

# **Andoversford Site Assessments**

## **Strategic Housing and Economic Land Availability Assessment (2021)**



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
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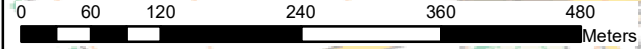
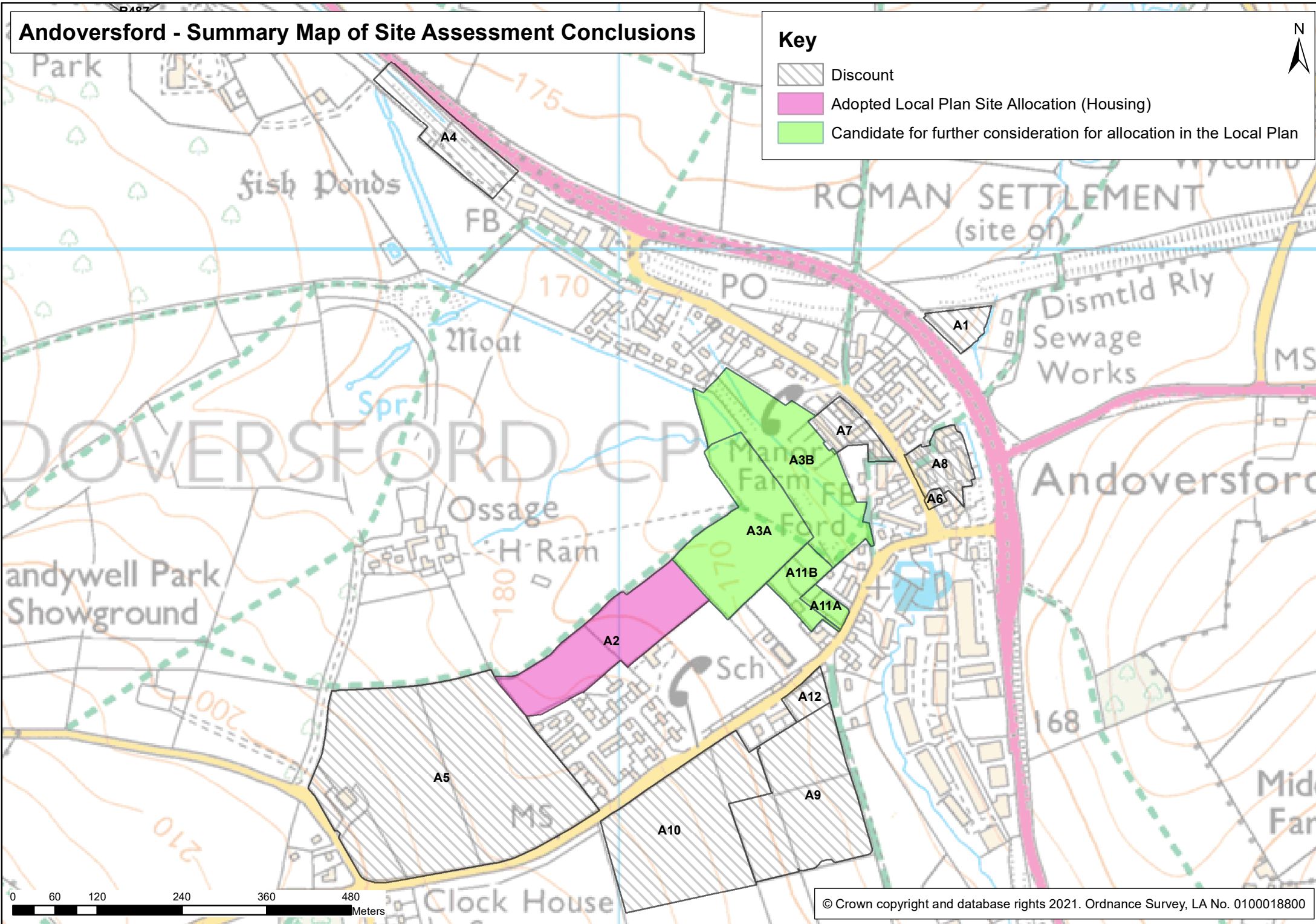
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# Andoversford - Summary Map of Site Assessment Conclusions

## Key

-  Discount
-  Adopted Local Plan Site Allocation (Housing)
-  Candidate for further consideration for allocation in the Local Plan



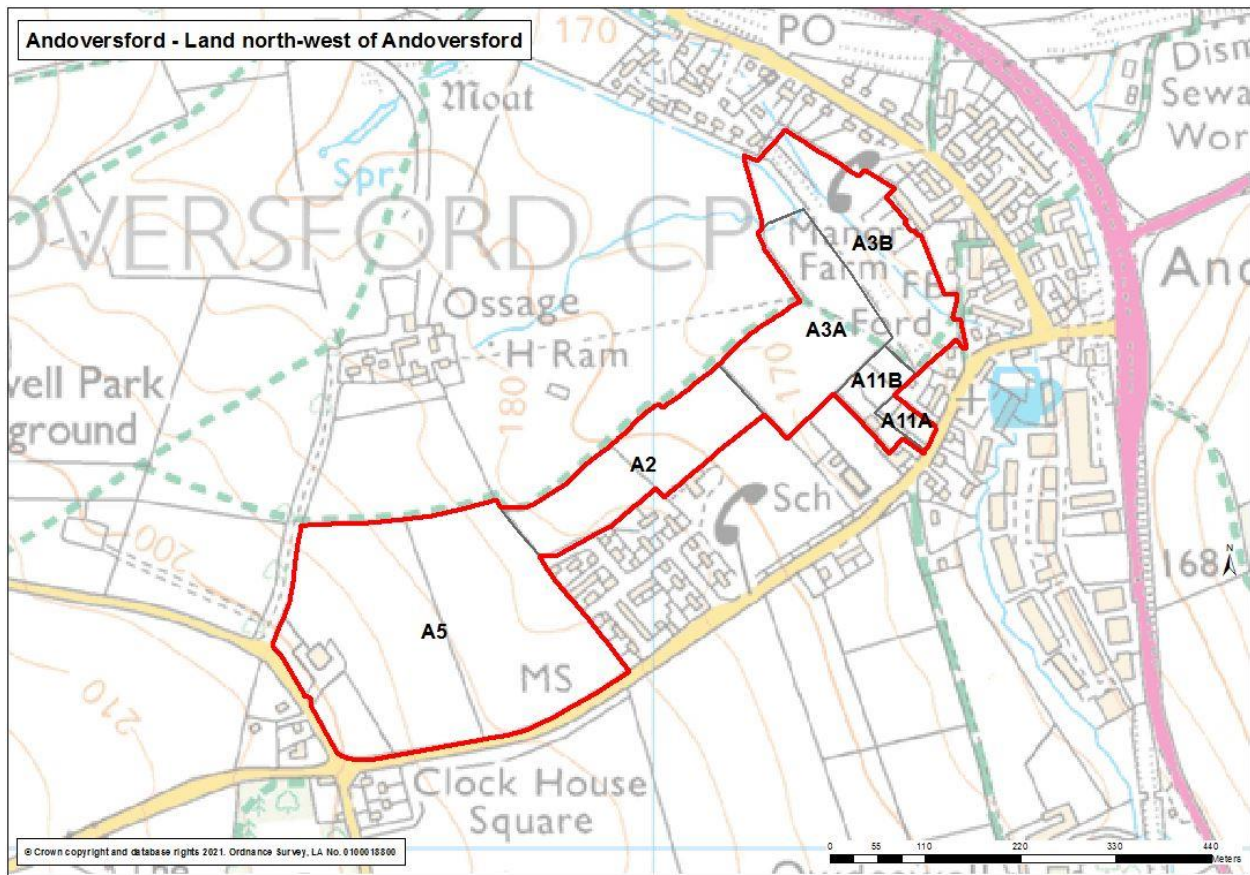
## Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
A1	Land adjacent Andoversford Sewage Treatment Works	Housing and / or employment	Below 5 dwelling threshold and 0.25 ha threshold for employment development - only 0.13 ha of site not in Flood Zone 3b (SFRA Level 2).	Discount
A2, A3A, A3B, A5, A11A, A11B	Land north-west of Andoversford	Housing	A2, A3A, A3B, A5, A11A and A11B have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
A3A	Land to west of Station Road	Housing	Detailed site assessment provided in Part 2	See A2
A3B	Land to west of Station Road	Housing	Detailed site assessment provided in Part 2	See A2
A4	Land to rear of 7 & 8 Pine Halt	Housing	<p>Unsuitable – The landscape impact of new houses on the raised former railway embankment would be highly visible and damaging to the AONB, particularly the views from the A40 and the Public Right of Way to the south-west and north-east. The site's development would also unacceptably extend the ribbon of housing along Pine Halt further northwards into open countryside.</p> <p>Outline planning permission for 8 houses was refused on 05/06/2014 (ref: 14/00499/OUT). Refusal reasons included the development's significant harm to the settlement pattern, harm to the character and appearance of the AONB, and the loss of habitat for protected reptiles and amphibians. The appeal was subsequently dismissed (appeal ref: APP/F1610/A/14/2229281). Since then, Local Plan Policy INF3 has been adopted, which protects the routes of former railway lines.</p>	Discount
A5	Land west of Templefields	Housing	Detailed site assessment provided in Part 2 (although this finds A5 to be unsuitable)	Discount
A6	Adjacent The Old Station House, Station Road	Housing	Below 5 dwelling threshold	Discount
A7	Former Cattle Market, Station Road	Housing	Development complete – 17 dwellings (ref: 13/03775/FUL)	Discount

Ref.	Address	Proposal	Assessment	Conclusion
A8	Former T H White site	Housing	Development complete 39 dwellings (ref: 08/02976/REM)	Discount
A9, A10, A12	Owdeswell Manor Farm	120 homes on A9/A10 and a further 10 homes on A12	<p>These sites have been considered in combination to understand if this general area may be suitable development or if any part of these sites are suitable.</p> <p>The sites are all within the AONB. The topography rises from east to west. Any new housing would extend the development line up the valley side and would be visible from the Gloucestershire Way and the formal approach to Owdeswell Manor (a listed building). Development would also suburbanise the entry into the village.</p> <p>An outline application for up to 16 dwellings was refused on 19/12/2016 (ref: 16/03127/OUT). Refusal reasons included 'inappropriate encroachment of urban development into open countryside that would fail to conserve the AONB'. The subsequent appeal was dismissed (appeal ref: APP/F1610/W/17/3171201).</p> <p>A further permission in principle application for 3 dwellings on A9 was refused on 05/12/2019 (ref: 19/04133/PLP). This was partly because the application site was found to have "an agricultural character and appearance which makes a positive contribution to the rural setting of the Andoversford. The proposed development, by virtue of the encroachment of built form into an attractive parcel of agricultural land will have a significant urbanising impact on the character and appearance of the locality. The change from open countryside to built development will fundamentally harm the landscape character of the site, the setting of the village and the natural beauty of the AONB".</p> <p>In summary, no part of A9, A10 or A12 are currently suitable for housing development.</p>	Discount
A10	Land south of Gloucester Road	Housing	See A9	Discount
A11A	Sunnyside, Old Gloucester Road	Housing	Detailed site assessment provided in Part 2	See A2
A11B	Foxes Moon, Old Gloucester Road	Housing	Detailed site assessment provided in Part 2	See A2
A12	Land between the Old Station House and The Firs, Gloucester Road	Housing	See A9	Discount

## Site Assessments: Part 2

### Land north-west of Andoversford (refs: A2, A3A, A3B, A5, A11A, A11B)



**Proposal:** Residential development with access provided through Templefields

**Site area:** 16.7ha combined (A2 = 2.3ha; A3A = 2.5ha; A3B = 2.7ha; A5 = 8.4ha; A11A = 0.2ha; A11B = 0.5ha).

**Assessment date:** January 2021

**Land ownership:** The wider site is in two ownerships comprising A11A / A11B and A2, A3A, A3B and A5

#### Site description

The parcels are located to the north of the Templefields and Crossfields developments and to the west of the main body of the Andoversford settlement. They generally comprise a series of pastoral fields bound by hedgerows, trees and post and wire/rail fencing. Exceptions to this character are parcels A11A and A11B, which have residential development and domestic curtilage present within their boundaries.

Beyond the northern and western boundaries is a continuation of the pastoral and rural character of the parcels. To the east is Andoversford settlement edge. The neighbouring settlement edge is generally defined by 20<sup>th</sup> Century development although some older built form is present along Gloucester Road and Station Road. To the south of the Templefields and Crossfields developments is Gloucester Road with a continuation of the pastoral context beyond it.

#### Planning history

*This is a summary of the planning history and is not a comprehensive list*

Site A2 is allocated in the adopted Local Plan for residential development.

A2, A11A and part of A11B are located within the Andoversford development boundary.

14/05629/OUT (refused) – “Outline planning application for a residential development of 57 dwellings with all matters reserved except access” on sites A2 and A3A. Evidence produced as part of the detailed consideration of this found that only site A2 has potential for housing development, subject to an acceptable access being provided and a substantial landscaping scheme being implemented on the north and north-western side of the site.

20/04055/FUL – “Development of a pair of semi-detached two bed dwelling” on part of A11A. Withdrawn in March 2021.

## Landscape

*These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.*

**A2:** The parcel was assessed as part of the ‘Study of land surrounding Key Settlements in Cotswold District Update’ (Cotswold District Council and White Consultants, October 2014) report and the description provided for this parcel is reproduced below and is still considered to be an appropriate description of the parcel:

*“The site comprises of two improved pastures on the valley side sloping north with a small spur rising slightly to the north west helping to enclose the area in this direction. An outgrown hedge lies on the north western boundary while outgrown hedges with mature trees lie on the eastern, western and shared boundaries. To the south, the 20<sup>th</sup> Century housing at Templefields and Crossfields looks over the western field across the access road or behind properties. The Community Centre, Playing Fields and play area back onto the fields further east. The site’s fields provide a rural context for the recreation area allowing filtered views out to the countryside beyond, albeit unsightly shipping containers, a garage and sheds lie on the boundary. Long views are possible to the current housing edge which is of limited merit from the north/north east. Views from the west up the slope are filtered by intervening hedgerows and trees. The site has limited tranquillity due to its location adjacent to housing albeit in a rural location”.*

**A3A:** The parcel was assessed as part of the ‘Study of land surrounding Key Settlements in Cotswold District Update’ (Cotswold District Council and White Consultants, October 2014) report and the description provided for this parcel is reproduced below and is still considered to be an appropriate description of the parcel:

*“The site comprises of an improved pasture with ridge and furrow on the lower valley side sloping north. Outgrown hedges lie on the north eastern, north western and south eastern boundaries while an outgrown hedge with mature trees lies on the south western boundary. To the south east, there is the primary school and its grounds with a small stand of trees which help to integrate and screen the school building. There are small plots and paddocks backing onto the properties on Gloucester Road. To the north east, the site abuts the enclosed and intimate valley floor with its stream and wet pasture which is an attractive part of the village. The site provides a rural context for the school allowing filtered views out to the countryside beyond. The site has limited views in and out. A PRoW runs along its boundaries as well as over the stream to the east. The site has some tranquillity due to its rural location albeit next to the settlement”.*

**A3B:** The parcel comprises two improved pasture fields that straddle a former railway embankment. The embankment is vegetated with mature trees and hedgerows that create a prominent landscape feature within the local area. The field to the west of the embankment is smaller than the one to the east and is likely in equestrian use. Stables and/or field shelters are present within the field and it is bound by hedgerow and trees to the south, east and west. Residential development off Hunter’s Way bounds the field to the north. The field to the east of the embankment is used for grazing and is bisected by a minor watercourse. Mature vegetation upon the embankment bounds the western edge of the field. The boundaries to the north, south and east abut existing residential development along Station Road, Gloucester Road and Waterside Close. The boundary treatment to these orientations varies and includes fencing, vegetation and open boundaries. At the centre of the eastern field domestic curtilage encroaches into the pastoral field from the 21<sup>st</sup> century redevelopment of the Cattle Market off Station Road. The parcel’s location positions it within an enclosed and intimate valley with the watercourse and wet pasture forming an attractive part of the settlement edge. The neighbouring settlement edge enjoys a rural outlook across the parcel and context to its setting. A Public Right of way (PRoW) is present within the south east of the parcel. The parcel has some tranquillity due to its rural location. However, this is influenced by its settlement edge location.

**A5:** The parcel comprises two improved pasture fields that occupy elevated landform to the south west of the Andoversford settlement. This landform slopes from the high point in the west to the lower ground in the east. The fields are bound and divided by mature hedgerow and trees. Some parts of this vegetative provision are weaker than other parts. A modern agricultural barn and yard are present within the west of the parcel. Beyond the boundaries is generally a continuation of the rural field network. Isolated residential development punctuates this agricultural context. The exception to this is the eastern boundary that abuts the 20<sup>th</sup> century development off Templefields which forms the settlement edge and development boundary of Andoversford. No PRoW are present within the

parcel although one is present beyond the northern boundary hedgerow. The parcel generally enjoys a good level of tranquillity due to its rural location. Detractors to this include the settlement edge to the east and Gloucester Road to the south.

**A1IA:** The parcel comprises a residential dwelling and its curtilage within the Andoversford settlement. Located to the north of Gloucester Road and flanked on all sides by residential development or curtilage provides a settled context to the parcel. Domestic scale planting is present around the 20<sup>th</sup> century dwelling and its outbuildings.

**A1IB:** The parcel comprises residential development, curtilage and a pasture field. The dwelling is located within the Andoversford development boundary but the undeveloped north of the parcel is located outside of this boundary and is therefore considered to be on the edge of the settlement. The dwelling within the south of the parcel is bound by domestic curtilage to the south and east and by the school playing field to the west. The undeveloped north of the parcel is bound by mature hedgerow and trees on three sides with the remaining southern boundary abutting gardens and dwellings within Andoversford. The north-eastern boundary is also bound by the prominent former railway embankment. This boundary also hosts a PRoW that crosses the north of the site and links the settlement with the wider pastoral field network.

## LANDSCAPE CONTEXT

National Character Area 107: Cotswolds

Landscape Character Type 7: High Wold

Landscape Character Area 7C: Cotswolds High Wold Plateau

### Constraints/Designations

Landscape: All parcels within the Cotswolds AONB

Historic: Several listed buildings are present within Andoversford to the east of the parcels. A listed building is also present a short distance to the north and south of the parcels.

Other (floodplain, PROWs): A PRoW (Andoversford Footpath 4) runs across the northern boundary of A5, A2 and the north-western part of A3A, before crossing south-eastwards through A3A and A1IB. This then changes direction again and heads north-east into A3B before entering Andoversford. Further PRoW are present within the local area.

### Landscape sensitivity:

Notable landscape features include the parcel's location within the nationally valued AONB landscape. Additional features include mature boundary vegetation, pastoral field network, ridge and furrow, hydrological features, PRoW, residential built form, settlement edge and sloping topography. Historic mapping highlights that development has encroached upon the historic field pattern of parcels A2, A1IA and A1IB.

### Justification:

**A2:** The landscape sensitivity given to the parcel as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was **Medium**. The justification provided for this rating is reproduced below and is still considered to be an appropriate justification for the parcel's landscape sensitivity:

*'The site has some susceptibility to change through housing development as it is on a valley side in open countryside. Development would also enclose views from the recreation area/playing fields. However, the site is moderately enclosed by its site boundaries and by topography and intermediate hedges and trees. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. It would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens'*

**A3A:** The landscape sensitivity given to the parcel as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was **High/Medium**. The justification provided for this rating is reproduced below and remains an appropriate justification for the parcels landscape sensitivity as a whole:

*'The site has some susceptibility to change through housing development as it is on a valley side in open countryside adjacent to the attractive valley floor to the east with ridge and furrow. Development would also enclose any potential views from the school. However, the site is well enclosed by its site boundary hedges and by topography and surrounding hedges and trees. If development were permitted it would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens. The setting to the valley floor to the north is particularly important to the character of the village'*



The land to the west of the footpath (ANDOVERSFORD FOOTPATH 4) that divides the parcel may have some scope for development given its location out of the identified flood zone. It also shares the characteristics of the neighbouring A2 parcel. This would place the west of the parcel within the **Medium** landscape sensitivity category.

**A3B:** The parcel has some susceptibility to change through housing development due to its position on the undeveloped valley floor with the elevated former railway embankment present along its western boundary. This prominent feature divides the parcel from the wider rural context and filters and screens views beyond it. Development within the parcel would further enclose the open character of the parcel and the private views of local residents on the northern and eastern edge of the parcel. The adjoining settlement edge has varying boundary treatments that offer little in the way of characteristic enclosure. Since the construction of the residential development at the former cattle market domestic gardens have encroached into the pastoral field at the centre of the parcel. A watercourse bisects the parcel and hydrology within this flood meadow is a major factor. Development within the parcel is unlikely to be achieved due to its presence within a 3b flood zone. Green and Blue Infrastructure enhancement could be achieved within the parcel through flood tolerant planting and green SuDs initiatives. This would also have the benefit of softening and creating a more characteristic settlement edge than currently exists. Public access and enjoyment could be increased by extending the PRow provision within the parcel.

The parcel's proximity to the Andoversford settlement edge, the weak transition from the settlement to the parcel and the encroachment of gardens into the parcel are considered to be detractors to the parcel's sensitivity. In contrast to these detractors the parcel forms an important green space on the edge of the settlement. The railway embankment creates an important Green Infrastructure resource and visual buffer. The watercourse and flood meadow also plays an important role within the local Green and Blue Infrastructure services. Public access is provided within the site, which enhances its community role. Given these varying factors the parcel is considered to have **Medium** landscape sensitivity. Hydrology is likely to restrict any opportunity for development within the parcel.

**A5:** The parcel has susceptibility to change through housing development due to its position on a valley side in open countryside. Development would represent encroachment into the characteristically rural landscape around the Andoversford settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature within the site and filter views across the agricultural landscape. The parcel's location on elevated landform makes it more prominent in views from Andoversford and PRow in the vicinity. Given the prominent position of the parcel, its susceptibility to change and its location within the Cotswolds AONB, the parcel is considered to have **High** landscape sensitivity.

**A1A:** The parcel has a limited susceptibility to change through housing development given its location within the Andoversford settlement and its current residential land use. Redevelopment of the site for further residential built form is unlikely to significantly alter the existing context of the site. Privacy and residential amenity would be a consideration due to the neighbouring properties. Vegetation within the parcel is of a domestic context and is not considered to be of great value in a wider landscape context. Given the existing domestic context of the parcel landscape sensitivity is considered to be **Low**.

**A1B:** The parcel has susceptibility to change through housing development due to its settlement edge location. Part of the parcel has already been developed for residential development which has established a low density residential context within that part of the parcel. The north east of the parcel is undeveloped and open. Public access and views are achieved from the PRow on the north eastern boundary. Boundary vegetation and neighbouring development screen and filter views into and across the parcel. The low lying topography also reduces the visual envelope, particularly in distant views. Boundary vegetation in the north and the PRow are important landscape features. The landscape sensitivity of the parcel is considered to be **Medium**. This is due to varying factors within the parcel. The existing residential development ties the parcel into the existing settlement. The open and undeveloped north-east of the parcel has more rural qualities and provides a pleasant green open space on the edge of the settlement. It would be important for the hedges and trees on the boundaries to be retained to soften any increase in built form and these should be located in public areas rather than private gardens.

## **Biodiversity**

*These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.*

An ecological survey report was undertaken as part of the refused planning permission 14/05629/OUT on A2 and A3A. Whilst this does not cover the full extent of the combined sites and is now in need of updating, it is indicative of the types of biodiversity that may be present.

The ecological survey found no evidence of dormice or reptiles. However, several bat species were found to be foraging across and around the application site. The hedgerows surrounding the site were also found to be important wildlife corridors.

The part of A3A that has ridge and furrow was also found to contain unimproved grassland species and this land had potential to be easily restored to become a wildflower meadow.

The SHELAA site survey was undertaken in the month of January and so the observation of biodiversity will have been limited. A Preliminary Ecological Appraisal (PEA) of the sites is required. The PEA should pay particular attention to bat species and potential for roosts to be located in existing trees. Notwithstanding this, the January 2021 survey found the sites to be predominantly grazed and improved agricultural land, although several features were indented as having potential for higher biodiversity value. These include:

- several mature trees within and surrounding the sites, particularly around A2 and A5;
- mature priority habitat vegetation along the disused railway embankment along the boundary of A3B (deciduous woodland);
- hedgerows that bound the sites, some of which contain dense bramble thickets that extend into the fields and are likely to be wildlife corridors. They were also observed to be a food source and habitat for various bird species;
- the north-eastern part of A11B contains a boggy area of unimproved grassland which does not appear to be grazed;
- the land falls to the north of A5 and A2 and water runs towards an area of marsh grassland adjacent to the northern boundary of these sites. This area will be particularly sensitive to runoff; and
- a watercourse runs through A3B and is likely to be another wildlife corridor.

Potential enhancements to deliver biodiversity net gain on these sites might include:

- the restoration and conservation of unimproved grassland meadows in areas not developed, particularly within A3A and potentially A11B.
- the improvement of green and / or blue infrastructure with site A3B and part of A3A having the highest potential for such improvements.

## Trees

*These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.*

**A2:** six trees situated within, and on the edge of, the site are protected by Tree Preservation Orders (TPOs). Three protected trees are located along the central hedgerow, two along the north-western boundary of the site and one on the north-eastern site boundary. There will be root protection areas and construction exclusion zones around the aforementioned trees, which will constrain the development developable area.

There are further trees along the south-western boundary along the boundary with A5, which are not protected by a TPO.

**A3A:** There is one tree with a TPO along the western boundary.

**A3B:** The railway embankment along the south-western boundary is heavily wooded with deciduous trees.

**A5:** there are several trees along the northern part of the central hedgerow, as well as along the northern, western and north-eastern boundaries, none of which are protected by TPOs.

**A11A:** there is a tree where the access meets Gloucester Road.

**A11B:** The railway embankment along the north-eastern boundary is heavily wooded with deciduous trees.



The existing trees and hedgerows are extremely important for screening any potential development within the landscape, from the setting of neighbouring listed buildings, and from views from adjacent properties. Without this screening, the sites would be significantly more exposed and less developable.

There are, however, opportunities to improve screening through additional tree planting, particularly around the boundaries of A2 and A3 and especially where these sites are visible from Ossage Farm (Kennel House) and Manor Farm, which are both listed buildings. These trees should be planted in public areas, rather than in private gardens.

There are further opportunities to provide wider planning benefits through green infrastructure improvements on adjacent land that may not be suitable for residential development. This may include planting trees on parts of A3B.

### **Historic Environment (excluding archaeology)**

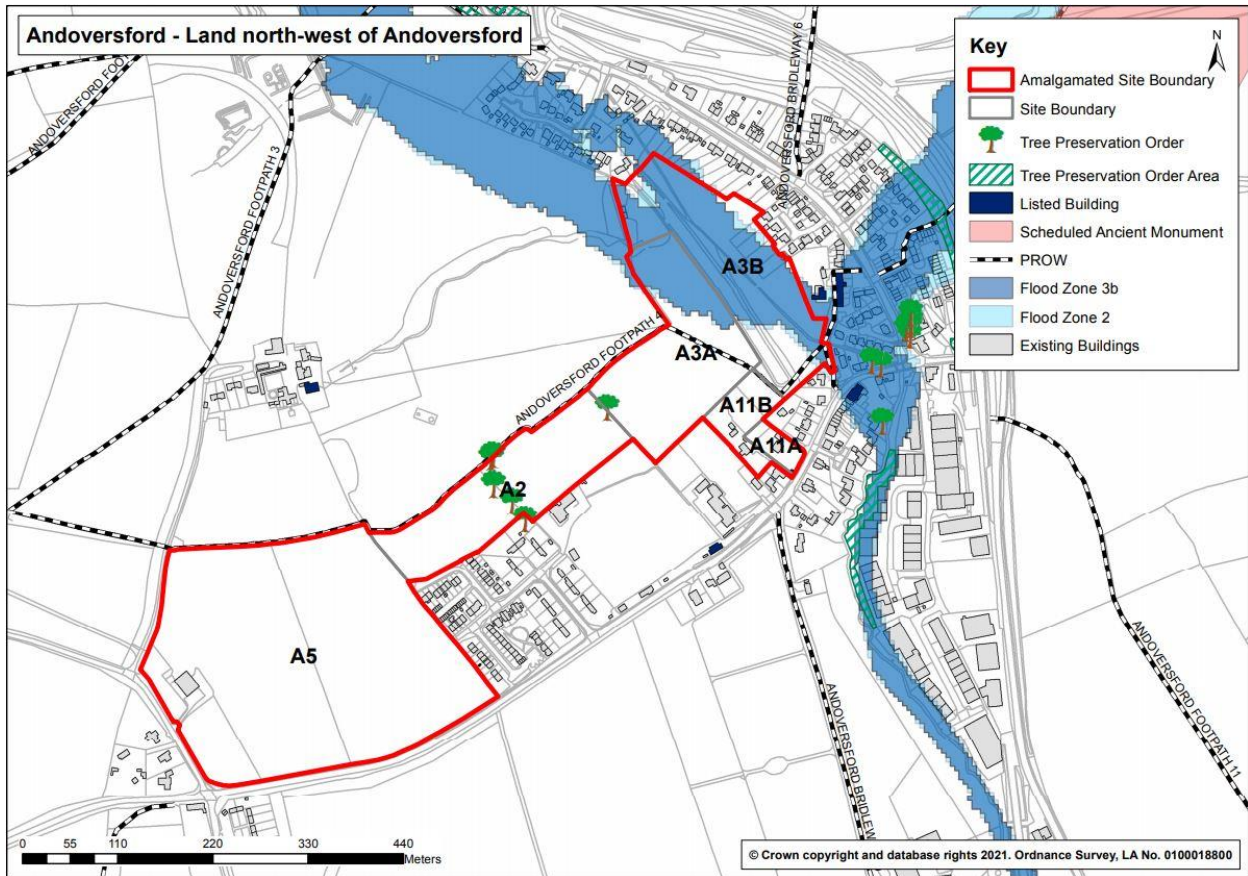
The main historic environment constraint is the proximity of the site to Ossage Farm (Kennel House) and Manor Farm, which are both listed buildings. The sites comprise part of the historic agricultural land associated with these farms and forms part of their setting.

The embankment of the former Midland and South Western Junction Railway spans the southern boundary of A3B. The track was removed in the 1960s and its formation has since returned to nature.

#### Historic environment sensitivity (not including archaeology)

Planning application 14/05629/OUT was refused on the grounds that it 'would harmfully erode the rural setting of Ossage Farm (Kennel House) and Manor Farm.' Any development proposals will need to ensure that the rural character and setting of both of the listed buildings is preserved.

A2 has since been allocated in the Local Plan for residential development. This site is smaller than the combination of A2 and A3A which was refused planning application 14/05629/OUT and its development in isolation would have less impact than the refused application site. However, the development of A2 would also change the context of A3A and its potential to accommodate some development.



### Other issues / constraints

- The majority of A3B and the northern part of A3A are in Flood Zone 3b, although these areas would not accommodate residential development.
- A5 and the western extremity of A2 are in a Source Protection Zone.
- The disused railway embankment that runs through A3B is designated for protection by the Local Plan.
- Existing dwellings on A11A and A11B.

### Summary

#### Recommendation

**A2** – This parcel is allocated for residential development within the Local Plan and is also within the Andoversford development boundary. Any development would need to be of a lower density and have transitional belts to acknowledge the site's setting. The existing trees and hedgerows should also be retained. There may also be biodiversity issues and a need to upgrade the sewage treatment facilities. Any development will need to be screened from views from the Listed Buildings to the north-west.

**A3A** – the area to the west of the PROW has more development potential than other parts of this site and might be considered as an extension to the current Local Plan site allocation. The main constraint to the development of this site is its biodiversity. If the site were to be developed, the development should include the restoration of the wildflower meadows to the north-east. It would also be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens. The setting to the valley floor to the north is particularly important to the character of the village.

**A3B** – The site is unlikely to be suitable for residential development due to hydrological constraints and impact to Green Infrastructure features. Green and Blue Infrastructure enhancement could be implemented within the site. This could include additional planting, Green SuDs features and increased public access and engagement through walks and educational resources regarding flooding and habitat.

**A5** – The site is unlikely to be suitable for residential development due to its rural location and position on an elevated hillside above the existing settlement. Characteristic boundary vegetation should be maintained to continue the legible field network pattern to the west of the settlement.

**A11A** – Any development would need to consider its impact on neighbouring residents' privacy and amenity. Street scene enhancement could be implemented to create a more legible frontage. Opportunities to increase permeability could be investigated through the creation of new footpaths that link to the wider network.

**A11B** – If development were permitted it would be important for the hedges and trees on the northern boundaries to be retained and enhanced to soften the appearance of an increase in built form within the site and to create a softer settlement edge. This boundary provision should be located within public areas rather than private gardens. Further biodiversity assessment is required on the unimproved grassland area to the east of the site. Opportunities to increase permeability could be investigated through the creation of new footpaths that link to the wider network.

#### Indicative capacity

*The following capacities have been calculated using the density multiplier assumption. A higher or lower capacity may only be possible upon consideration of further detail.*

A2 = 43 dwellings

A3A = 47 dwellings

A3B = potential for green and blue infrastructure improvement, but no residential uses.

A5 = N/A

A11A/ A11B = 17 dwellings

#### Proposed site design brief if the site was allocated in the Local Plan

*The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.*

If the sites were to be developed:

- Any development proposal must include high quality green infrastructure to screen views from the Listed Buildings to the north-west.
- Consideration should be given to conserving and restoring the unimproved grassland meadows in areas not developed, particularly within A3A and potentially A11B.
- The proposal should include the improvement of green and / or blue infrastructure with site A3B and part of A3A, which have the highest potential to accommodate such improvements.
- No ransom strips should be retained between any of the sites or between the sites and Gloucester Road.
- The former railway line should be retained and enhanced as Green Infrastructure.
- Good pedestrian and cycle permeability must be achieved that connects the sites with footpaths into Andoversford village centre and the wider footpath network.

#### **Key actions required**

- A Heritage Statement, which assesses the impact of the proposed development on the listed buildings in accordance with paragraph 189 of the NPPF.
- A Preliminary Ecological Appraisal (PEA) of the sites plus any additional more detailed surveys as highlighted within that PEA.