urban areas means that there is a risk of areas of countryside becoming isolated from the wider Green Belt and subject to increased urbanising influence (the Green Belt having already been split into two separate parts by the release of land in the 2017 JCS). In combination with significant impact on Purpose A and/or B, such fragmentation would have a fundamental impact.

4.17 Cheltenham Racecourse is the only area to make a strong contribution to Purpose D, protecting the setting and special character of a historic town. Cheltenham's historic character is principally associated with its built heritage so development on the racecourse would be unlikely in isolation to fundamentally

undermine the Green Belt purposes, but it would add weight to impact on the other purposes that would result from development in this area.

Making judgements

4.18 It is not possible to make any more definitive judgements on what constitutes a fundamental impact without a clearer understanding of the exact location of release or development in the district, its scale and land use, including what Green Belt land would remain within a plan area.

4.19 Once the Council is in a position to evaluate specific proposals for Green Belt release or development, it will be possible to make a definitive judgement as to whether they would (individually or cumulatively) fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. The development of parcels individually identified as grey belt could still, as part of a cumulative set of developments, have sufficient impact to cause a fundamental undermining of the Green Belt purposes.

Parcel assessments

4.20 Parcel outputs are detailed in Appendix A below. These are organised by settlement area, with reference codes assigned for each settlement. In cases where a parcel lies adjacent to more than one settlement it has been assigned a code relating to one of them, but the assessment considers the impact of expansion of all adjacent settlements.

4.21 The outputs for each parcel include:

- A map to show the location of the parcel, indicating any potential development constraints (with separate key entries to show what the constraints are);
- An aerial view, with the parcel boundaries indicated;
- A small locational map to show the parcel in the relation to the wider Gloucestershire Green Belt area;
- Boxes and wording to indicate ratings for contribution to each of the five Green Belt Purposes, followed by a conclusion as to whether the parcel is considered to be grey belt;
- A brief locational description of the parcel, noting its relationship with settlement(s) and its size, followed by a description of the relationship between the parcel, urban areas and the wider Green Belt countryside;

- A summary of the key factors supporting the assessed contribution rating for each the purposes A-D (as described under each Purpose heading above);
- For Purpose E the rating will always be ‘equal’, with text stating that “All Green Belt land plays an equal role in relation to this purpose”;
- Concluding text to indicate whether the parcel is identified as grey belt, on the basis of its contribution ratings and in line with the August 2026 NPPF; and
- The parcel information will be provided in GIS format prescribed by the Council.

Chapter 5
Next Steps

5.1 This chapter sets out the key issues that the Councils will need to have regard for when considering the findings of this report and if they decide to proceed with the release of land from the Green Belt.

Exceptional circumstances

5.2 As noted in NPPF policy GB3, Green Belt boundaries should only be altered through the preparation or updating of plans where exceptional circumstances are fully evidenced and justified. However, policy GB3 also provides that where a development plan's spatial strategy identifies suitable land around well-connected stations for development, exceptional circumstances do not need to be demonstrated to justify alterations to Green Belt boundaries.

5.3 Where exceptional circumstances are required, the NPPF states that the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development before concluding that changes to Green Belt boundaries are justified. This includes consideration of suitable previously developed land; optimisation of the density of development; making efficient use of land, and opportunities to accommodate development needs through engagement with neighbouring authorities.

Prioritisation

5.4 Should it be considered that exceptional circumstances are justified then priority should be given to Green Belt land in the following order:

- Previously developed land (PDL), including land that is Grey Belt;
- Grey Belt which is not previously developed land; and
- Other Green Belt locations (prioritising least strong areas).

5.5 PDL, by definition, generally makes a more limited contribution to the purposes of the Green Belt and is generally regarded as being more suitable for development, subject to detailed considerations. Where PDL is not available or insufficient to meet identified needs, attention may then focus on other areas of grey belt.

5.6 Any assessment of the impact of releasing sites for development will also need to:

- Consider whether the application of policies relating to the areas or assets in footnote 7 would provide a strong reason for restricting development. This may require further analysis. It is noted that the proposed NPPF reforms published for consultation in December 2025 include a change to the definition of grey belt to remove the need to consider impact on footnote 7 areas or assets in order to determine whether land can be identified as grey belt. This change, if it goes ahead, does not negate the need to consider the impact of specific development proposals on footnote 7 areas and assets alongside wider sustainability considerations. The guidance note describing the proposed reforms states that the revised definition "seeks to enable grey belt to be identified with greater certainty, whilst continuing to ensure that these areas receive the same level of protection as elsewhere in the Framework".
- Address the potential for the purposes of the Green Belt to be fundamentally undermined across the plan area as a whole. For a local plan, this will require the cumulative effect of any proposed allocations to be considered: while the incremental release of individual sites may appear limited the combined impact could be significantly greater. The Council should, therefore, take a broad strategic perspective when identifying potential allocations.

Sustainability

5.7 Notwithstanding the hierarchy for the release of Green Belt land, national policy requires development to support sustainable patterns of development and maximises opportunities for sustainable transport solutions. In short, where land is not in a location that is, or can reasonably be made, sustainable, its release for development would be inappropriate. In considering whether land is suitable for allocation or development, regard should be had to the accessibility of the location, the availability of infrastructure and services, and the extent to which sustainable travel choices can be supported, in line with NPPF policy TR1.

5.8 It is important to recognise that, despite policy provisions relating to grey belt land, authorities are still required to plan positively for sustainable development. Policy GB3 confirms that, when reviewing Green Belt boundaries, the need to promote sustainable patterns of development remains an important consideration in determining whether locations are appropriate for release from the Green Belt.

5.9 Where identified development needs cannot be met through previously developed land and grey belt land alone, consideration may need to be given to other

Green Belt locations. In such circumstances, this assessment should be read alongside the Sustainability Appraisal and other supporting evidence to inform the identification and selection of site options that best support sustainable development objectives and sustainable patterns of growth sought be NPPF policies S1-S6 and GB3.

Definition of Green Belt boundaries

5.10 Should the Council conclude that Green Belt release is necessary, close attention must be given to the definition of Green Belt boundaries. Policy GB4 of the NPPF requires Green Belt boundaries to be clearly defined using readily recognisable and defensible features. Establishing clear and defensible boundaries is central to ensuring the long-term permanence and integrity of the Green Belt.

5.11 Boundary treatment can help to limit the impact of development on remaining Green Belt land, so the Council could give consideration to the following:

- Using landscape to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance. This can help to maintain a sense of separation between urban and open land. A boundary that is relatively homogeneous over a relatively long distance, such as a main road, is likely to be stronger than one which has more variation.
- Strengthening boundaries at weak points – for example where ‘breached’ by roads. This can help reduce opportunities for sprawl. The use of buildings and landscaping can create strong ‘gateways’ to strengthen settlement-edge function.
- Defining Green Belt edges using strong, natural elements which form a visual barrier – for example a woodland belt. This can help to reduce the perception of urbanisation and may also screen residents from intrusive landscape elements within the Green Belt (for example major roads). Boundaries that create visual and movement barriers can however potentially have detrimental effects on the character of the enclosed urban areas and the amenity of residents so this needs to be carefully considered.
- The ownership and management of landscape elements which contribute to Green Belt purposes. Control of boundary features can help to ensure the permanence of Green Belt: trees and hedgerows require management to maintain their value in Green Belt terms, and the visual screening value that can be attributed to them is more limited if they are under private control (for example within back gardens).

- Use of sustainable drainage features to define/enhance separation between settlement and countryside. This can help to strengthen the separation between urban and open land. It is important however to determine if local topography and ground conditions are suitable.

Enhancement of Green Belt

5.12 Policy GB5 of the NPPF states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt. This includes providing opportunities for access to the open countryside; providing opportunities for outdoor sport, outdoor recreation and burial grounds and memorial sites; retaining and enhancing landscapes, visual amenity and biodiversity; or improving damaged and derelict land.

5.13 Policy GB8: The Golden Rules applies where Green Belt land is released for development through plan preparation or review. The Golden Rules include are supported by the PPG which suggest the following considerations:

- New residents and the wider public should be able to access good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.
- Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.
- Where possible access to green spaces should include safe active travel routes and should be served by public transport, which also means providing the necessary infrastructure (such as footpaths and bridleways).
- Proposals should consider how the creation or enhancement of existing green spaces can contribute to the priorities for nature recovery set out within the relevant Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.
- Where appropriate, authorities should consider the use of conditions or planning obligations. The Community Infrastructure Levy can also be used to fund improvements to existing greenspaces or the provision of new ones. Local authorities should consider arrangements for the long-term maintenance of green spaces.

5.14 It is therefore important that the Councils consider where and how the Green Belt can be enhanced, particularly the relationship between the Councils preferred

sustainable pattern of development and the designations' potential for new and improved appropriate uses. Introducing or enhancing uses of Green Belt land that add to its value will strengthen the case for that land's future protection. Some examples are provided in the list below:

- Improving access – Enhancing the coverage and condition of the rights of way network and increasing open space provision is a key enhancement opportunity.
- Providing locations for outdoor sport – Some outdoor sports can represent an urbanising influence; an emphasis on activities which do not require formal facilities is less likely to harm Green Belt purposes.
- Landscape and visual enhancement – Using landscape character assessment as guidance, intrusive elements can be reduced and positive characteristics reinforced.
- Increasing biodiversity – Most Green Belt land has potential for increased biodiversity value – for example the management of hedgerows and agricultural field margins, provision of habitat connectivity and planting of woodland. There may also be opportunities to link enhancements with requirements to deliver 'biodiversity net gain' associated with development proposals.
- Improving damaged and derelict land – Giving land a functional, economic value is a key aspect in avoiding damage and dereliction through lack of positive management, but this needs to be achieved with minimum harm to characteristics/qualities which help it contribute to Green Belt purposes.

5.15 Beneficial uses could be achieved through planning conditions, Section 106 obligations and/or the Community Infrastructure Levy. We understand that Cheltenham Borough, Cotswold District, Gloucester City and Tewkesbury Borough Councils currently have adopted Community Infrastructure Levy (CIL) policies; however, the Levelling Up and Regeneration Act 2023 will introduce a new Infrastructure Levy (IL), which is intended to replace CIL and certain Section 106 obligations over time. It remains to be seen how and when this new levy will be rolled out and whether the Councils will be required to implement it.

5.16 There is benefit in early engagement with landowners and other interested parties, to obtain the necessary local consents, establish a detailed scope of works and identify a means of funding design, construction and management.

Appendix A
Parcel Assessments

A.1 The parcel assessments are grouped by settlement including:

- Bishops Cleeve;
- Brockworth;
- Cheltenham North;
- Cheltenham South;
- Cheltenham West;
- Churchdown;
- Gloucester; and
- Shurdington.

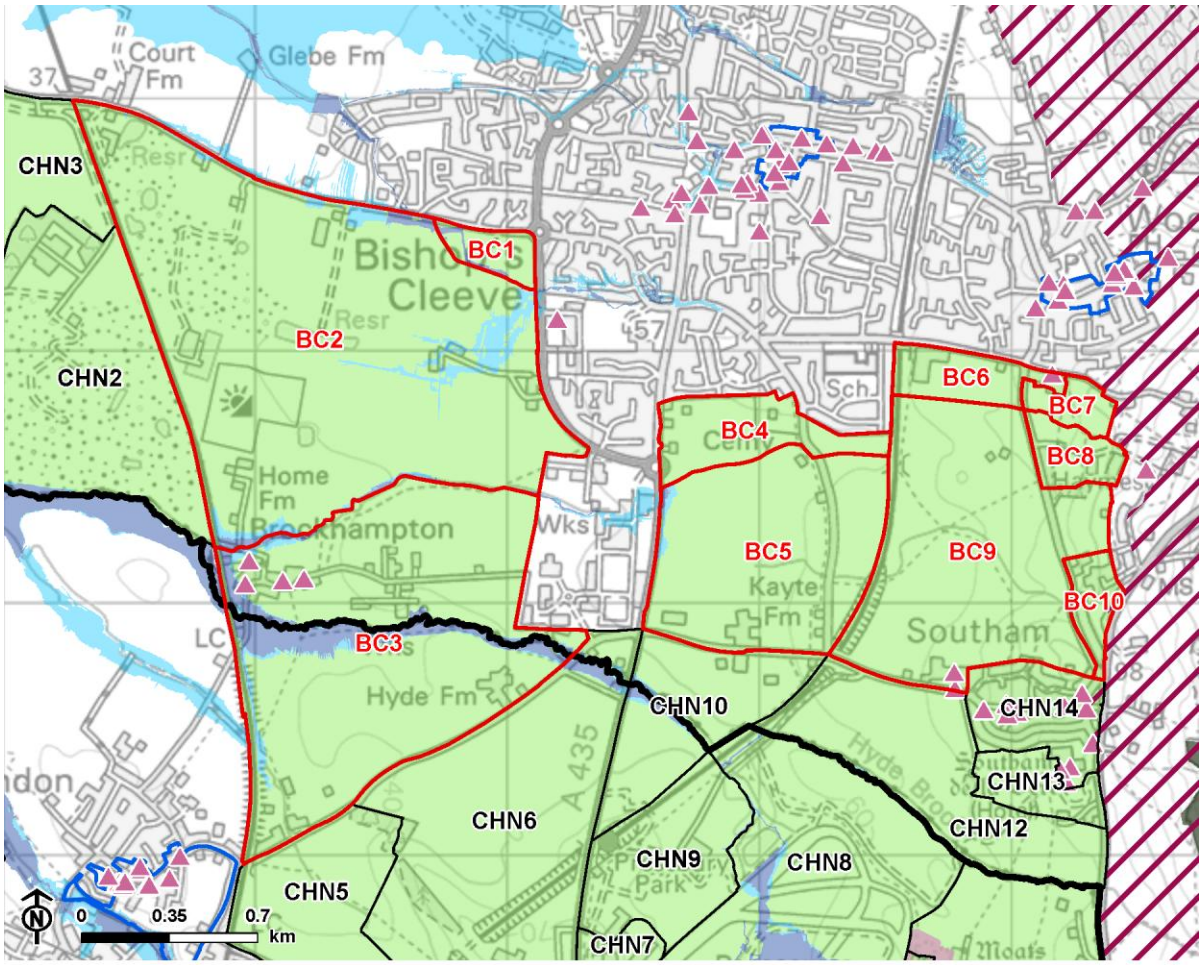
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A.3 Additional map information:

- NPPF Footnote 7 designations not listed and mapped in these figures are generally not located within the study area or local data sets were not readily available.
- Available listed building point data has been mapped to draw attention to the location of these NPPF footnote 7 assets. Like other footnote 7 areas and assets, their presence highlights the need for further detailed work to establish the effects on these assets.

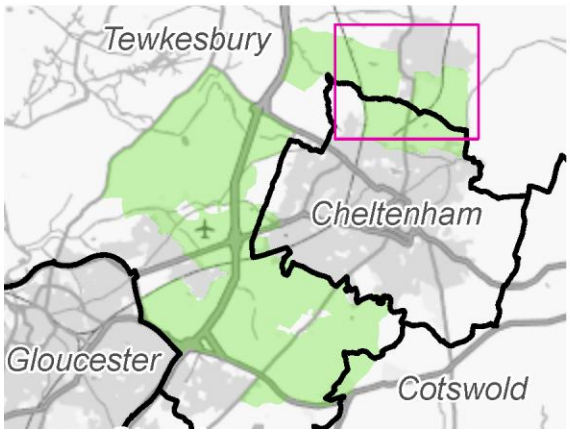
Bishops Cleeve



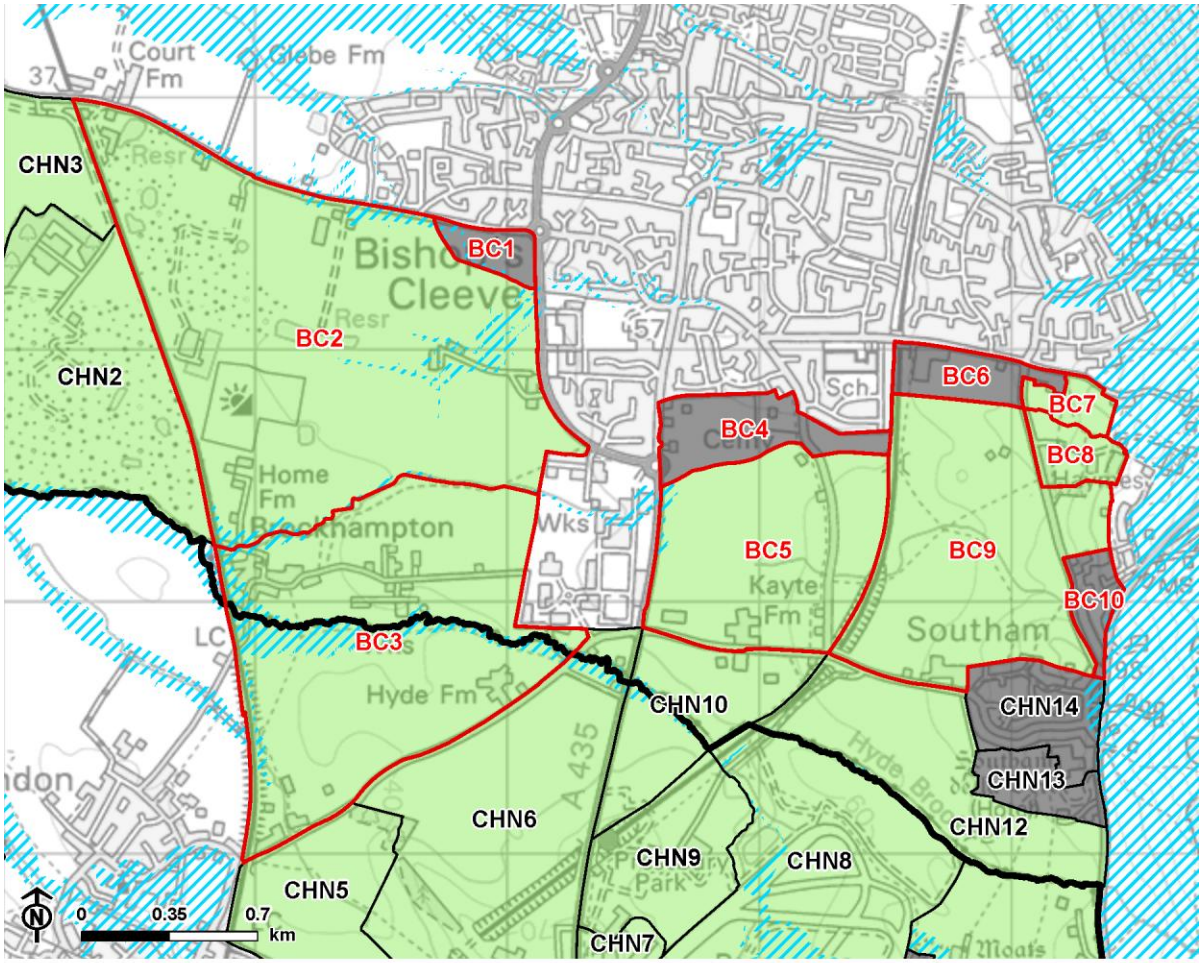
- Bishops Cleeve parcel
- Neighbouring parcel
- Local authority
- Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood Zone 2
- Flood zone 3
- Conservation area
- Scheduled monument



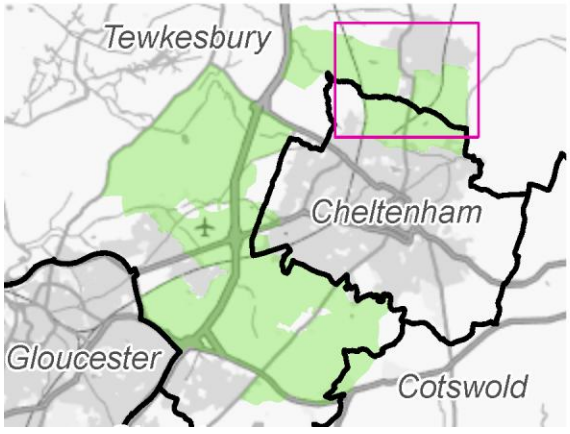
Bishops Cleeve



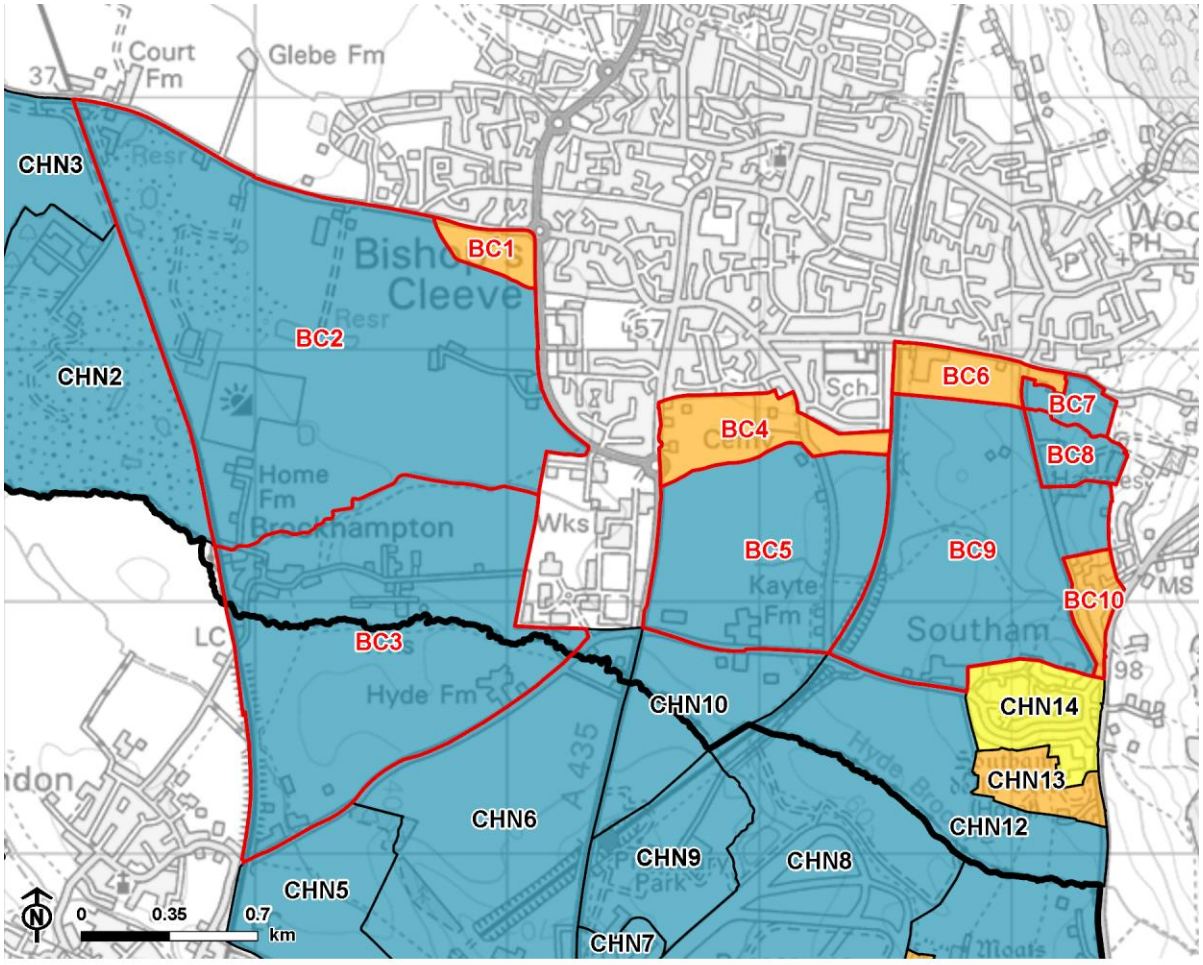
Bishops Cleeve parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt

Grey belt
Potential development constraints



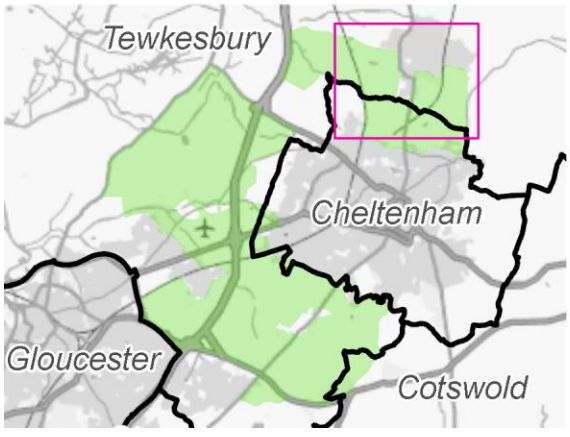
Bishops Cleeve



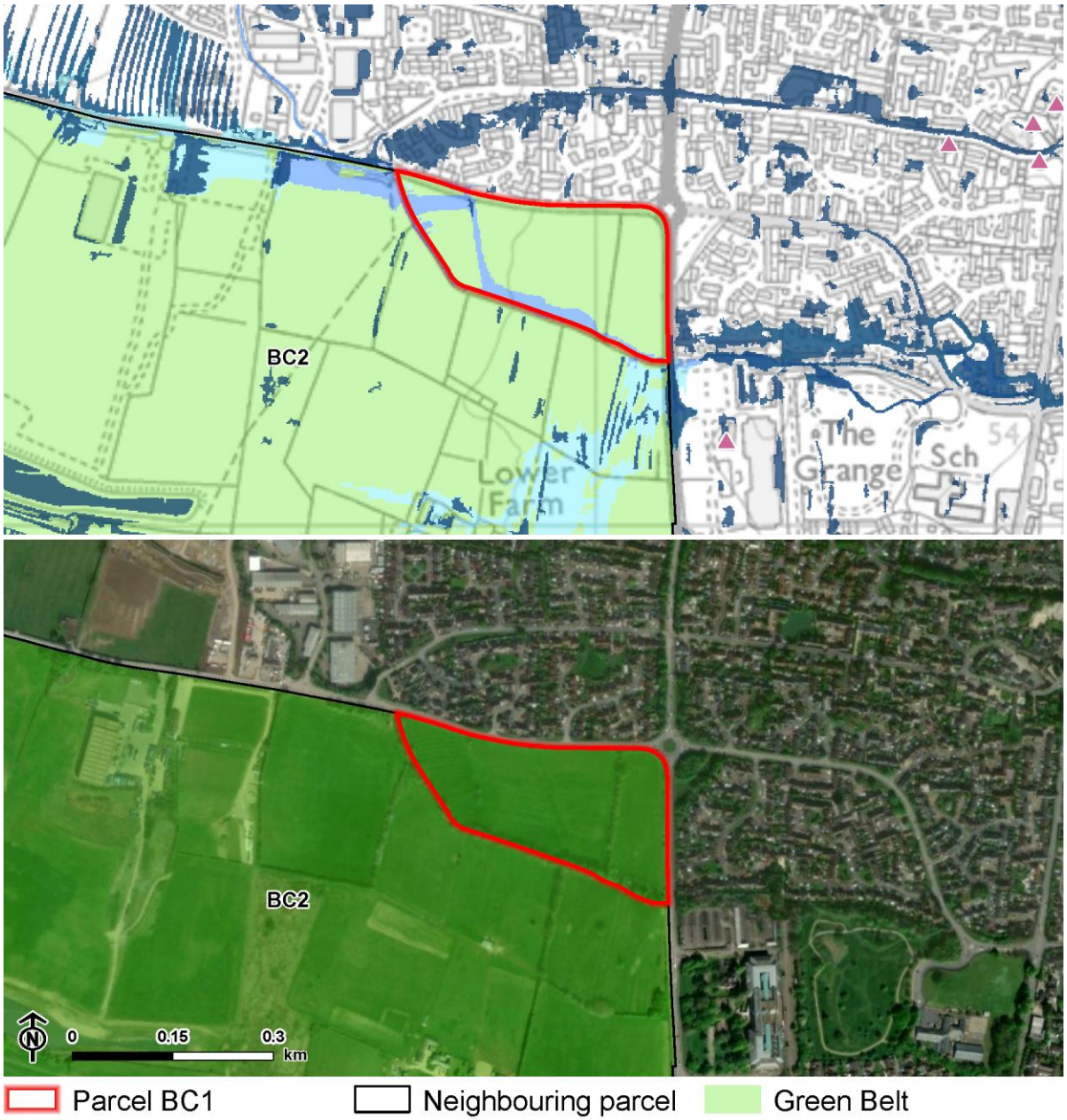
Bishops Cleeve parcel
Neighbouring parcel
Local authority
Green Belt

Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel BC1



Parcel BC1 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel BC1

Contribution of land in Parcel BC1

Parcel BC1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel BC1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located west of Bishop's Cleeve. Parcel size: 6ha. There is a moderate boundary feature between the settlement and the parcel. The A435 forms the eastern outer boundary of the parcel, and Stoke Orchard Road lies to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Views of development on the outskirts of Bishop's Cleeve can be appreciated to the north and east of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BC1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature treeline to the south of the parcel clearly marks the parcel boundary to the south and west. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel forms a small part of the gap. The distance between Bishop's Cleeve and Cheltenham, and intervening vegetation in the remainder of the gap comprise significant separating features elsewhere in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel BC1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is part of the setting of Bishop's Cleeve, which is not considered a historic town in its own right. In addition, this parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

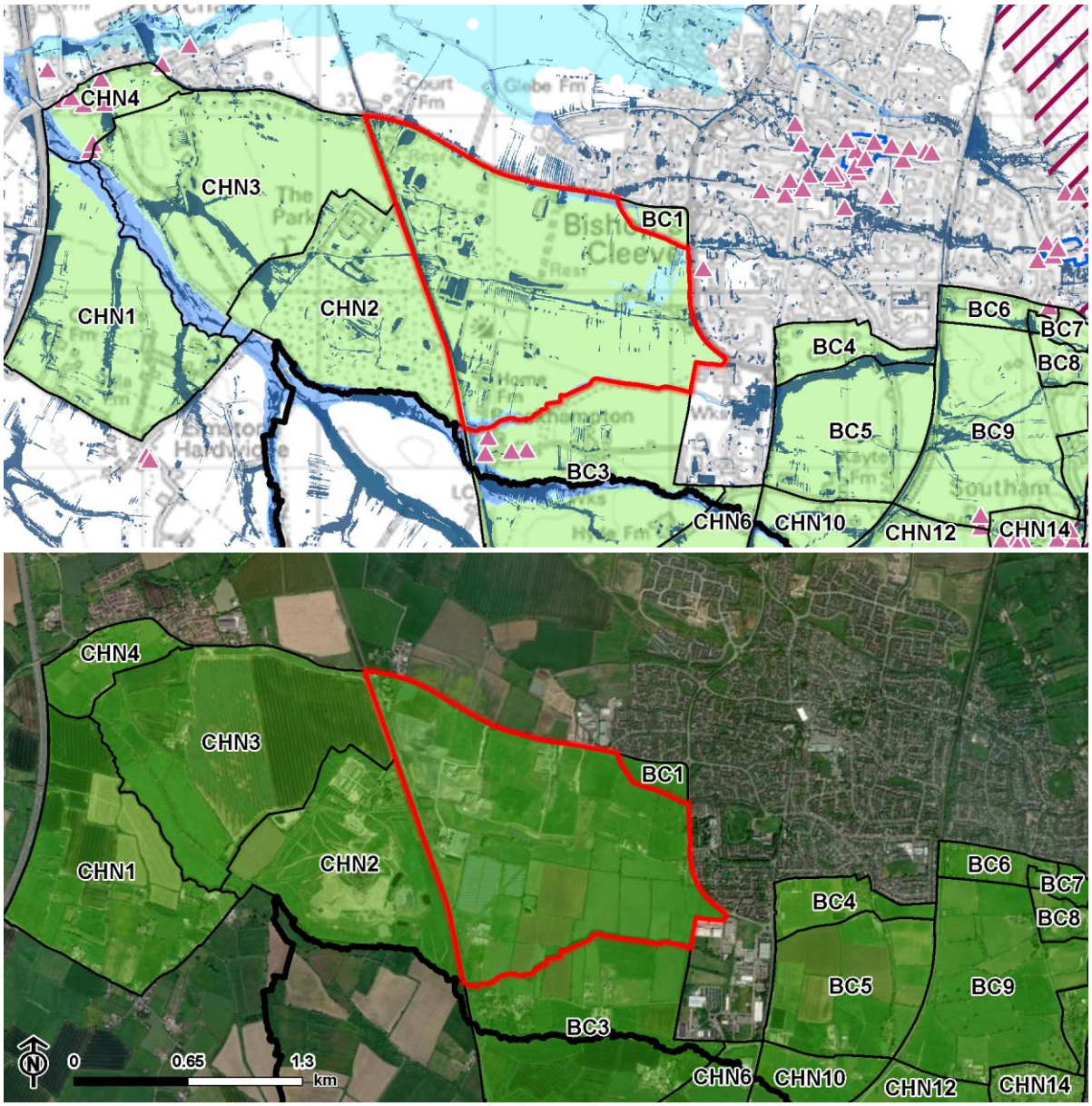
All Green Belt land plays an equal role in relation to this purpose.

Parcel BC1

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BC2


CHN4
CHN3
CHN1
CHN2
BC1
BC3
BC4
BC5
BC6
BC7
BC8
BC9
CHN6
CHN10
CHN12
CHN14
0
0.65
1.3
km
Parcel BC2
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
National Landscape
High risk of surface water flooding
Flood zone 2
Conservation area

Parcel BC2

Contribution of land in Parcel BC2

Parcel BC2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BC2 Description

Parcel Location, Land Uses and Boundaries
Parcel is located to the west of Bishop's Cleeve. Parcel size: 191ha.
There is a moderate boundary feature between the settlement and the parcel. A435 lies to the east between the parcel and Bishop's Cleeve.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. Some visibility of the dwellings located along Stoke Orchard Road to the north-east and to the east of the A435.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. An opencast mine, a solar farm and the Cheltenham North Rugby Club are located within the parcel.
There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside to the north, west and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town so is considered a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A435 and Stoke Orchard Road which currently contribute towards the parcel's separation from urbanising influences from Bishop's Cleeve.

Parcel BC2

Assessment Considerations	Assessment
	The parcel has only hedgerow boundaries to the south and along the railway line to the west, so development within it could in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A435 and Stoke Orchard Road between the parcel and the urban edge mean that the parcel has a stronger sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BC2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only tree and hedgerow lined boundaries to the south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

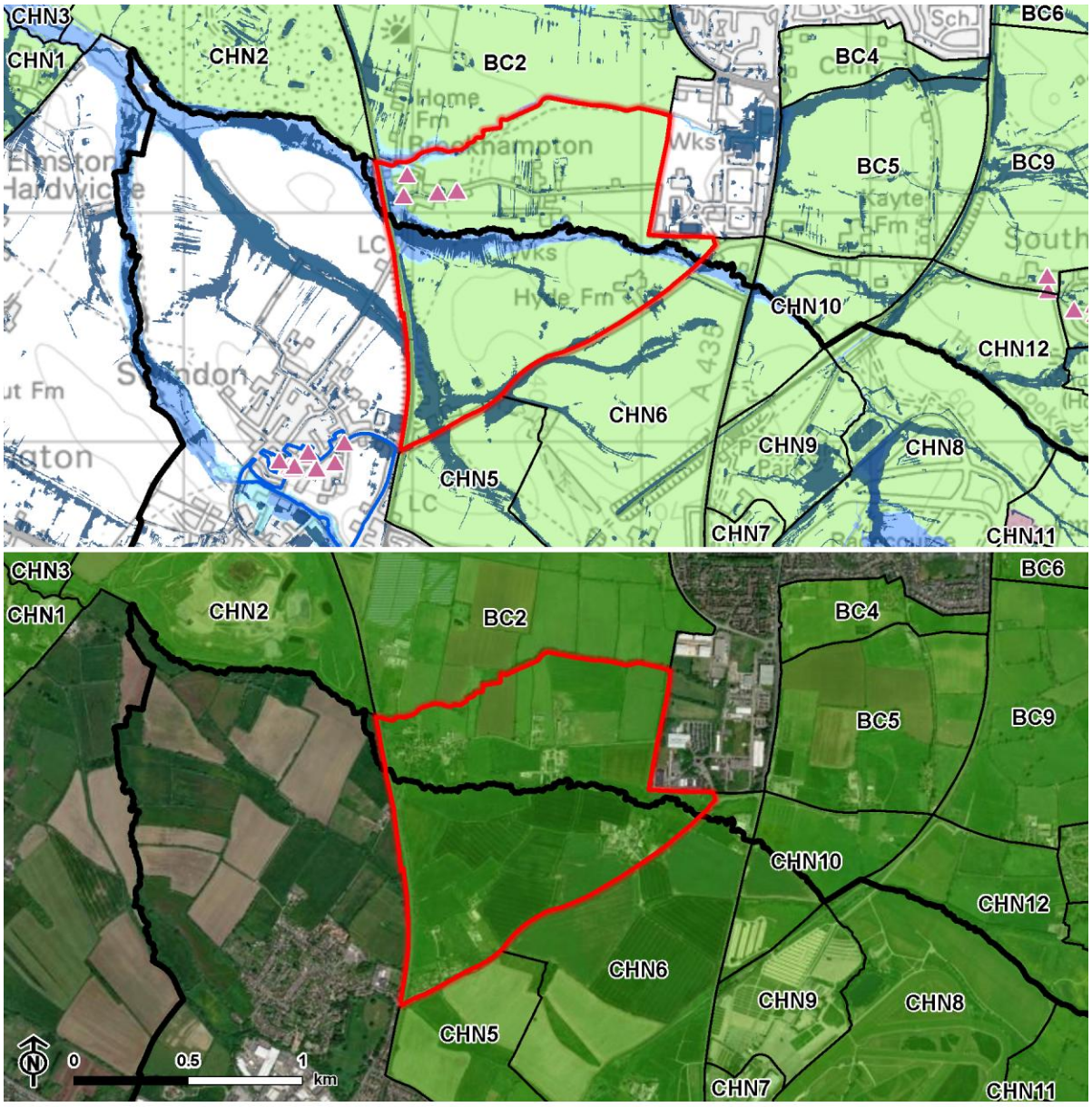
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BC3


CHN3
CHN1
CHN2
BC2
BC4
BC6
BC5
BC9
CHN10
CHN12
CHN6
CHN9
CHN8
CHN5
CHN7
CHN11
0
0.5
1
km
Parcel BC3
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
High risk of surface water flooding
Flood zone 2
Conservation area
Flood zone 3
Scheduled monument

Parcel BC3

Contribution of land in Parcel BC3

Parcel BC3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BC3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located south of Bishop's Cleeve, and north-east of Swindon Village. Parcel size: 130ha. Brockhampton Lane forms the eastern boundary between the parcel and Bishop's Cleeve. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Properties are located in Brockhampton and along Brockhampton Lane. A cluster of business units are located along Hyde Lane, and sewage works are also located within the parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a weak boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the north and south.

Parcel BC3

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel is located between Bishop's Cleeve, and the outskirts of Swindon Village, a suburb of Cheltenham (albeit the railway line acts as a physical boundary between the parcel and Swindon Village). Distance and field boundaries contribute towards the parcel's separation to Cheltenham to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel abuts the outer boundary of Bishop's Cleeve and Swindon Village and therefore forms a significant separating parcel between the two settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BC3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only predominantly hedgerow boundaries to the north, east and south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the setting of Swindon Village, historically a separate settlement to Cheltenham. The parcel is largely undeveloped and its rural character forms a generic part of the setting of Cheltenham but there is no visual physical or experienced connection to the town. Heritage assets within the parcel relate to the village of Swindon Village, not the historic towns.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

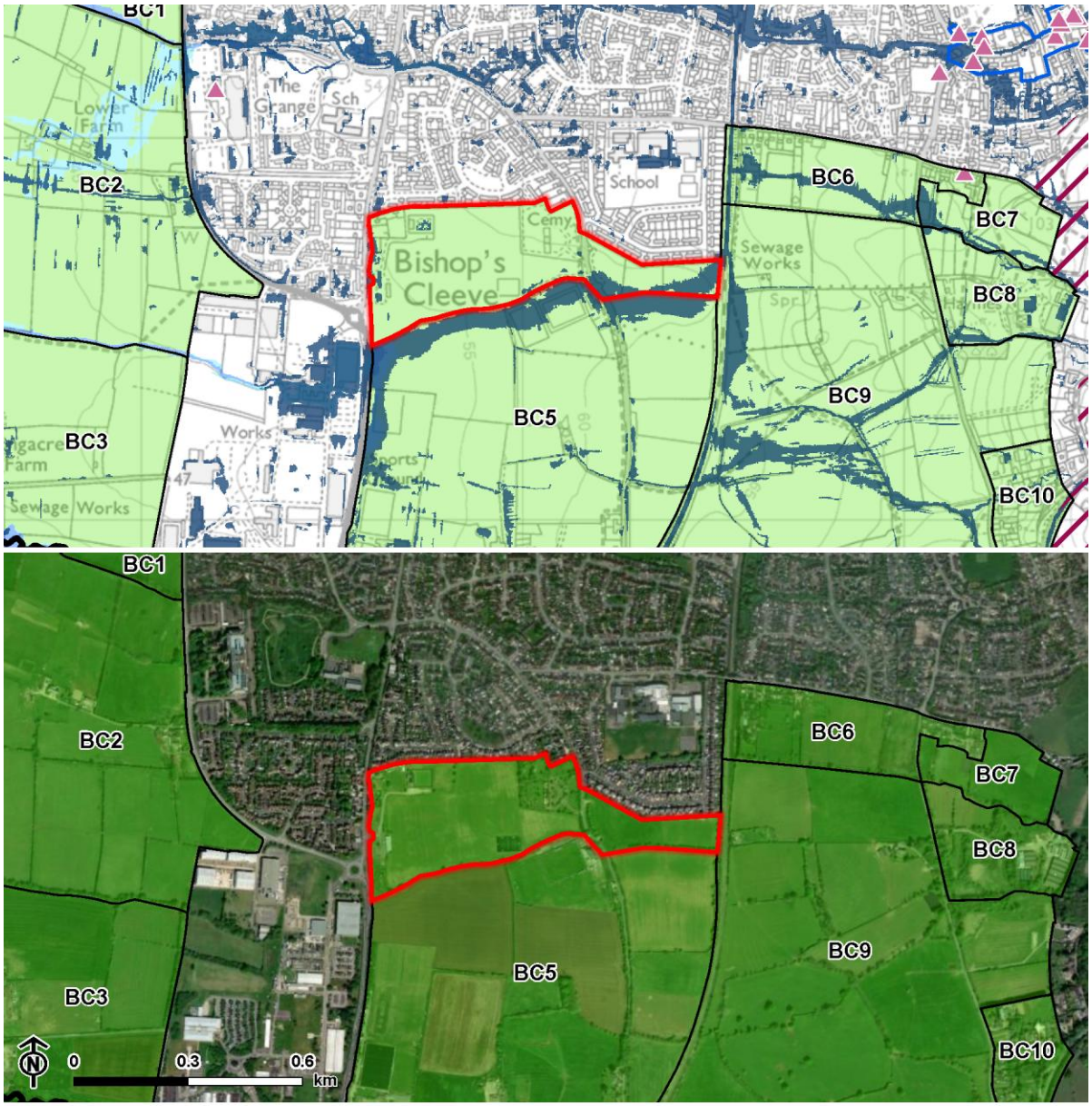
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BC4



Parcel BC4 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

Listed building | Flood zone 3

National Landscape | High risk of surface water flooding

Flood zone 2 | Conservation area

Parcel BC4

Contribution of land in Parcel BC4

Parcel BC4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BC4 Description

Parcel Location, Land Uses and Boundaries
Parcel located south of Bishop's Cleeve. Parcel size: 18ha. There are no significant boundary features to separate the parcel from the settlement. Property boundary fences/vegetation are located along the north boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Urban development to the north and west of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Sports fields, skate park, pump track, bowling club and parking, cemetery are located within the parcel. Natural features limit perception of the wider countryside. Mature vegetation limits views towards the open countryside to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development to the north and west of the parcel from Bishops' Cleeve.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The tree line to the south of the parcel clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Parcel BC4

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Bishop's Cleeve to the north and Cheltenham to the south. The railway and the Cheltenham Racecourse from key separating features between the two settlements.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development to the north and west of the parcel from Bishops' Cleeve.

Parcel BC4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is part of the setting of Bishop's Cleeve, which is not considered a historic town in its own right. In addition, this parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

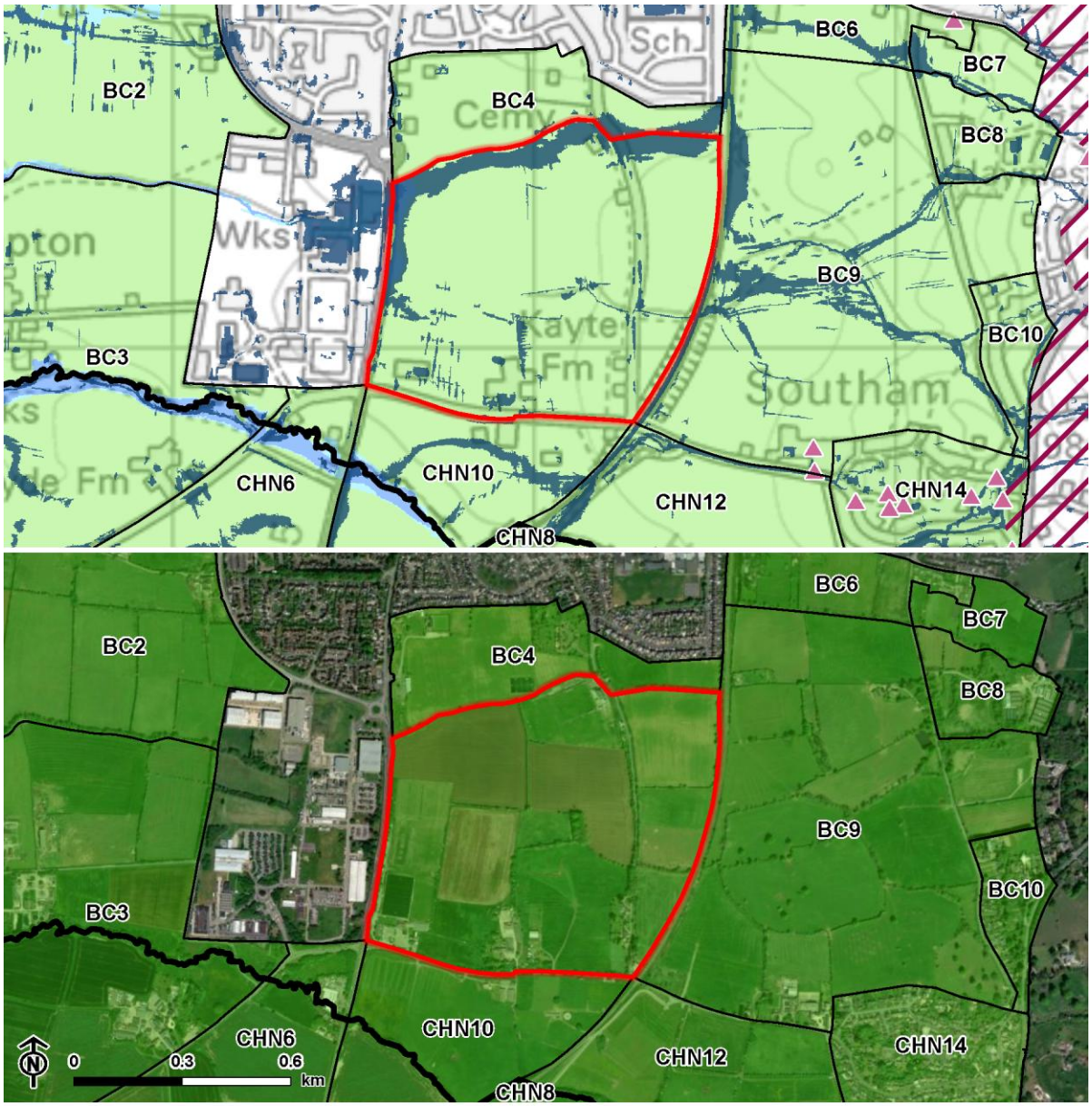
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BC5



Parcel BC5
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
National Landscape
High risk of surface water flooding
Flood zone 2

Parcel BC5

Contribution of land in Parcel BC5

Parcel BC5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BC5 Description

Parcel Location, Land Uses and Boundaries
Parcel located south of Bishop's Cleeve. Parcel size: 64ha. There is a combination of features creating a moderate boundary between the settlement and the parcel. Distance and mature tree vegetation along field boundary to the north, and A435 to the west, combine to form moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Vegetation contributes towards screening of commercial development west of the A435. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Properties are located along Kayte Lane and Southam Lane. Cheltenham Tigers rugby ground and Bishop's Cleeve Football Club are also located within the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Views to open countryside to the east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BC5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the separating distance and a mature vegetation to the north, which currently give the parcel a stronger sense of separation from urbanising influences to the north. The parcel has only hedgerow boundaries to the south, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A435 to the west, and the mature tree line along the north of the parcel along the separating field boundary between the parcel and the urban edge, mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel is located in the gap between Bishop's Cleeve and Cheltenham. A combination of features in the gap separate the parcel from Cheltenham to the south including the railway, intervening mature vegetation and separating features including the Cheltenham Racecourse and fields.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.

Parcel BC5

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the south towards Cheltenham, and will also reduce the separation from Southam.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A

Parcel BC5

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

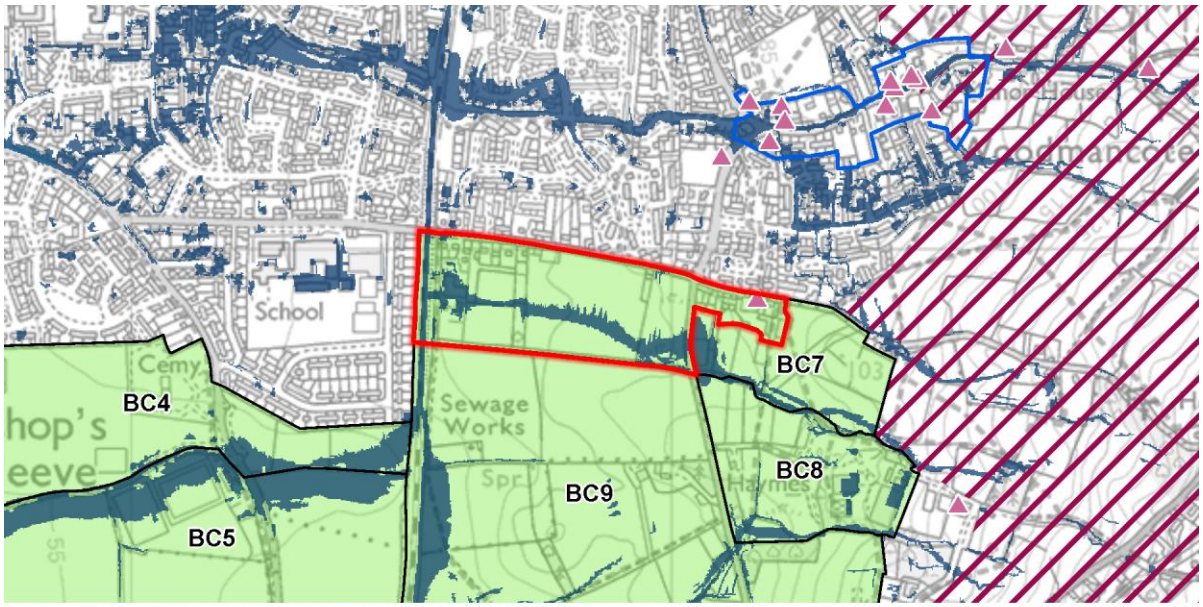
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BC6





Parcel BC6 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Parcel BC6

Contribution of land in Parcel BC6

Parcel BC6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BC6 Description

Parcel Location, Land Uses and Boundaries
Parcel located south of Bishop's Cleeve. Parcel size: 11ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Two Hedges Road with mature tree vegetation forms a boundary to the north between the parcel and Bishops Cleeve. Railway line forms western boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Perception of housing to the north of the parcel on Two Hedges Road. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Cluster of properties located along Gambles Lane to the east and along Two Hedges Road to the west. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cluster of properties in the north-west and north-east corners of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Urbanising influence from adjacent development to the north and west of the parcel.

Parcel BC6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The majority of the parcel boundaries are hedgerow, so development within the parcel would increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Bishop's Cleeve and Cheltenham. Separating features include mature vegetation along intervening field boundaries.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cluster of properties in the north-west and north-east corners of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. No significant separating features within the parcel. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cluster of properties in the north-west and north-east corners of the parcel.

Parcel BC6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Urbanising influence from adjacent development to the north and west of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is part of the setting of Bishops Cleeve and Woodmancote, which are not considered historic towns in their own right. In addition, this parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

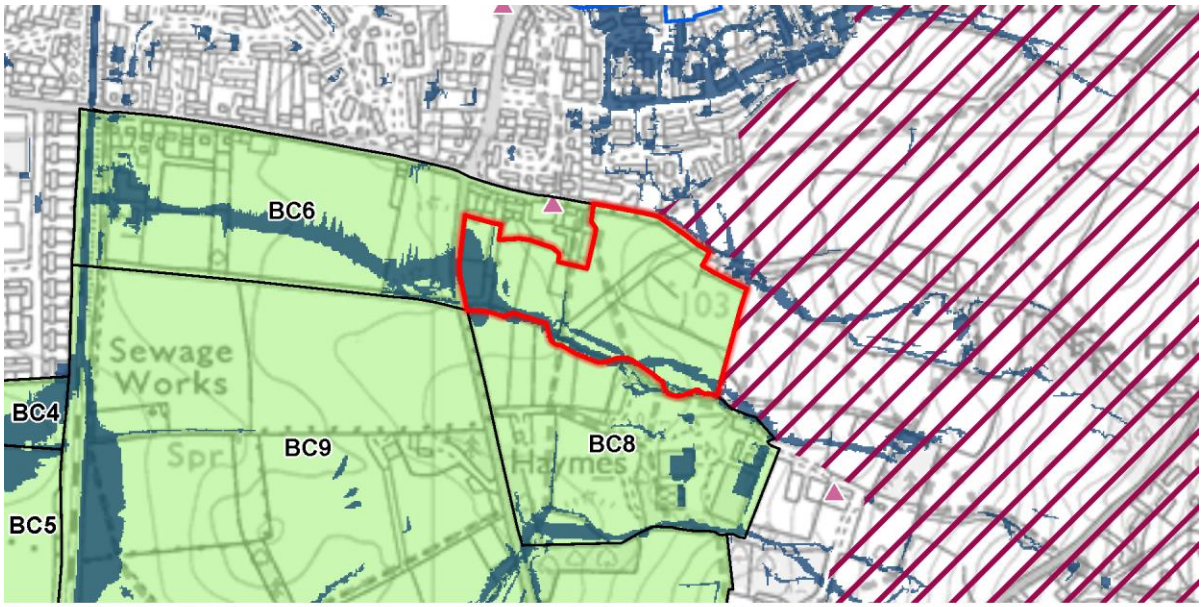
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BC7





Parcel BC7 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- High risk of surface water flooding
- Conservation area

Parcel BC7

Contribution of land in Parcel BC7

Parcel BC7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BC7 Description

Parcel Location, Land Uses and Boundaries
Parcel located south of Bishop's Cleeve. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. New Road and mature tree vegetation along the road forms the western boundary of the parcel. Mature vegetation along Gambles Road forms the northern boundary of the parcel between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises gently eastwards away from Bishop's Cleeve. There is some perception of urban development outside of the parcel. View of properties along Gambles Lane from the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BC7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. No strong features within parcel to restrict and contain development, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.x`.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Bishop's Cleeve and Cheltenham to the south. A combination of field boundaries and intervening vegetation, as well as the existing settlement of Southam, contribute towards the separate between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and scattered trees along its southern boundary, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is part of the setting of Bishops Cleeve and Woodmancote, which are not considered historic towns in their own right. In addition, this parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BC7

Purpose E – Assisting in urban regeneration:

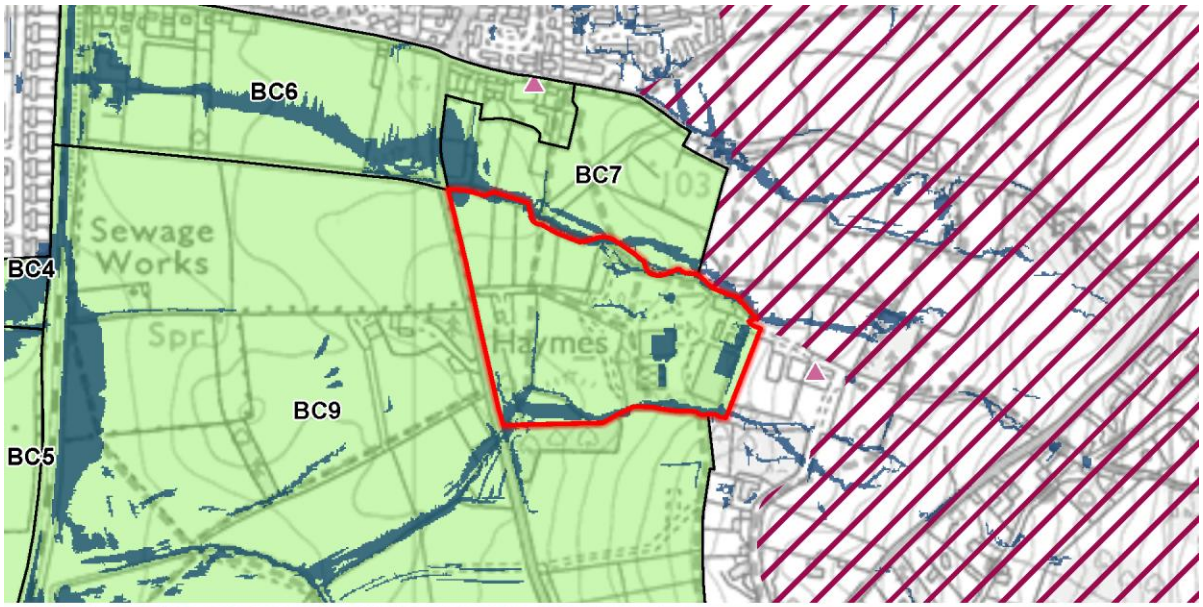
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BC8





Parcel BC8 Neighbouring parcel Green Belt

Potential development constraints

- Listed building
- National Landscape
- High risk of surface water flooding

Parcel BC8

Contribution of land in Parcel BC8

Parcel BC8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BC8 Description

Parcel Location, Land Uses and Boundaries
Land located south of Bishop's Cleeve. Parcel size: 8ha. There is a strong boundary feature between the settlement and the parcel. Distance from the settlement and intervening vegetation combine to form the outer boundaries between the parcel and Bishop's Cleeve to the north and west. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Intervening vegetation, landform and distance to the nearest settlement combine to limit perception of the urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising influence associated with existing development within the Green Belt parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation and distance to the nearest settlement combine to limit perception of the urban area to the north and west of the parcel.

Parcel BC8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Vegetation and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel is located between Bishop's Cleeve and Cheltenham, with a combination of boundary features between the towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising influence associated with existing development within the Green Belt parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising influence associated with existing development within the Green Belt parcel.

Parcel BC8

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation and distance to the nearest settlement combine to limit perception of the urban area to the north and west of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on land to the north which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

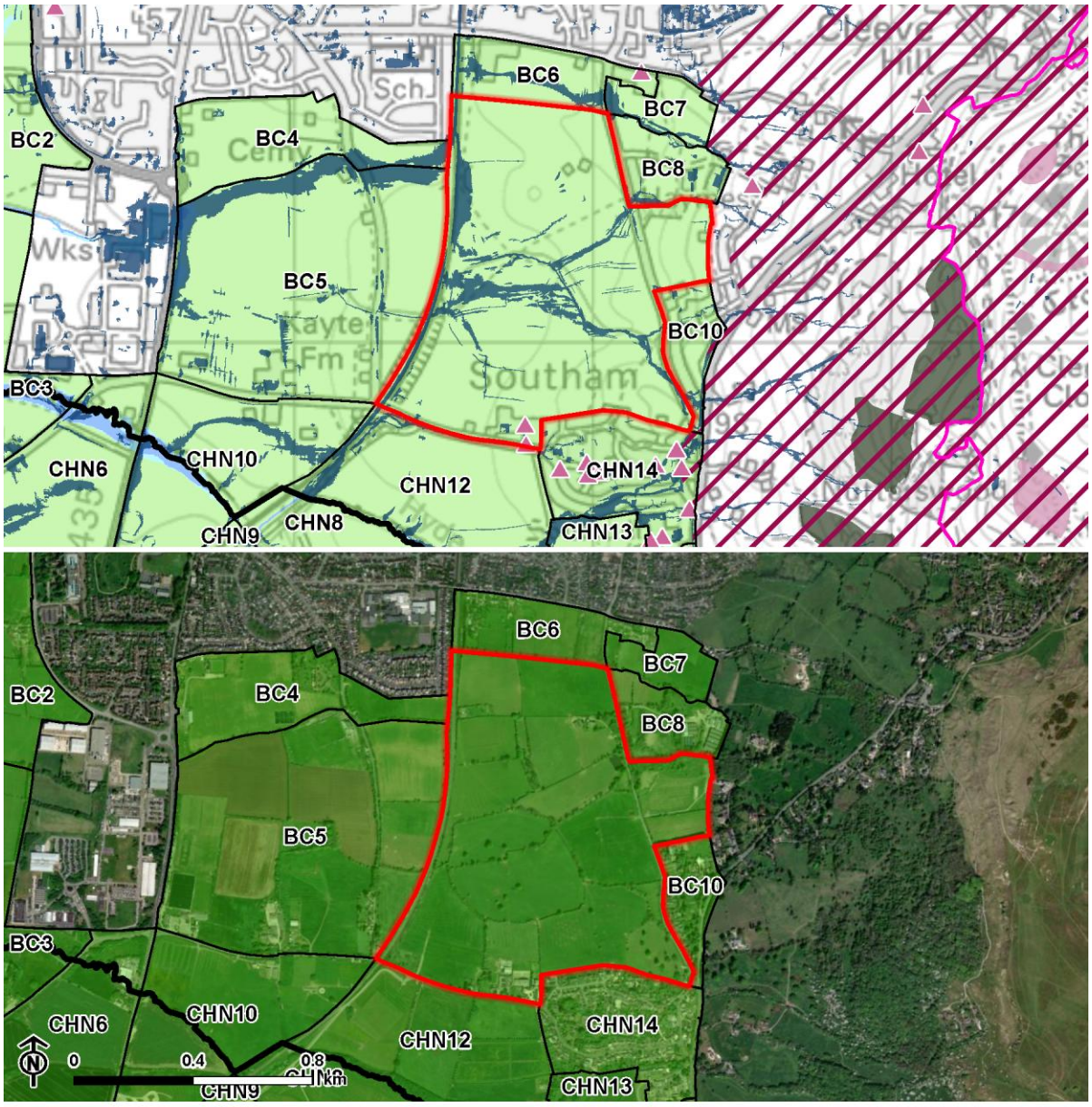
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BC9


BC6
BC7
BC2
BC4
BC8
BC5
BC10
BC3
CHN6
CHN10
CHN12
CHN14
CHN9
CHN8
CHN13
Southam
BC6
BC7
BC2
BC4
BC8
BC5
BC10
BC3
CHN6
CHN10
CHN12
CHN14
CHN13
0
0.4
0.8
km
Parcel BC9
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
Site of Special Scientific Interest
High risk of surface water flooding
Ancient woodland
Conservation area
National Landscape
Scheduled monument
Flood zone 2

Parcel BC9

Contribution of land in Parcel BC9

Parcel BC9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BC9 Description

Parcel Location, Land Uses and Boundaries
Parcel located south of Bishop's Cleeve. Parcel size: 85ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Railway line forms a strong outer western boundary, and distance and intervening vegetation combine to form a strong boundary to the north. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises away from Bishop's Cleeve to the south-west. There is some perception of urban development outside of the parcel. There is some perception of Southam to the south-east of the parcel, closest to the village. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Cleeve is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Southam to the south-east of the parcel.

Parcel BC9

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of intervening vegetation and separation between the parcel and Bishop's Cleeve, which currently give the parcel a strong sense of separation from urbanising influences to the north. The parcel has only hedgerow boundaries to the south, so development within it could in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Distance and intervening vegetation between the parcel and the urban edge to the north mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BC9

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Southam to the south-east of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries with inconsistent tree cover, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

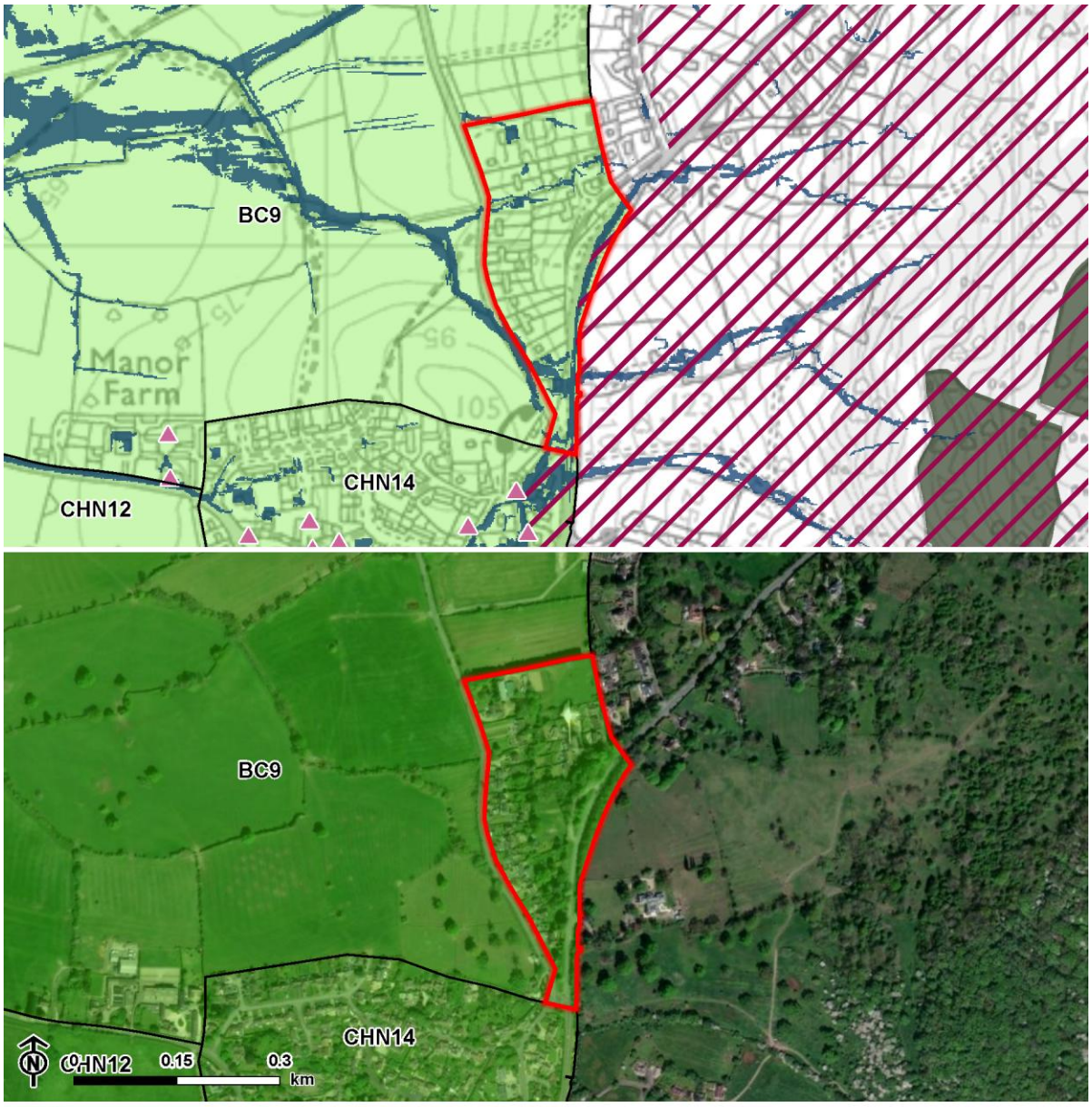
All Green Belt land plays an equal role in relation to this purpose.

Parcel BC9

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BC10



Parcel BC10 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Ancient woodland
- High risk of surface water flooding

Parcel BC10

Contribution of land in Parcel BC10

Parcel BC10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BC10 Description

Parcel Location, Land Uses and Boundaries
Land located south of Bishop's Cleeve. Development in this parcel is contiguous with the village of Southam. Parcel size: 7ha. There is a consistent, permanent boundary feature extending a significant distance. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is development that is urban in character which is continuous with Southam. The remaining open spaces in the parcel do not contribute significantly to the openness of the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bishop's Cleeve is a town and so is defined as a large built-up area. Southam to the south of the parcel has a strong enough relationship with Bishop's Cleeve for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BC10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.

Parcel BC10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

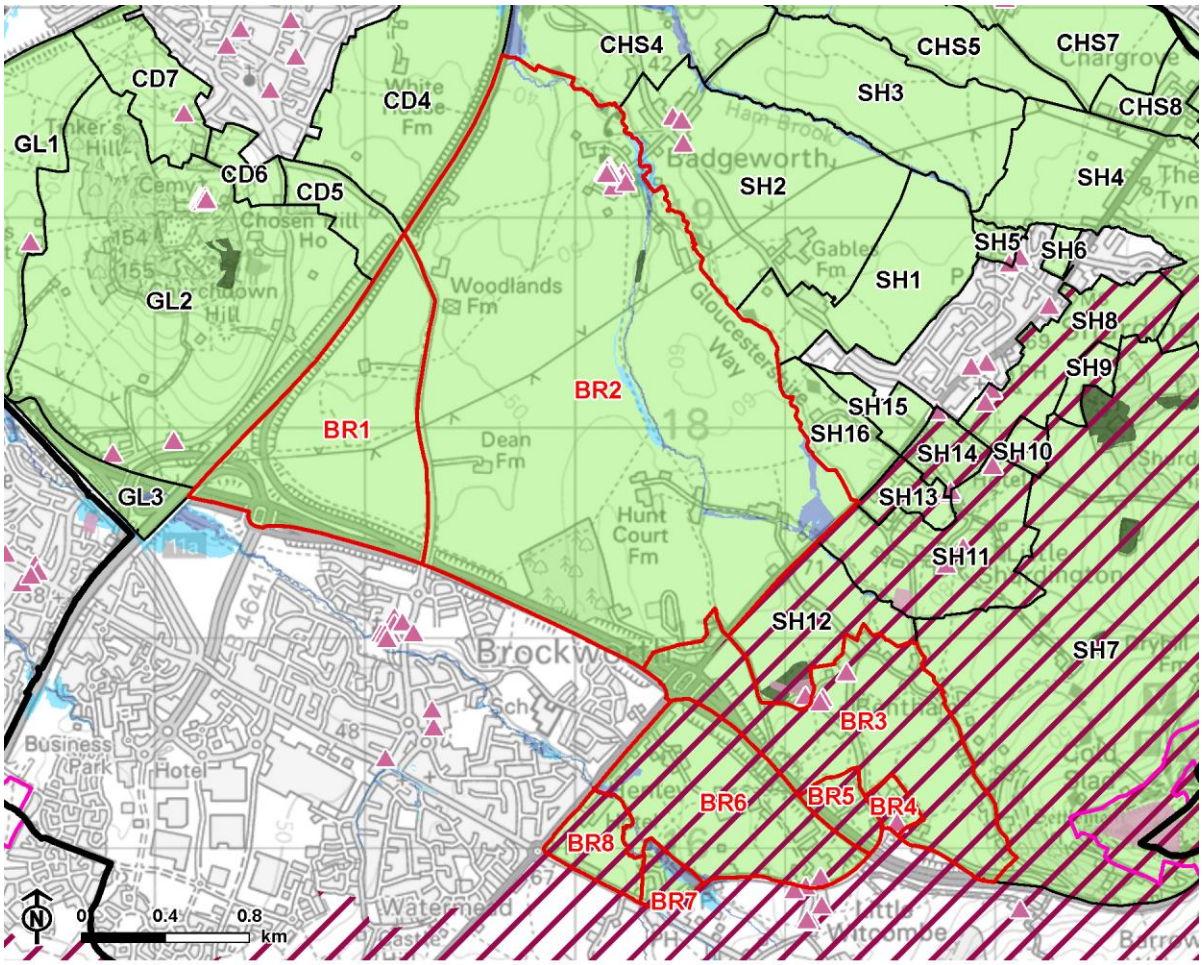
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

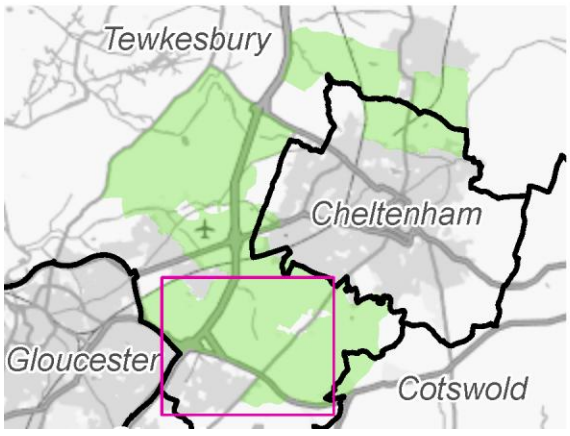
Brockworth



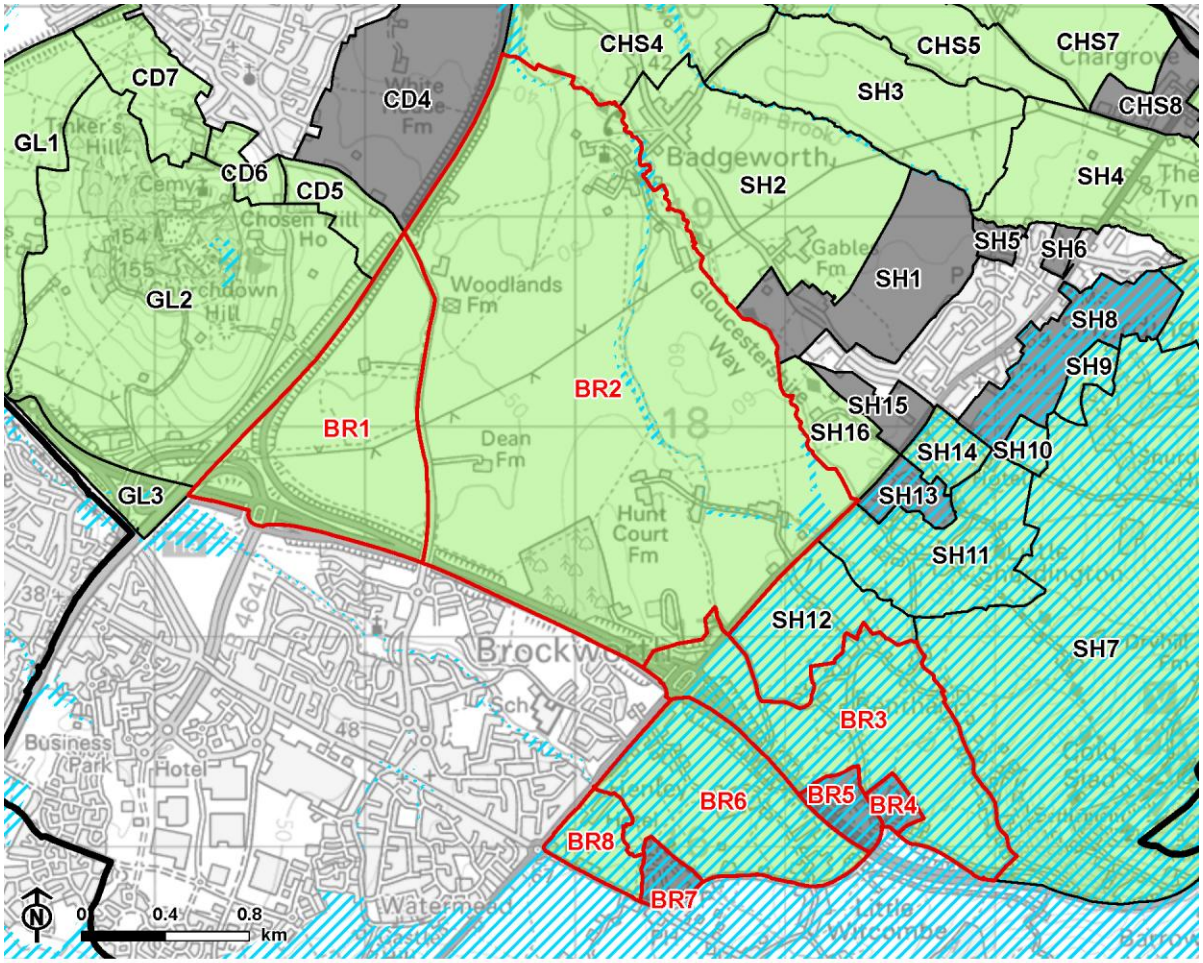
Brockworth parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Site of Special Scientific Interest
Ancient woodland
National Landscape
Flood Zone 2
Flood zone 3
Flood zone 3b
Scheduled monument



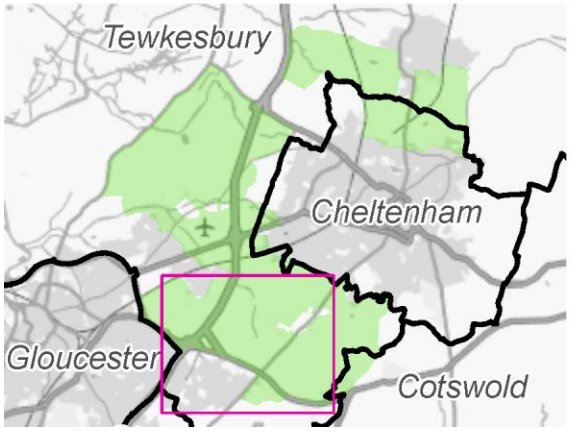
Brockworth



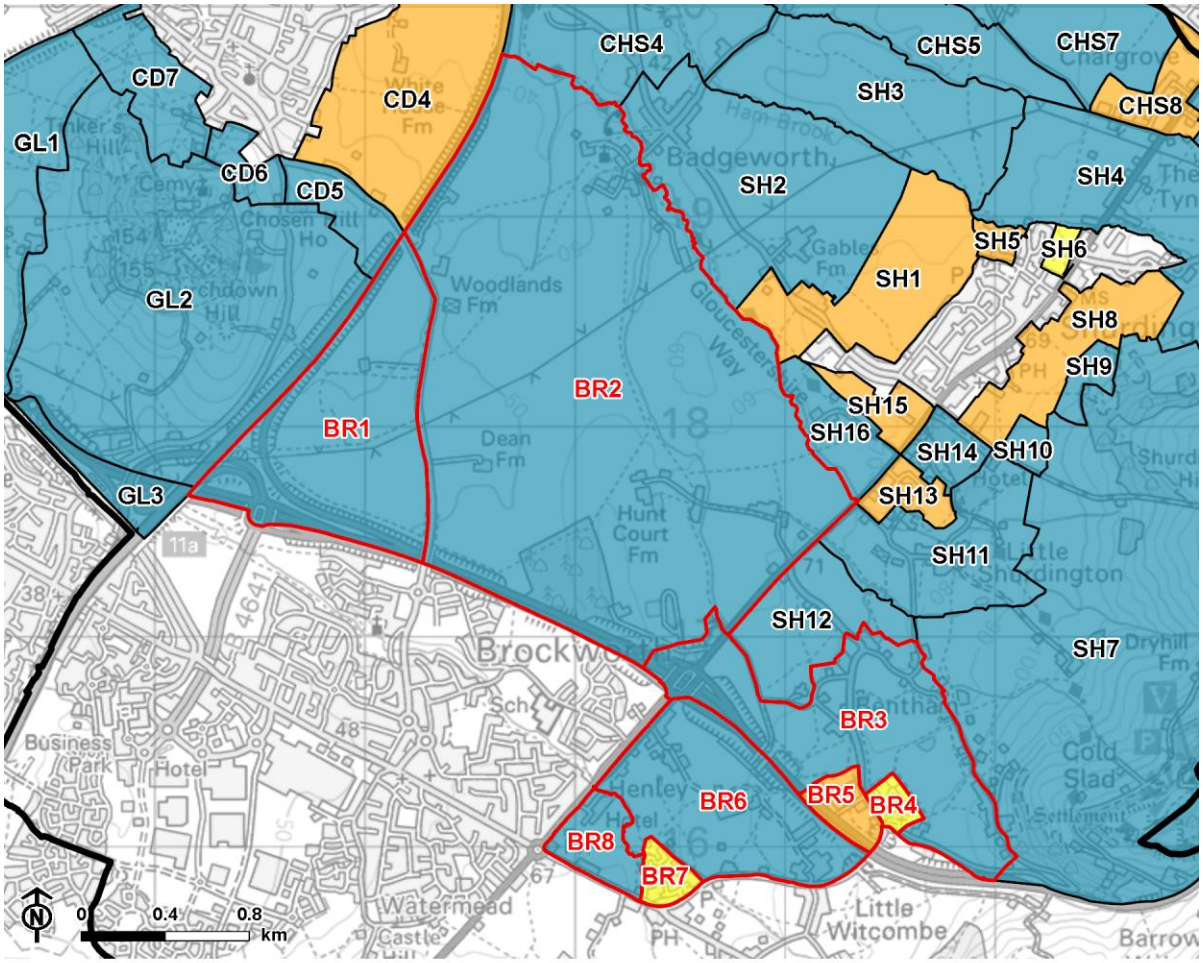
Brockworth parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt

Grey belt
Potential development constraints



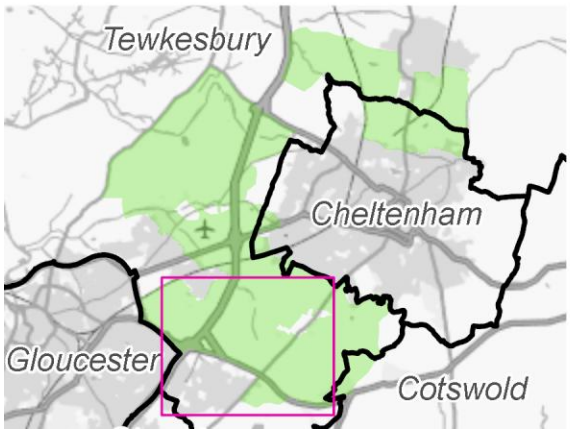
Brockworth



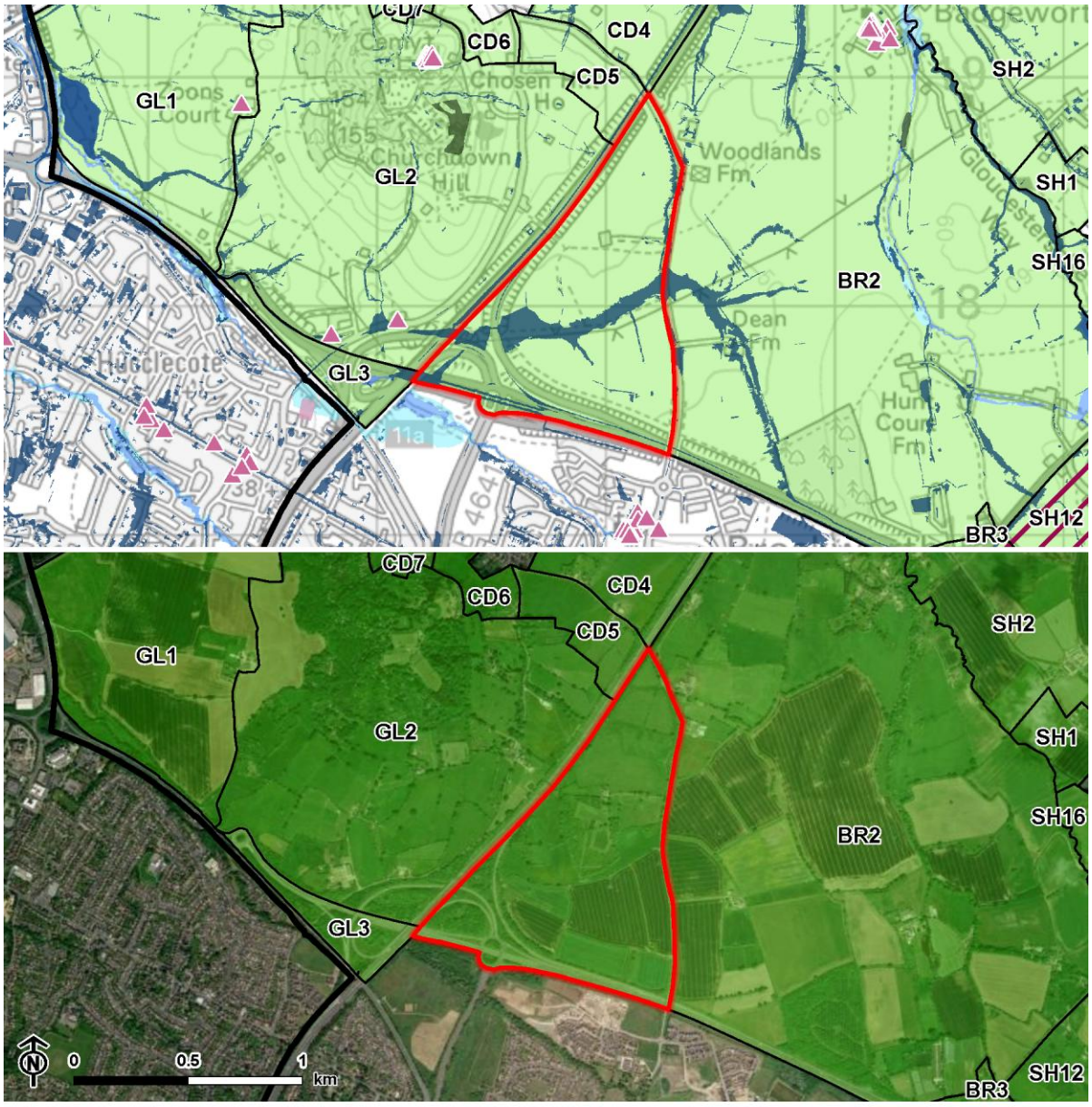
Brockworth parcel
Neighbouring parcel
Local authority
Green Belt

Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel BR1


CD7
CD6
CD4
CD5
SH2
GL1
GL2
SH1
SH16
BR2
GL3
SH12
BR3
0
0.5
1
km
Parcel BR1
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
Ancient woodland
High risk of surface water flooding
National Landscape
Scheduled monument
Flood zone 2

Parcel BR1

Contribution of land in Parcel BR1

Parcel BR1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BR1 Description

Parcel Location, Land Uses and Boundaries
Land located north of Gloucester, north of the A417. Parcel size: 89ha. There is a consistent strong boundary feature between the settlement and the parcel. Brockworth Bypass and the M5 form the southern and western boundaries of the parcel - both are lined with mature trees and hedgerow. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Brockworth Bypass and the M5 form strong visual boundaries between parcel and settlement. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brockworth is a suburb of Gloucester so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel BR1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A417 (Brockworth Bypass) which currently gives the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries to the east, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A417 between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies between Brockworth (which is contingent with Gloucester) and Cheltenham. It is separated by the Brockworth Bypass (A417) which forms a strong separating feature. The M5 creates a connecting feature between Gloucester and Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a large part of the gap. The parcel forms a moderate part of the gap, with the A417 forming a strong boundary feature between the parcel and Gloucester. The breadth of the remainder of the gap, and the intervening vegetation, contributes to the strong separation between Gloucester and Cheltenham to the north-east.

Parcel BR1

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature vegetation clearly delineates the parcel boundary to the east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5 and A417.

Parcel BR1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

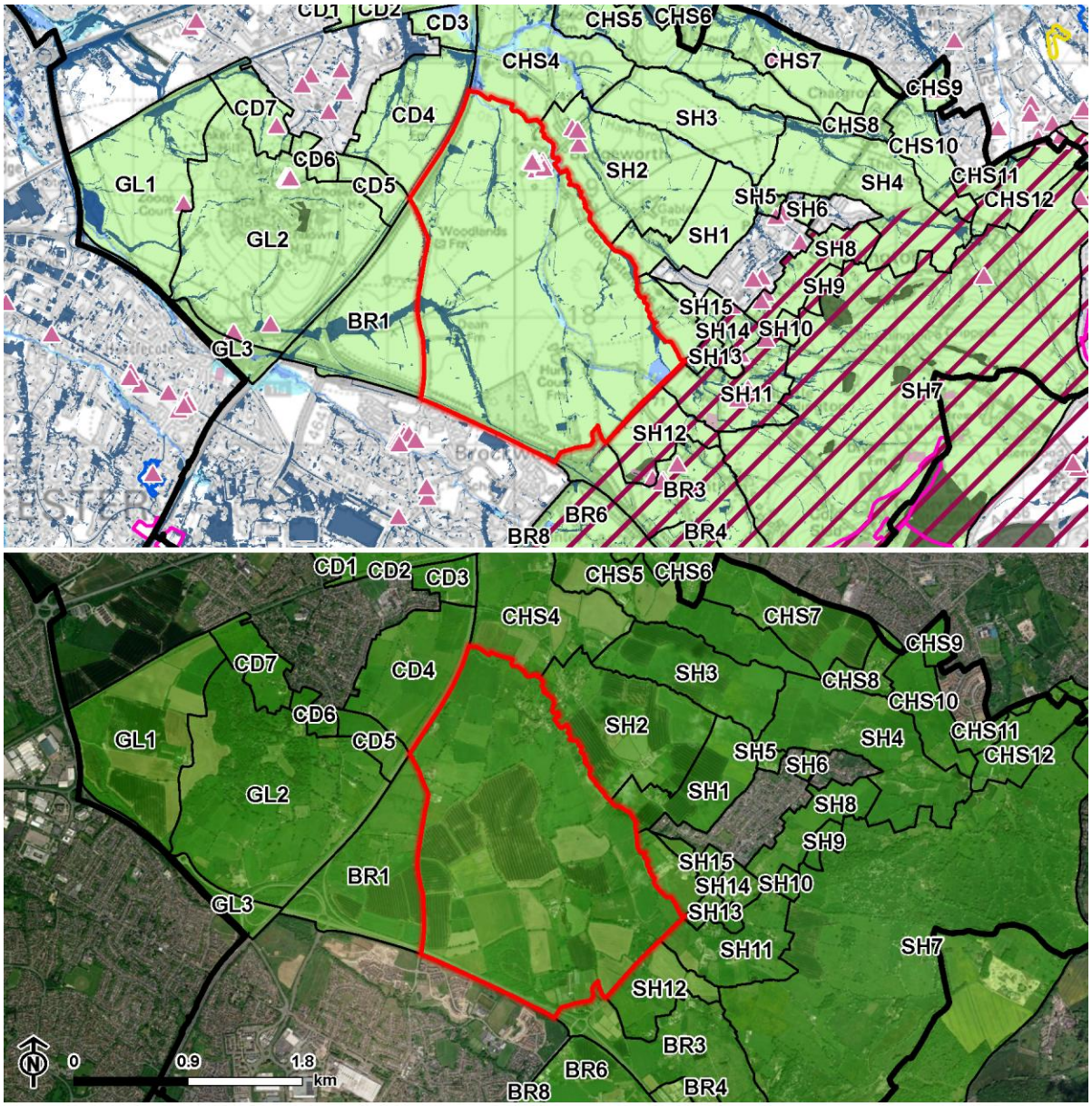
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BR2



Parcel BR2 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel BR2

Contribution of land in Parcel BR2

Parcel BR2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BR2 Description

Parcel Location, Land Uses and Boundaries
Land located north of Brockworth. Parcel size: 380ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Norman's Brook winds its way round the outer boundaries of the parcel to the east, north and north-west. Brockworth Road forms the parcel's south-western boundary, and the Brockworth Bypass (A417) forms the southern boundary of the parcel. M5 forms the outer boundary of the parcel to the north-west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brockworth is a suburb of Gloucester so is defined as part of a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A417 which currently gives the parcel a strong sense of separation from urbanising influences from

Parcel BR2

Assessment Considerations	Assessment
	Gloucester, and distance and intervening vegetation separates the parcel from urban influences from Shurdington.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A417 between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. It is located between Cheltenham (Hatherley) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The A417 (Brockworth Bypass) is a key separating feature between Gloucester (Brockworth) and Cheltenham (Hatherley). The breadth of the parcel and the intervening vegetation also contributes to the strong separation between the two.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BR2

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has mostly internal hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BR2

Purpose E – Assisting in urban regeneration:

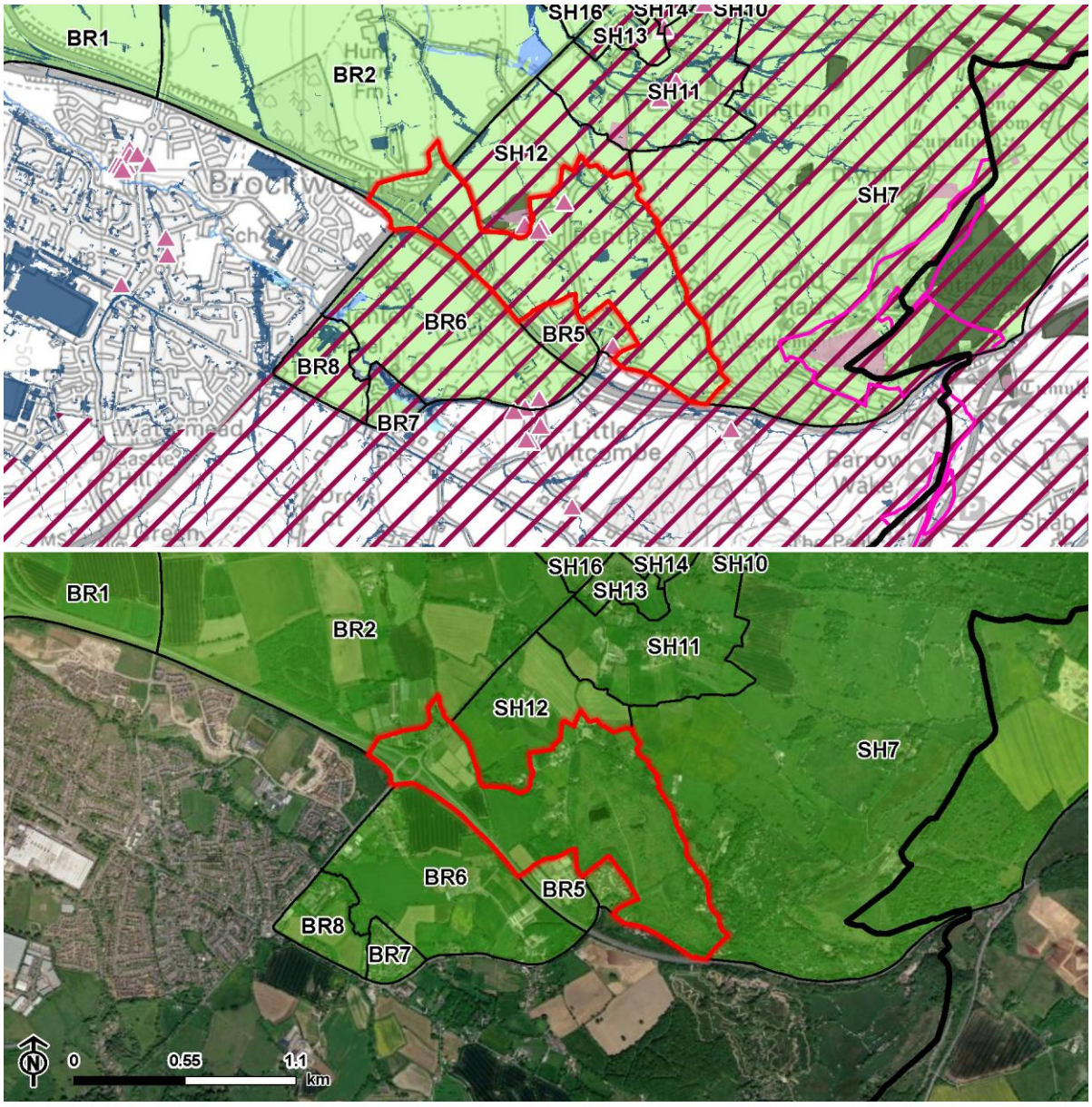
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BR3



Parcel BR3
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding
- Scheduled monument

Parcel BR3

Contribution of land in Parcel BR3

Parcel BR3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BR3 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Brockworth, north of A417. Parcel size: 84ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. A417 Brockworth Bypass dual carriageway forms a boundary to the south of this parcel. To the north, Dog Lane with mature tree vegetation, sit between the parcel and Little Shurdington. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land is gently rising to the south and east away from Little Shurdington. There is a weak perception of urban development outside of the parcel. Brockworth Bypass dual carriageway (A417) and mature trees along bypass boundary form a strong boundary which limits perception of urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Groupings of dwellings but most land is open and does not have uses associated with the urban area. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brockworth is a suburb of Gloucester and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BR3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A417 dual carriageway, mature tree vegetation, and the strong relationship with the wider open countryside, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, the A417 dual carriageway and mature vegetation, between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The A417 dual carriageway, and mature vegetation within the parcel, form significant separating features between Gloucester (Brockworth) and Cheltenham, so the parcel is important in maintaining separation between the settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BR3

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only rural lanes with adjacent vegetation as boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BR3

Purpose E – Assisting in urban regeneration:

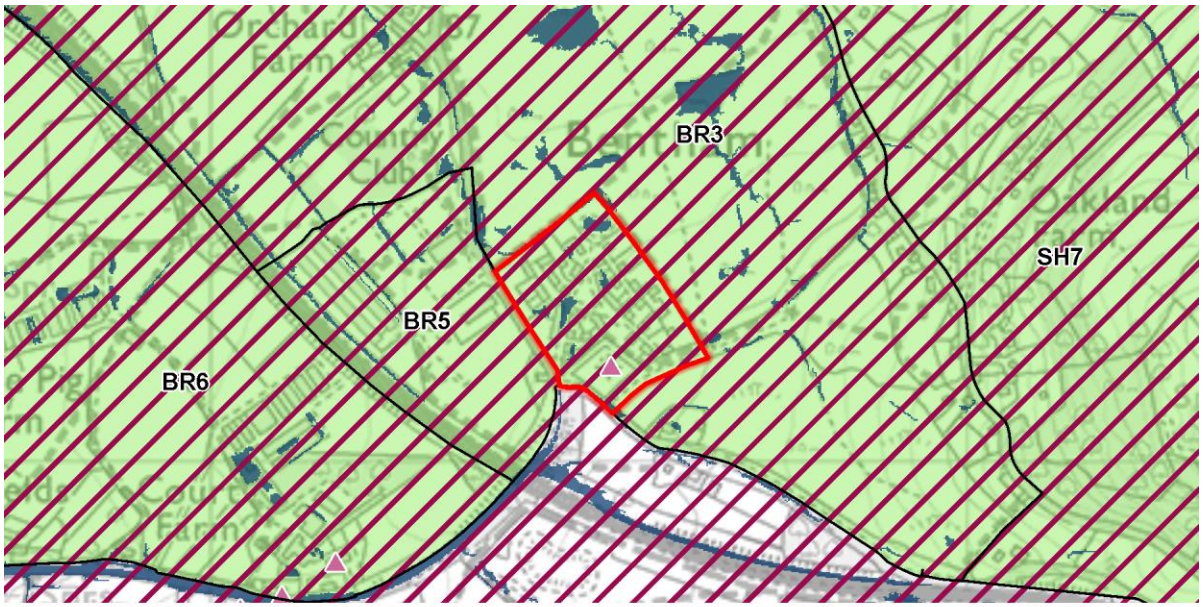
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BR4





Parcel BR4 Neighbouring parcel Green Belt

Potential development constraints

- Listed building
- National Landscape
- High risk of surface water flooding

Parcel BR4

Contribution of land in Parcel BR4

Parcel BR4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BR4 Description

Parcel Location, Land Uses and Boundaries
Land located east of Brockworth and north of the A417. Parcel size: 4ha. There is a moderate boundary feature between the settlement and the parcel. A417 Brockworth Bypass dual carriageway forms a boundary to the south of this parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt. Bentham Green housing development. Appropriate development limits perception of the wider countryside. Tree vegetation limits views to surround open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Gloucester is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the west of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel BR4

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the west of the parcel.

Parcel BR4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

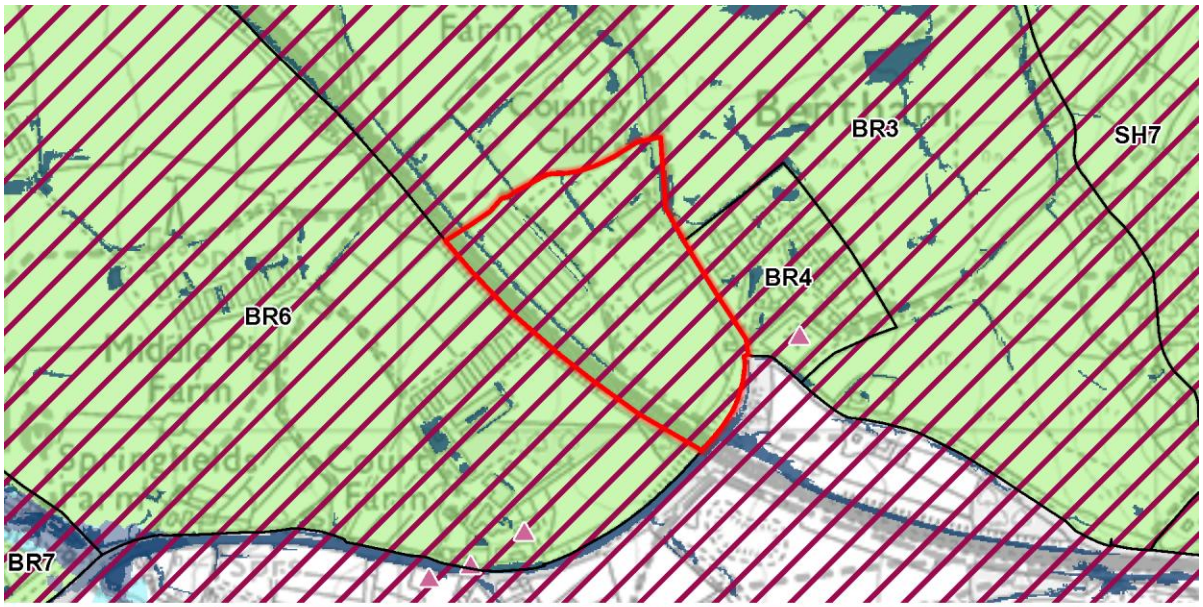
Equal contribution

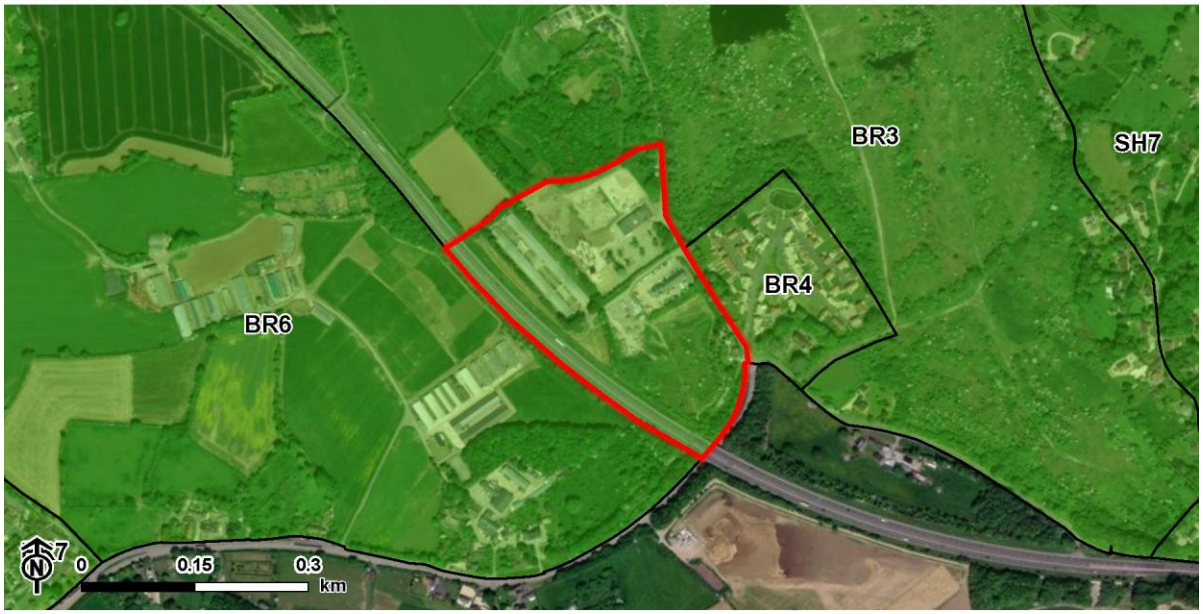
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BR5





Parcel BR5 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding

Parcel BR5

Contribution of land in Parcel BR5

Parcel BR5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BR5 Description

Parcel Location, Land Uses and Boundaries
Land located east of Brockworth, north of A417. Parcel size: 8ha. There is a moderate boundary feature between the settlement and the parcel. A417 Brockworth Bypass dual carriageway forms a boundary to the south of this parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Adjacent housing development and proximity to the A46 dual carriageway creates a sense of being close to the urban edge. Existing development in the Green Belt has some urbanising influence. Outdoor adventure business located in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some views through vegetation to open countryside to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Gloucester is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with the proximity of the A417 dual carriageway and also some associated with development in the Green Belt to the east of the parcel.

Parcel BR5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A

Parcel BR5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

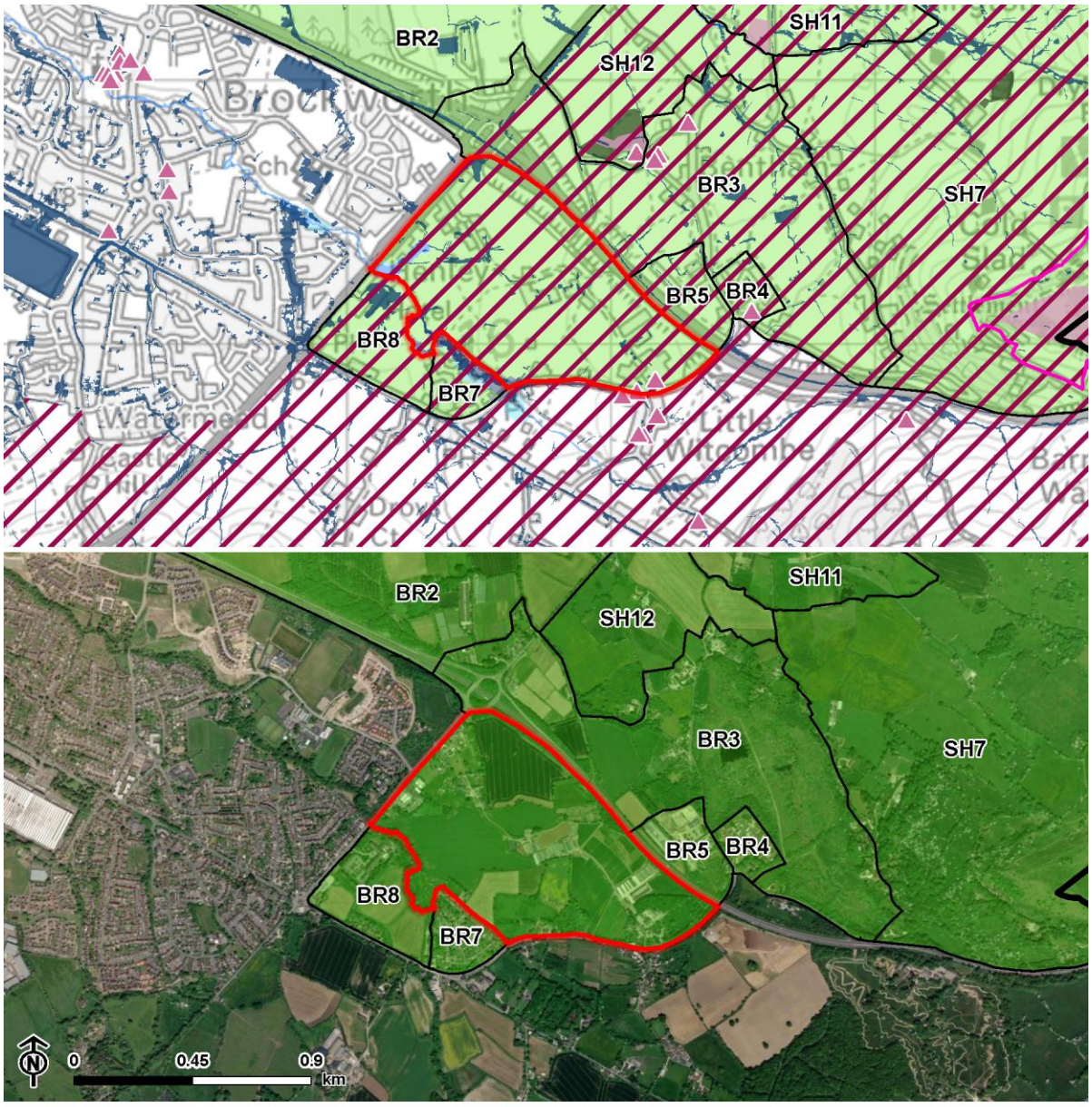
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BR6



Parcel BR6
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding
- Scheduled monument

Parcel BR6

Contribution of land in Parcel BR6

Parcel BR6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel BR6 Description

Parcel Location, Land Uses and Boundaries
Land located east of Brockworth and south of the A417. Parcel size: 63ha. There is a moderate boundary feature between the settlement and the parcel. A46 Shurdington Road, edged by mature trees, forms a boundary to the settlement of Brockworth / Henley to the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel slopes gently upwards towards the east. There is some perception of urban development outside of the parcel. Vegetation alongside Shurdington Road limits views towards Brockworth/Henley. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Although most of the parcel is open it has some development and land uses associated with the urban area, including a garden centre, dwellings, allotments. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection with open countryside to east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brockworth is a suburb of Gloucester and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Brockworth and also some associated with development in the Green Belt to the south of the parcel in Witcombe.

Parcel BR6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Brockworth and Witcombe, causing Witcombe to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features of rising landform and mature vegetation, found elsewhere in the gap, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BR6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Brockworth and also some associated with development in the Green Belt to the south of the parcel in Witcombe.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A417 dual carriageway forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

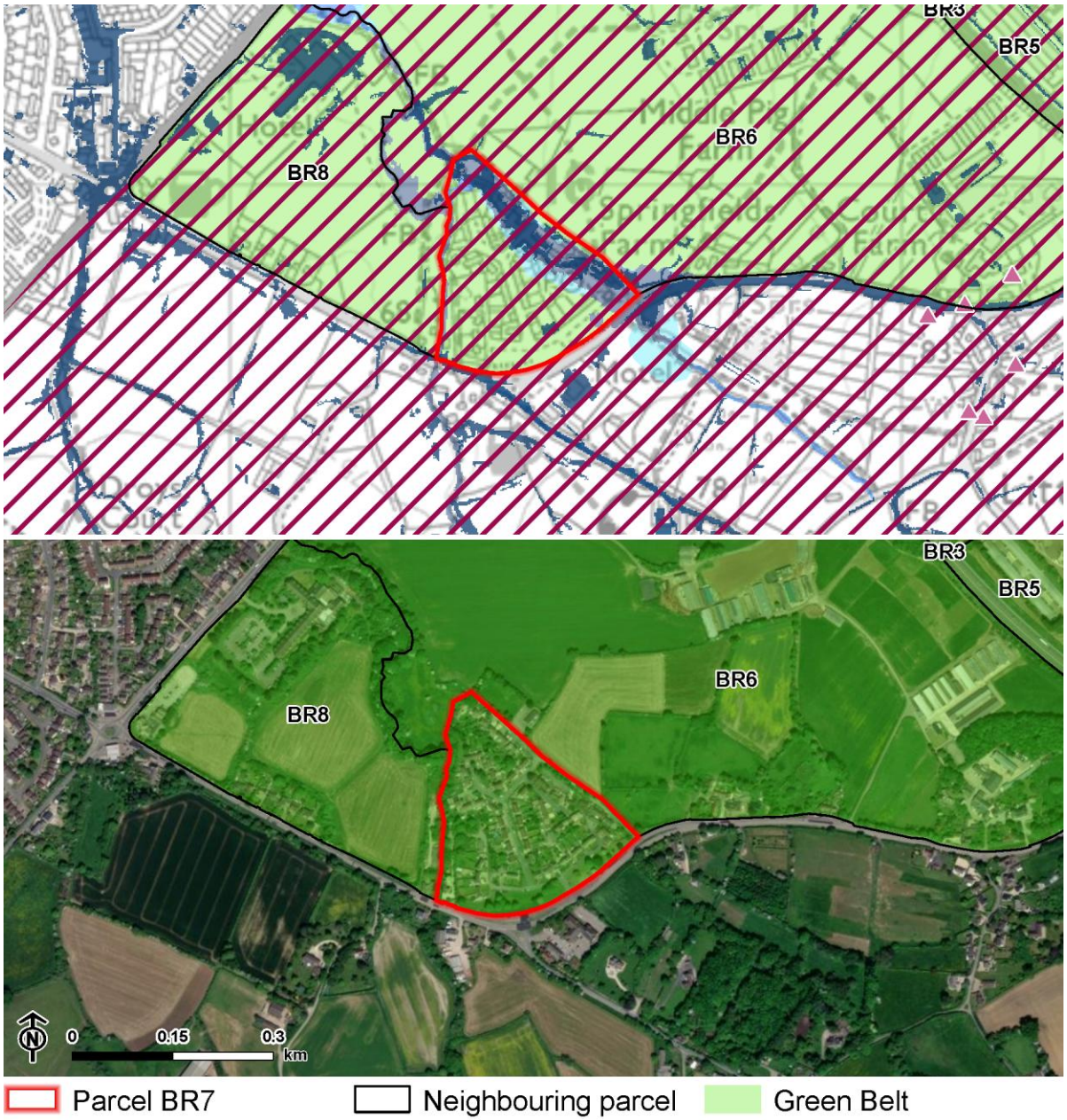
All Green Belt land plays an equal role in relation to this purpose.

Parcel BR6

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BR7



Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding

Parcel BR7

Contribution of land in Parcel BR7

Parcel BR7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BR7 Description

Parcel Location, Land Uses and Boundaries
Land located east of Brockworth. Parcel size: 6ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Brockworth is contiguous with Gloucester and so is defined as a large built-up area. The parcel has a strong enough relationship with Brockworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Hotel, restaurant, housing south of Cirencester Road.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Parcel BR7

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Parcel BR7

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

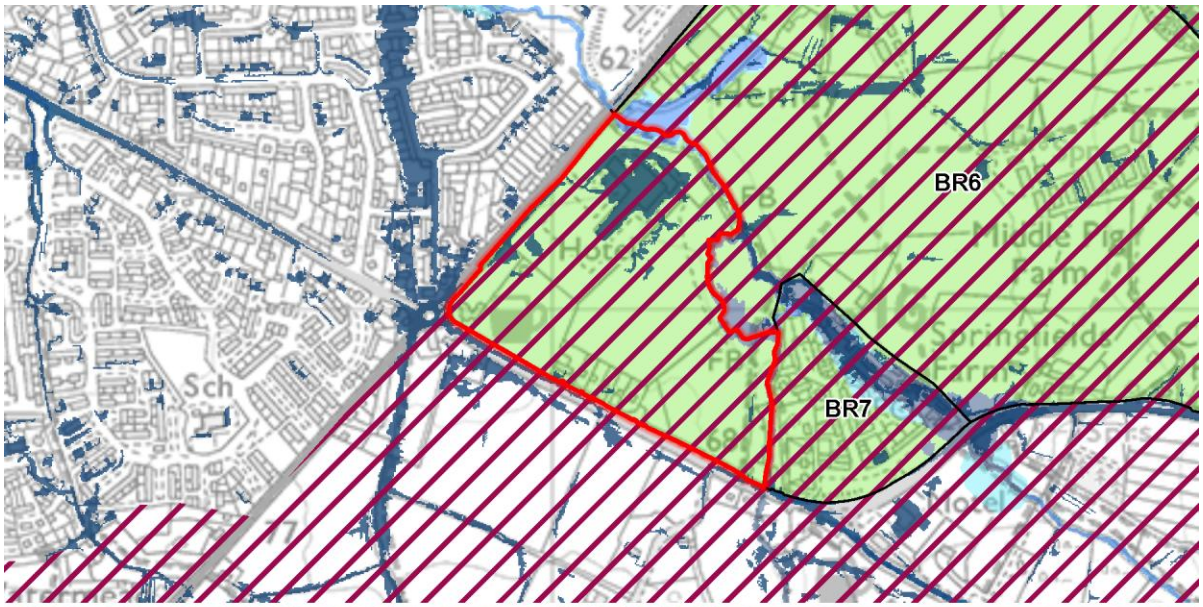
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel BR8





Parcel BR8 | Neighbouring parcel | Green Belt

Potential development constraints

- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding

Parcel BR8

Contribution of land in Parcel BR8

Parcel BR8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel BR8 Description

Parcel Location, Land Uses and Boundaries
Land located east of Brockworth. Parcel size: 14ha. There is a moderate boundary feature between the settlement and the parcel. A46 Shurdington Road forms a boundary to the settlement of Brockworth to the west but there is urbanising development to the east of the road in the Green Belt, including a petrol station, restaurant, hotel, housing. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban area and vegetation inside the parcel limits views. Existing development in the Green Belt has some urbanising influence. Although most of the parcel is open it has some development and land uses associated with the urban area, including a petrol station, hotel, restaurant, car parks, housing. Natural features limit perception of the wider countryside. Tree vegetation alongside Horsbere Brook limits views of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Brockworth is a suburb of Gloucester and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Brockworth and also some associated with development in the Green Belt to the east of the parcel in Witcombe.

Parcel BR8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Brockworth and Witcombe. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Brockworth and Witcombe, causing Witcombe to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel BR8

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Brockworth and also some associated with development in the Green Belt to the east of the parcel in Witcombe.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Brockworth, although contiguous with the historic town of Gloucester, was historically a separate village and is not considered part of the city of Gloucester according to the Gloucester Townscape Character Assessment. The parcel is separated from Gloucester by the M5.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

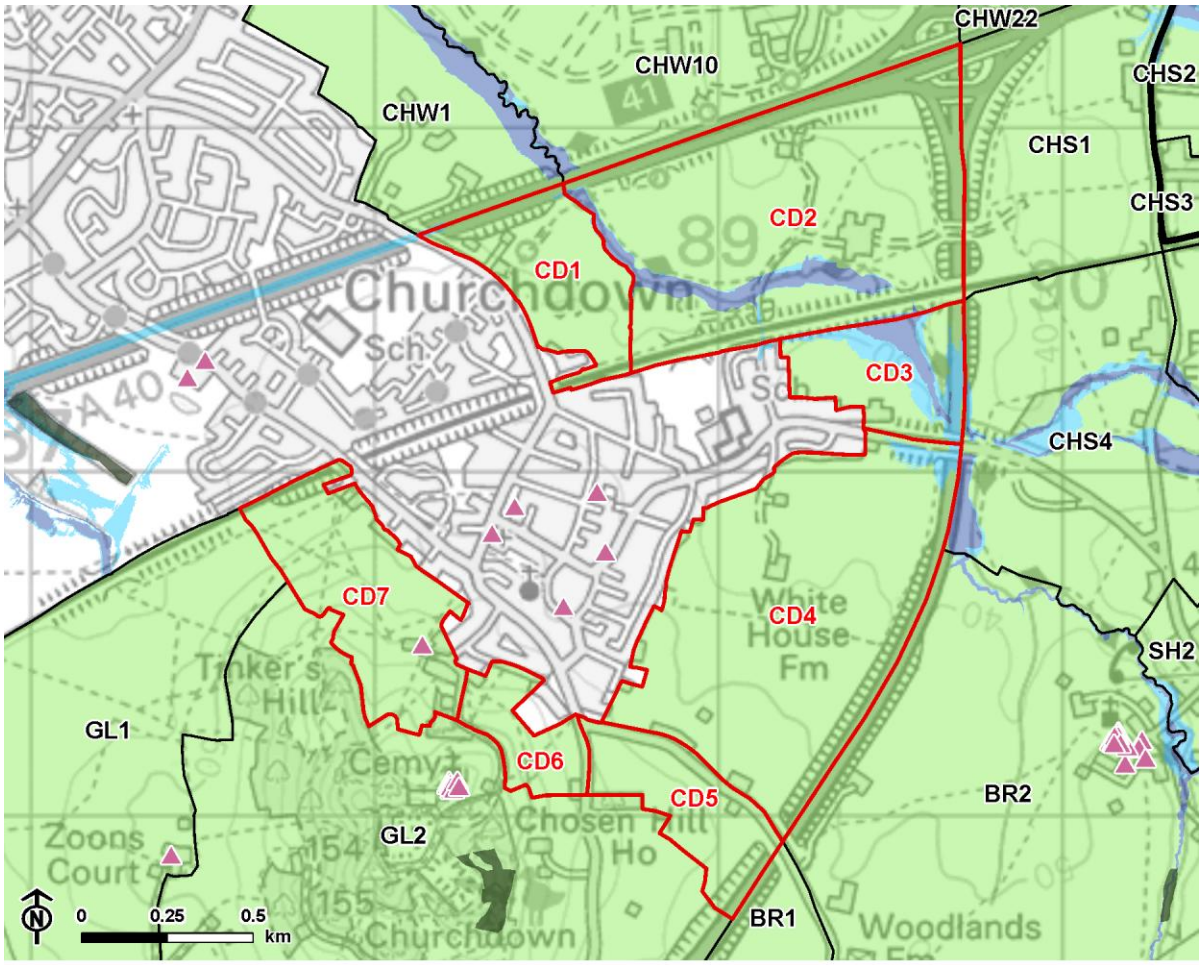
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

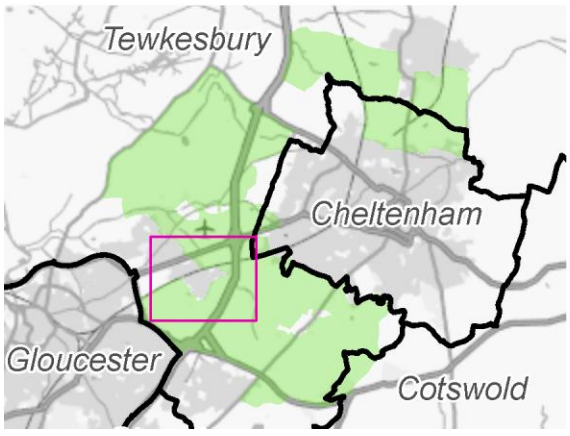
Churchdown



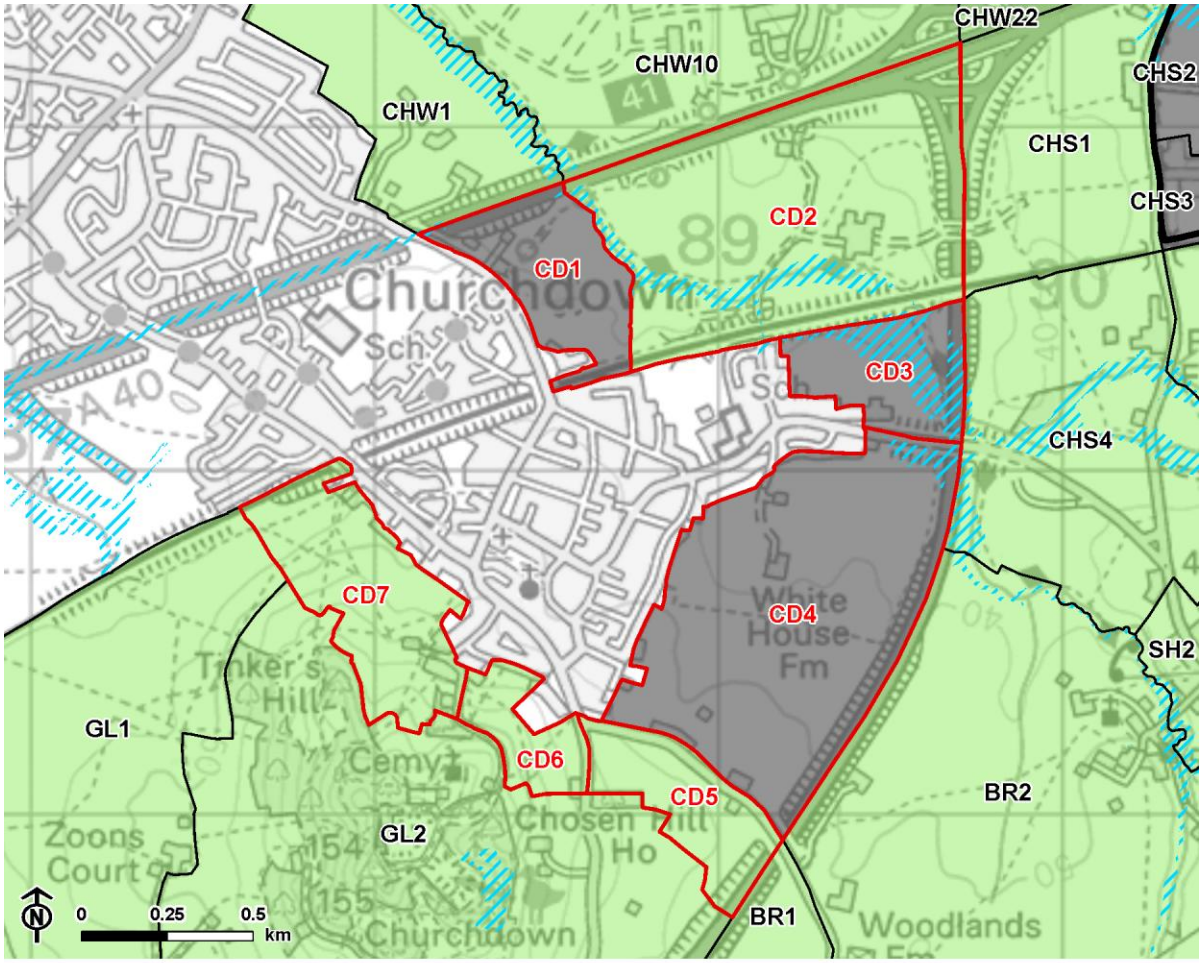
Churchdown parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Ancient woodland
Flood Zone 2
Flood zone 3
Scheduled monument

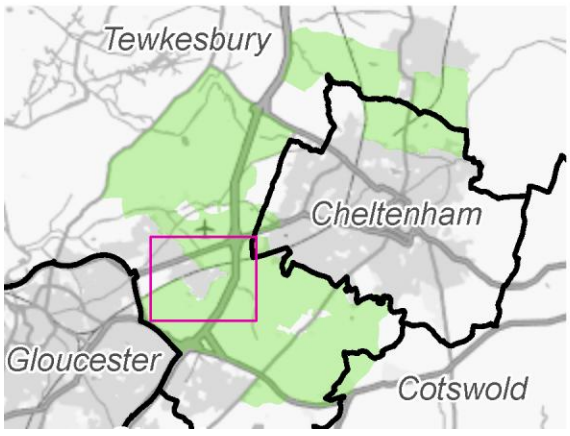


Churchdown

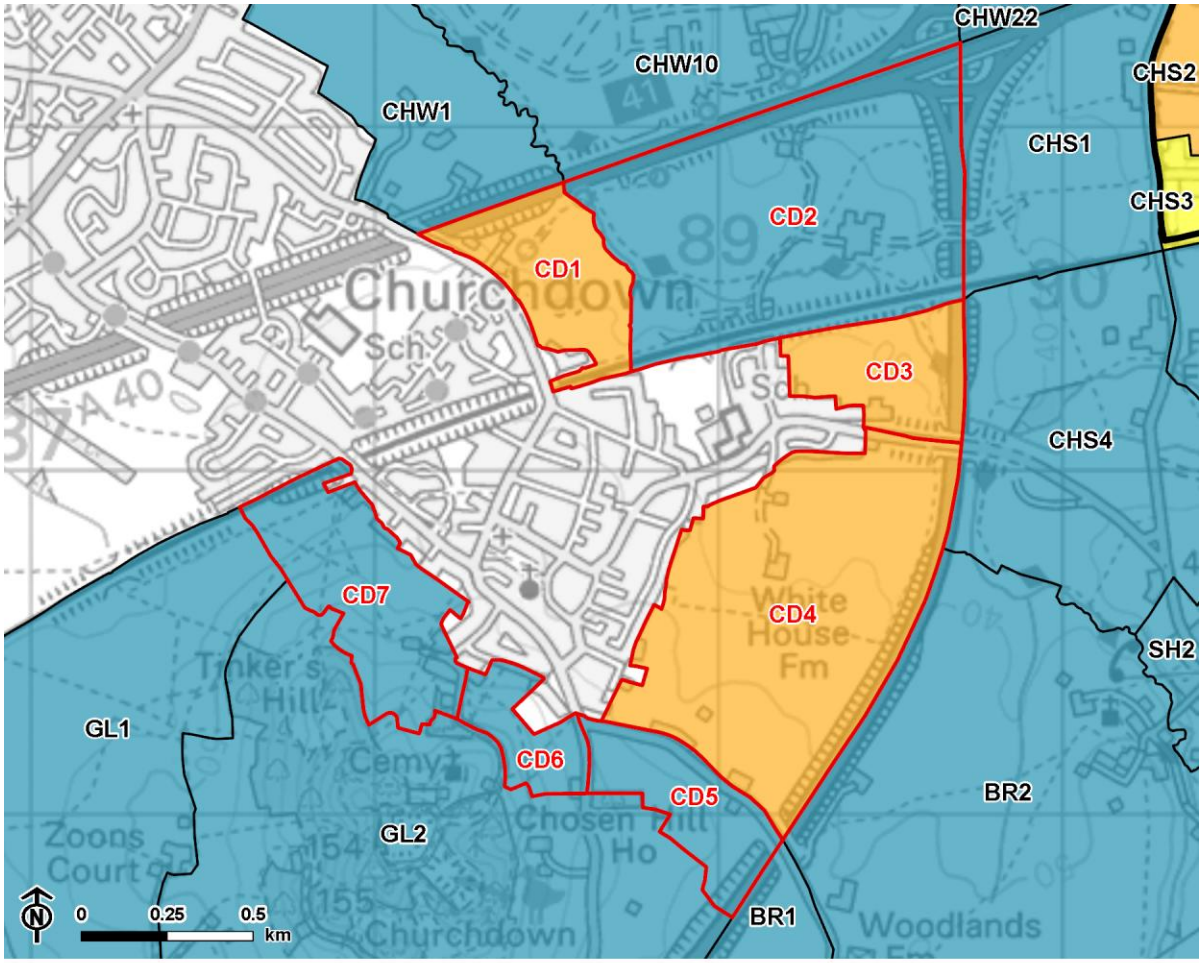


Churchdown parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt
Grey belt
Potential development constraints



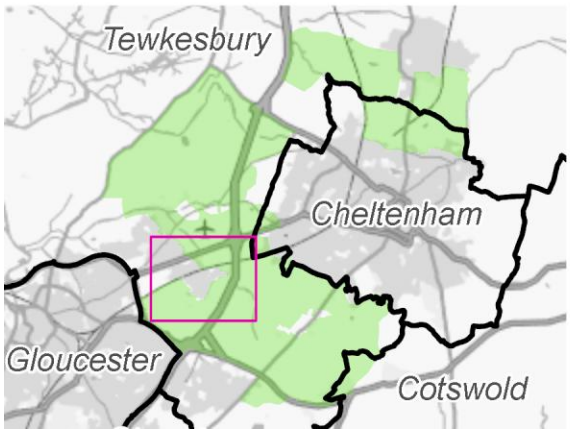
Churchdown



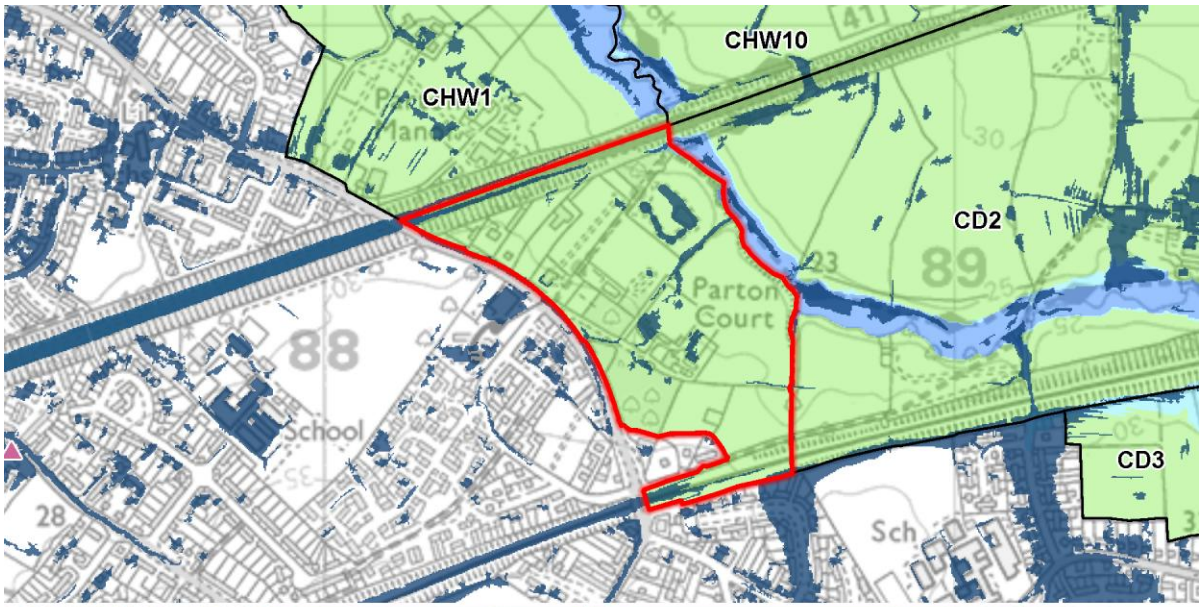
Churchdown parcel
Neighbouring parcel
Local authority
Green Belt

Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel CD1





Parcel CD1 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel CD1

Contribution of land in Parcel CD1

Parcel CD1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel CD1 Description

Parcel Location, Land Uses and Boundaries
Land located east of Churchdown. Parcel size: 18ha. There are no significant boundary features to separate the parcel from the settlement. Parton Road / Station Road, largely edged by trees and hedging, forms a boundary to most of the settlement but its role in separating open land from the urban area is diminished by the presence of urbanising built development to the east (both outside of and within the Green Belt). There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel slopes downhill eastwards towards Norman's Brook but only gently. There is some perception of urban development outside of the parcel. The parcel immediately adjoins the defined urban area but vegetation alongside Parton Road/Station Road limits views. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Although most of the parcel is open it has some development and land uses associated with the urban area, including a care home, children's nursery, dwellings, allotments and a park (with car parking and play equipment). Natural features limit perception of the wider countryside. Mature tree cover alongside Norman's Brook forms a clear boundary between the parcel and open land to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is a large village which is contiguous with Gloucester, meaning that any expansion of the former would be associated with the latter.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CD1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Norman's Brook and the adjacent mature woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It is located between Churchdown (which is contiguous with Gloucester) and Cheltenham, which are approximately 2km apart at this point. The M5 motorway, and to a lesser extent Norman's Brook, are separating features, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features, the M5 and tree cover alongside Norman's Brook, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel CD1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Norman's Brook and adjacent mature woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

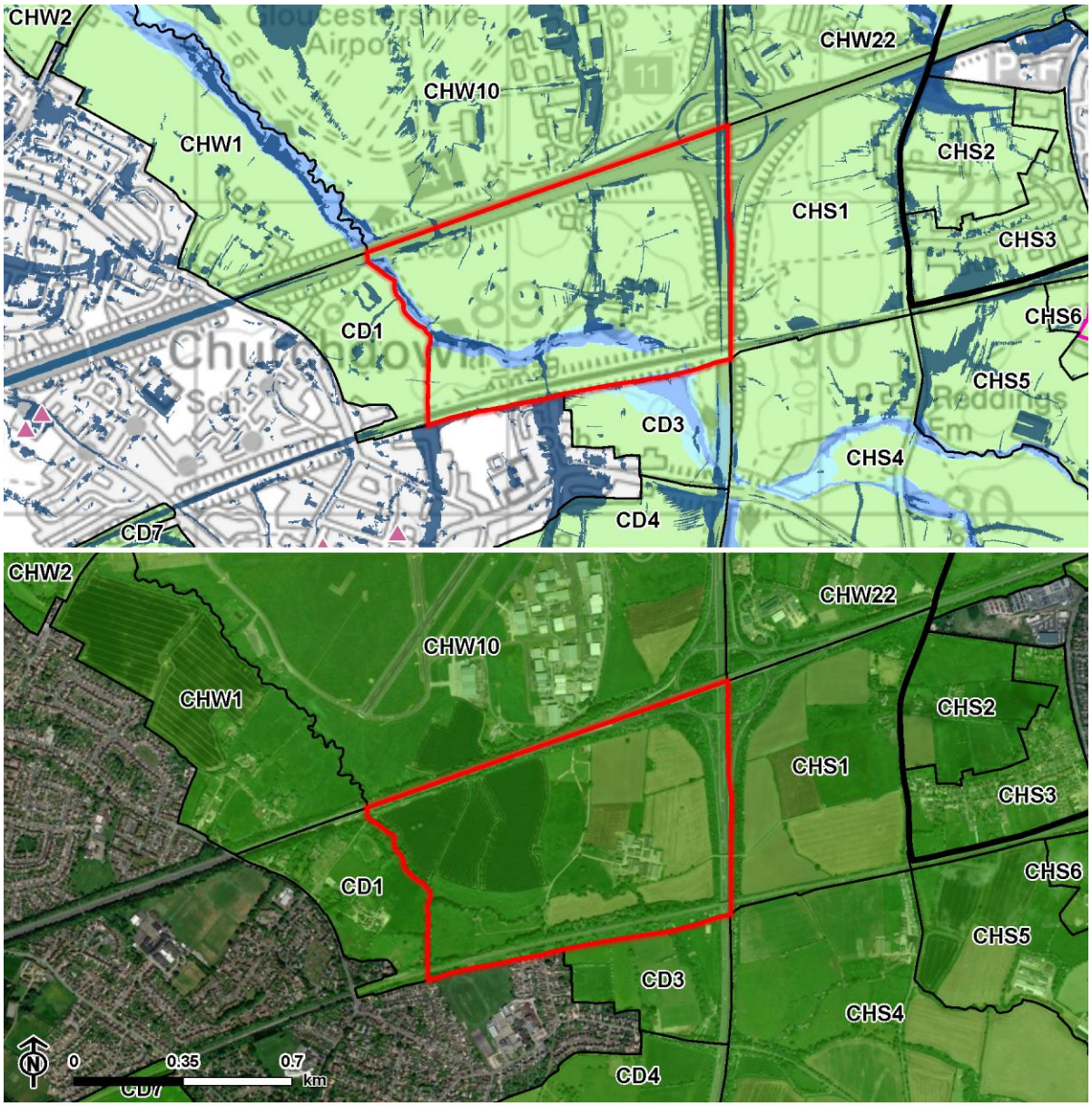
All Green Belt land plays an equal role in relation to this purpose.

Parcel CD1

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CD2



Parcel CD2
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Site of Special Scientific Interest
High risk of surface water flooding
Flood zone 2

Parcel CD2

Contribution of land in Parcel CD2

Parcel CD2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CD2 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Churchdown. Parcel size: 70ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Norman's Brook and associated mature tree vegetation alongside form the west boundary of this parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel slopes downhill towards Norman's Brook but only gently. There is a weak perception of urban development outside of the parcel. Mature vegetation and distance combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Churchdown is a large village which is contiguous with Gloucester, meaning that any expansion of the former would be associated with the latter. The parcel has a strong enough relationship with Churchdown for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CD2

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Norman's Brook, and associated tree cover, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area. No development within Churchdown has crossed Norman's Brook, so any development in this parcel would be incongruous with the current urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It is located between Churchdown and Cheltenham, which are approximately 2km apart at this point. The M5 motorway, and to a lesser extent Norman's Brook, are separating features but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel occupies approximately half of the gap, forming the largest open area within it.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The role of tree cover along Norman's Brook as a visual separator would be negated and, in the absence of internal boundary features, any development in the parcel would weaken the remainder.

Parcel CD2

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. The A40, M5 and railway line, all with associated vegetation, form strong boundaries.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

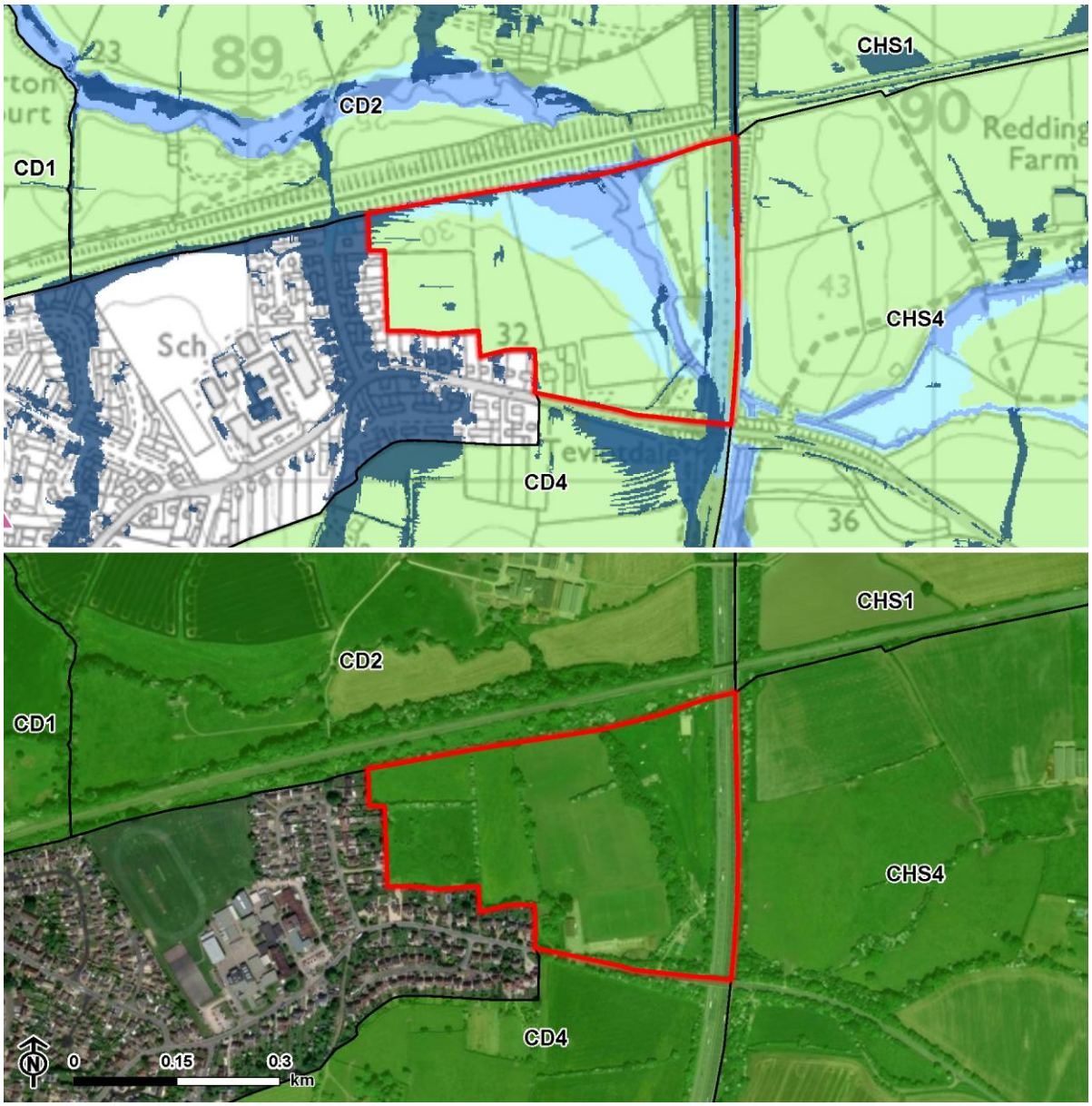
All Green Belt land plays an equal role in relation to this purpose.

Parcel CD2

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CD3



Parcel CD3 Neighbouring parcel Green Belt

Potential development constraints

Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel CD3

Contribution of land in Parcel CD3

Parcel CD3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel CD3 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Churchdown. Parcel size: 15ha. There are no significant boundary features to separate the parcel from the settlement. Residential boundaries form outer edge of settlement adjacent to the west of the parcel. Brookfield Road forms the southern boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Parcel is adjacent to urban residential development which is bound by weak boundary feature. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester, and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The M5 and Brookfield Road clearly marks the parcel boundary to the east and north.

Parcel CD3

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The M5 and railway clearly mark the parcel boundary. Development in the parcel could have some urbanising impact on land beyond it to the south, but would not significantly weaken its contribution to Purpose A.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Churchdown and Cheltenham. The M5 forms a strong separating feature to the east, and distance and mature vegetation further east in the gap combine to form strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The M5 is a strong separating feature and land to the east of this forms the larger part of the gap and includes land with a stronger sense of separation from urban areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel CD3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

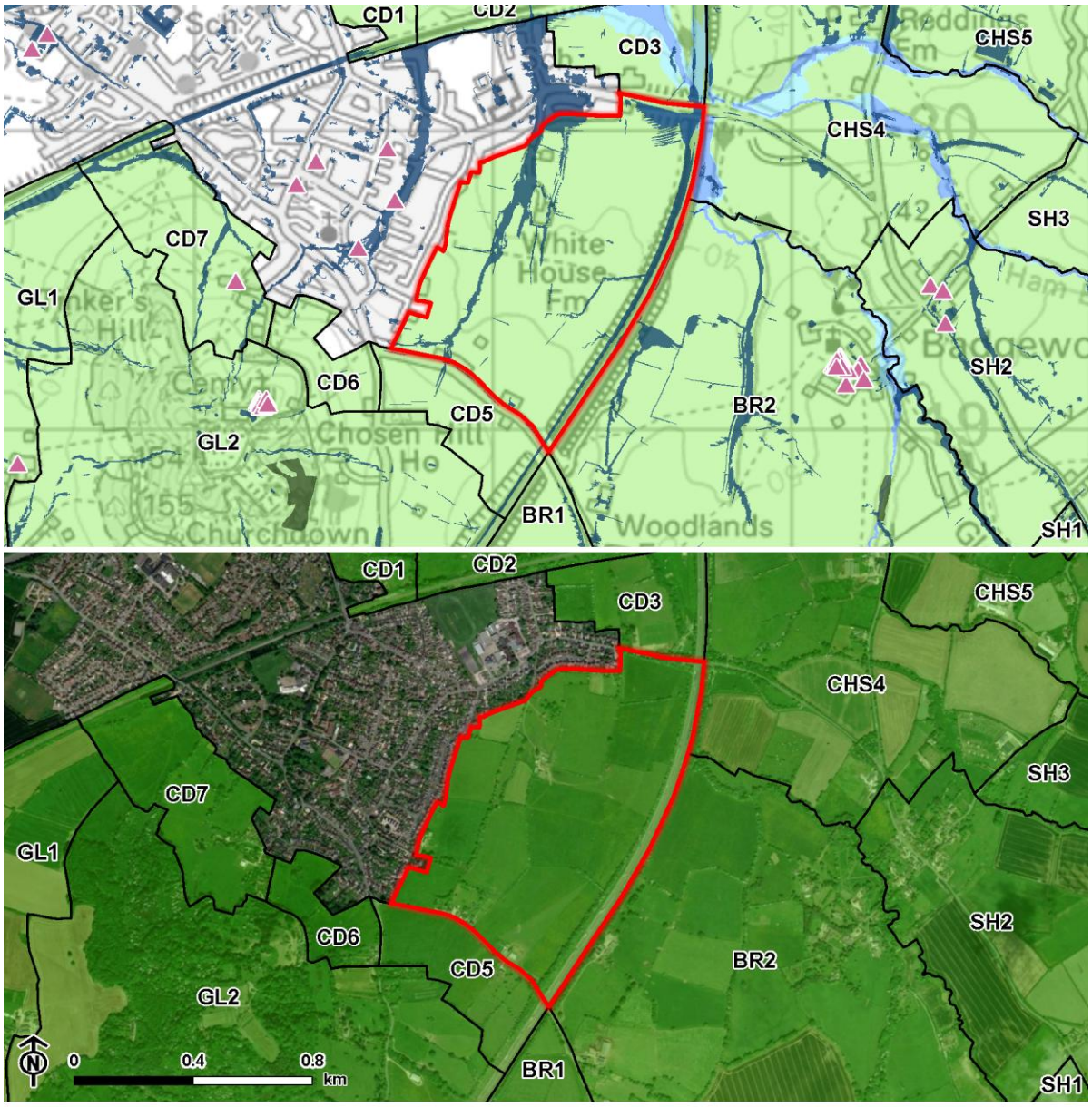
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CD4



Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel CD4

Contribution of land in Parcel CD4

Parcel CD4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Strong	Weak/No	Equal	Yes

Parcel CD4 Description

Parcel Location, Land Uses and Boundaries
Land located east of Churchdown. Parcel size: 68ha. There are no significant boundary features to separate the parcel from the settlement. Residential boundaries form outer edge of settlement adjacent to the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Parcel is adjacent to urban residential development which is bound by a weak boundary feature. There is no change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester, and so is defined as part of a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Much of the area is subject to urbanising influence from the settlement of Churchdown as the land is flat, and the parcel backs on to residential property boundaries, but the influence diminishes with distance eastwards and southwards, away from Churchdown.

Parcel CD4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Development in the parcel would negate the role of the M5 which currently gives the parcel a strong separation from the countryside to the east, and would limit the urbanising impact on development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Churchdown and Up Hatherley (a suburb of Cheltenham). The M5 forms a strong separating feature to the east, and distance and mature vegetation further east in the gap combine to form strong separating features. The approximate distance between the land and the outer edge of the large built up area is approximately 1.85 km.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The M5 is a strong separating feature and land to the east of this forms the larger part of the gap and includes land with a stronger sense of separation from urban areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel CD4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Much of the area is subject to urbanising influence from the settlement of Churchdown as the land is flat, and the parcel backs on to residential property boundaries, but the influence diminishes with distance eastwards and southwards, away from Churchdown.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the north and south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel CD4

Purpose E – Assisting in urban regeneration:

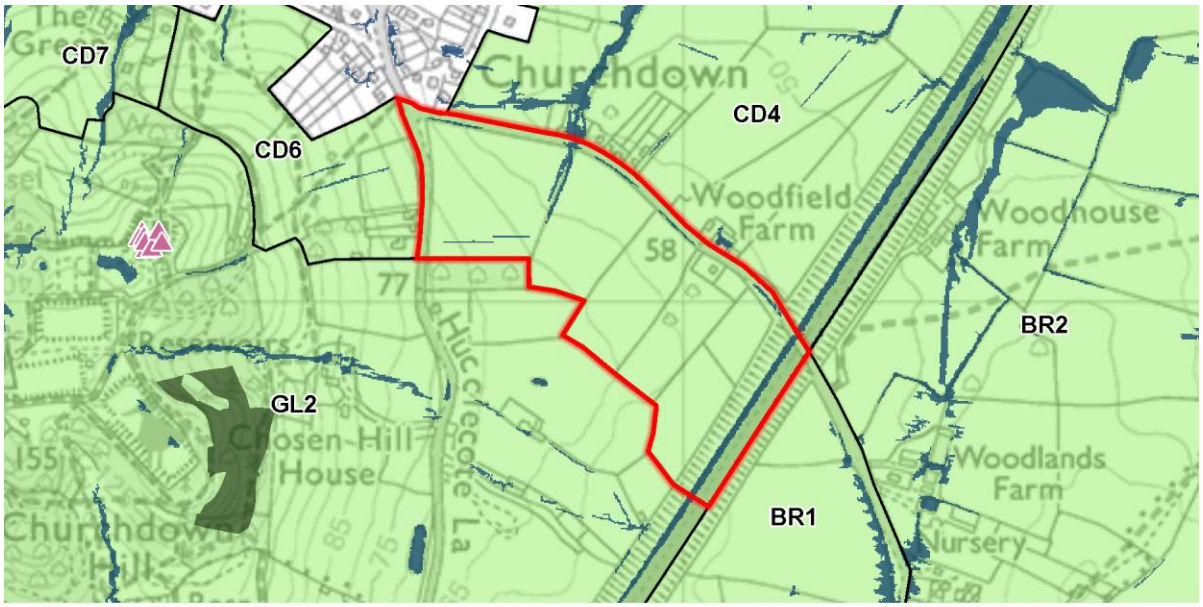
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CD5





Parcel CD5 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- High risk of surface water flooding

Contribution of land in Parcel CD5

Parcel CD5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CD5 Description

Parcel Location, Land Uses and Boundaries
Land located south of Churchdown. Parcel size: 15ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hucclecote Lane to the west and Brockworth Road to the north combine to form moderate separation between the parcel and the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes gently south-east, away from Churchdown. There is some perception of urban development outside of the parcel. Roads and mature tree and hedgerow boundaries limit perception of the urban area to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester, and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CD5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the change in landform and mature vegetation from Brockworth Road, which currently gives the parcel a strong sense of separation from urbanising influences. Development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the south in particular.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Brockworth Road between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separates Churchdown and Up Hatherley. The M5 forms a strong separating feature to the east, and distance and mature vegetation further east in the gap combine to form strong separating features. The narrowest part of the gap located further north and east of Churchdown.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel CD5

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

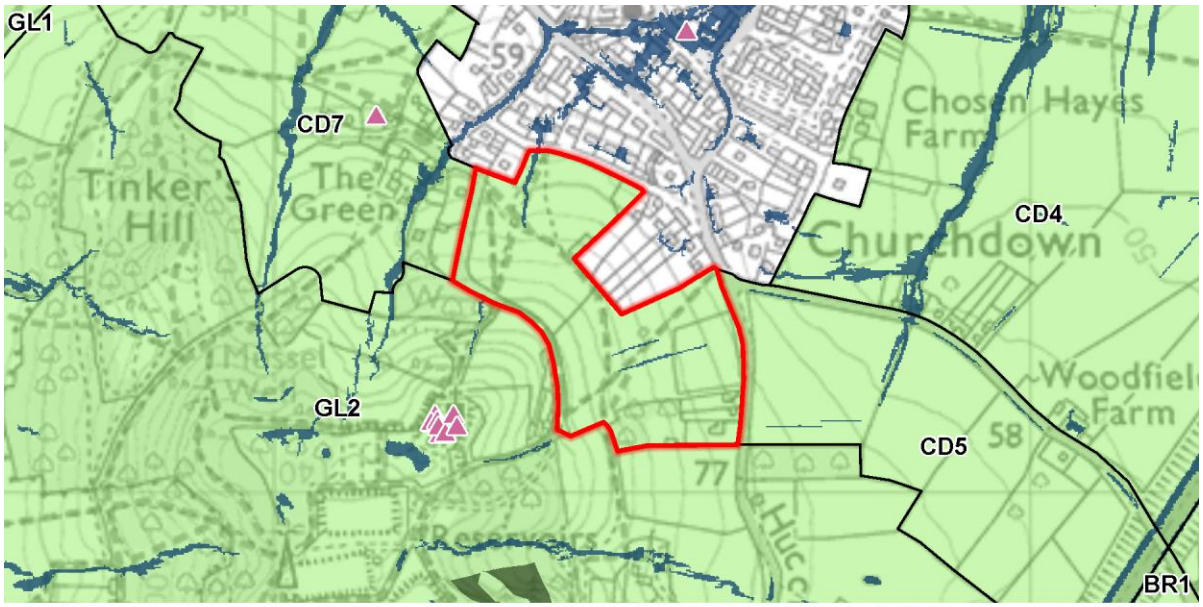
All Green Belt land plays an equal role in relation to this purpose.

Parcel CD5

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CD6





Parcel CD6 Neighbouring parcel Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- High risk of surface water flooding

Parcel CD6

Contribution of land in Parcel CD6

Parcel CD6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CD6 Description

Parcel Location, Land Uses and Boundaries
Land located south of Churchdown. Parcel size: 8ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Criftycraft Lane forms outer northern boundary, with residential property boundaries with mature trees and hedgerow located along the eastern and north-western settlement boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel as land slopes upwards to Churchdown Hill. There is some perception of urban development outside of the parcel. Land slopes upwards to Churchdown Hill, and no strong year-round boundary feature to reduce perception of views towards Churchdown to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester, and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some urbanising influence associated with development in Churchdown to the north but the rising landform of Churchdown Hill limits association with the urban area.

Parcel CD6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rising landform, roads including Hucclecote Lane, Criftycraft Lane and mature vegetation which currently gives the parcel a strong sense of separation from urbanising influences from the north.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester. This means that the parcel, being contained on three sides by urban edges, is peripheral to the core gap between Gloucester and Cheltenham. Additionally, the M5 forms a strong separating feature to the east, and distance and mature vegetation elsewhere in the gap combine to form strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel CD6

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some urbanising influence associated with development in Churchdown to the north but the rising landform of Churchdown Hill limits association with the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature trees and woodland clearly mark the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel CD6

Purpose E – Assisting in urban regeneration:

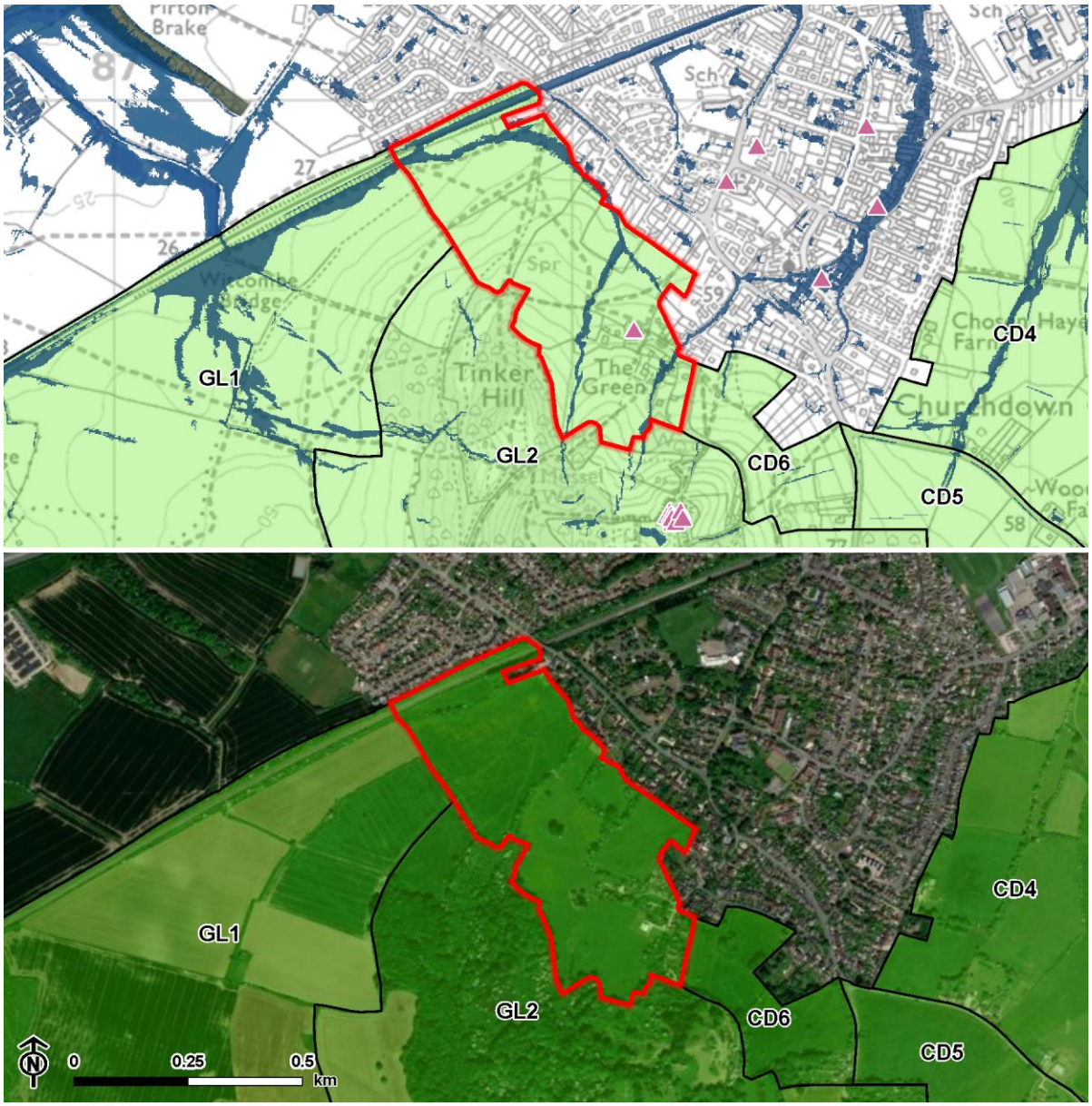
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CD7



Parcel CD7 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel CD7

Contribution of land in Parcel CD7

Parcel CD7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CD7 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Churchdown. Parcel size: 25ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Mature hedgerow and trees located along settlement boundary to the east. There is some change in landform which creates a sense of separation between the settlement and the parcel. Gently north-east and eastward sloping land towards Churchdown. There is some perception of urban development outside of the parcel. Mature trees and hedgerow along residential property boundaries limit perception of the urban area. However, land slopes up towards Tinker's hill, increasing perception of urban area from more elevated land. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester, and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CD7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the woodland and mature trees along the rising landform, which currently give the parcel a stronger sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel, being contained on three sides by urban edges, is peripheral to the core gap between Gloucester and Cheltenham. Development within the parcel would not significantly weaken role of land that is in the gap.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CD7

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland and change in landform forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Churchdown, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

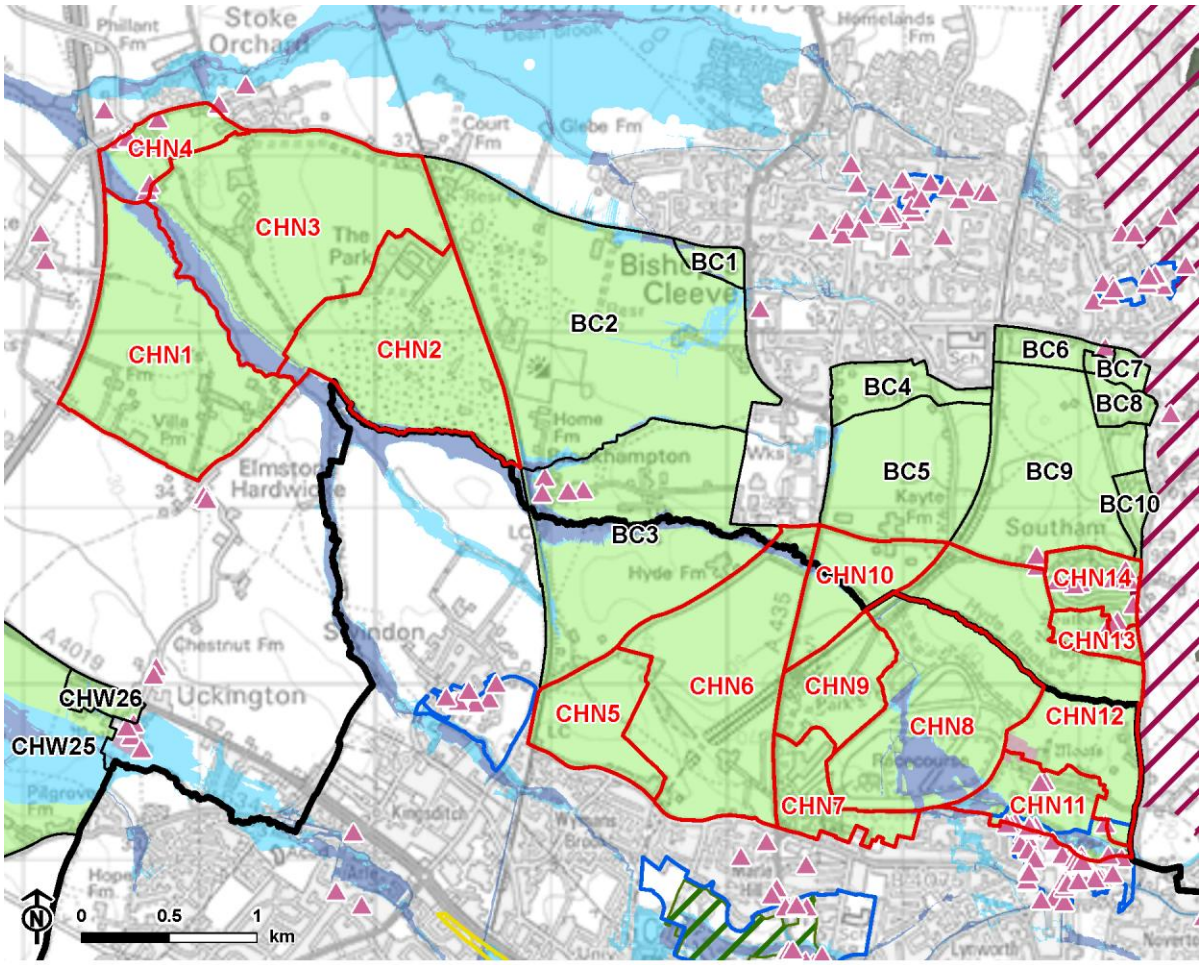
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

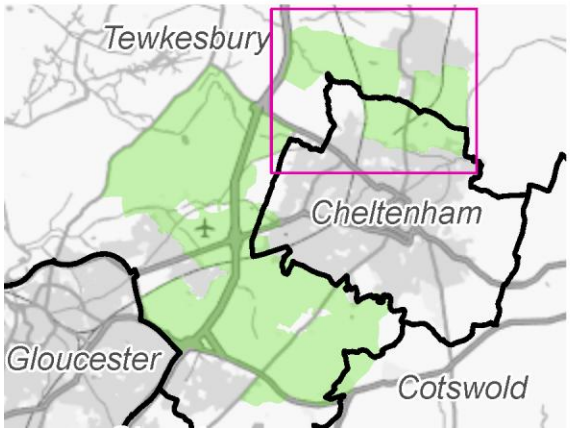
Cheltenham North



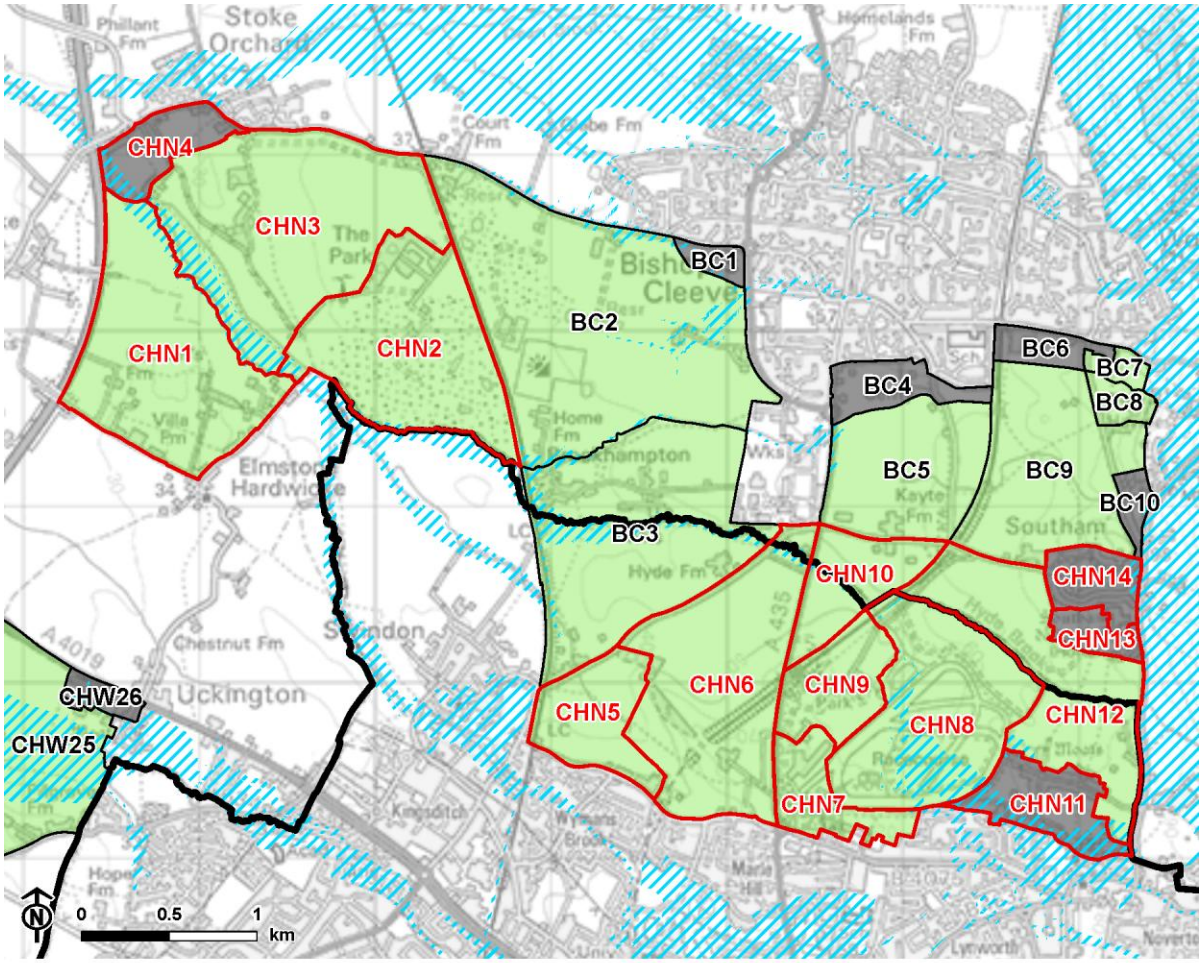
Cheltenham North parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Ancient woodland
Peaty soil
National Landscape
Flood Zone 2
Flood zone 3
Conservation area
Scheduled monument
Registered Parks and Gardens



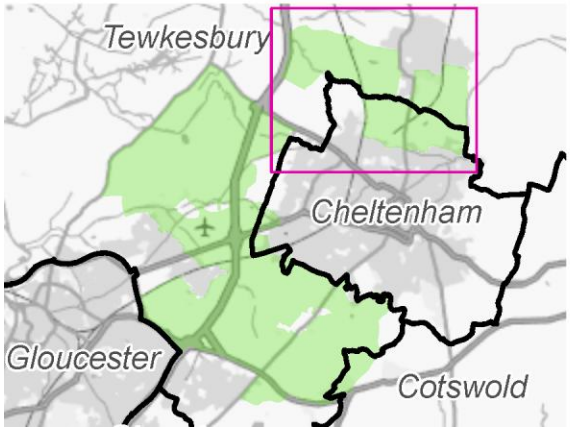
Cheltenham North



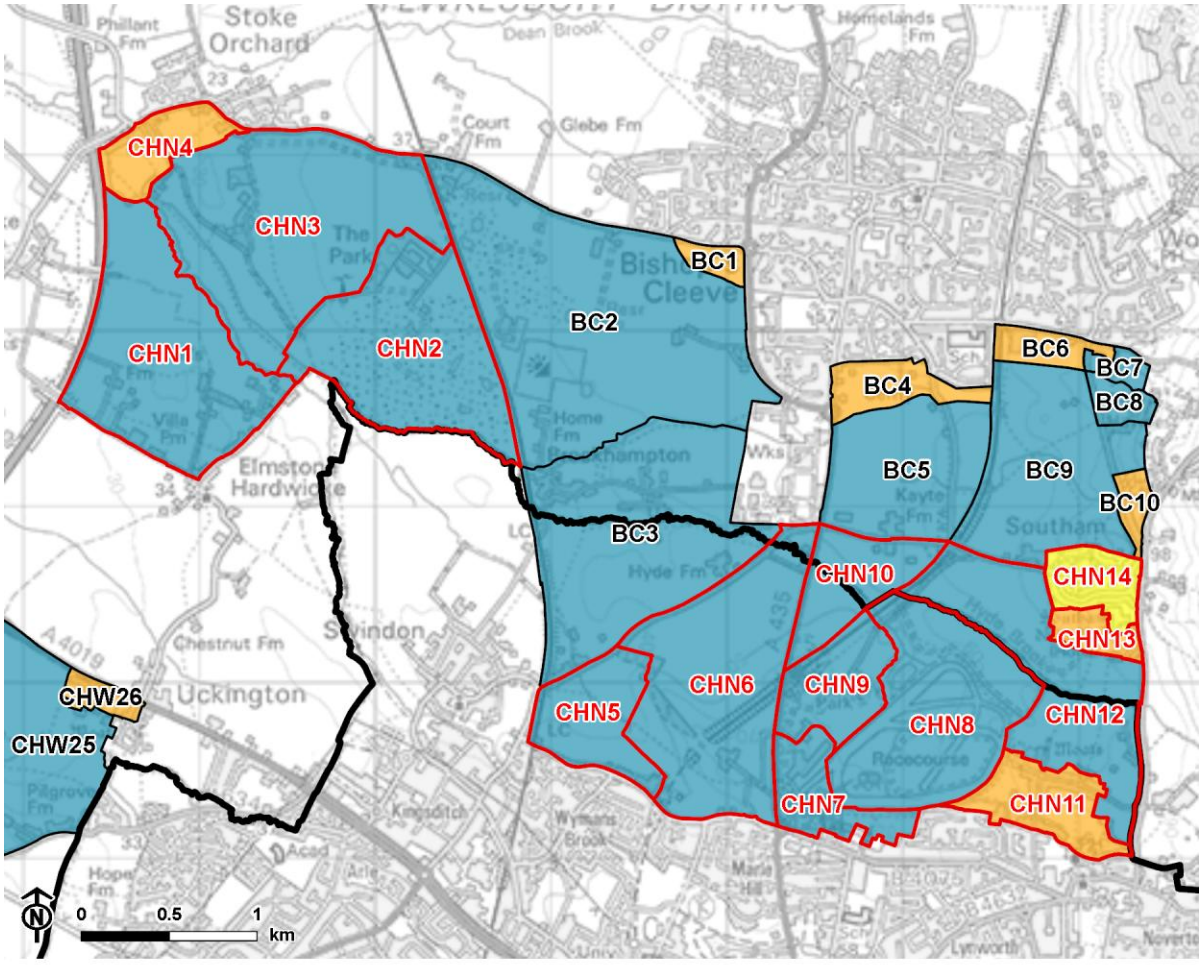
Cheltenham North parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt

Grey belt
Potential development constraints



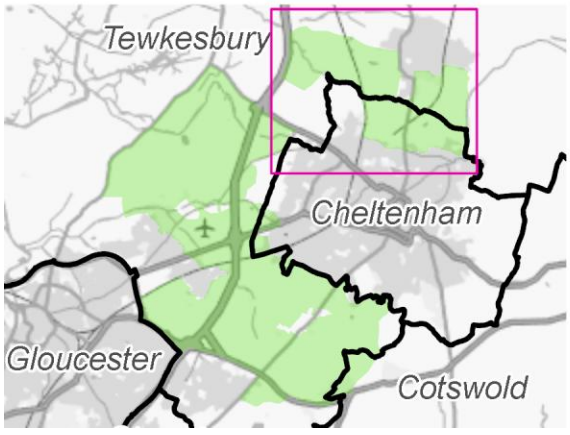
Cheltenham North



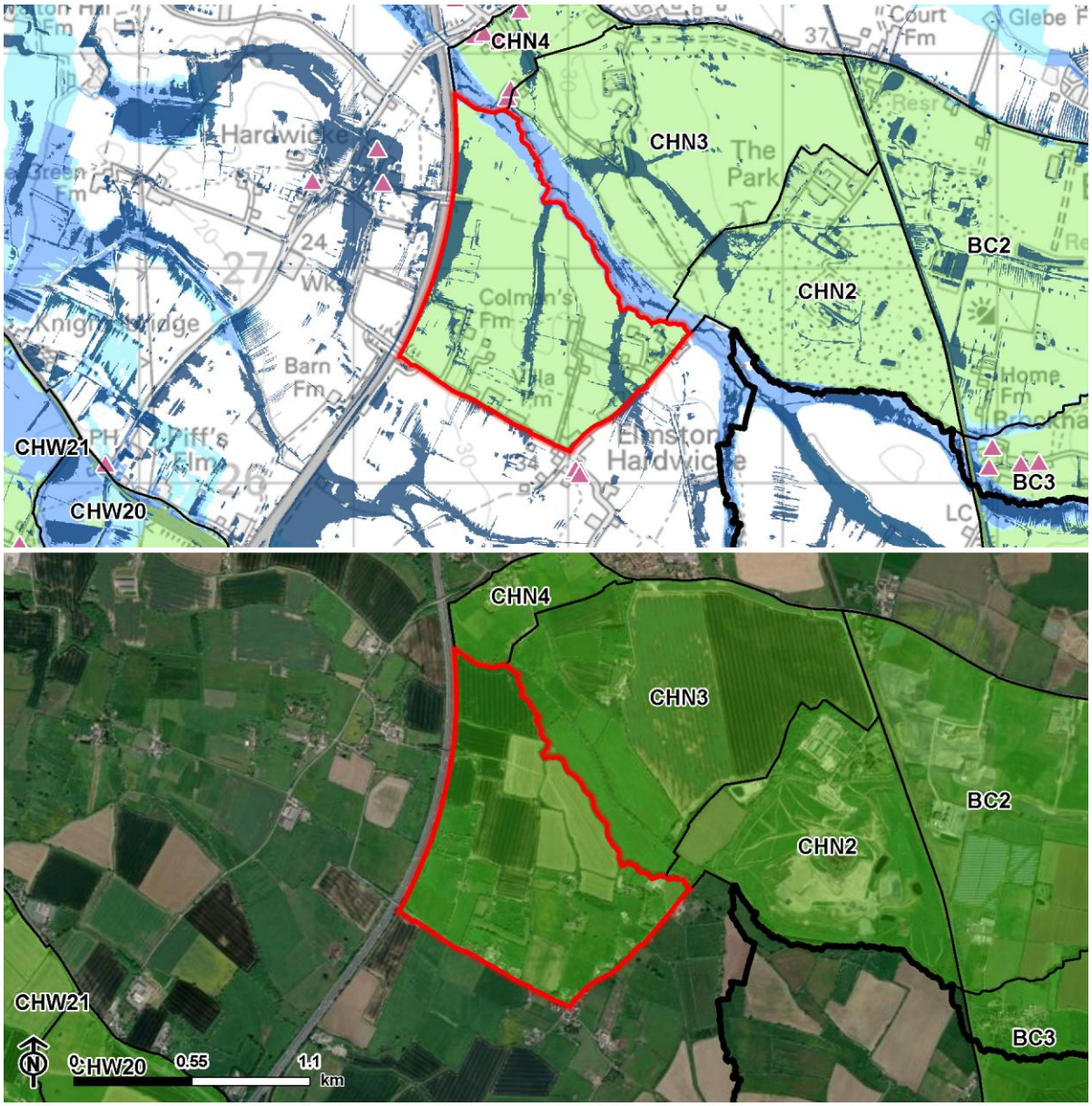
Cheltenham North parcel
Neighbouring parcel
Local authority
Green Belt

Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel CHN1



Parcel CHN1
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel CHN1

Parcel CHN1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CHN1 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Cheltenham. Parcel size: 107ha. There is a moderate boundary feature between the settlement and the parcel. An unnamed road and Lowdilow Lane, as well as intervening vegetation and fields, combine to form create a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the intervening distance and open land between Cheltenham and the parcel, which currently give the parcel a strong sense of separation from urbanising influences.

Parcel CHN1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHN1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Land within the parcel to the south would have greater urbanising influence on the remaining parcel in absence of strong internal boundaries. However, the River Swilgate and M5 clearly mark the parcel boundary to the north and west respectively. Therefore, although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

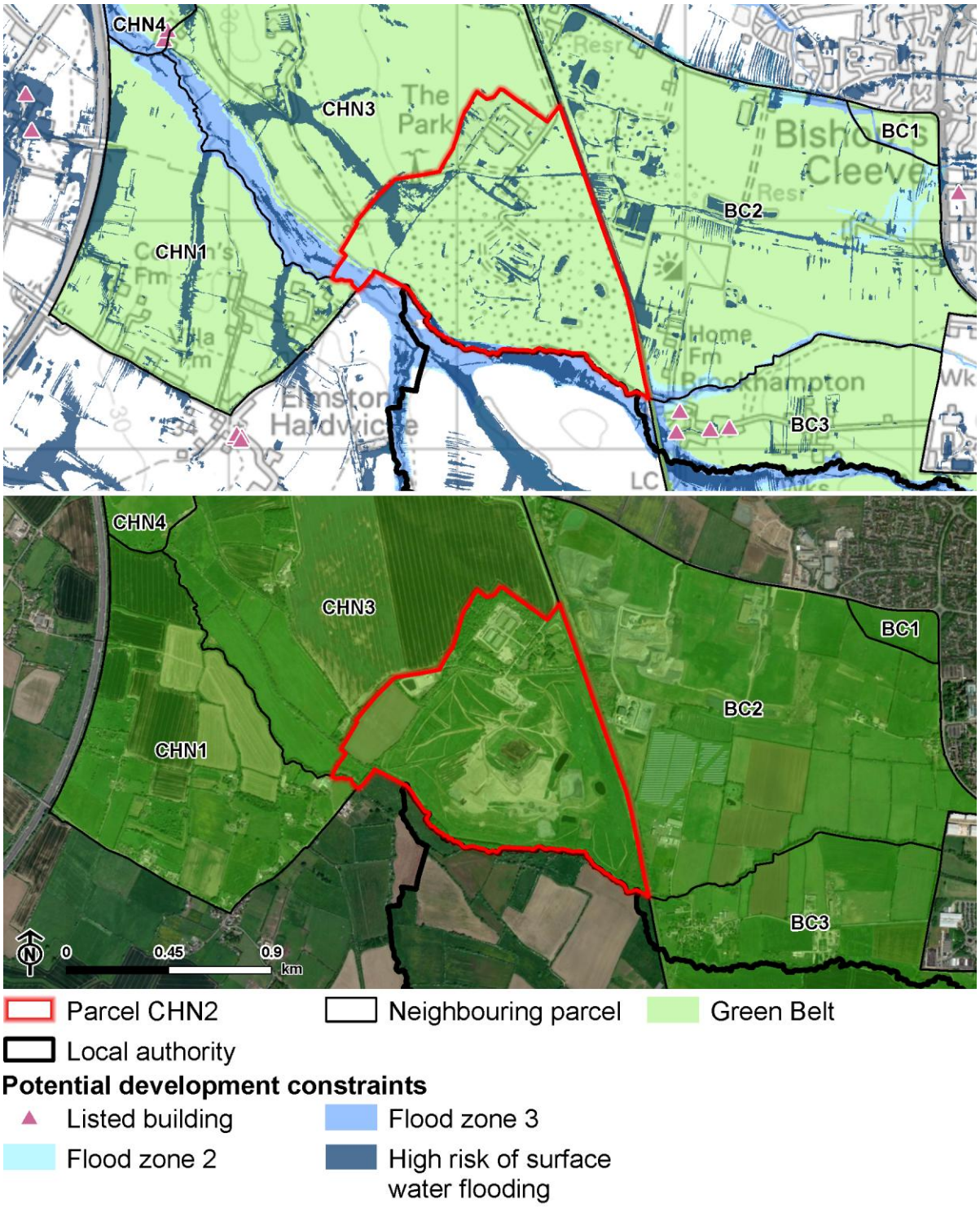
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHN2


CHN4
CHN3
CHN1
BC1
BC2
BC3
0
0.45
0.9
km
Parcel CHN2
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel CHN2

Contribution of land in Parcel CHN2

Parcel CHN2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHN2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Swindon Village, a suburb of Cheltenham. Parcel size: 96ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature vegetation along Hyde Brook to the south form the parcel's outer boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The mature woodland along the Hyde Brook limits the perception of the urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. A waste recycling facility and clay pigeon shooting are also currently located in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside where vegetation and ground levels allow.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the watercourse and mature vegetation along the southern

Parcel CHN2

Assessment Considerations	Assessment
	boundary, which would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The watercourse and mature vegetation between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Cheltenham and Bishop's Cleeve, although the railway forms a separating feature between the parcel and Bishop's Cleeve to the east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a large part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel CHN2

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature vegetation clearly marks the parcel boundary to the north and north-west, with the railway forming the eastern boundary of the parcel. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

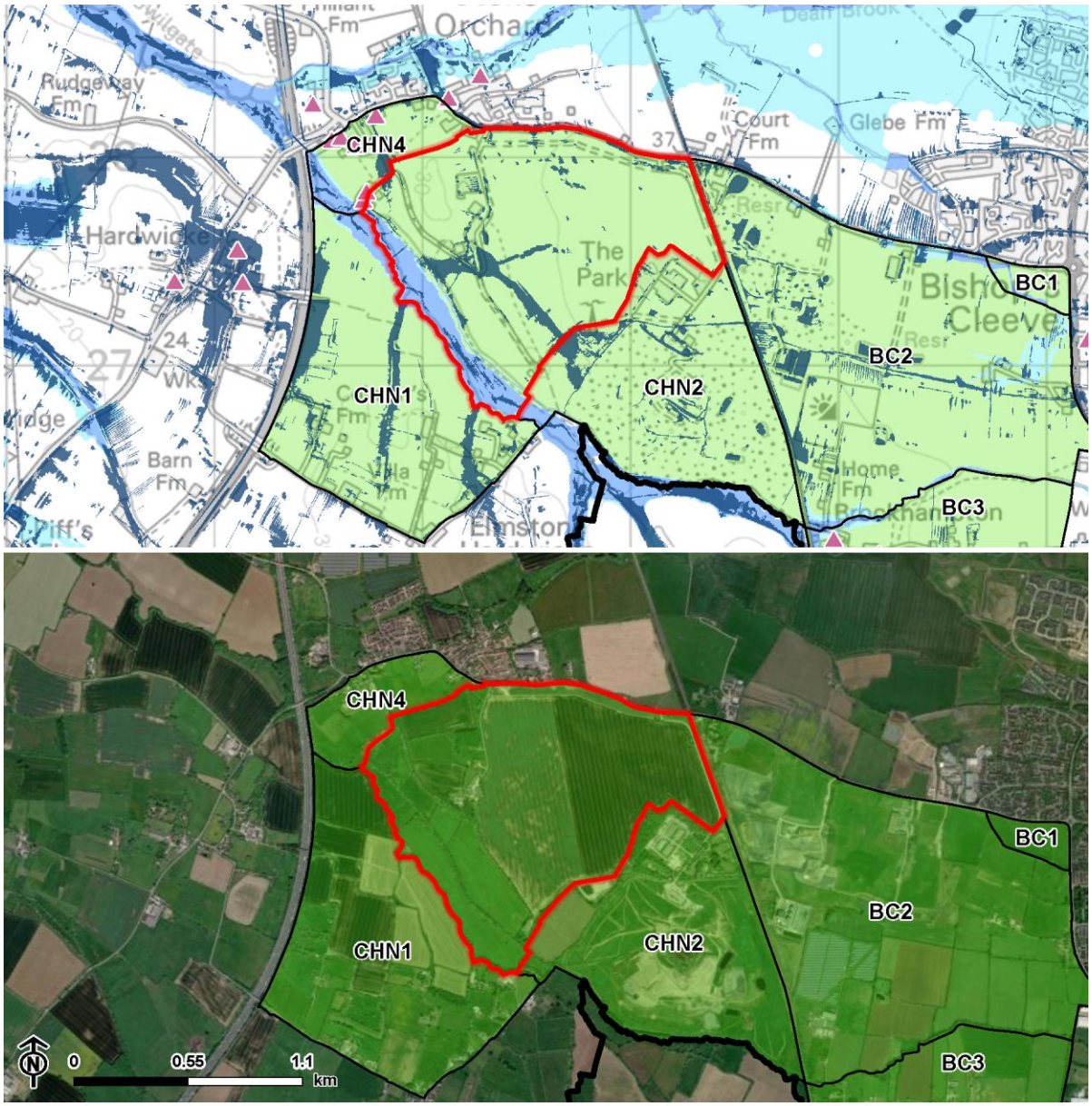
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHN3



Parcel CHN3 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

Listed building | Flood zone 3

Flood zone 2 | High risk of surface water flooding

Parcel CHN3

Contribution of land in Parcel CHN3

Parcel CHN3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHN3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located south-west of Stoke Orchard, and north-west of Cheltenham. Parcel size: 139ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Distance between the parcel and Cheltenham and Bishop's Cleeve, as well as the presence of the the railway to the east of the parcel, and mature woodland to the south, combine to form a strong boundary between the nearby settlements and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel is adjacent to Stoke Orchard to the north-east, with distance and vegetation along Stoke Road limiting the perception of urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and is defined as a large built up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHN3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the separation distance and intervening vegetation, notably along the Hyde River, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a large part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel CHN3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

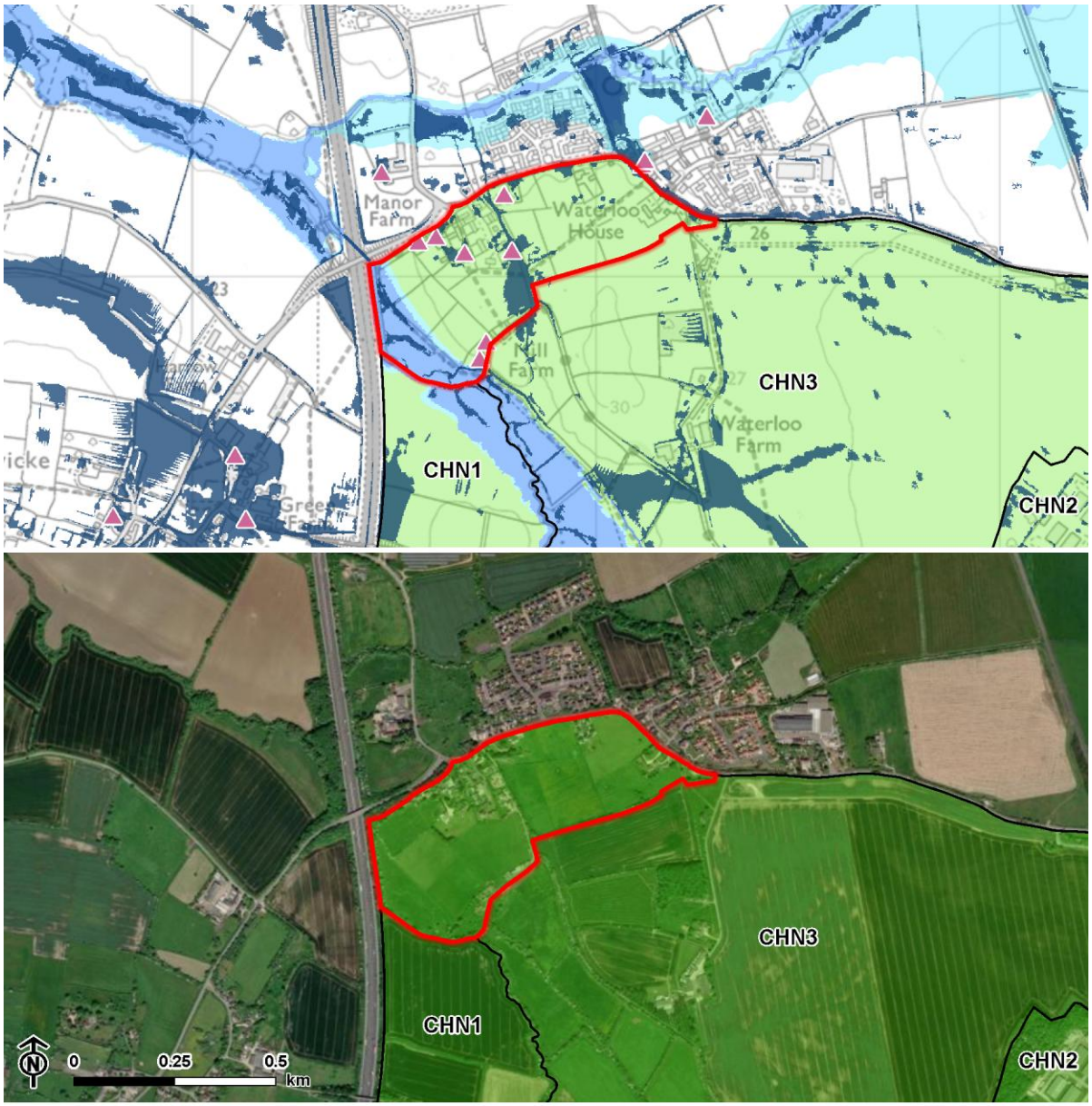
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHN4



Parcel CHN4 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel CHN4

Contribution of land in Parcel CHN4

Parcel CHN4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel CHN4 Description

Parcel Location, Land Uses and Boundaries
Parcel is located to the south of Stoke Orchard and north-west of Cheltenham. Parcel size: 23ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Distance between the parcel and Cheltenham, as well as intervening vegetation including mature trees and hedgerow combine to form a moderate boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The settlement of Stoke Orchard is located to the north of Stoke Road. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Cluster of properties are located along Mill Lane, Archers Lane and Swan Lane. Scattered clusters of properties are also noted along The Elms and off Stoke Road to the east. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Stoke Orchard has a strong enough relationship with Cheltenham for development around it to be associated with the large built-up area. However, development in the parcel is likely to be considered an extension of Stoke Orchard rather than Cheltenham or indeed Bishop's Cleeve.

Parcel CHN4

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. There is sufficient distance between Cheltenham and the parcel that creates a separation between them. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel CHN4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Stoke Orchard was historically and has remained a separate village and is not considered part of Cheltenham. Heritage assets within the parcel relate to the village of Stoke Orchard. In addition, the parcel is separated from Gloucester and Tewkesbury by the M5.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel CHN4

Purpose E – Assisting in urban regeneration:

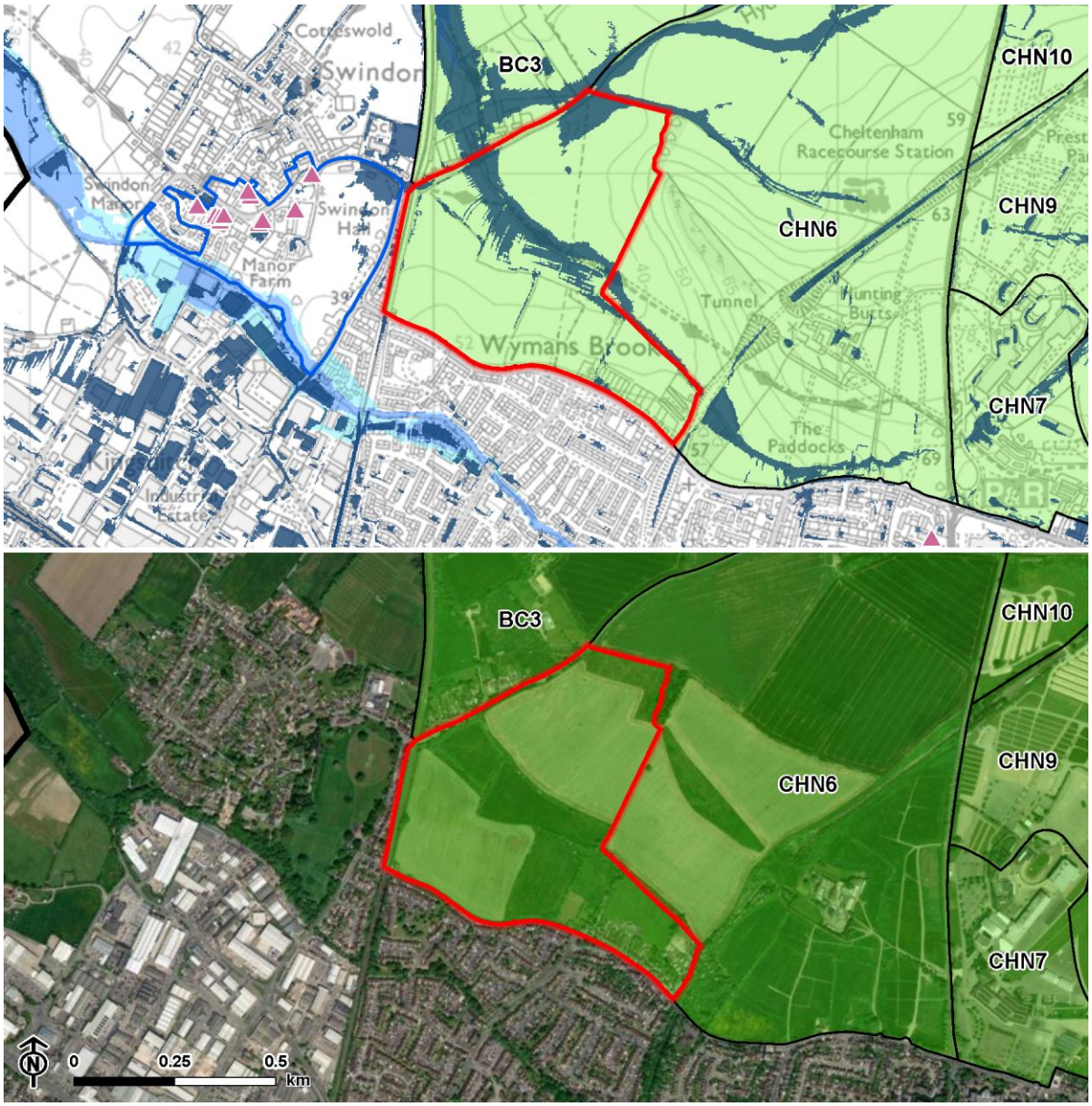
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHN5



Parcel CHN5

Neighbouring parcel

Green Belt

Local authority

Potential development constraints

Listed building

High risk of surface water flooding

Flood zone 2

Conservation area

Flood zone 3

Parcel CHN5

Contribution of land in Parcel CHN5

Parcel CHN5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHN5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Swindon Village, a suburb of Cheltenham. Parcel size: 36ha. There are no significant boundary features to separate the parcel from the settlement. Swindon Lane forms the southern boundary of the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Swindon Village is a suburb of Cheltenham, and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CHN5

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Parcel CHN5

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham, including Central Conservation Area, Pittville Park RPG and numerous listed buildings, although there are no heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham, although these may be affected by intervening 20th/21st century development. Its semi-rural character also forms a generic part of the setting of Cheltenham town and the Cheltenham race course site, which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

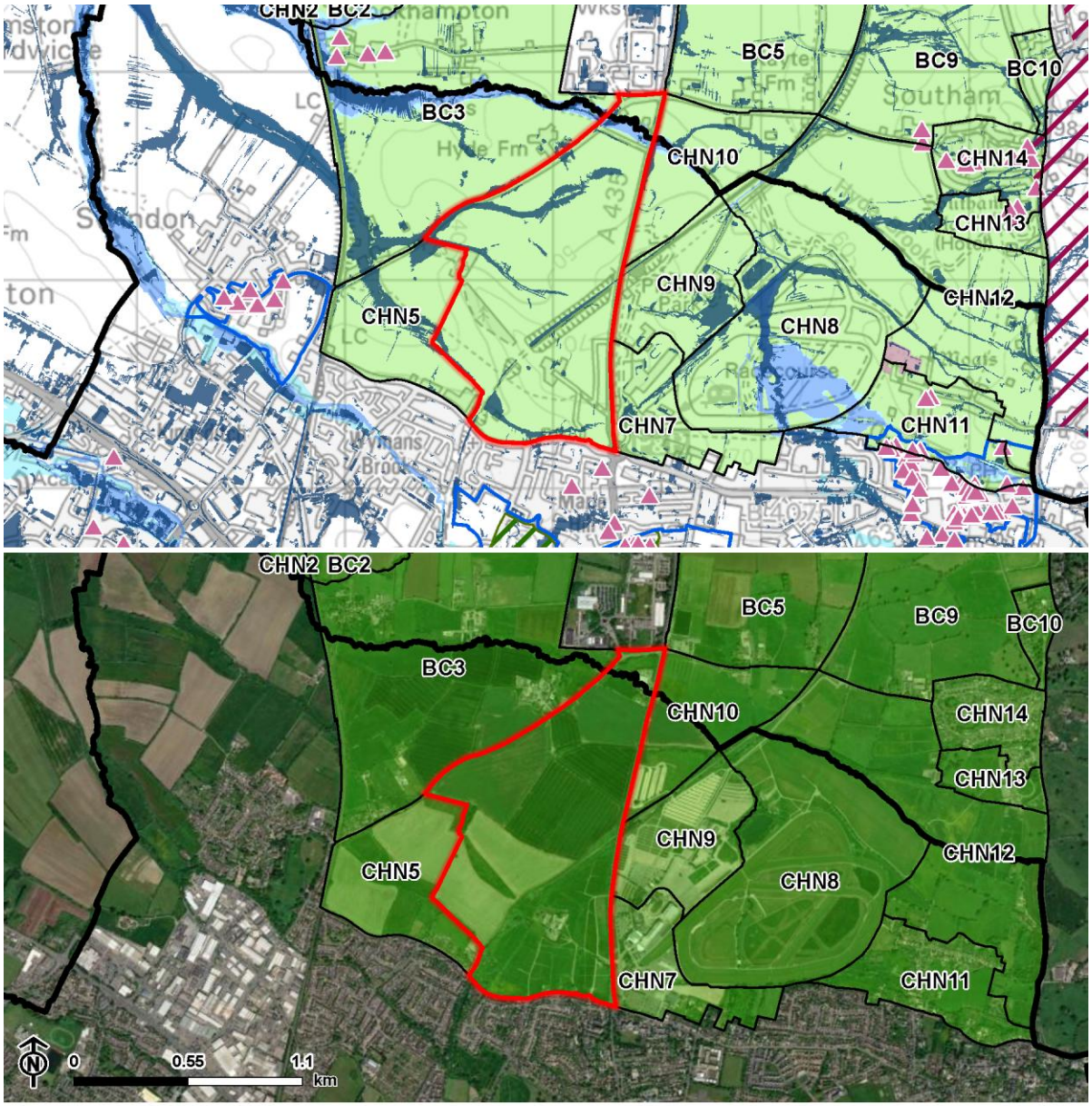
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHN6


CHN2 BC2
BC5
BC9
BC10
BC3
CHN10
CHN14
CHN13
CHN9
CHN12
CHN5
CHN8
CHN7
CHN11
0
0.55
1.1
km
Parcel CHN6
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
National Landscape
Flood zone 2
Flood zone 3
High risk of surface water flooding
Conservation area
Scheduled monument
Registered Parks and Gardens

Parcel CHN6

Contribution of land in Parcel CHN6

Parcel CHN6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHN6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Cheltenham and adjacent to the outer boundary of Bishop's Cleeve to the north. Parcel size: 111ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Swindon Lane forms the southern boundary between the parcel and Cheltenham. Hyde Lane forms the north-eastern boundary between the Parcel and the edge of Bishop's Cleeve. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CHN6

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CHN6

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham, including Central Conservation Area, Pittville Park RPG, Cheltenham Race course and numerous listed buildings, although there are no heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The Cheltenham race course site (which the parcel is adjacent to), makes some contribution to the town's special character. There are also potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a generic part of the setting of Cheltenham town.

Purpose E – Assisting in urban regeneration:

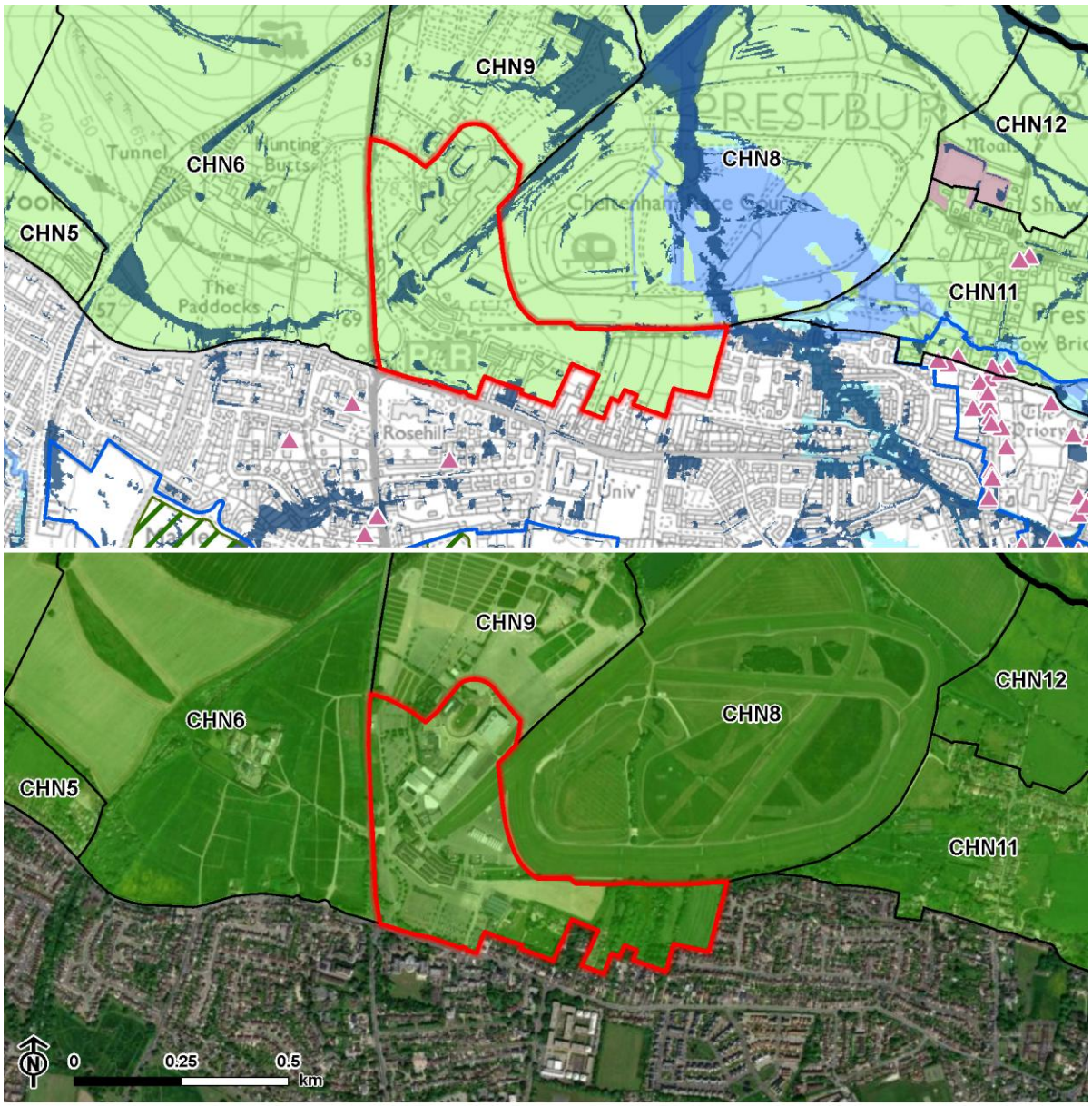
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHN7



Parcel CHN7
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Conservation area
Flood zone 2
Scheduled monument
Flood zone 3
Registered Parks and Gardens
High risk of surface water flooding

Contribution of land in Parcel CHN7

Parcel CHN7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel CHN7 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham. Parcel size: 26ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The open western part of the parcel has slightly less urbanising influence and development there would cause a minor increase in urbanising impact on the race course.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Parcel CHN7

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Cheltenham and Bishop's Cleeve, which are separated by distance and intervening vegetation, with key separating features comprising Cheltenham racecourse, the railway line and the Hyde Brook.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel is already developed, and the presence of key separating features aforementioned, including the Cheltenham Racecourse and the railway line limit the contribution of the parcel to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The open western part of the parcel has slightly less urbanising influence and development there would cause a minor increase in urbanising impact on the race course.

Parcel CHN7

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It contains part of the Cheltenham Racecourse complex. It is also located adjacent to Cheltenham, including Central Conservation Area, Pittville Park RPG and numerous listed buildings, although there are no designated heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel has been developed as part of the later phases of Cheltenham Racecourse, which makes a considerable contribution to the town's special character. Development includes parade ring, viewing stands, large buildings and parking. There are also potentially views between the parcel and conservation areas within the historic town of Cheltenham.

Purpose E – Assisting in urban regeneration:

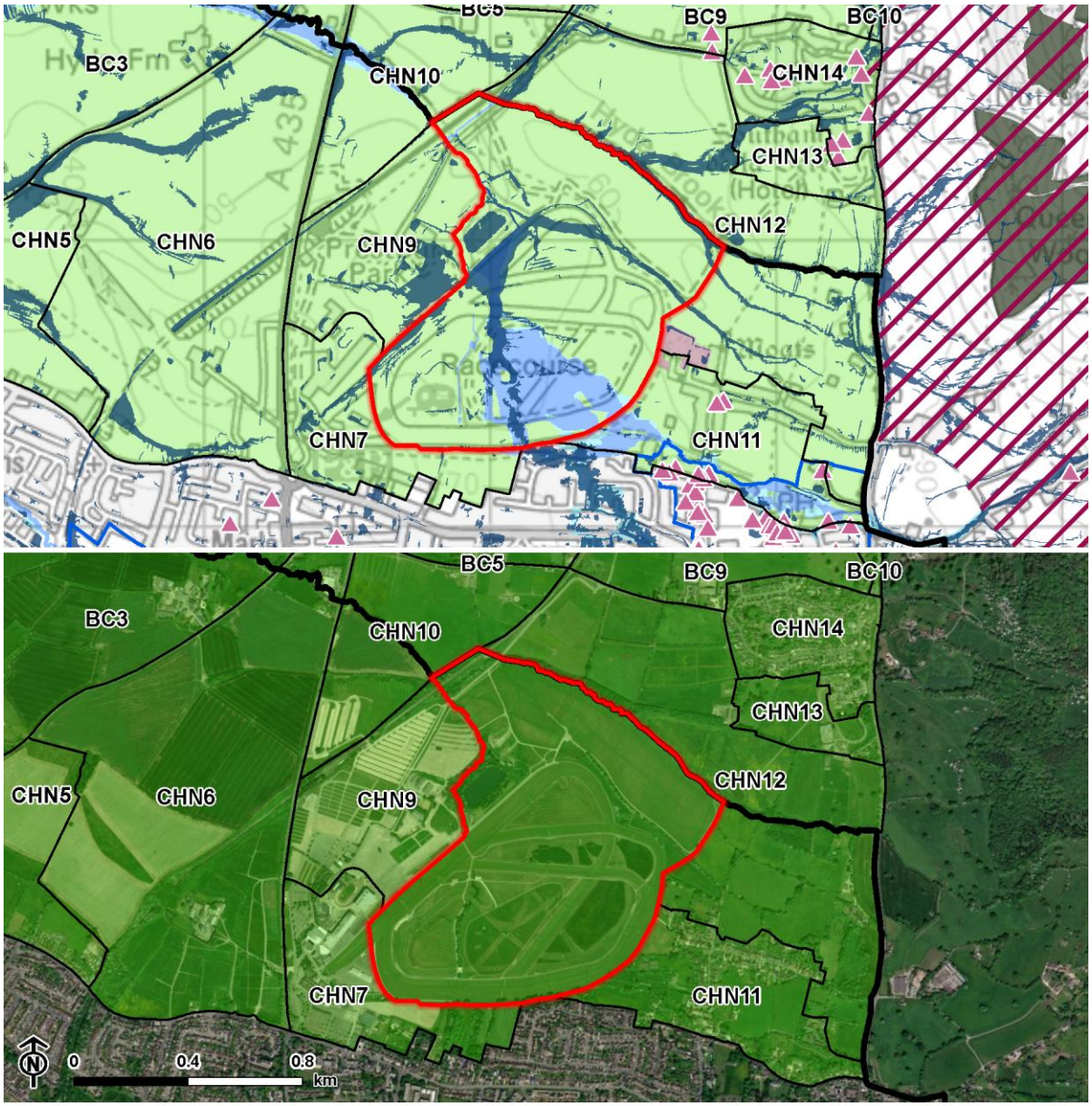
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel CHN8



Parcel CHN8
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel CHN8

Contribution of land in Parcel CHN8

Parcel CHN8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel CHN8 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham. Parcel size: 92ha. There are no significant boundary features to separate the parcel from the settlement. Mature tree vegetation forms the southern boundary of the parcel between parcel and settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises gently towards the centre of the Racecourse. There is some perception of urban development outside of the parcel. Adjacent residential area to the south and east, and built development associated with the racecourse to the west. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Views of open countryside to north and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cheltenham Racecourse is located within the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Cheltenham and also some associated with development in the Green Belt to the east of the parcel.

Parcel CHN8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow and tree boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel is located between Cheltenham and Bishop's Cleeve. The gap is approximately 1.2 km, and the railway line, as well as intervening vegetation are key separating features between settlements.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cheltenham Racecourse is located within the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises the Cheltenham Racecourse grounds which forms a large part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel CHN8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The comprises a rural land use, but is considered part of the countryside and so contributes towards preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cheltenham Racecourse is located within the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Cheltenham and also some associated with development in the Green Belt to the east of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and tree boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It contains Cheltenham Racecourse. It is also located adjacent to Cheltenham, including Central Conservation Area, Pittville Park RPG and numerous listed buildings, although there are no designated heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Cheltenham Racecourse is located within the parcel.

Parcel CHN8

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel has been developed as the key element of Cheltenham Racecourse, which makes a considerable contribution to the town's special character. There are also potentially views between the parcel and conservation areas within the historic town of Cheltenham.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel CHN9



Parcel CHN9 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

Listed building | High risk of surface water flooding

Flood zone 2 | Scheduled monument

Flood zone 3

Contribution of land in Parcel CHN9

Parcel CHN9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Strong	Equal	No

Parcel CHN9 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham. Parcel size: 32ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is urbanising influence associated with the Cheltenham Racecourse in the Green Belt to the east and south of the parcel.

Parcel CHN9

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Cheltenham Racecourse to the east which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel is located between Cheltenham and Bishop's Cleeve. The railway to the north and the Hyde Brooke, as well as intervening vegetation and distance form the key features between the two towns.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The Cheltenham Racecourse within the parcel forms a significant separating feature within the Green Belt.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel CHN9

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is urbanising influence associated with the Cheltenham Racecourse in the Green Belt to the east and south of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It contains part of the Cheltenham Racecourse complex.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel has been developed as part of the later phases of Cheltenham Racecourse, which makes a considerable contribution to the town's special character. Development includes paddocks, stables and parking. There are also potentially views between the parcel and conservation areas within the historic town of Cheltenham.

Parcel CHN9

Purpose E – Assisting in urban regeneration:

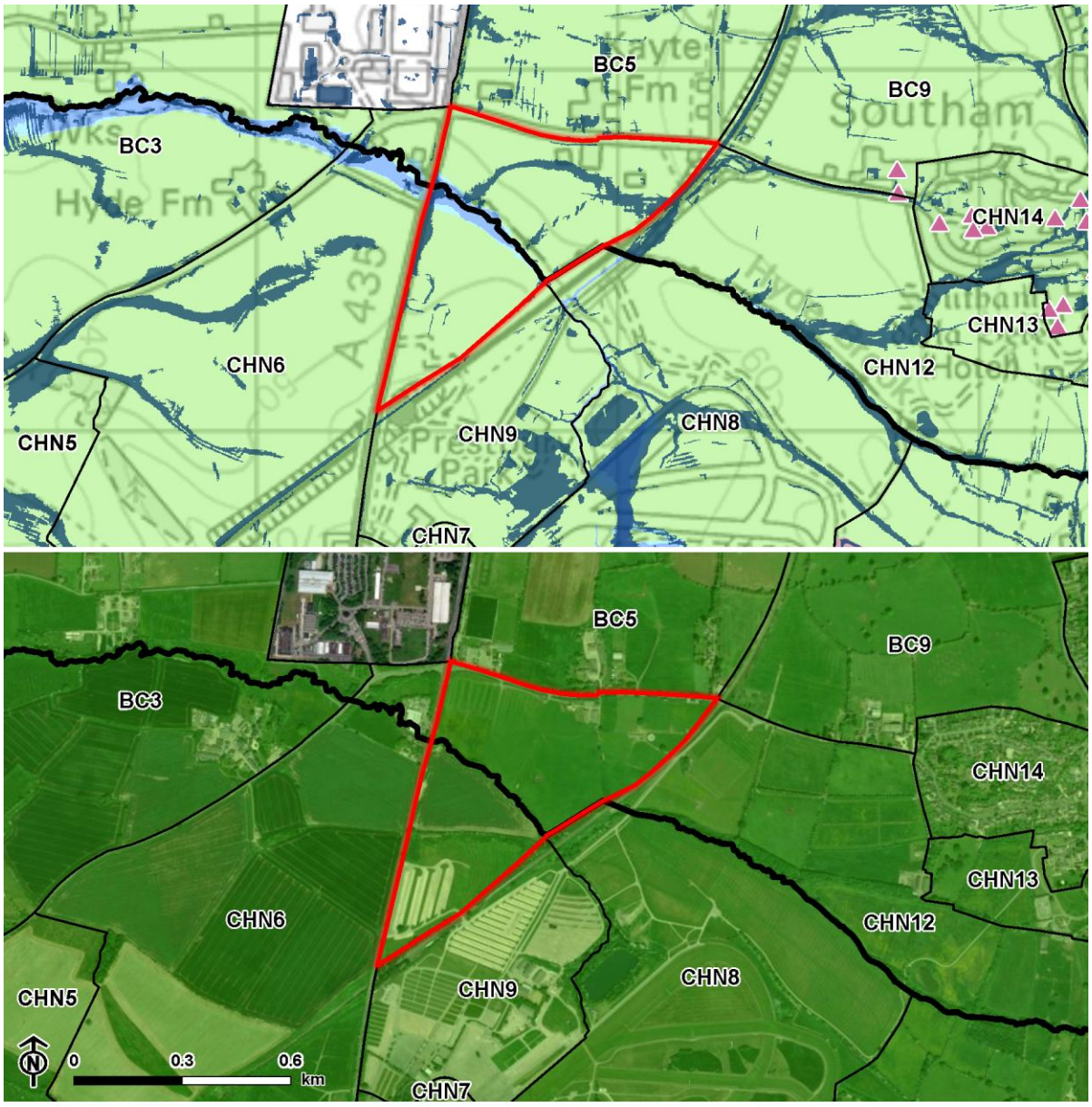
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel CHN10



Parcel CHN10
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
National Landscape
High risk of surface water flooding
Flood zone 2
Scheduled monument

Parcel CHN10

Contribution of land in Parcel CHN10

Parcel CHN10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHN10 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham. Parcel size: 33ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. A combination of features, including the railway, intervening mature vegetation and separating features including the Cheltenham Racecourse and fields separate the parcel from Cheltenham to the south and Bishop's Cleeve to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHN10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the existing distance, intervening vegetation and separating features (including the railway and Cheltenham Racecourse) which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance, intervening vegetation and separating features (including the railway and Cheltenham Racecourse) mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The boundary features between the parcel and the urban edge including distance and intervening vegetation, as well as Southam Lane, Evesham Road, and the railway constitute significant features in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel CHN10

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Southam Lane, Evesham Road, and the railway line mark a strong outer boundaries to the north, west and east respectively. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham Racecourse, although there are no heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The Cheltenham race course site (which the parcel is adjacent to) makes some contribution to the town's special character. The parcel's semi-rural character also forms a generic part of the setting of Cheltenham.

Parcel CHN10

Purpose E – Assisting in urban regeneration:

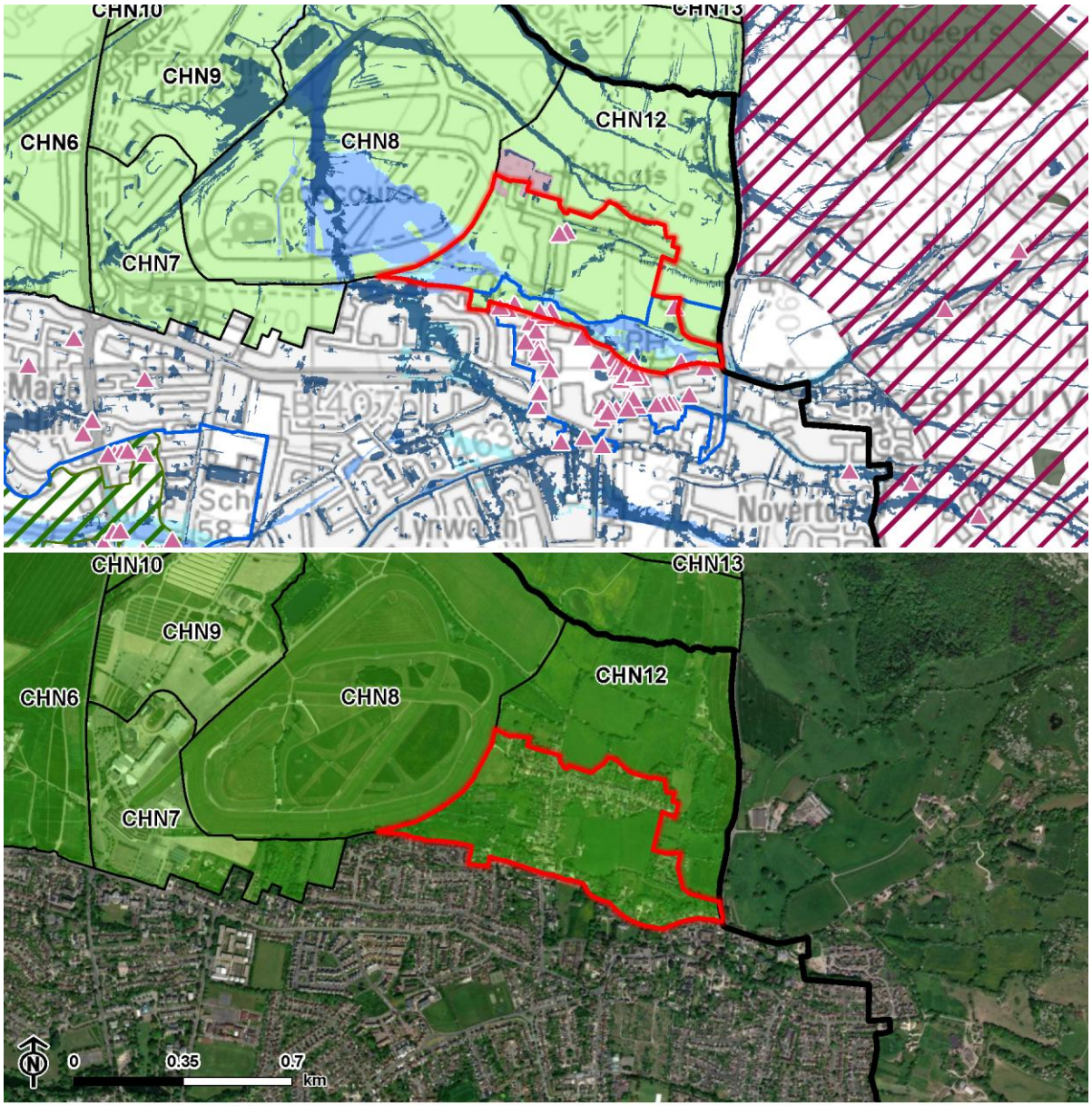
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHN11



Parcel CHN11
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel CHN11

Parcel CHN11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Moderate	Equal	Yes

Parcel CHN11 Description

Parcel Location, Land Uses and Boundaries
Parcel located north of Prestbury, a suburb of Cheltenham. Parcel size: 30ha.
There are no significant boundary features to separate the parcel from the settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel.
There is significant urbanising influence associated with development, land use and activity in the Green Belt.
Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Prestbury is a suburb of Cheltenham and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The developed areas north of Mill Street and Lake Street, along Bowbridge Lane and Shaw Green Lane, and those along Park Lane and Sring Lane, make no contribution to the Green Belt purposes. This assessment applies to the remainder of the open land in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Urbanising influence associated with development in Prestbury, a suburb of Cheltenham, to the south of the parcel.

Parcel CHN11

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land. Development here would cement Shaw Green as part of Cheltenham, but lack of clear separation means the impact of this would be limited.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Distance and intervening separation, including the settlement of Southam and intervening vegetation.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The developed areas north of Mill Street and Lake Street, along Bowbridge Lane and Shaw Green Lane, and those along Park Lane and Sring Lane, make no contribution to the Green Belt purposes. This assessment applies to the remainder of the open land in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. Open land in the parcel is still perceived as part of the countryside but developed areas make a weaker contribution.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The developed areas north of Mill Street and Lake Street, along Bowbridge Lane and Shaw Green Lane, and those along Park Lane and Sring Lane, make no contribution to the Green Belt purposes. This assessment applies to the remainder of the open land in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Urbanising influence associated with development in Prestbury, a suburb of Cheltenham, to the south of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hedgerow along field and property boundaries mark the parcel boundary to the north and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham, including Central Conservation Area, Pittville Park RPG, Cheltenham Racecourse and numerous listed buildings that form the setting of Cheltenham.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The developed areas north of Mill Street and Lake Street, along Bowbridge Lane and Shaw Green Lane, and those along Park Lane and Sring Lane, make no contribution to the Green Belt purposes. This

Parcel CHN11

Assessment Considerations	Assessment
	assessment applies to the remainder of the open land in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains parts of the Prestbury Conservation Area. Prestbury was historically a separate town to Cheltenham . However, there are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a generic part of the setting of Cheltenham town and the Cheltenham race course site (which it is adjacent to), which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

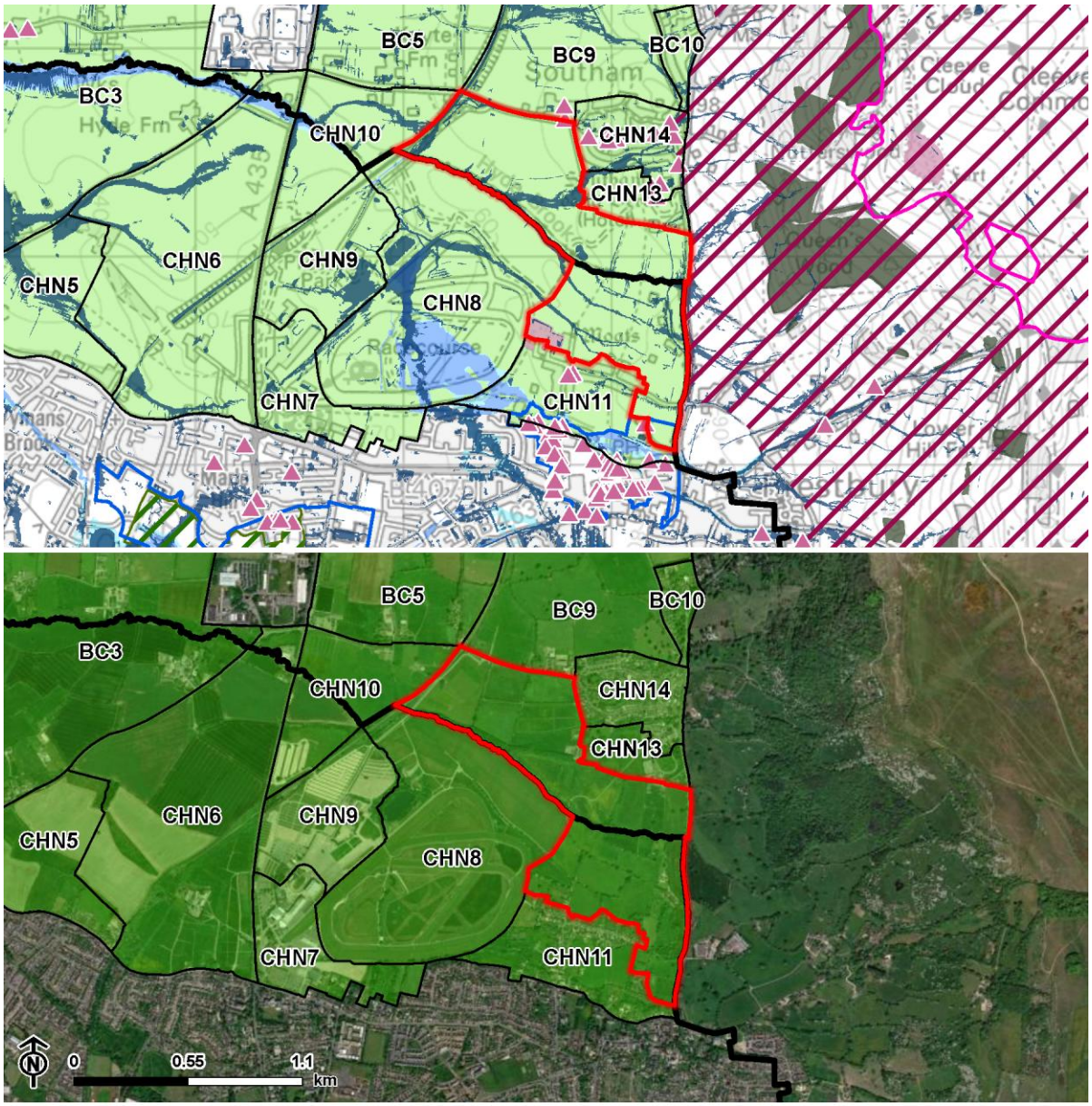
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHN12



Parcel CHN12 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel CHN12

Parcel CHN12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHN12 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham. Parcel size: 84ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Distance and mature vegetation along Hyde Brook and along intervening field boundaries form the boundary between the parcel and Cheltenham. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Views of development in Southam and from properties along Shaw Green Lane can be perceived from the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Views east towards open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHN12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the Cheltenham Racecourse, and distance between the parcel and the urban area, particularly to the west of the parcel, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. The reduction in separation between Cheltenham and Southam would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Cheltenham and Bishop's Cleeve. Changes in landform, distance, intervening vegetation, as well as the Cheltenham Racecourse form key separating features in the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Changes in landform, intervening vegetation, and distance form the key separating features between the parcel and Bishop's Cleeve.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel CHN12

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries on the whole, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham Racecourse and the northern extent of Cheltenham, although there are no heritage assets identified within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The Cheltenham race course site (which the parcel is adjacent to), makes some contribution to the town's special character. There are also potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a generic part of the setting of Cheltenham town.

Parcel CHN12

Purpose E – Assisting in urban regeneration:

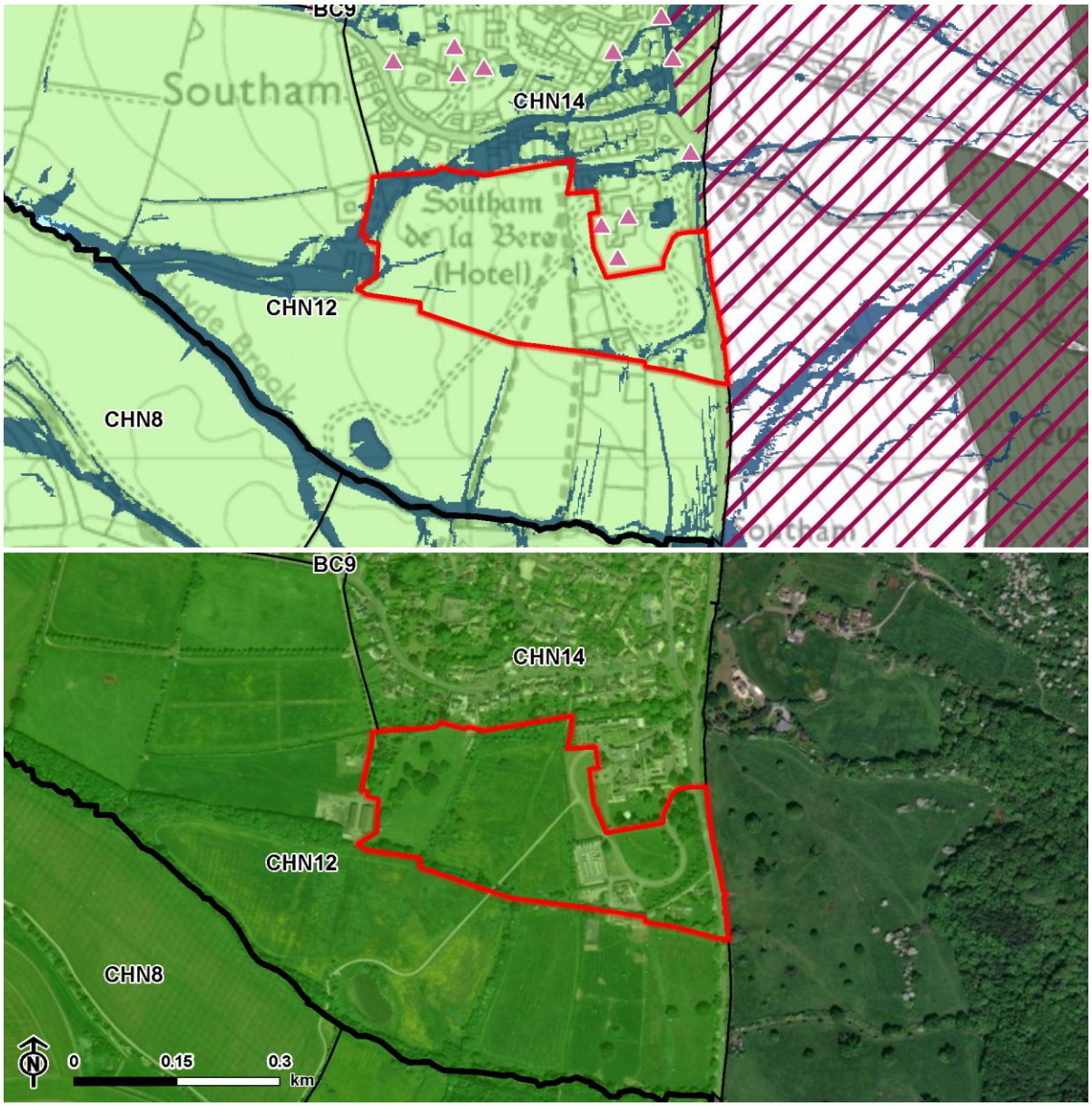
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHN13



Parcel CHN13
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 2
Ancient woodland
Flood zone 3
National Landscape
High risk of surface water flooding

Contribution of land in Parcel CHN13

Parcel CHN13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel CHN13 Description

Parcel Location, Land Uses and Boundaries
Land located north of Prestbury, a suburb of Cheltenham. Parcel size: 10ha.
A combination of features forms a boundary of moderate strength between the settlement and the parcel. Distance and intervening vegetation combine to form a boundary to the south and west. Mature vegetation forms outer northern boundary.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes gently westwards.
There is some perception of urban development outside of the parcel. Perception of Southam to the north and east of the parcel.
There is some urbanising activity in the parcel but land use also associates the area with the wider countryside.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Cheltenham is a town and so is defined as a large built-up area. Southam has a strong enough relationship with Cheltenham for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. A car park in the east of the parcel has an association with the urban area.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Southam is visible to the north of the parcel.

Parcel CHN13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. A combination of features including trees, buildings and the car park combine to create a degree of containment within the parcel. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. A car park in the east of the parcel has an association with the urban area.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not contain features that make a significant contribution to separation within the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CHN13

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. A car park in the east of the parcel has an association with the urban area.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Southam is visible to the north of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak hedgerow boundaries internally, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel consists largely of the settlement of Southam, historically a separate settlement to Cheltenham. Heritage assets within the parcel relate to the village of Southam.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

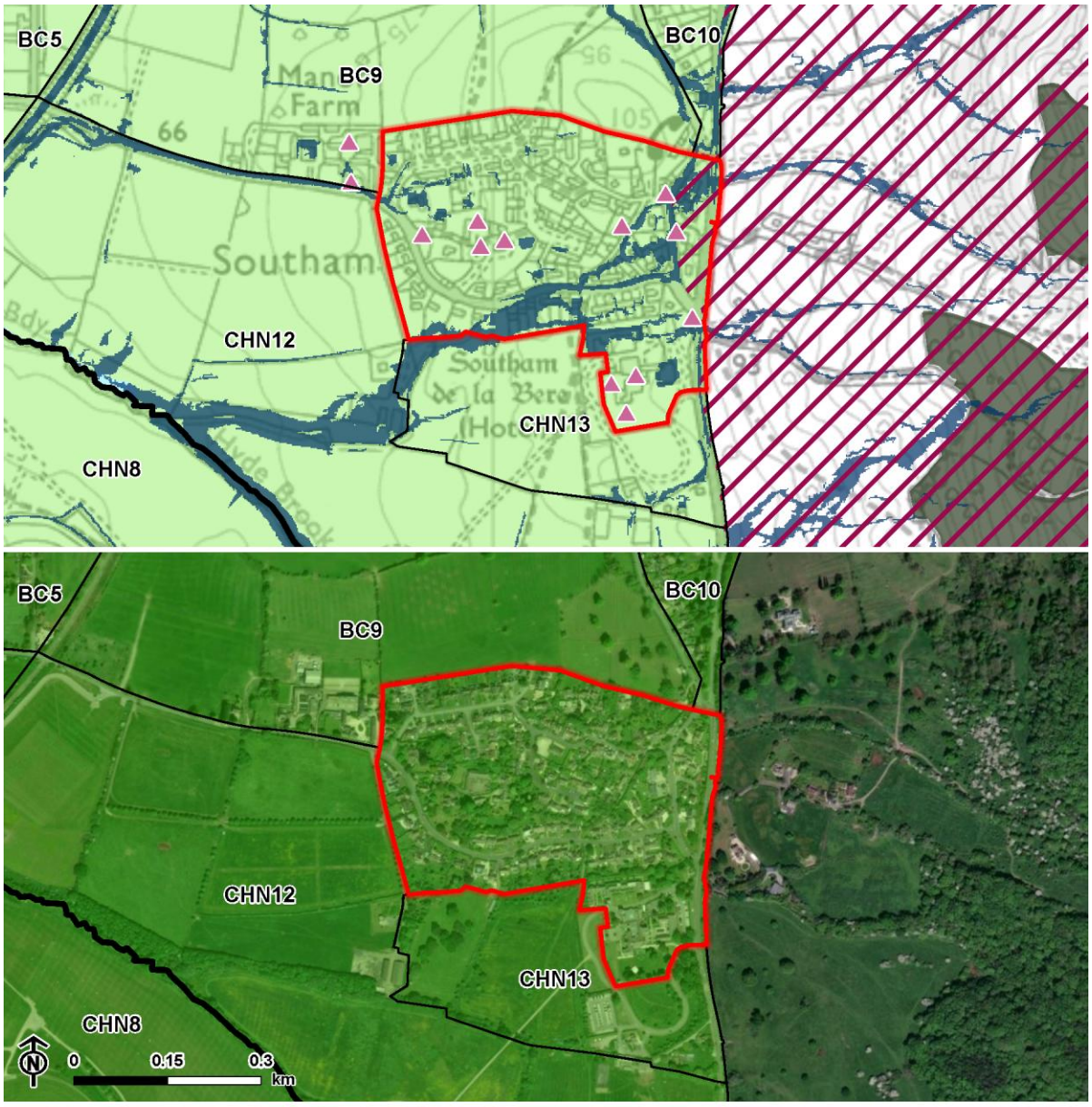
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHN14



Parcel CHN14
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 2
Ancient woodland
Flood zone 3
National Landscape
High risk of surface water flooding

Parcel CHN14

Contribution of land in Parcel CHN14

Parcel CHN14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHN14 Description

Parcel Location, Land Uses and Boundaries
Land located north of Cheltenham, and comprises the settlement of Southam. Parcel size: 19ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Cheltenham is a town and so is defined as a large built-up area. Southam has a strong enough relationship with Cheltenham for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Parcel CHN14

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Southam was historically and has remained a separate village and is not considered part of Cheltenham. Heritage assets within the parcel relate to the village of Southam.

Parcel CHN14

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

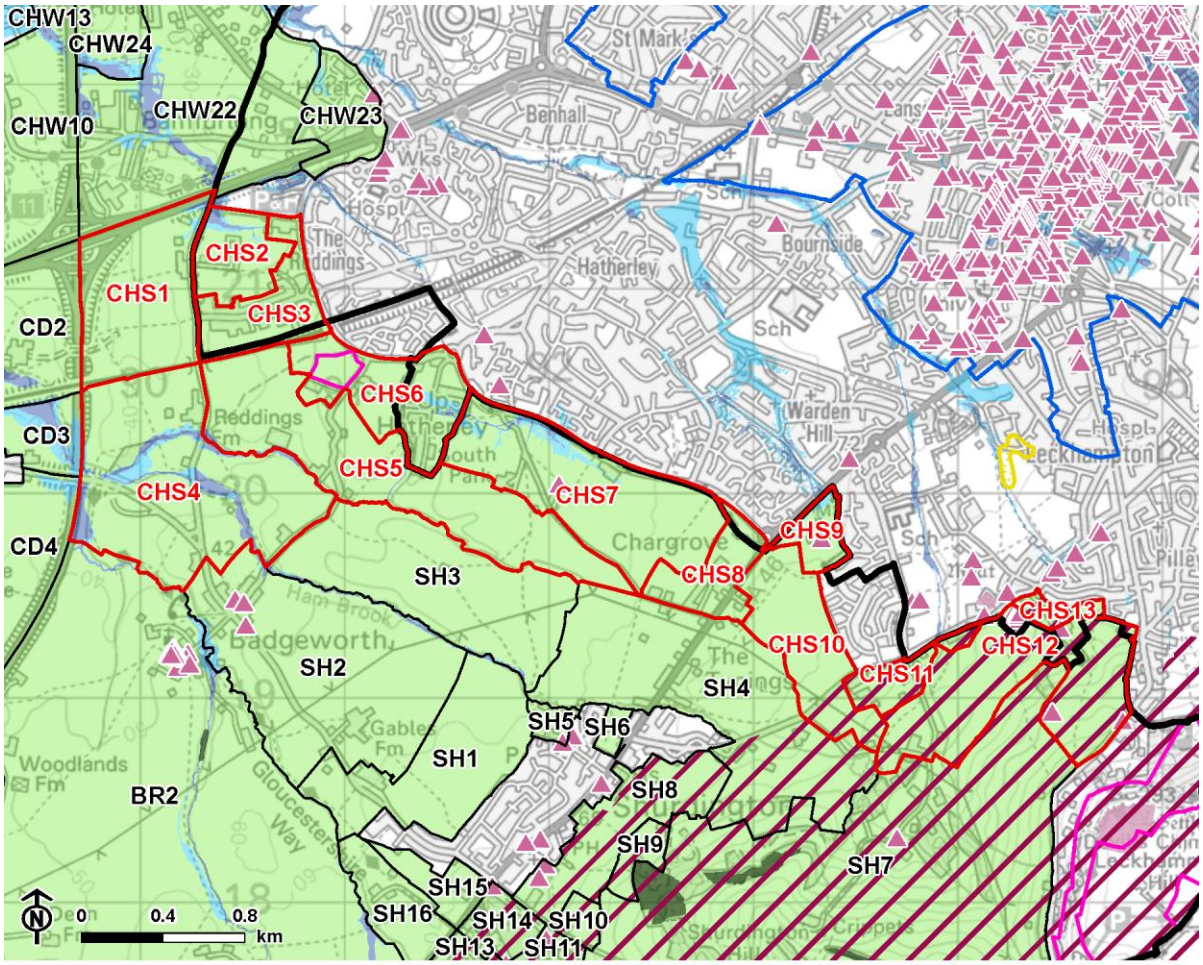
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

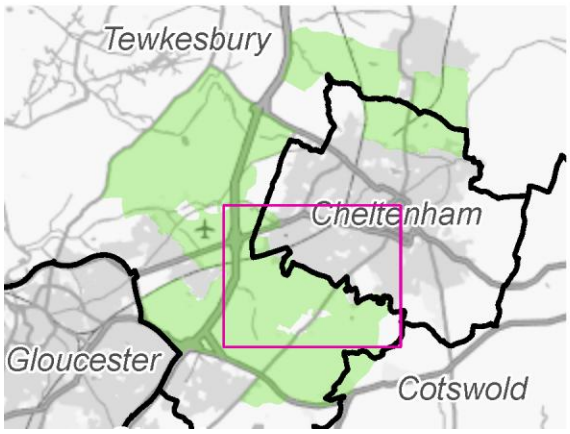
Cheltenham South



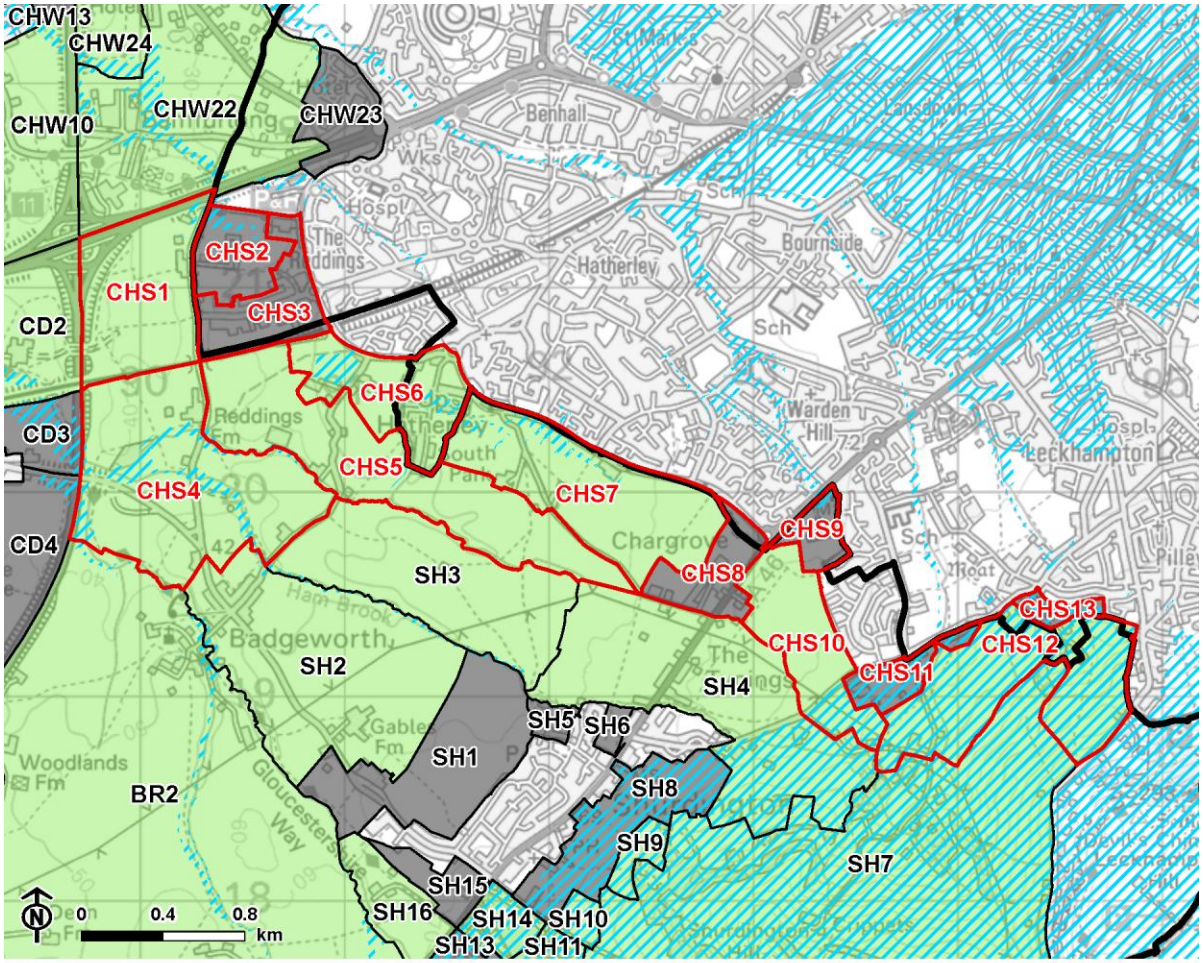
- Cheltenham South parcel
- Neighbouring parcel
- Local authority
- Green Belt

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- National Landscape
- Flood Zone 2
- Flood zone 3
- Conservation area
- Scheduled monument



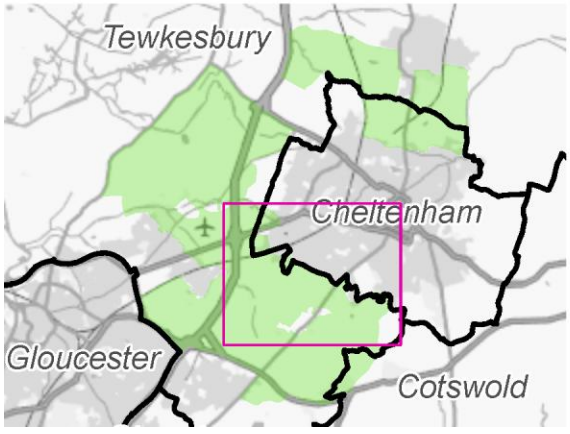
Cheltenham South



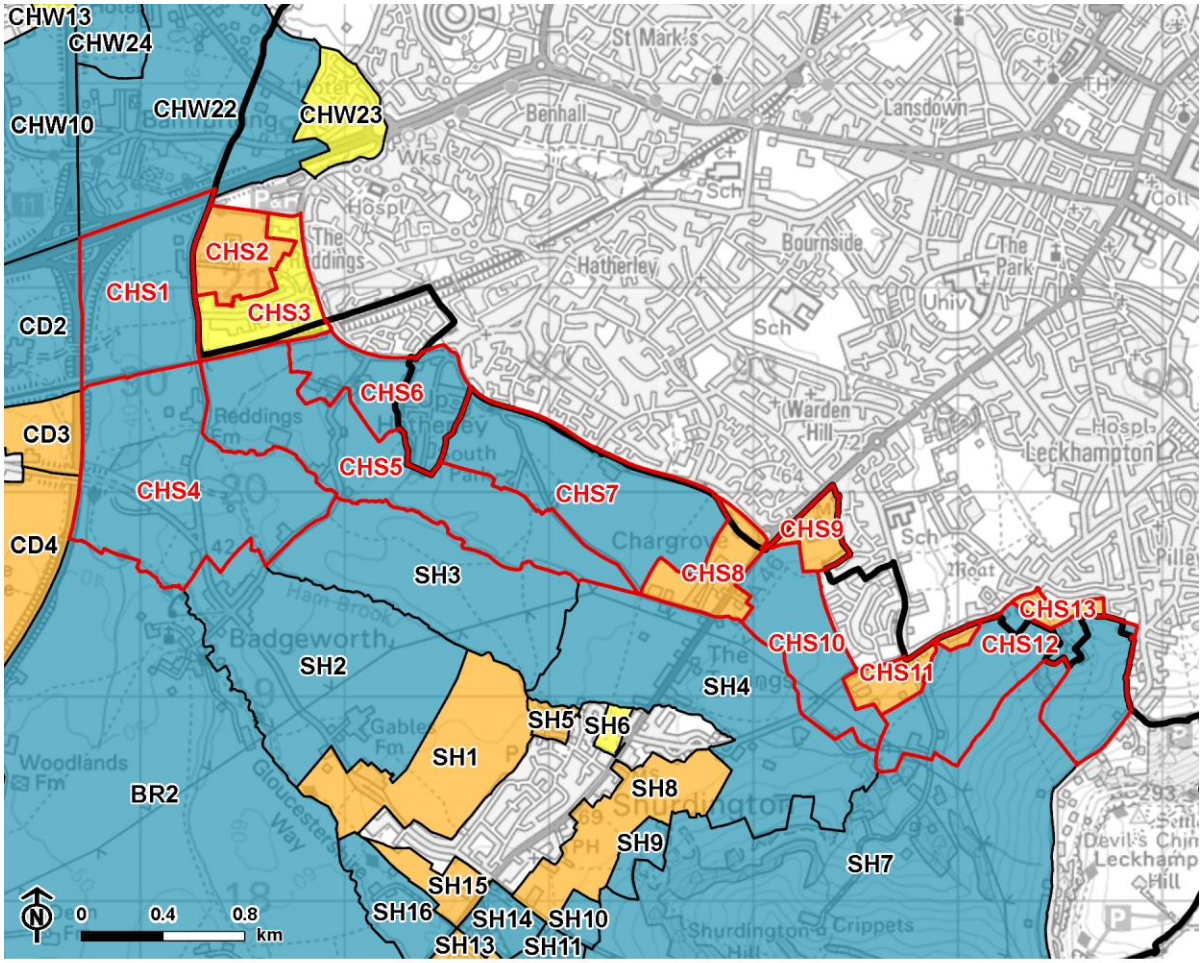
Cheltenham South parcel
Neighbouring parcel
Local authority
Green Belt

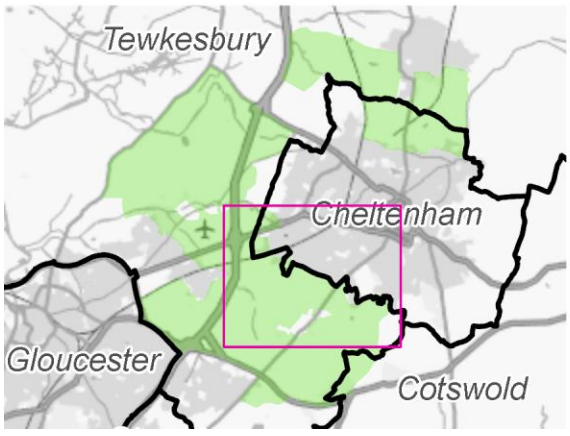
Grey belt

Grey belt
Potential development constraints

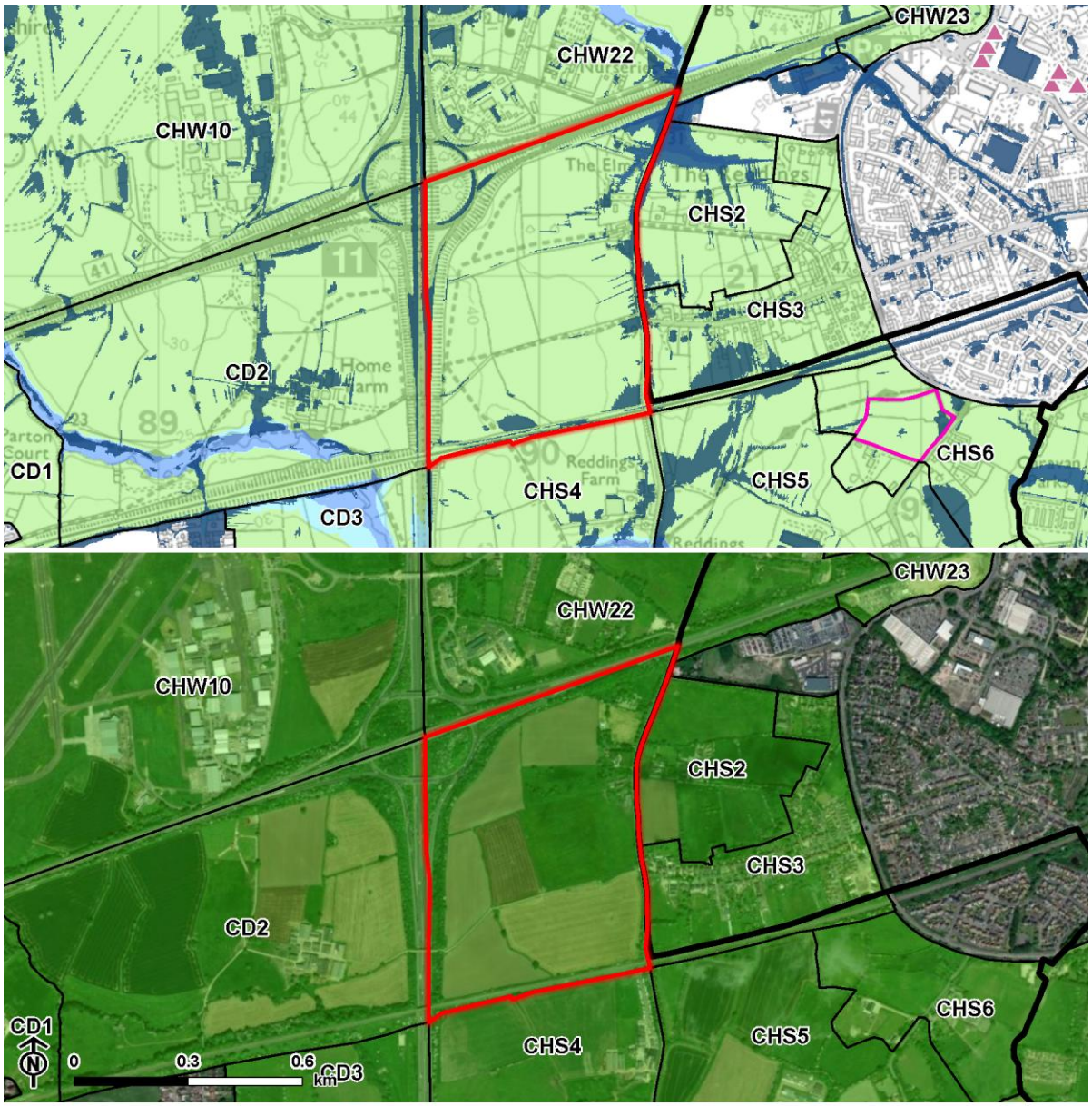


Cheltenham South





Parcel CHS1



Parcel CHS1 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

Listed building | Flood zone 3 | Site of Special Scientific Interest | High risk of surface water flooding | Flood zone 2

Parcel CHS1

Contribution of land in Parcel CHS1

Parcel CHS1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHS1 Description

Parcel Location, Land Uses and Boundaries
Land west of Cheltenham. Parcel size: 44ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Badgeworth Road, minor road with hedgerows and some mature trees, forms a boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature vegetation and distance combine to limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Small group of dwellings / farm buildings. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Mature vegetation alongside A40 and M5 limit views to west and north.Some distant views to the south and south-west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHS1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel only has Badgeworth Road which is a minor road with hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Badgeworth Road, intervening vegetation and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It is located between Cheltenham and Churchdown (which is contiguous with Gloucester), which are approximately 2km apart at this point. The M5 motorway, and to a lesser extent Norman's Brook, are separating features, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. It occupies approximately a quarter of the gap, forming a large part of the open area within it.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel CHS1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. The A40, M5 and railway line, all with associated vegetation, form strong boundaries.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. Historically 'The Reddings' was a small village, separate from Cheltenham. The parcel is largely undeveloped and therefore not contiguous with the historic town of Cheltenham, although development is approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Parcel CHS1

Purpose E – Assisting in urban regeneration:

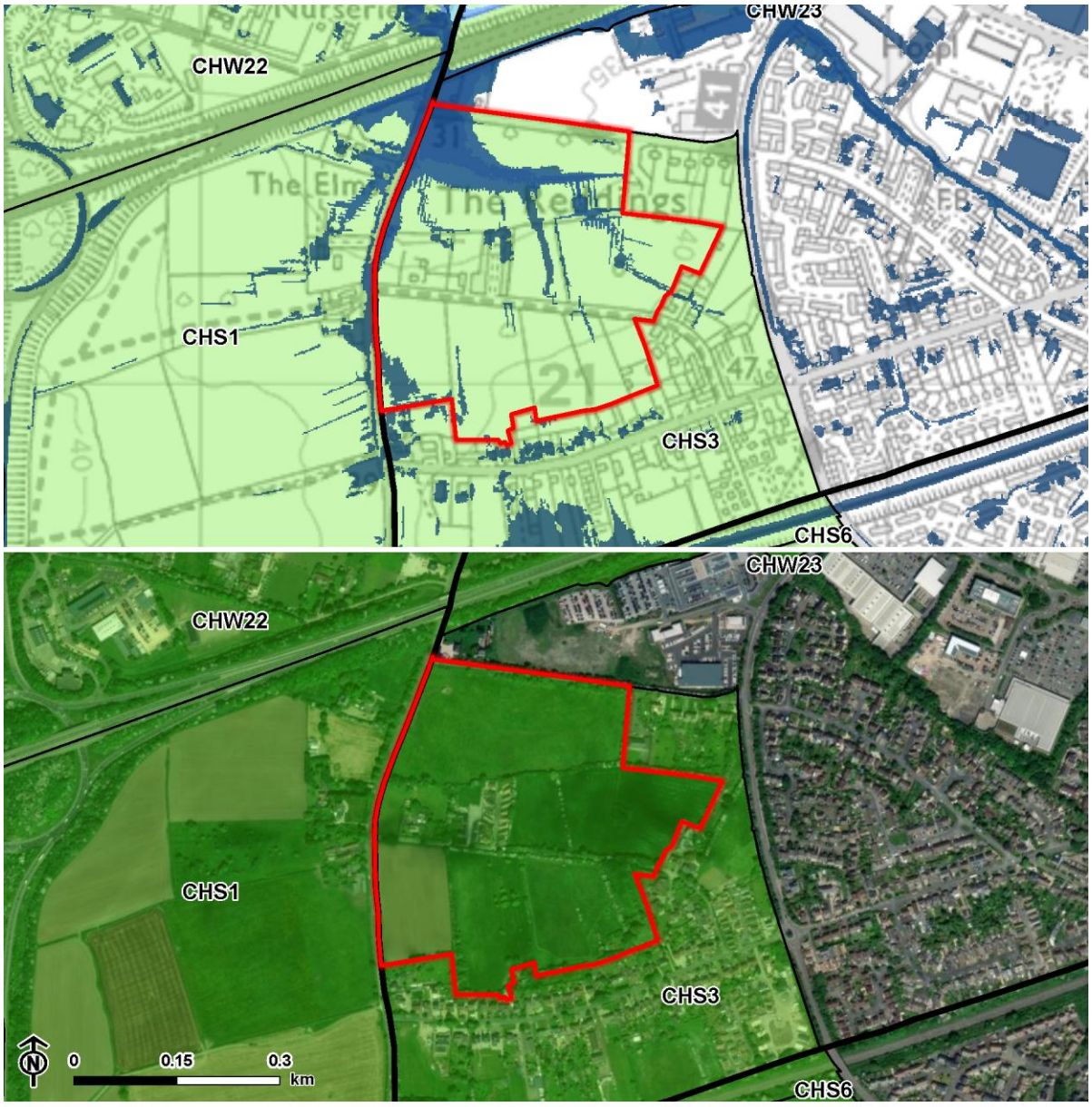
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHS2



Parcel CHS2
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel CHS2

Contribution of land in Parcel CHS2

Parcel CHS2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Strong	Weak/No	Equal	Yes

Parcel CHS2 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Cheltenham. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. Property boundary fences to the east and south.North Road West, a minor road, forms the north boundary.Badgeworth Road, a minor road, forms the west boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel immediately adjoins the defined urban area to the north and east but vegetation alongside Grovefield Way and North Road West limits views. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Branch Road in the central portion of the parcel contains some urbanising development, however the majority of the parcel is formed of open land. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception of the wider countryside to the west of the parcel. The A40 to the north prevents views of the wider Green Belt in this direction. To the south, urbanising development in the Green Belt prevents views of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Development located in the Green Belt to the south of the parcel, and development to the north and east which is outwith the Green Belt area.

Parcel CHS2

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Badgeworth Road clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It is located between Cheltenham and Churchdown (which is contiguous with Gloucester), which are approximately 2km apart at this point. The M5 motorway, and to a lesser extent Norman's Brook, are separating features, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating feature, the M5, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel CHS2

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Development located in the Green Belt to the south of the parcel, and development to the north and east which is outwith the Green Belt area.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only a minor road (Badgeworth Road) with hedgerows as a boundary, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. Historically 'The Reddings' was a small village, separate from Cheltenham. The parcel is largely undeveloped and therefore not contiguous with the historic town of Cheltenham, although development is approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the

Parcel CHS2

Assessment Considerations	Assessment
	special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

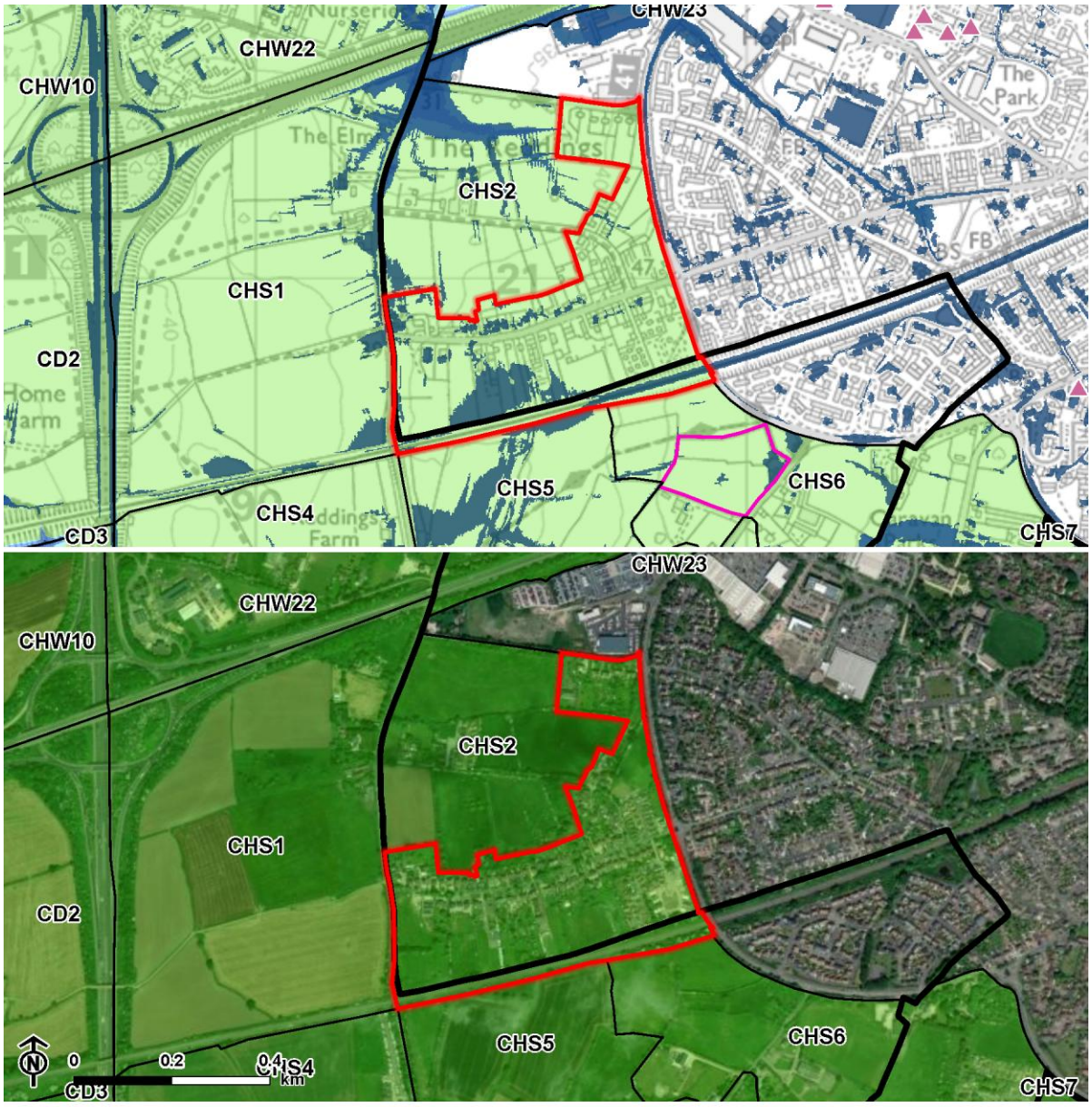
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHS3



Parcel CHS3 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

Listed building | Flood zone 3

Site of Special Scientific Interest | High risk of surface water flooding

Flood zone 2

Parcel CHS3

Contribution of land in Parcel CHS3

Parcel CHS3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHS3 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Cheltenham. Parcel size: 21ha. There are no significant boundary features to separate the parcel from the settlement. Grovefield Way, a minor road, edged with fencing, trees and hedging forms a boundary to the settlement but its role in separating open land from the urban area is diminished by the presence of urbanising built development to the west.North Road West, a minor road, edged with trees and hedging, forms a boundary to the settlement but its role in separating open land from the urban area is diminished by the presence of urbanising built development to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel immediately adjoins the defined urban area to the north and east but vegetation alongside Grovefield Way and North Road West limits views. There is significant urbanising influence associated with development, land use and activity in the Green Belt. Although some of the parcel is open it has a lot of development and land uses associated with the urban area, including housing, roads, a community centre, caravan parks. Urbanising development limits perception of the wider countryside. Little sense of connection to open land due to existing development within the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHS3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. It is located between Cheltenham and Churchdown, which are approximately 2km apart at this point. The M5 motorway, and to a lesser extent Norman's Brook, are separating features but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating feature, the M5, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.

Parcel CHS3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. Historically 'The Reddings' was a small village, separate from Cheltenham. The parcel is largely developed for residential use, and is contiguous with the historic town of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its context.

Purpose E – Assisting in urban regeneration:

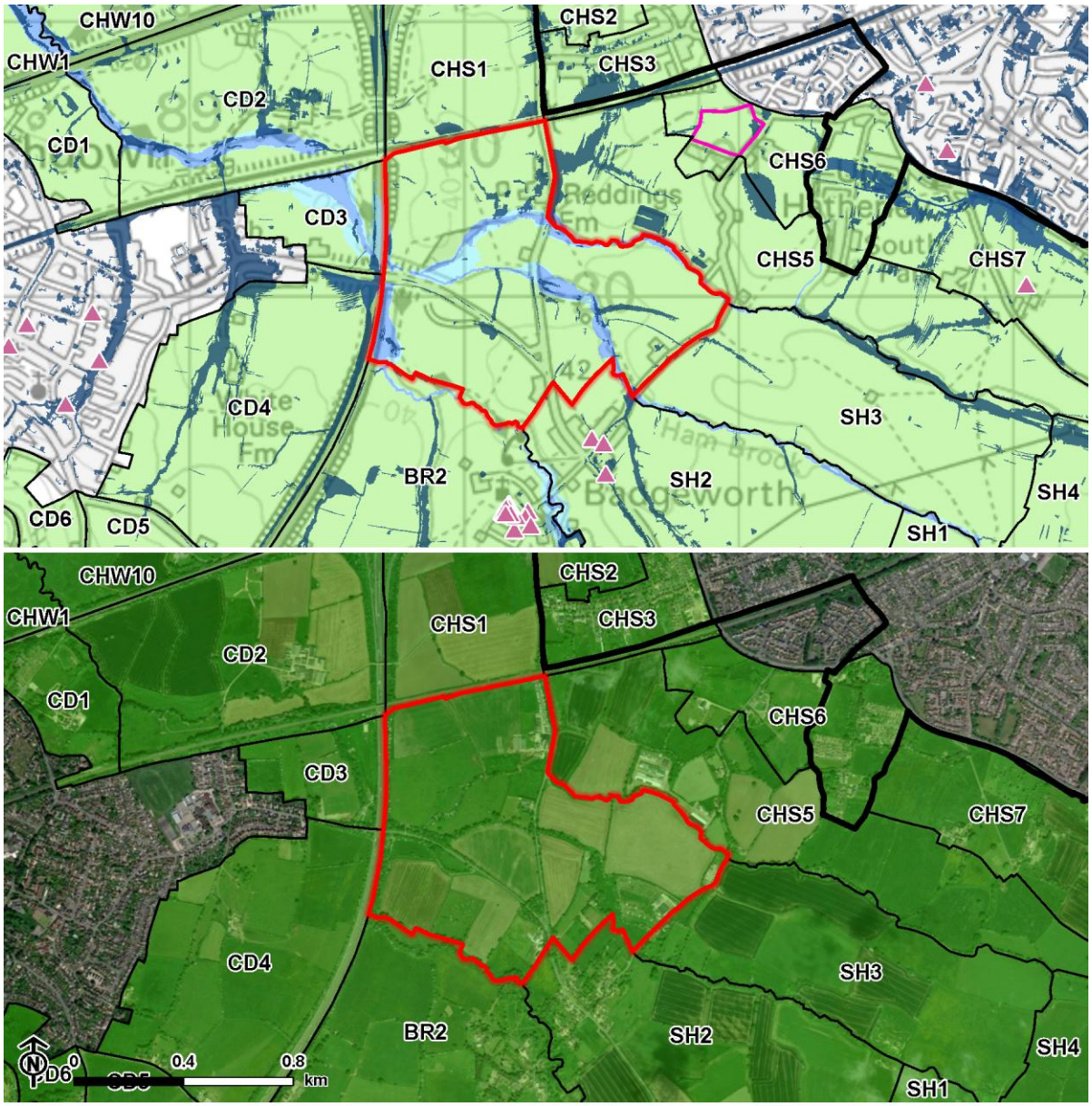
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHS4



Parcel CHS4 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

- Listed building
- Flood zone 3
- Site of Special Scientific Interest
- High risk of surface water flooding
- Flood zone 2
- Scheduled monument

Parcel CHS4

Contribution of land in Parcel CHS4

Parcel CHS4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHS4 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Cheltenham and east of Churchdown (which is contiguous with Gloucester). Parcel size: 85ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The parcel is located between Up Hatherley (a suburb of Cheltenham) and Churchdown (a suburb of Gloucester). The railway forms the furthest north boundary, with mature vegetation partly along Badgeworth Road forming the outer eastern boundary, and the M5 forms the outer western boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries M5 and the Railway, mature intervening vegetation, and distance from settlements, combine to limit perception of the urban area from the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with it for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHS4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the M5 to the west which forms a strong boundary feature which currently gives the parcel a strong sense of separation from urbanising influences from Gloucester. It would also negate the role of the intervening separation and mature vegetation between it and Cheltenham to the east, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. Development within the parcel would weaken the relatively narrow separation between Cheltenham and Gloucester, and the merging of the two settlements would be an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Churchdown and Cheltenham. It contains strong separating features including the M5 and mature vegetation. The distance between the land and the outer edge of the large built up area is approximately 700 m.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises a large part of the gap between Gloucester and Cheltenham. As aforementioned, the M5 creates a significant separating feature between the parcel and Gloucester to the west, and intervening vegetation and distance create a strong sense of separation from the parcel to Cheltenham to the east.

Parcel CHS4

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The M5 clearly marks the parcel boundary to the west. Although development in the parcel would have some urbanising impact on land beyond to the east, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel CHS4

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and therefore not contiguous with the historic town of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

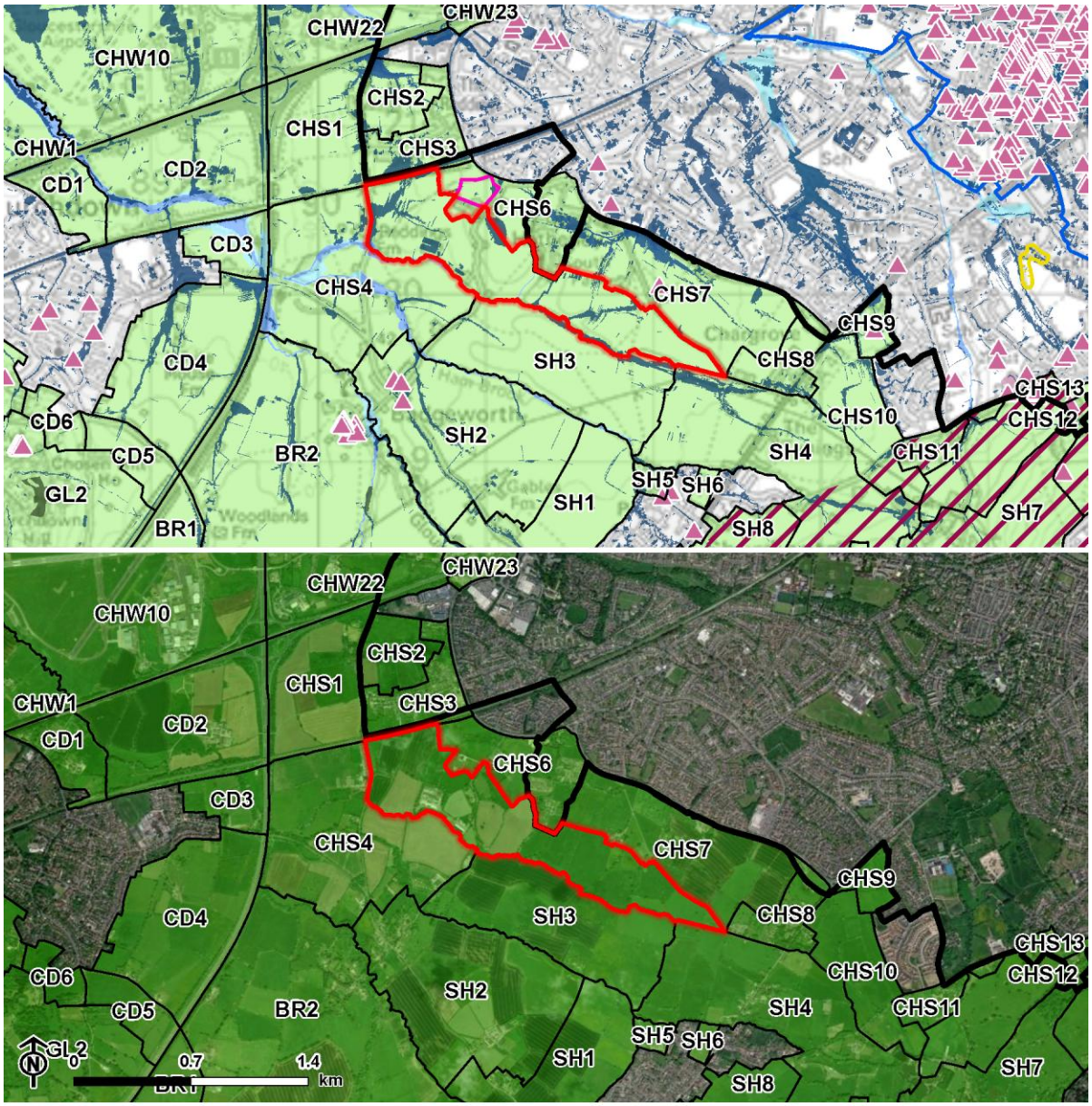
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHS5



Parcel CHS5
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel CHS5

Contribution of land in Parcel CHS5

Parcel CHS5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHS5 Description

Parcel Location, Land Uses and Boundaries
Land located south and west of Up Hatherley (a suburb of Cheltenham). Parcel size: 73ha. There is a strong boundary feature between the settlement and the parcel. The parcel is located c. 400m from the settlement boundary. Mature trees form the outer boundaries of the parcel. A watercourse also runs along the southern boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature trees along the outer boundaries, and the distance between the parcel and the settlement, combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Up Hatherley is a suburb of Cheltenham, and so is defined as a large built-up area. The parcel has a strong enough relationship with Up Hatherley for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHS5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance from the parcel to the settlement to the north, which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries and lacks containment, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong sense of separation from the urban area due to the separation and mature vegetation in the gap between the parcel and Up Hatherley, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Up Hatherley (a suburb of Cheltenham) to the east, and Churchdown (a suburb of Gloucester) to the west. The gap between the parcel and Churchdown contains strong separating features including the M5 and mature vegetation. The parcel is also located in a gap between the Up Hatherley and Brockworth (a suburb of Gloucester) approximately 3km south, beyond the Brockworth Bypass (A417).
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel CHS5

Assessment Considerations	Assessment
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The western part of the parcel forms a substantial part of the moderate gap between Up Hatherley (Cheltenham) and Churchdown (Gloucester). The parcel has no strong boundary features, but the M5 forms a significant separating feature further west in the gap between Churchdown and Up Hatherley, but the parcel is important in maintaining separation between the two large built up areas. The eastern half of the parcel lies in a robust gap between Up Hatherley and Brockworth (a suburb of Gloucester), and is therefore a less significant part of the gap between large built up areas. Strong boundary features elsewhere in the gap, including the A417 and distance, form significant separating features between the two large built up areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHS5

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and mature vegetation boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and therefore not contiguous with the historic town of Cheltenham, although is approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

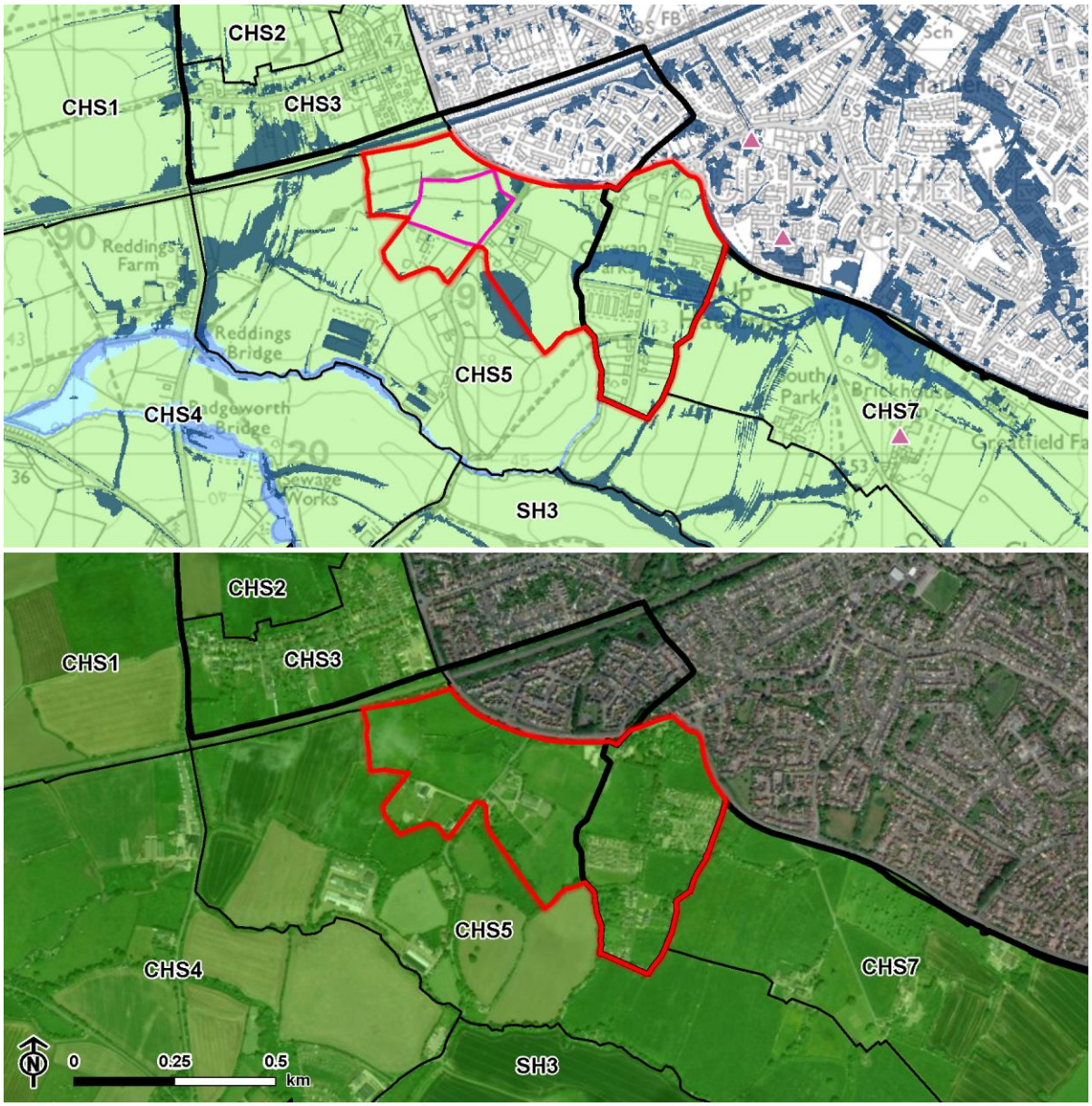
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHS6



Parcel CHS6
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Site of Special Scientific Interest
High risk of surface water flooding
Flood zone 2

Parcel CHS6

Contribution of land in Parcel CHS6

Parcel CHS6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHS6 Description

Parcel Location, Land Uses and Boundaries
Land located south of Up Hatherley (a suburb of Cheltenham). Parcel size: 32ha. There are no significant boundary features to separate the parcel from the settlement. Cold Pool Lane, a minor road, and sparse mature hedgerow and vegetation form the northern boundary of the parcel. A small woodland block forms a more significant boundary adjacent to the roundabout however this does not alter the rating for the entire parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Properties located to the north of Cold Pool Lane contribute to perception of urban development outside the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Parcel comprises playing fields and Badgeworth Livery and Storage Centre. Greenmead Park and Haven Park (static homes) are located within the parcel along Sunnyfield Lane, this development is temporary in nature so has limited urbanising influence. Isolated dwellings are also noted further south along Sunnyfield Lane. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Up Hatherley is a suburb of Cheltenham, and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHS6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Up Hatherley. The railway to the north of the parcel forms a connecting feature between Cheltenham and Gloucester.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow and tree boundaries to the south and east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Up Hatherley and Churchdown. The gap contains strong separating features including the M5 and mature intervening vegetation.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The western part of the parcel forms part of the gap between Up Hatherley and Churchdown. As aforementioned, the M5 and mature, intervening vegetation create significant separating features elsewhere in the gap to the west. The eastern part of the parcel does not form a substantial part of the gap between Up Hatherley and Brockworth to the south.

Parcel CHS6

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Up Hatherley. The railway to the north of the parcel forms a connecting feature between Cheltenham and Gloucester.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and tree boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHS6

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is partially developed and abuts the extension of the historic town of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

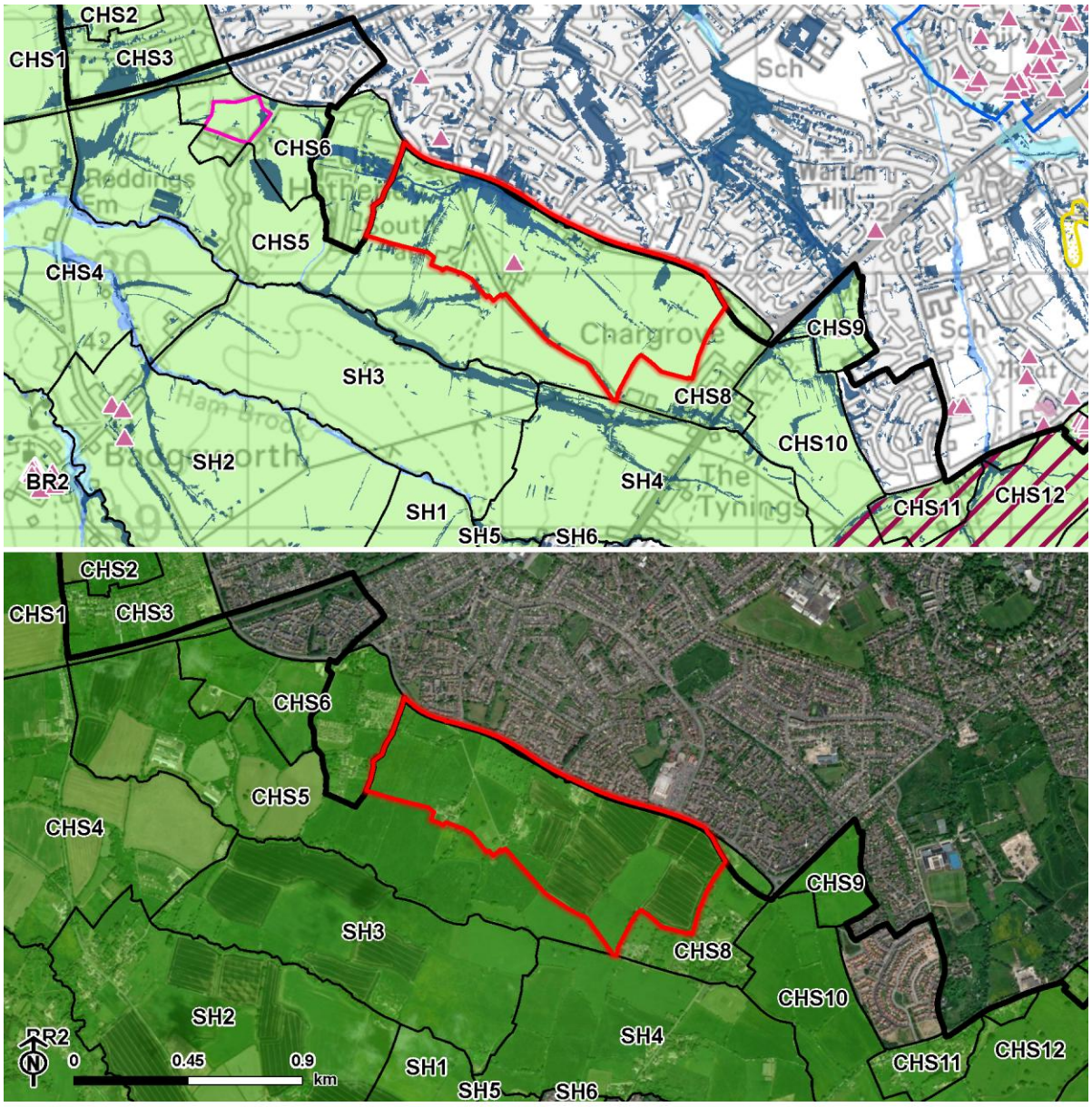
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHS7


CHS2
CHS1
CHS3
CHS6
CHS5
CHS4
CHS9
SH3
CHS8
CHS10
SH2
BR2
SH4
SH1
SH5
SH6
CHS11
CHS12
0
0.45
0.9
km
Parcel CHS7
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
Site of Special Scientific Interest
High risk of surface water flooding
Peaty soil
Conservation area
National Landscape
Scheduled monument
Flood zone 2

Parcel CHS7

Contribution of land in Parcel CHS7

Parcel CHS7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel CHS7 Description

Parcel Location, Land Uses and Boundaries
Land located south of Cheltenham. Parcel size: 58ha. There are no significant boundary features to separate the parcel from the settlement. Up Hatherley Way forms the northern boundary of the parcel, and forms the settlement boundary. Mature vegetation lies along the southern boundary of Up Hatherley Way. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Up Hatherley Way forms the northern boundary of the parcel. Mature trees and hedgerow along Up Hatherley Way limit perception of urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some views south with the wider Green Belt beyond the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Up Hatherley is a suburb of Cheltenham (which is a town) and is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Up Hatherley (a suburb of Cheltenham) to the north.

Parcel CHS7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow and tree boundaries to the south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel is located between Up Hatherley (a suburb of Cheltenham) and Brockworth (a suburb of Gloucester).
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel has no significant features that contribute towards separating the two urban areas. However, the A417 (Brockworth Bypass) to the south, and the distance and intervening vegetation elsewhere in the gap contributes towards the separation of the two large built up areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CHS7

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Up Hatherley (a suburb of Cheltenham) to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and abuts the historic town of Cheltenham, with development approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

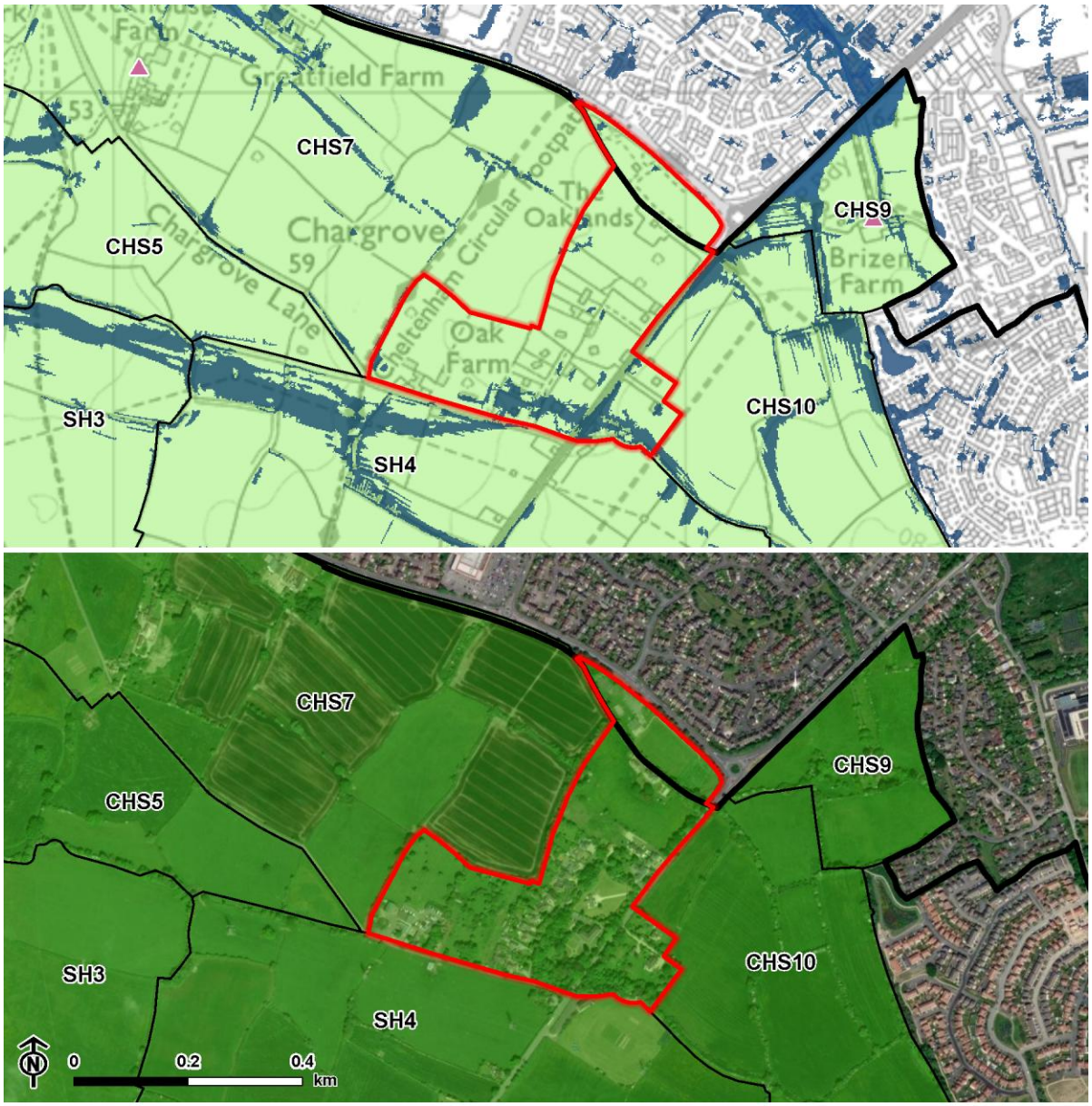
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHS8


Greatfield Farm
CHS7
CHS5
Chargrove
Chargrove Lane
59
Cheltenham Circular Footpath
The Oaklands
CHS9
Brizen Farm
Oak Farm
CHS10
SH3
SH4
CHS7
CHS5
CHS9
CHS10
SH3
SH4
0
0.2
0.4
km
Parcel CHS8
Neighbouring parcel
Green Belt
Local authority
Potential development constraints
Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel CHS8

Contribution of land in Parcel CHS8

Parcel CHS8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel CHS8 Description

Parcel Location, Land Uses and Boundaries
Land located south of Cheltenham. Parcel size: 16ha. There is a moderate boundary feature between the settlement and the parcel. Up Hatherley Way is located to the north the parcel and is lined by mature trees and hedgerow. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Mature vegetation along Up Hatherley Way limit perception of the urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel includes The Brizen Young People's Centre, with an associated playground; Chargrove Villas and Care Home, and number of dwellings along Chargrove Lane. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Warden Hill is a suburb of Cheltenham, and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Warden Hill (a suburb of Cheltenham) to the north of the parcel.

Parcel CHS8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already partly developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. It is located between Cheltenham (Warden Hill) and Gloucester (Brockworth), which are approximately 3.3 km apart at the outer boundary of the parcel. The A417 dual carriageway to the south is a strong separating feature.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The existing gap between the parcel and Gloucester is robust due to the distance between large built up areas, and significant separating features, including the A417 to the south. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel CHS8

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Warden Hill (a suburb of Cheltenham) to the north of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Chargrove Lane clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is partially developed and abuts the extension of the historic town of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

Equal contribution

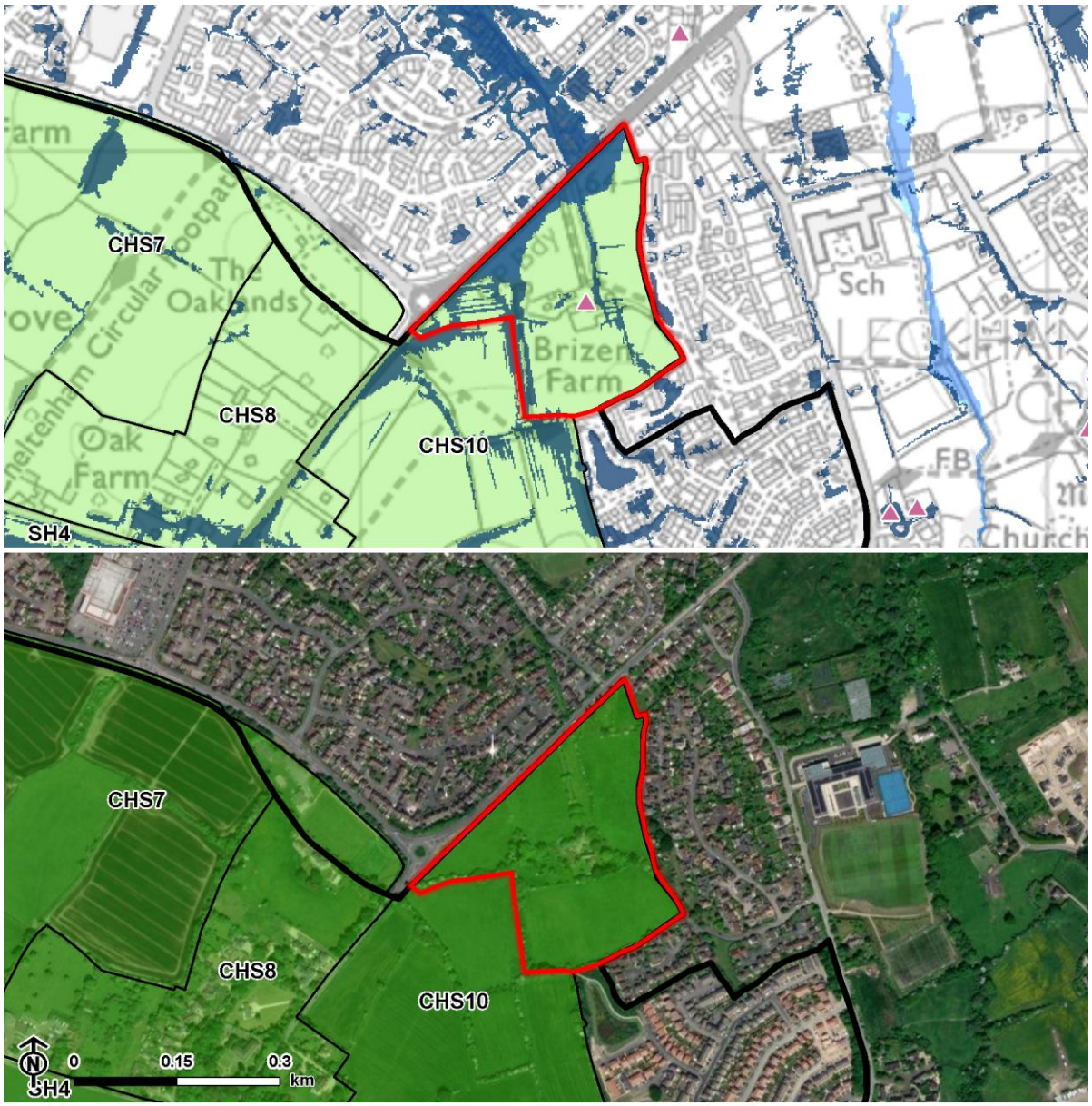
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHS8

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHS9



Parcel CHS9 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

Listed building | Flood zone 3

Flood zone 2 | High risk of surface water flooding

Parcel CHS9

Contribution of land in Parcel CHS9

Parcel CHS9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel CHS9 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Cheltenham. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries, hedges, fencing. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Views of urban development on 3 sides of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. Surrounded by urban development on 3 sides.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. This is associated with development in the adjacent urban areas which surround the parcel on 3 sides.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Cheltenham and Gloucester.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. This is associated with development in the adjacent urban areas which surround the parcel on 3 sides.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is partially developed and abuts the extension of the historic town of Cheltenham, dividing two areas of 20th/21st century residential developments. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

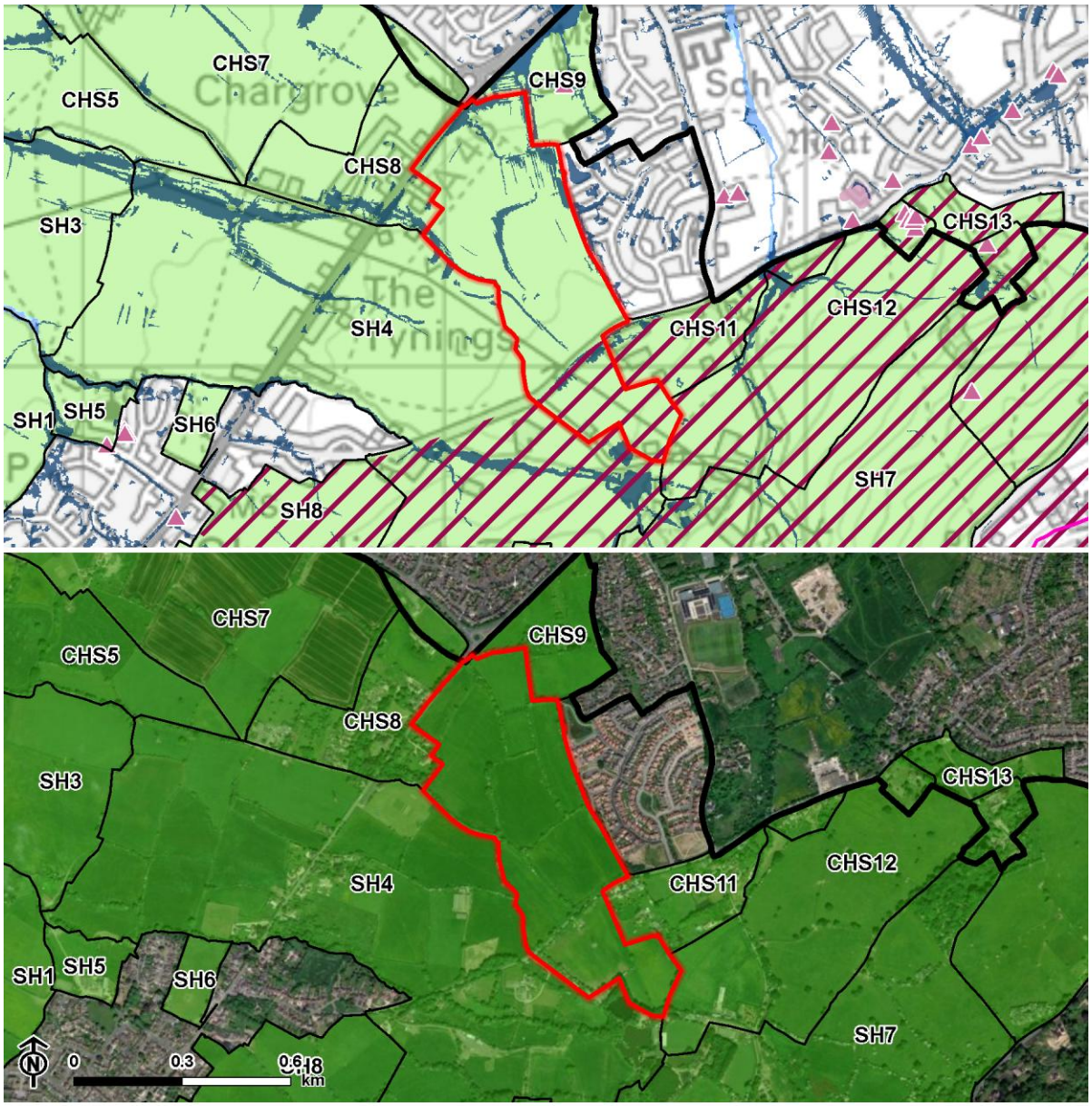
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHS10



Parcel CHS10 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

- Listed building
- Flood zone 3
- Site of Special Scientific Interest
- High risk of surface water flooding
- National Landscape
- Scheduled monument
- Flood zone 2

Parcel CHS10

Contribution of land in Parcel CHS10

Parcel CHS10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CHS10 Description

Parcel Location, Land Uses and Boundaries
Land located south of Cheltenham. Parcel size: 31ha. There is a moderate boundary feature between the settlement and the parcel. Shurdington Road is an A road to the north of the parcel and hedgerow with mature trees to the east of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Perception of housing to the east of the parcel.Perception of housing west of Shurdington Road.Housing to the south of Leckhampton Lane. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection to open countryside west and south, and the higher ground to the south east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton.

Parcel CHS10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features of rising landform and woodland planting, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CHS10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and abuts the historic town of Cheltenham, with development approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

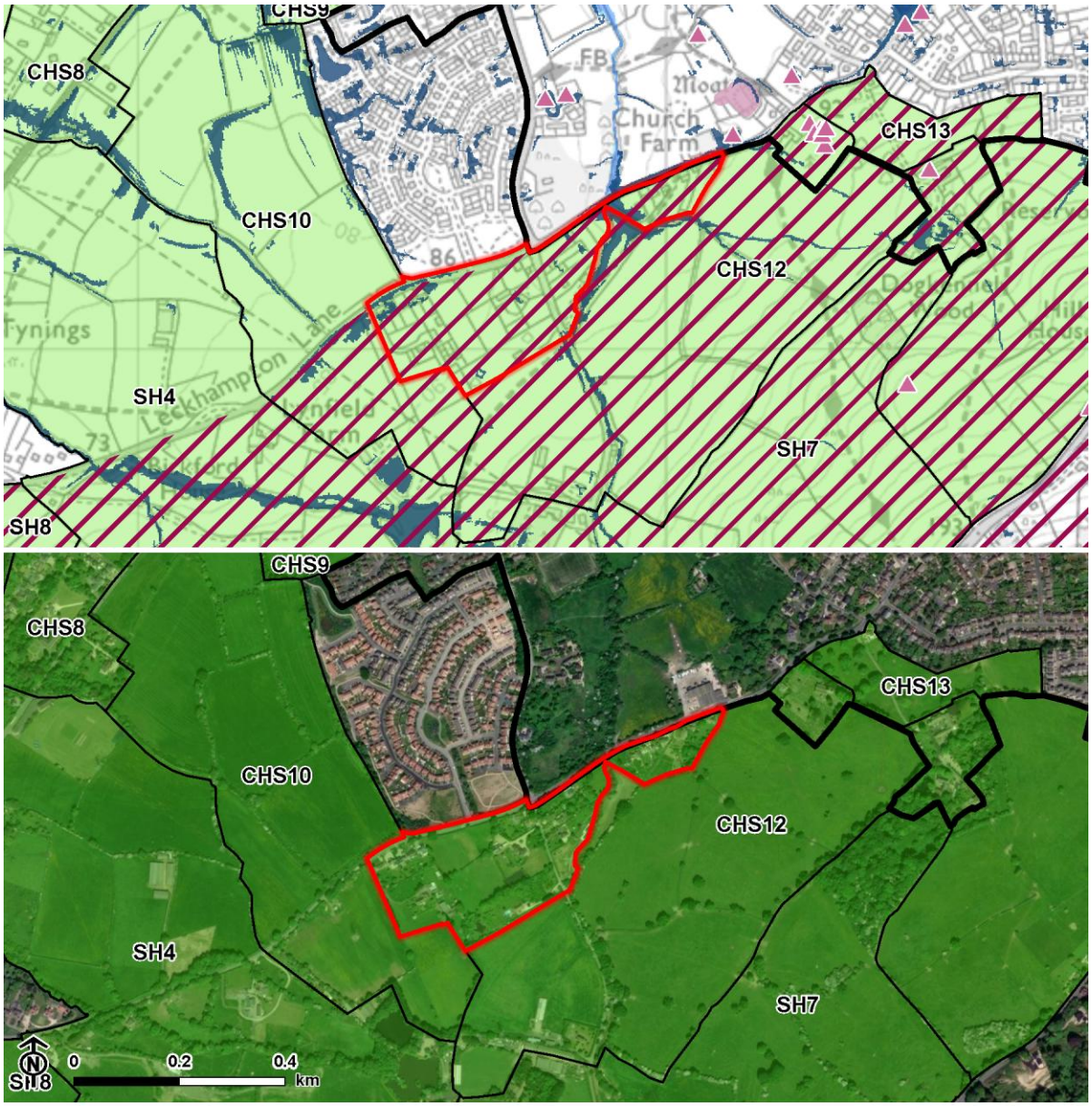
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHS11



Parcel CHS11
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
National Landscape
Flood zone 2
Flood zone 3
High risk of surface water flooding
Scheduled monument

Contribution of land in Parcel CHS11

Parcel CHS11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Moderate	Equal	Yes

Parcel CHS11 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Cheltenham. Parcel size: 10ha. There is a consistent, permanent boundary feature extending a significant distance. Leckhampton Lane and Church Road, both minor roads, form the boundary between settlement and parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Development to the north of Church Road. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Grouping of houses, land is generally still open. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection with rising ground to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Leckhampton is a suburb of Cheltenham and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel CHS11

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features of rising landform and woodland planting, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHS11

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hatherley Brook and adjacent mature woodland clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

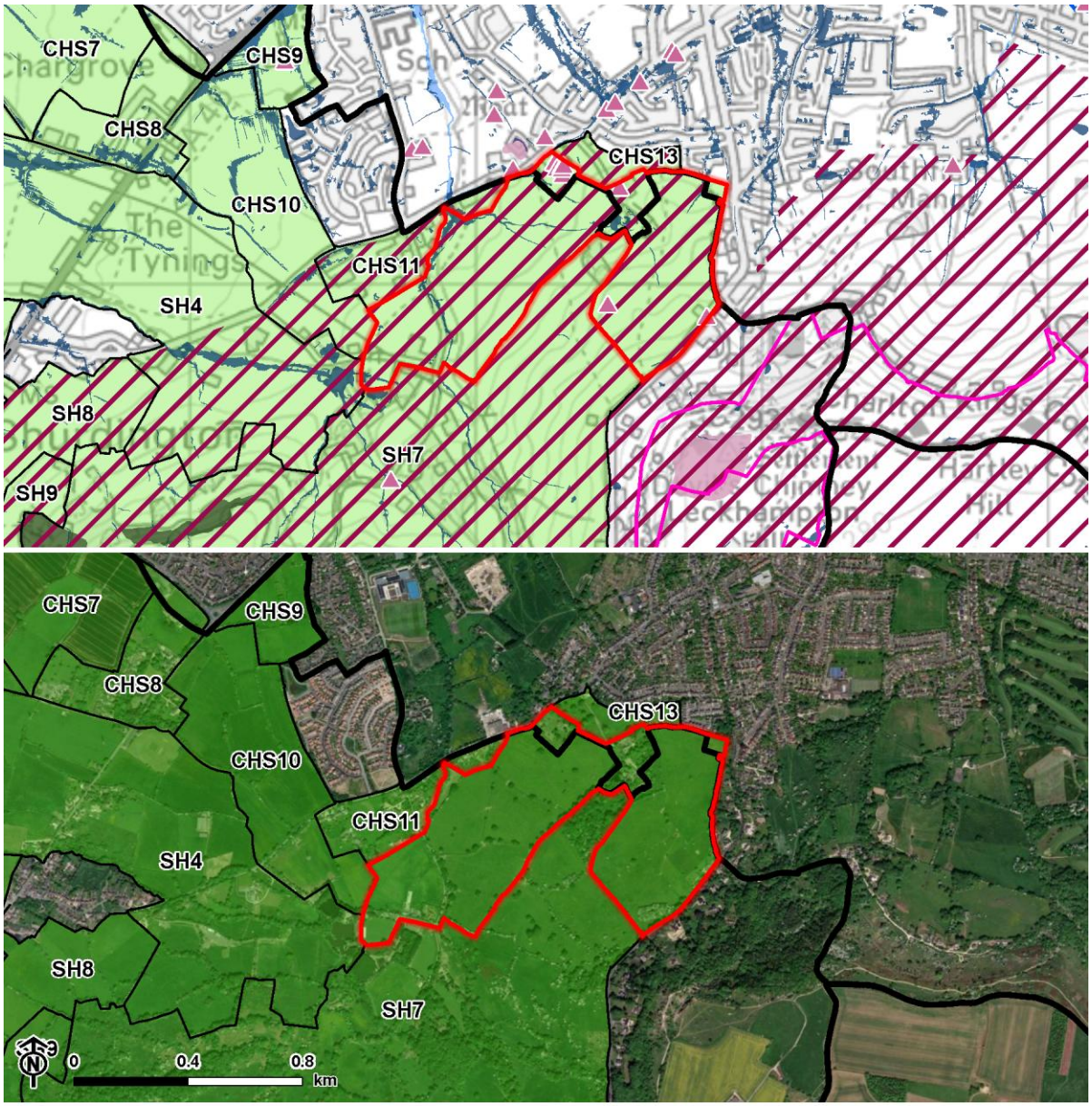
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHS12



Parcel CHS12

Contribution of land in Parcel CHS12

Parcel CHS12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHS12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Leckhampton, a suburb of Cheltenham. Parcel size: 57ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Church Road, minor road, forms the boundary between settlement and parcel. Property boundaries at the Leckhampton Views estate form part of the northern boundary of the parcel, as well as a mature tree line along the field boundary to the east and north-west of the parcel. Hatherley Brook and mature trees along part of the northern boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises to the south of the parcel towards Hill House on Leckhampton Hill road. There is some perception of urban development outside of the parcel. Land slopes downhill to the north providing views towards Pilley and Leckhampton, however a small part of the settlement to the north of Church Road which has a relationship with the parcel is not very urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Although most of the parcel is open fields with mature vegetation alongside field boundaries, it has some land uses associated with the urban area, including a hospice and associated car parking. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Parcel is connected to the open countryside on higher ground to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Leckhampton and Pilley are suburbs of Cheltenham and so are defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel CHS12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the rising landform which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Rising landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The principal separating features of rising landform and mature woodland would be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel CHS12

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character. Whilst assets within the parcel contribute primarily to the significance of the village of Leckworth, they also make some contribution to the special character of Cheltenham.

Parcel CHS12

Purpose E – Assisting in urban regeneration:

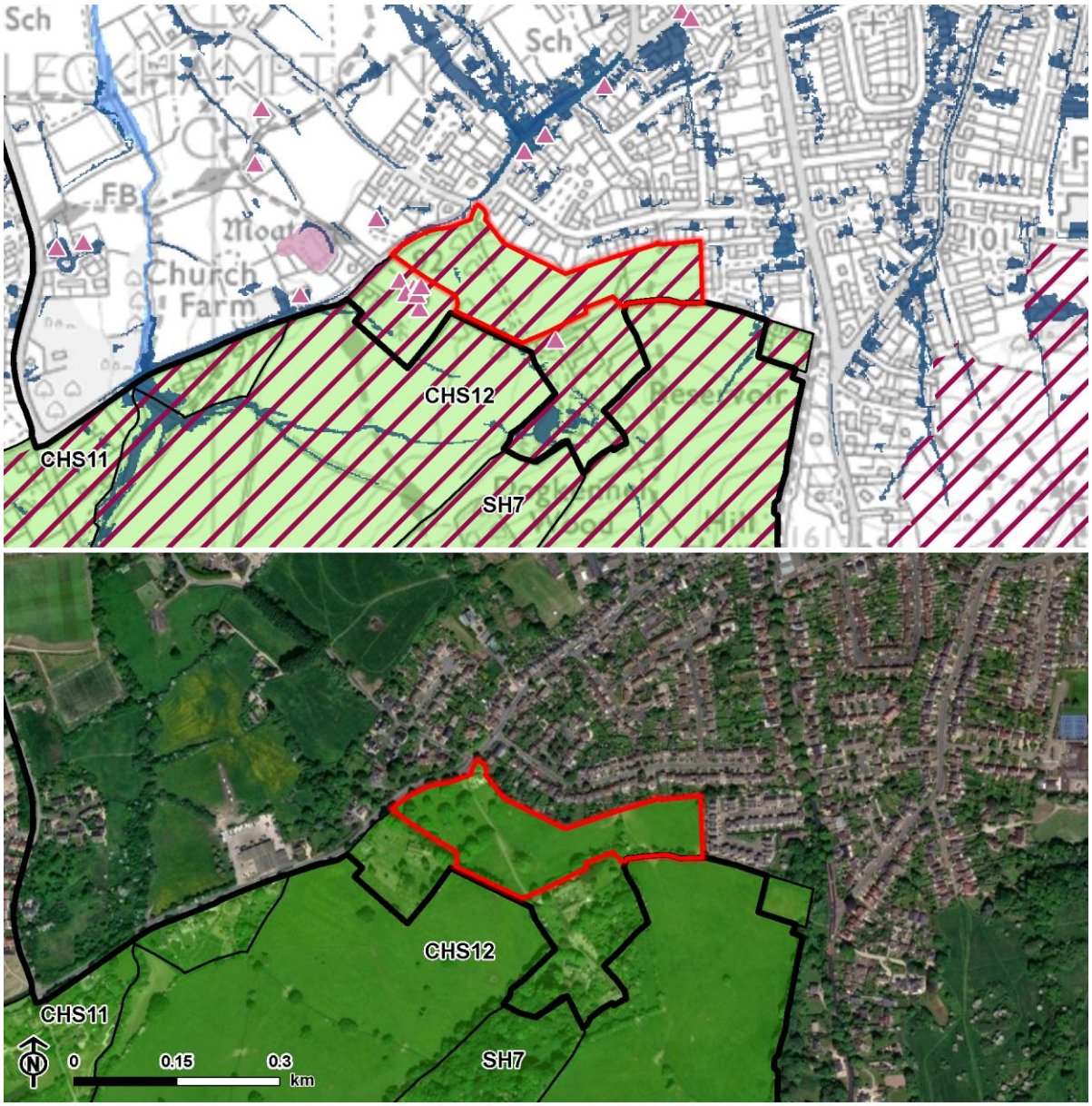
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHS13



Parcel CHS13
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
National Landscape
High risk of surface water flooding
Flood zone 2
Scheduled monument

Parcel CHS13

Contribution of land in Parcel CHS13

Parcel CHS13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel CHS13 Description

Parcel Location, Land Uses and Boundaries
Land located south of Leckhampton, a suburb of Cheltenham. Parcel size: 4ha.
There are no significant boundary features to separate the parcel from the settlement. Property boundary fences/vegetation are located along the north and east boundaries.
There is no significant change in landform to create a sense of separation between the settlement and the parcel. Topography is gently rising to the south.
There is a strong perception of urban development outside of the parcel. Parcel adjacent to typical urban development, with gently sloping topography affording greater perception of urban development from within the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some limited perception of the wider countryside to the south due to vegetation along southern boundary.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton and also some associated with development in the Green Belt to the south of the parcel.

Parcel CHS13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak boundaries of garden fencing, and mature vegetation with gaps, so development in the parcel would in turn increase the urbanising impact of development on adjacent land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity. The parcel is peripheral as it is contained on three sides by development.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CHS13

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Leckhampton and also some associated with development in the Green Belt to the south of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature trees on field boundaries clearly mark the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and abuts the historic town of Cheltenham, with development approaching the parcel from the west side of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

Equal contribution

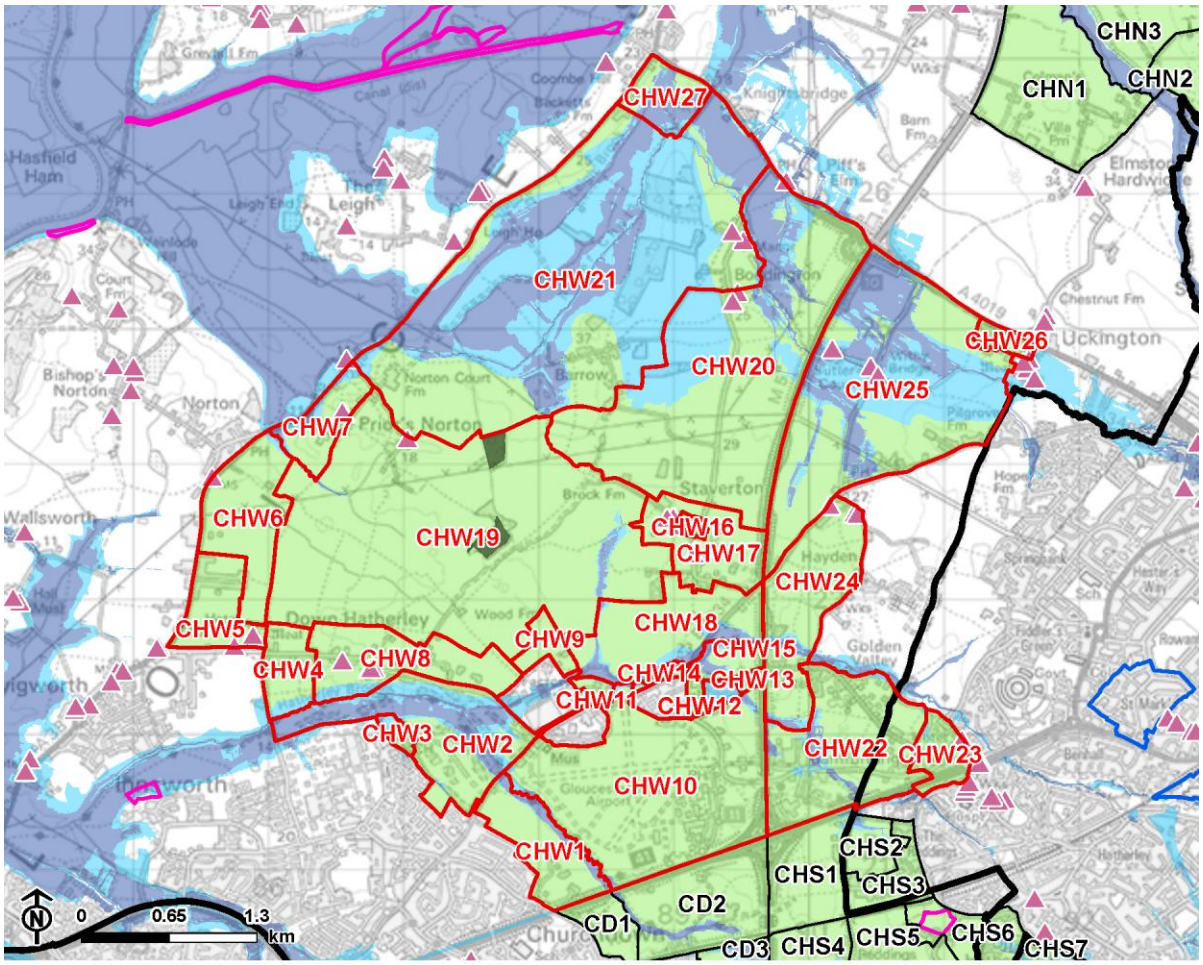
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHS13

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

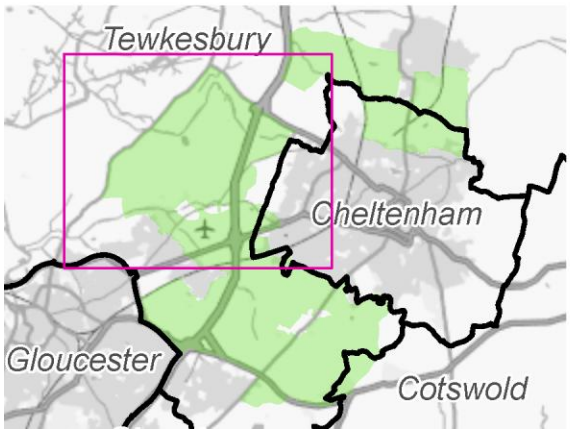
Cheltenham West



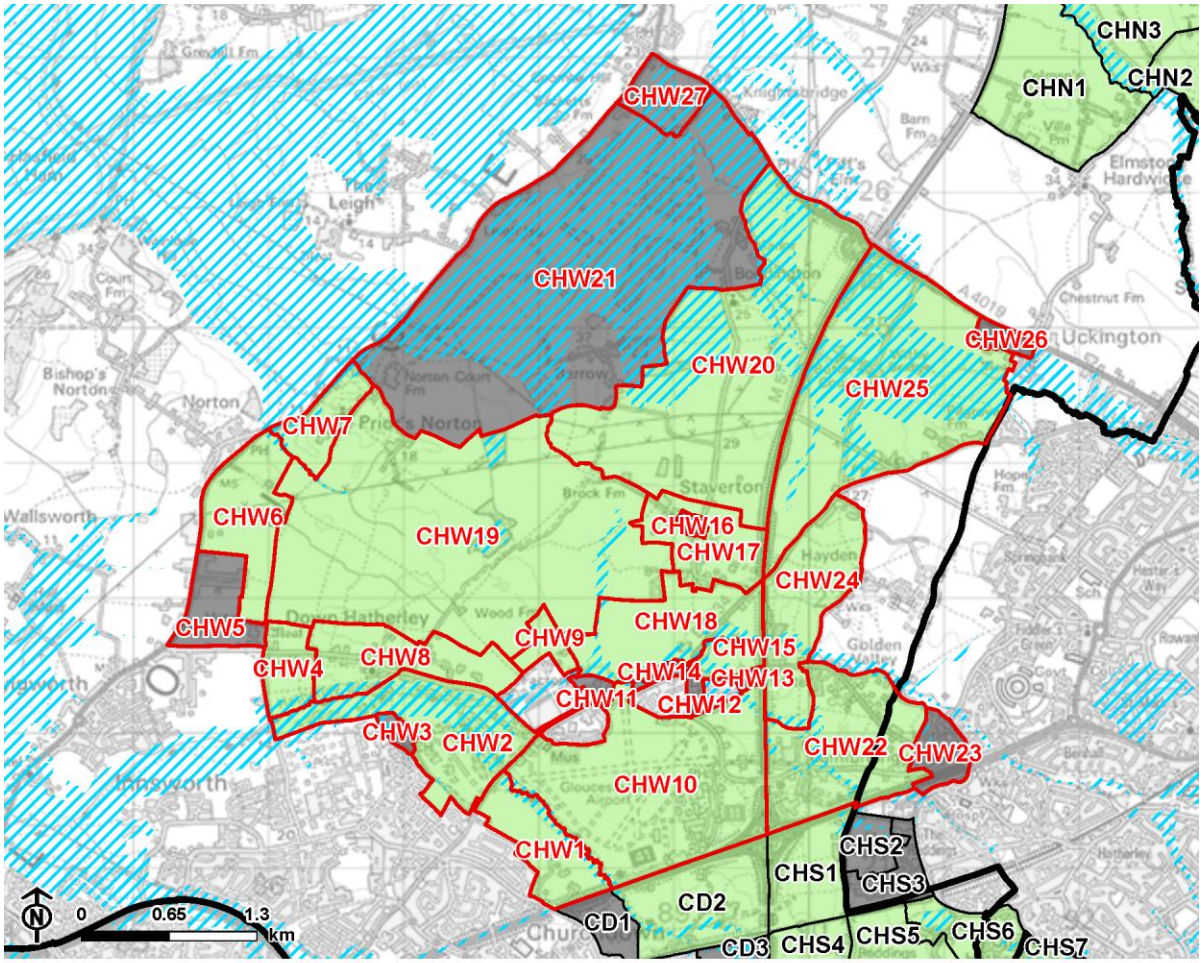
Cheltenham West parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Site of Special Scientific Interest
Ancient woodland
Flood Zone 2
Flood zone 3
Conservation area
Scheduled monument



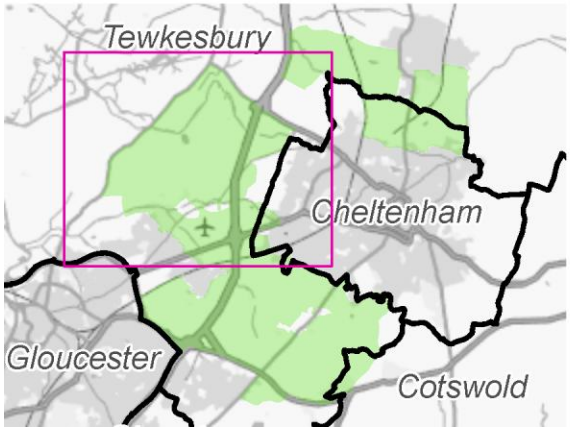
Cheltenham West



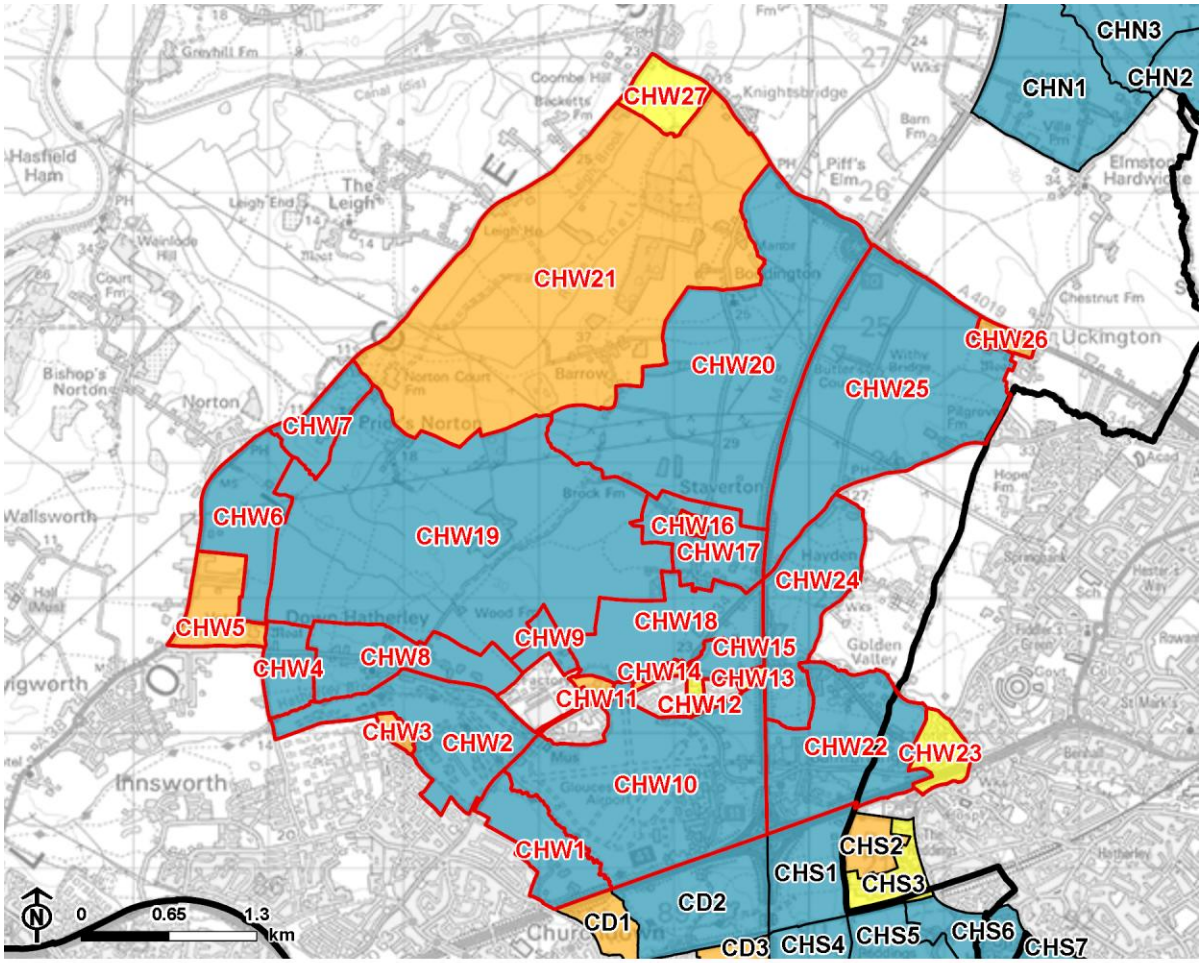
Cheltenham West parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt

Grey belt
Potential development constraints



Cheltenham West



Cheltenham West parcel

Neighbouring parcel

Local authority

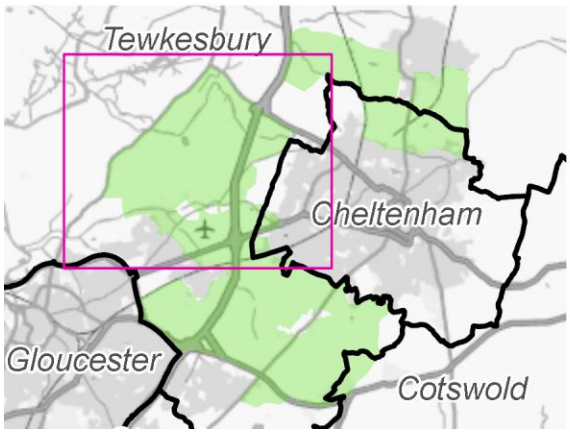
Green Belt

Highest Contribution to NPPF purposes A, B and D

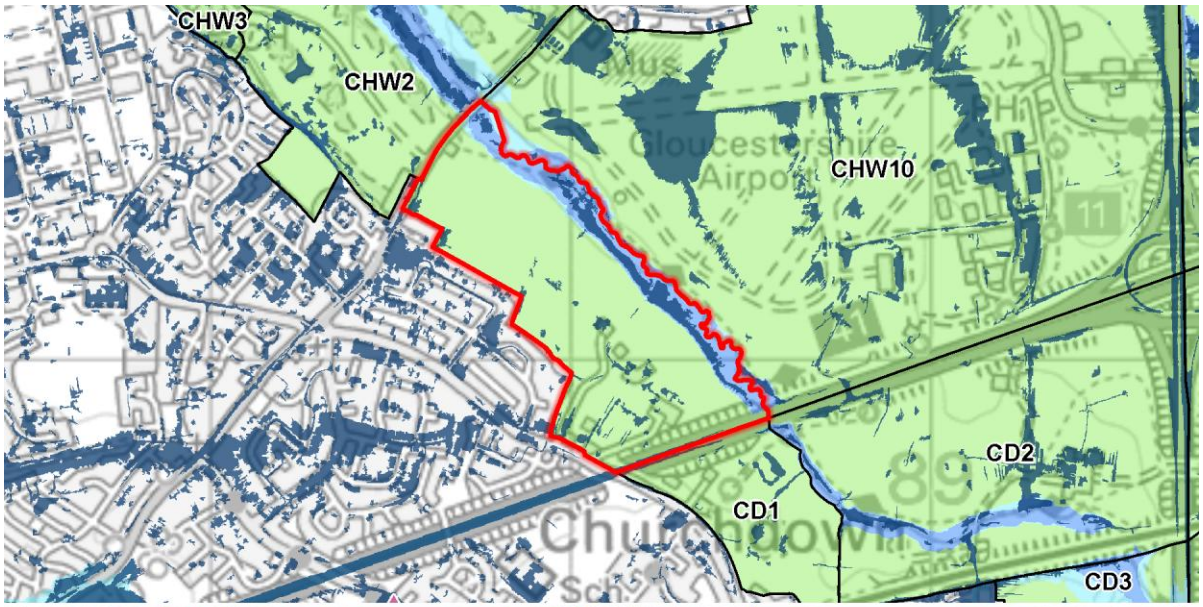
Strong

Moderate

Weak/no



Parcel CHW1





Parcel CHW1 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel CHW1

Parcel CHW1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Strong	Moderate	Weak/No	Equal	No

Parcel CHW1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Innsworth. Parcel size: 43ha. There are no significant boundary features to separate the parcel from the settlement. Parton Road, and the back gardens of houses along Orchard Way and Springwell Gardens form a weak boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Nursery and and isolated dwellings in the south. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some tree cover alongside Norman's Brook forms a clear boundary between the parcel and open land to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Churchdown. Churchdown is a large village which is contiguous with Gloucester, meaning that any expansion of the former would be associated with the latter.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Norman's Brook and the adjacent mature woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. Land close to the B4063 plays a slightly stronger role in terms of maintaining perceived separation between Churchdown and the industrial estate.
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The extent of development between Cheltenham and Gloucester increases the importance of remaining open farmland.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development of land in the parcel would not reduce the size of the settlement gap but it would be likely to increase urbanising influence on land which forms a substantial part of it.

Parcel CHW1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Innsworth, although contiguous with the historic town of Gloucester, was historically a separate village.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

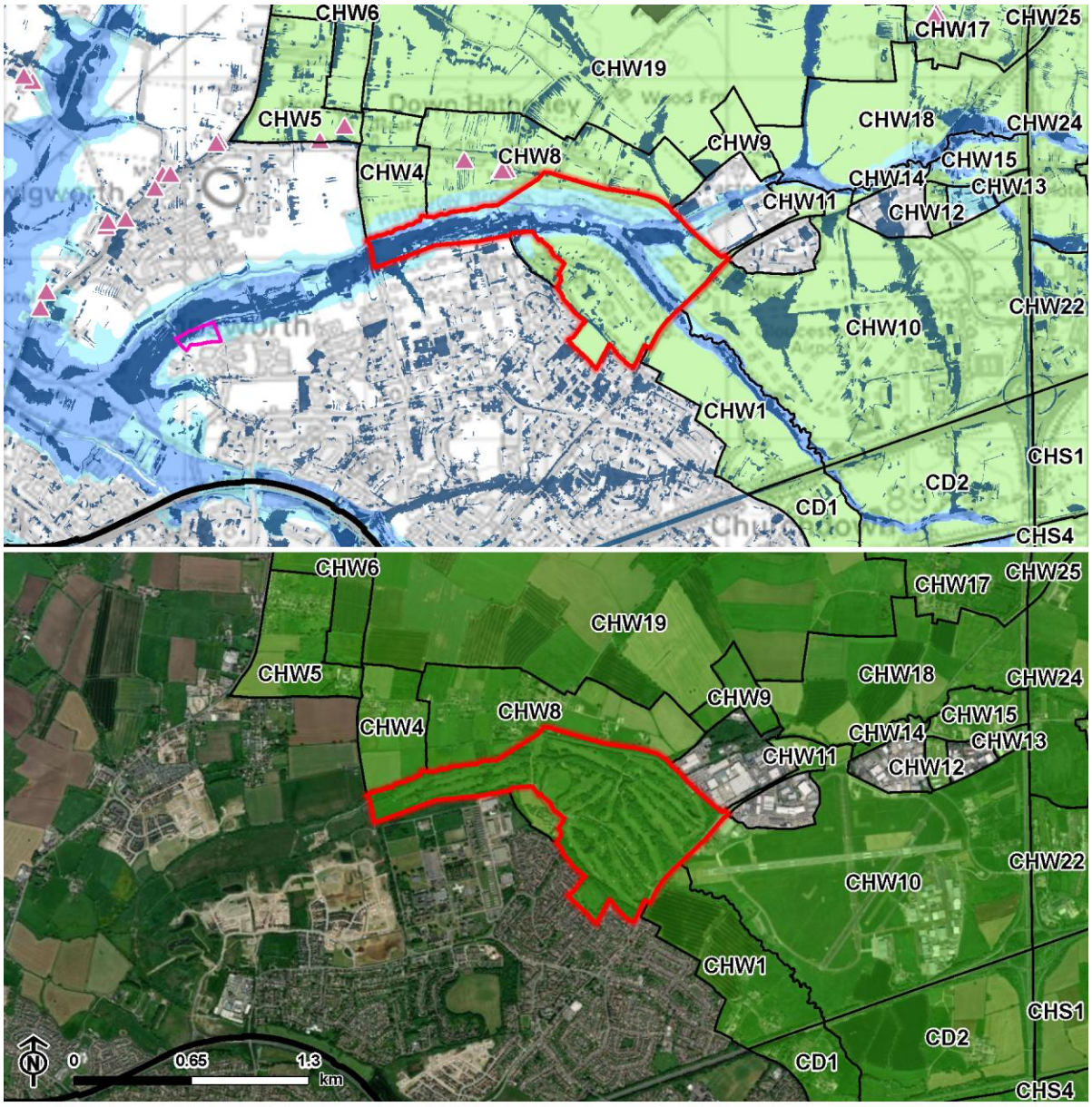
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose B and therefore does not meet the definition of grey belt land.

Parcel CHW2



Parcel CHW2
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Site of Special Scientific Interest
Ancient woodland
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel CHW2

Contribution of land in Parcel CHW2

Parcel CHW2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHW2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Innsworth. Parcel size: 83ha. There is a moderate boundary feature between the settlement and the parcel. Dense trees form the settlement edge of Innsworth to the south and west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The golf club forms a strong visual boundary to Innsworth, however the parcel is still adjacent to the settlement and an industrial estate to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Innsworth (which is contiguous with Gloucester) and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the mature woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel CHW2

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Strong sense of separation, due to mature vegetation, from the urban area, so development would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Weakening the relationship between Gloucester with the industrial estates to the east would have a significant narrowing influence on the wider gap between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is located between the villages of Innsworth and Churchdown, which were historically separate villages to Gloucester. The parcel has since been developed into a golf course in recent years.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

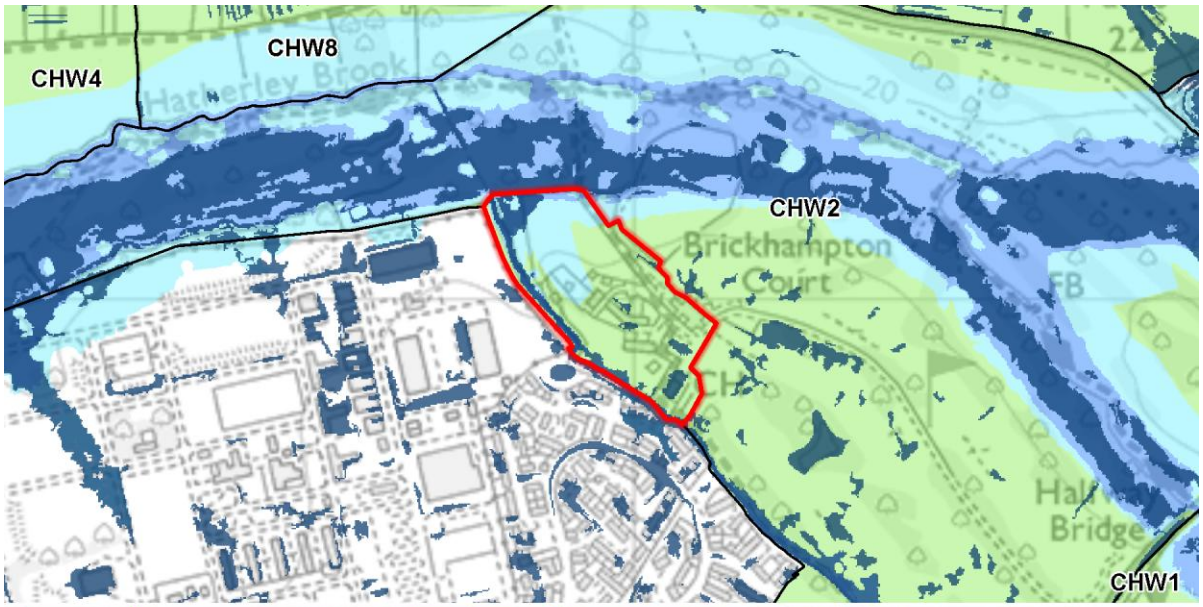
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHW3





Parcel CHW3 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Contribution of land in Parcel CHW3

Parcel CHW3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel CHW3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Innsworth. Parcel size: 5ha.
There is a moderate boundary feature between the settlement and the parcel. Thin mature tree line.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel.
Existing development in the Green Belt has some urbanising influence.
Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Innsworth (which is contiguous with Gloucester) and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Parcel CHW3

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Due to the existing level of development within the parcel.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due the distribution of development within the parcel.

Parcel CHW3

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is located between the villages of Innsworth and Churchdown, which were historically separate villages to Gloucester. The parcel has undergone some residential development.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

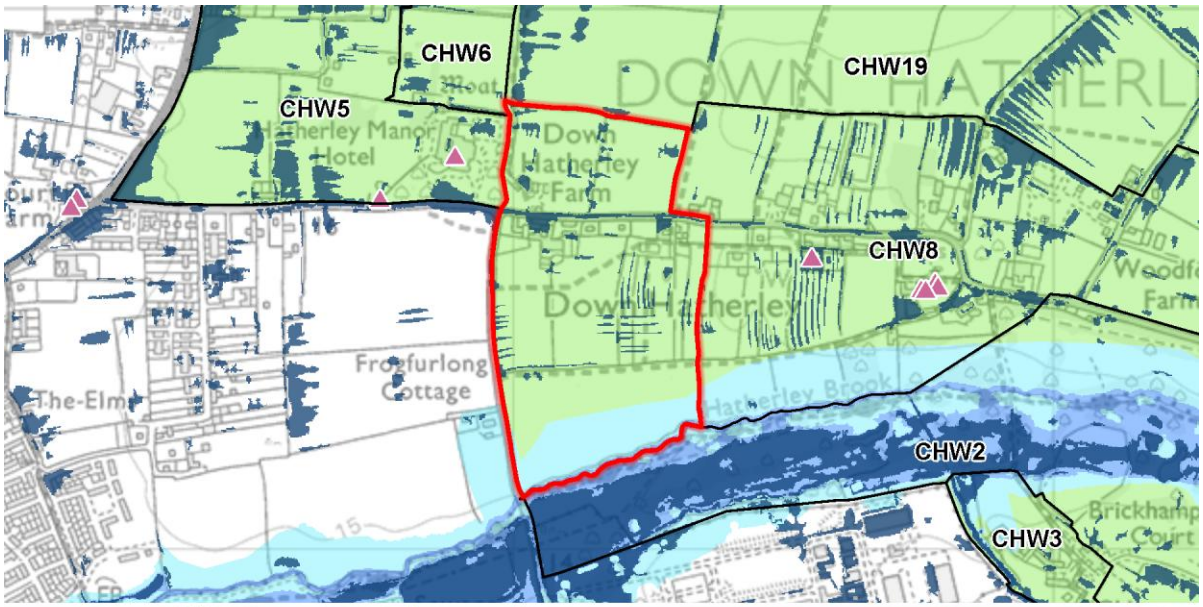
Equal contribution

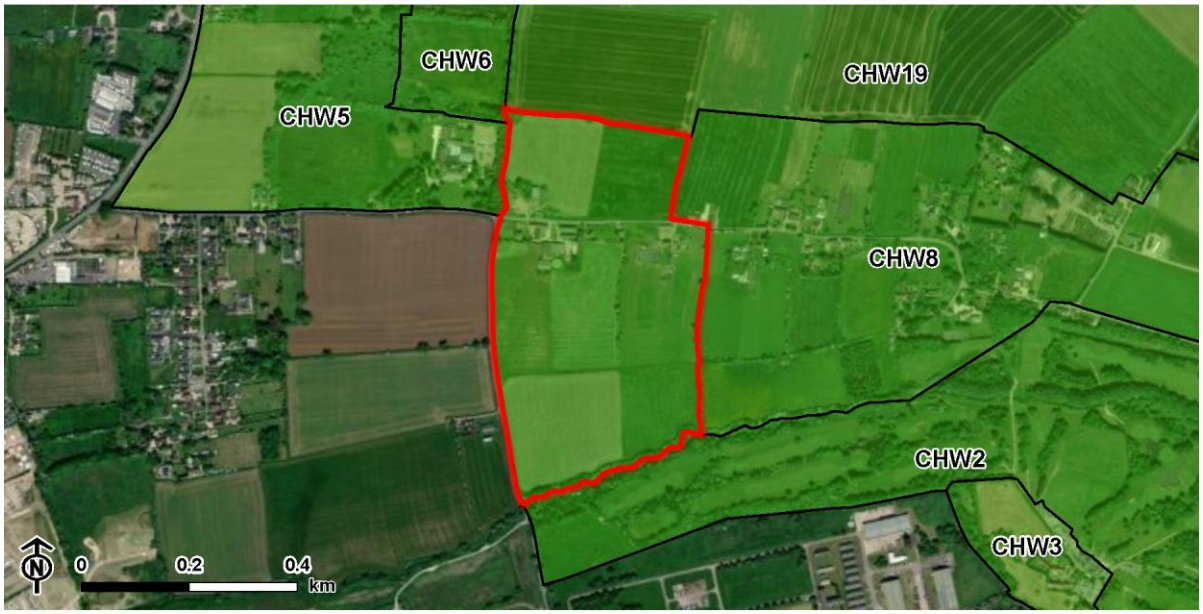
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW4





Parcel CHW4 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel CHW4

Parcel CHW4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHW4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located east of Twigworth and west of of Down Hatherley. Innsworth lies to the south. Parcel size: 23ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Frog Furlong Lane and Hatherley Brook form the boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably the safeguarded land immediately to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development limited to isolated dwellings and farm buildings in the north. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Innsworth is a large village which is contiguous with Gloucester, meaning that any expansion of the former would be associated with the latter. The parcel has a strong enough relationship with Innsworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact, risking the assimilation of Down Hatherley into the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The gap between Innsworth (which is contiguous with Gloucester) and Cheltenham, is approximately 4km at this point. The M5 motorway is a separating feature, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given its peripheral location in the gap.

Parcel CHW4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Its rural character forms a part of the setting of Gloucester but there is no visual physical or experienced connection to the town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. There are no heritage assets within the parcel that contribute to the significance of Gloucester as a historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

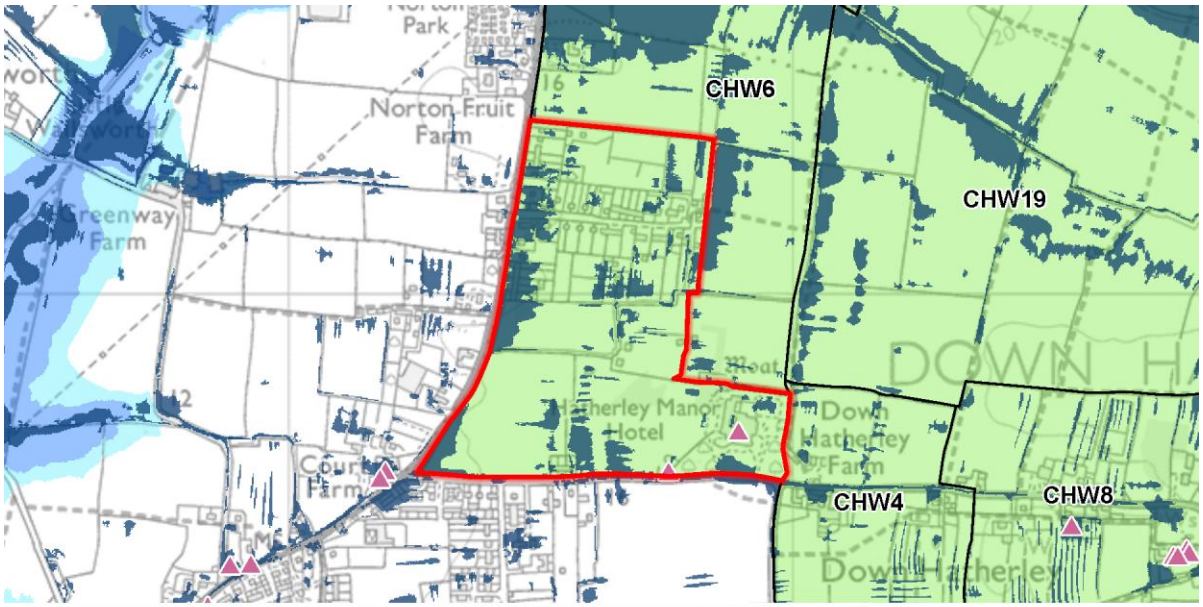
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW4

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW5





Parcel CHW5 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel CHW5

Contribution of land in Parcel CHW5

Parcel CHW5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel CHW5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the northeast of Twigworth. Parcel size: 31ha. There is a moderate boundary feature between the settlement and the parcel. Tewkesbury Road and Down Hatherley Lane form the boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Houses along Broadclose Road and Hatherley Manor Hotel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some open views but restricted by development within the parcel and to the south and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel only has hedgerow boundaries.

Parcel CHW5

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. There are lack of features to restrict and contain development; however the outer parts of the parcel are already largely developed, limiting the sprawling influence of further development within the parcel.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW5

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. This is in large part to the existing level of development at the outer edges of the parcel, which already exert and urbanising influence on the wider countryside.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Its rural character forms a part of the setting of Gloucester but there is no visual physical or experienced connection to the town.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is part of the settlement of Twigworth and is partially undeveloped in the south. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its rural context.

Purpose E – Assisting in urban regeneration:

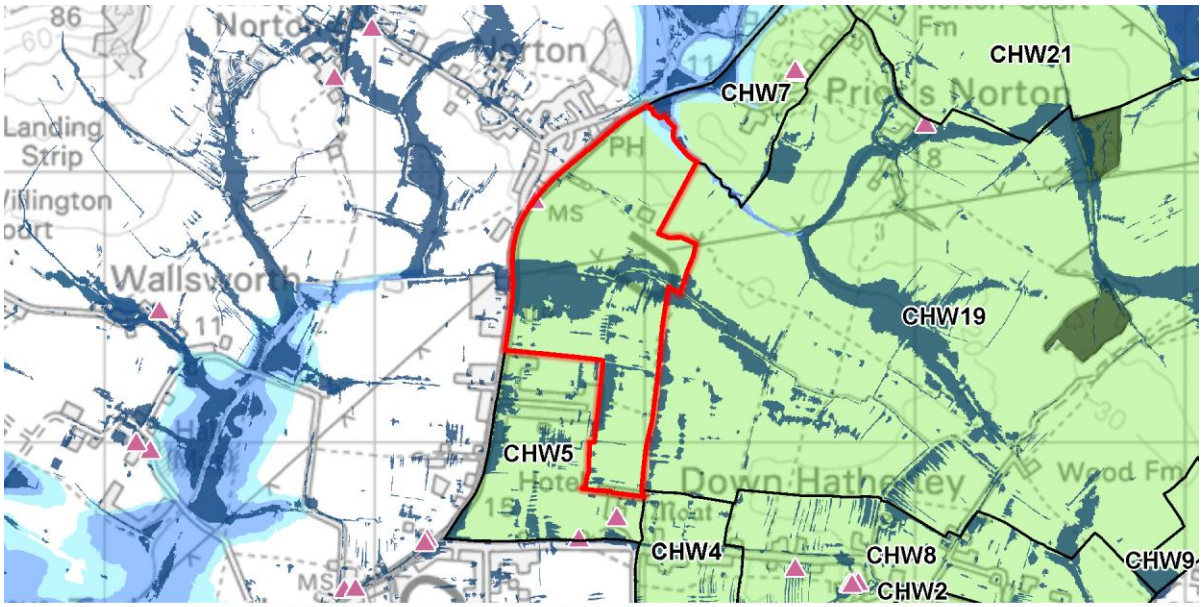
Equal contribution

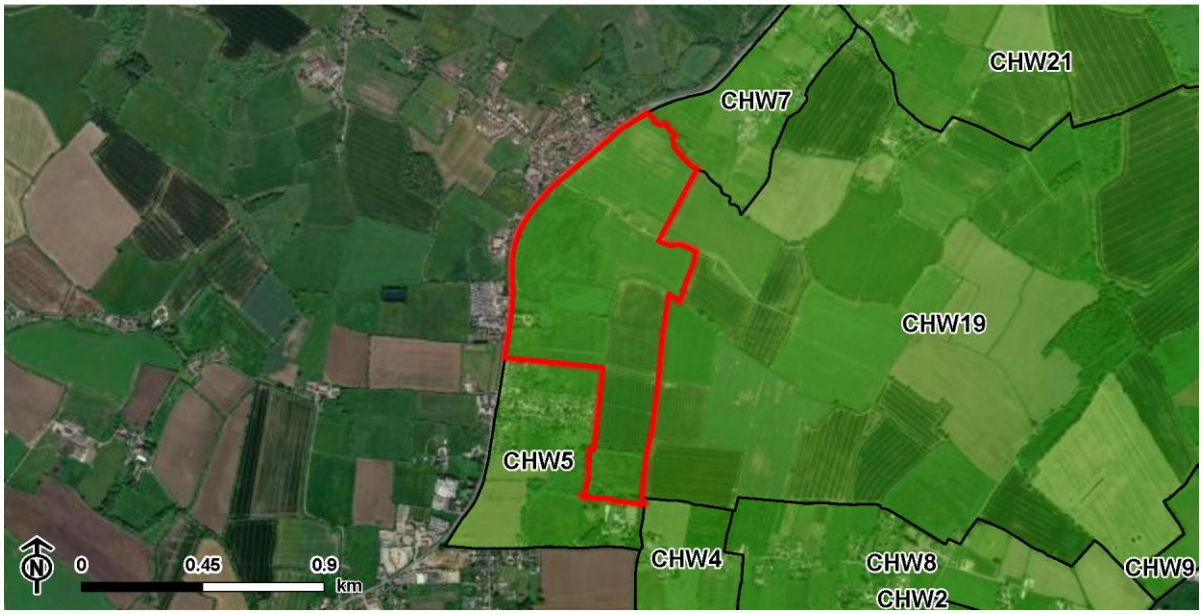
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW6





Parcel CHW6 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Contribution of land in Parcel CHW6

Parcel CHW6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CHW6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south and east of Norton, and west of Cheltenham. Parcel size: 56ha. There is a moderate boundary feature between the settlement and the parcel. The A38 is the boundary between parcel and Norton settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Adjacent to Norton to the west and washed over development to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city so is defined as a large built up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the intervening distance and vegetation along intervening field boundaries, which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel CHW6

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel is located adjacent to the village of Norton which was historically separate village to Gloucester.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

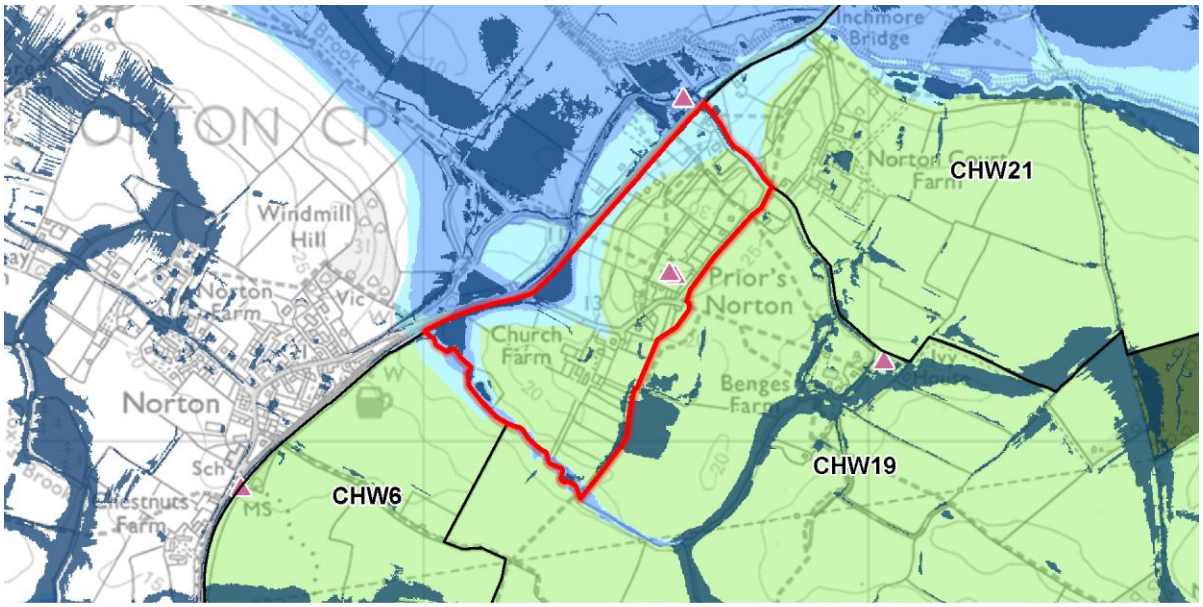
All Green Belt land plays an equal role in relation to this purpose.

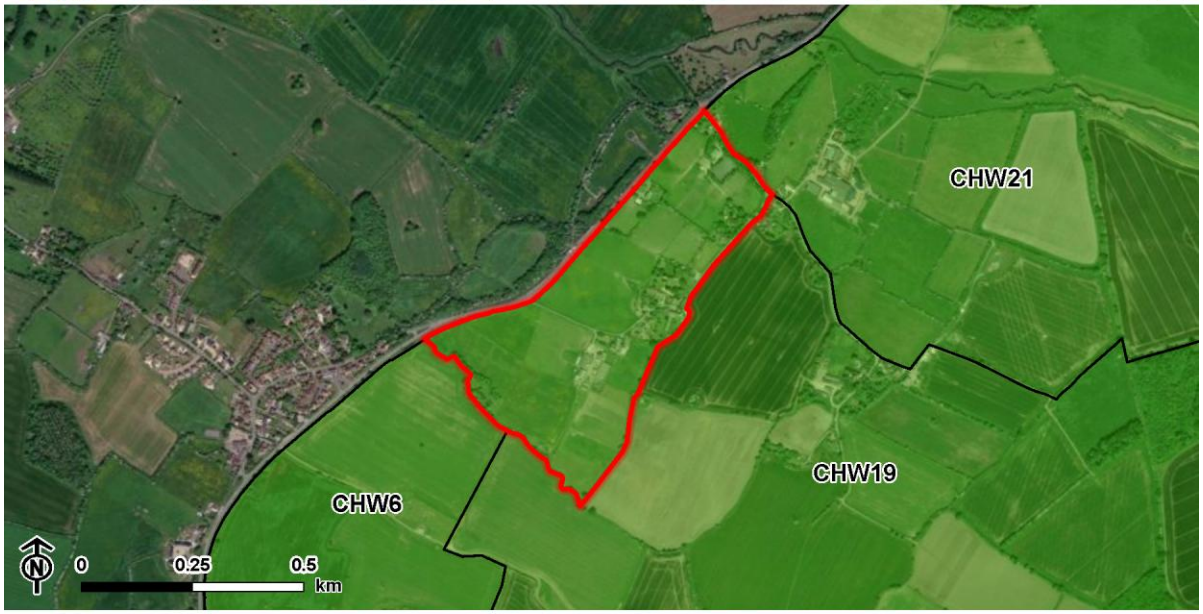
Parcel CHW6

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW7





Parcel CHW7 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel CHW7

Contribution of land in Parcel CHW7

Parcel CHW7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CHW7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south west of Priors Norton and north east of Norton. Parcel size: 25ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Towards Norton to the west. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land rises up within the parcel. There is a weak perception of urban development outside of the parcel. Distant views of Norton from prominent location in the south of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Isolated dwellings associated with Prior's Norton. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Panoramic views of the wider countryside from the high ground within the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city so is defined as a large built up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the intervening distance which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Rising landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel CHW7

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel contains the settlement of Priors Norton which was historically separate village to Gloucester. The parcel and any heritage assets within it have no direct functional or historical link to the historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel CHW7

Purpose E – Assisting in urban regeneration:

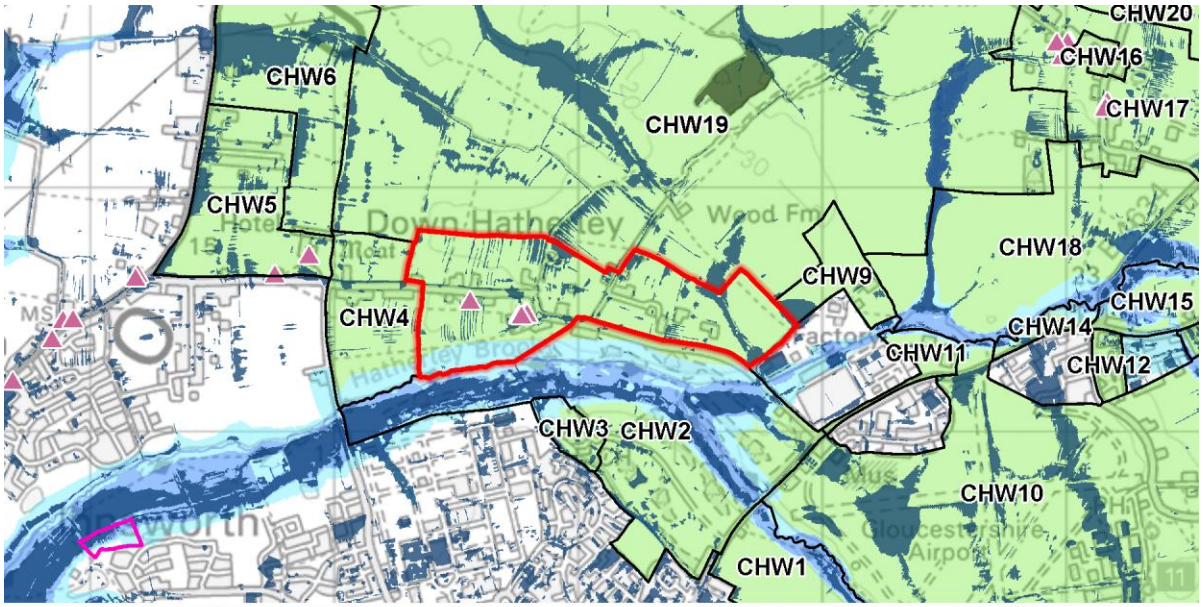
Equal contribution

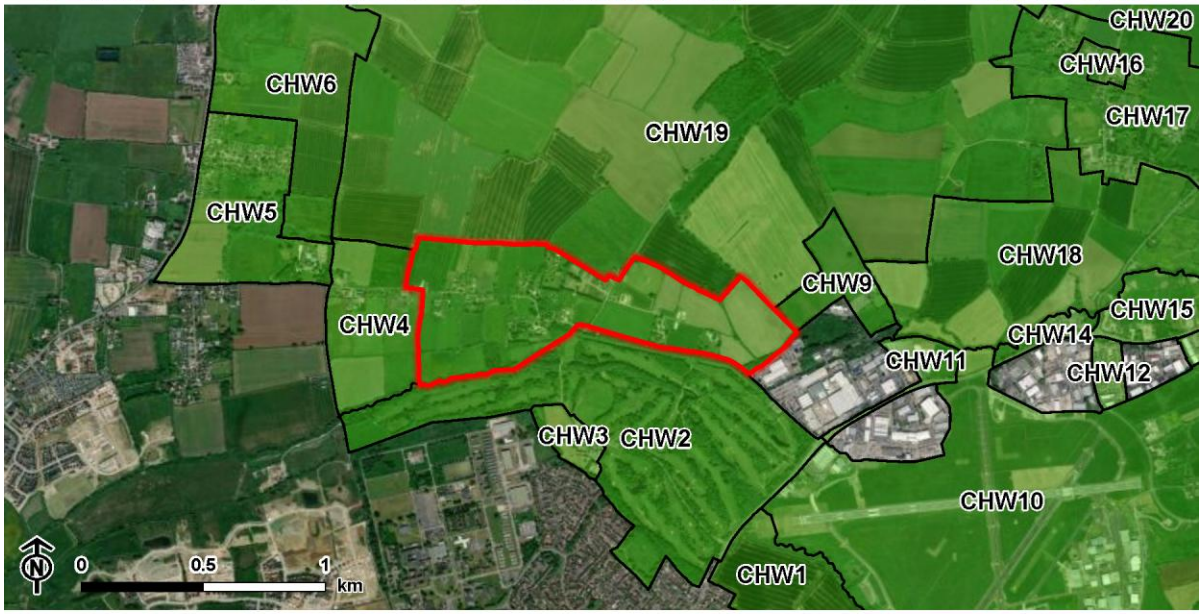
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW8





Parcel CHW8 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel CHW8

Contribution of land in Parcel CHW8

Parcel CHW8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHW8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Gloucester. Parcel size: 56ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hatherley Brook to the south maintains separation to the south, but weaker boundaries to the east and west combine over distance to create moderate boundary strength between urban areas and the parcel in these directions. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distant views towards Twigworth to the west. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Isolated dwellings in Down Hatherley. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Innsworth is part of Gloucester and is defined as a large built up area. The parcel has a strong enough relationship with it for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Further development would risk the large built-up area assimilating Down Hatherley within the parcel as well as the wider industrial estates to the east.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Weakening the relationship between Gloucester with the industrial estates to the east would have a significant narrowing influence on the wider gap between towns.

Parcel CHW8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic towns. It has retained some of its rural character, but does not have any intervisibility with the historic towns.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

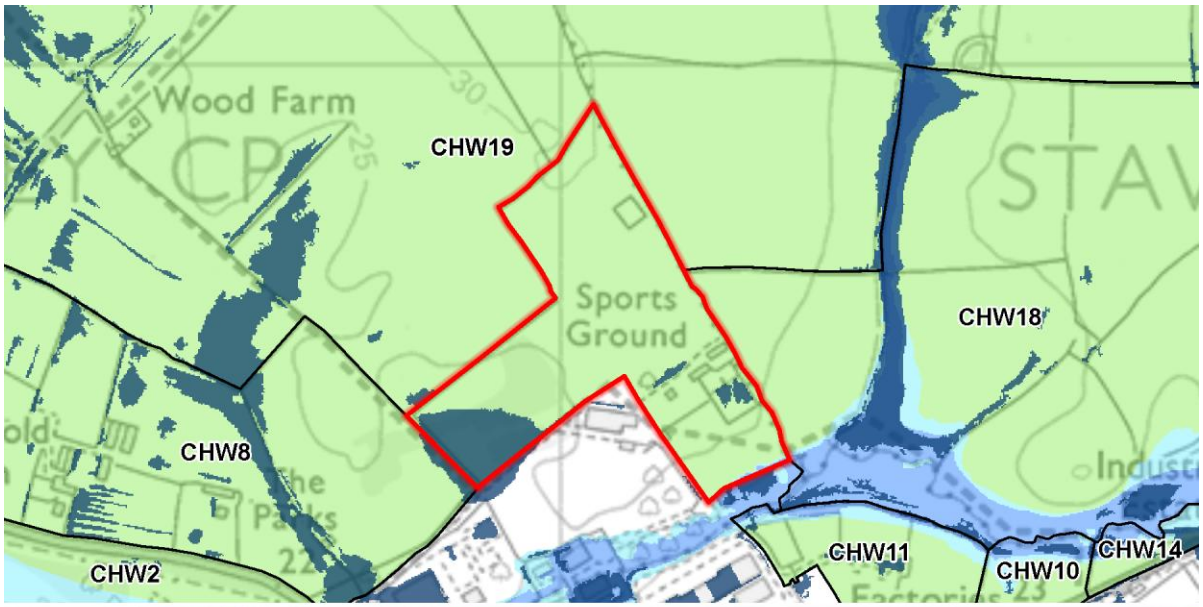
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW8

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHW9





Parcel CHW9 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Parcel CHW9

Contribution of land in Parcel CHW9

Parcel CHW9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHW9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Cheltenham Road East adjacent to the Meteor Business Park. Parcel size: 11ha.
There are no significant boundary features to separate the parcel from the settlement. No notable boundary features between the parcel and the outdoor cinema building at the parcel's southern edge.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel.
The mature tree line and vegetation associated with Hatherley Brook limit perception of the wider urban area but outdoor cinema building at parcels southern edge is clearly visible.
Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sports ground and associated car parking.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. At breaks in mature field boundary outer edges.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Notably Gloucester to the south west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.

Parcel CHW9

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the location of development in the more fragile parts of the gap immediate to the south.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. Notably playing fields.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel CHW9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Due to the lack of built development within the parcel and lack of significant outer boundaries to the north.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. It has retained some of its rural character, but does not have any intervisibility with the historic towns.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

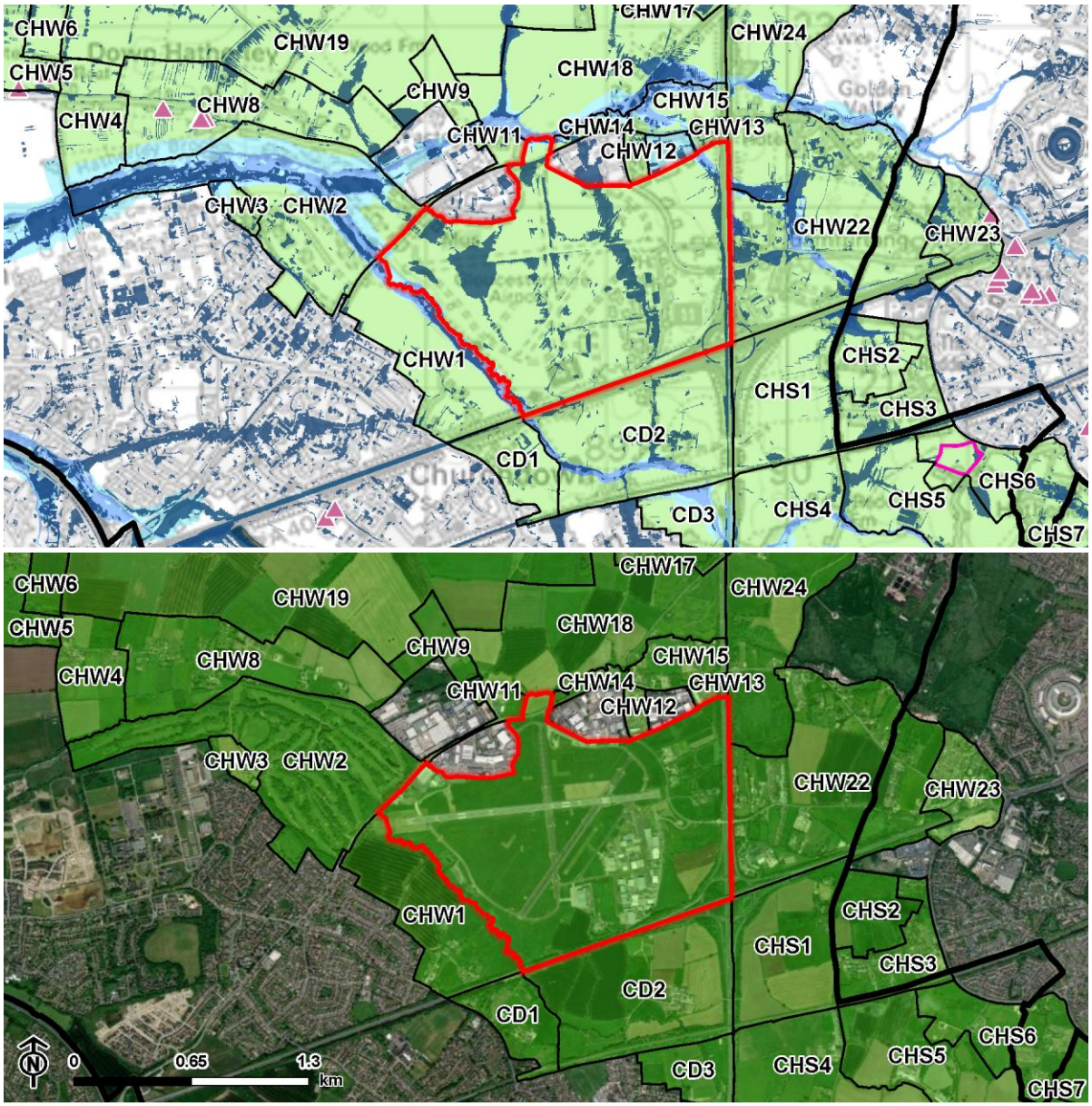
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW10



Parcel CHW10

Contribution of land in Parcel CHW10

Parcel CHW10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Strong	Moderate	Weak/No	Equal	No

Parcel CHW10 Description

Parcel Location, Land Uses and Boundaries
The parcel contains Gloucester Airport south of Staverton Bridge and the Meteor Business Park in the middle of the gap between Cheltenham and Gloucester. Parcel size: 182ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The M5, A40 and Normans Brook contribute to a strong/moderate boundaries to the east, south and west, but there are no notable boundaries separating the parcel from the industrial estates to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably the industrial estates to the north. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There are some significant pockets of development within the parcel associated with Gloucestershire Airport, but their setting within the wider open airfield maintain some sense of openness and separation from the surrounding urban areas. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The open parts of the airfield have some sense of relationship with the wider open countryside to the west and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Innsworth is a suburb of Gloucester, and so is defined as part of a large built up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The M5 to the east and Norman's Brook to the west.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. There is scope for development associated with the industrial areas on the northern edge of the airfield that would not be perceived as sprawl associated with the large built up area of Gloucester. However, land in the west of the parcel is making a stronger contribution by preventing development that would reduce the gap between the industrial area and Innsworth.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3km but the intervening industrial and static home development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Further development within the parcel would risk significantly increasing the association between Cheltenham and the development immediately beyond the M5 in the wider gap between towns via the connecting roads to the north and south of the parcel, significantly increasing the fragility of the gap.

Parcel CHW10

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due in large part to the existing urbanising influences within and surrounding the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel primarily Gloucester airport, built in 1936 and replacing an earlier airfield, and therefore does not contribute to the significance of Gloucester.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

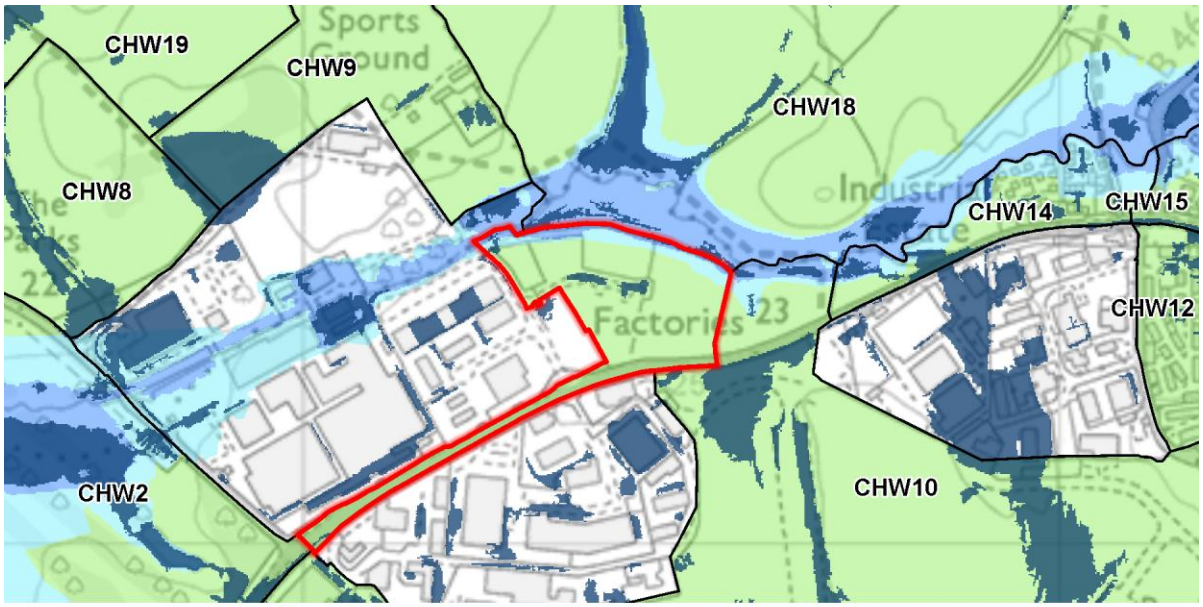
All Green Belt land plays an equal role in relation to this purpose.

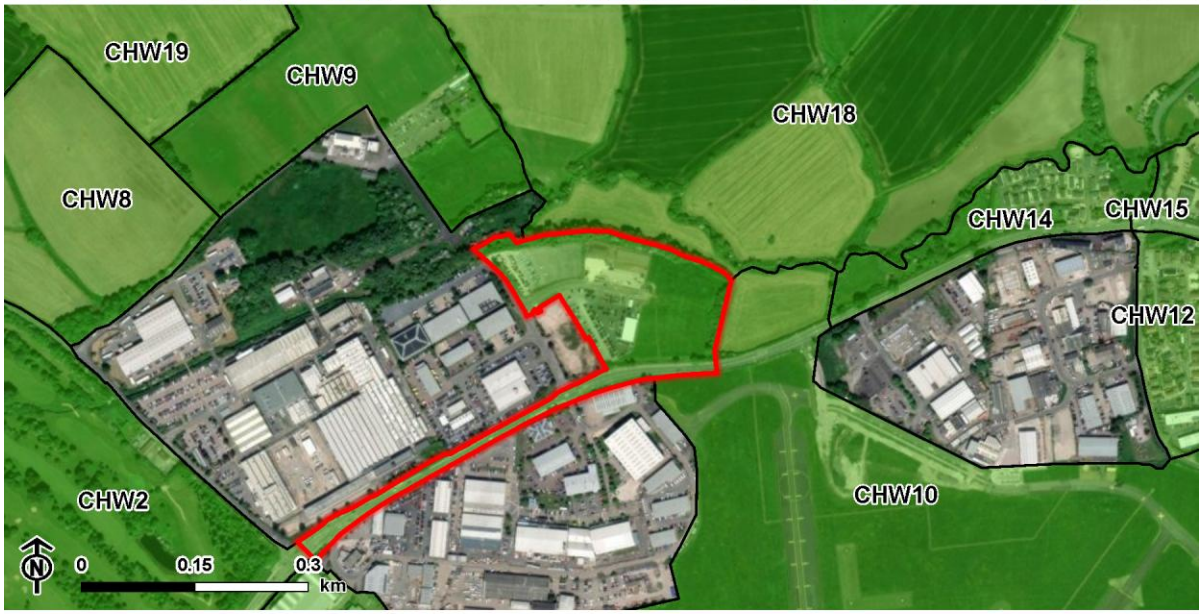
Parcel CHW10

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose B and therefore does not meet the definition of grey belt land.

Parcel CHW11





Parcel CHW11 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Contribution of land in Parcel CHW11

Parcel CHW11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Weak/No	Weak/No	Equal	Yes

Parcel CHW11 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Cheltenham Road East adjacent to the Meteor Business Park. Parcel size: 5ha. There is a moderate boundary feature between the settlement and the parcel. Roads to the west and south although limited natural screening. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Carpark is the dominant land use. Urbanising development limits perception of the wider countryside. Notably to the east, west and south with mature trees to the south screening views of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. The industrial area has a strong enough relationship with Gloucester for development around it to be associated with the large built up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Notably the mature tree line to the north and the surrounding urban areas.

Parcel CHW11

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Due in large part to the existing urbanising influences within and in the immediate vicinity of the parcel.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Although there are already significant urbanising influences with and in the immediate vicinity of the parcel, further development within the parcel along the connecting Cheltenham Road East would have some narrowing impact between the Meteor Business Park and Staverton Bridge, with some wider impact on the fragile gap between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. The car park is the dominant land use.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHW11

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due in large part to the existing urbanising influences within and in the immediate vicinity of the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. It is located on the edge of a business park, and is partially developed as a car showroom.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

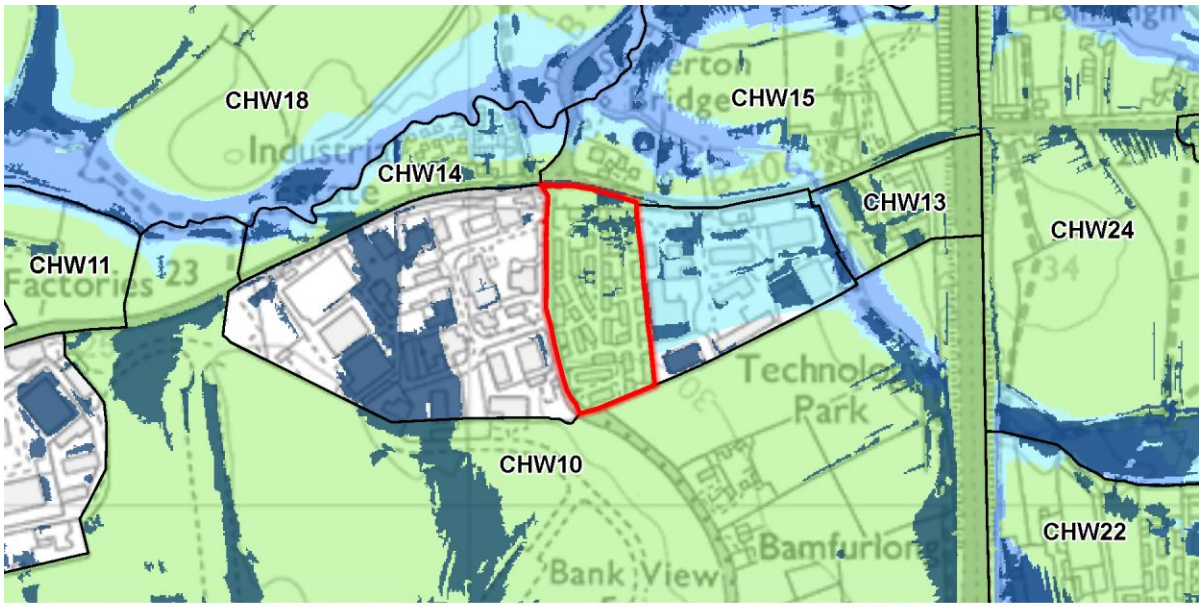
Equal contribution

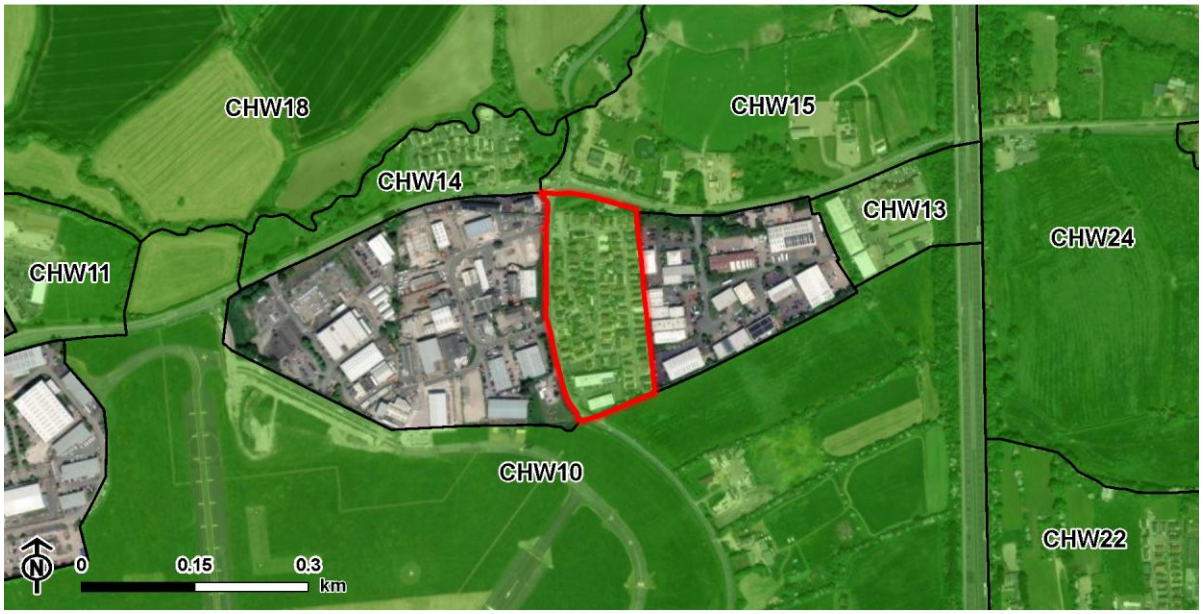
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW12





Parcel CHW12 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Parcel CHW12

Contribution of land in Parcel CHW12

Parcel CHW12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHW12 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Bamfurlong Lane in Staverton Bridge. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. Notably to the east; road lies to the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Notably to the east and west. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel is wholly developed by static homes and office blocks in the south. Urbanising development limits perception of the wider countryside. To the north, east and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. The industrial area has a strong enough relationship with Gloucester for development around it to be associated with the large built up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.

Parcel CHW12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. To the north, west and east.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial and static home development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. Due to the lack of openness within the parcel.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel CHW12

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. In addition it has been developed into a caravan park.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

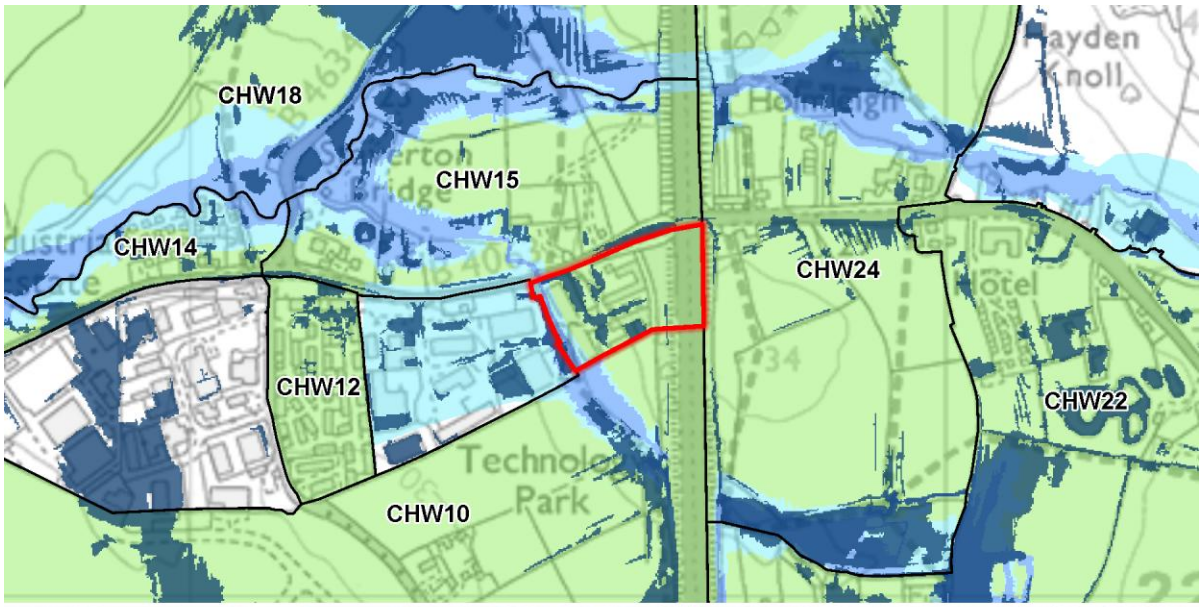
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW13





Parcel CHW13 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Parcel CHW13

Contribution of land in Parcel CHW13

Parcel CHW13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHW13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Staverton Bridge and west of the M5. Parcel size: 3ha.
There is a moderate boundary feature between the settlement and the parcel. Tree line between the wider industrial estate and the parcel.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. To the west beyond the trees and to the north beyond the road.
There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel is wholly developed as an extension to the wider industrial estate to the west.
Urbanising development limits perception of the wider countryside. Notably the existing development within the parcel and and the wider development to the north and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. The industrial area has a strong enough relationship with Gloucester for development around it to be associated with the large built up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. To the north, west and east.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial and static home development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. Due to the lack of openness within the parcel.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel CHW13

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. In addition it has undergone development into a business park.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

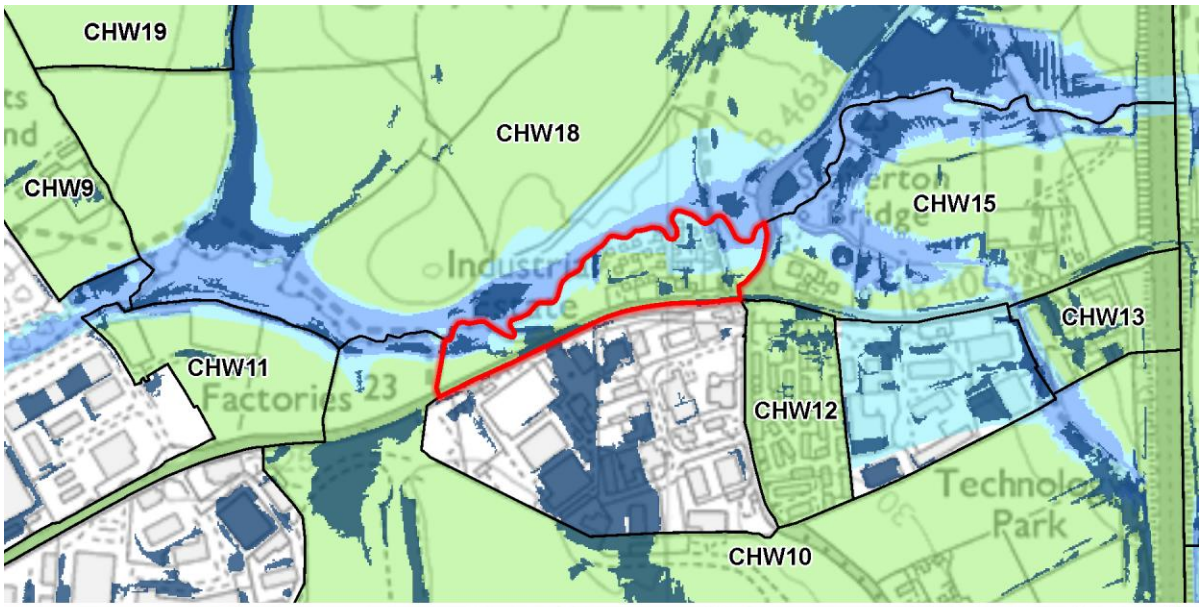
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW14





Parcel CHW14 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Contribution of land in Parcel CHW14

Parcel CHW14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel CHW14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Staverton Bridge. Parcel size: 4ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The B4063 forms the southern side of the boundary and Hatherley Brook watercourse in the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. On the southern side of Cheltenham Road East. Existing development in the Green Belt has some urbanising influence. Static homes in the eastern half of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Notably to the north and north west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Both Cheltenham and Gloucester.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Hatherley Brook to the north.

Parcel CHW14

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence in the eastern half of the parcel and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. Notably the Static home park in the eastern half of the parcel.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHW14

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due the existing urbanising influences within the eastern half of the parcel; however, the the relatively limited tree cover along the brook at the northern edge of the parcel would do little to screen urbanising influences associated with further development within the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance. In addition it has been partially developed into a caravan park.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

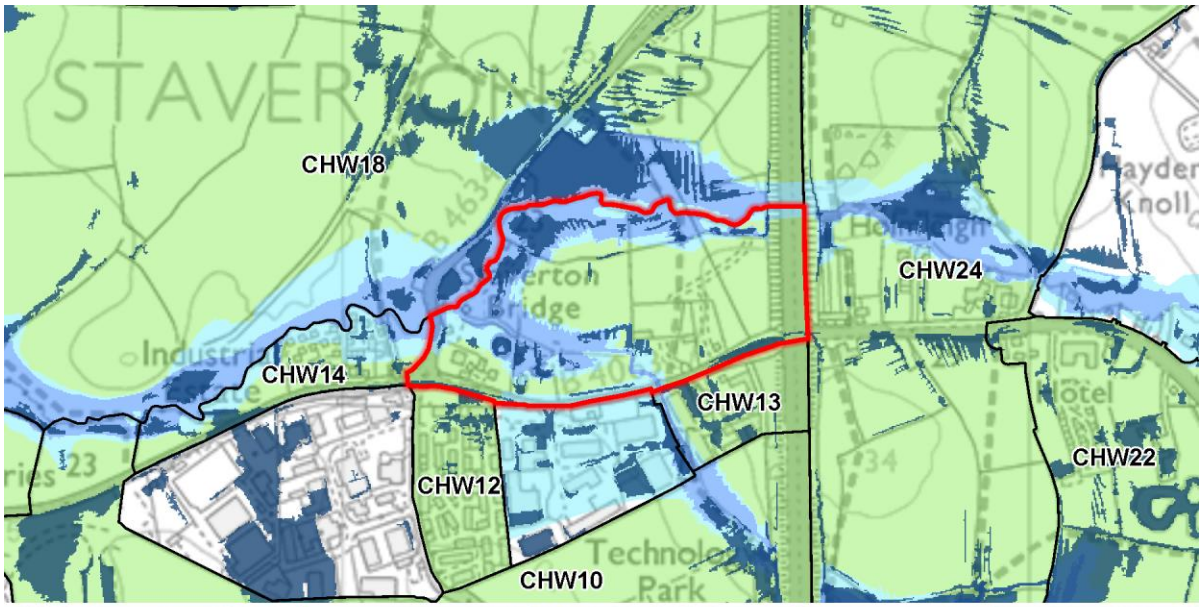
Equal contribution

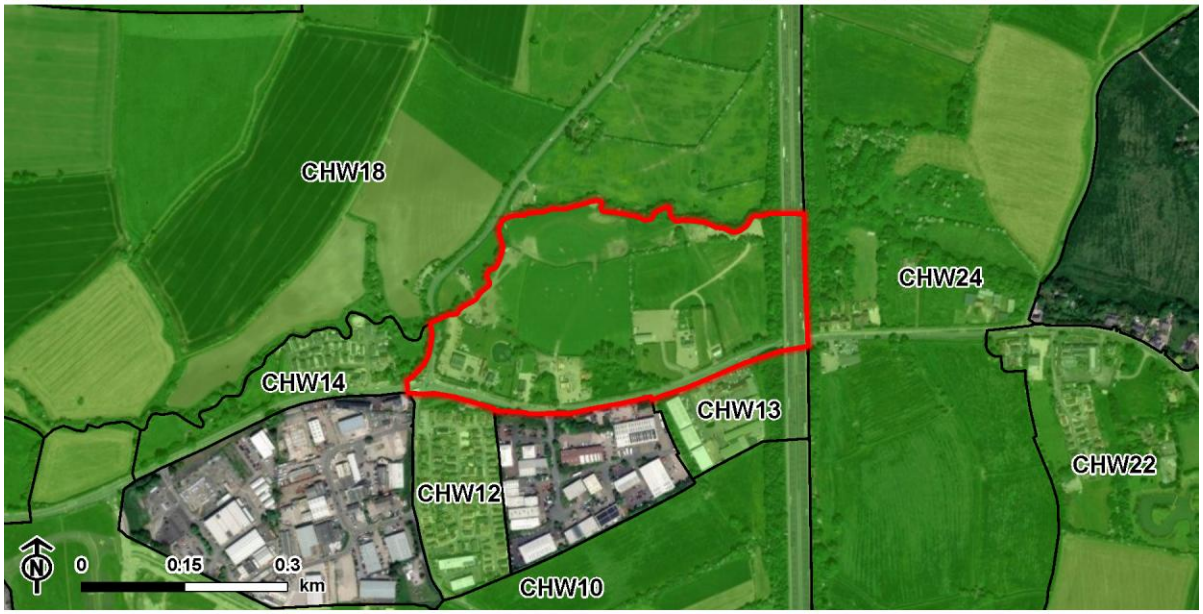
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW15





Parcel CHW15 Neighbouring parcel Green Belt

Potential development constraints

Flood zone 2

Flood zone 3

High risk of surface water flooding

Contribution of land in Parcel CHW15

Parcel CHW15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel CHW15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Staverton Bridge. Parcel size: 13ha. There is a consistent, permanent boundary feature extending a significant distance. B4063 to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. South of the B4063. Existing development in the Green Belt has some urbanising influence. Isolated dwellings are perceived as a north extension of the denser urban area to the south. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Notably to the north through breaks in tree cover.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Both Cheltenham and Gloucester.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The motorway forms a strong boundary to the east but the narrowness of the gap between Cheltenham and the industrial estates to the west of the M5 means that development here would still weaken the sense of separation between them.

Parcel CHW15

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Positioned at the junction between the two main connecting roads between the neighbouring towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Consolidation and expansion of the existing development within and in the immediate vicinity of the parcel would increase urbanising influence on remaining land in the fragile gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel CHW15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development would have limited impact on land to the north of Hatherley Brook.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

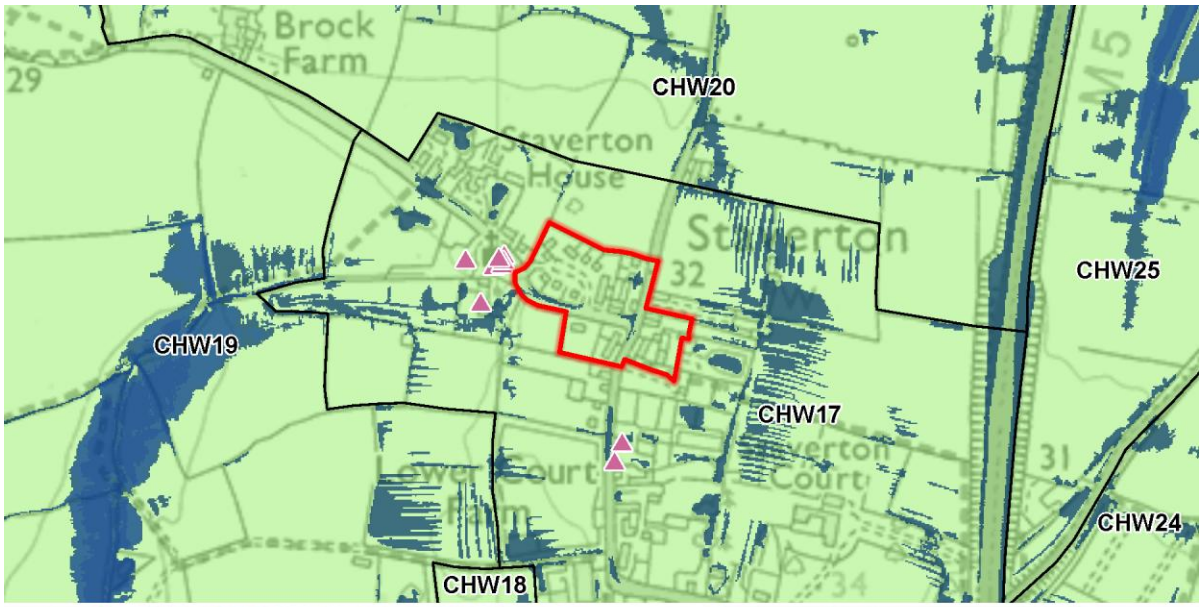
Equal contribution

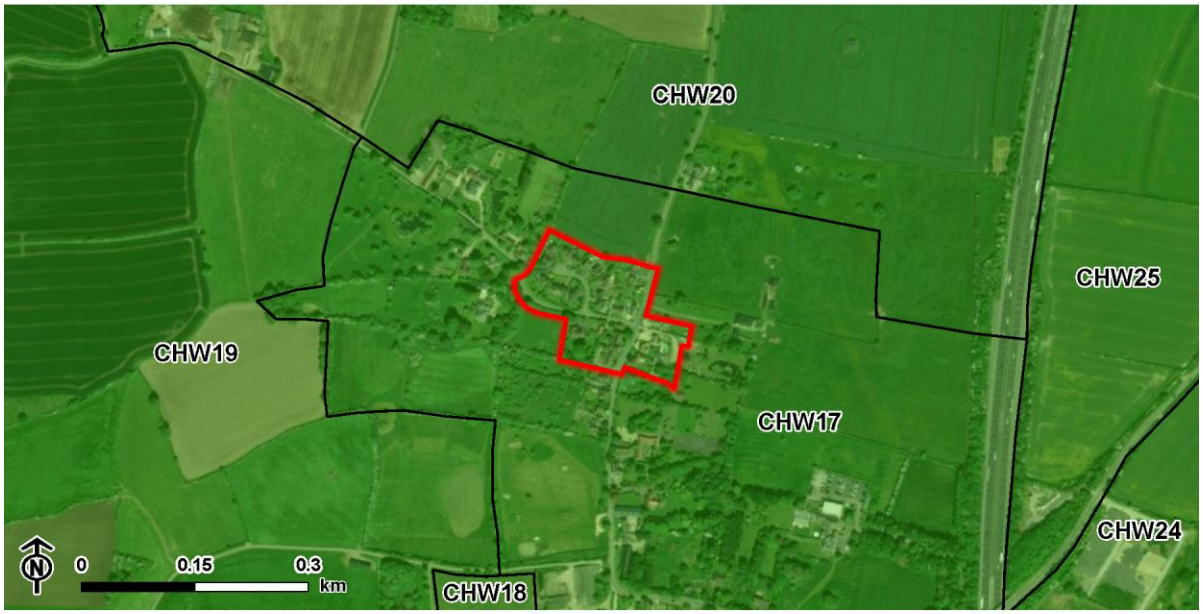
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHW16





Parcel CHW16 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Parcel CHW16

Contribution of land in Parcel CHW16

Parcel CHW16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHW16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located along Church Road, central to Staverton. Parcel size: 3ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. Although the parcel's proximity to large built up areas is such that densification in this location would have some impact on this purpose.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap between Innsworth (which is contiguous with Gloucester) and Cheltenham, is approximately 4km directly to the south. The M5 motorway is a separating feature, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. Due to its location and the existing level of development within it.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. Parcel lacks openness.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due to the existing level of development.

Parcel CHW16

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The settlement of Staverton is contained within this parcel. Therefore parcel and any heritage assets within it have direct functional and historical links the village of Staverton, and not with the historic towns of Gloucester, Cheltenham or Tewkesbury.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

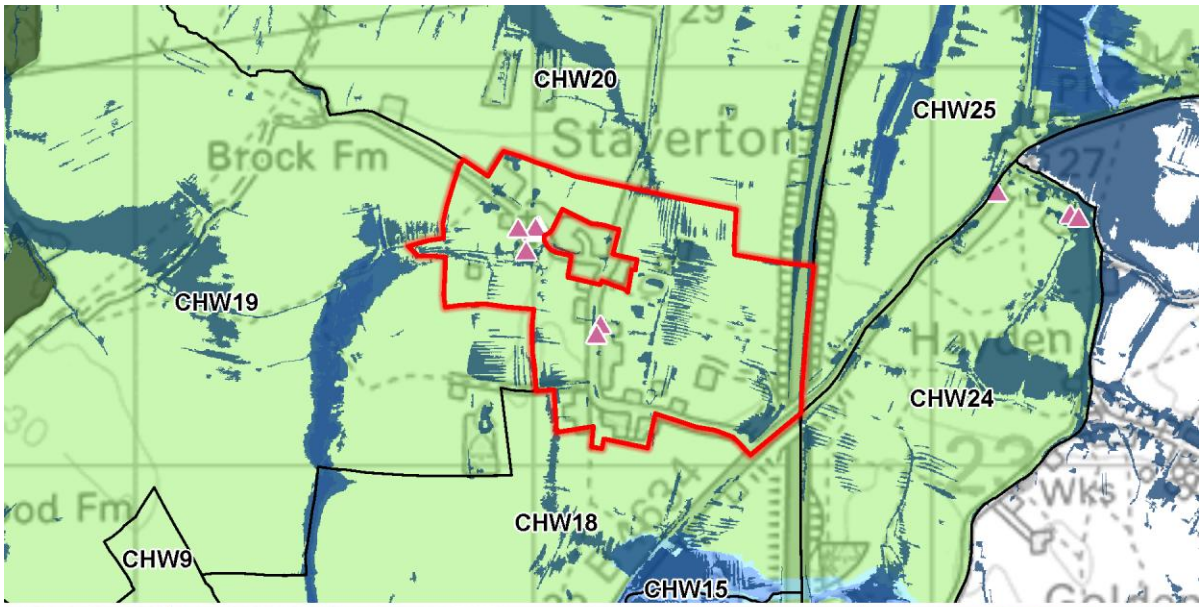
Equal contribution

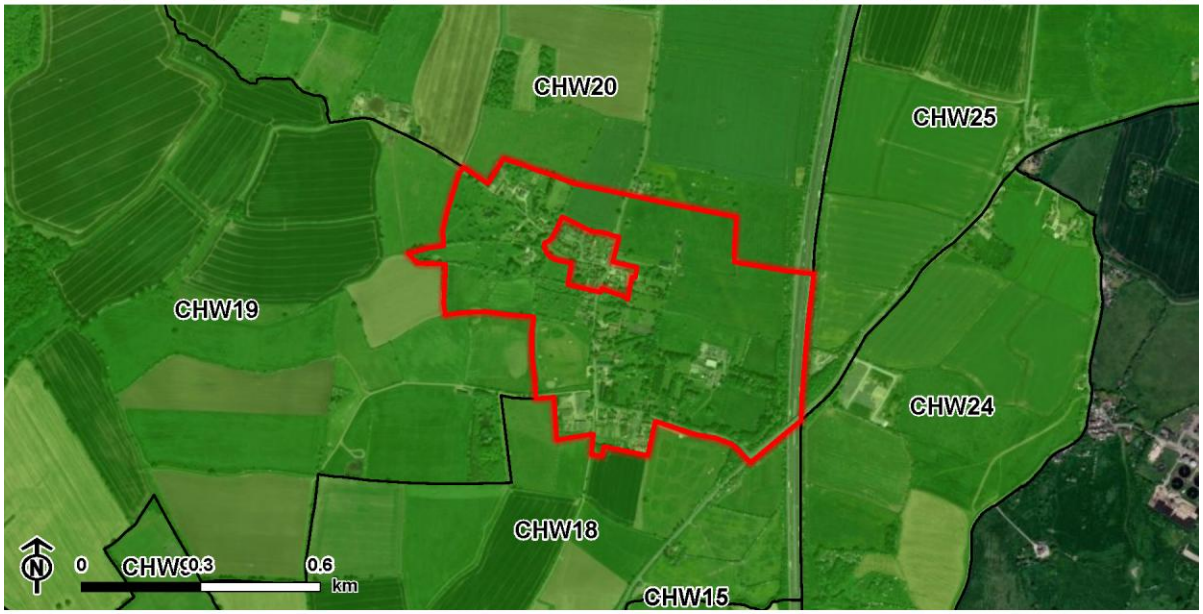
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW17





Parcel CHW17 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel CHW17

Contribution of land in Parcel CHW17

Parcel CHW17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHW17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Old Gloucester Road around the small settlement of Staverton. Parcel size: 44ha. There is a moderate boundary feature between the settlement and the parcel. Notably the central core of Staverton. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Vegetation limits perception of the urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Wider sparse development associated with the the village of Staverton. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW17

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. With the exception of the M5 to the east, the parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence, but further development would have a notable wider impact, increasing the vulnerability of the wider Green Belt to wider sprawl, particularly to the south.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap between Innsworth (which is contiguous with Gloucester) and Cheltenham, is approximately 4km directly to the south. The M5 motorway is a separating feature, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel CHW17

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the north, west and south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The settlement of Staverton is contained within this parcel. Therefore parcel and any heritage assets within it have direct functional and historical links the village of Staverton, and not with the historic towns of Gloucester, Cheltenham or Tewkesbury.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

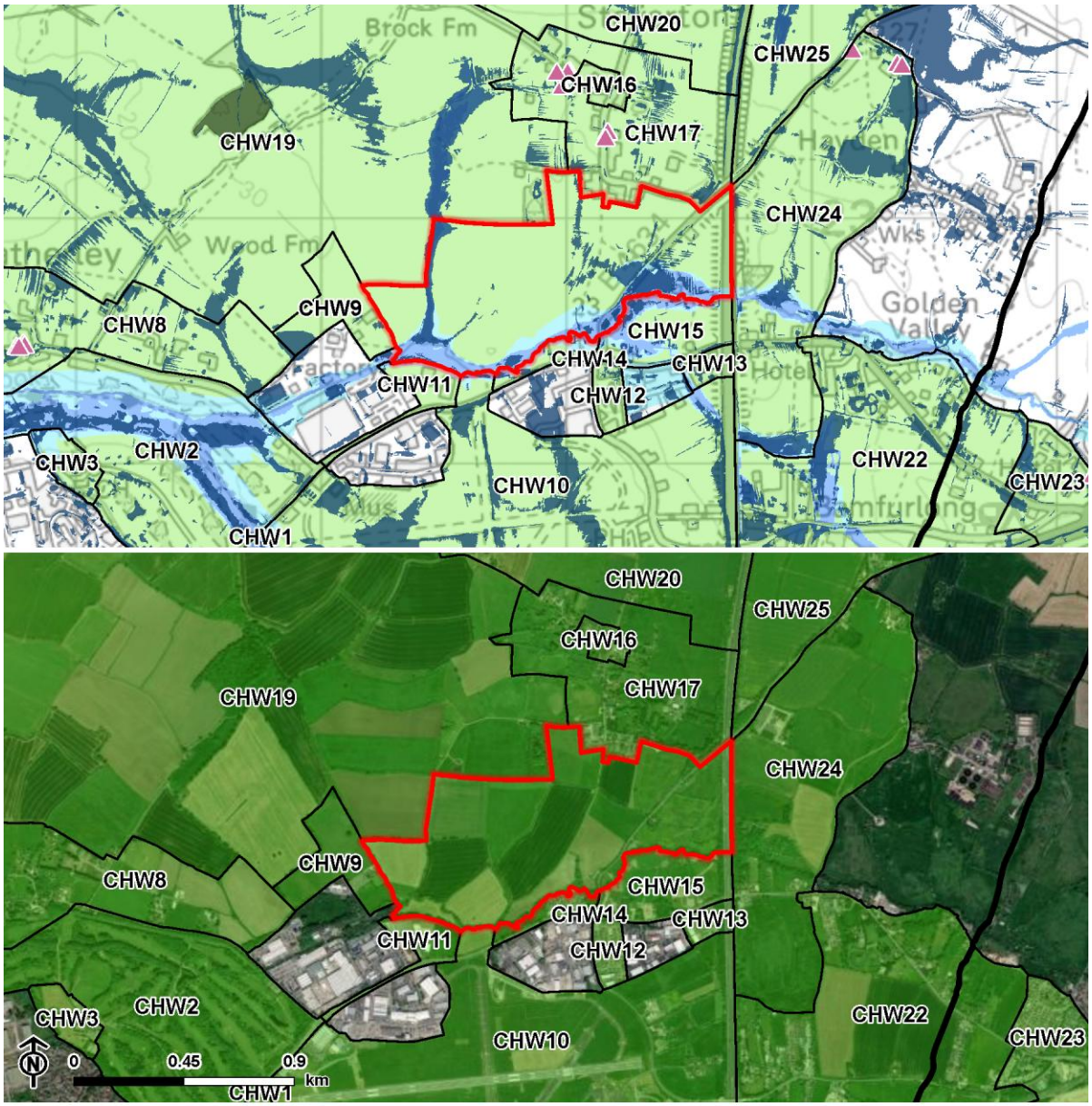
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW18



Contribution of land in Parcel CHW18

Parcel CHW18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel CHW18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south of Staverton and west of Cheltenham. Parcel size: 70ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Treelines to the west Old Gloucester Road to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably the industrial estates to the south and outer Staverton to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Gloucester is a city so is defined as a large built up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Consolidating and expanding the existing sprawl in between the two large built-up areas.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land, notably to the north west.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

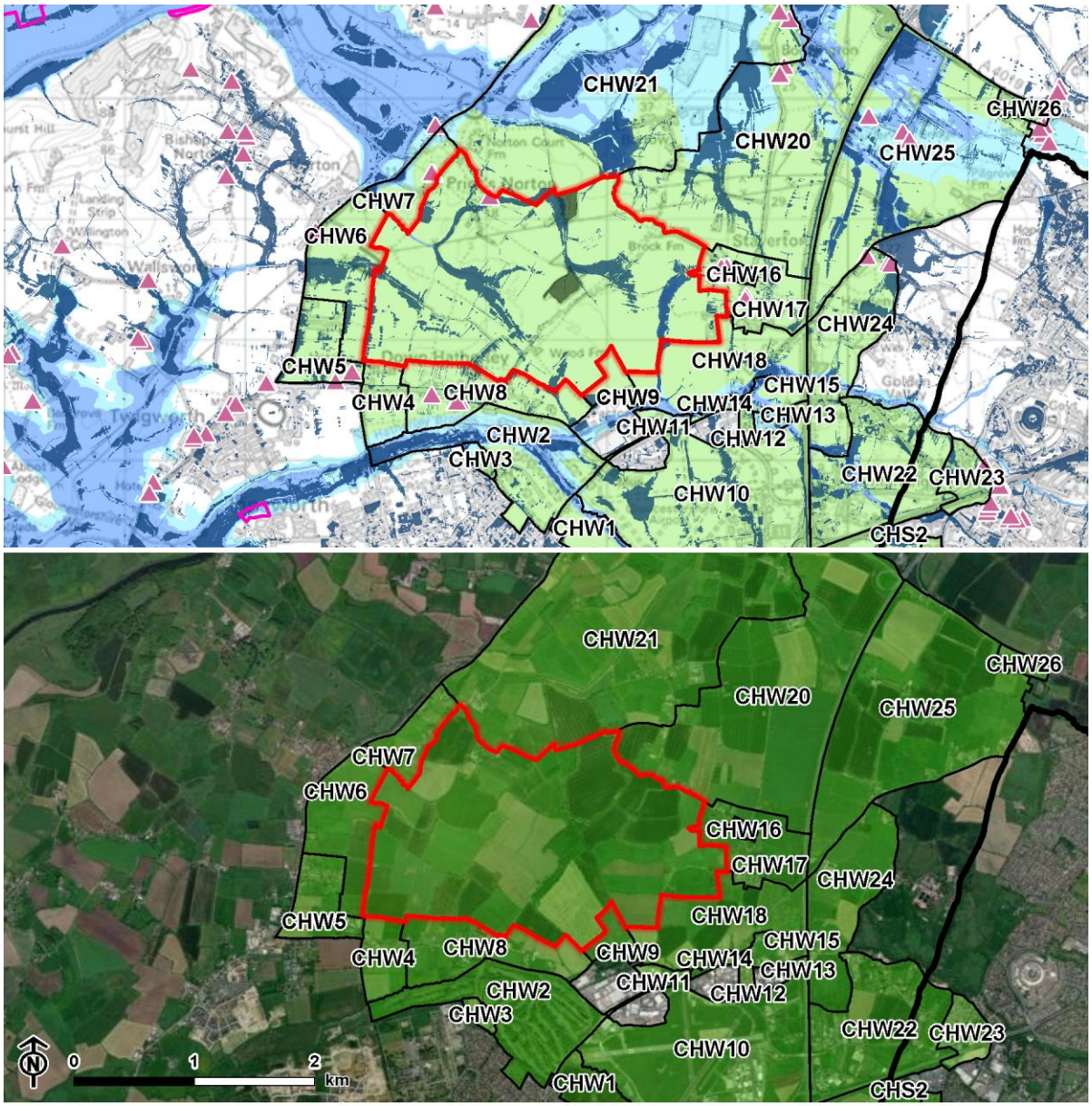
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHW19



Parcel CHW19 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

- Listed building
- Flood zone 3
- Site of Special Scientific Interest
- High risk of surface water flooding
- Ancient woodland
- Scheduled monument
- Flood zone 2

Parcel CHW19

Contribution of land in Parcel CHW19

Parcel CHW19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel CHW19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south east of Priors Norton and north of Down Hatherley. Parcel size: 383ha. There is a combination of features creating a strong boundary between the settlement and the parcel. A38 Tewkesbury Road forms the boundary to the west near Norton, whilst minor roads and hedgerows form the boundary to the south, near Down Hatherley. Intervening parcels create distance between this parcel and the settlements. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel lies adjacent to Down Hatherley, Norton and Prior's Norton, although distance limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Gloucester is defined as a large built-up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW19

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance and intervening fields and vegetation which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap between Innsworth (which is contiguous with Gloucester) and Cheltenham, is approximately 4km directly to the south. The M5 motorway is a separating feature, but the A40 and railway line create strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Parcel CHW19

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham , Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

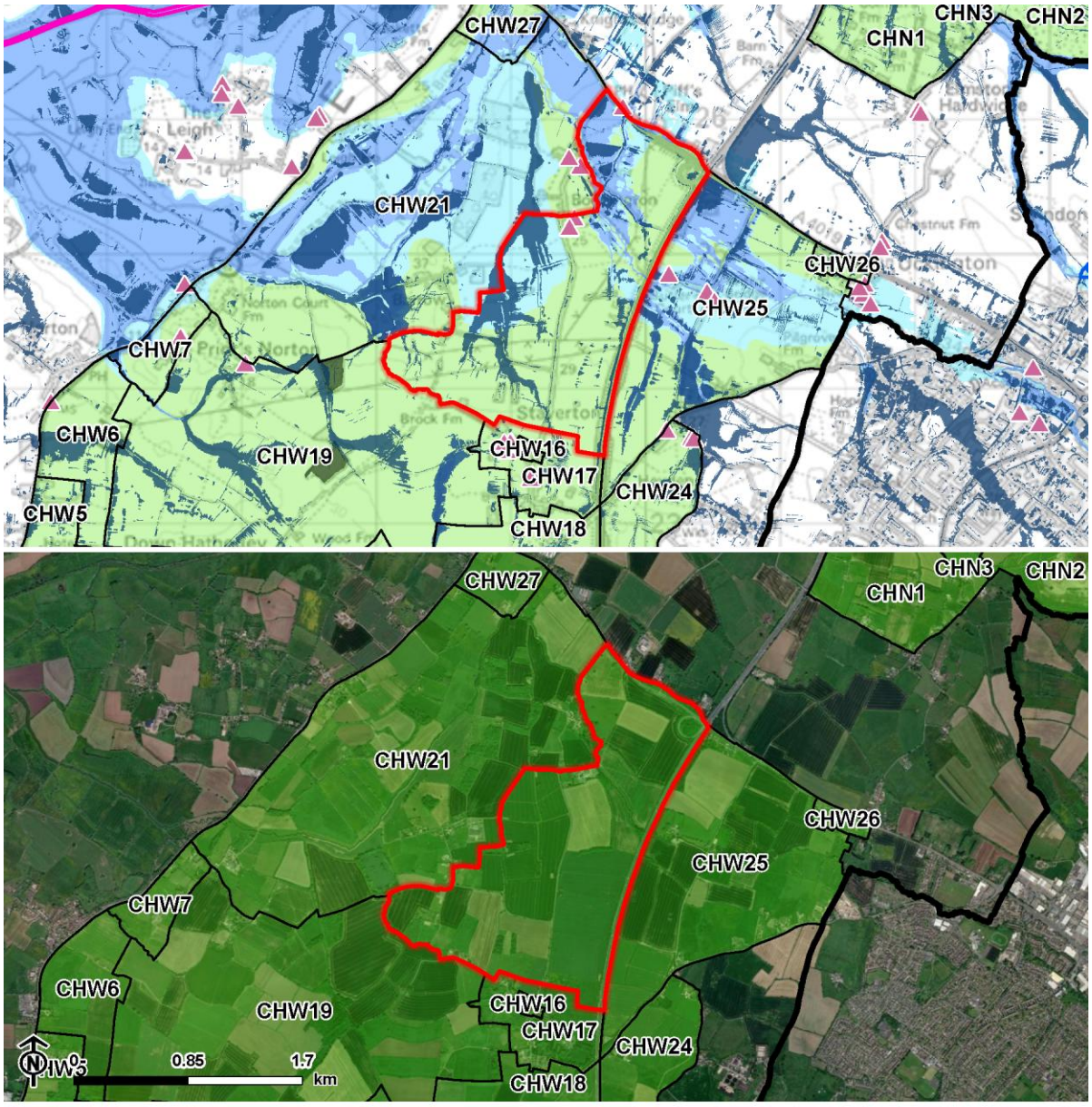
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW19

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW20



Parcel CHW20 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

- Listed building
- Flood zone 3
- Site of Special Scientific Interest
- High risk of surface water flooding
- Ancient woodland
- Conservation area
- Flood zone 2
- Scheduled monument

Contribution of land in Parcel CHW20

Parcel CHW20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel CHW20 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of the M5, north of Staverton. Parcel size: 267ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Notably the hamlets of Staverton, Barrow and Boddington. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel lies beyond the M5 to the east. The wider parcel has only hedgerow boundaries, so development within the parcel would in

Assessment Considerations	Assessment
	turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW20

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

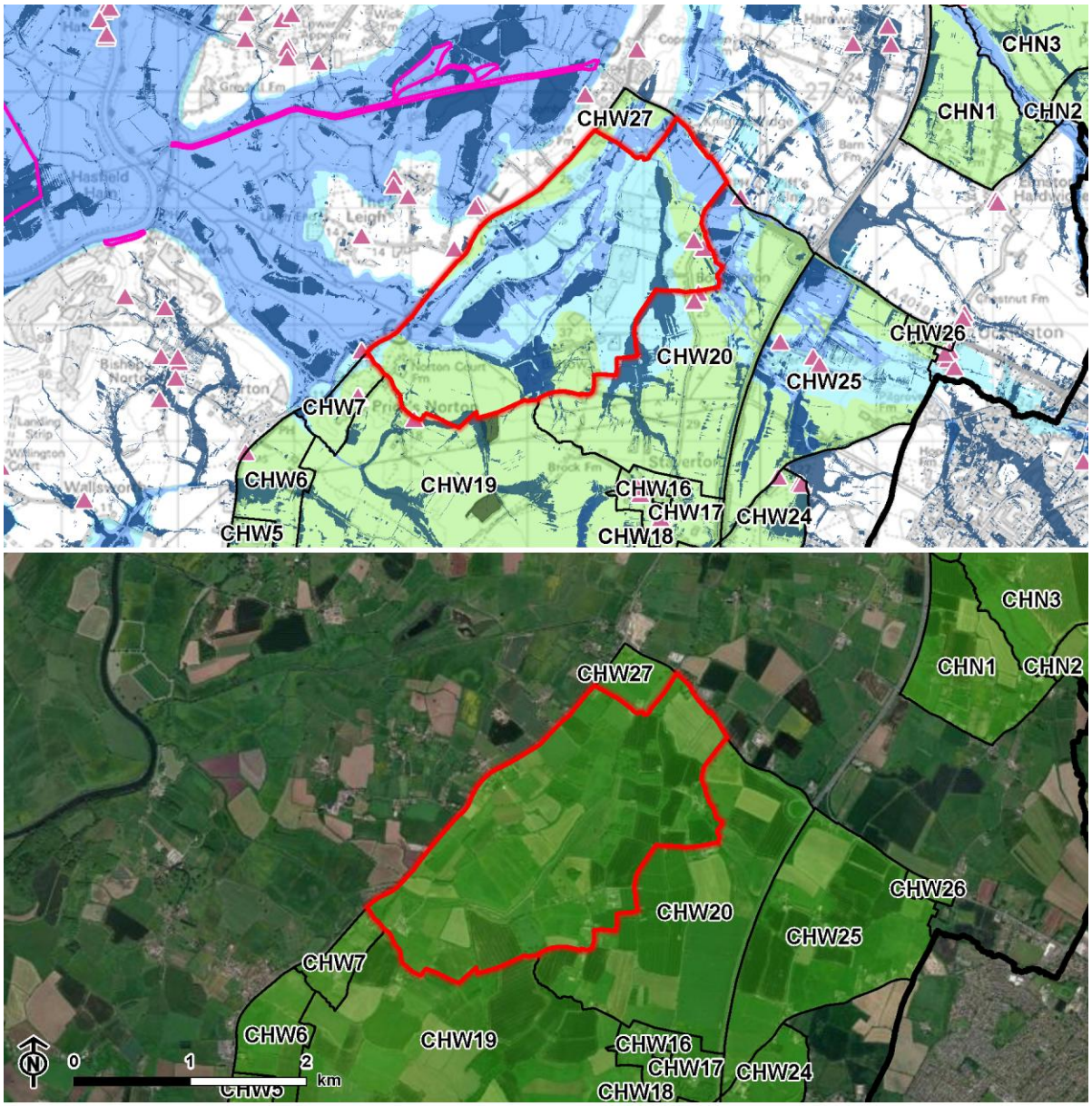
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW21



Parcel CHW21
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Site of Special Scientific Interest
High risk of surface water flooding
Ancient woodland
Scheduled monument
Flood zone 2

Contribution of land in Parcel CHW21

Parcel CHW21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel CHW21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the open countryside in between several smaller settlements, such as Evington to the west and Coombe Hill to the north. Parcel size: 425ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Rolling countryside within the parcel consistent with the wider area. Some notable pockets of higher ground, for example to the south west. There is a weak perception of urban development outside of the parcel. Isolated hamlets to the south, north and west have limited influence. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it. Notably several smaller settlements in the open countryside surrounding Gloucester to the south and Cheltenham to the south east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CHW21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the separating distance and separating features (including the M5) which currently give the parcel a strong sense of separation from urbanising influences. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Although relatively close to Cheltenham, new inset development in this area would be far enough away not to be perceived as direct sprawl. However, it would increase the vulnerability of land to the east and south to further development that could have a weaker sense of separation from Cheltenham.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel CHW21

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

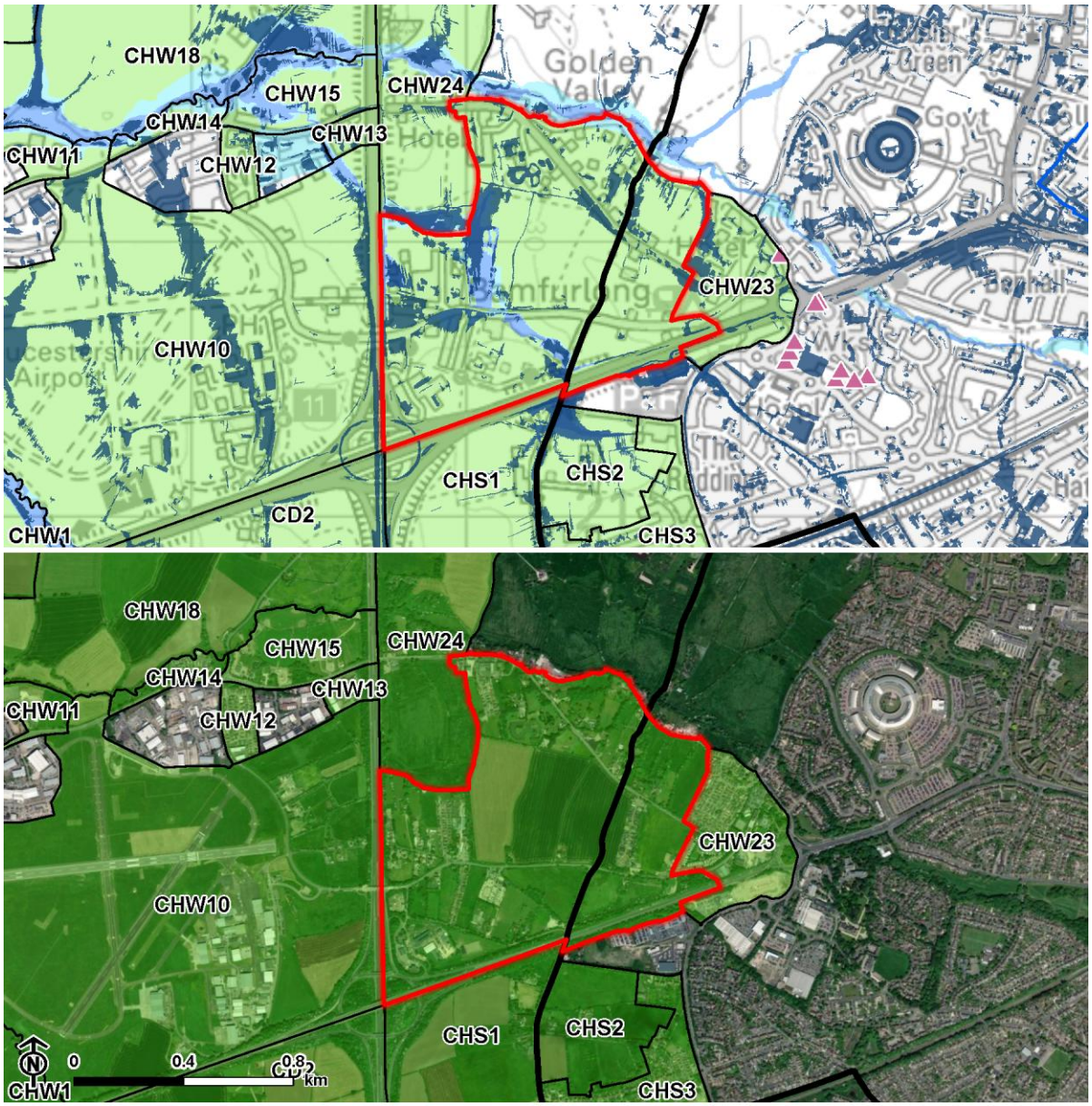
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW21

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW22



Parcel CHW22
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding
Conservation area

Contribution of land in Parcel CHW22

Parcel CHW22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Strong	Moderate	Moderate	Equal	No

Parcel CHW22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Cheltenham and east of the M5. Parcel size: 101ha. There is a consistent, well-defined boundary between the settlement and the parcel. The M5 and the A40 and its associated vegetation define the southern edge and the western edge of the parcel. The eastern edge abuts washed over development and is weaker, but roads immediately beyond the developed area maintain some limited separation with the wider urban area in this direction. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably Golden Valley to the north and Cheltenham to the east. Existing development in the Green Belt has some urbanising influence. Scatter pockets of relatively dense development associated with the disparate smaller settlements of Golden Valley in the north and Bamfurlong in the south west of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The wider open spaces within the parcel maintain some sense of its relationship with the wider countryside, despite significant pockets of development within and immediately beyond the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham is a town and so is defined as a large built up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW22

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The M5 lies in relative close proximity; however, its significance as a retaining feature is limited given the extent of development immediately beyond it at Staverton Bridge.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any significant incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3km but the intervening industrial and static home development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Further development within the parcel would risk significantly increasing the association between Cheltenham and the development immediately beyond the M5 in the wider gap between towns via the connecting roads to the north and south of the parcel, significantly increasing the fragility of the gap.

Parcel CHW22

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due in large part to the existing urbanising influences within and surrounding the parcel.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is partially developed with the town of Bamfurlong and lies close to the extension of the historic town of Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

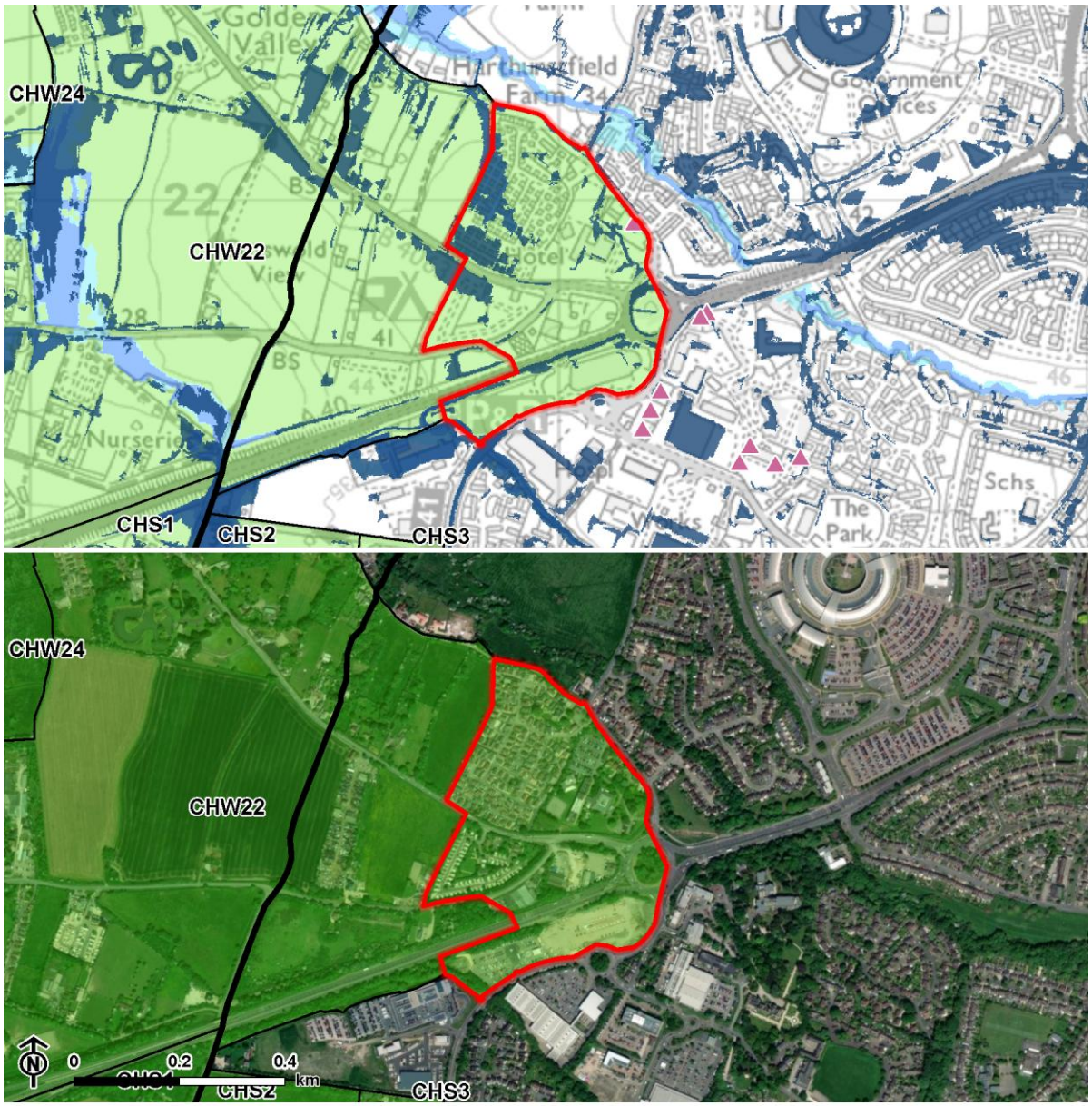
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW22

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose B and therefore does not meet the definition of grey belt land.

Parcel CHW23



Parcel CHW23
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Flood zone 2
High risk of surface water flooding

Parcel CHW23

Contribution of land in Parcel CHW23

Parcel CHW23 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel CHW23 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Cheltenham. Parcel size: 17ha. There is a moderate boundary feature between the settlement and the parcel. Combination of vegetation and an estate road. Fiddler's Green Lane and Pheasant Lane forming the boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably the taller buildings to the east and south of the parcel through breaks in the trees and the edges of the intervening roads. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel is largely covered by static home development and a large hotel. Urbanising development limits perception of the wider countryside. Including the existing development within the parcel in combination with the wider urban area to the north, east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Benhall is a suburb of Cheltenham and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW23

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial and static home development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. Due to the general lack of openness within it.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.

Parcel CHW23

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Due to the general lack of openness within it.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely developed by the A40 and caravan parks, and abuts the extension of the historic town of Cheltenham. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town, aside from being a general part of its context.

Purpose E – Assisting in urban regeneration:

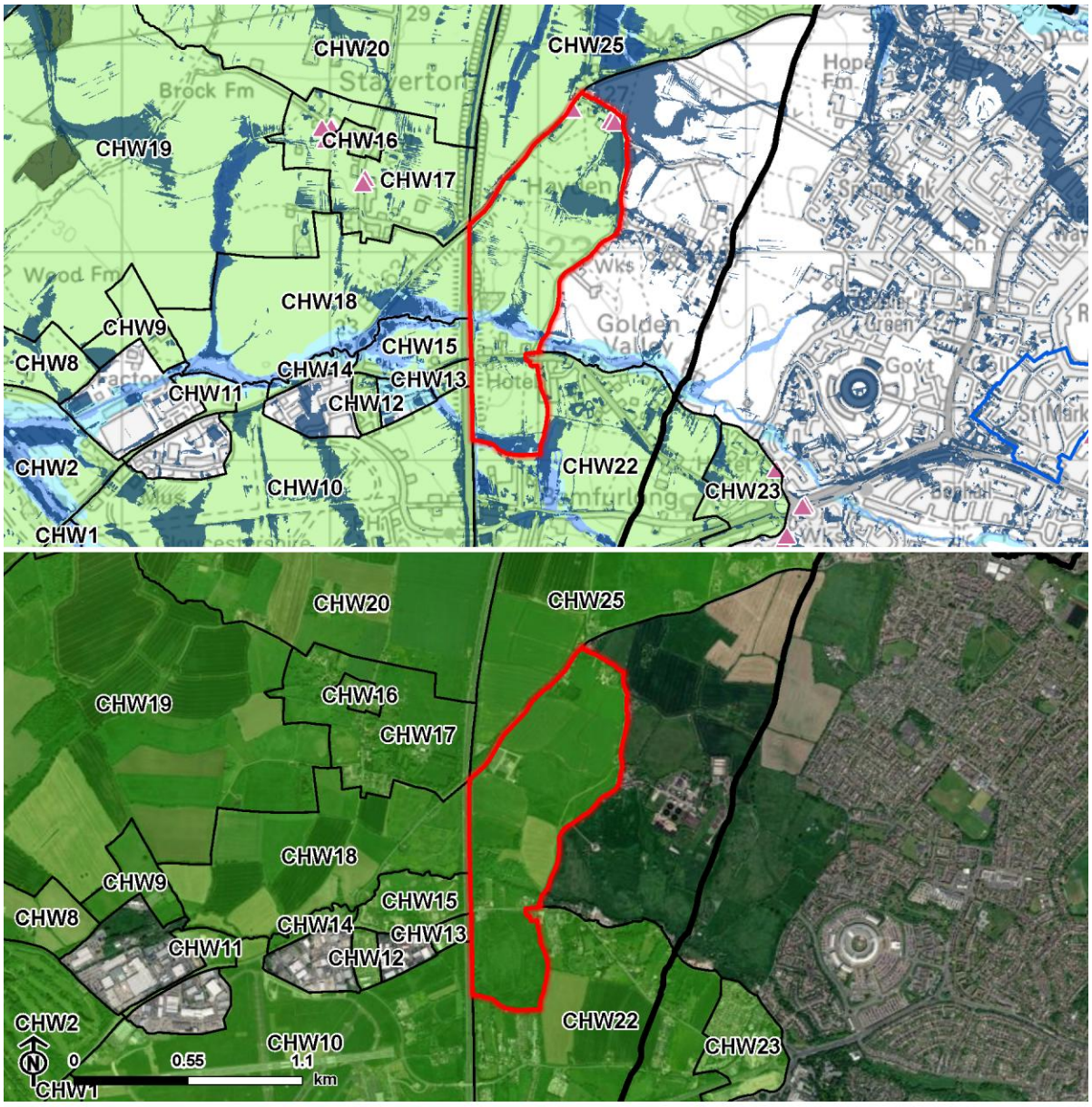
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW24



Parcel CHW24 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

Listed building | Flood zone 3 | Ancient woodland | High risk of surface water flooding | Flood zone 2 | Conservation area

Parcel CHW24

Contribution of land in Parcel CHW24

Parcel CHW24 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel CHW24 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Cheltenham. Parcel size: 74ha. There is a consistent, permanent boundary feature extending a significant distance. Hayden Lane forms a consistent boundary with safeguarded land to the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Low density rural settlement surround the parcel including along Hayden Lane and Old Gloucester Road, although safeguarded land to the east is clearly visible. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Lower density dwellings towards the edges of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. M5 to the west limits some wider views.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hayden is a suburb of Cheltenham and so is defined as part of a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW24

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear boundary of the M5, but the narrowness of the gap between Cheltenham and Staverton Bridge / industrial development means that development here would still weaken the integrity of Staverton Bridge / industrial development as distinct from Cheltenham.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development within the parcel would risk significantly increasing the association between the large built-up area and the development immediately beyond the M5 via the connecting roads to the north and south of the parcel.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap between Cheltenham and Gloucester is approximately 3.5km but the intervening industrial development and connecting roads increase its fragility.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development within the parcel would risk significantly increasing the association between Cheltenham and the development immediately beyond the M5 in the wider gap between towns via the connecting roads to the north and south of the parcel.

Parcel CHW24

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Notably to the north and south.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

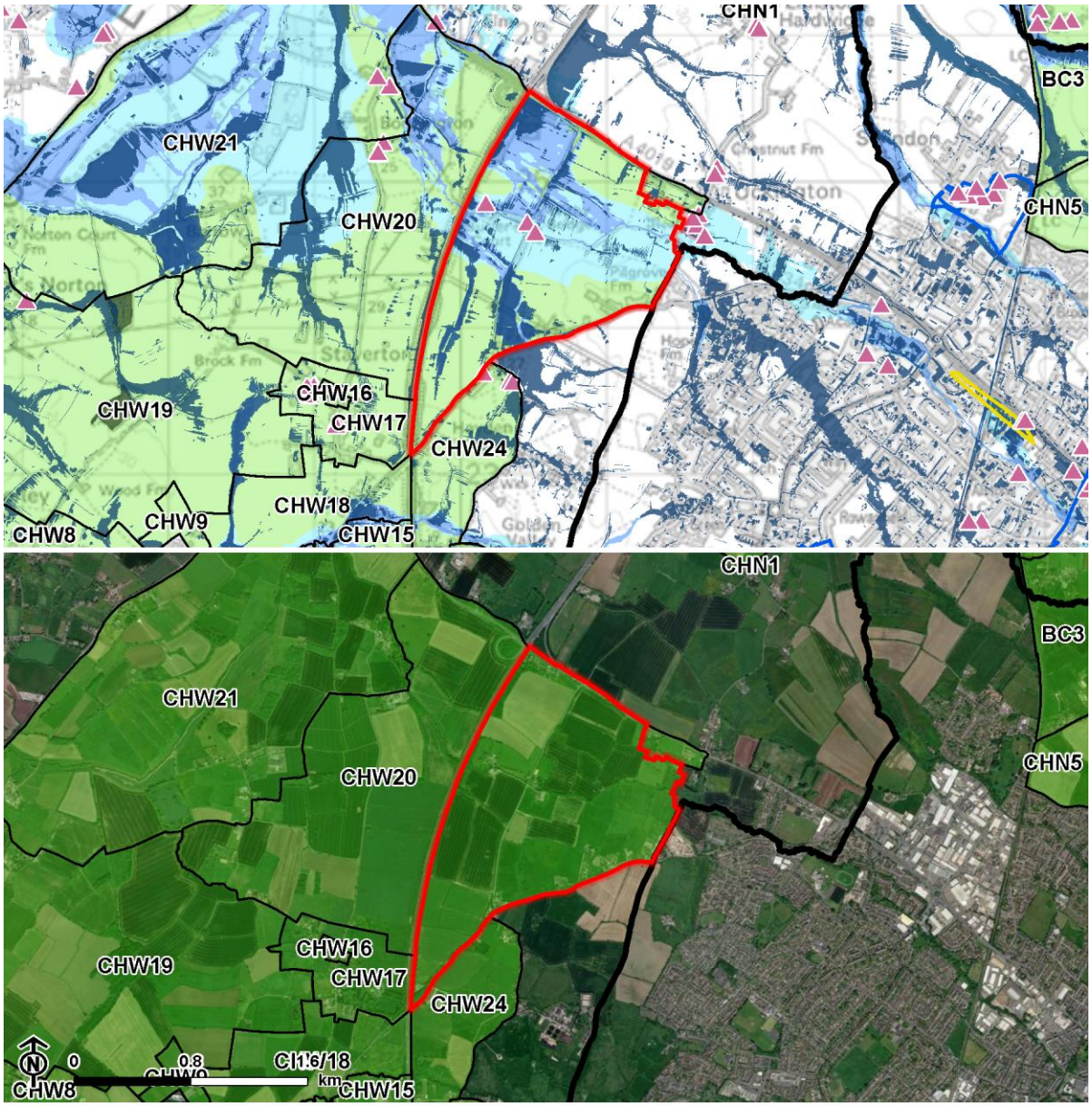
All Green Belt land plays an equal role in relation to this purpose.

Parcel CHW24

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel CHW25



Parcel CHW25
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel CHW25

Contribution of land in Parcel CHW25

Parcel CHW25 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel CHW25 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Cheltenham and east of the M5. Parcel size: 215ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Old Gloucester Road, the A4019 and a mixture of hedgerows and tree lines form the boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel is adjacent to Uckington and development near Hayden Allotments. Large area of safeguarded land to the north, although the A4019 to the north maintains some separation. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sparse development is present to the southern and northern edges of the parcel, near Old Gloucester Road and Uckington. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham to the east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The M5 lies a significant distance from the existing urban edge of the large built-up area, limiting its significance in inhibiting north westward sprawl.

Parcel CHW25

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Notably to the north, south or within the parcel.

Parcel CHW25

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

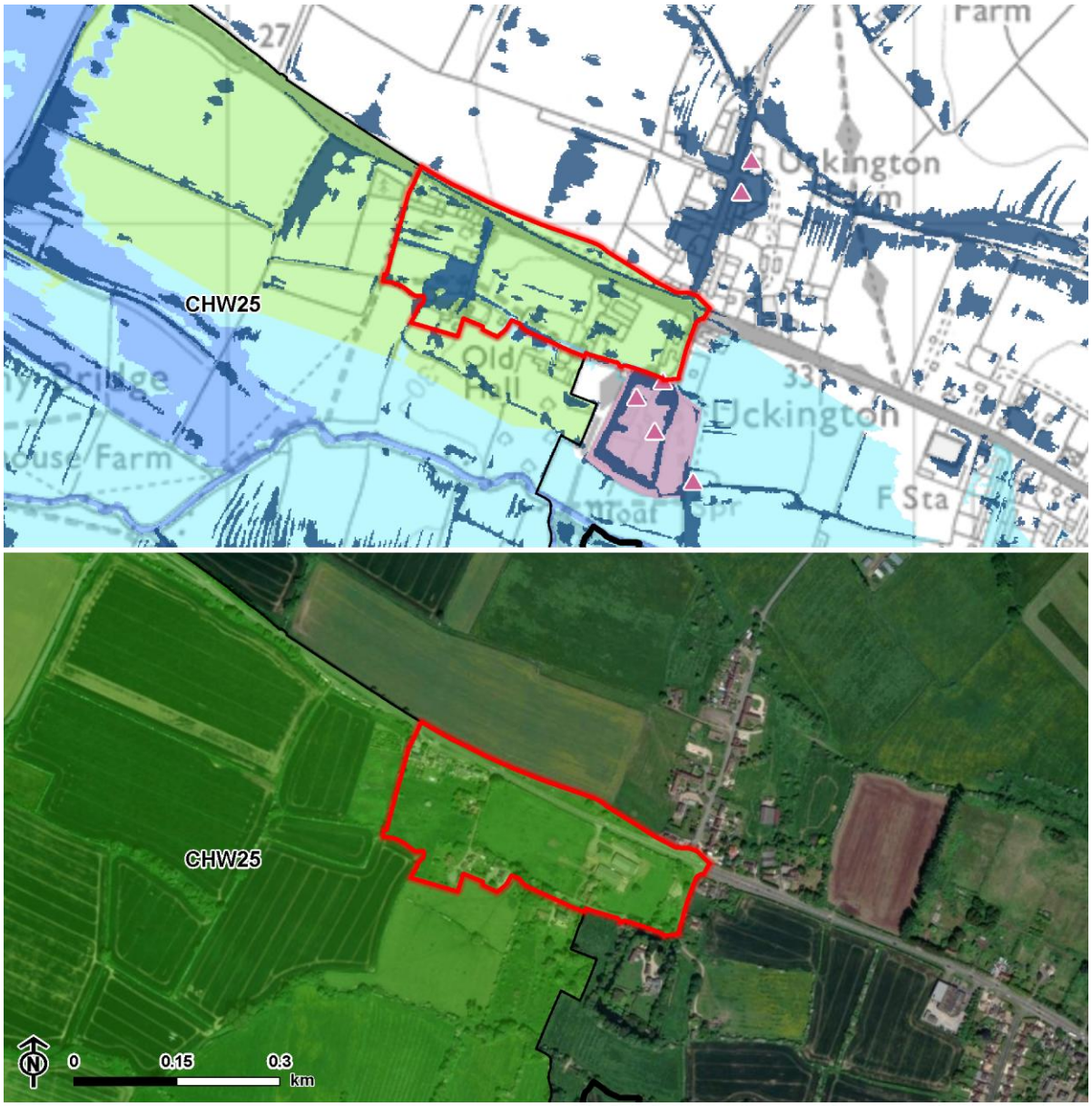
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel CHW26



Parcel CHW26
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 2
Flood zone 3
High risk of surface water flooding
Scheduled monument

Parcel CHW26

Contribution of land in Parcel CHW26

Parcel CHW26 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Moderate	Equal	Yes

Parcel CHW26 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south west of Uckington. Parcel size: 7ha. There is a moderate boundary feature between the settlement and the parcel. Tree lines and Tewkesbury Road form boundary, although development within the parcel weakens their significance. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Notably wider Uckington to the north east and the wider safeguarded land to the north. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Sparse outer edges of development associated with Uckington. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. In between the development within and at the edges of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Cheltenham to the south east.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Existing development in the parcel has some urbanising influence which limits the impact of development on adjacent open land.

Parcel CHW26

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence at its outer edges and some has features that would restrict and contain development, limiting the significance of incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CHW26

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is subject to some urbanising influence at its outer edges and some has features that would restrict and contain development, limiting the significance of incongruous impact on the wider countryside.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. It is located adjacent to Cheltenham.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation areas within the historic town of Cheltenham. Its semi-rural character also forms a part of the setting of Cheltenham which makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

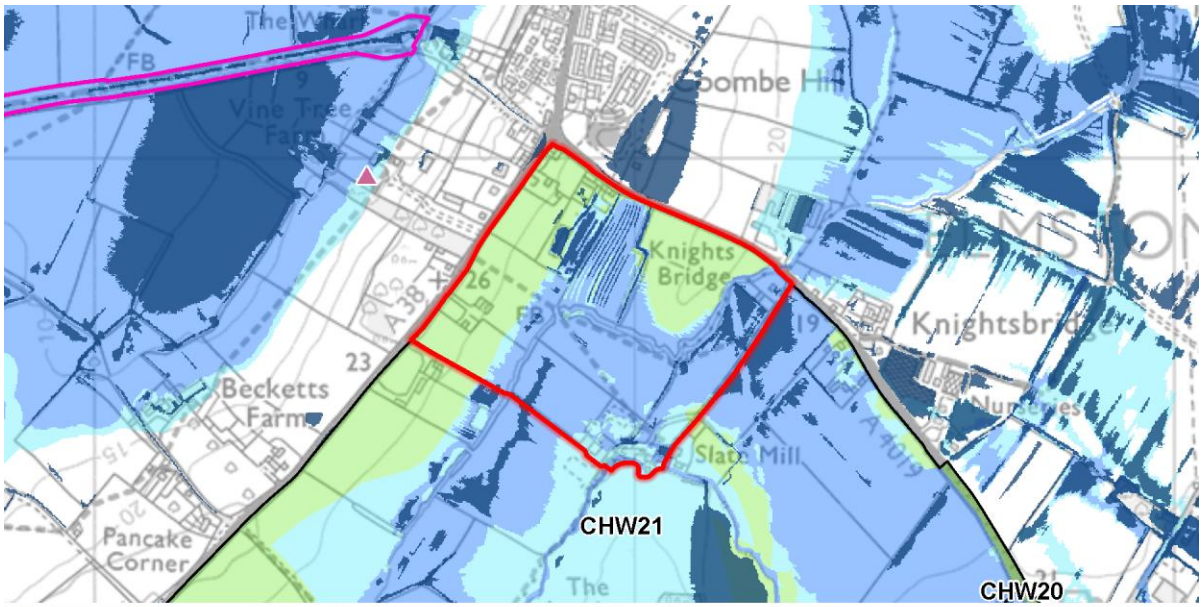
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel CHW27





Parcel CHW27 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Contribution of land in Parcel CHW27

Parcel CHW27 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel CHW27 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south of Coombe Hill, and north-west of Cheltenham. Parcel size: 23ha. There is a moderate boundary feature between the settlement and the parcel. A38 and A4019 form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land slopes down to Leigh Brook within the parcel but the urban edge of Coombe to the north follows the same slope. There is some perception of urban development outside of the parcel. Adjacent to Coombe Hill. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Farm buildings in the south of the parcel have a limited influence. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel CHW27

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CHW27

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. This parcel does not contribute to the significance of Cheltenham, Tewkesbury or Gloucester as historic towns as it does not contain any of the elements that contribute to that significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

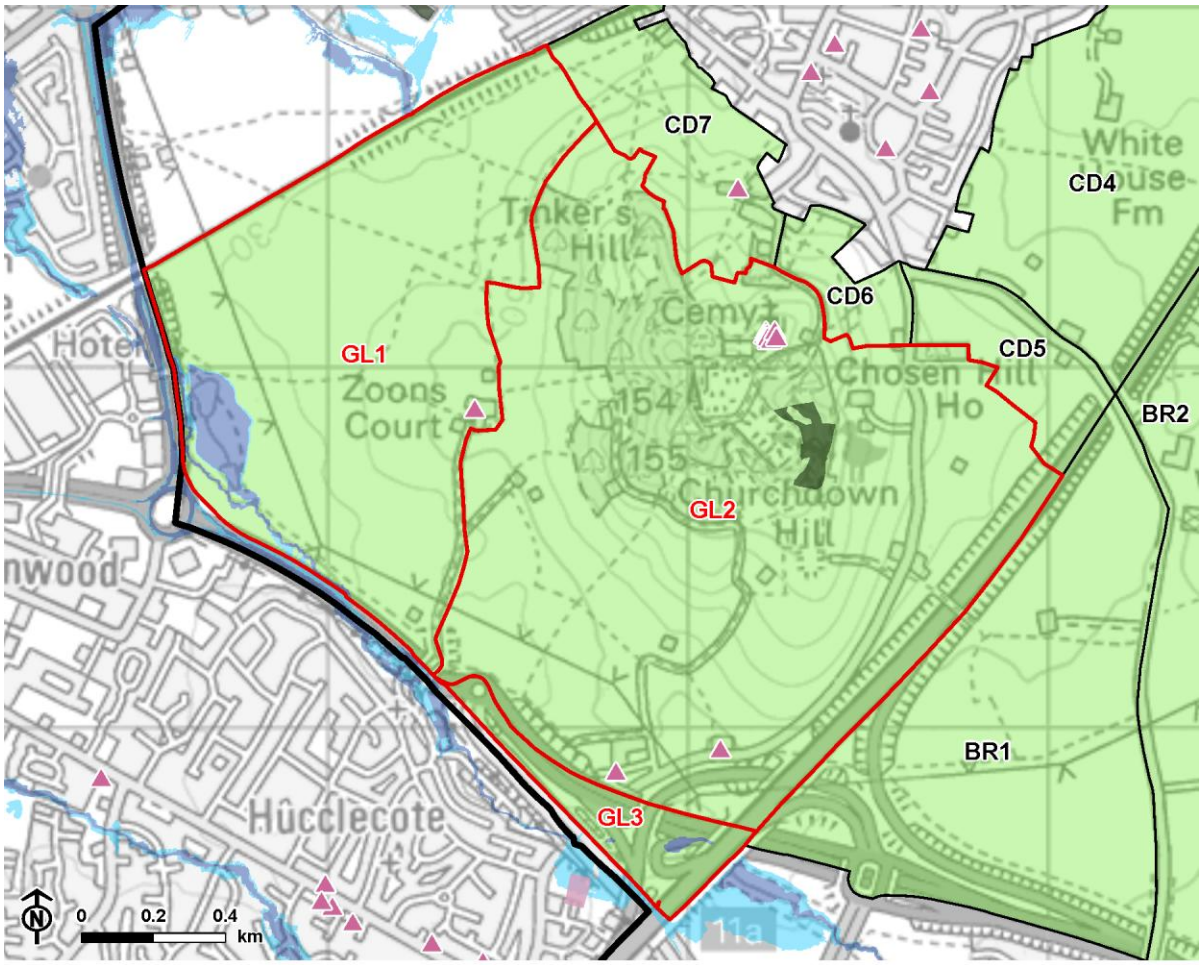
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

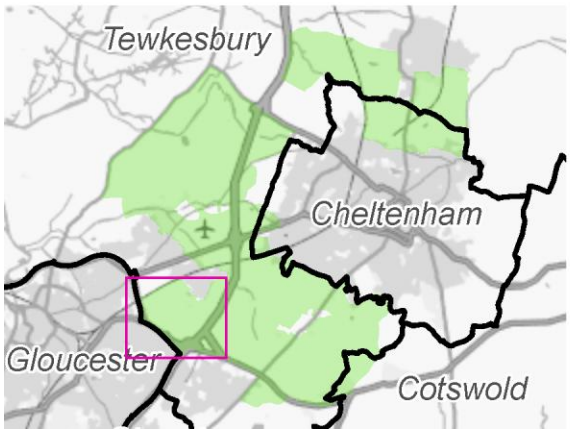
Gloucester



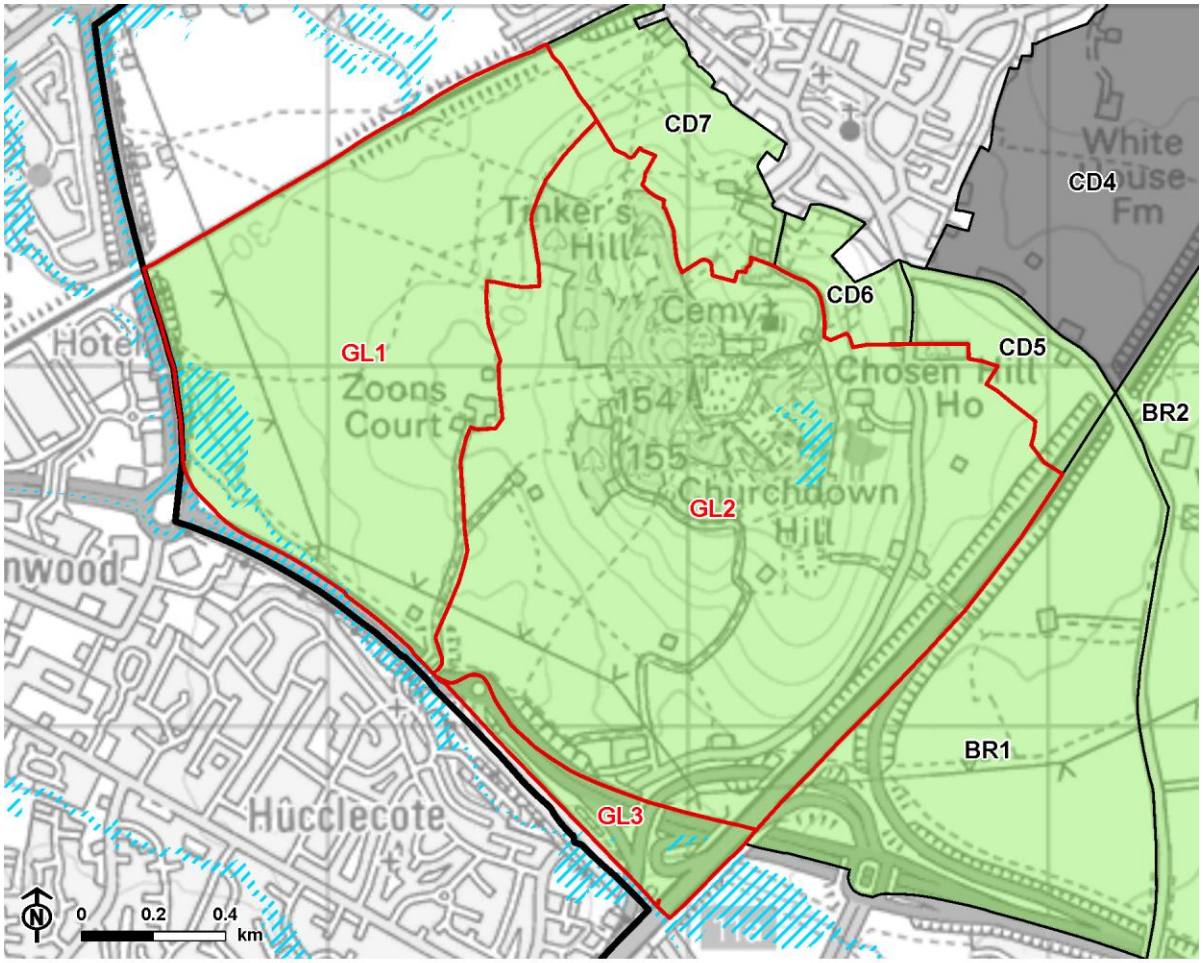
Gloucester parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Ancient woodland
Flood Zone 2
Flood zone 3
Scheduled monument

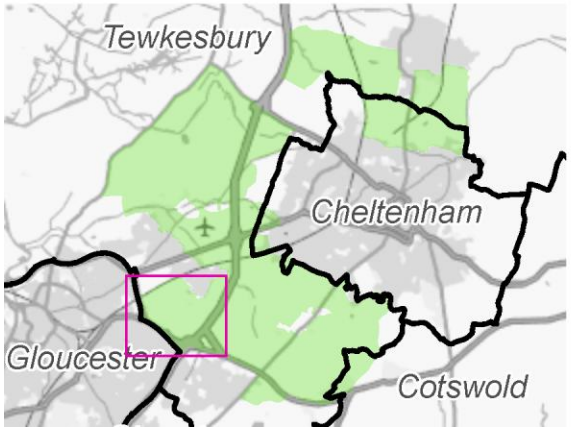


Gloucester

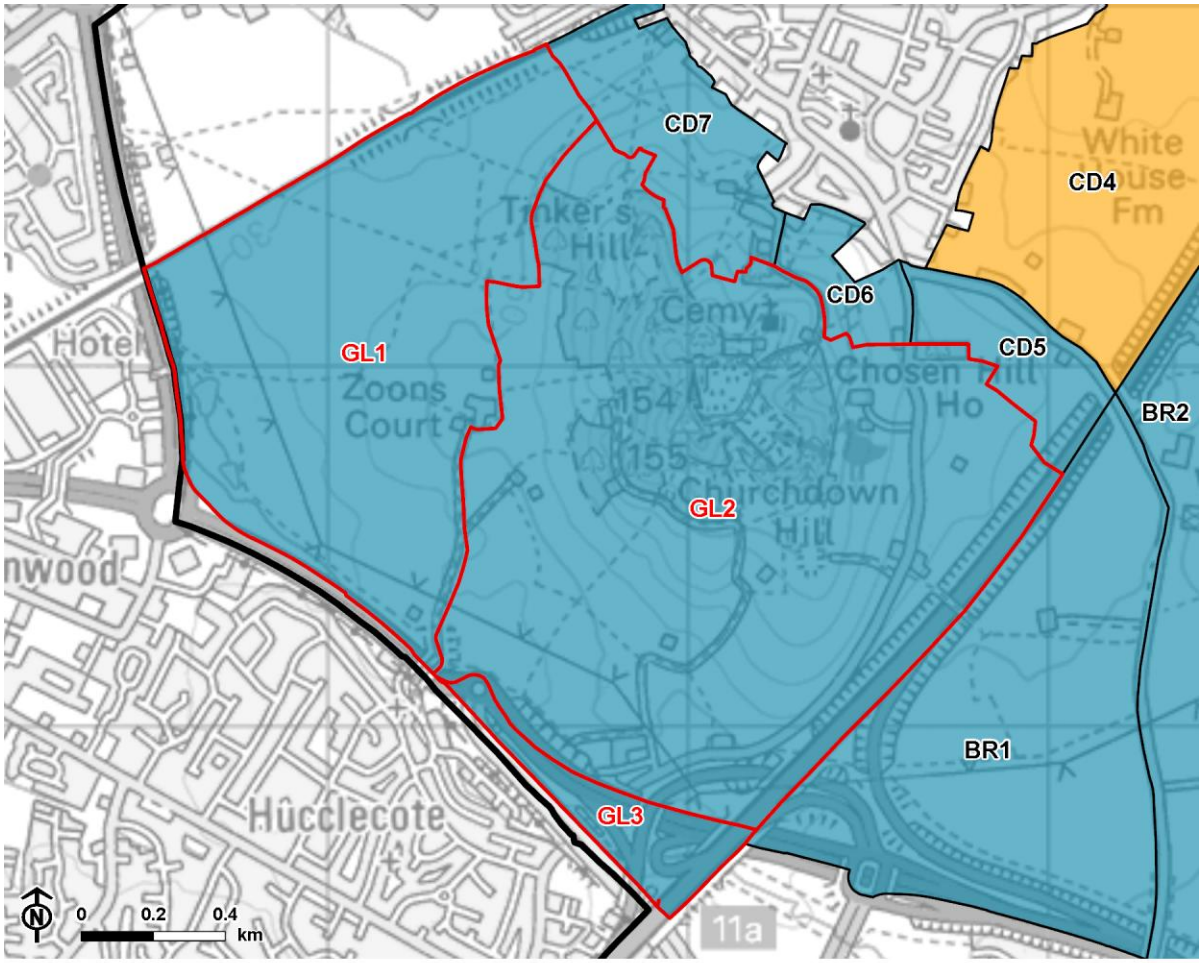


Gloucester parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt
Grey belt
Potential development constraints



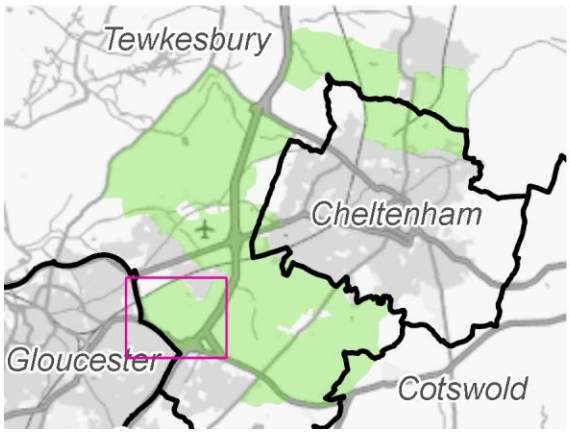
Gloucester



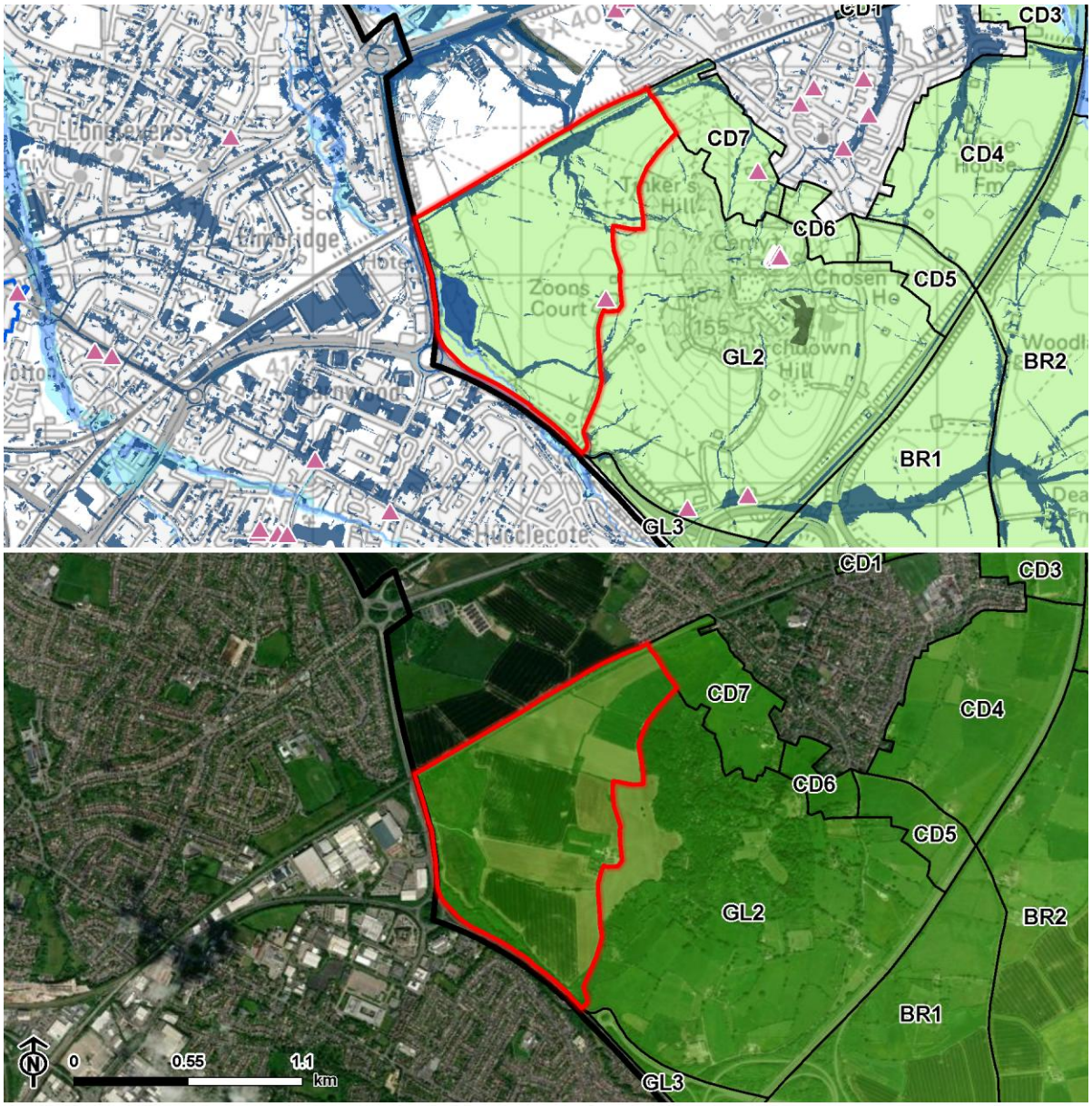
Gloucester parcel
Neighbouring parcel
Local authority
Green Belt

Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel GL1



Parcel GL1
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Flood zone 3
Ancient woodland
High risk of surface water flooding
Flood zone 2
Conservation area

Parcel GL1

Contribution of land in Parcel GL1

Parcel GL1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel GL1 Description

Parcel Location, Land Uses and Boundaries
Land located east of Gloucester. Parcel size: 111ha. There is a consistent strong boundary feature between the settlement and the parcel. A40, A417 and mature woodland form southern and south-western boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland and the A40 and A417 limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Gloucester is a city so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A417 which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel GL1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A417 between the parcel and Gloucester's urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel, being contained on three sides by urban edges, is peripheral to the core gap between Gloucester and Cheltenham. Development within the parcel would not significantly weaken role of land that is in the gap.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel GL1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and field boundaries to the north-east and east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is adjacent to Gloucester.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is largely undeveloped and marks a boundary of the 20/21st century expansion of the historic town of Gloucester, and is a general part of its rural context. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town. Its rural character forms a part of the setting of Gloucester but there is no visual physical or experienced connection to the town.

Purpose E – Assisting in urban regeneration:

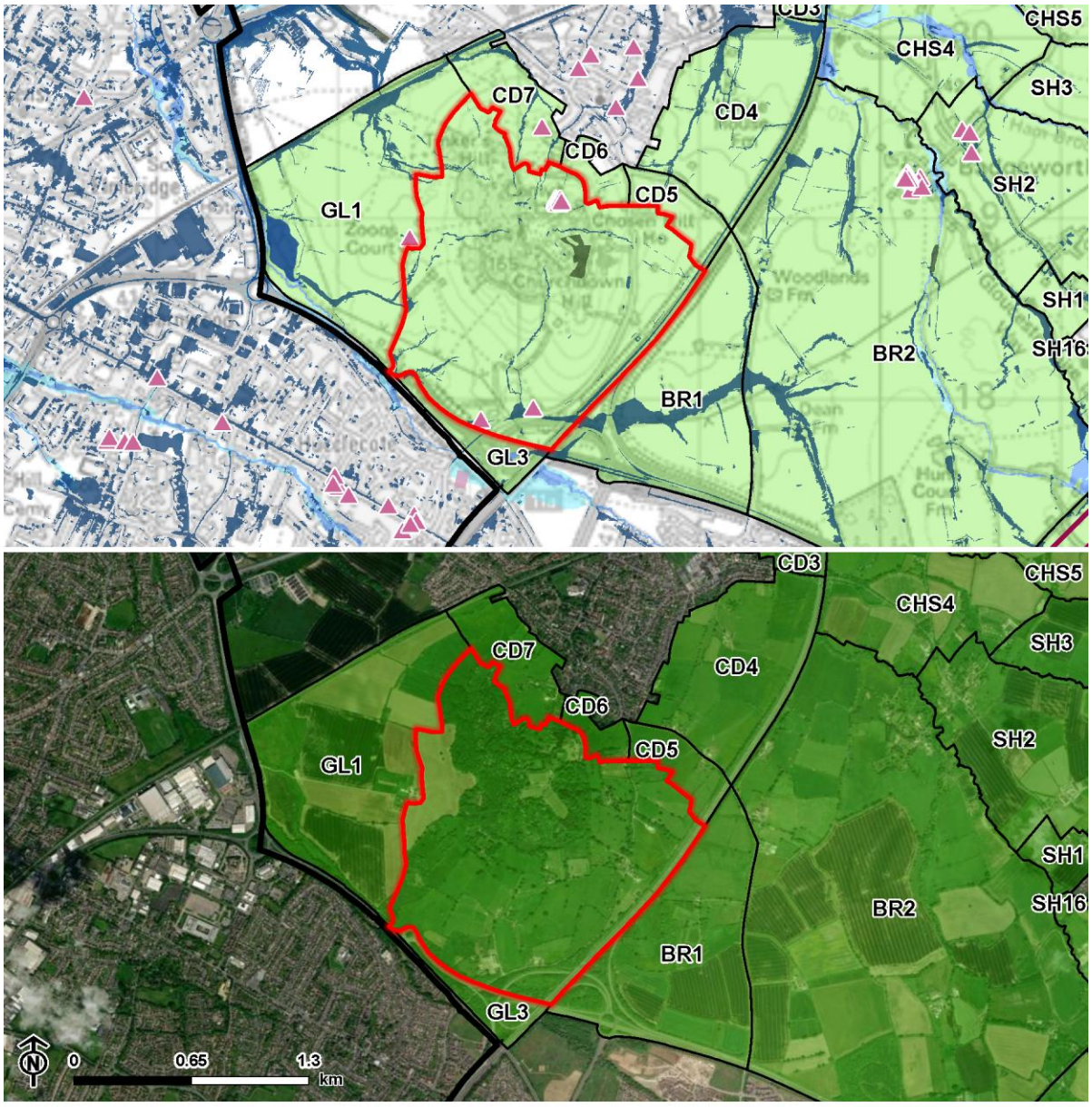
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel GL2



Parcel GL2
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel GL2

Contribution of land in Parcel GL2

Parcel GL2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel GL2 Description

Parcel Location, Land Uses and Boundaries
Land located east of Gloucester and south of Churchdown. Parcel size: 197ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Parcel is located approximately 150m away from the settlement at the nearest point. Mature woodland forms the outer northern boundaries of the parcel, with the M5 forming the outer eastern boundary and Brockworth Bypass forming the southern boundary. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Parcel comprises Churchdown Hill and Tinker's Hill. There is a weak perception of urban development outside of the parcel. Mature woodland limits impacts perception of urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Gloucester is a city, so is defined as a large built-up area. The parcel has a strong enough relationship with Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel GL2

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the change in landform, the mature woodland and the Brockworth Bypass, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The Brockworth Bypass and A417 and the change in landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Churchdown is, via Innsworth, contiguous with the main urban area of Gloucester. This means that the parcel, being contained on three sides by urban edges, is peripheral to the core gap between Gloucester and Cheltenham. Additionally, the M5 forms a strong separating feature to the east, and distance and mature vegetation elsewhere in the gap combine to form strong separating features.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The extent to which the parcel is contained by development in or connected to Gloucester limits its role in maintaining separation from Cheltenham.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Although the parcel does not lie in a direct gap between towns it consists of a prominent visual feature in the landscape, development on which would further cement the merger of Gloucester and Churchdown and, in turn, increase perception of Gloucester and Cheltenham getting closer to each other.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is adjacent to Gloucester.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is largely undeveloped and marks a boundary of the 20/21st century expansion of the historic town of Gloucester. The parcel and any heritage assets within it have no direct functional or historical link with the special character of the historic town. Its rural character forms a part of the setting of Gloucester and there is a visual connection which helps understand the special character of the historic town.

Parcel GL2

Purpose E – Assisting in urban regeneration:

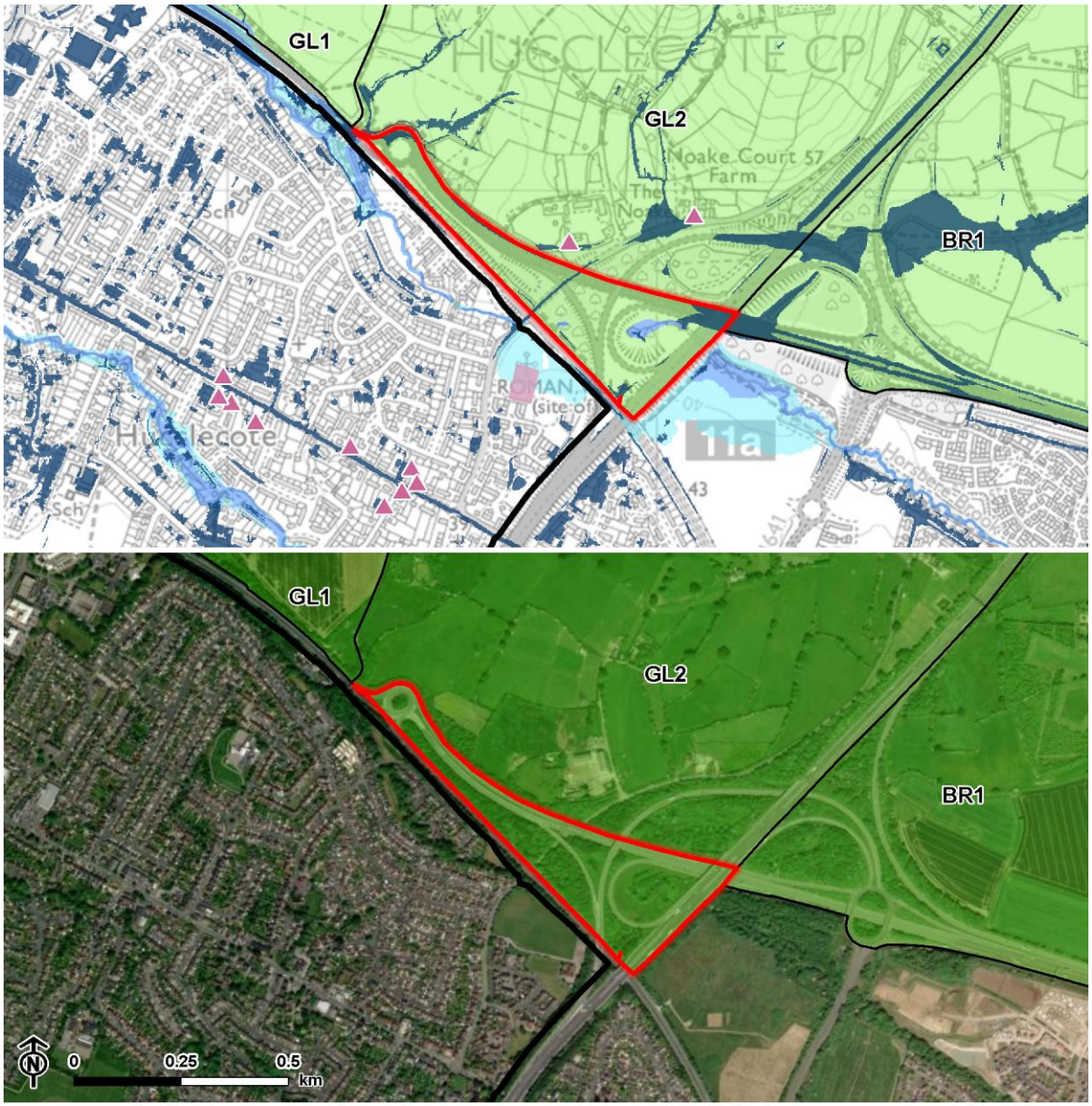
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel GL3



Parcel GL3
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
High risk of surface water flooding
Flood zone 2
Scheduled monument
Flood zone 3

Parcel GL3

Contribution of land in Parcel GL3

Parcel GL3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel GL3 Description

Parcel Location, Land Uses and Boundaries
Land located east of Gloucester. It comprises woodland blocks between the Brockworth Bypass, the M5 and the A417. Parcel size: 13ha. There is a consistent strong boundary feature between the settlement and the parcel. Delta Way (off the A417) is a dual carriageway that forms the southern boundary of the parcel. The M5 motorway forms the eastern boundary of the parcel. Brockworth Bypass (A417) forms the northern boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Appropriate development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Gloucester is a city so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A417 and woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel GL3

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A417 between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The gap separates Gloucester and Cheltenham. The parcel is contained by urban edges to the south and east, but development within the parcel would not significantly weaken role of land that is in the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is located between the A417, the slip road leading to the A417, and the M5, which are strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel GL3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A417 and Brockworth Bypass form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is adjacent to Gloucester.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel primarily consists of the M5/A417 junction and interchange, and therefore does not contribute to the significance of Gloucester.

Purpose E – Assisting in urban regeneration:

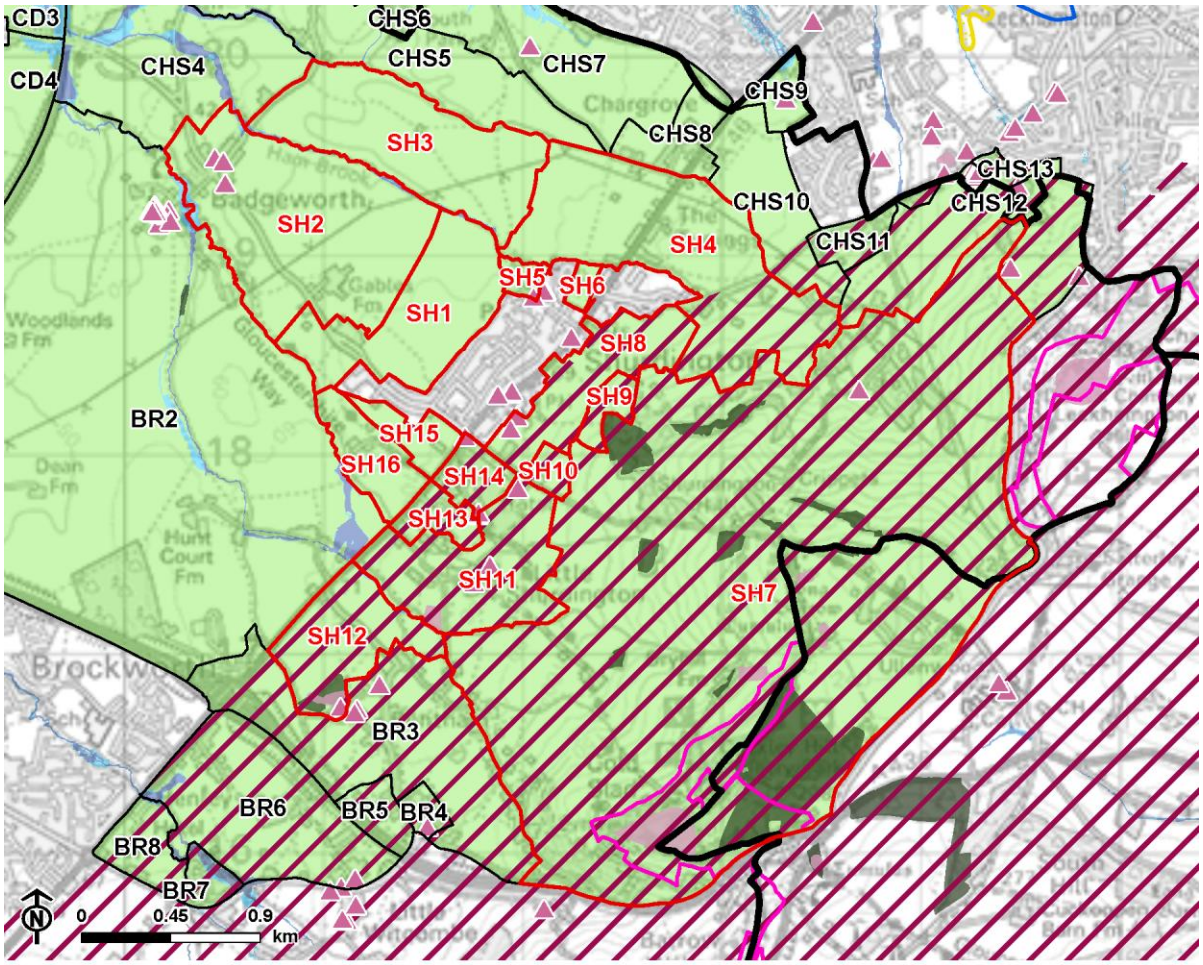
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

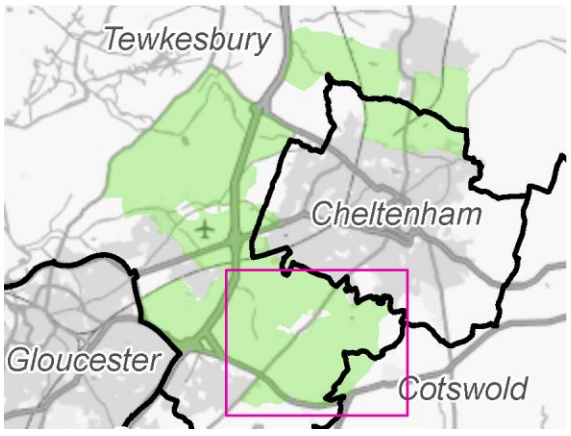
Shurdington



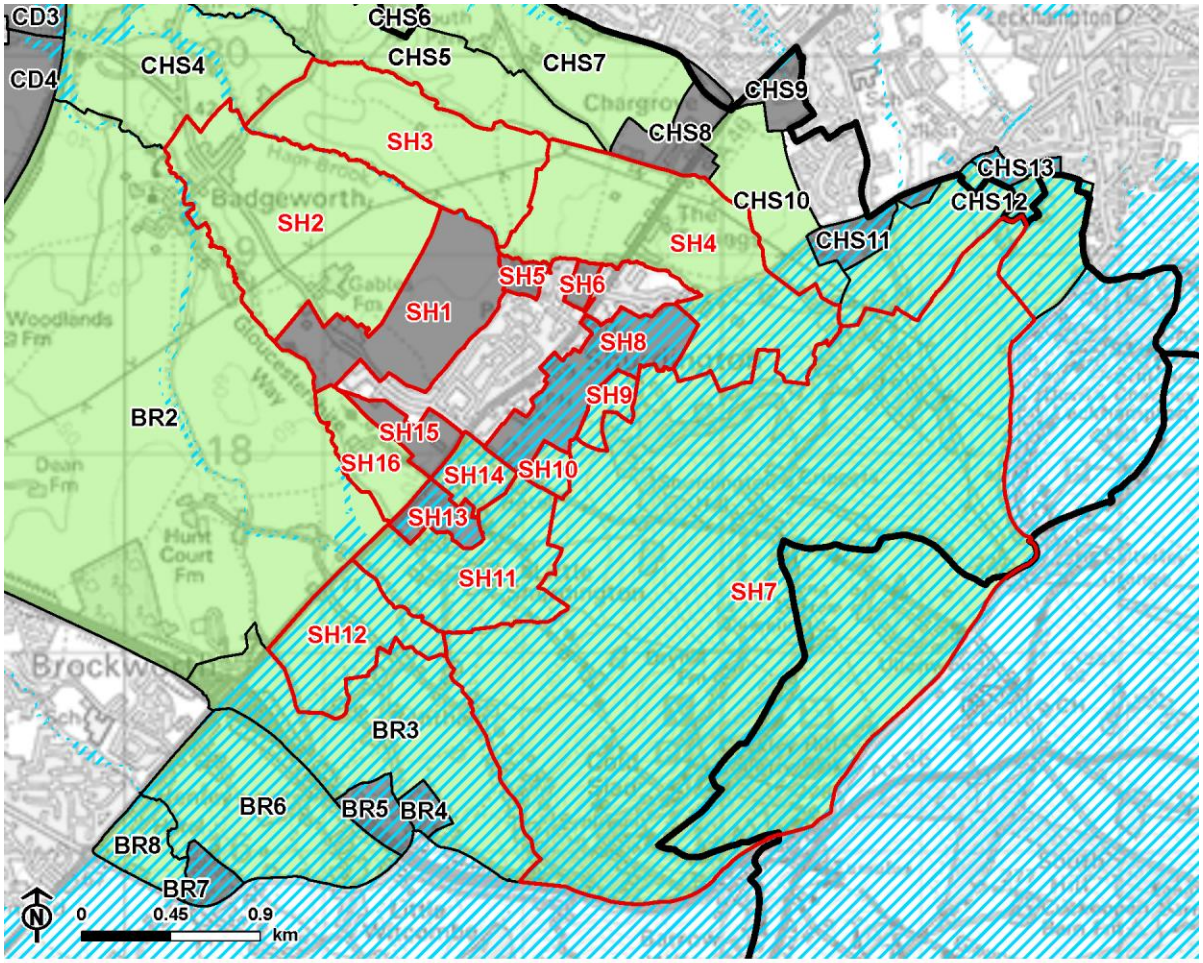
Shurdington parcel
Neighbouring parcel
Local authority
Green Belt

Potential development constraints

Listed building
Site of Special Scientific Interest
Ancient woodland
Peaty soil
National Landscape
Flood Zone 2
Flood zone 3
Flood zone 3b
Conservation area
Scheduled monument

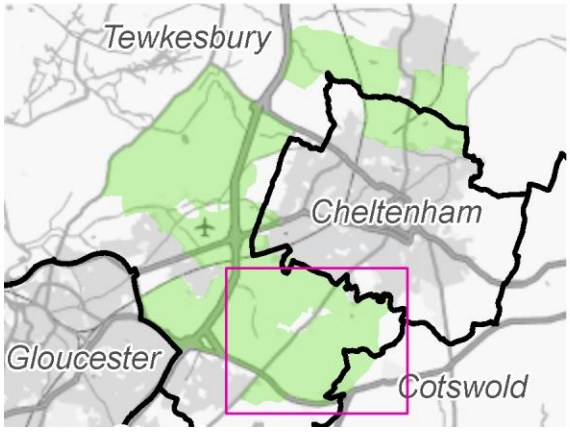


Shurdington

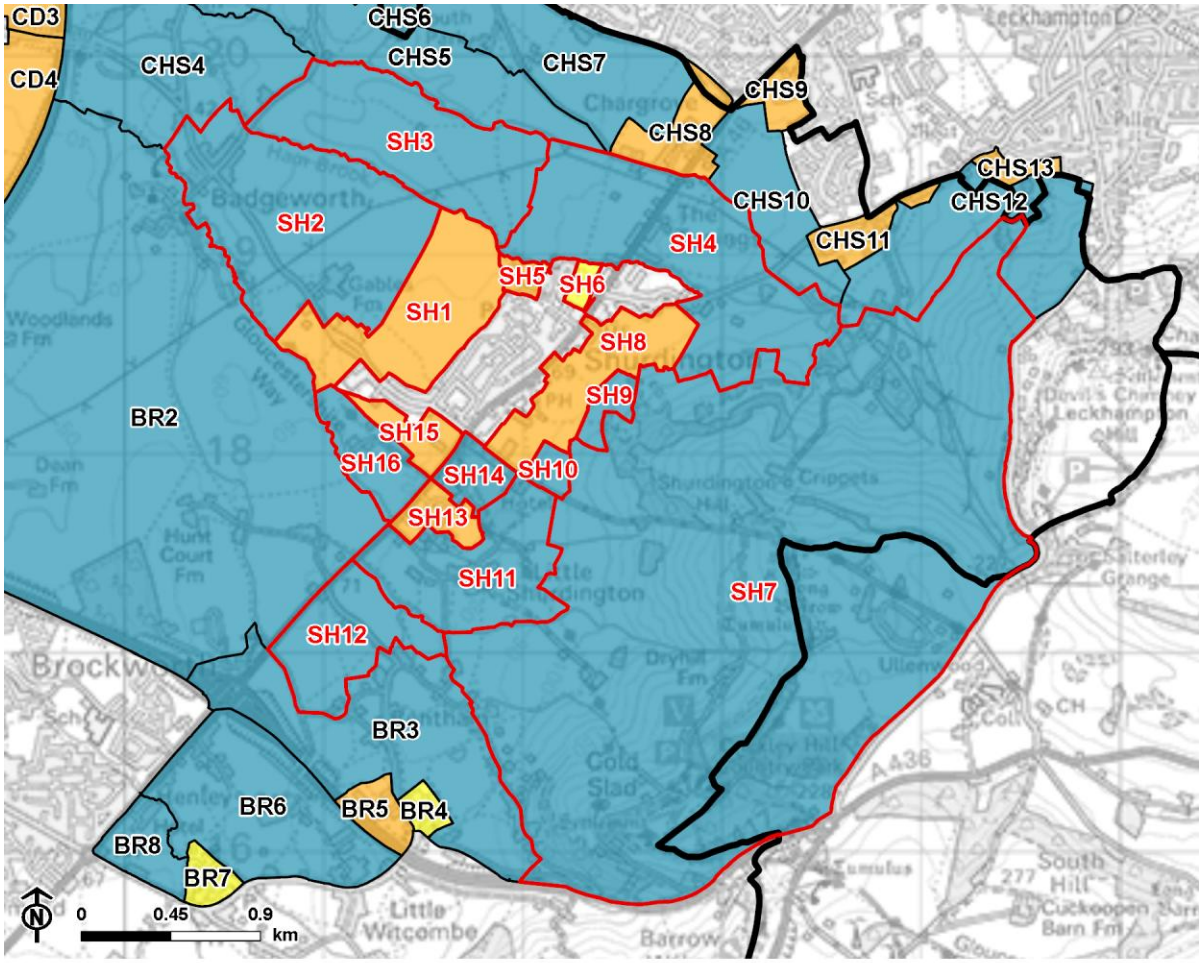


Shurdington parcel
Neighbouring parcel
Local authority
Green Belt

Grey belt
Grey belt
Potential development constraints



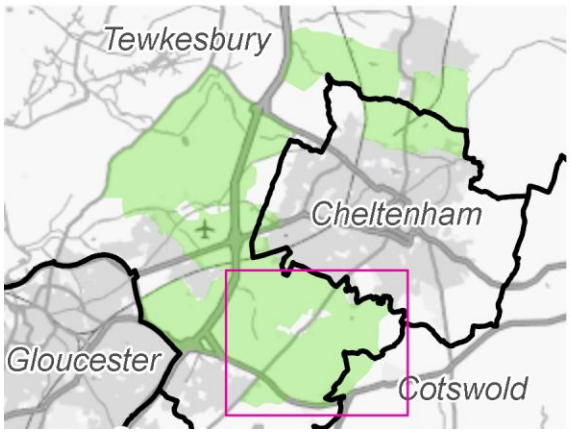
Shurdington



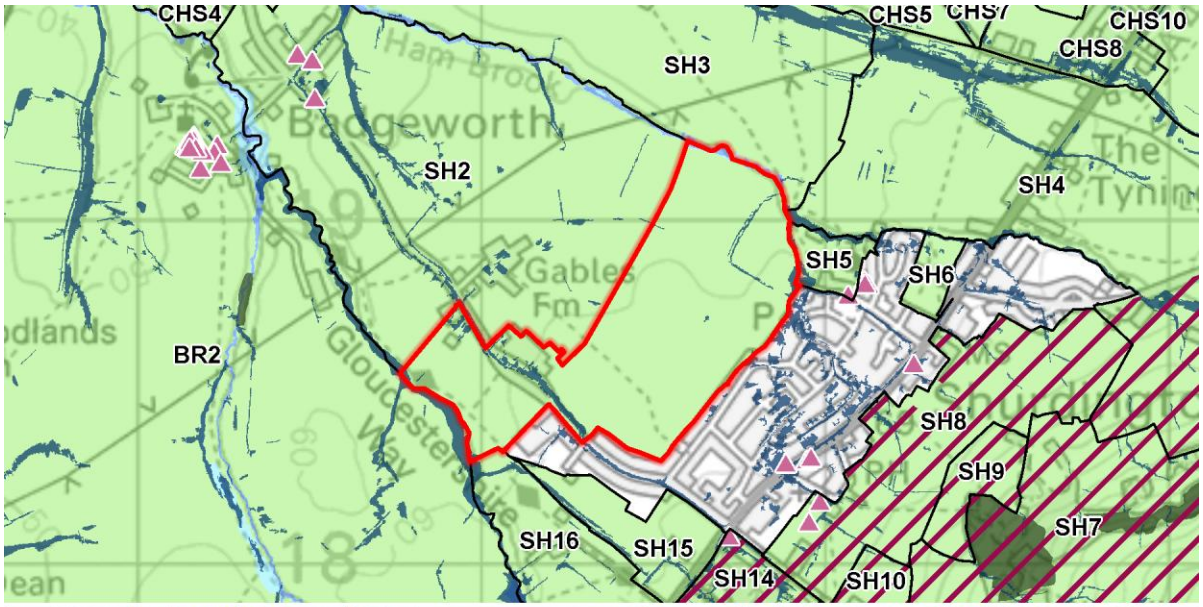
Shurdington parcel
Neighbouring parcel
Local authority
Green Belt

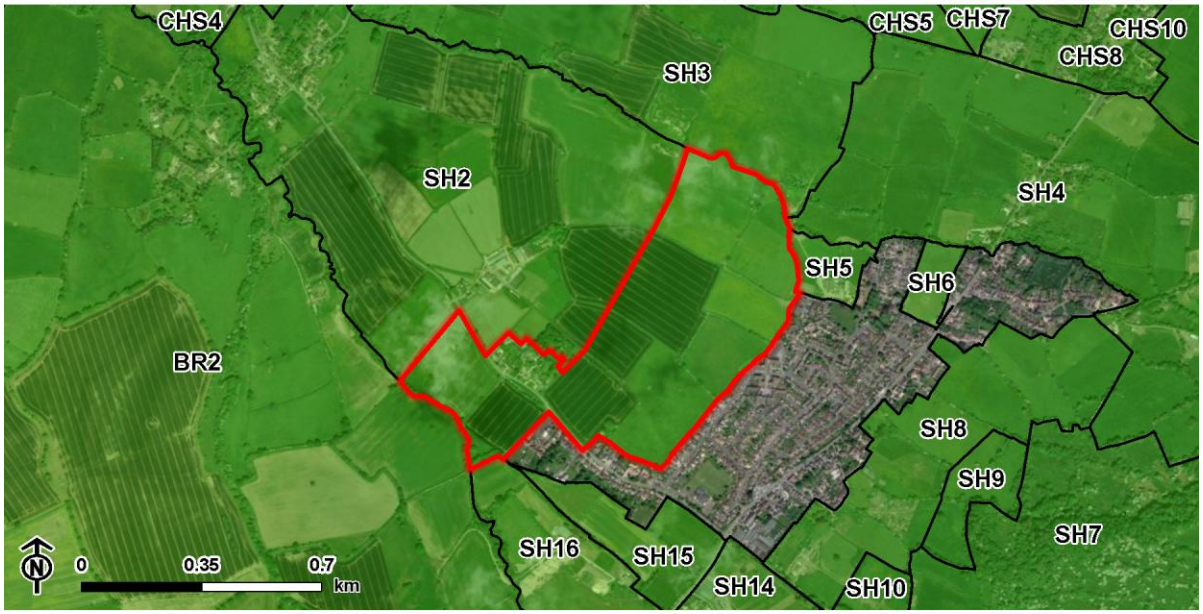
Highest Contribution to NPPF purposes A, B and D

Strong
Moderate
Weak/no



Parcel SH1





Parcel SH1 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel SH1

Contribution of land in Parcel SH1

Parcel SH1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Strong	Weak/No	Equal	Yes

Parcel SH1 Description

Parcel Location, Land Uses and Boundaries
Land located west of Shurdington. Parcel size: 48ha. There are no significant boundary features to separate the parcel from the settlement. Mature hedgerow along part of the property boundaries along edge of settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel is flat in topography, and does not benefit from a strong, year-round boundary feature along property boundaries adjacent to parcel. There is some perception of urban development outside of the parcel. Hedgerow and mature trees along property boundaries form the outer boundary between the parcel and the settlement. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town, and Gloucester is a city, and so are defined as large built-up areas. The parcel has a strong enough relationship with Cheltenham and Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SH1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only field boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the west.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is strong enough separation between Shurdington and Cheltenham and Gloucester for it not to be incongruous.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Cheltenham (Leckhampton) to the north, and Gloucester (Brockworth) to the south. The A417 and mature, intervening vegetation, forms a strong separating feature between the two settlements.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features of the M5, A417 and intervening vegetation, found elsewhere in the gap, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel SH1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has no strong boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

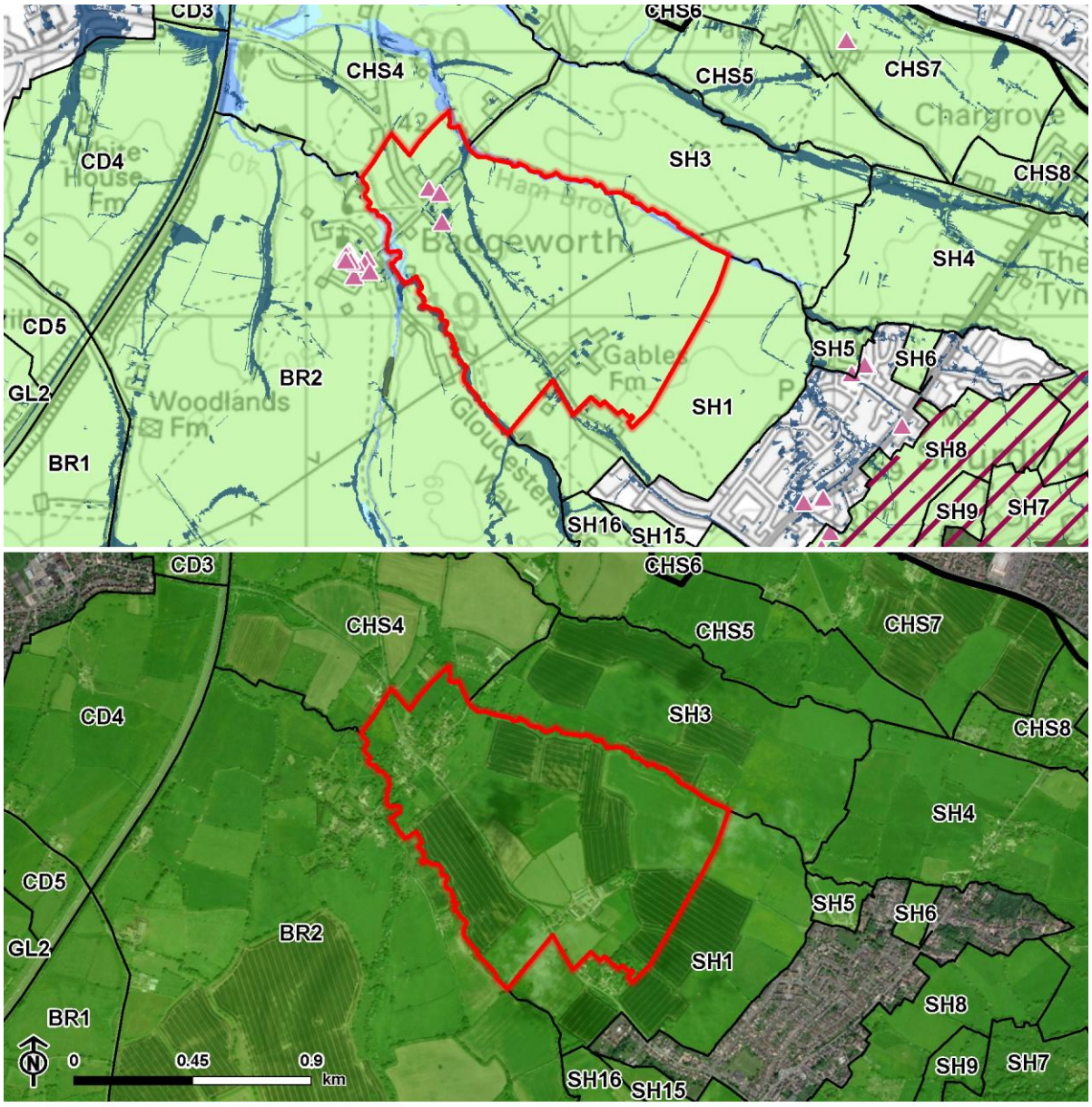
All Green Belt land plays an equal role in relation to this purpose.

Parcel SH1

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH2



Parcel SH2 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel SH2

Contribution of land in Parcel SH2

Parcel SH2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH2 Description

Parcel Location, Land Uses and Boundaries
Land located west of Shurdington; between Cheltenham and Gloucester. Parcel size: 94ha. There is a strong boundary feature between the settlement and the parcel. Ham Brook forms the northern boundary of the parcel, with Badgeworth Lane forming the western boundary. There are a couple of fields and intervening vegetation that separate the parcel with Shurdington to the east, and the nearest large built up area to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Ham Brook and associated tree cover which currently

Assessment Considerations	Assessment
	give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Cheltenham (Hatherley) and Gloucester (Brockworth). The A417 to the south forms a significant separating feature, as well as the distance and intervening mature vegetation to the south. The Ham Brook forms a separating feature to the north, between the parcel and Cheltenham.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Ham Brook and associated tree cover forms the northern boundary of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SH2

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Field boundaries with mature trees mark the parcel boundaries to the north and south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Badgeworth was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is also separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

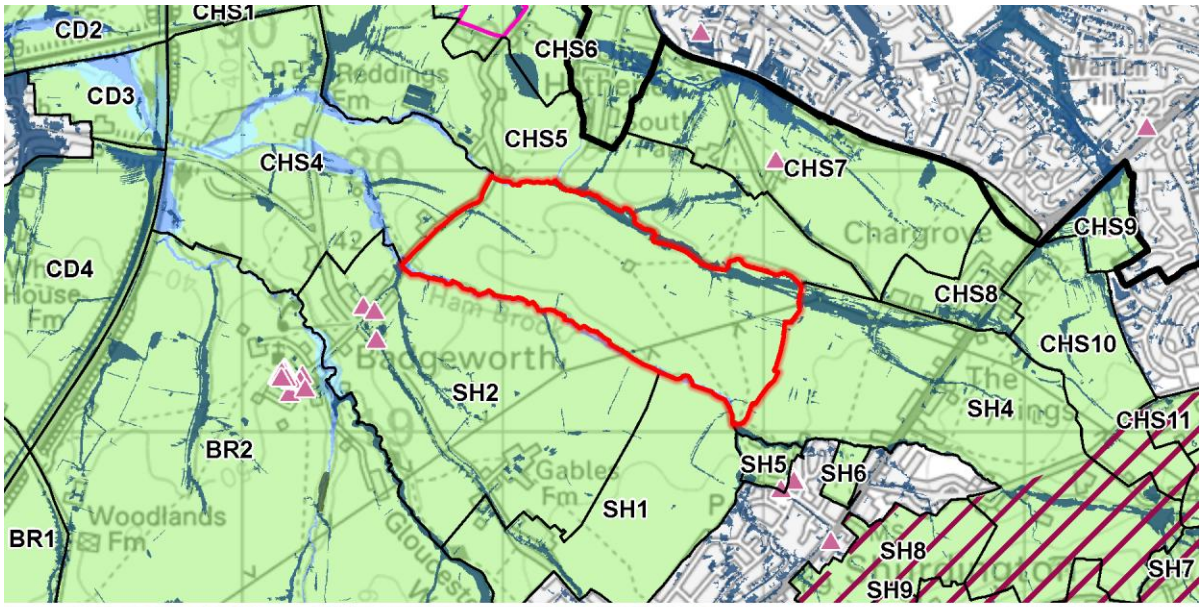
Equal contribution

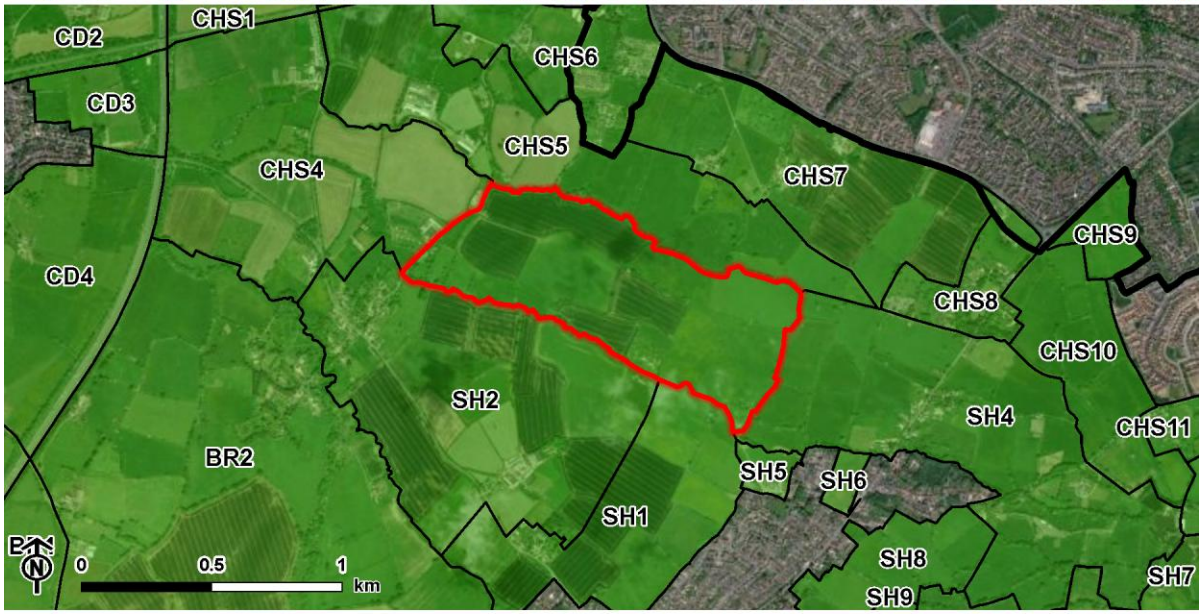
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH3





Parcel SH3 | Neighbouring parcel | Green Belt

Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel SH3

Contribution of land in Parcel SH3

Parcel SH3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH3 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Shurdington and south of Cheltenham. Parcel size: 64ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Ham Brook forms the southern boundary of the parcel, and a watercourse forms the northern boundary. A number of fields with mature vegetation boundaries are located between the parcel and nearest settlements. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature vegetation, flat topography and distance from settlement combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel SH3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Ham Brook, and associated tree cover along the northern and southern field boundaries, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Cheltenham and Gloucester. The distance between towns and the presence of the A417 combine to form strong separating features between them.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises a large part of the gap between Gloucester and Cheltenham. The M5 creates a significant separating feature between the parcel and Gloucester to the west, and intervening vegetation and distance create a strong sense of separation from the parcel to Cheltenham to the north.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SH3

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel is situated between Badgeworth and Shurdington, which were both historically and have remained separate villages and are not considered part of Cheltenham and the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel SH3

Purpose E – Assisting in urban regeneration:

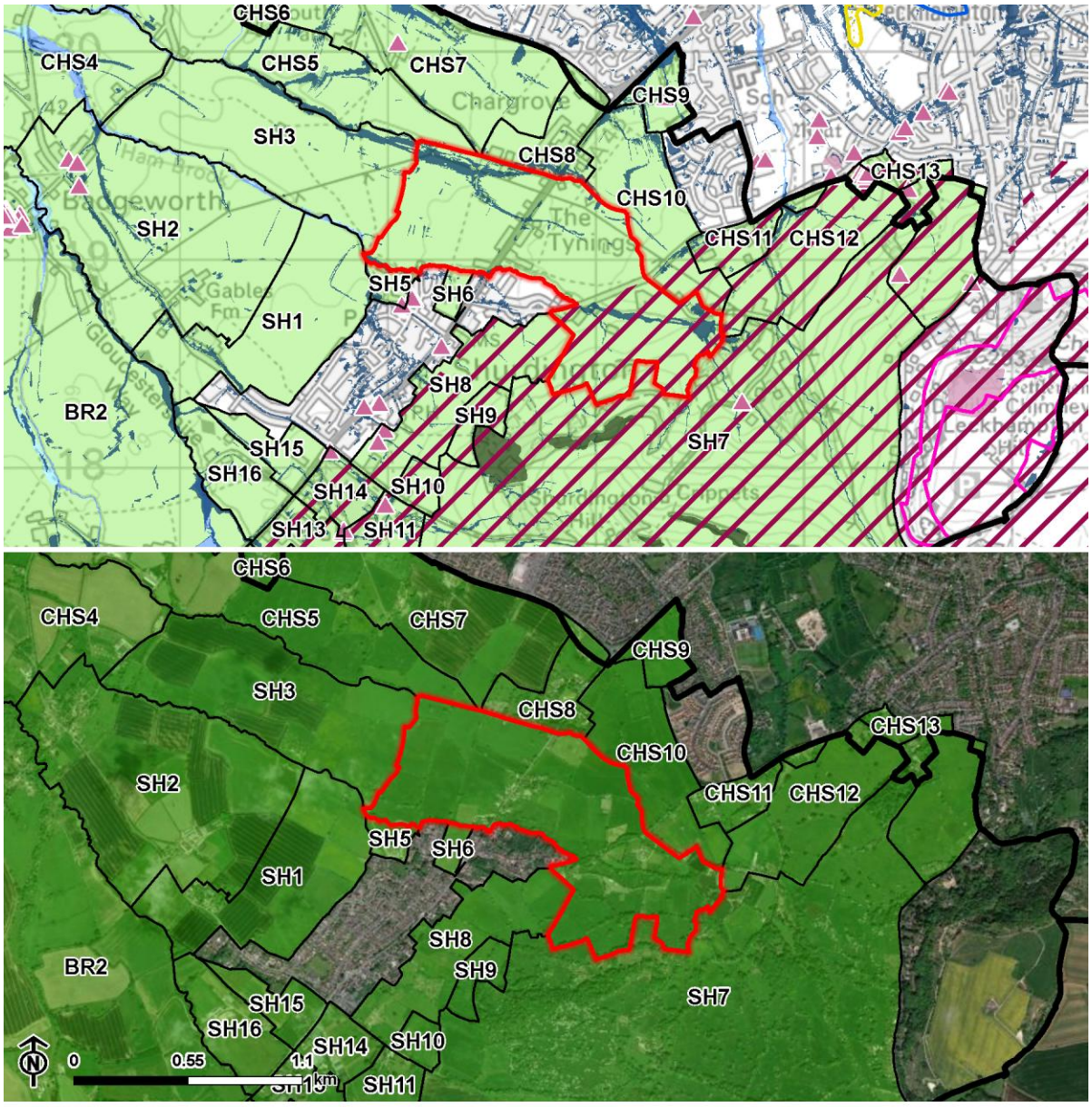
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH4



Parcel SH4 | Neighbouring parcel | Green Belt | Local authority

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel SH4

Contribution of land in Parcel SH4

Parcel SH4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH4 Description

Parcel Location, Land Uses and Boundaries
Land located north of Shurdington. Parcel size: 93ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Ham Brook and associated mature tree vegetation form the south-west boundary of this parcel next to Shurdington.Charlgrove Lane, a minor rural road, forms part of the northern boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Area is generally flat with levels starting to rise to higher ground to the south of the parcel. There is a weak perception of urban development outside of the parcel. Mature trees adjacent to Shurdington Road and Leckhampton Lane, and field boundaries, limit perception of the urban areas of Shurdington and Leckhampton. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Vegetation alongside Ham Brook, Shurdington Road and Leckhampton Lane limit views, but there is a still a connection to the more distant, higher land to the south and east of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SH4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Ham Brook, and adjacent mature tree vegetation, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Ham Brook and associated tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. It occupies more than half the gap between Cheltenham and Shurdington, which is an intervening settlement between the towns of Cheltenham and Gloucester, forming the largest open area within this gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SH4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of the city of Gloucester or of Cheltenham. Development within the parcel relates to the village of Shurdington. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

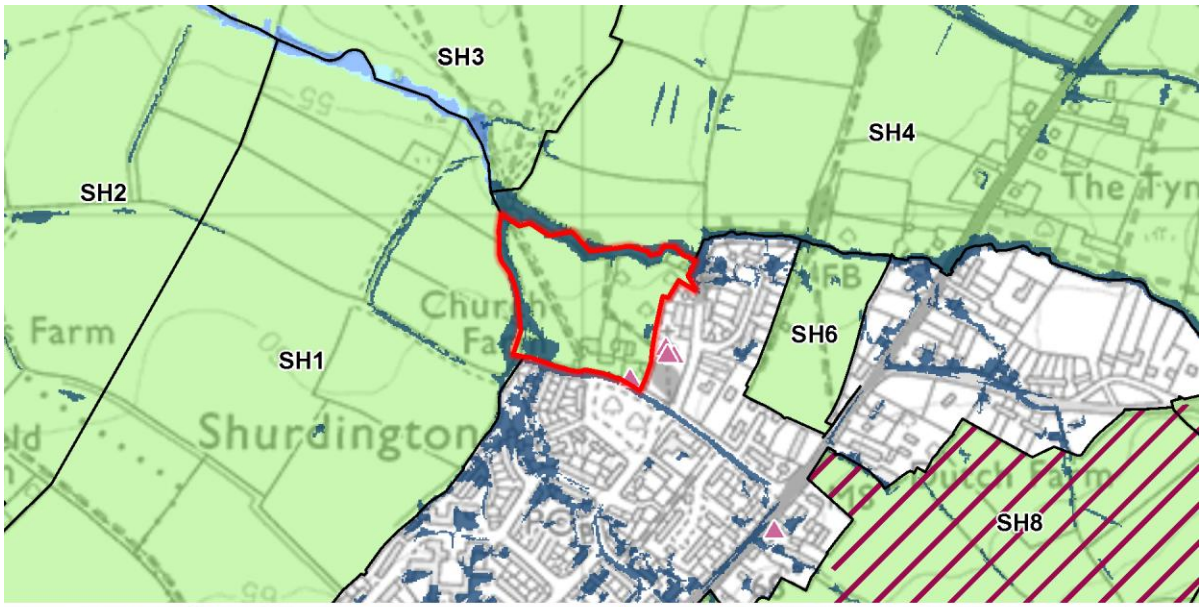
All Green Belt land plays an equal role in relation to this purpose.

Parcel SH4

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH5





Parcel SH5 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH5

Contribution of land in Parcel SH5

Parcel SH5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SH5 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Shurdington. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Parcel is bound by property boundaries and St Paul's Church to the east, and Church Lane to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is bordered to the south and east by development within the settlement of Shurdington, but also by the churchyard and an open green. Development within the parcel principally comprises the buildings of Church Farm which, as agriculture-related development, do not have an urbanising impact. Natural features limit perception of the wider countryside. Mature vegetation along Ham Brook to the north, and along a field boundary to the west, limit perception of wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Cheltenham is a town, and so is defined as a large built-up area. Shurdington has a strong enough relationship with Cheltenham for adjacent development to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SH5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel's outer boundaries are hedgerows, which are not strong year-round visual barriers.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is contained by urban edges on two sides, and although the outer boundary hedgerows are not strong physical features they would form a clear edge to the village. Ham Brook, which runs along the northern edge of the parcel, already forms the northern edge of the rest of the settlement.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Cheltenham and Gloucester, and adjacent to Shurdington.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Shurdington has relatively fragile separation from Cheltenham, weakening the overall separation between the towns of Cheltenham and Gloucester. However, this parcel is contained on two sides by existing housing so development here would not reduce.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Although the gap would not be reduced in size there would be some minor increased urbanising visual influence on adjacent land in the gap.

Parcel SH5

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Open fields adjacent to the parcel are already subject to some urbanising influence, so the additional impact of development here would be limited.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. Heritage assets within the parcel relate to the village of Shurdington. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

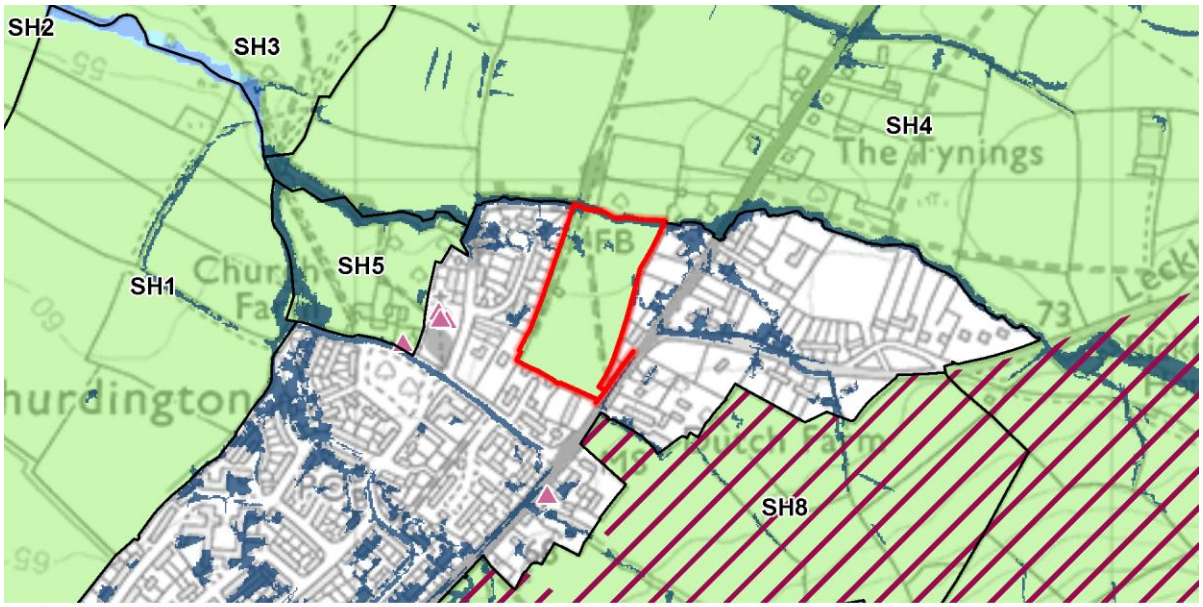
All Green Belt land plays an equal role in relation to this purpose.

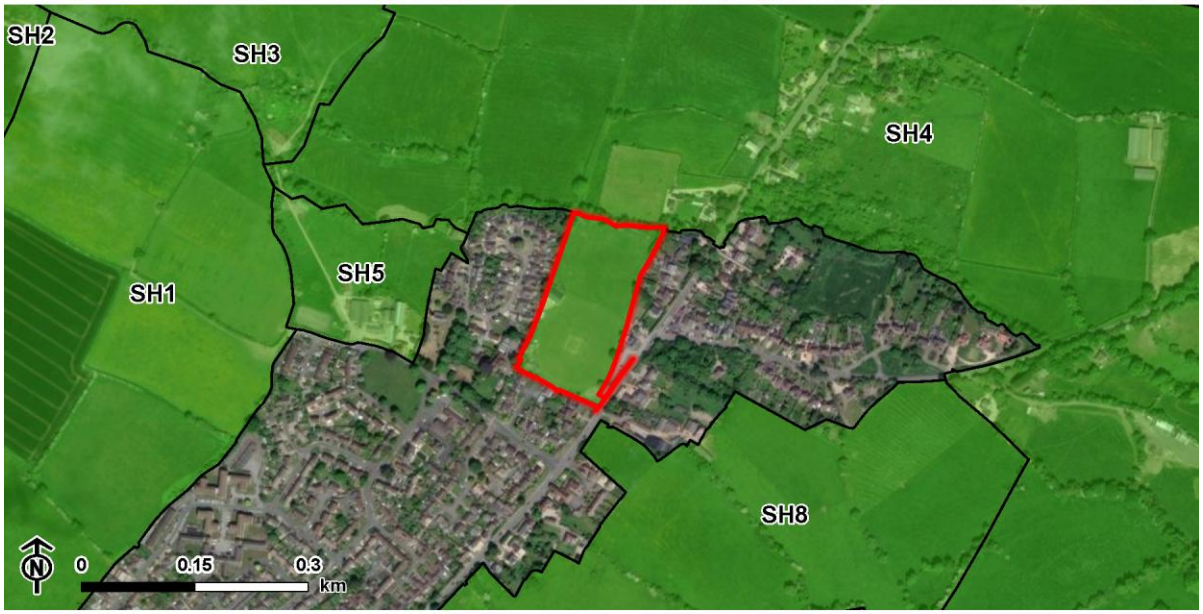
Parcel SH5

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH6





Parcel SH6 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH6

Contribution of land in Parcel SH6

Parcel SH6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SH6 Description

Parcel Location, Land Uses and Boundaries
Land located north of Shurdington. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. The parcel is located adjacent to the settlement boundary, and is bound by residential dwellings to the east, south and west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained to the east, west and south by development within the settlement of Shurdington. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises the King George V Playing Fields. Natural features limit perception of the wider countryside. Even though the parcel is contained on three sides, there would be views of the countryside to the north although these are obscured by the mature treeline to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Cheltenham is a town, and so is defined as a large built-up area. Shurdington has a strong enough relationship with Cheltenham for adjacent development to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.

Parcel SH6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel has only a short frontage with open countryside to the north. Ham Brook and its associated mature tree line, which form that boundary, already define the urban edge to the east and west.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies between Cheltenham and Gloucester, and adjacent to Shurdington.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Shurdington has relatively fragile separation from Cheltenham, weakening the overall separation between the towns of Cheltenham and Gloucester. However, this parcel is contained on three sides by existing housing so development here would not reduce the size of that gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel SH6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is currently a playing field, part of the village of Shurdington. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

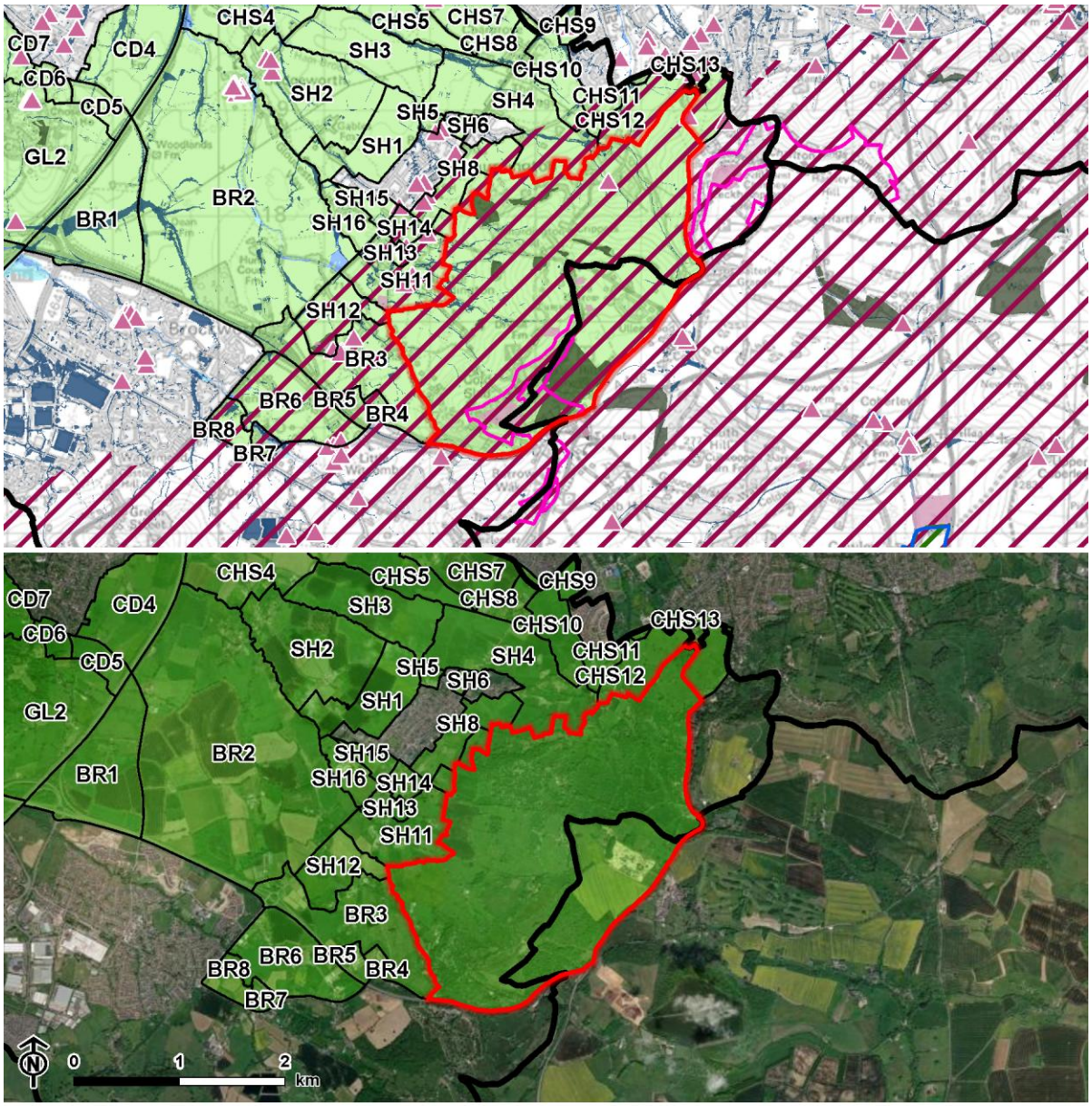
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH7



Parcel SH7

Neighbouring parcel

Green Belt

Local authority

Potential development constraints

- Listed building
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Parcel SH7

Contribution of land in Parcel SH7

Parcel SH7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel SH7 Description

Parcel Location, Land Uses and Boundaries
Land located east of Shurdington. Parcel size: 561ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature tree lines along field boundaries next to Leckhampton Hill road. Woodland surrounding Leckhampton Court, Crippets Lane, Shurdington Hill and Crickley Hill. Norman's Brook and adjacent mature trees south of Little Shurdington. Areas of mature woodland on the slopes leading up to Crickley Hill. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Land slopes steeply up to the east away from the settlements of Shurdington and Leckhampton towards Leckhampton Hill, Shurdington Hill and Crickley Hill. There is a weak perception of urban development outside of the parcel. Cheltenham, Shurdington and Gloucester lie at a lower level than this parcel so are visible in views to the north, west and east but mature vegetation and distance reduce the perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Housing development named Ullenwood Court located in the south-east of the parcel, adjacent to Leckhampton Hill road. Ullenwood Cricket pitch and Crickley Hill Country Park facilities including visitor centre and car parking also located in south-east of parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is a strong connection with the countryside to south, east and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Cheltenham for development here to be associated with it.

Parcel SH7

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rising landform and connection to the wider open countryside which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Rising landform, mature woodland areas and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The principal separating features of rising landform and mature woodland would be affected by development in the parcel.

Parcel SH7

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Rising landform and mature woodland areas form a strong outer boundary which would limit the urbanising impact of development on adjacent open land to the east outwith the Green Belt.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The topography of the parcel has the potential to allow a visual relationship between the parcel and one or other of the historic towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SH7

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains heritage assets which make a contribution to the understanding of the prehistoric/Roman era of development of the historic towns of Gloucester and Cheltenham.

Purpose E – Assisting in urban regeneration:

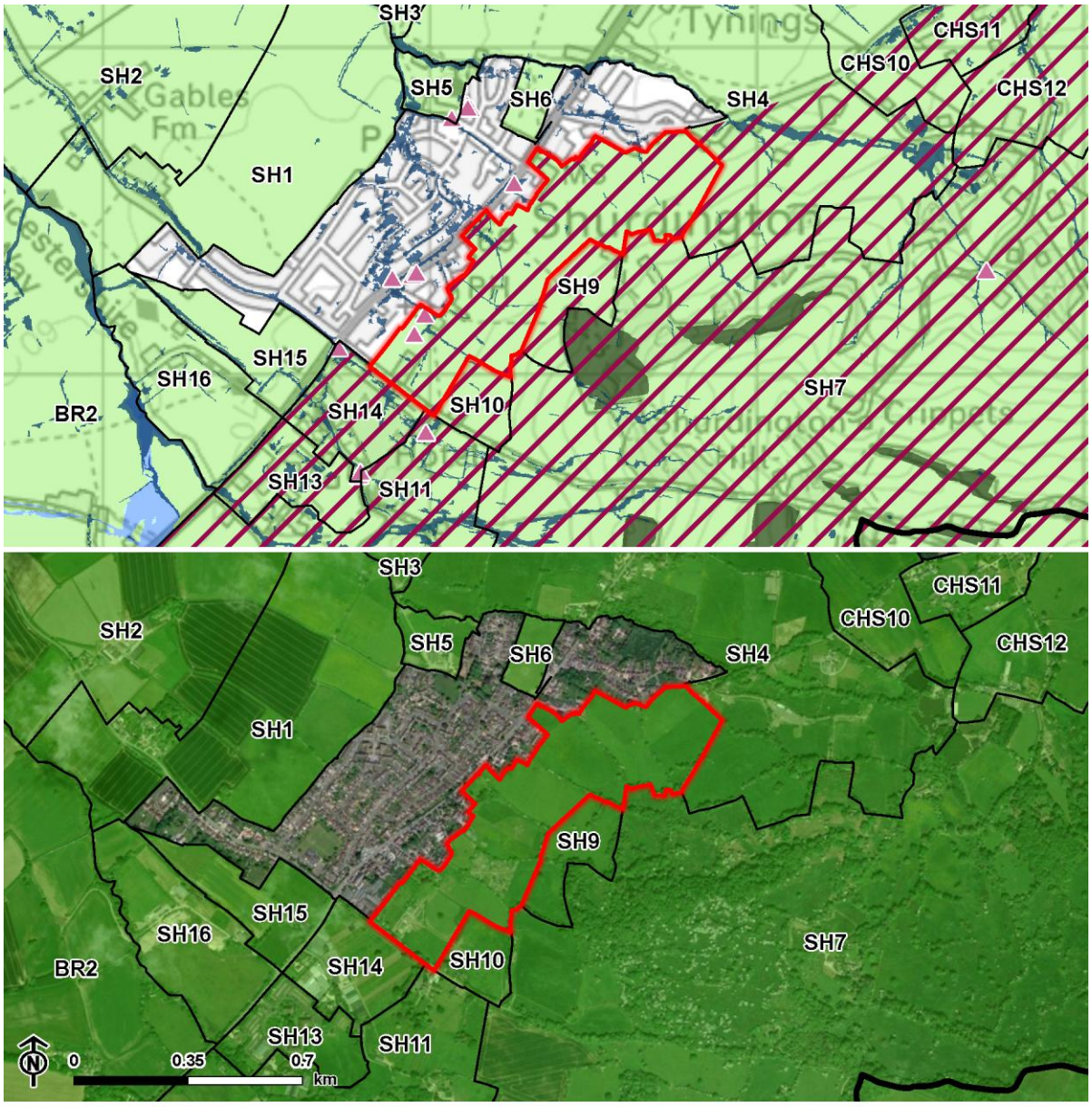
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH8



Parcel SH8
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Ancient woodland
National Landscape
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel SH8

Contribution of land in Parcel SH8

Parcel SH8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Strong	Weak/No	Equal	Yes

Parcel SH8 Description

Parcel Location, Land Uses and Boundaries
Land located east of Shurdington. Parcel size: 32ha. There are no significant boundary features to separate the parcel from the settlement. Farm Lane and garden boundaries form the boundary between settlement and parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Visibility of properties in Shurdington adjacent to Green Belt. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connected to open countryside to the north, east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town, and Gloucester is a city, and so are defined as a large built-up areas. The parcel has a strong enough relationship with Cheltenham and Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington and also some associated with development in the Green Belt to the south of the parcel.

Parcel SH8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is strong enough separation between Shurdington and Cheltenham for it not to be incongruous.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The principal separating features of rising landform and mature vegetation, found elsewhere in the gap, would not be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel SH8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington and also some associated with development in the Green Belt to the south of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

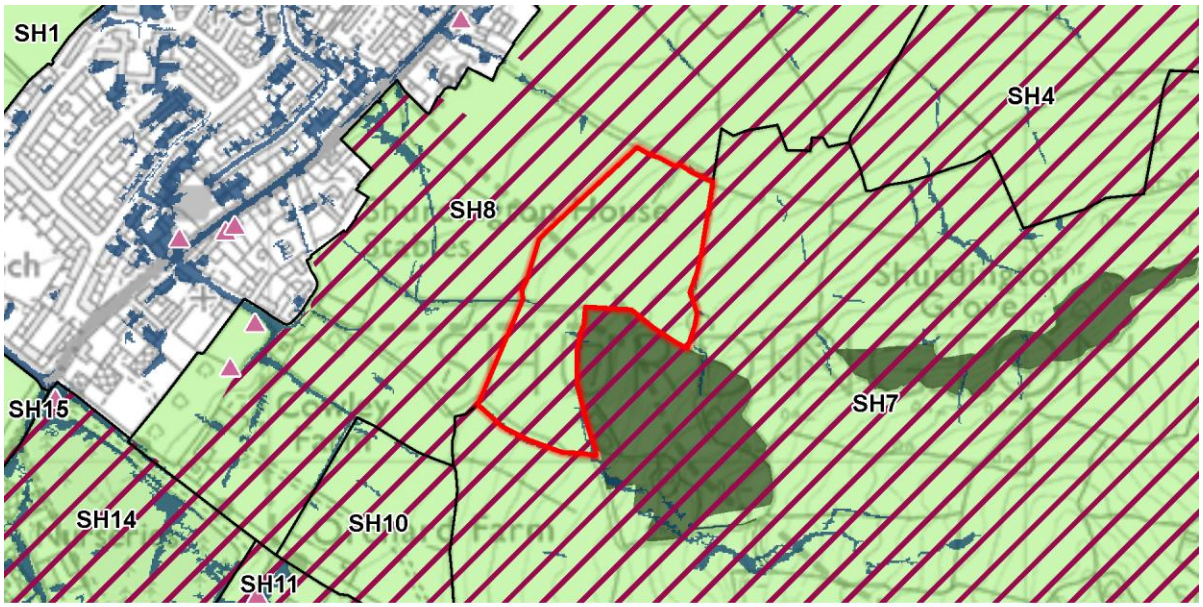
All Green Belt land plays an equal role in relation to this purpose.

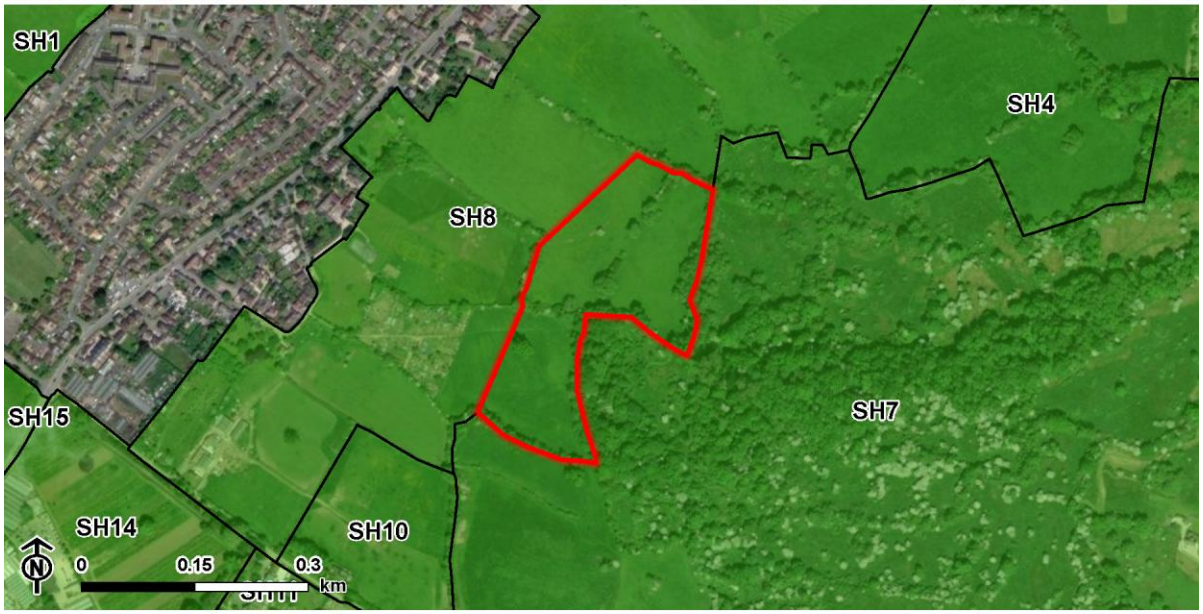
Parcel SH8

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH9





Parcel SH9 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Ancient woodland
- High risk of surface water flooding

Parcel SH9

Contribution of land in Parcel SH9

Parcel SH9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH9 Description

Parcel Location, Land Uses and Boundaries
Land located east of Shurdington. Parcel size: 6ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Field boundary hedgerows and garden boundaries. There is some change in landform which creates a sense of separation between the settlement and the parcel. This parcel sits higher than the settlement of Shurdington. There is a weak perception of urban development outside of the parcel. Some visibility of properties in Shurdington adjacent to Green Belt. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connected to open countryside to the north, east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town, and Gloucester is a city, and so are defined as large built-up areas. The parcel has a strong enough relationship with Cheltenham and Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rising landform and connection to the wider open

Parcel SH9

Assessment Considerations	Assessment
	countryside which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Rising landform and tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The separating features of rising landform and mature tree cover would be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SH9

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Strong relationship with open countryside so development within the parcel would increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

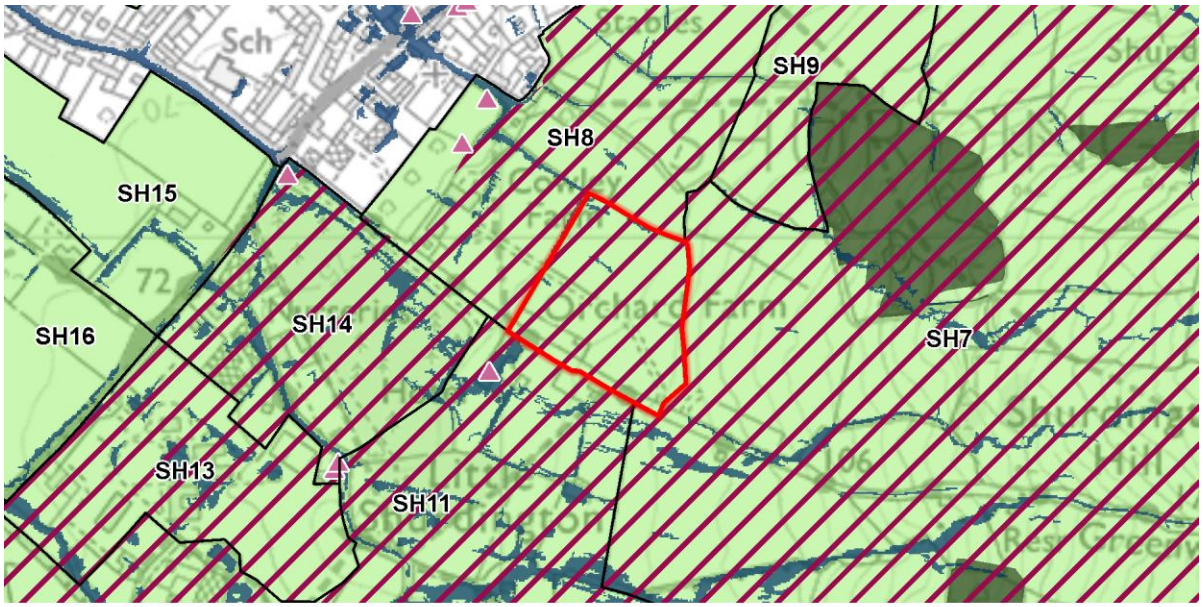
Equal contribution

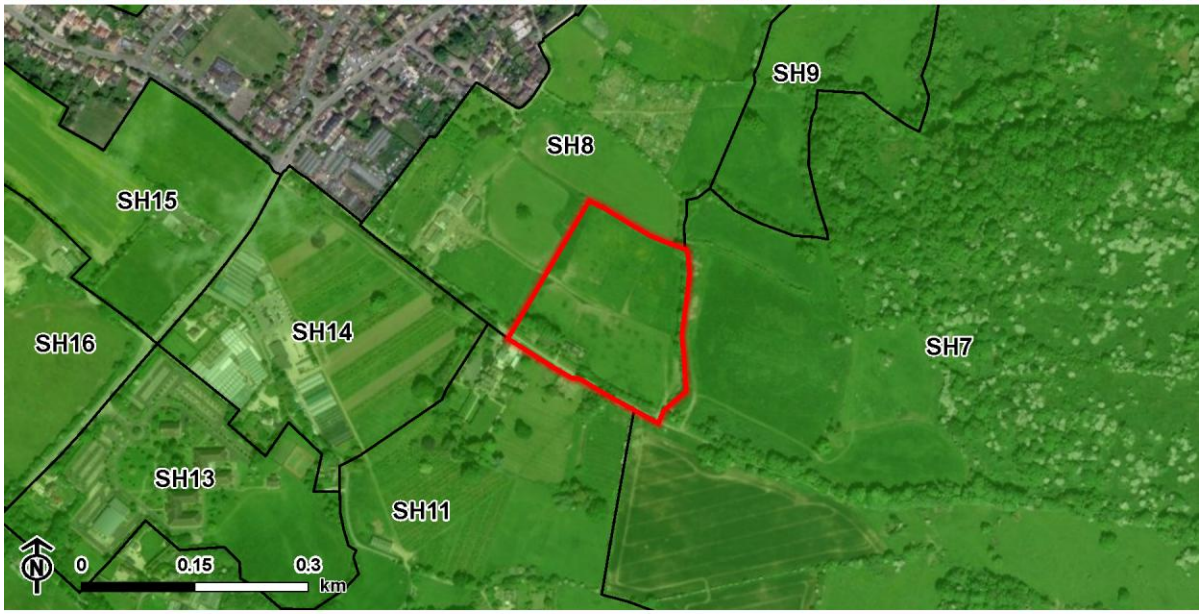
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH10





Parcel SH10 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Ancient woodland
- High risk of surface water flooding

Contribution of land in Parcel SH10

Parcel SH10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH10 Description

Parcel Location, Land Uses and Boundaries
Land located east of Shurdington. Parcel size: 4ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Field boundary hedgerows and garden boundaries. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Some visibility of properties in Shurdington adjacent to Green Belt. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connected to open countryside to the north, east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Cheltenham is a town, and Gloucester is a city, and so are defined as a large built-up areas. The parcel has a strong enough relationship with Cheltenham and Gloucester for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington.

Parcel SH10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rising landform and connection to the wider open countryside which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Rising landform and tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The separating features of rising landform and mature tree cover would be affected by development in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SH10

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Shurdington.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Strong relationship with open countryside so development within the parcel would increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

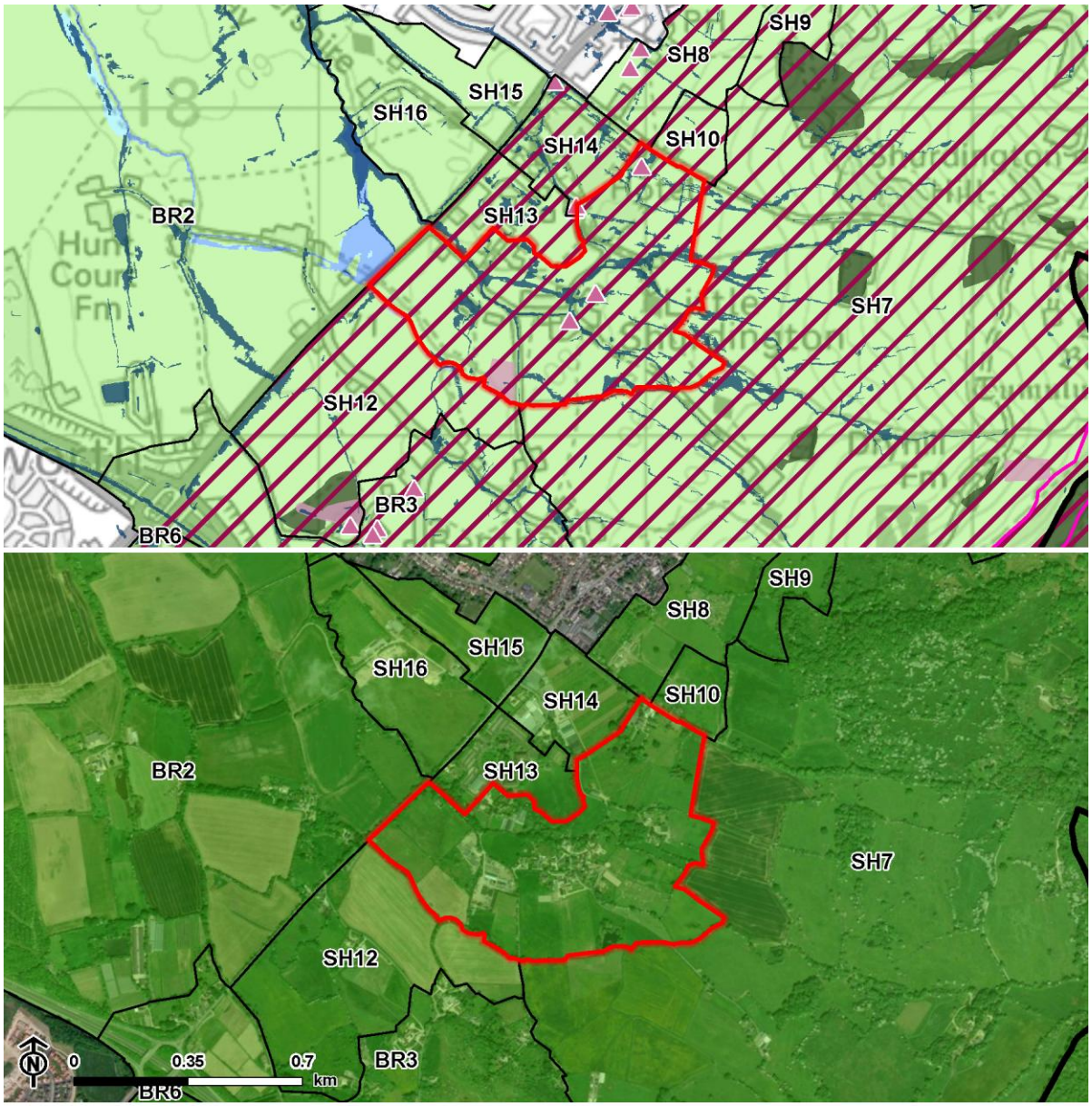
All Green Belt land plays an equal role in relation to this purpose.

Parcel SH10

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH11



Parcel SH11
Neighbouring parcel
Green Belt
Local authority

Potential development constraints

Listed building
Site of Special Scientific Interest
Ancient woodland
National Landscape
Flood zone 2
Flood zone 3
High risk of surface water flooding
Scheduled monument

Parcel SH11

Contribution of land in Parcel SH11

Parcel SH11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH11 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Shurdington. Parcel size: 48ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A46 forms a boundary to the north west of the parcel. Greenway Lane forms a boundary to the south east of the parcel. Norman's Brook and adjacent mature trees combine to create a strong boundary between the parcel and Brockworth to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Parcel is adjacent to an office development and the village of Shurdington to the north. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Little Shurdington grouping of houses, hotel development at Greenway Lane, plant nursery buildings and associated hard surfacing. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connection with open countryside to south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Brockworth is a village which is contiguous with Gloucester, and so is defined as a large built-up area. The parcel has a strong enough relationship with Brockworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the north of the parcel.

Parcel SH11

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of its relationship with the wider countryside which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Strong connection with the wider countryside means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel has a strong sense of separation from Gloucester, giving it a significant role in preventing coalescence. Norman's Brook is a key separating feature between settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SH11

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the north of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Norman's Brook and adjacent mature woodland clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Heritage assets within the parcel relate to the former settlement of Little Shurdington, part of the Little Shurdington Estate. Shurdington and surrounds were historically, and have remained, a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel SH11

Purpose E – Assisting in urban regeneration:

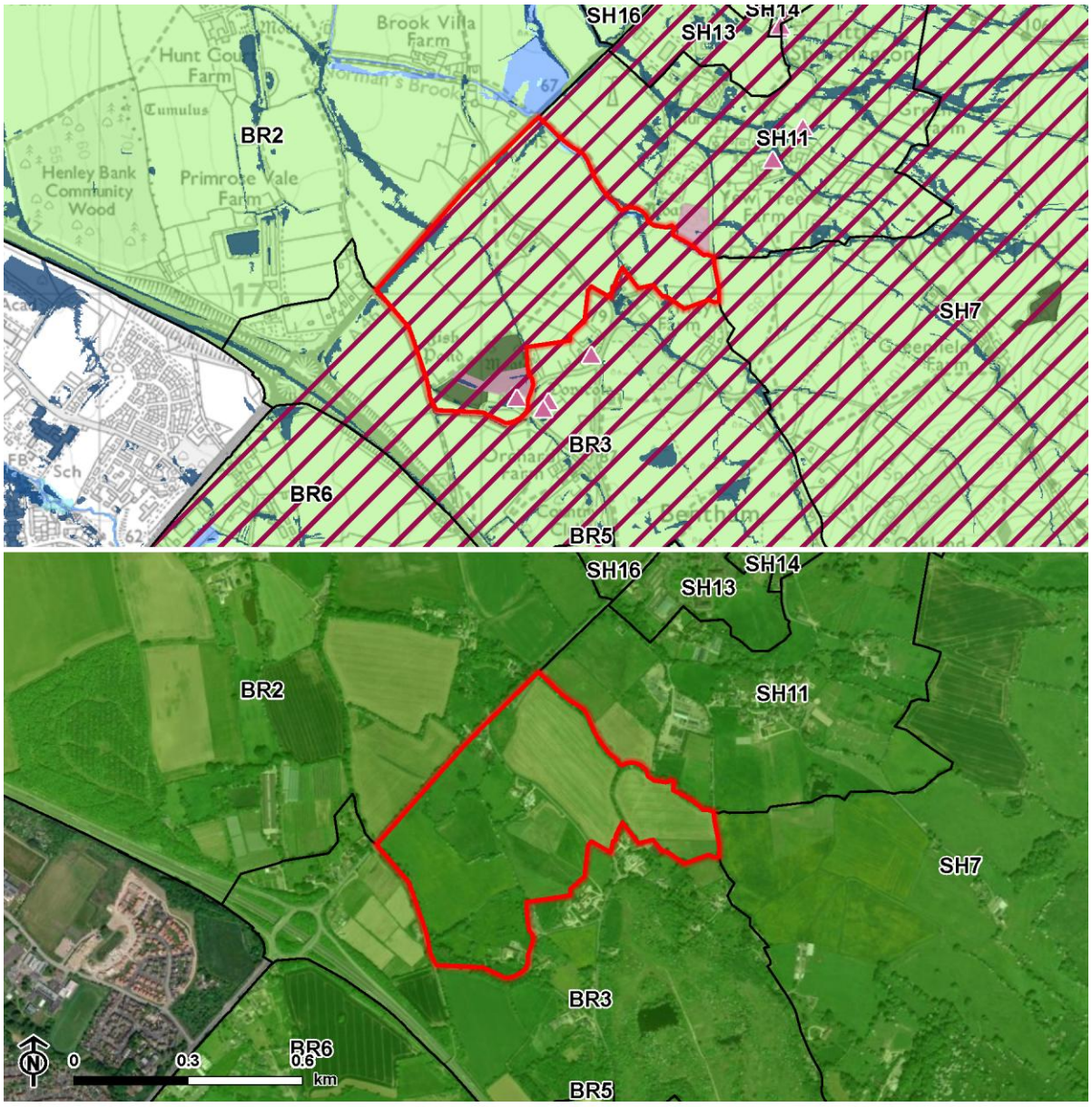
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH12



Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding
- Scheduled monument

Parcel SH12

Contribution of land in Parcel SH12

Parcel SH12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SH12 Description

Parcel Location, Land Uses and Boundaries
Located south of Shurdington alongside the A46. Parcel size: 33ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Norman's Brook and mature trees alongside combine to create a strong boundary between parcel and Little Shurdington to the north. A417 Brockworth Bypass dual carriageway and A46 Shurdington Road form south and west boundaries of this parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Field boundaries and distance combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are few isolated dwellings but most land is open and does not have uses associated with the urban area. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Connection with open countryside to south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Brockworth is a large village which is contiguous with Gloucester, meaning that any expansion of the former would be associated with the latter. The parcel has a strong enough relationship with Brockworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SH12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Brockworth and Shurdington. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel has a strong sense of separation from Gloucester, giving it a significant role in preventing coalescence. Norman's Brook is a key separating feature between settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SH12

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Heritage assets within the parcel relate to the former settlement in the Shurdington/Badgeworth area. Shurdington and surrounds were historically, and have remained, a separate village and is not considered part of the city of Gloucester or of Cheltenham. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

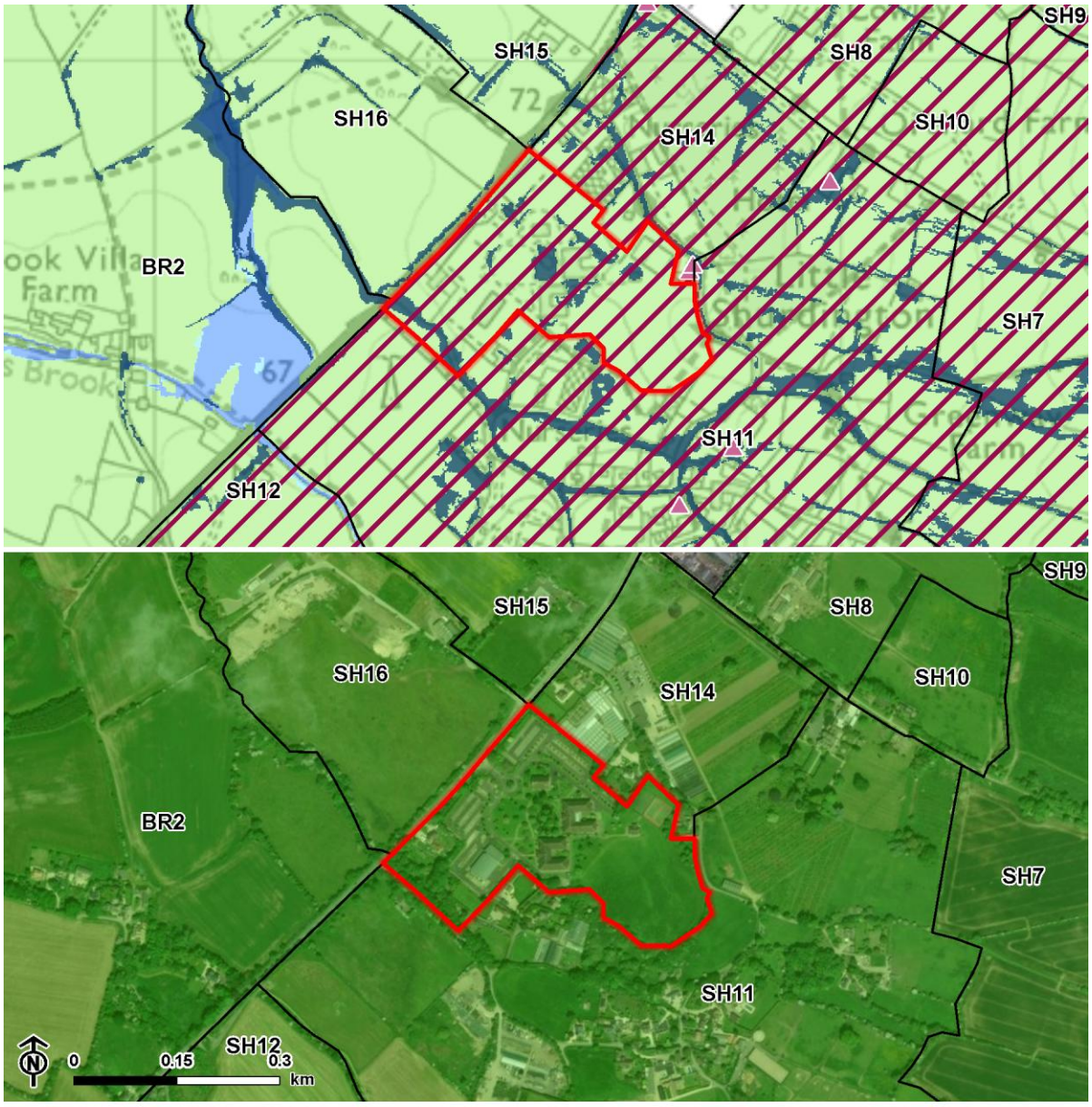
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SH13



Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH13

Contribution of land in Parcel SH13

Parcel SH13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel SH13 Description

Parcel Location, Land Uses and Boundaries
Land located south of Shurdington. Parcel size: 9ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Shurdington Road, an A road, forms a boundary between the western side of the parcel and the settlement. Whitelands Lane and property boundary fencing forms a boundary to the north between parcel and settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Horticultural buildings and mature tree cover limit perception of the urban area to the north. There is significant urbanising influence associated with development, land use and activity in the Green Belt. A small group of residential properties, several two storey office buildings and associated car parking. The easternmost area is characterised by maintained grass areas and mature tree planting. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Connection with open countryside on the land rising to the east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. Shurdington has a strong enough relationship with Gloucester for development around it to be associated with the large built-up area.

Parcel SH13

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. Two-storey office development and associated car parking.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Horticultural buildings and mature tree cover limit perception of the urban area.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree cover around the parcel, and the parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. Two-storey office development and associated car parking.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The loss of visual separation is limited by existing development and containing tree cover.

Parcel SH13

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. Two-storey office development and associated car parking.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Horticultural buildings and mature tree cover limit perception of the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Extent of existing development and mature vegetation would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

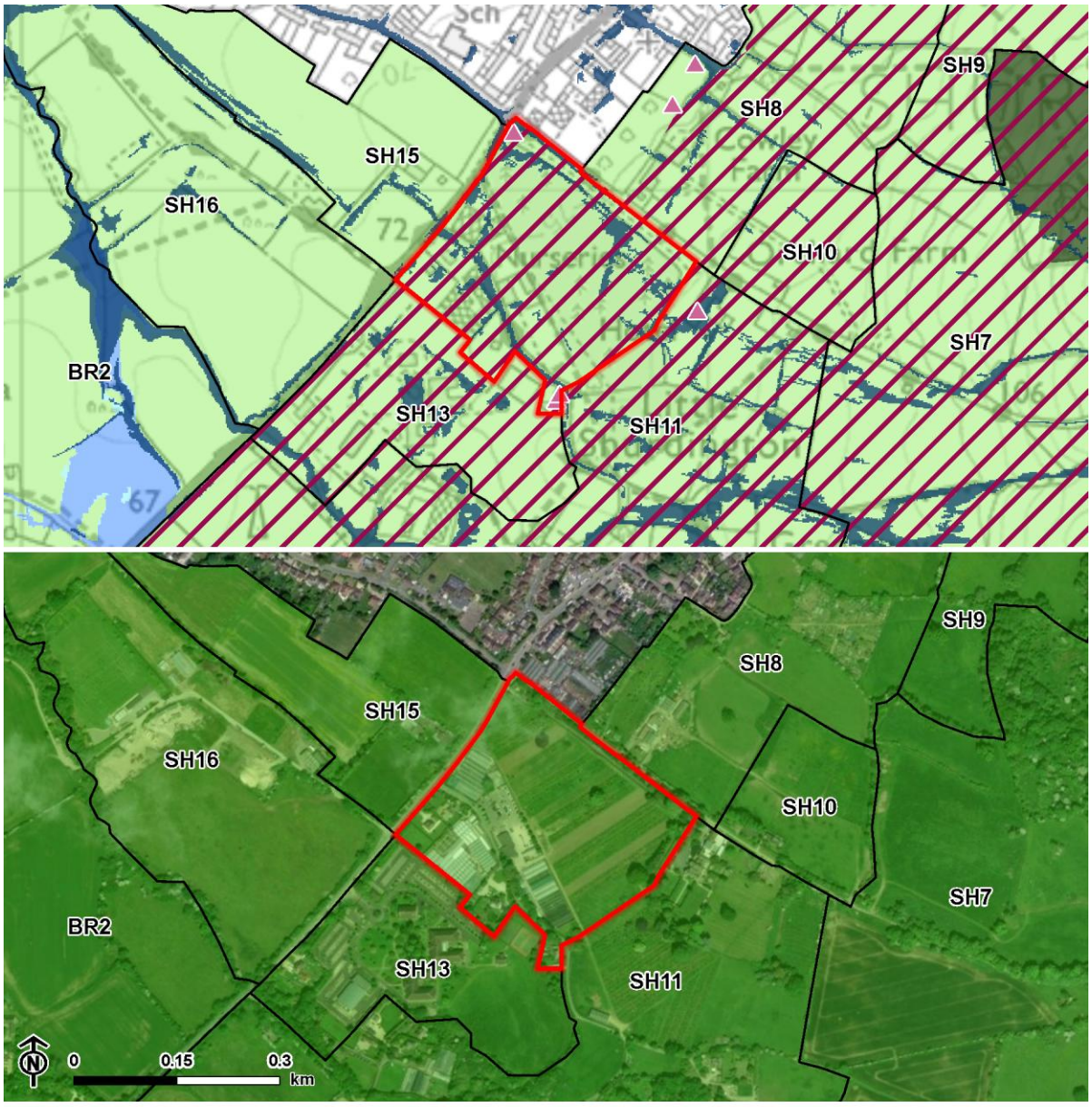
All Green Belt land plays an equal role in relation to this purpose.

Parcel SH13

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH14



Potential development constraints

- Listed building
- Ancient woodland
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH14

Contribution of land in Parcel SH14

Parcel SH14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SH14 Description

Parcel Location, Land Uses and Boundaries
Land located south of Shurdington. Parcel size: 9ha.
A combination of features forms a boundary of moderate strength between the settlement and the parcel.
Tree cover and Greenway Lane form the north boundary between parcel and settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel.
Mature vegetation limits perception of the urban area of Shurdington to the north and the two-storey office development to the south of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.
Connection with open countryside on the land rising to the east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. Shurdington has a strong enough relationship with Gloucester for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SH14

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Combination of the fairly clear boundary of the existing urban edge of Shurdington, and a lack of containment to east of the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. A clear boundary between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The urbanising influence of the office development to the south means that there would be little impact on separation from Gloucester along the main connecting road.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SH14

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Heritage assets within the parcel relate to the village of Shurdington. Shurdington and surrounds were historically, and have remained, a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

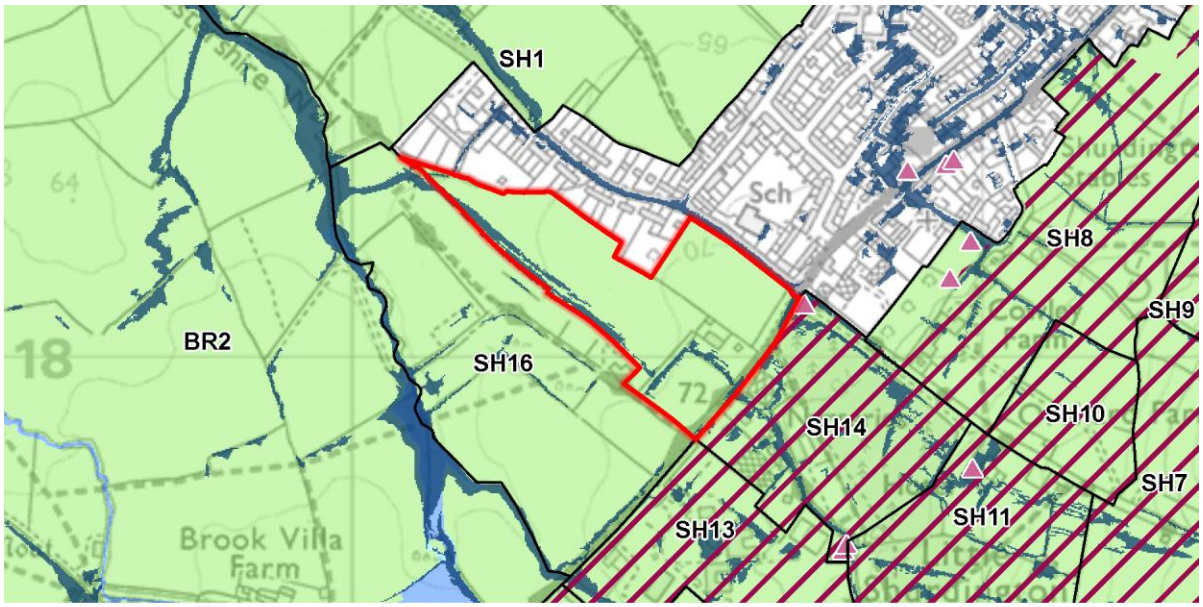
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SH15





Parcel SH15 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH15

Contribution of land in Parcel SH15

Parcel SH15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SH15 Description

Parcel Location, Land Uses and Boundaries
Land located south of Shurdington. Parcel size: 9ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Shurdington Road, an A road, forms a boundary between the eastern side of the parcel and the settlement. Badgeworth Lane and associated mature hedgerow with mature trees forms the north boundary between parcel and settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Mature vegetation limits some perception of the urban area of Shurdington to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some connection with open countryside on the higher ground located to the east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. Shurdington has a strong enough relationship with Gloucester for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SH15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although Shurdington is close to Gloucester the existing office development to the south limits the extent to which development here would be associated with Gloucester rather than with Shurdington.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel SH15

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. The field forming the eastern part of the parcel is more contained by existing development and so makes a weaker contribution to this purpose.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel SH15

Purpose E – Assisting in urban regeneration:

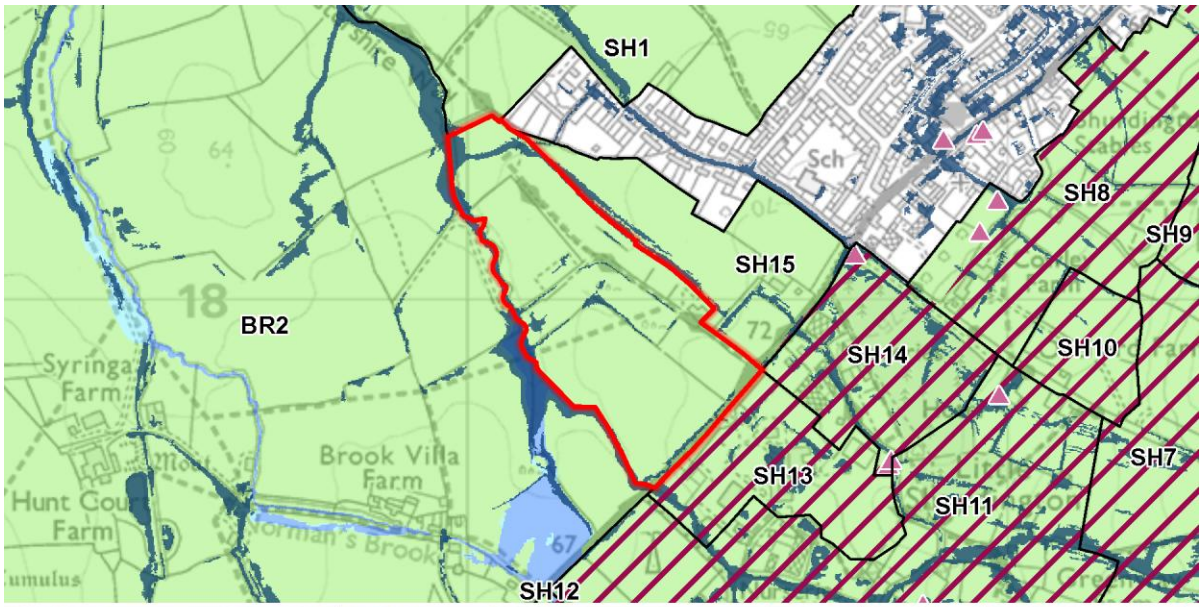
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B, or D and therefore is identified as grey belt land.

Parcel SH16





Parcel SH16 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- National Landscape
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Parcel SH16

Contribution of land in Parcel SH16

Parcel SH16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SH16 Description

Parcel Location, Land Uses and Boundaries
Land located south of Shurdington. Parcel size: 17ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Shurdington Road, an A road, forms a boundary between the eastern side of the parcel and the settlement. To the north, the parcel is set back from Shurdington by a field with hedgerow and mature tree vegetation along its boundaries. To the south, the parcel is bound by Norman's Brook, and associated tree cover. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature tree vegetation limits perception of the two-storey office development located to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some connection with open countryside on the higher ground located to the east and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Gloucester is a city and so is defined as a large built-up area. Shurdington has a strong enough relationship with Gloucester for development around it to be associated with the large built-up area.

Parcel SH16

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the east of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of existing hedgerow boundaries and open space between the parcel and the urban edge which currently create a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. It is located between Cheltenham (Leckhampton) and Gloucester (Brockworth), which are approximately 4km apart at this point. The A417 dual carriageway is a separating feature but the A46 creates strong connectivity.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. As Norman's Brook and associated tree cover is a strong boundary, and there is existing development on the other side of the main road, there would be limited impact on perceived separation.

Parcel SH16

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in the Green Belt to the east of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Norman's Brook and associated tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Shurdington was historically and has remained a separate village and is not considered part of Cheltenham or the city of Gloucester. The parcel is separated from Gloucester by the M5 and A417.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SH16

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Appendix B
Glossary

Golden Rules

Whilst not directly concerned with undertaking Green Belt Assessments, the NPPF (Aug 2026) sets out requirements for major development involving the provision of housing either on land within the Green Belt or on land released from the Green Belt. These requirements include provision of a minimum level of affordable housing exceeding that required in other parts of the Local Plan area, the provision of necessary improvements to local and national infrastructure, and the provision of new / improvements to existing green spaces accessible to the public – with the expectation that new residents should be able to access good quality green spaces within walking distance of their home. These are referred to in policy GB8: The Golden Rules at page 63-64 of the NPPF.

Grey belt

The concept of 'grey belt' was only introduced into the NPPF in December 2024. It is defined in Annex B of the NPPF as 'land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.

Not inappropriate development

New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in the list in policy GB7 of NPPF:

- Buildings for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
- The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- The reuse, extension or alteration of an existing building provided that it does not result in disproportionate additions over and above the size of the original building;

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages;
- Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
- Limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt; and
- Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
  - i. Mineral extraction and processing, engineering operations, transport, electricity network, water and telecommunications infrastructure which can demonstrate a requirement for a Green Belt location;
  - ii. Development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order;
  - iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
  - iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.

In addition, policy GB7 states that the following categories of development should also not be regarded as inappropriate where:

- The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- There is an evidenced unmet need for the type of development proposed;
- The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in policy GB8.

Previously developed land

The NPPF glossary defines Previously Developed Land (PDL) as ‘Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

Habitat Site

NPPF definition of ‘Habitat Site’: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage Asset

NPPF definition of ‘Heritage Asset’: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

References

1 Ministry of Housing, Communities and Local Government published a revised version of the National Planning Policy Framework (August 2026).

2 The 2024 NPPF footnote 7 stated 'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitat sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75; and areas at risk of flooding or coastal change'.

3 Some Irreplaceable Habitat data sets are more up-to-date than others. Consequently, their extent mapped in this study may require refinement following detailed site specific work through the typical development management process.

4 Robin Buchanan, January 2025 with regards to Suite 1, The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN (Appeal Ref: APP/J1915/W/24/3339916)

5 Joint Core Strategy Gloucester, Cheltenham and Tewkesbury 2011-2031 (2017)

6 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

7 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

8 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.

9 Planning Inspectorate, David Smith, Report to the Council of the London Borough of Redbridge regarding the Examination of the Redbridge Local Plan 2015-2030 (January 2018)

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