

Appendix C: Rejected Sites List

Site Ref	Site Name/Address	Reason for Rejection
TB001	Cursey Lane Caravan Site, Elmstone Hardwicke	This is an existing authorised public Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site has no potential for intensification or known expansion possibilities.
TB002	Showborough Caravan Site, Twyning	This is an existing authorised public Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site has no potential for intensification or known expansion possibilities.
TB003	Willows Caravan Site, Sandhurst Lane	This is an existing authorised public Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site has no potential for intensification or known expansion possibilities.
TB004a	Vienna Caravan Park, Over	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for additional pitches.
TB004b	Westward, Over	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for additional pitches.
TB005	Field View Caravan Park, The Leigh	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is permitted for 32 caravans (16 pitches) and is not recommended for additional provision as this would exceed the national best practice recommendation of 15 pitches.
TB006	Cherry Orchard, Minsterworth	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for additional pitches.
TB007	The Lodge, Hygrove Lane, Minsterworth	The site is an existing temporary site subject a current appeal. Development of the site has clearly removed the rural character of the site by changing a field into development, eroded the rural qualities of the local area and has led to a perception of poorly located development, all of which lead to harm to the character of the countryside. The site has been rejected on landscape grounds, but from a pragmatic perspective could be revisited if the Council identifies insufficient sites.
TB008	Mushroom Farm, Minsterworth	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site appears to have no additional capacity beyond the permitted 13 pitches and is therefore not considered suitable for additional pitches.

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TB009	Hygrove Place, Hygrove Lane, Minsterworth	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is suitable and appears to be capable of providing additional pitches within the existing site boundary. Availability for intensification has not been confirmed therefore the site should be kept under review by the Council.
TB010	Land Adjacent Willows, Sandhurst Lane	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is suitable and appears to be capable of providing additional pitches within the existing site boundary. Availability for intensification has not been confirmed therefore the site should be kept under review by the Council.
TB012	Hillview, Staverton	This is an existing private authorised Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in the Green Belt, but is considered suitable and appears to be capable of providing additional pitches within the existing site boundary. Availability for intensification has not been confirmed therefore the site should be kept under review by the Council.
TB013	Kimberley House, Twyning	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site appears to have no additional capacity beyond the permitted 4 pitches and is therefore not considered suitable for additional pitches.
TB014	Rosebank, Twyning	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is not currently in use and appears to have no additional capacity beyond the permitted 1 pitch and is therefore not considered suitable for additional pitches.
TB015	Hygrove Place, Hygrove Lane, Minsterworth Extension	This is a potential extension to an existing authorised private site. The site is not located in the Green Belt and is considered potentially suitable, subject to residential amenity issues being appropriately addressed. However the site was rejected in Part 2 due to its unknown availability. It is recommended that the Council keep this site under review.
TB016	North and South Stables, Minsterworth	The site is currently laid out with gravel and boundary fences, but forms part of an area of land lying on the north side of the A48 where development is limited to three or four detached properties separated by small fields. Minsterworth has a largely dispersed settlement form and character and infilling of intervening small areas of land will erode its character. Development of this site would be at odds with this defining characteristic of this part of the settlement and as such the site is not considered to be a suitable location for G&T development. Whilst the site does benefit in summer from containment by the hedgerow on the southern boundary in views from the A48 and adjoining lane, there are likely to be winter views through into the site. It is also apparent from the footpath which runs beyond the field boundary to the west (and will be more so in winter months). As is

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		evident from the existing development that is on the adjoining site, development would be out of character and would lead to a loss of the rural character of this small scale landscape which is vulnerable to erosion from piecemeal development and changes of use. As such the site is not considered to be a suitable location for G&T development.
TB017	Brookside Stables, Badgeworth	The site lies within Green Belt which was identified (segment SE5) as making a 'Significant contribution' to four Green Belt purposes in the 2011 Green Belt study. The existing temporary development constitutes inappropriate development in the Green Belt within an area where the Green Belt provides important separation between the south west side of Cheltenham and Brockworth and has protected the rural character of the area from encroachment.
TB018	Taylors Yard, Over	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for additional pitches.
TB019	New Bungalow, Over	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site is located in an area of flood risk (Zone 3a and b) and was therefore rejected in Part 1 as unsuitable for additional pitches.
TB020	Treetops, Twyning	This is an existing tolerated private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site appears to have no additional capacity beyond the 1 pitch it provides and is therefore not considered suitable for additional pitches.
TB021	The Barn Uckington	The site is an existing unauthorised private site, located adjacent to the M5. Whilst Gypsy and Traveller development constitutes inappropriate development in the Green Belt, development within this well contained site is unlikely to contribute to the perception of sprawl due to its well contained nature although development would reduce physical openness. However the site is considered unsuitable due to its unsatisfactory access arrangements (subject to County Highway comments) and has therefore been rejected.
TB022	Hillview Staverton Extension	This site would represent an extension to an existing authorised private Gypsy and Traveller site. The site is located in the Green Belt, but is considered potentially suitable. Availability for development has not been confirmed therefore the site should be kept under review by the Council.
TB027	Land at Green Lane, Bentham	The site lies within Green Belt which was identified (segment SE2) as making a 'Significant contribution' to four Green Belt purposes in the 2011 Green Belt study. It is noted as being of 'critical importance to maintaining openness and distant views to land between Cheltenham and Gloucester, and as a backdrop to Cheltenham'. Development would be an encroachment into this area and on this basis the site is considered to be an unsuitable location for development.

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TB030	Land off B4063, Old Cheltenham Road	If the removal of land from Green Belt and the development allocation is confirmed in the adopted Joint Core Strategy the site's context can be expected to change substantially from rural/urban fringe to a developed area and the visual association with the wider countryside is likely to be altered significantly. As such the site could be a suitable location although its specific location within a wider development may be inappropriate. There is an opportunity to incorporate on-site provision within strategic sites through an appropriate masterplan for the area. If the changes proposed in the Joint Core Strategy are not adopted the site would be a poor location for Gypsy and Traveller development, creating a local encroachment into the narrow area of countryside that separates the edge of Gloucester from Churchdown.
TB031	Land adjacent to Fire Station, Old Cheltenham Road	If the removal of land from Green Belt and the development allocation is confirmed in the adopted Joint Core Strategy the site's context can be expected to change substantially from rural/urban fringe to a developed area and the visual association with the wider countryside is likely to be altered significantly. As such the site could be a suitable location although its specific location within a wider development may be inappropriate. There is an opportunity to incorporate on site provision within strategic sites through an appropriate masterplan for the area. If the changes proposed in the Joint Core Strategy are not adopted the site would be a poor location for Gypsy and Traveller development, creating a local encroachment into the narrow area of countryside that separates the edge of Gloucester from Churchdown.
TB032	Land off Kayte Lane, Southam	The site lies within the area of Green Belt that separates Bishops Cleeve and the north eastern side of Cheltenham at Prestbury, the openness of which is particularly vulnerable to erosion from piecemeal development. The Green Belt Assessment shows the site falling within segment NE19 which is considered to provide a Significant contribution to four Green Belt purposes. Development would be an encroachment into countryside (contributing to the perception of 'sprawl') and, whilst not leading to merger of the two built up areas would erode the undeveloped land that remains between the two settlements, a substantial part of which is already occupied by Cheltenham Racecourse, and the sense of openness that it provides. The site is therefore rejected.
TB033	Land adjacent to Gretton View, Alderton	This site is in a sensitive location and is considered to be an unsuitable for development, which would be particularly prominent in this locally elevated and exposed position. The type of development would also be uncharacteristic of the village and would adversely affect its setting, particularly when viewed from the eastern approach and sections of the B4077 to the south. It would also adversely affect the setting of the AONB and has therefore been rejected.
TB034	Middle Farm, Cold Pool Lane, Hatherley	The site lies within Green Belt which was identified (segment SE5) as making a 'Significant contribution' to four Green Belt purposes in the 2011 Green Belt study. Development would be

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		inappropriate in the Green Belt within an area where the Green Belt provides important separation between the south west side of Cheltenham and Brockworth and protection of the rural character of the area from encroachment. Development would be a clear encroachment into countryside, beyond the well-defined edge created by Grovefield Way, and reduce openness. The site is therefore rejected.
TB036	Cheltenham Road, Teddington Hands	The site has a strong rural character, forms part of the broad vale landscape, and is visually unrelated to other settlements. Any development in this location will therefore represent a clear incursion into open countryside, eroding existing character. Whilst the narrower southern boundary is the most visually discreet part benefiting from the adjoining boundary vegetation, and reasonably concealed from the adjoining AONB and the overlooking higher ground of Oxenton Hill, access would need to be from the north eastern corner of the site and this would entail a route along the edge of the field extending the influence of development. This part is also close to the sewage works. There is likely to be difficulty with containing the influence of any associated activities (such as horse grazing) within the remaining part of the field. Overall the site is considered to be an unsuitable location for development due to its broadly open rural nature, which is an intrinsic part of the character of this area, and its immediate relationship to the AONB, where development would adversely affect its setting.
TB037	Field at Cursey Lane, Elmstone Hardwick	The agent confirmed that the site is no longer available, therefore the site was rejected in Part 1.
TB038	Downfield Lane, Twyning	The site is subject to a current planning application. It is considered that development within this site would create a somewhat isolated development in open countryside which would be readily apparent from the rural lane and from the adjoining footpath. It would not be sympathetic to the character of the area and the site is therefore not considered to be a suitable location for development. The site has been rejected on landscape grounds.
TB039	Land Parcel 7710, Hygrove Lane, Minsterworth	The site is currently subject to a planning appeal for 5 pitches. The site is open to views from Hygrove Lane and occupies land that is locally elevated relative to the lane on the south eastern side making it locally prominent. It is seen in association with the development at site TB008 to the west and, to a slightly lesser degree, development in site TB007 and the structures in the field to the north east. The field is also exposed to views from the footpath crossing the field south of Hygrove Lane. As such it forms an important and visually recognisable local gap in a locally prominent position between adjacent developments along the lane. To allow development would create an almost continuous ribbon of development between Hygrove House and the A48 giving rise to a significant cumulative effect on landscape character, the approach to the listed Hygrove

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		House and visual amenity and environment of local rights of way. The site has therefore been Rejected in Part 2, but should be kept under review due to the pending appeal decision.
TB040	Land at Starcroft Lane, Minsterworth	The site forms part of an area of land lying on the north side of the A48 where development is limited to three or four detached properties separated by small fields. Minsterworth has a largely dispersed settlement form and character and infilling of intervening small areas of land will erode its character. Development of this site would be at odds with this defining characteristic of this part of the settlement. Whilst the site does benefit from some containment by hedgerows it is apparent from the adjoining footpath (and will be more so in winter months) and also from the entrance off the adjoining lane. As is evident from the existing development that is on the site, development is out of character and would lead to a loss of the rural character of this small scale landscape which is vulnerable to erosion from piecemeal development and changes of use. As such the site is not considered to be a suitable location for permanent Gypsy and Traveller development.
TB041	Bus Bungalow, Sandhurst Lane	The site was subject of a previous planning application (refused). The site is considered suitable for new provision but genuine availability has not been confirmed. As previously developed land the site is suitable for development, although the usual form and nature of Gypsy and Traveller development is likely to be particularly uncharacteristic in this quite exposed location within the AONB and is unlikely to 'conserve and enhance' the natural beauty of the designated area (although removal/reduction in extent of the existing buildings is likely to be beneficial) and may offset some of the harm that would arise. Extensive mitigation would be required. The Council should keep this site under review.
TB042	The Riders, Minsterworth	Availability of the site has not been confirmed for Gypsy and Traveller use. The site is potentially suitable subject to County Highways views on the existing access suitability.
TB044	Fir Tree, Over	The site was subject of a previous planning application (refused). The site is considered suitable for new provision but both capacity and availability have not been confirmed. If availability is confirmed and capacity exists development could be accommodated without landscape or visual harm.
TB045	Slip Road, Teddington Hands	The site is in use for commercial purposes and was therefore rejected in Part 2 on availability grounds.
TB046	Newton Farm, Natton	The site was subject of a previous planning application (refused). Overall, the northern part of the site is a suitable location for Gypsy and Traveller development, if existing uses permit. The central part of the site is also suitable in subject to appropriate landscape mitigation of views into the site from the lane to the west and south west. If availability can be confirmed the site could potentially accommodate development. The Council should keep the site under review.

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TB047	Shurdington Sand Pit, Green Way Lane	The site lies within Green Belt which was identified (segment SE6) as making a 'Significant contribution' to four Green Belt purposes, and a 'Contribution' to the fifth purpose in the 2011 Green Belt study ³ . Development would constitute inappropriate development in the Green Belt within an area where the Green Belt provides important separation between the south west side of Cheltenham and Brockworth, forming a 'key part of the land separating Cheltenham and Gloucester'; the width of the Green Belt in this area will reduce with the removal of land on the north side of Brockworth for a proposed Strategic Development Allocation. Development would be a clear encroachment of development into countryside and contribute to the perception of 'sprawl'.
TB048	Site at Ripple	The site has been rejected as it is located within the boundary of a former landfill site. Designing Gypsy and Traveller Sites Good Practice Guide 2008 states that sites adjacent to a rubbish tip, on landfill sites, close to electricity pylons or any heavy industry are unlikely to be suitable. The site was subject to a recent planning application refusal that required a contaminated land investigation study. The Council should keep the site under review, if it is establish that this part of the site is not subject to contamination that would prevent its occupation for Gypsy and Traveller use.
TB050	Land North of Sandhurst Lane, Sandhurst	The site lies on the northern edge of Sandhurst in a locally exposed and slightly elevated location within the Sandhurst and Norton Hills Landscape Character Area. Any development in this location would be out of character, locally prominent, and also likely to be very conspicuous in views from the expansive open countryside beyond as well as more immediate views. The site is therefore considered to be a wholly unsuitable location for development on landscape grounds.
TB051	Land at Willowdene, Gloucester Road, Staverton	The site lies within Green Belt which was identified (segment NW11) as making a 'Significant contribution' to the third Green Belt purpose, 'Moderate contribution' to the first purpose, and limited contribution to the second and fourth purposes in the 2011 Green Belt study. The land provides a significant contribution to safeguarding the countryside from encroachment, noting 'there are no strong internal boundaries to prevent encroachment. Some urbanising influences but no significant encroachment'. The site is therefore considered to be an inappropriate location for development.
TB052	Coach House, Minsterworth	This is an existing authorised private Gypsy and Traveller site which needs to be safeguarded in the Local Plan for continued use. The site appears to have no additional capacity beyond the permitted 2 pitches and is therefore not considered suitable for additional pitches.