

M5 Junction 10 Improvements Scheme

**Draft Itinerary for the
Accompanied Site Inspection**

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Rule 16

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010



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M5 Junction 10 Improvements Scheme Development Consent Order 202[x]

9.27 DRAFT ITINERARY FOR THE ACCOMPANIED SITE INSPECTION

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1. Introduction

- 1.1.1. The purpose of this document is to set out the locations that the Applicant suggests the Examining Authority (ExA) visits during the Accompanied Site Inspection (ASI). The ExA has requested that the Applicant provide a draft itinerary for the ASI (if held) at Deadline 1 on 18 June 2024.
- 1.1.2. Item 3 in Annex F to the Rule 6 letter states that at Deadline 1:
- “The Applicant is requested to prepare a draft itinerary for the ASI to be submitted by Deadline 1. This should include:*
- *Relevant locations referred to in the Relevant Representations received;*
 - *any other locations at which the Applicant has predicted likely significant environmental effects; and*
 - *the locations suggested by Interested Parties submitted by Procedural Deadline A.”*
- 1.1.3. The ExA confirmed in their Rule 8 letter that an ASI is scheduled to take place on Friday 16 August 2024.
- 1.1.4. The Applicant submitted suggestions for the ASI at Procedural Deadline A. As set out in the Rule 8 letter, the ExA has reviewed those locations and has requested the draft ASI include the following locations:
- Land East of the M5 in the location of the proposed environmental barrier in the vicinity of the Traveller Site;
 - Land West of the M5 near Barn Farm in the location of the proposed environmental barrier;
 - Location 4 Northern end of the link road;
 - Location 6 The proposed flood storage area;
 - Location 7 River Chelt Bridge; and
 - Location 8 Southern end of the link road.

2. Proposed Accompanied Site Inspection Itinerary

- 2.1.1. The proposed itinerary is set out in Table 2-1 with proposed Points of Interest given in Table 2-2. A plan showing the proposed Points of Interest is provided in Figure 2.1. These tables include timings and a description of what can be observed at each location.
- 2.1.2. The Applicant notes that the ExA has already undertaken unaccompanied site inspections on 31 January 2024, 1 February 2024 and 2 May 2024. The suggested itinerary has taken those visits into consideration when putting together the draft ASI itinerary. Therefore, the Applicant has not included all the locations identified in RR or other locations at which the Applicant has predicted likely significant environmental effects.
- 2.1.3. The ExA at the Preliminary Meeting requested to view the environmental barriers not viewable from public land or public footpaths, highlighting examples of those adjacent to M5 motorway north of Junction 10. This was confirmed in their Rule 8 letter.
- 2.1.4. At the Preliminary Meeting, National Highways reminded all parties that no stopping is permitted on the motorway. If there are points of interest, National Highways offered, through their trained operatives, to take photographs/videos along the SRN to support the project. These would be from eye level, at safe locations on the SRN. e.g. back of verge or accessible slopes.
- 2.1.5. The following locations were mentioned in Relevant Representations (RR): Sheldon Nurseries, A4019, Withybridge Lane junction, West Cheltenham Link Road, Barn Farm, Old Gloucester Road, House in the Tree, B4634, Coombe Hill, Princess Elizabeth Way, Hayden Lane, St. James Terrace, Bamfurlong Lane, Hesters Way Road and Homecroft Drive. Sheldon Nurseries and House in the Tree have been included the ASI. The remaining locations are viewable from public land and therefore excluded.
- 2.1.6. Other locations at which the Applicant has predicted likely significant environmental effects are given in Appendix A.
- 2.1.7. In their Rule 8 letter, the ExA confirmed which of the suggested locations by the Applicant made at Procedural Deadline A are to be included in the ASI (see Chapter 1).
- 2.1.8. No Interested Parties have requested ASIs via the Planning Inspectorate website.
- 2.1.9. The Applicant will confirm transport arrangements including stop points, final timings and attendees from the Applicant team once the itinerary has been confirmed by the ExA. To enable the Applicant to finalise the itinerary for the ASI, all parties are asked to indicate which part of the ASI they would like to join.
- 2.1.10. A safety briefing will be provided by the Applicant. All attendees must follow instructions given by staff of the Applicant. All attendees are responsible for their own safety and must never act in a manner that might reduce the safety of themselves or others. The Applicant will complete a risk assessment for the site inspection following the completion of the timetable.
- 2.1.11. Part of the site visit will be undertaken on footpaths and by walking along local roads, where there may not be a footway. Therefore, these elements of the visit are subject to access being suitable for all attendees, to good visibility and to weather conditions being appropriate. Attendees should ensure that appropriate footwear and clothing are worn, including appropriate personal protective equipment (PPE) where required (for example high visibility vests/jackets). Refreshments or lunch will not be provided.
- 2.1.12. It should be noted that some access to private land would be required for the ASI itinerary set out below and access will need to be obtained from the relevant landowners.

- 2.1.13. Note that if the ASI is cancelled due to unforeseen circumstances, the Applicant shall endeavour to contact attendees beforehand, but would ask that attendees regularly check the Planning Inspectorate’s website (M5 Junction 10 Improvements Scheme - Project information (planninginspectorate.gov.uk)).

Table 2-1 – Accompanied Site Inspection itinerary

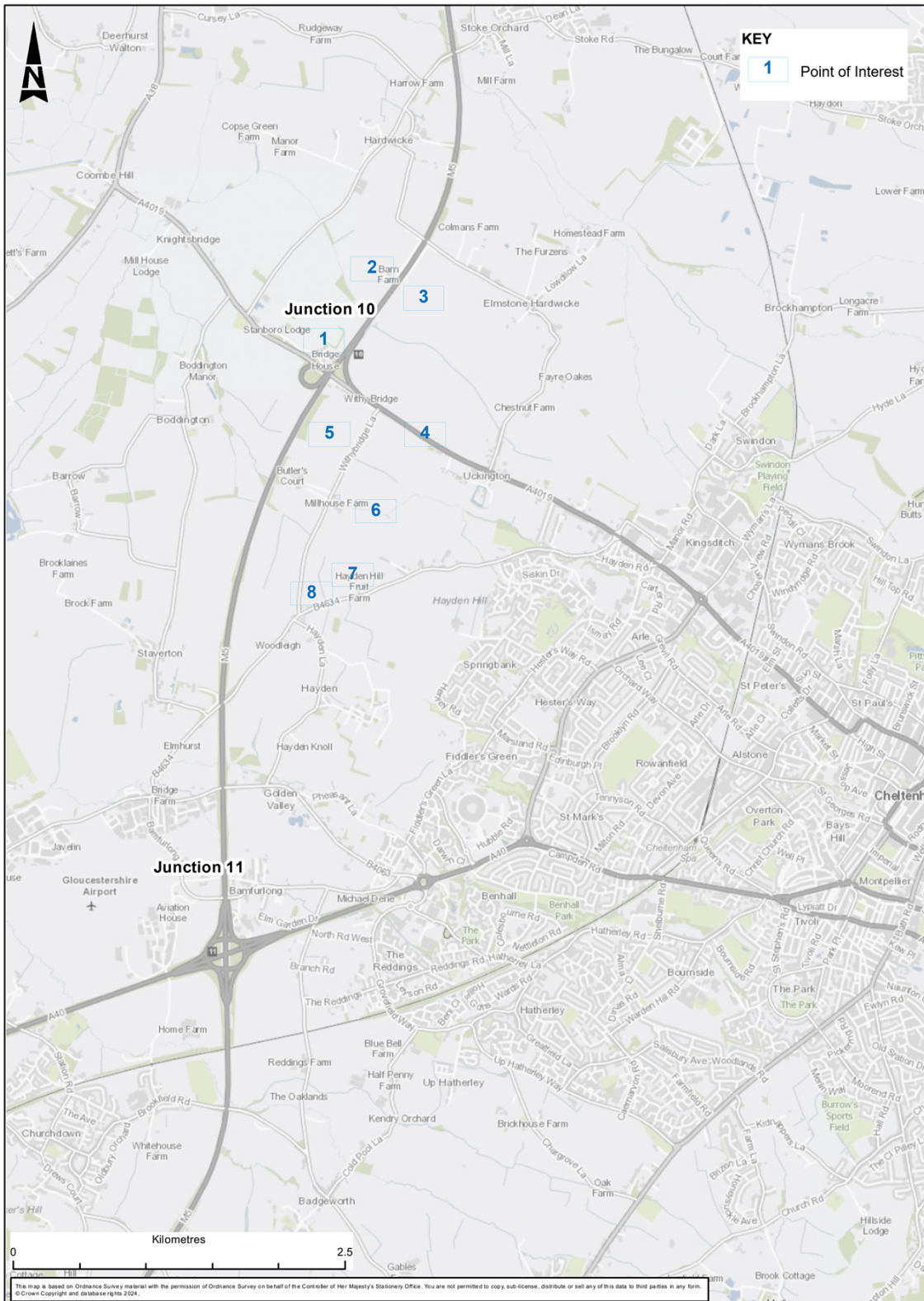
	Description	Timings
Start	Meet at Leonardo Hotel for short briefing from Applicant	08:30 – 09:00
	Depart on ASI. This will take approximately 3.5 hours and will comprise of travel to the suitable parking close to Points of Interest (PoI) given in Table 2-2, upon which the ASI party disembarks to walk to and observe the Points of Interest.	09:00
	Travel to Stop 1.	09:00 – approx. 09:15
Stop 1	Sheldon nurseries to view Pol 1	approx. 09:15 – 09:30
Stop 2	Barn Farm to view Pol 2	approx. 09:35 – 09:45
Stop 3	A4019 eastbound layby (immediately east of J10) to view Pol 3 and Pol 4	approx. 09:50 – 10:55
Stop 4	Buttler’s Court Farm or Withybridge Lane to view Pol 5 and 6	approx. 11:00 – 11:55
Stop 5	Hayden Fruit Farm to view Pol 7	approx. 12:00 - 12:25
Stop 6	House in the Tree Public House to view Pol 8	approx. 12:30 - 12:45
Finish	Return to Leonardo Hotel	approx. 13:00

Table 2-2 – Points of Interest for the ASI

Point of Interest	Location	Comments
1	Sheldon Cottages and nurseries	To view the new M5 Junction 10 (Work No 1e) as identified in RR and Appendix A. Subject to land access permission
2	Environmental Barrier adjacent to proposed Northbound Slip Road	To view the propose environmental barrier (Work No 1n) as requested by ExA. Subject land access permission.
3	Environmental Barrier adjacent to proposed Southbound Slip Road	To view the propose environmental barrier (Work No 1o) as requested by ExA. Subject land access permission.
4	Northern end of the Link Road	To view the northern end of the Link Road and new A4019 / Link Road Junction, including access to Site A (Safeguarded land) (Work No 4, 4f and 5). Subject land access permission.

Point of Interest	Location	Comments
5	Flood storage area	<p>To view the location of the proposed flood storage area (Work No 7) as identified in Appendix A.</p> <p>Subject to land access permission but viewing from Withybridge Gardens is possible.</p>
6	River Chelt Bridge	<p>To view the location of the proposed River Chelt Bridge (Work No 5 and 5d).</p> <p>Subject to land access permission.</p>
7	Southern end of Link Road	<p>To view southern end of the proposed Link Road and access Site C (West Cheltenham Development) junction (Work No 5, 5j and 6) as identified in Appendix A.</p> <p>Subject to land access permission</p>
8	House in the Tree Public House	<p>To view southern end of the proposed Link Road (Work No 5) as identified in RR and Appendix A.</p> <p>Subject to land access permission</p>

Figure 2-1 – Site Inspection Route



Appendices



Appendix A. Geophysical Locations within the Scheme area where residual significant effects have been reported in the Environmental Statement

- A.1.1. The Appendix is to provide details of the geographical locations within the Scheme area where residual significant effects (beneficial or adverse) have been reported in the Environmental Statement (ES) and those included in the ASI.
- A.1.2. Details are provided for each of the ES topics and cover the construction and operation stages of the Scheme.

Table A-1 Summary of assessment of likely residual significant adverse and beneficial effects and their geographical location within the Scheme area.

Topic	Construction stage	Operation stage	Included in ASI
Air quality	No significant effects	No significant effects	-
Noise and vibration	<p>Traffic rerouting on to local roads is anticipated to give rise to temporary changes:</p> <ul style="list-style-type: none"> Significant beneficial effects for receptors on the A4109, Walton Cardiff Road, St James' Square and Lansdown Road. Significant adverse effects for receptors on the road through Elmstone Hardwicke, the road through Boddington and Pamington Lane. 	<p>During the opening year:</p> <ul style="list-style-type: none"> Significant beneficial effects are predicted for 411 residential properties during the day and 273 residential properties during the night (including along the A4019 east of the M5 junction, Withybridge Lane, Hayden Lane, St James Terrace, Bamfurlong Lane and Princess Elizabeth Way). Significant beneficial effects are predicted during the day for twelve non-residential receptors (including the House in the Tree public house, the Cheltenham West Fire Station and bars in St James Square). Significant adverse effects are predicted for 89 residential properties during the day and 169 residential properties during the night (located on Stoke Road, Up Hatherley Way and Brooklyn Road). <p>Long-term effects:</p> <ul style="list-style-type: none"> Significant beneficial effects are predicted for 159 residential properties, and two non-residential, during the day and 200 residential properties during the night (including the A4019 east of the M5 	<p>No.</p> <p>Locations viewable from public land and viewed on unaccompanied site visits.</p> <p>The ExA may wish to carry out further unaccompanied site visits at suitable times of the day to observe current noise levels.</p>

Topic	Construction stage	Operation stage	Included in ASI
		<p>junction, Withybridge Lane, Hayden Lane, St James Terrace, Bamfurlong Lane and Princess Elizabeth Way).</p> <ul style="list-style-type: none"> Significant adverse effects are predicted for 99 residential properties during the day and 238 residential properties during the night (located on Stoke Road, A4019, Up Hatherley Way, Gloucester Road and Brooklyn Road). <p>Long term effects (with/ on the strategic development sites):</p> <ul style="list-style-type: none"> Significant beneficial effects are predicted for 99 residential properties, and one non-residential, during the day and 161 residential properties during the night (including the A4019 east of the M5 junction, Withybridge Lane, Hayden Lane, St James Terrace, Bamfurlong Lane and Princess Elizabeth Way). Significant adverse effects are predicted for 202 residential properties during the day and 436 residential properties at night (located at Boddington Road/ Church Lane, The Green/ Road to Elmstone Hardwicke, Monks Lane, Moat Lane, Telstar Way, Fiddlers Green Lane, Down Hatherley Lane, Cirencester Road, Stilchester Road and Innsworth Lane, as well as in Bishops Cleeve, and on the road network between Stoke Orchard and Ashchurch (through Fiddington and Natton). Significant adverse effects are predicted during the day for three non-residential receptors, located at the Orchard, Village 	

Topic	Construction stage	Operation stage	Included in ASI
		Hall Uckington, and the Church of St Mary Magdalene.	
Biodiversity	No significant effects	No significant effects	
Road drainage and the water environment	No significant effects	Flood risk effects: <ul style="list-style-type: none"> There will be some localised significant adverse effects to flood risk for existing farmland on the River Chelt floodplain upstream (east) of the M5. There will also be significant beneficial effects to flood risk for the River Chelt Floodplain downstream (west) of the M5 and the majority of areas upstream (east) of the M5; Leigh Brook Floodplain (upstream and downstream of the M5); Barn Farm East; Elmstone Business Park; the B4634; and the A4019 east of the M5. 	Part Flood storage area
Landscape and visual	Landscape Character: <ul style="list-style-type: none"> Site clearance and construction activity are predicted to give rise to significant adverse effects on local landscape character areas LCA C, D & E and Scheme scale (localised to the site and immediate vicinity). Visual amenity: <ul style="list-style-type: none"> Site clearance and construction activity are predicted to give rise to significant adverse effects on residents of properties at: VR3a (Sheldon Cottages); VR4 (Barn Farm Stanboro Lane); VR5 (the informal Traveller site); VR6 (Butler's Court complex); VR8 (Withybridge); VR 9 (Elm Cottage and Orchard House); VR10 (Hayden Fruit 	Landscape Character: <ul style="list-style-type: none"> Significant adverse effects arising from the presence of the Scheme upon opening will remain for local landscape character areas LCA C, D & E and Scheme scale (localised to the site and immediate vicinity). Visual amenity: <ul style="list-style-type: none"> Significant adverse effects arising from the presence of the Scheme upon opening will remain for residents of properties at VR3a (Sheldon Cottages); VR6 (Butler's Court complex); VR8 (Withybridge); VR 9 (Elm Cottage and Orchard House); VR10 (Hayden Fruit Farm); and VR18a (north Uckington along The Green). Significant beneficial effects may be experienced for residents of property at 	Part The following have been included in the ASI to consider visual amenity: <ul style="list-style-type: none"> Sheldon Cottages and nurseries Barn Farm Rule Meddow (site of informal travellers site) Hayden Fruit Farm House in the Tree Public House The remainder are considered viewable from public land.

Topic	Construction stage	Operation stage	Included in ASI
	<p>Farm); VR11 (properties at Hayden Hill and Pilgrove Farm); VR18a (north Uckington along The Green); VR18b (Holly Bank, Uckington); VR18c (east of The Green on A4019, Uckington); VR19 (Forge House and adjacent properties, Uckington); VR20 (Moat Lane); VR24 (south side of A4019 east of West Cheltenham Fire Station).</p> <ul style="list-style-type: none"> • Site clearance and construction activity are predicted to give rise to significant adverse effects on users of public rights of ways (PRoWs): VR12 Cheltenham Circular PRoW; VR16 (BWAUC1); VR26a, b & c (users of the Strategic Road Network (SRN)). • Site clearance and construction activity are predicted to give rise to significant adverse effects on users of non-residential locations: VR9 (The House in the Tree public house). 	<p>VR4 (Barn Farm, Stanboro Lane).</p> <ul style="list-style-type: none"> • Some less significant beneficial effects can be anticipated across several PRoWs and some properties. 	
Geology and soils	<p>Agricultural Land Classification:</p> <ul style="list-style-type: none"> • Significant adverse effects for the permanent loss of 31.56 ha subgrade 3a best and most versatile agricultural land, including 4.61 ha of land adjacent to the west of the M5, 19.52 ha of land adjacent to the east of the M5 and 7.43 ha of land adjacent to the north of the A4019. • Significant adverse effects for the permanent loss of 22.56 ha subgrade 3b agricultural land, including 3.71 ha of land adjacent to the west of the M5 and 	No significant effects	No

Topic	Construction stage	Operation stage	Included in ASI
	<p>18.85 ha of land adjacent to the east of the M5.</p> <ul style="list-style-type: none"> Significant adverse effects for a further 1.13 ha of land will be downgraded from subgrade 3b to subgrade 4 as a result of reprofiling work in order to provide a flood compensation area south west of the M5. 		
Cultural heritage	No significant effects	No significant effects	
Materials and waste	No significant effects	No significant effects	
Population and human health- Population	<p>Demolition of properties:</p> <ul style="list-style-type: none"> Significant adverse effects have been identified for residents of the following properties which are due to be demolished: <ol style="list-style-type: none"> Three properties in the vicinity of Sheldon Nurseries on Stanboro Lane. All 14 properties at Withybridge Gardens together with their outbuildings and garages. Two properties at Withy Bridge together with their outbuildings and garages. Three properties at Uckington. Ten properties (five semi-detached buildings) to the east of West Cheltenham Fire Station. Significant adverse effects have been 	<p>Change to key characteristics:</p> <ul style="list-style-type: none"> Significant adverse effects have been identified for residents of retained properties at Uckington. <p>Access:</p> <p>Significant beneficial effects have been identified for:</p> <ul style="list-style-type: none"> Significant beneficial effects, arising from improved access to a range of transport modes as part of the Scheme have been identified for homes at Uckington; homes adjacent to M5 Junction 10, including Stanboro Lane and fronting the A4019; Sheldon Cottages; the informal Traveller site; Voyage Care, Orchard Leigh; homes at Boddington; >150 homes in north-west Cheltenham; homes between Uckington and the Gallagher Retail Park, fronting or accessed from the A4019 and properties west of Elstone Hardwicke. Significant beneficial effects, arising from 	

Topic	Construction stage	Operation stage	Included in ASI
	<p>identified from the demolition of businesses (Gloucester Detailing and Sheldon Nurseries)</p> <p>Change to key characteristics:</p> <ul style="list-style-type: none"> • Significant adverse effects have been identified for residents of Uckington community, the informal Traveller site and residents of Sheldon Cottages. • Significant adverse effects have been identified for the Junction 10 breakfast van - arising from the loss of the established business location (lay-by). <p>Effects on access:</p> <ul style="list-style-type: none"> • Significant adverse effects have been identified for incoming residents of two planned developments (consented by application no. 20/00759/FUL at Swindon Village and seeking consent under application no. 23/00354/OUT), West Cheltenham Fire Station, Gallagher Retail Park and Kingsditch Trading Estate <p>Diversions/ route closures:</p> <ul style="list-style-type: none"> • Significant adverse effects have been identified for users of Uckington footpath 8 (AUC8), Boddington footpath 14 (ABO14), Boddington footpath 16 (ABO16), Uckington footpath 11 (AUC11), Boddington footpath 24 (ABO24), Cheltenham Circular Route (including AUC8, AUC14 and ABO25) 	<p>improved access to a range of transport modes as part of the Scheme have been identified for incoming residents and business occupiers planned for delivery including:</p> <ol style="list-style-type: none"> 1. Policy A4 – the North West Cheltenham Development Area (4285 homes), associated with application 16/02000/OUT (4115 homes) application 20/00759/FUL (266 homes) and application 23/00354/OUT. 2. Policy A7 – West Cheltenham Development Area (1100 homes) associated with application 22/01817/OUT and 22/01107/OUT. 3. Policy HD8 Old Gloucester Road (175 homes) associated with application 21/00872/REM. 4. Policy H2 Lansdown Industrial Estate, associated with application 20/02832/OUT. 5. Policy SD5 – safeguarded land to the north-west of Cheltenham, north east of M5 Junction 10 (assumed for the ES to be at least 2000 homes). 6. Policy A4 – North West Cheltenham Development Area (23 ha. employment allocation). 7. Policy A7 – West Cheltenham Development Area (45 ha. employment allocation). <ul style="list-style-type: none"> • Significant beneficial effects, arising from 	

Topic	Construction stage	Operation stage	Included in ASI
	<p>that will require diversions.</p> <ul style="list-style-type: none"> Significant adverse effects have been identified for users of Uckington Bridleway 1 (AUC1) that will be closed for the duration of construction works. <p>Agricultural land holdings:</p> <ul style="list-style-type: none"> Agricultural land holdings C F, H and I (north of the B4634, between The House in the Tree and Pilgrove Farm to the A4019), - arising from severance by the Link Road. Agricultural land holding B (south-west of the M5)- due to the flood storage area and loss of Farm Woodland Scheme land. 	<p>improved access to a range of transport modes as part of the Scheme have been identified for Cheltenham Civil Service Tennis and Football Clubs, as well as West Cheltenham Fire Station.</p> <ul style="list-style-type: none"> Significant beneficial effects, arising from improved access to a range of transport modes as part of the Scheme have been identified for businesses including Bailey’s Nurseries and Arle Nursery; Aldi and neighbouring business premises at the A4019, B4634 junction; Gloucester Old Spot and The House in the Tree (public houses); Stanboro Cottage Fish Farm; Elmstone Business Park; Blaisdon Way Commercial Premises; Comfy Campers; Cheltenham Auto Services; Distinctive Ironwork; Premier Inn Cheltenham north-west and associated restaurants; Cheltenham Fencing; Applegreen filling station and associated businesses; Holmedale Guest House; Gateway Retail Park, Gallagher Retail Park and Kingsditch Trading Estate. 	
<p>Population and human health- Human health</p>	<p>Access:</p> <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for residents of properties at Uckington, Moat Lane, Cooks Lane, Homecroft Drive, Appleyard Close, Significant adverse effects arising from health and wellbeing outcomes have been identified for West Cheltenham Fire Station; Employees and students at 	<p>Landscape amenity:</p> <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for residents of properties at Uckington, Moat Lane, Cooks Lane, Withybridge Gardens, Withybridge Lane. Stanboro Lane and properties adjacent to the B4634. <p>Access:</p> <ul style="list-style-type: none"> Significant beneficial effects arising from 	

Topic	Construction stage	Operation stage	Included in ASI
	<p>Greensteps National Star; Employees at Gallagher Retail Park and Kingsditch Trading Estate; Employers and employees of businesses adjacent to the A4019.</p> <p>Demolition:</p> <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for residents of properties at Homecroft Drive, Appleyard Close, Withybridge Gardens, Withybridge Lane and Stanboro Lane arising from the demolition of properties. <p>Noise:</p> <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for users of Cheltenham Civil Service Tennis and Football Clubs, arising from increases in noise associated with construction activities. <p>Landscape amenity:</p> <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for residents of properties at Uckington, Moat Lane, Cooks Lane, Withybridge Gardens, Withybridge Lane, Stanboro Lane and adjacent to the B4634. Significant adverse effects arising from health and wellbeing outcomes have been identified for employers and employees of businesses adjacent to the A4019. 	<p>health and well being outcomes have been identified for residents in north west Cheltenham, Springbank, Uckington, Moat Lane, Cooks Lane, Homecroft Drive, Appleyard Close, Withybridge Gardens, Withybridge Lane, Stanboro Lane, Swindon Village and properties adjacent to the B4634, arising from access improvements for a range of modes and to community facilities.</p> <ul style="list-style-type: none"> Significant beneficial effects arising from health and well being outcomes have been identified for employees and students at Greensteps National Star; employees at Gallagher Retail Park and Kingsditch Trading Estate; and employees and employers of businesses adjacent to the A4019, arising from access improvements. Significant beneficial effects arising from health and well being outcomes have been identified for users of the PRow and WCH networks; and users of Cheltenham Civil Service Tennis and Football Clubs and West Cheltenham Fire Station arising from access improvements for a range of modes. 	

Topic	Construction stage	Operation stage	Included in ASI
	PRow: <ul style="list-style-type: none"> Significant adverse effects arising from health and wellbeing outcomes have been identified for users of the PRow and walkers, cyclists and horse riders (WCH) networks, arising from changes in access arrangements, changes in landscape amenity, separation from open space and recreational routes and changes to safety due to construction works. 		
Climate	No significant effects	No significant effects	-
Cumulative effects - Intra-Scheme	Significant adverse effect on established characteristics, principally from changes in noise and landscape amenity on the existing residents of Uckington arising from temporary changes in the distribution of through traffic while the M5 J10 slip road closures and signed diversion routes are in place. Significant adverse effect on established characteristics of residences/ residential areas along routes affected by temporary changes in the distribution of through traffic while the M5 J10 slip road closures and signed diversion routes are in place.	Significant beneficial effect on receptors (biodiversity, agricultural land and WCH) in the area to the south of the M5 Junction 10.	No. Locations viewable from public land and viewed on unaccompanied site visits.
Cumulative effects - Inter-project (reasonably foreseeable future projects (RFFP))	Significant adverse effect of urbanising and transformational change on the existing residents of Uckington arising from interactions with RFFPs A and B. Significant adverse effect of urbanising and transformational change on the existing residents of Uckington and north of the A4019 arising from interactions with RFFP C.	Significant adverse effect of urbanising and transformational change on the existing residents of Uckington arising from interactions with RFFPs A and B. Significant adverse effect of urbanising and transformational change on the existing residents of Uckington and north of the A4019 arising from interactions with RFFP C.	No

Topic	Construction stage	Operation stage	Included in ASI
<p>references-see below)</p>	<p>Significant adverse effect of introducing urbanising development within the agricultural landscape on the existing residents of the B4634 and Withybridge Lane arising from interactions with RFFP D.</p> <p>Significant adverse effect of changes to the configuration, availability, amenity and wider connectivity of WCH network on WCH users of the recreational network close to M5 arising from interactions with RFFP C.</p> <p>Significant adverse effect of the availability of habitat to support protected species, arising from interaction with RFFPs A, B and D.</p> <p>Significant adverse effect of the availability and continuity of habitat to support protected species, arising from interaction with RFFP C.</p>	<p>Significant adverse effect of introducing urbanising development within the agricultural landscape on the existing residents of the B4634 and Withybridge Lane arising from interactions with RFFP D.</p> <p>Significant adverse effect of changes to the configuration, availability, amenity, and wider connectivity of the WCH network on WCH users of the recreational network close to M5 arising from interactions with RFFP C.</p>	
<p>NOTE: Inter-project cumulative effects - For brevity, the RFFPs which have been assessed as giving rise to inter-project cumulative effects when considered with the Scheme have been referenced as follows for this table:</p> <p>A - 16/02000/OUT (Elms Park) – relating to land allocated under Policy A4 – North West Cheltenham Development Area.</p> <p>B - 20/00759/FUL (Swindon Farm) – relating to part of the land allocated under Policy A4 – North West Cheltenham Development Area.</p> <p>C - Safeguarded land to the north-west of Cheltenham (Policy SD5).</p> <p>D - 22/01817/OUT and 22/01107/OUT – relating to part of the land allocated under Policy A7 – West Cheltenham Development Area.</p>			

AtkinsRéalis

5th Floor, Block 5
Shire Hall
Bearland
Gloucester
GL1 2TH

Tel: +44 (0) 8000 514 514