



CLEVELANDS

BISHOP'S CLEEVE

**ENVIRONMENTAL STATEMENT
NON TECHNICAL SUMMARY**

November 2010

Outline of the Cleavelands Proposal

Welbeck Strategic Land (Welbeck) has submitted an outline planning application to Tewkesbury Borough Council for the construction of a sustainable mixed use urban extension on land extending to about 55 hectares (136 acres) at Deans Farm, Bishop's Cleeve.



Figure 1: Site Location

The proposed development is known as Cleavelands and would include:

- Up to 550 dwellings, including 30 dwellings suitable for retired people, and with 35% of the provision being for affordable housing purposes.
- 4 units with a 475sq m (gross) of retail floorspace at ground floor level and ancillary accommodation above.
- 15 employment units (Class B1) with a total floorspace of about 3,750sq m which could also be occupied for healthcare, education and similar community use (Class D1).
- 16 live/work units.
- A community facility including a new hall.
- Sports pitches including a changing room.
- A 50 plot extension to the allotments with the provision of a new access and parking area.
- Significant green infrastructure including areas for bio-diversity enhancements.

- A range of measures to promote sustainability including the use of non car modes of travel and energy from on-site renewable technologies.

All matters are reserved for subsequent approval by the Council apart from the main access from the A435 and the secondary access formed by an extension of the existing spur road of Little Acorns.

Documents

A number of key documents support the application including an Environmental Statement, Design and Access Statement which include:

- An Illustrative Master Plan and Parameters Plan.
- Sustainability Statement.
- Transport Assessment Report which includes a Draft Framework Travel Plan.
- Planning Statement.
- Flood Risk Assessment.
- Statement of Community Involvement.

Other accompanying documents address matters such as renewable energy, waste minimisation, affordable housing, commercial uses and utilities capacity. Some of the documents are available at www.cleavelands.co.uk

Environmental Impact Assessment Process

The scale of Cleavelands requires this project to be the subject of an Environmental Impact Assessment (EIA) to establish both the negative and positive effects of the proposed development and assess whether such effects are significant in nature. The scope of the EIA was the subject of an exchange of correspondence with the Borough Council.

Surveys of the site and the surrounding area were undertaken over a 12 month period which formed the baseline for the EIA. During the gathering of the baseline information and following initial assessment against the recognised technical guidance, some matters identified as part of the scoping exercise were realised not to have significant effects which would warrant the full EIA

process being undertaken (i.e. noise, air quality and utilities). The remaining matters were not filtered out and were the subject of the EIA process to establish their effects on the local environment.

These matters comprise:

- Agriculture and Soils.
- Ecology and Nature Conservation.
- Landscape, Visual Impact and Lighting.
- Heritage Assets.
- Water Environment.
- Transport and Access.
- Socio Economic.

Consideration has been given to other development during the EIA process including the approved Homeland Farm scheme and the proposed waste operations at Wingmore Farm. In addition, account has been taken of the application to double the size of Homelands Farm within the gap between Bishop's Cleeve and Gotherington.

The Environmental Statement addresses the impacts of Cleevelands both during the construction period and when the proposed development has been completed and occupied.

The findings of the EIA process and the proposed mitigation measures are reported in the Environmental Statement. This Non Technical Summary seeks to identify the key issues which are referred to in the Environmental Statement.

A full copy of the document is available to purchase in CD format for £10 from Star Planning and Development, 140 Brandwood Road, Kings Heath Birmingham B14 6BX.

Planning Context

National policy requires there to be a 5 year housing land supply capable of being identified by the local planning authority. In the case of Tewkesbury Borough, an analysis of the housing requirement, the availability of sites with planning permission and other potential locations for growth demonstrate that there is not a 5 year supply of housing land within Tewkesbury Borough. Accordingly, the planning application has been submitted to meet part of the housing need which

exists, including specific provision for affordable housing.

The analysis undertaken on behalf of Welbeck demonstrates that the Cleevelands site is free from significant environmental, physical or other constraints which would preclude the development of a sustainable urban extension to Bishop's Cleeve. In terms of the relevant development plan and national planning policies, the site is not:

- Within or adjacent to the Cotswold Area of Outstanding Natural Beauty.
- Within the Green Belt.
- Best and most versatile agricultural land.
- Affected by flooding except the corridors of Dean Brook and Guilders Brook.
- Subject to environmental, historical or landscape designations.

The lack of these recognised constraints compares favourably to other alternative sites where such constraints exist.

Master Planning

The master planning of Cleevelands has been an iterative process which has both fed into and been informed by the EIA and other related studies undertaken on behalf of Welbeck. The input from the public exhibition held on 14 and 15 May 2010 has also been taken into account.

As part of the master planning of Cleevelands a holistic approach has been adopted. Consideration being given to the retail, commercial and community needs associated with the existing occupiers of housing to the north west of Bishop's Cleeve and the future residents of Cleevelands. Accordingly, the Cleevelands scheme would provide a high street and other community facilities which are within easy walking or cycling distance of the proposed dwellings and they would be capable of meeting the day-to-day needs of these residents. However, the proposed employment, retail and community facilities would not be of a scale so that they would compete with or detract from the existing facilities within Bishop's Cleeve, especially the centre. The high street concept is sufficiently flexible to accommodate new healthcare facilities and a nursery if there is demand

from potential operators. The original aspiration to provide a new primary school site as part of the proposal was not pursued following a lack of support from the Education Authority.

The site does not include any 'best and most versatile agricultural land' which is principally located to the north of Bishop's Cleeve. By reason of the heavy clay loam and clay topsoil and the imperfect soil

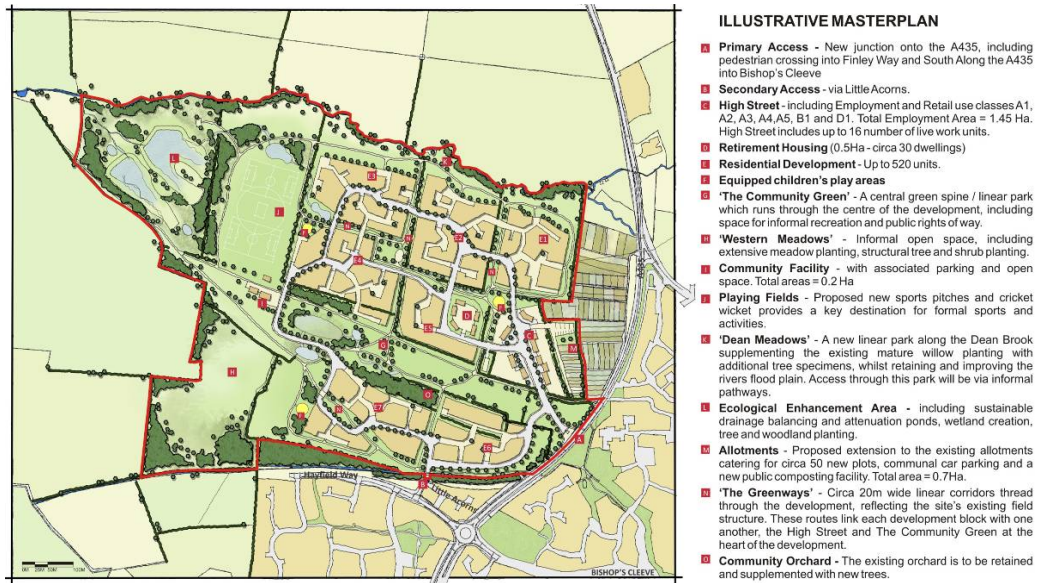


Figure 2: Illustrative Master Plan

A further aspect of the master planning process is to create a sustainable community which reduces reliance on people using private cars as the primary means of transport, promotes the use of renewable sources of energy and does not replicate the recent forms of residential development which have occurred within Bishop's Cleeve and the surrounding area.

Agriculture and Soils

The land is used for the grazing of sheep and cattle rather than arable production and forms only a part of the tenant's larger land holding within the area. The existing agricultural buildings are of poor quality and do not comprise the main complex associated with the holding. The proposed development would mean the loss of this part of the holding and there would be a short term effect on farming operations whilst adjustments are made to the current livestock operations. However, such an effect would not be prejudicial in the long term and thus represents a moderate adverse impact in terms of its significance.

drainage, the site has been established by a survey to comprise sub grade 3b which classified to be only of moderate quality. The loss of this agricultural land would have an adverse effect but this would not be of significance in terms of the land quality.

During the construction of Cleevelands, the existing soils would be stored on-site and re-used to create the features to detain and control surface water discharging to Dean Brook and assist in raising the ground level of the built forms of development.

Ecology and Natural Environment

The intensively grazed and monoculture arable fields which have narrow margins possess negligible conservation value. The hedgerows are a priority habitat because they support a variety of species and also provide green corridors across the site along which some fauna feed and commute. There are no national, regional or locally important ecological sites adjoining the Cleevelands site.

The value of the trees within the site is limited except for the cracked willows adjacent to Dean Brook. These trees would be retained as part of the development. The watercourses would not be significantly affected by the proposed development.

The ecological baseline surveys did not identify any protected species within the Cleavelands site. The nearest protected species is situated to the north west of the site within the floodplain and would not be directly affected by the proposed development. Screening within the site closest to this location, the retention of hedgerows and expansion of the existing green corridors as part of Cleavelands would enable this protected species and other fauna, to retain their movement routes through the site and continue to have ready access to foraging/feeding resources. The impact on the protected species and their habitat would be negligible.

In addition to the green corridors, the creation of grasslands, woodlands, meadows, water bodies, wetlands, green corridors and planting of native species would ensure that the bio-diversity of the site is enhanced. These proposals would result in minor/moderate beneficial residual impacts over the long term.

During the construction period, hedgerows, trees and other sensitive areas such as the Dean Brook corridor would be protected, including any root protection areas, in accordance with the relevant standards.

Landscaping, Visual Impact and Lighting

The development sits within two local landscape character areas. The vast majority of the site lies within the Semi-Enclosed Pastoral Urban Fringe Farmland local landscape character area while limited areas adjacent to the western site boundary lie within the Wider Vale of Gloucester local landscape character area. These areas are largely rural although the Semi- Enclosed Pastoral Urban Fringe Farmland in particular is significantly influenced by the existing urban edge of Bishop's Cleeve.

Development to the northwest of Bishop's Cleeve would inevitably result in further urbanisation of this area and the loss of some agricultural land. Landscape impacts on these areas are considered to be moderate to major adverse (albeit with some moderate beneficial impacts linked to open space and native tree planting) for the Semi-Enclosed Pastoral Urban Fringe Farmland character area, within the site, and minor adverse for the Wider Vale of Gloucester area, due to the potential loss of, or alteration to, the key characteristics of the landscape. However as the new landscape proposals become established the development would be effectively integrated into the landscape and as a result, over time, impacts would reduce in significance. Furthermore, extensive habitat creation and tree planting would introduce positive elements into the landscape with long term beneficial effects.

Light pollution into the night sky and surrounding areas would result in adverse impacts when the development is viewed as a whole. However a range of mitigation measures would be introduced to ensure impacts are reduced to acceptable levels including matters such as cut off lanterns.

The development would give rise to visual impacts affecting the amenity of people in the surrounding area. In overall terms the extent of visibility is limited to short or medium range views and the number of people potentially affected is low, with local residents and users of public rights of way within the site, experiencing moderate to major adverse effects during construction. Effective mitigation measures including tree planting and structural landscaping within and around the development would, in time, reduce visual impacts and would assist with assimilating the development into its surroundings.

Although views are possible from the Cotswolds, in particular from Cleeve Hill, Nottingham Hill and Oxton Hill, these views are elevated and distant. The development would be seen in context against the backdrop of Bishop's Cleeve, including proposed extensive new tree and shrub planting and open spaces. As such these impacts are considered to be minor adverse in significance.

Heritage Assets

Published sources indicate that there are no heritage assets with statutory designations or other sites of national significance within or near to the Cleavelands site.

Earlier archaeological field investigations indicated that Roman activity was present within the south of the site. Field surveys undertaken to inform the master planning of the Cleavelands scheme revealed buried heritage assets relating to both Later Prehistoric settlement and Roman settlement. These finds were identified in the southwest and west of the site. This activity included the remains of buildings and agricultural processes. Evidence for later agricultural practices was also found in several areas across the site. Extant Post-Medieval earthworks of ridge and furrow cultivation survive in several fields throughout the site. These features are not of international, national or regional significance.

In light of these results built forms of development would be located away from the locally significant remains in the west and south west so they would be preserved in situ. The less significant remains would be recorded prior to the start of development and during the construction period.

Water Environment

A hydrological modelling exercise was undertaken to establish the precise location of the floodplain and as part of this work different scenarios were modelled to assess the impacts of climate change and blockages occurring along the watercourses. The conditions experienced during the rainfall event associated with the floods in 2007 and the effect of Cleavelands were also considered as part of the exercise. The modelling exercise has established that, other than adjacent to the watercourses, the site is not within the fluvial floodplain.

The heavy clay nature of the soil and the poor drainage does mean that there are occasions when water logging occurs and as such the site would not be suitable for infiltration drainage techniques such as

soakaways. Accordingly, the use of a sustainable drainage system, incorporating an occasional watercourse within the site and allied to controlling the discharge rate to Dean Brook via detention features, would provide an appropriate means of addressing the effects of flooding and surface water drainage. The drainage system would be designed for a 1 in 100 year event plus a 30% allowance for climate change and the discharge rates would be at or below the current greenfield run off rate. Additional flood resilience would be introduced by the ground floor levels of the buildings being slightly raised utilising existing soils from within the site.

During the construction of Cleavelands measures would be taken to ensure that the water courses and ground water are not adversely affected by pollution. The codes of practice which govern these matters would be implemented.

Transport and Access

Detailed assessments have been undertaken as part of the Transport Assessment to identify an appropriate site access strategy and to test the likely impact of the Cleavelands development both in terms of increases in traffic on the local road network and the wider transport needs including local pedestrian, cycle and public transport provision.

Access to Cleavelands would be provided via the A435 with a secondary site access via Little Acorns to the south of the site. There would be some short term impact for local residents associated with the construction of these accesses. All construction traffic would use the access from the A435. A suggestion for the main access to be a roundabout at the junction of Evesham Road and the A435 was discounted following adverse comments from allotment holders.

A series of measures have been identified as necessary to mitigate the impact of Cleavelands. These have focused initially on improvements to pedestrian, cycle and public transport provision with a view to promoting the use of sustainable modes of transport both for the future residents, employees and visitors to the Cleavelands site and the wider local community.

Proposals include improvements to local pedestrian and cycle crossing facilities on the A435 and enhancements to the local bus network that would direct new services through the site and improve the routing of bus services around Bishop's Cleeve. The provision of bus services through the site could be either a specific service funded by Welbeck or, subject to agreement, a wider re-organisation of bus services within Bishop's Cleeve which could include both a clockwise and anticlockwise D service.

Site specific and area wide travel planning measures are a key component of the Cleavelands' transport strategy. These measures would focus on providing information and incentives to travel by sustainable modes of transport thereby reducing impacts on the local road network. Such incentives could include a free bus pass and grocery deliveries for a year.

Continued detailed assessment work and discussions with the Highway Authorities are ongoing to confirm the final package of mitigation measures which are also likely to include minor improvements at off-site junctions on the A435 corridor between Bishop's Cleeve and Cheltenham which would be funded by Welbeck.

Socio Economic

The impact of the proposed development on the socio economic facilities of Bishop's Cleeve, including the community facilities, are principally related to the increase in population and the demands that particularly the occupiers of the dwellings would impose on these facilities and the existing community.

In the absence of appropriate mitigation and enhancement the proposed development would have moderate adverse effects on education and healthcare provision within Bishop's Cleeve. These effects arise by reason of a lack of capacity at the existing schools and healthcare facilities. The original proposal to include a new primary school as part of the Cleavelands scheme was discounted by the Education Authority and has not been pursued. Accordingly, appropriate financial contributions would

be made to increase the capacity of these facilities. However, scope would exist within the high street to provide healthcare and nursery facilities.

Cleavelands would include employment, retail and community uses which would be capable of meeting the day-to-day needs of the future residents of the proposed development and those of existing residents adjoining the site. The employment provision and live/work units would provide the opportunity to foster new and expanding businesses and create new jobs. Additional allotments for both the future residents and people on the waiting list would be provided.

The proposed development would contribute to meeting the shortfall in housing land and would deliver a significant number of affordable housing units and some dwellings designed specifically for retired people.

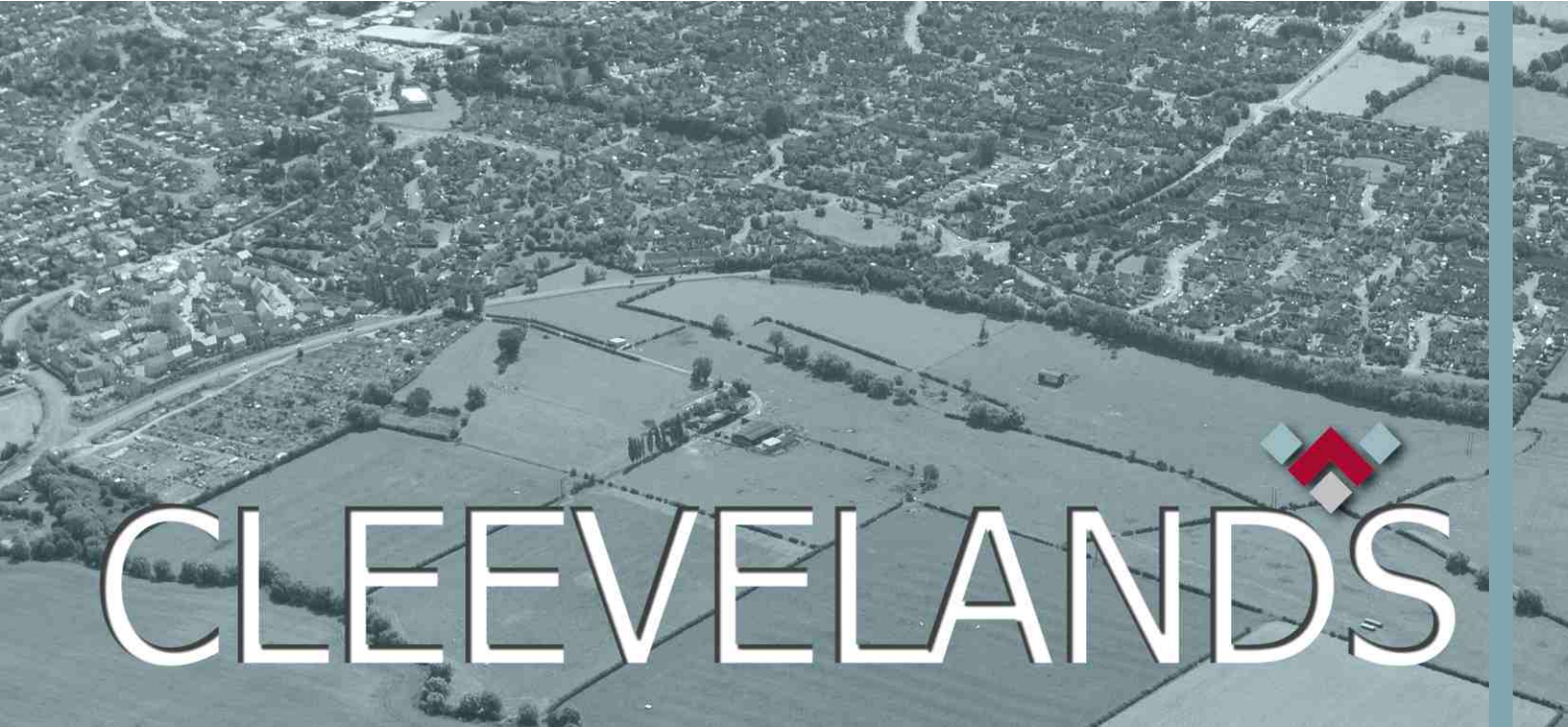
Conclusion

There would be some adverse impacts associated with Cleavelands but, taking into account mitigation proposals, none of these impacts would have a significance level above moderate and these principally relate to the landscape impact. There would be some beneficial effects associated with meeting the recognised housing need including affordable housing, providing accommodation for new and expanding businesses, a high street which would provide a focal area for existing residents to the north west of Bishop's Cleeve and the improvement to the bio-diversity of the site despite the proposed built forms of development.

The expectation is that the mitigation measures which have been identified would be secured by either planning conditions or a Planning Obligation.

Based on the conclusions of the EIA process and the content of the Environmental Statement, there are no insurmountable reasons why Cleavelands could not be developed as described in the planning application and supporting document

October 2010



CLEVELANDS



WELBECK STRATEGIC LAND