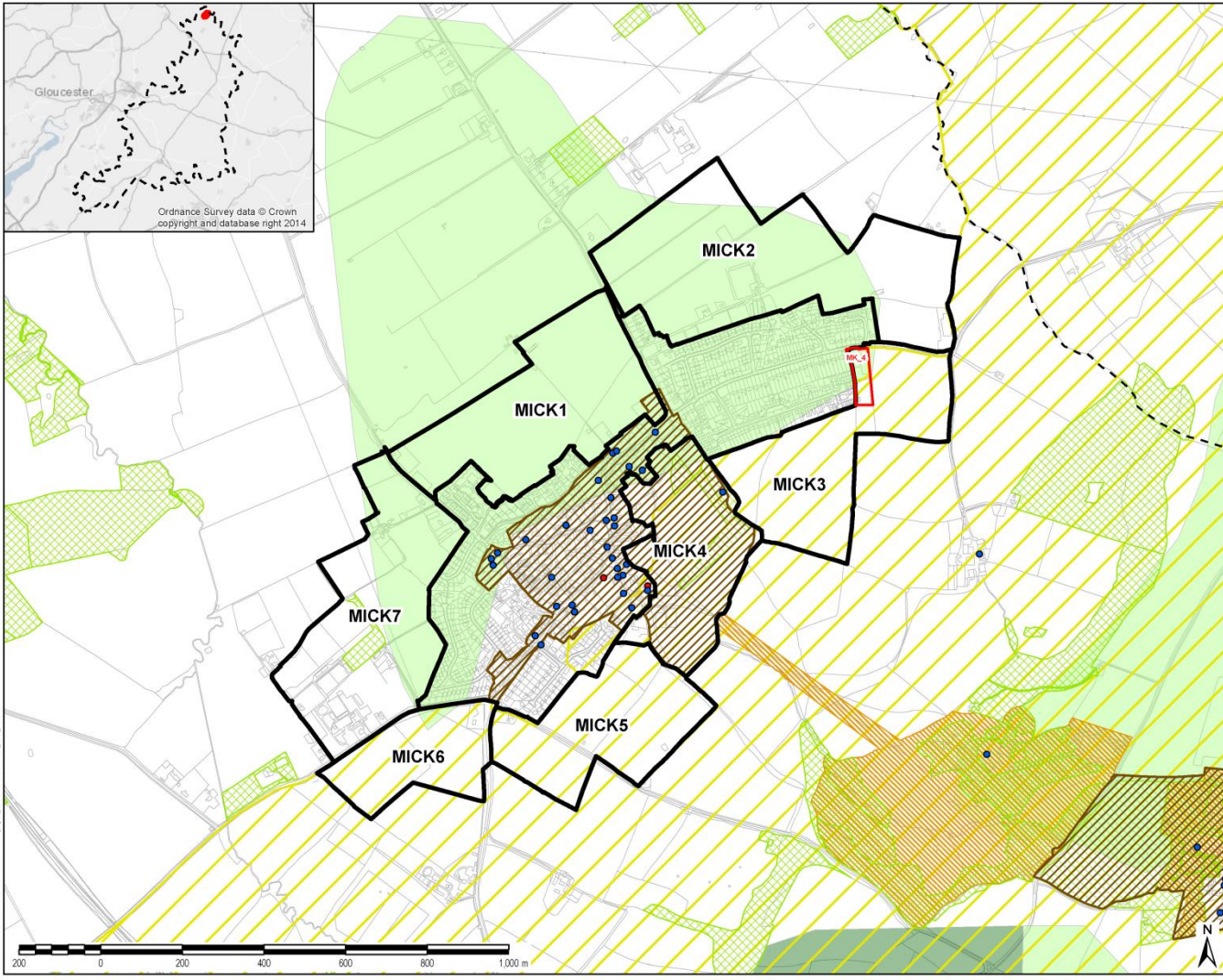


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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Agricultural Land Classification
  - Grade 1
  - Grade 2
  - Area of Outstanding Natural Beauty
  - BAP Priority Habitat
  - Conservation Area
  - Record of Scheduled Monument
  - Registered Parks and Gardens

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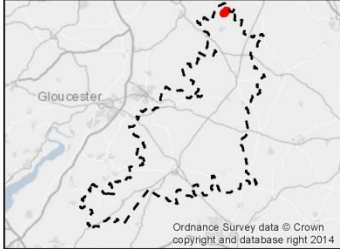
**FOR INFORMATION**

Client  
**COTSWOLD DISTRICT COUNCIL**

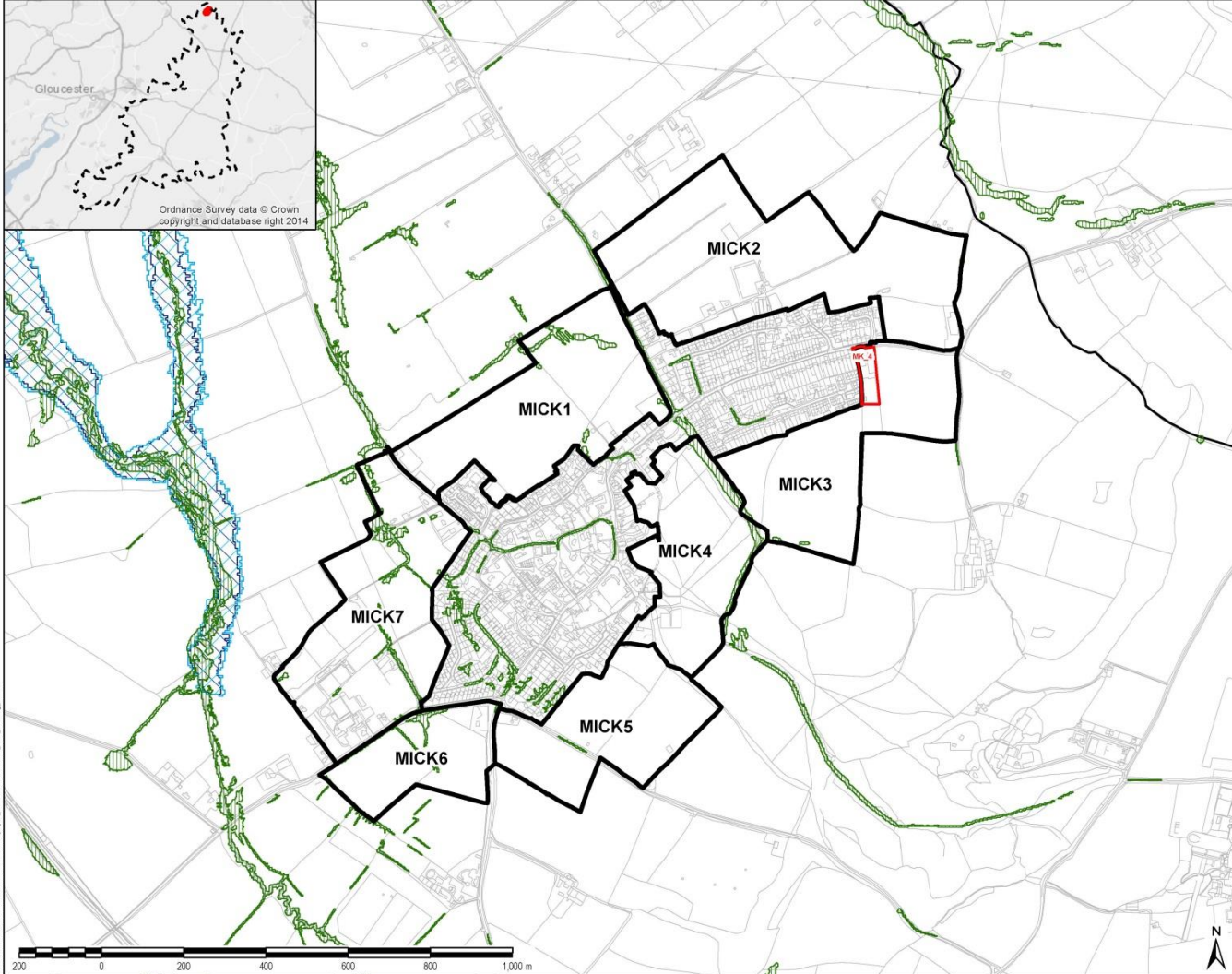
Project Title  
**SA FOR THE COTSWOLD LOCAL PLAN**

Drawing Title  
**MICKLETON ENVIRONMENTAL AND HERITAGE CONSTRAINTS**

Client	Checklist	Approved	Date
SSISGH	JWSB	NC	14/04/2016
AECOM Internal Project No.		Scale 1:1,000,000	
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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3
- Groundwater Source Protection Zone
  - Zone 1
  - Zone 2
  - Zone 3

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Client  
**COTSWOLD DISTRICT COUNCIL**

Project Title  
**SA FOR THE COTSWOLD LOCAL PLAN**


Drawing Title  
**MICKLETON FLOODING AND GROUNDWATER CONSTRAINTS**

Client	Checklist	Approved	Date
SSISGH	JWSB	NC	14/04/2016
AECOM Internal Project No.		Scale 1:18,500	
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<small>AECOM        1000 Lakeside Drive        Suite 1000        Cary, NC 27513        USA        Tel: +1 919 419 8300        Fax: +1 919 419 8301        www.aecom.com</small>			Sheet <b>1</b>

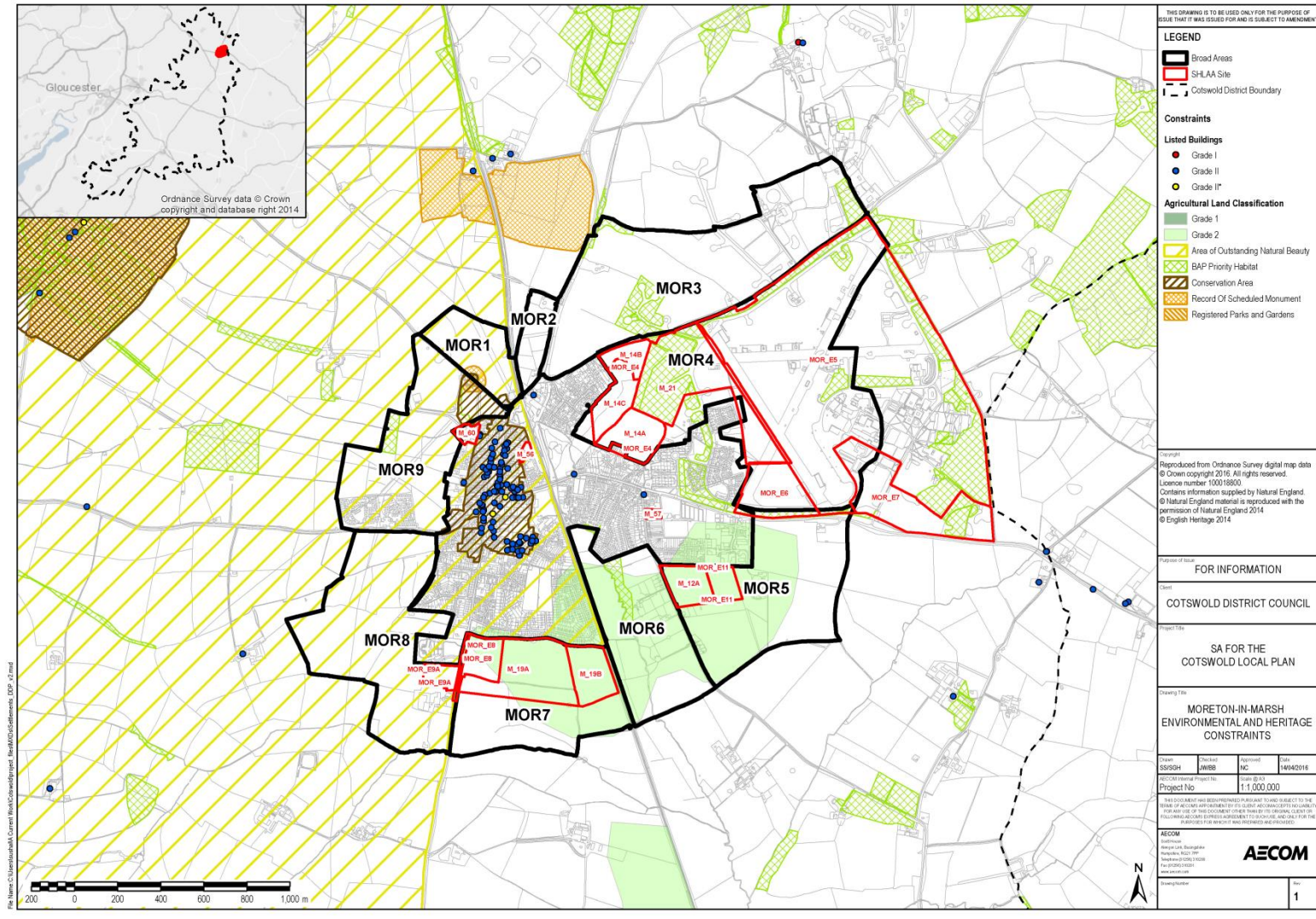
Mickleton broad area assessment

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

Summary of constraints appraisal

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





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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record Of Scheduled Monument
- Registered Parks and Gardens

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Client  
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Project Title  
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 COTSWOLD LOCAL PLAN

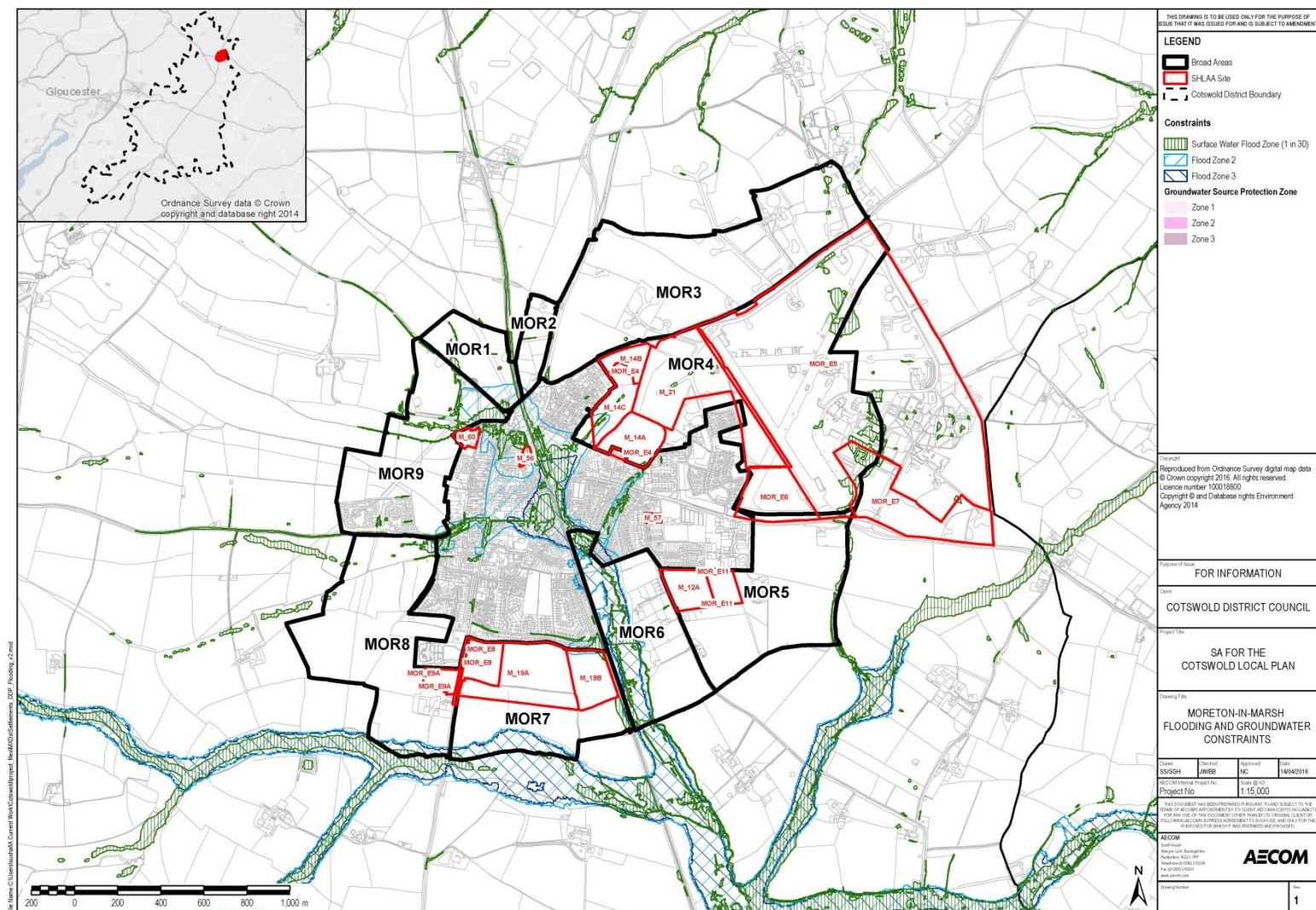
Drawing Title  
**MORETON-IN-MARSH  
 ENVIRONMENTAL AND HERITAGE  
 CONSTRAINTS**

Drawn	Checked	Approved	Date
SS/SGH	JWB/S	NC	14/04/2016
Project No	1:1,000,000		

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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3
- Groundwater Source Protection Zone
  - Zone 1
  - Zone 2
  - Zone 3

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Drawing Title  
**MORETON-IN-MARSH  
 FLOODING AND GROUNDWATER  
 CONSTRAINTS**

Drawn	Checked	Approved	Date
SS/SGH	JWB/S	NC	14/04/2016
Project No	1:15,000		

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## Moreton-in-Marsh broad area assessment

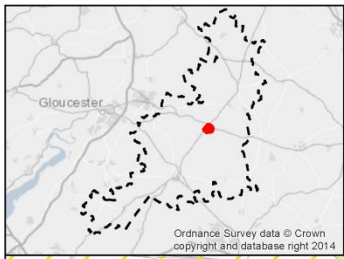
Area	Key constraints in area	Sustainability themes for which constraints exist
MOR1	<p>The southern part of this area is within a Flood Zone 2 and a surface water flood zone (1 in 30) crosses the area.</p> <p>In terms of historic environment constraints, part of the Batsford Camp Scheduled Monument is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

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

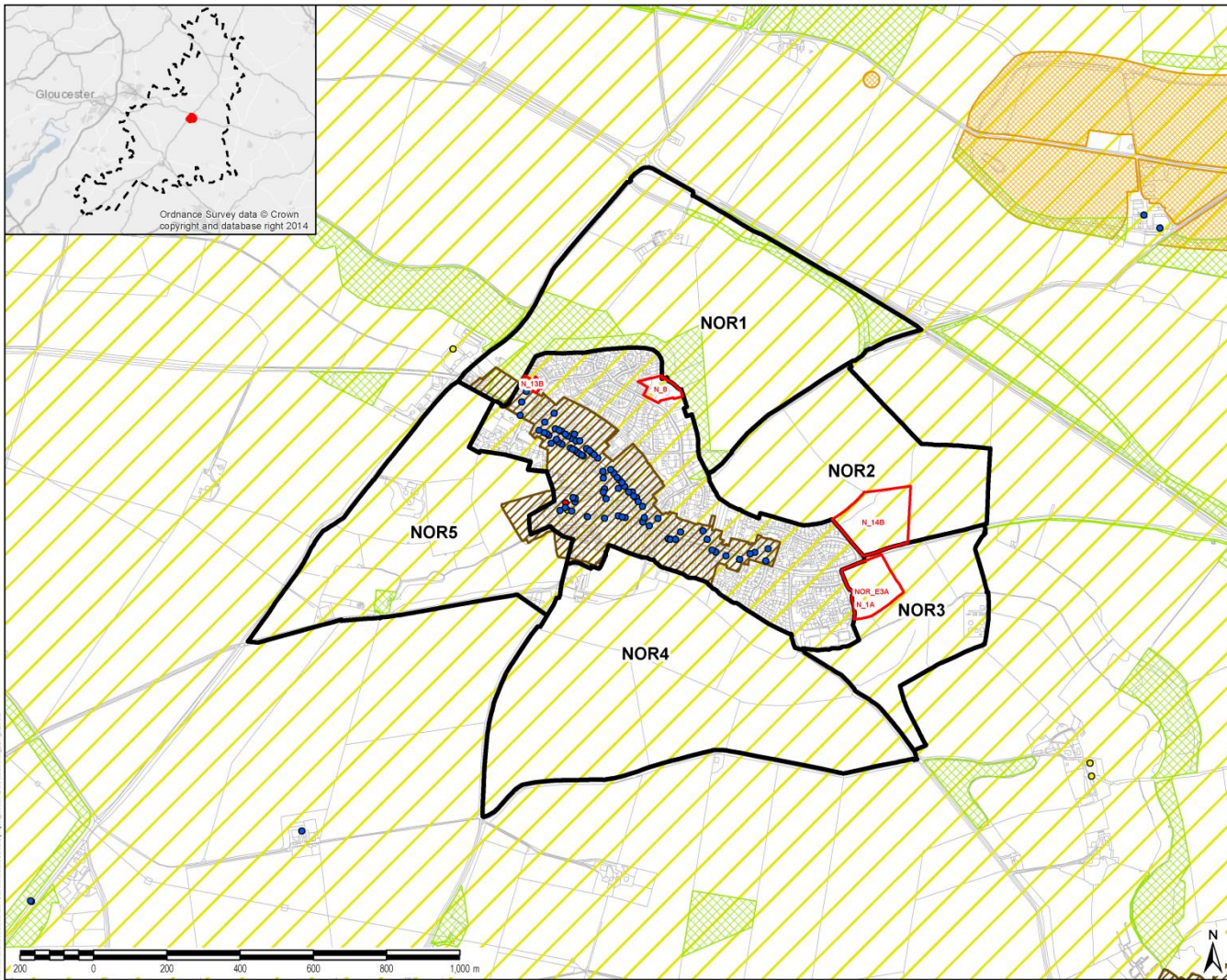
Summary of constraints appraisal

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





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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record Of Scheduled Monument
- Registered Parks and Gardens

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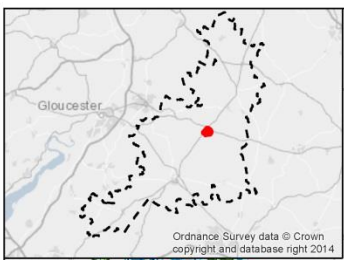
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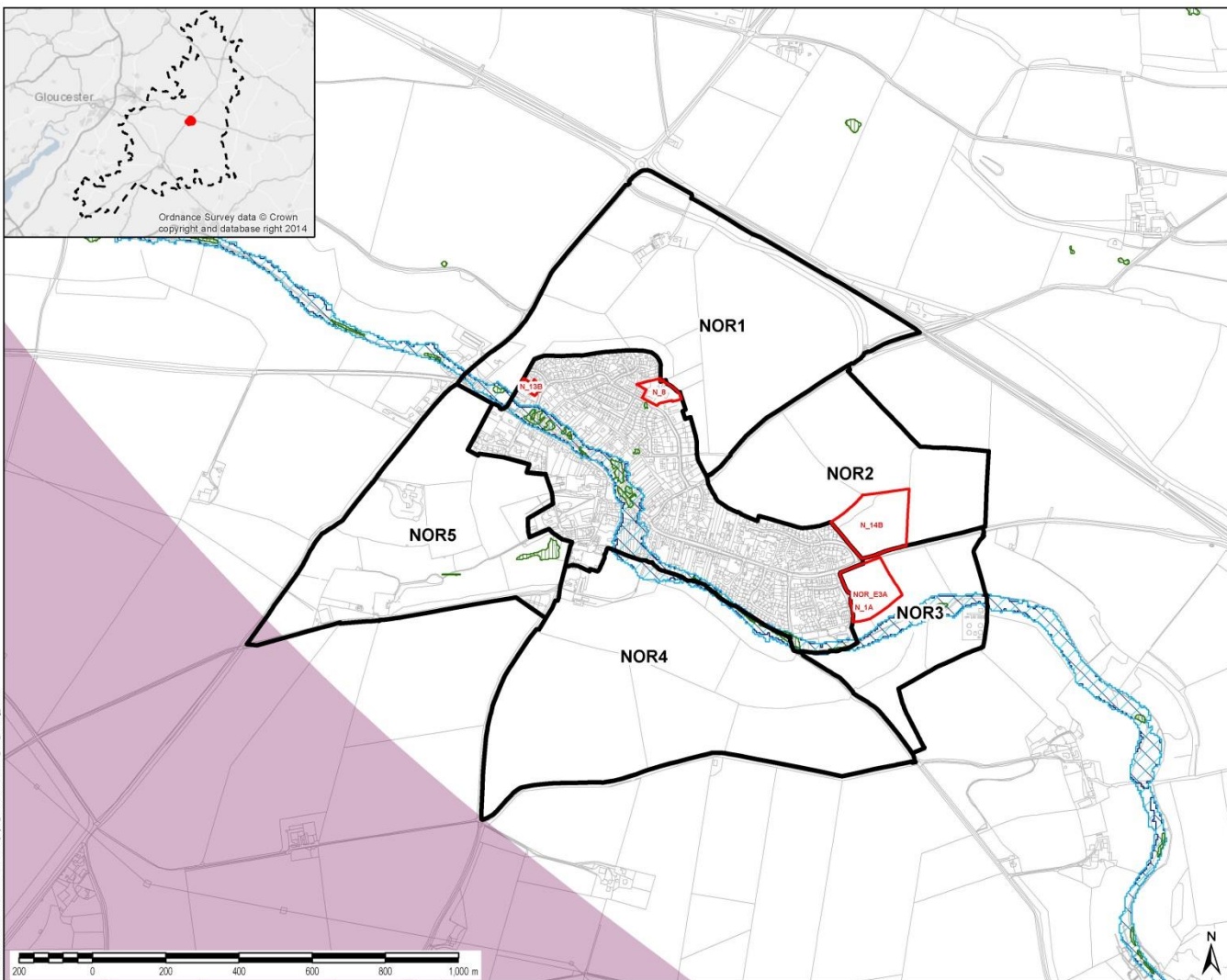
NORTHLEACH ENVIRONMENTAL AND HERITAGE CONSTRAINTS

Client	Drawn	Checked	Approved	Date
SSISGH	JWB	NC		14/04/2016
Project No	Scale @ 1:1,000,000			

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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3
- Groundwater Source Protection Zone
  - Zone 1
  - Zone 2
  - Zone 3

FOR INFORMATION

COTSWOLD DISTRICT COUNCIL

SA FOR THE COTSWOLD LOCAL PLAN

NORTHLEACH FLOODING AND GROUNDWATER CONSTRAINTS


Client	Drawn	Checked	Approved	Date
SSISGH	JWB	NC		14/04/2016
Project No	Scale @ 1:9,500			

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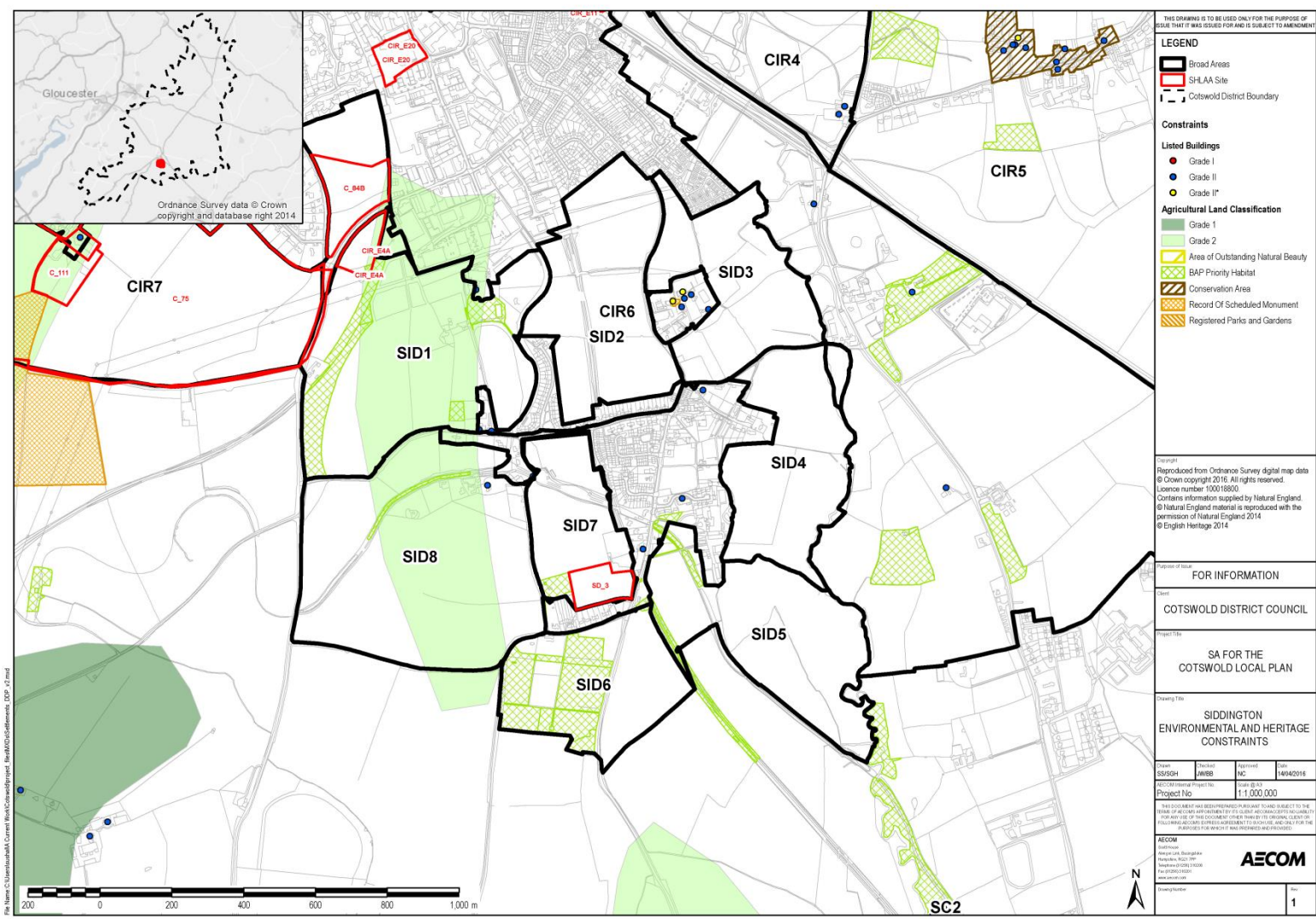
**Northleach broad area assessment**

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

**Summary of constraints appraisal**

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





**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Grade 3
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record of Scheduled Monument
- Registered Parks and Gardens

**FOR INFORMATION**

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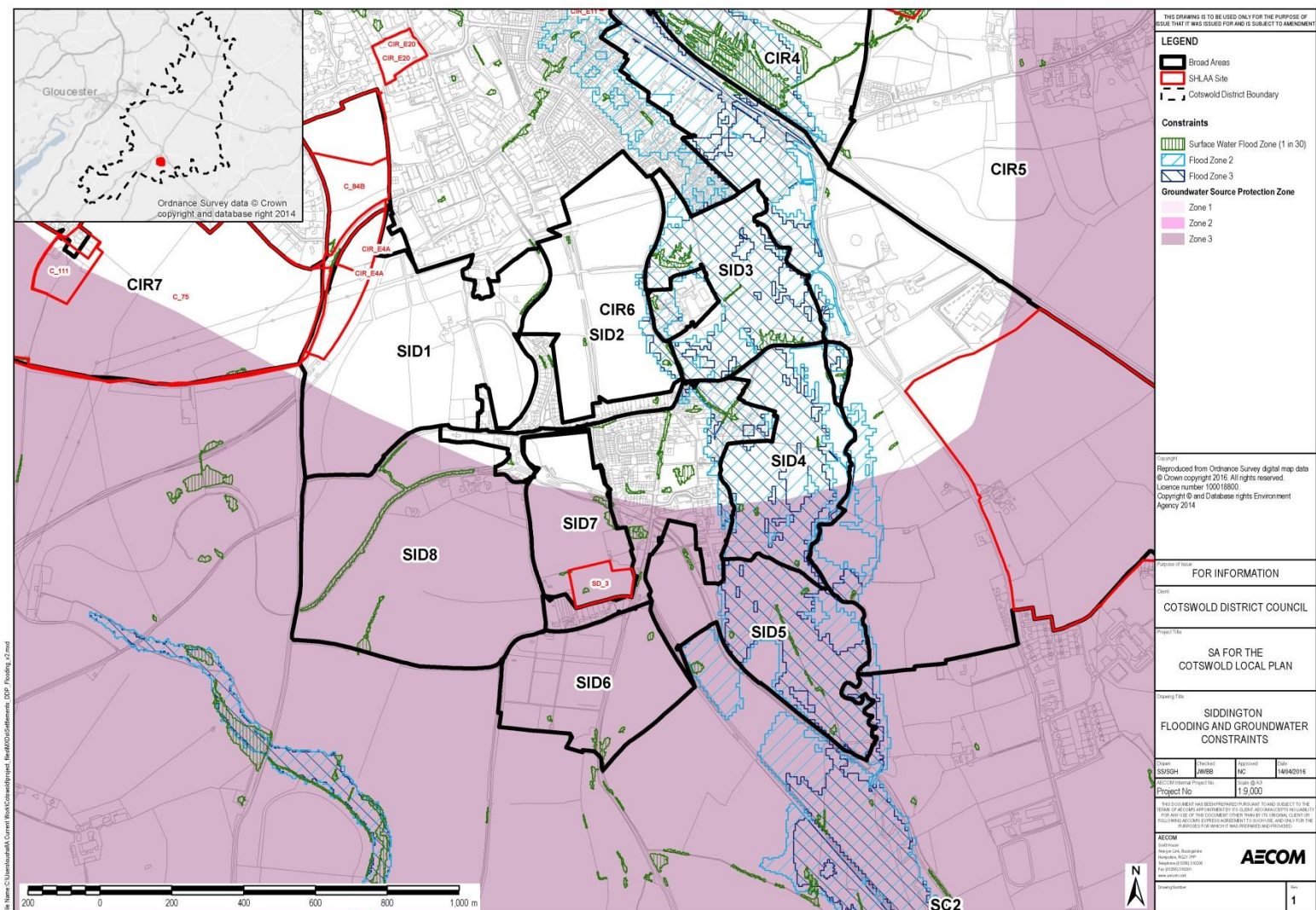
SIDDINGTON ENVIRONMENTAL AND HERITAGE CONSTRAINTS

Client	SS19SH	Project	JW18B	Approved	NC	Date	14/04/2016
Project No.	11,000,000						

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Scale: 1:1,000

Sheet: 1



**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Surface Water Flood Zone (1 in 30)**

- Flood Zone 2
- Flood Zone 3

**Groundwater Source Protection Zone**

- Zone 1
- Zone 2
- Zone 3

**FOR INFORMATION**

COTSWOLD DISTRICT COUNCIL

SA FOR THE COTSWOLD LOCAL PLAN

SIDDINGTON FLOODING AND GROUNDWATER CONSTRAINTS

Client	SS19SH	Project	JW18B	Approved	NC	Date	14/04/2016
Project No.	11,000,000						

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Scale: 1:9,000


Sheet: 1



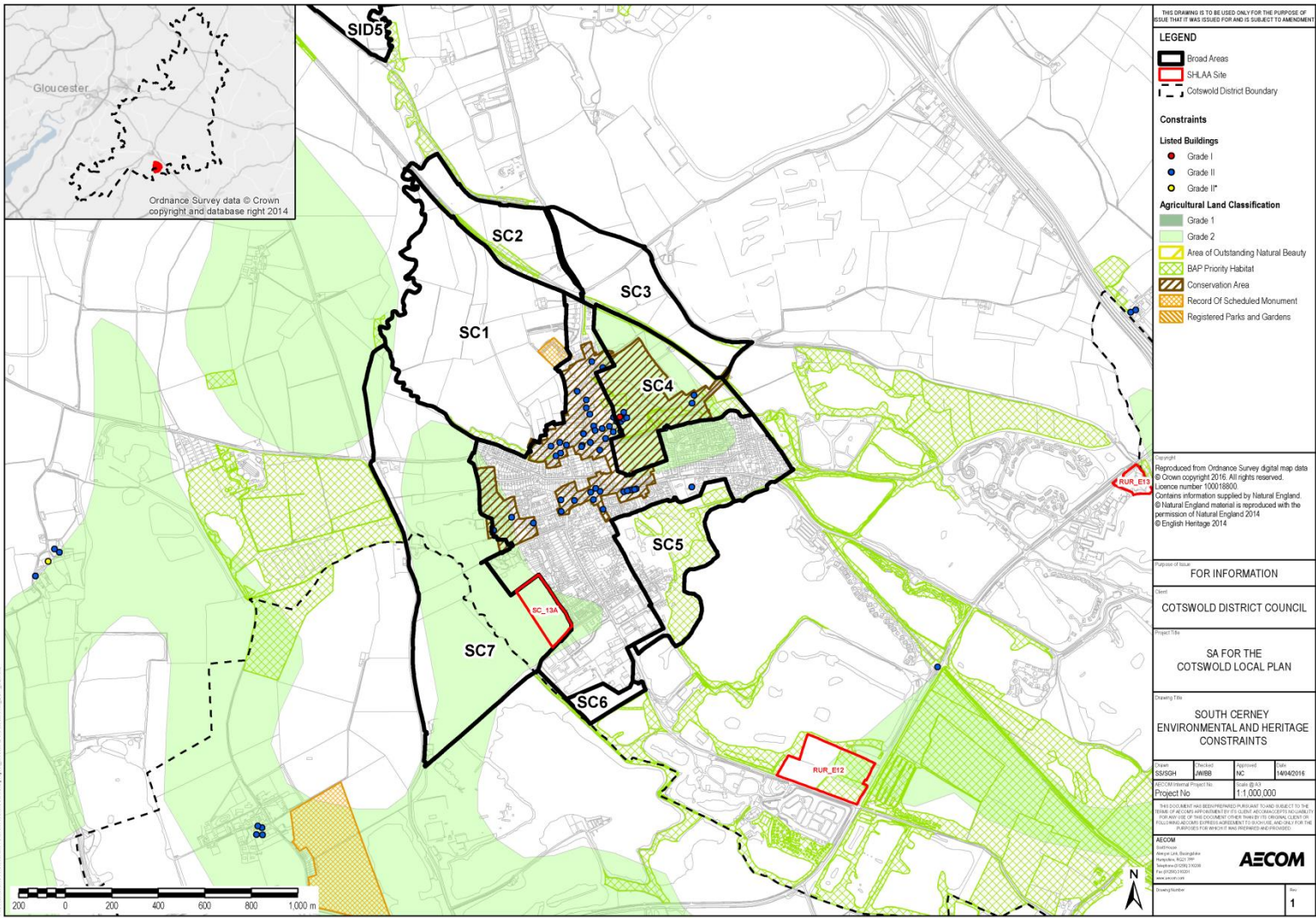
## Siddington broad area assessment

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

## Summary of constraints appraisal

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





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**LEGEND**

- Broad Areas
- SH-LAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record Of Scheduled Monument
- Registered Parks and Gardens

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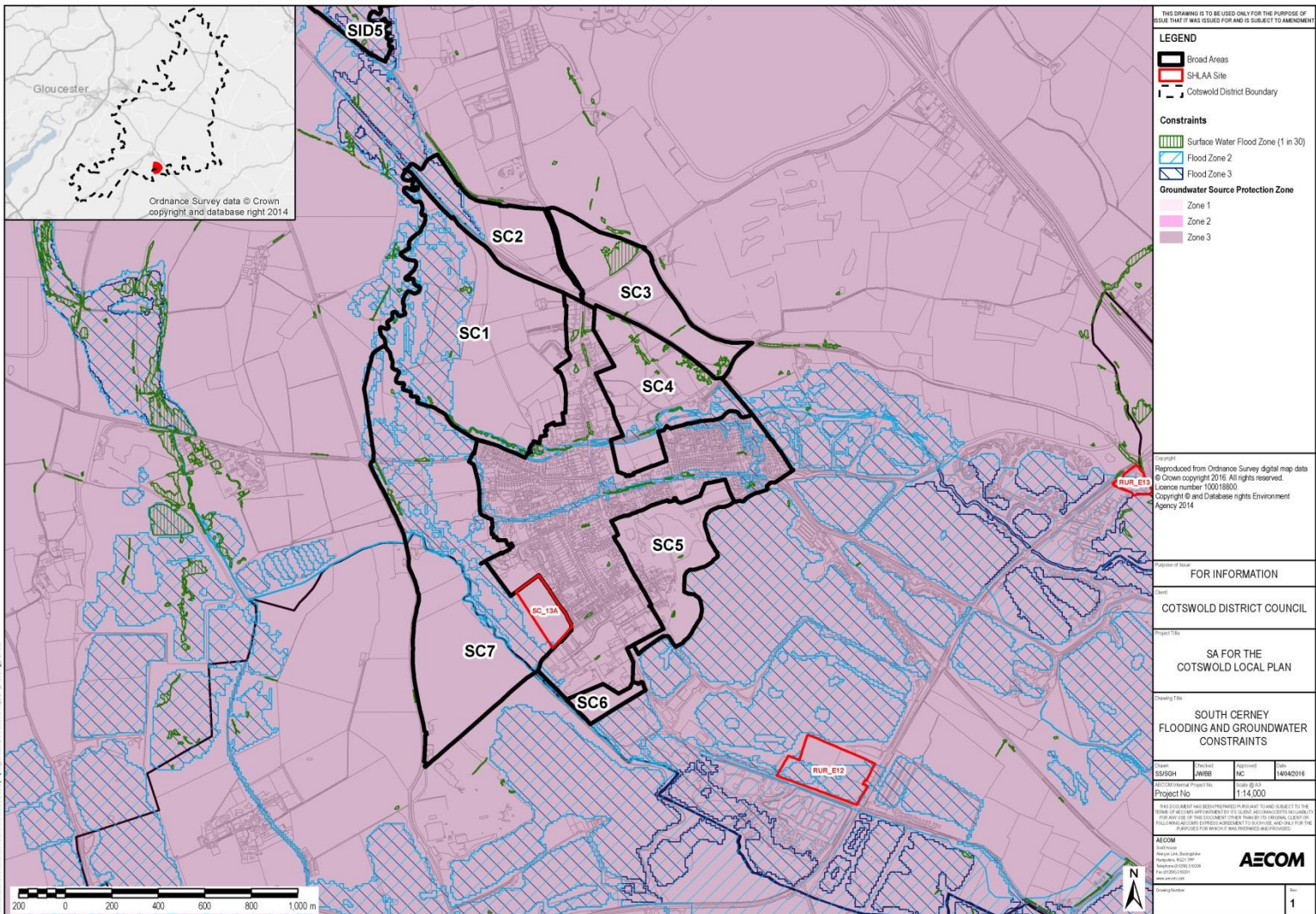
Project Title: **SA FOR THE COTSWOLD LOCAL PLAN**

Drawing Title: **SOUTH CERNEY ENVIRONMENTAL AND HERITAGE CONSTRAINTS**

Client	Project No.	Scale	Date
SSQSH	HWB	HC	14/04/2016
Project No.		Scale	Date
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**LEGEND**

- Broad Areas
- SH-LAA Site
- Cotswold District Boundary

**Constraints**

**Surface Water Flood Zone (1 in 30)**

- Flood Zone 2
- Flood Zone 3

**Groundwater Source Protection Zone**

- Zone 1
- Zone 2
- Zone 3

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Project Title: **SA FOR THE COTSWOLD LOCAL PLAN**

Drawing Title: **SOUTH CERNEY FLOODING AND GROUNDWATER CONSTRAINTS**

Client	Project No.	Scale	Date
SSQSH	HWB	HC	14/04/2016
Project No.		Scale	Date
1:14,000		1:14,000	

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## South Cerney broad area assessment

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

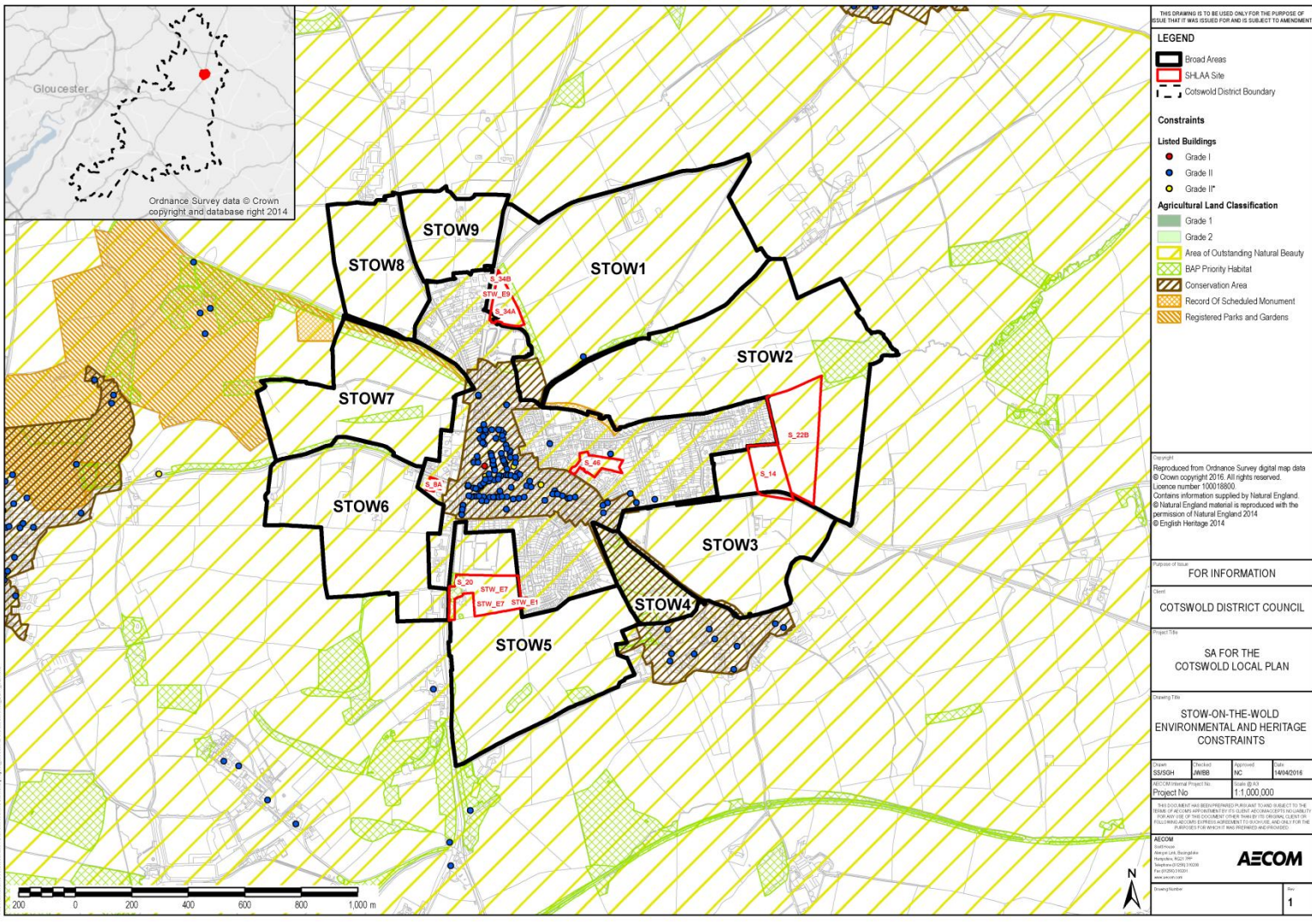


Area	Key constraints in area	Sustainability themes for which constraints exist
SC7	SC7 is largely covered by land classified as Grade 2 agricultural land. An area of Flood Zone 3 crosses the area from north to south. SC7 is also covered by a groundwater Source Protection Zone 3 and an SSSI Impact Risk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

**Summary of constraints appraisal**

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





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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record of Scheduled Monument
- Registered Parks and Gardens

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STOW-ON-THE-WOLD  
 ENVIRONMENTAL AND HERITAGE  
 CONSTRAINTS

Drawn	Checked	Approved	Date
SS/SGH	JW/BB	NC	14/04/2016

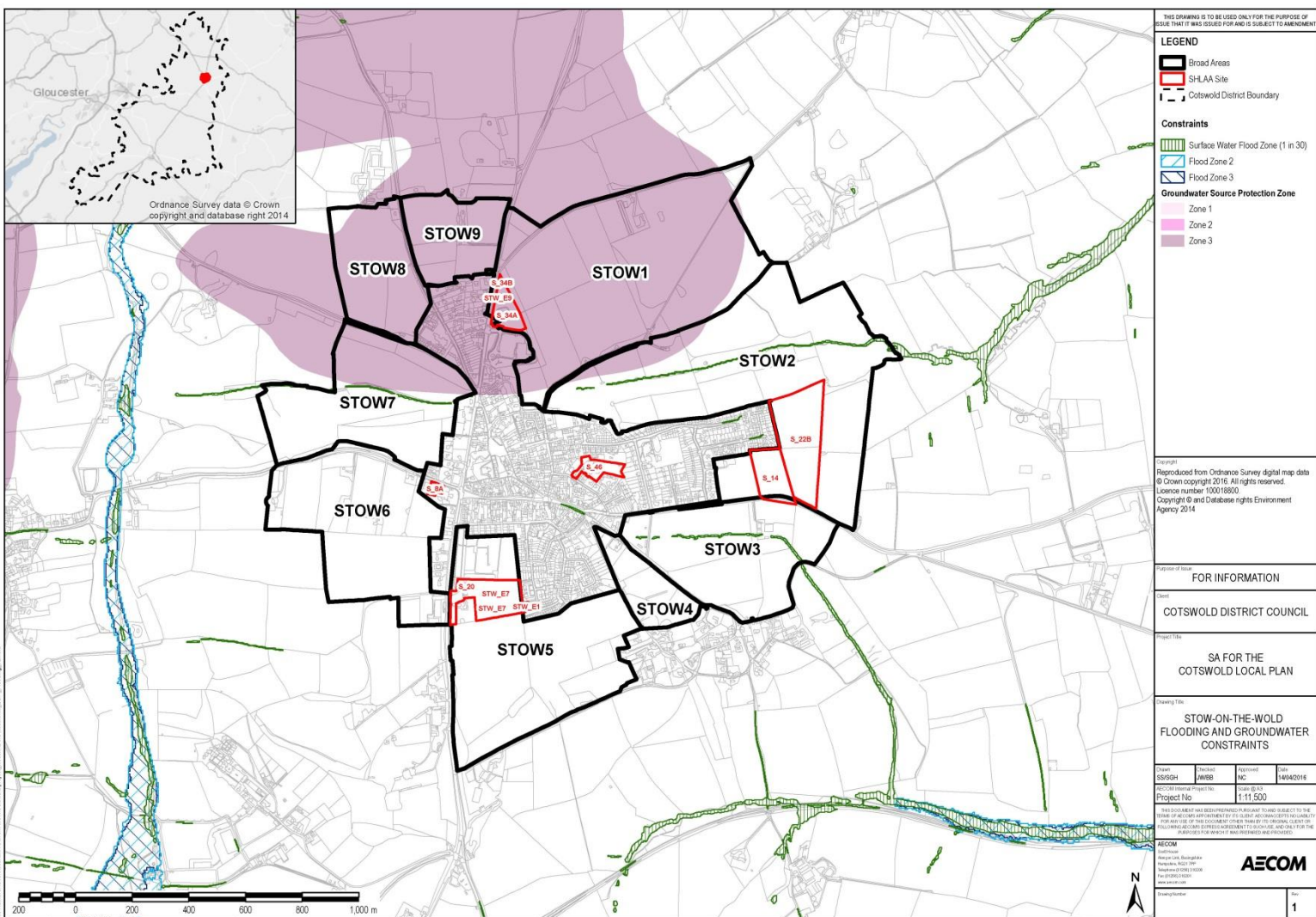
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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3
- Groundwater Source Protection Zone
  - Zone 1
  - Zone 2
  - Zone 3

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

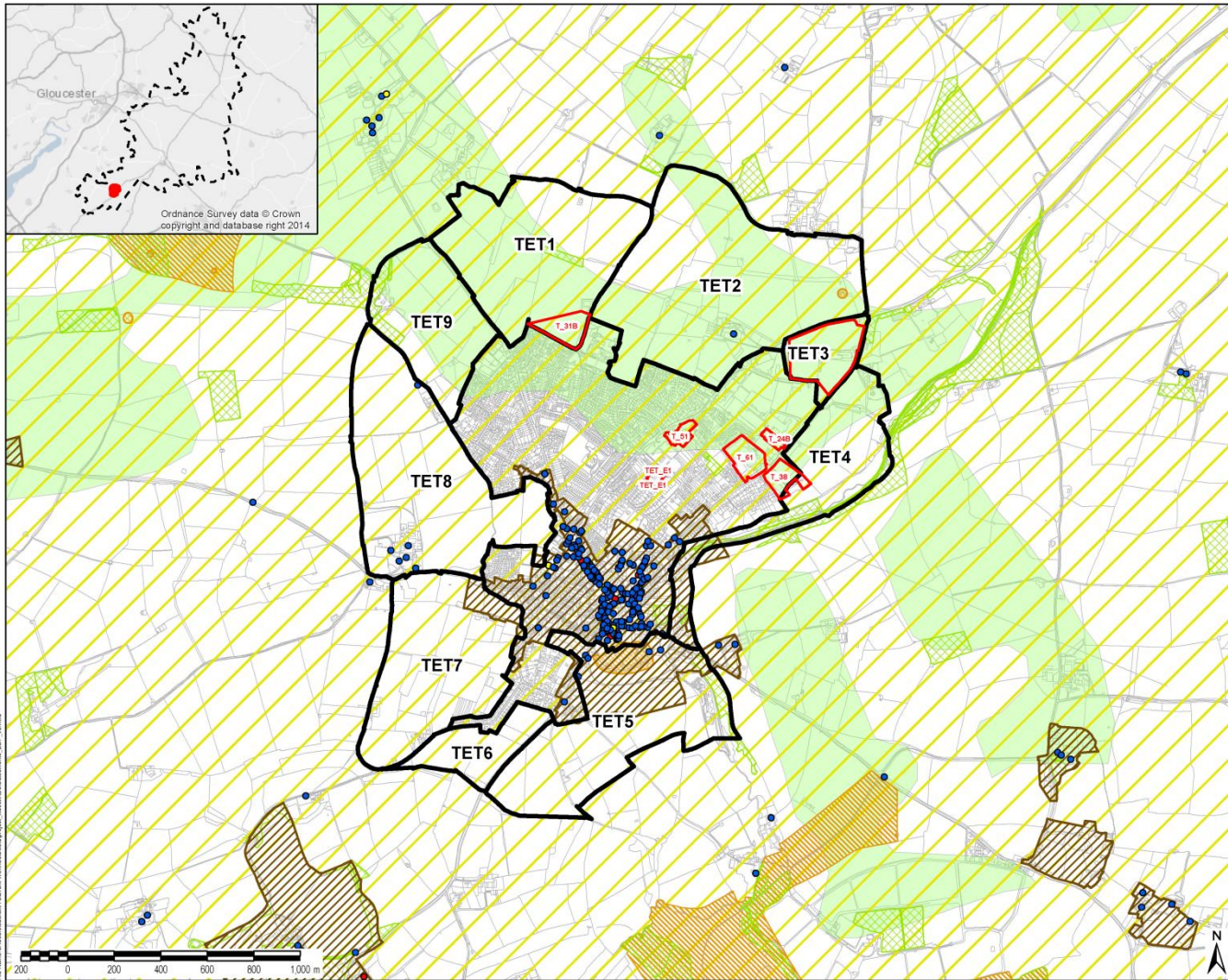
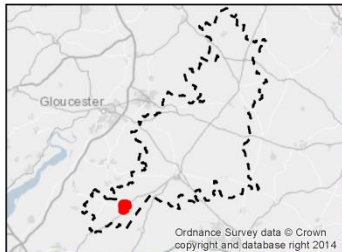
Area	Key constraints in area	Sustainability themes for which constraints exist
STOW1	<p>STOW 1 is located within the Cotswolds AONB. Areas of Deciduous Woodland BAP Priority Habitat form parts of the western and southern boundaries of STOW1. The Grade II listed St Edward's Well is located in the south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

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

**Summary of constraints appraisal**

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





**LEGEND**

- Broad Areas
- SH-LAA Site
- Cotswold District Boundary

**Constraints**

- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Agricultural Land Classification
  - Grade 1
  - Grade 2
  - Area of Outstanding Natural Beauty
  - BAP Priority Habitat
  - Conservation Area
  - Record of Scheduled Monument
  - Registered Parks and Gardens

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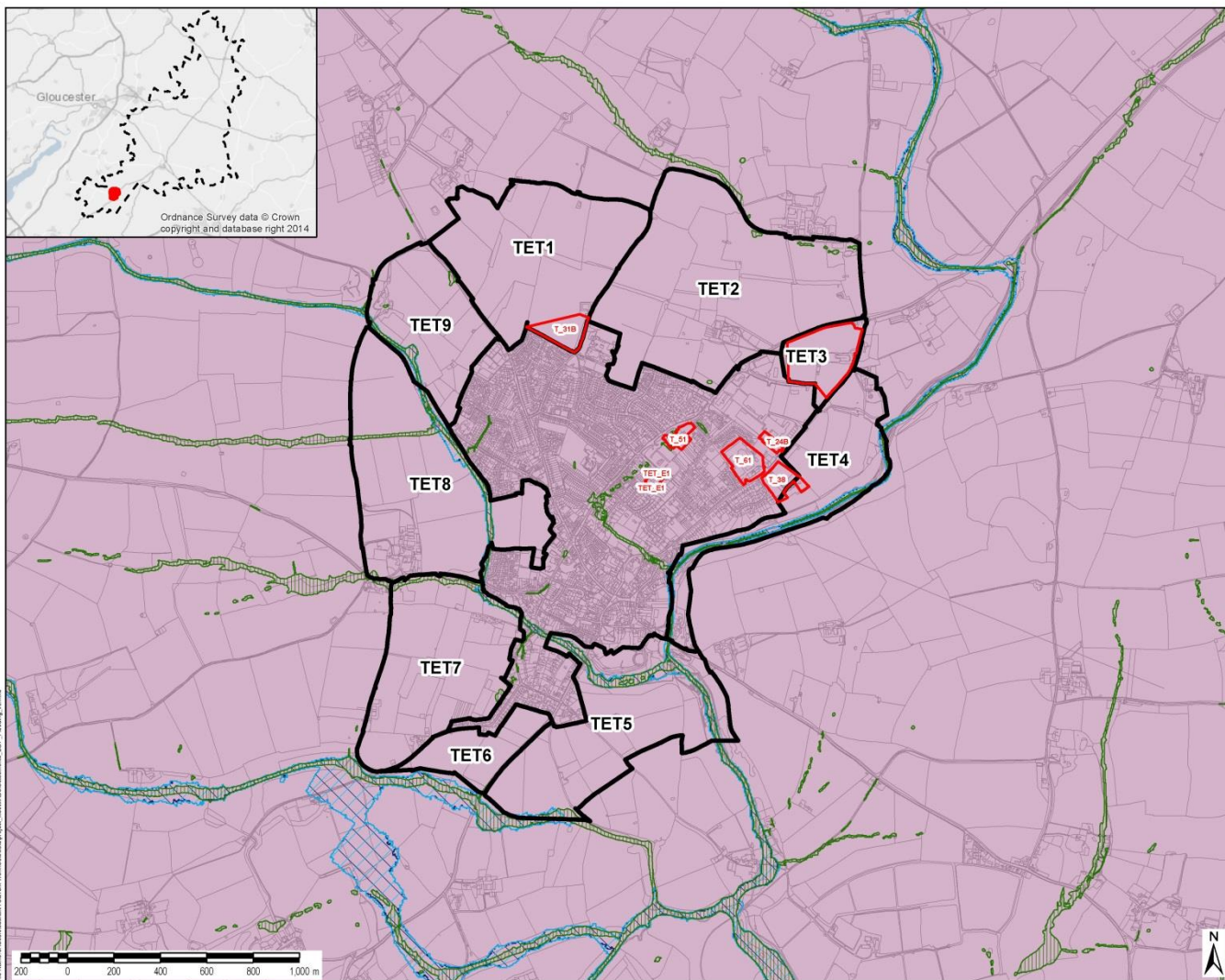
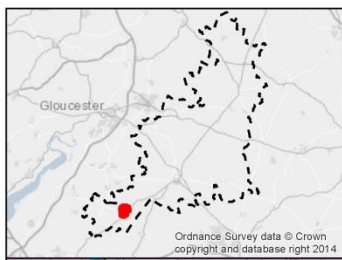
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SA FOR THE COTSWOLD LOCAL PLAN

TETBURY ENVIRONMENTAL AND HERITAGE CONSTRAINTS

Client	SSV/SKH	Project No.	11,000,000
Author	JWB	Approved	NC
Date	16/04/2016		

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**LEGEND**

- Broad Areas
- SH-LAA Site
- Cotswold District Boundary

**Constraints**

- Surface Water Flood Zone (1 in 30)
- Flood Zone 2
- Flood Zone 3
- Groundwater Source Protection Zone
  - Zone 1
  - Zone 2
  - Zone 3

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TETBURY FLOODING AND GROUNDWATER CONSTRAINTS

Client	SSV/SKH	Project No.	11,000,000
Author	JWB	Approved	NC
Date	16/04/2016		

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## Tetbury broad area assessment

Area	Key constraints in area	Sustainability themes for which constraints exist
TET1	<p>Approximately 70% of TET1 is covered by Grade 2 agricultural land. The area is located within the Cotswolds AONB. An area of Deciduous Woodland BAP Priority Habitat is present in the centre of the area.</p> <p>The area is within a groundwater Source Protection Zone 3.</p>	<p>Biodiversity; Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET2	<p>Approximately 70% of the area is covered by Grade 2 agricultural land. The area is within the Cotswolds AONB. A Grade II listed building, Highfield Farmhouse, is located in the centre of the area and a scheduled monument, comprising a bowl barrow, is present in the east of the area.</p> <p>TET2 is within a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET3	<p>TET3 is within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The whole area is covered by land classified as Grade 2 agricultural land.</p>	<p>Historic Environment and Landscape; Land, Soil and Water Resources; Environmental Quality.</p>
TET4	<p>TET4 is within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The area in the vicinity of the southern boundary of TET4 comprises an area of Deciduous Woodland BAP Priority Habitat and a Flood Zone 3.</p> <p>The southern segment of TET4 is within the Tetbury Conservation Area.</p> <p>The northern part of TET4 comprises land classified as Grade 2 agricultural land.</p>	<p>Biodiversity; Climate Change; Historic Environment and Landscape; Land, Soil and Water Resources.</p>
TET5	<p>A flood risk zone 3 and surface water flood zone (1 in 30) runs through the north eastern part of TET5.</p> <p>TET5 is located within the Cotswolds AONB and a groundwater Source Protection Zone 3.</p> <p>The northern part of TET5 is within the Tetbury Conservation Area, and a number of Grade II listed buildings are present in this area. The Tetbury Camp Scheduled Monument is also located in this area.</p> <p>An area of Deciduous Woodland BAP Priority Habitat is located in the east of the area.</p>	<p>Biodiversity; Climate Change; Historic Environment and Landscape; Environmental Quality.</p>
TET6	<p>TET6 is located within the Cotswolds AONB. The area is covered by a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Environmental Quality.</p>
TET7	<p>TET7 is located within the Cotswolds AONB. A flood risk zone 3 and surface water flood zone (1 in 30) forms the northern boundary of the area. The eastern part of the area is covered by the Tetbury Conservation Area.</p> <p>The area is covered by a groundwater Source Protection Zone 3.</p>	<p>Historic Environment and Landscape; Climate Change; Environmental Quality.</p>

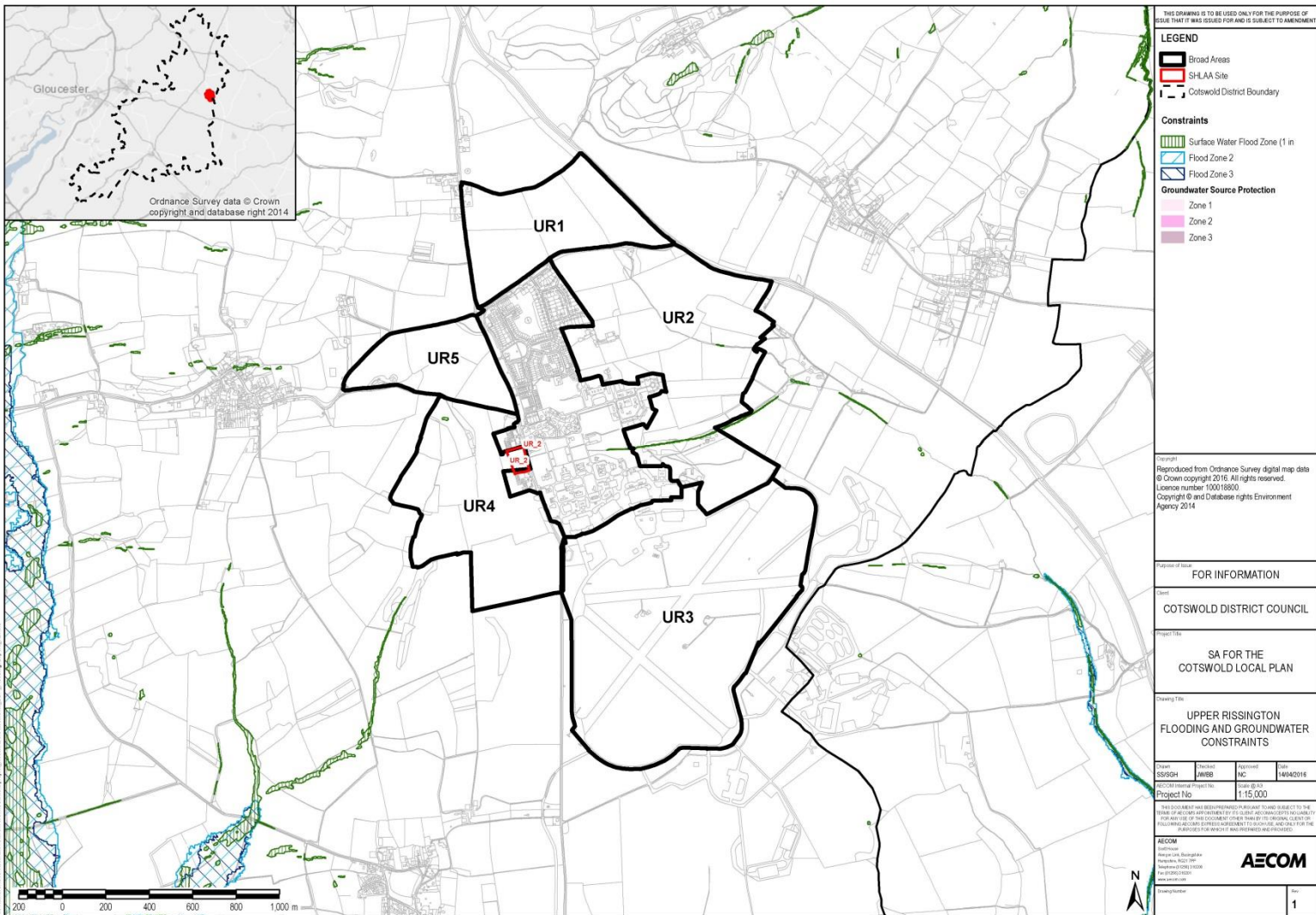
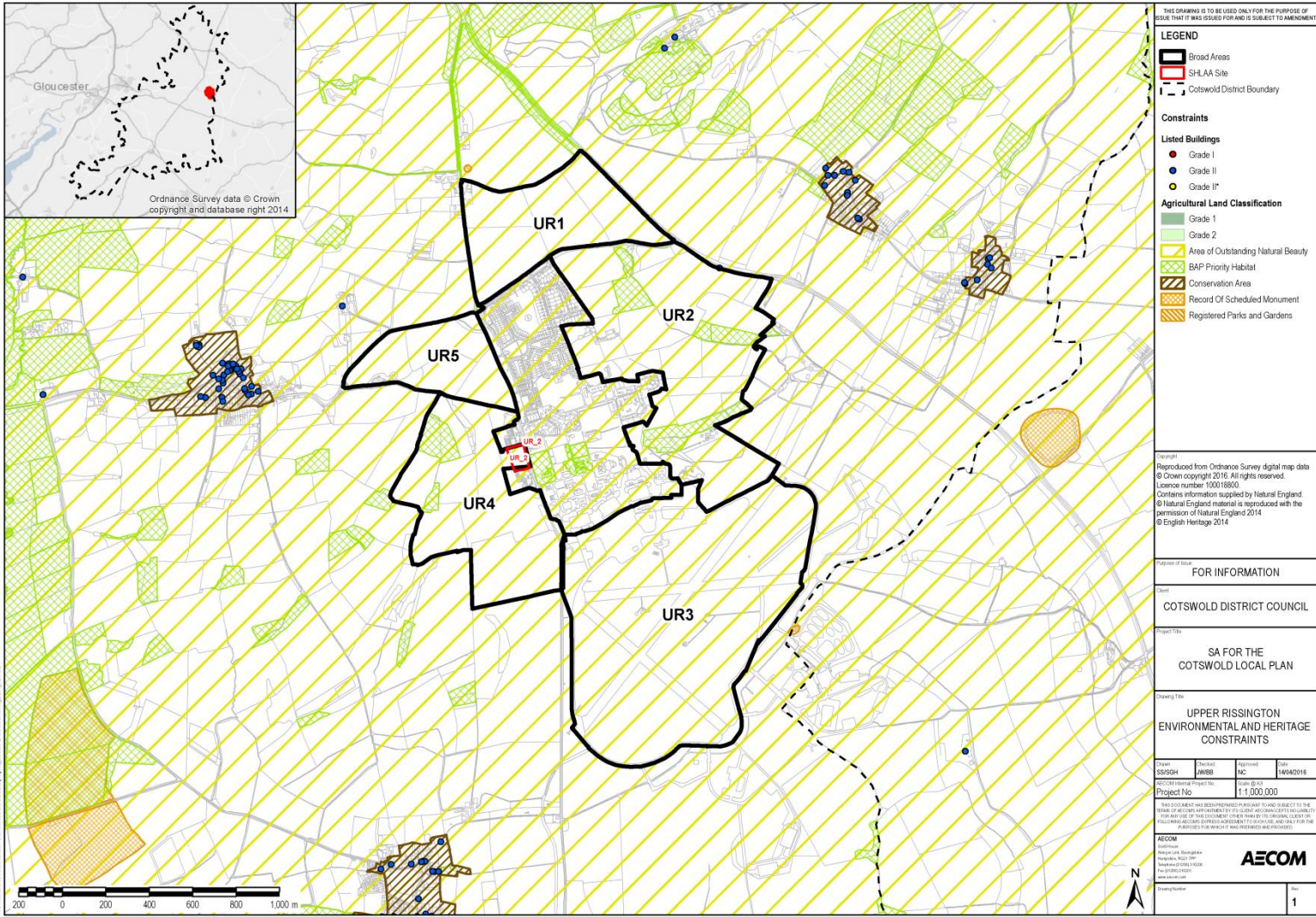


Area	Key constraints in area	Sustainability themes for which constraints exist
TET8	TET8 is located within the Cotswolds AONB. A flood risk zone 3 and surface water flood zone (1 in 30) forms the eastern boundary of the area. A number of Grade II listed structures are located in the vicinity of Charlton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

**Summary of constraints appraisal**

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







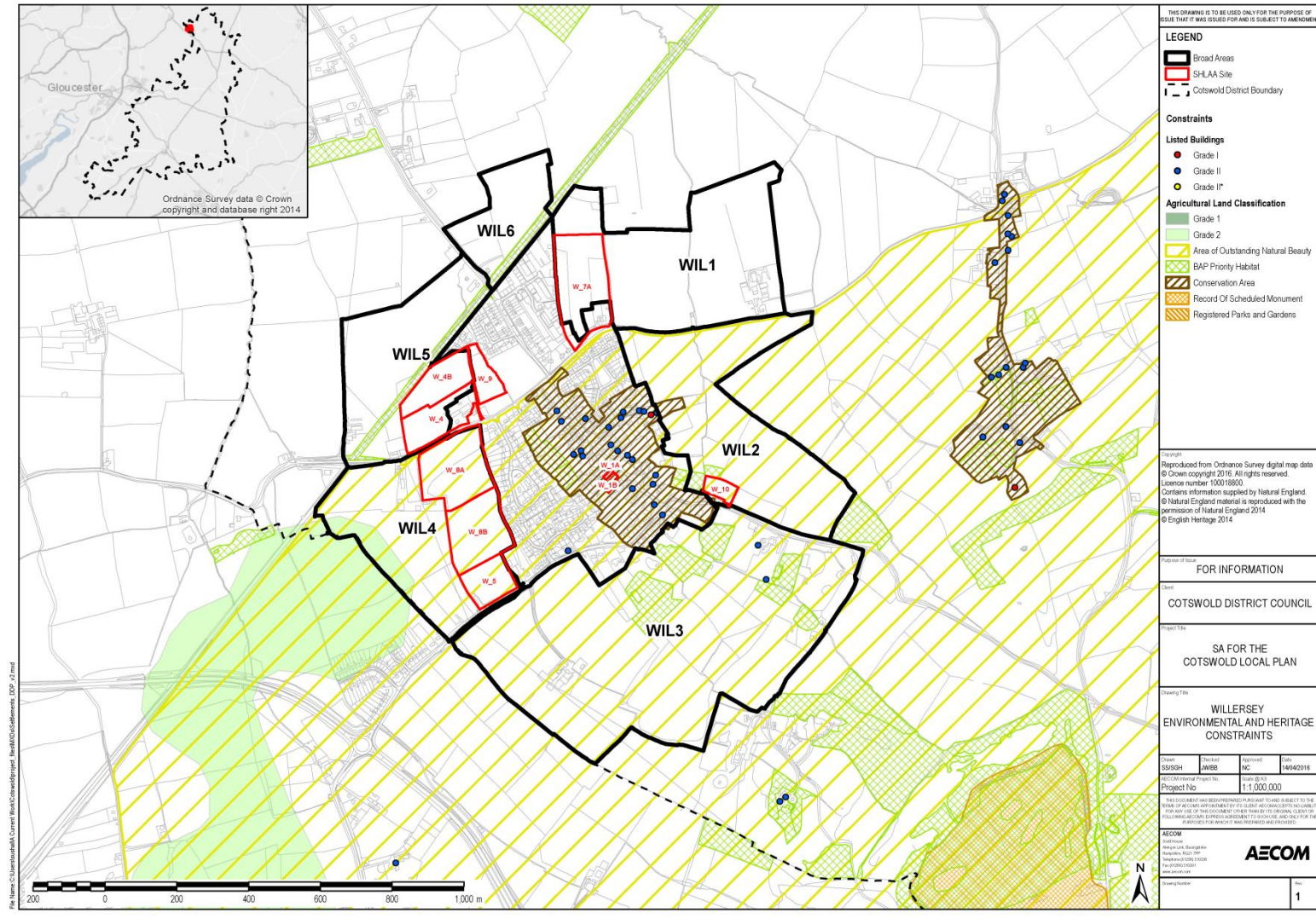


Upper Rissington broad area assessment

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

Summary of constraints appraisal

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



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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Listed Buildings**

- Grade I
- Grade II
- Grade II\*

**Agricultural Land Classification**

- Grade 1
- Grade 2
- Area of Outstanding Natural Beauty
- BAP Priority Habitat
- Conservation Area
- Record Of Scheduled Monument
- Registered Parks and Gardens

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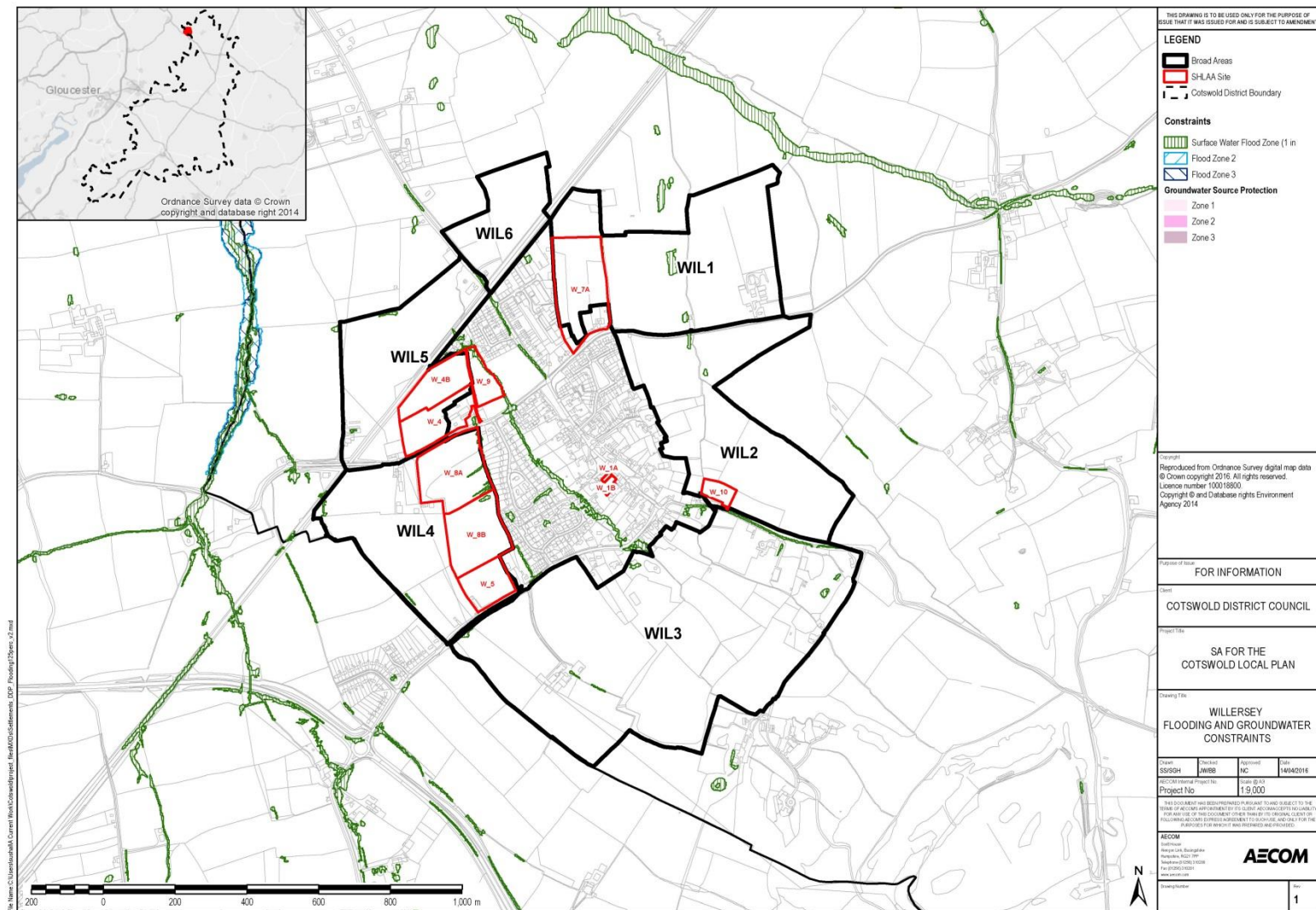
Drawing Title  
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Client	Checked	Approved	Date
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Project No	Scale @ 1:1,000,000		

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**LEGEND**

- Broad Areas
- SHLAA Site
- Cotswold District Boundary

**Constraints**

**Surface Water Flood Zone (1m)**

- Flood Zone 2
- Flood Zone 3

**Groundwater Source Protection**

- Zone 1
- Zone 2
- Zone 3

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**Willersey broad area assessment**

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

**Summary of constraints appraisal**

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