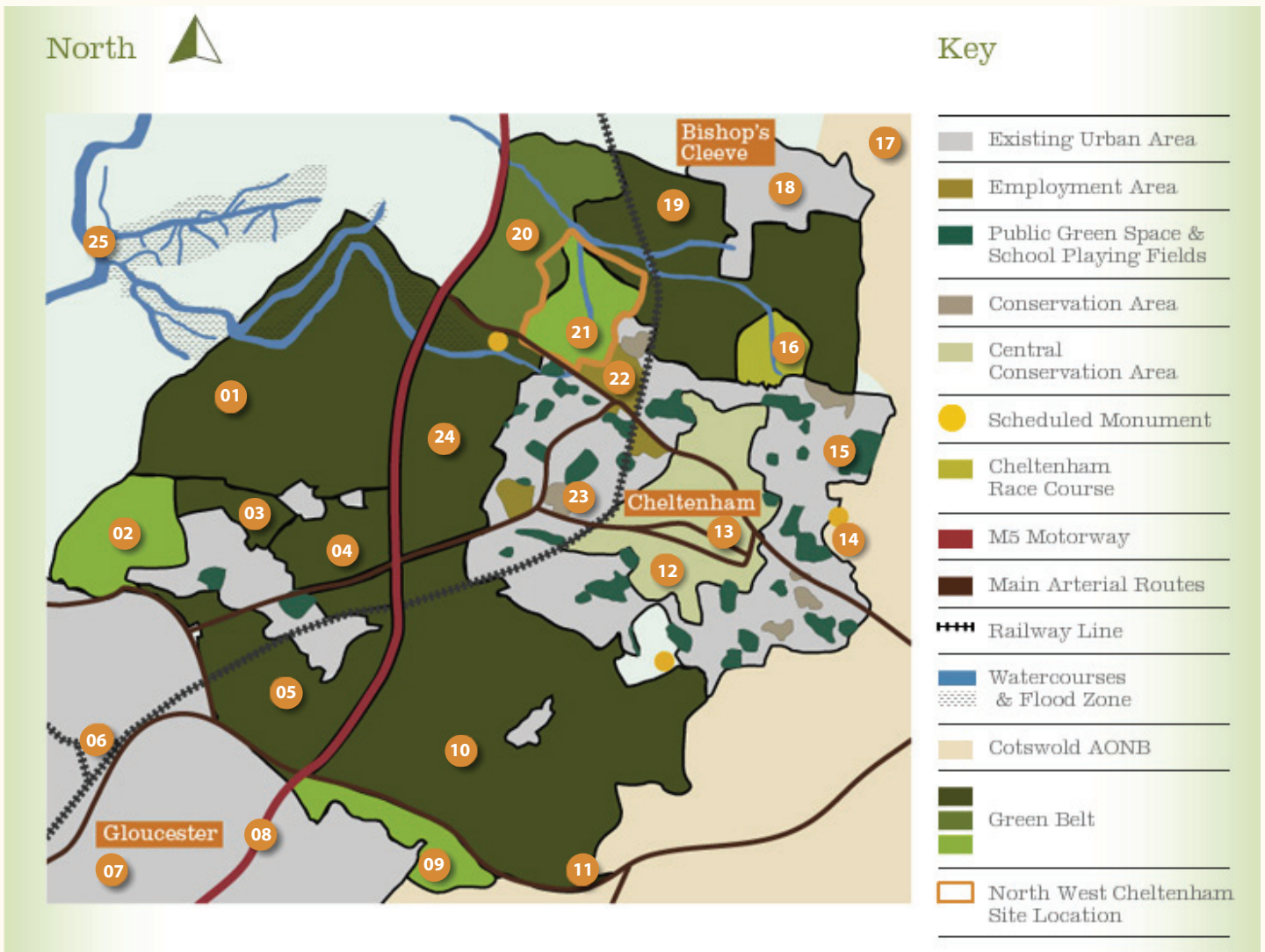


## Constraints to Growth

The map below identifies a number of these constraints and further information on each constraint.



## 01. Green Belt

Land to the west of the M5 and north of the B4063. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 02. Green Belt

Land to the west of Innsworth, north of Longford and around Twigworth. This land has been assessed as part of the Local Authorities' Green Belt Review as having a limited contribution to Green Belt purposes.

## 03. Green Belt

Land to the north of Innsworth. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 04. Green Belt

Land to the west of the M5, north of the A40 and north and north east of Churchdown. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 05. Green Belt

Land between Gloucester and around Churchdown to the west of the M5 south of the A40. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 06. Railway Line

Rail services provide sustainable inter-regional movement of residents and employees. The location of Cheltenham Railway Station north west of the town centre restricts its accessibility.

## 07. Gloucester

Existing Gloucester urban area, with some capacity for brownfield in-fill development. There is no capacity for new strategic development.

## 08. M5 Motorway

Important inter-regional route for linking Cheltenham with Gloucester, Tewkesbury and the wider economic area and can only be accessed via the two existing junctions.

## 09. Green Belt

Land to the north, west and east of Brockworth. This land has been assessed as part of the Local Authorities' Green Belt Review as having a limited contribution to Green Belt purposes.

## 10. Green Belt

Land between Cheltenham and Gloucester to the east of the M5, south of the A40. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 11. Main Arterial Routes

The routes provide intra-regional transport linkages, including key public transport services, linking employment and housing areas.

## 12. Central Conservatoin Area

The Cheltenham Central Conservation Area includes the whole of the town centre, most of the Victorian, Edwardian and some of the later 20th century suburbs. Limited potential for new development.

## 13. Cheltenham

Existing Cheltenham urban area, with some capacity for brownfield in-fill development. There is no capacity for new strategic development.

## 14. Scheduled Monuments

Scheduled Monuments are historic and archaeological sites protected from damage or demolition. New development restricted in these areas.

## 15. Scheduled Monuments

Undeveloped land currently used by residents for leisure and recreation. Local planning policy restricts new development within these areas

## 16. Cheltenham Race Course

Cheltenham Race Course is internationally renowned and an important tourist attraction for the town's economy. This land is not available for new development.

## 17. Cotswolds AONB

The Cotswolds Area of Outstanding Natural Beauty (AONB) was designated in 1966 with the aim of conserving and enhancing the area's natural beauty. It is the largest AONB in the country and managed by the Cotswolds Conservation Board through the AONB Management Plan. There is limited potential for new development in this area.

## 18. Bishop's Cleeve

Existing Bishop's Cleeve urban area, with limited capacity for brownfield in-fill development. There is no capacity for new strategic development.

## 19. Green Belt

Land between Bishop's Cleeve and Cheltenham. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 20. Green Belt

Land to the north-west of Cheltenham. This land has been assessed as part of the Local Authorities' Green Belt Review as making a contribution to Green Belt purposes.

## 21. Green Belt

Land to the west of Kingsditch and Swindon. This land has been assessed as part of the Local Authorities' Green Belt Review as having a limited contribution to Green Belt purposes.

## 22. Employment Area

Existing employment area. There is limited capacity for new employment land within these existing areas.

## 23. Conservation Area

Designated by the Local Authority for their special architectural or historical interest. Existing buildings and trees are protected and there is limited potential for new development.

## 24. Green Belt

Land between Cheltenham and Gloucester to the east of the M5, north of the A40. This land has been assessed as part of the Local Authorities' Green Belt Review as making a significant contribution to Green Belt purposes.

## 25. Watercourses & Flood Zone

National planning policy restricts inappropriate development in areas that are at risk from flooding. It is also important that new development does not increase the risk of flooding elsewhere.