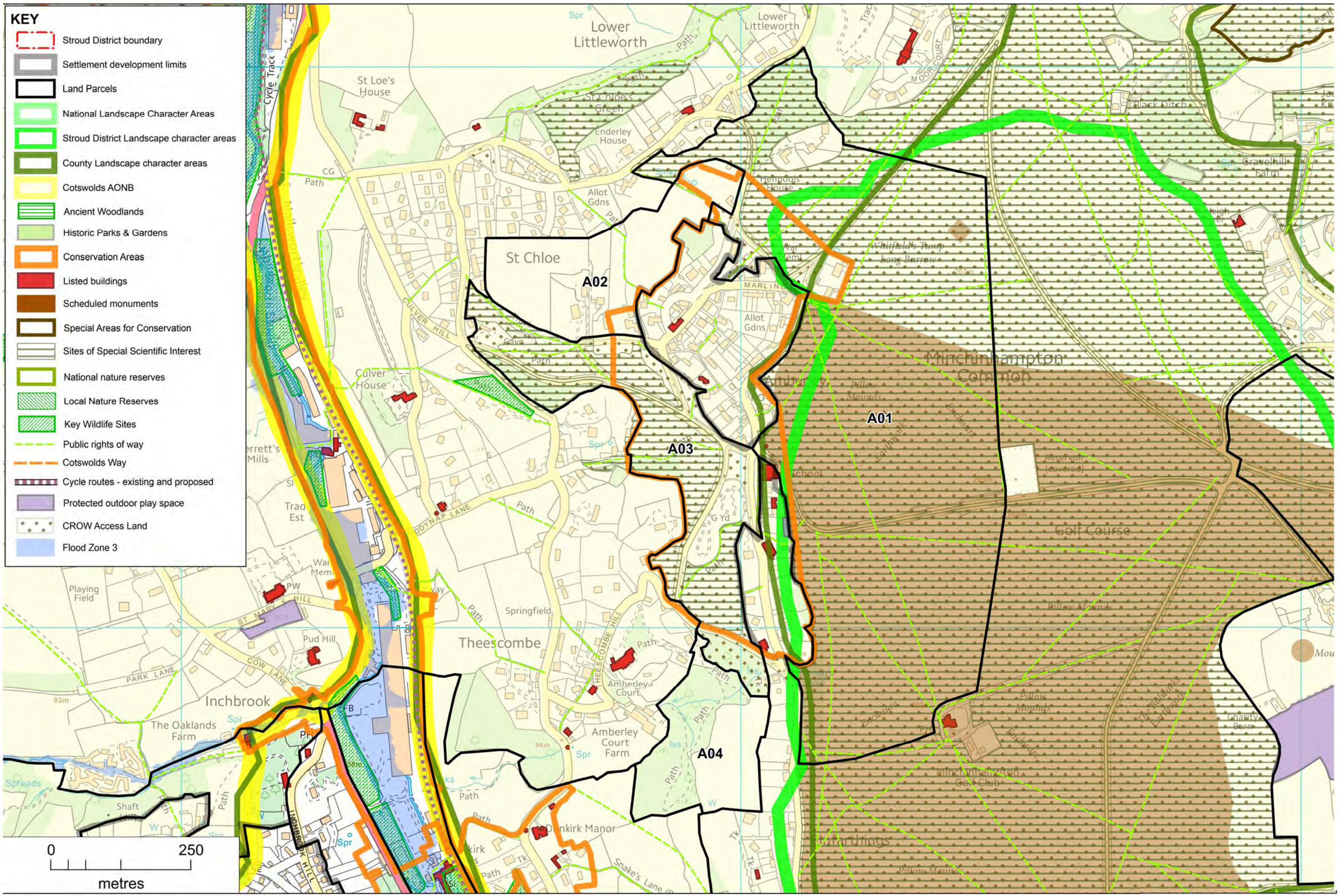
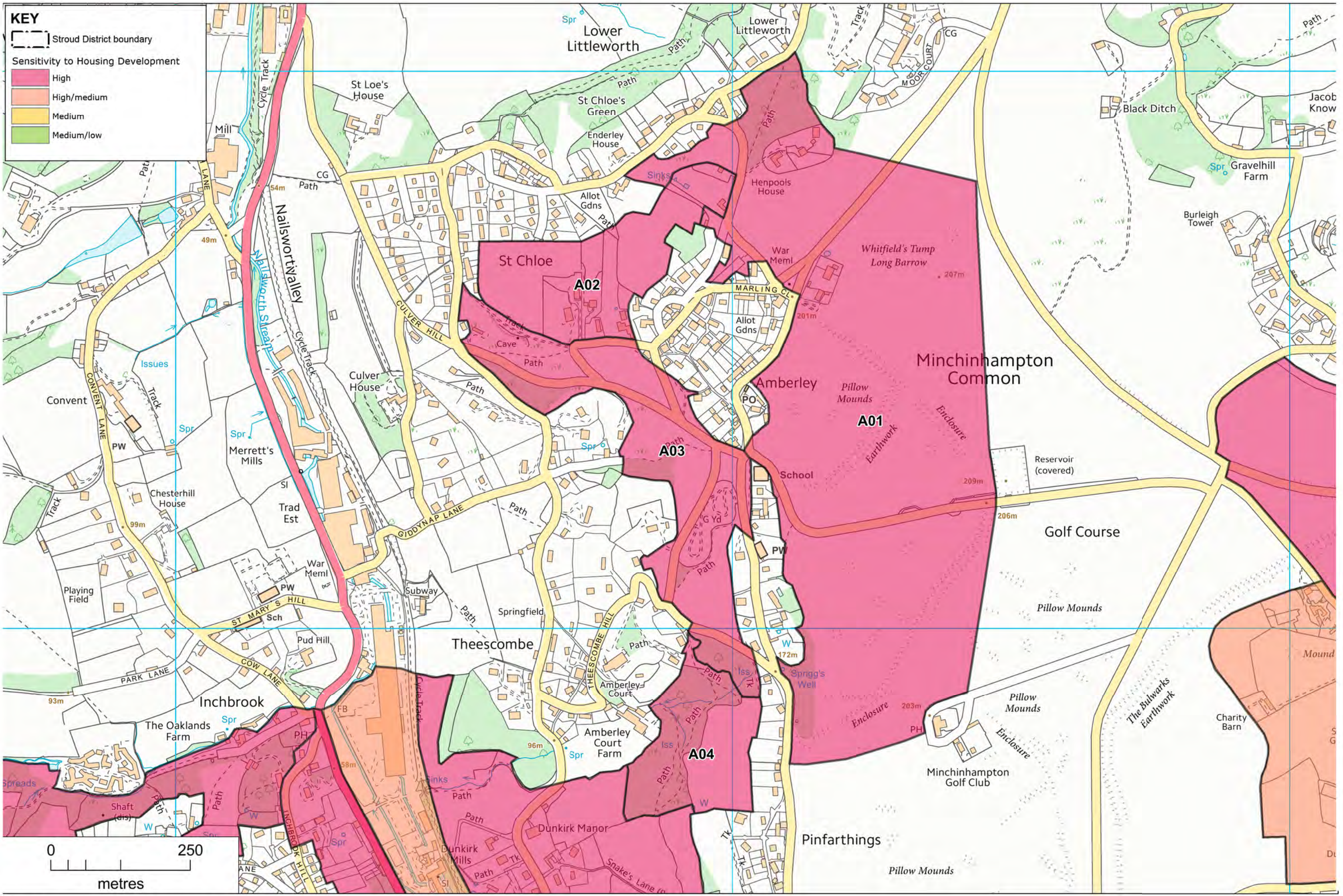


## PART 2

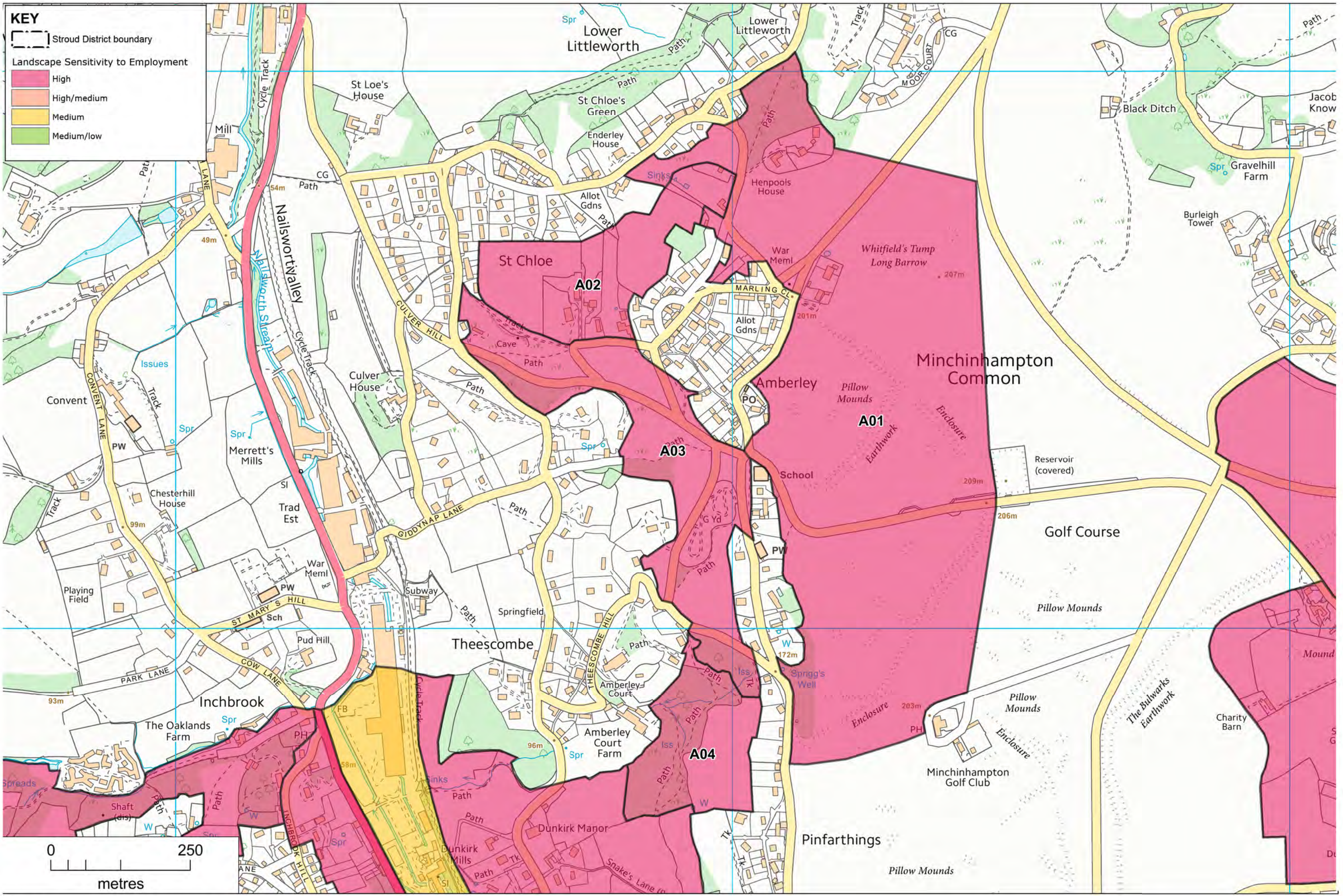














**LANDSCAPE SENSITIVITY***Sensitivity to Housing Use* High*Summary*

The area's sensitivity lies in the ancient common land with its associated openness and open, exposed character on the wold top, its role as backcloth and green corridor for the settlement, its significant time depth including Minchinhampton Common and Whitfield Tump, and its use for recreation. The value of the area lies in its location within Cotswolds AONB, its status as Minchinhampton Common multi period scheduled monument, the SSSI and CROW Access land and location adjacent to the Conservation Area and associated listed buildings. Housing would adversely affect its intrinsic qualities including the openness and adversely affect the settlement edge and character and would be highly inappropriate.

*Sensitivity to Employment Use* High*Summary*

The area's sensitivity lies in the ancient commonland with its associated openness and open, exposed character on the wold top, its role as backcloth and green corridor for the settlement, its significant time depth including Minchinhampton Common multi period site and Whitfield Tump, and its use for recreation. The value of the area lies in its location within Cotswolds AONB, its status as Minchinhampton Common multi period scheduled monument, the SSSI and CROW Access land and location adjacent to the Conservation Area and associated listed buildings. Employment use would be totally out of character with the rural village, would adversely affect the area's intrinsic qualities including the openness and adversely affect the settlement edge and character and would be extremely inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top with undulating landform rising towards the east. Steep upper valley sides falling to the north.
<i>Landcover pattern/use/ elements</i>	Minchinhampton Common- ancient common land is open rough grassland with paths and mown grass forming part of the golf course. Scattered outgrown former hedgerows and free standing trees.
<i>Settlement pattern within parcel</i>	Occasional single houses with mature gardens and walls.
<i>Landscape features</i>	Whitfield Tump, occasional stone houses and coherent traditional settlement edge.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition with moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Highly intervisible open wold top with enclosure from surrounding trees increasing down the slope to the north.
<i>Skyline</i>	Area forms important local and wider skyline.
<i>Key views</i>	Views from village centre near pub, and from settlement edge and PROWs.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil, especially away from roads.
<i>Settlement edge character</i>	Conservation Area- very positive indented traditional settlement edge with stone dwellings, many listed.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as backcloth to the settlement and valley, as a green corridor into the settlement, as an SSSI and wildlife resource, and as a recreational area for walking and golf.
<i>Potential visual receptors</i>	Users of PROWs, residents, golfers, minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Minchinhampton Common multi period scheduled monument; Whitfield's Tump: a long barrow on Minchinhampton Common. Amberley Conservation Area lies to the West. Listed buildings lie within the Conservation Area to the West and at the golf club to the South.
<i>Biodiversity</i>	Minchinhampton Common SSSI
<i>Other (floodplain, PROWs)</i>	Minchinhampton Common is CROW access land and has a number of PROWs crossing the area.



## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Mainly Wold Tops with some Secluded Valleys

*County/AONB LCA Landscape  
Character Type*

Mainly High Wold with some Settled Valley

*HLC type*

J1BC mainly with G5 to north.



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the role of the area as a green corridor separating Amberley from Lower Littleworth, as an open upper valley side and as a recreational area for walking. The value of the area lies in its location within Cotswolds AONB and its proximity to the Conservation Area. Housing would close the gap between the two settlements, adversely affecting their different identities, and would be noticeable on the upper valley sides. It would be inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the role of the area as a green corridor separating Amberley from Lower Littleworth, as an open upper valley side and as a recreational area for walking. The value of the area lies in its location within Cotswolds AONB and its proximity to the Conservation Area. Employment use would be highly out of character with the residential nature of the settlements, would close the gap between the two settlements, adversely affecting their different identities, and would be highly prominent on the upper valley sides. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Moderately steep sloping upper valley sides
<i>Landcover pattern/use/ elements</i>	Semi-regular improved and rough pasture with hedged and fenced enclosures and properties with large mature gardens. Hedgerows are outgrown generally. Trees enclose the pasture to the north east.
<i>Settlement pattern within parcel</i>	Large detached houses with mature gardens.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to low intensity of use/moderate to poor condition for pastures and high intensity and good condition gardens.
<i>Intervisibility/openness/enclosure</i>	The south western field is generally open to view although there is some enclosure from trees to south and west. The north eastern field is more enclosed by trees on all sides although still on the upper valley sides.
<i>Skyline</i>	The upper slopes and vegetation/houses form the local skyline in views from the north.
<i>Key views</i>	From PROWS that abut and run through area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil adjacent to quiet settlements.
<i>Settlement edge character</i>	Conservation Area adjacent- very positive indented traditional settlement edge with strong tree cover and stone dwellings.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as a green corridor separating Amberley from Lower Littleworth, as an open upper valley side and as a recreational area for walking.
<i>Potential visual receptors</i>	Users of PROWs, residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Amberley Conservation Area lies to the North and East
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G5



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the ancient commonland with its associated openness and open, open character on the upper valley sides, its role as a green corridor for the settlement separating it from Theescombe, its role contributing to the village character, views over the area from the village edge, its significant time depth, and its use for recreation. The value of the area lies in its location within Cotswolds AONB, as part of the Conservation Area, and its status as SSSI and CROW Access land. Housing would adversely affect its intrinsic qualities including the openness and adversely affect the settlement edge, character and views and would be highly inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the ancient commonland with its associated openness and open, open character on the upper valley sides, its role as a green corridor for the settlement separating it from Theescombe, its role contributing to the village character, views over the area from the village edge, its significant time depth, and its use for recreation. The value of the area lies in its location within Cotswolds AONB, as part of the Conservation Area, and its status as SSSI and CROW Access land. Employment use would be impractical on the steep valley sides, would be totally out of character with the residential settlement, would adversely affect its intrinsic qualities including the openness and adversely affect the settlement edge, character and views and would be extremely inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping and uneven upper valley side
<i>Landcover pattern/use/ elements</i>	Open rough grassland forming an extension to Minchinhampton Common which is ancient common land with paths. Scattered outgrown scrub and tree clumps and free standing trees. Walled graveyard with parkland style trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Graveyard, coherent traditional settlement edge.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition with moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Highly intervisible upper valley side with enclosure from trees increasing down the slope. Overlooked by village.
<i>Skyline</i>	Village edge forms important adjacent local skyline.
<i>Key views</i>	Views from village centre near pub, graveyard and from settlement edge and PROWs.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Moderately tranquil, especially away from roads.
<i>Settlement edge character</i>	Conservation Area- very positive indented traditional settlement edge with stone dwellings, many listed.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as what feels like an elongated village green to the settlement, as a green corridor, as an SSSI and wildlife resource, as a graveyard and as a recreational area for walking.
<i>Potential visual receptors</i>	Users of PROWs, residents, graveyard visitors, minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Amberley Conservation Area covers the majority of the central part of the area.
<i>Biodiversity</i>	Minchinhampton Common SSSI
<i>Other (floodplain, PROWs)</i>	Minchinhampton Common is CROW access land and has a number of PROWs crossing the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys



<i>County/AONB LCA Landscape</i>	Settled Valley
<i>Character Type</i>	
<i>HLC type</i>	G5



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the location away from Amberley with very limited connection with the settlement, its location on the upper valley sides intervisible across the valley, and the woodland and tree cover which limit potential for development. The value lies in its location within Cotswolds AONB. Housing would change the character of the adjacent linear development and be visible on the upper valley side, and might adversely affect the tree cover. It is considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the location away from Amberley with very limited connection with the settlement, its location on the upper valley sides intervisible across the valley, and the woodland and tree cover which limit potential for development. The value lies in its location within Cotswolds AONB. Employment use would be highly out of character with the residential nature of the adjacent settlement, would be impractical on the steep valley sides and would be visible on the upper valley side adversely affecting the tree cover. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping upper valley side
<i>Landcover pattern/use/ elements</i>	Woodland on lower slopes. Improved pasture on upper slopes with boundaries defined by woodland to the north and west and linear settlement edge of Pinfarthings to the east. Tree clump in the middle of the field.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Tree clump.
<i>Landscape condition/ intensity of use</i>	Moderate to low intensity of use for pasture and woodland respectively and moderate condition.
<i>Intervisibility/openness/enclosure</i>	Upper slopes intervisible with other valley side, with enclosure increasing down the slope with tree cover.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW to south.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil, increasing away from the houses.
<i>Settlement edge character</i>	Ribbon 20C development of detached houses on upper valley side is mitigated to an extent by garden vegetation but generally a negative pattern.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is separated from Amberley by woodland and has little connection with it. The woodland appears to have paths within it but the level of public access is not clear.
<i>Potential visual receptors</i>	Users of nearby PROWs and minor road, residents.

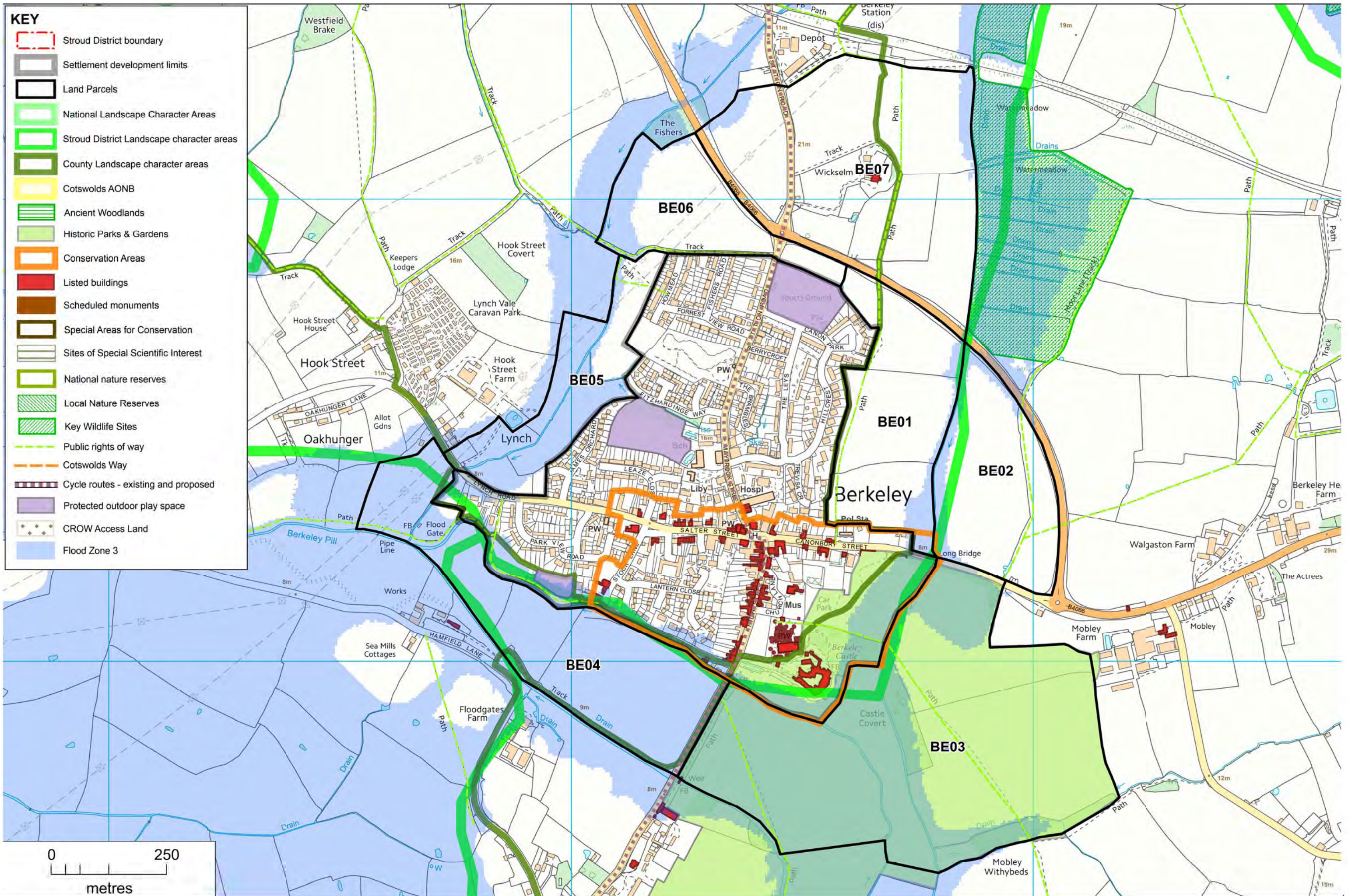
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Informal paths run through woods.

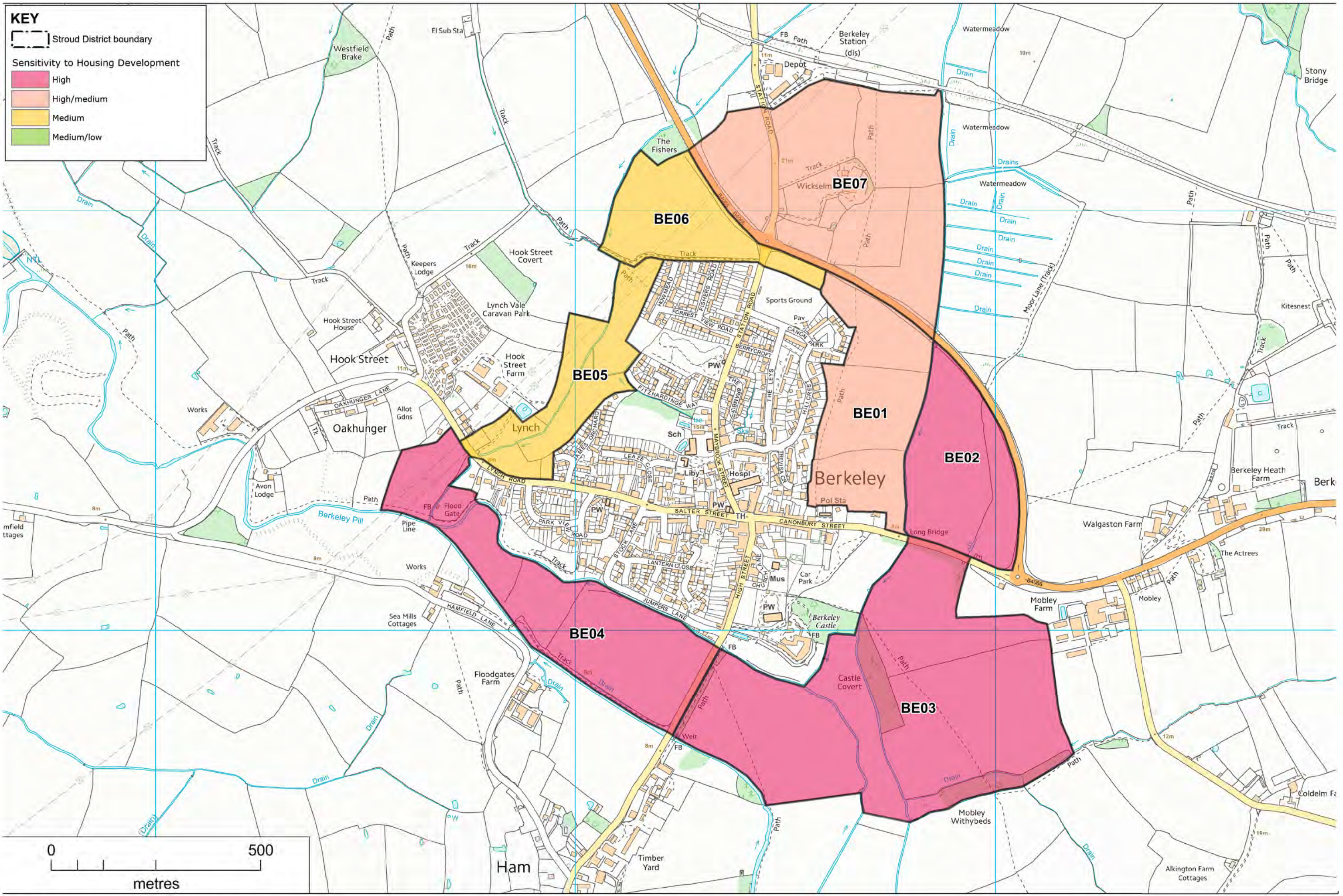
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G5









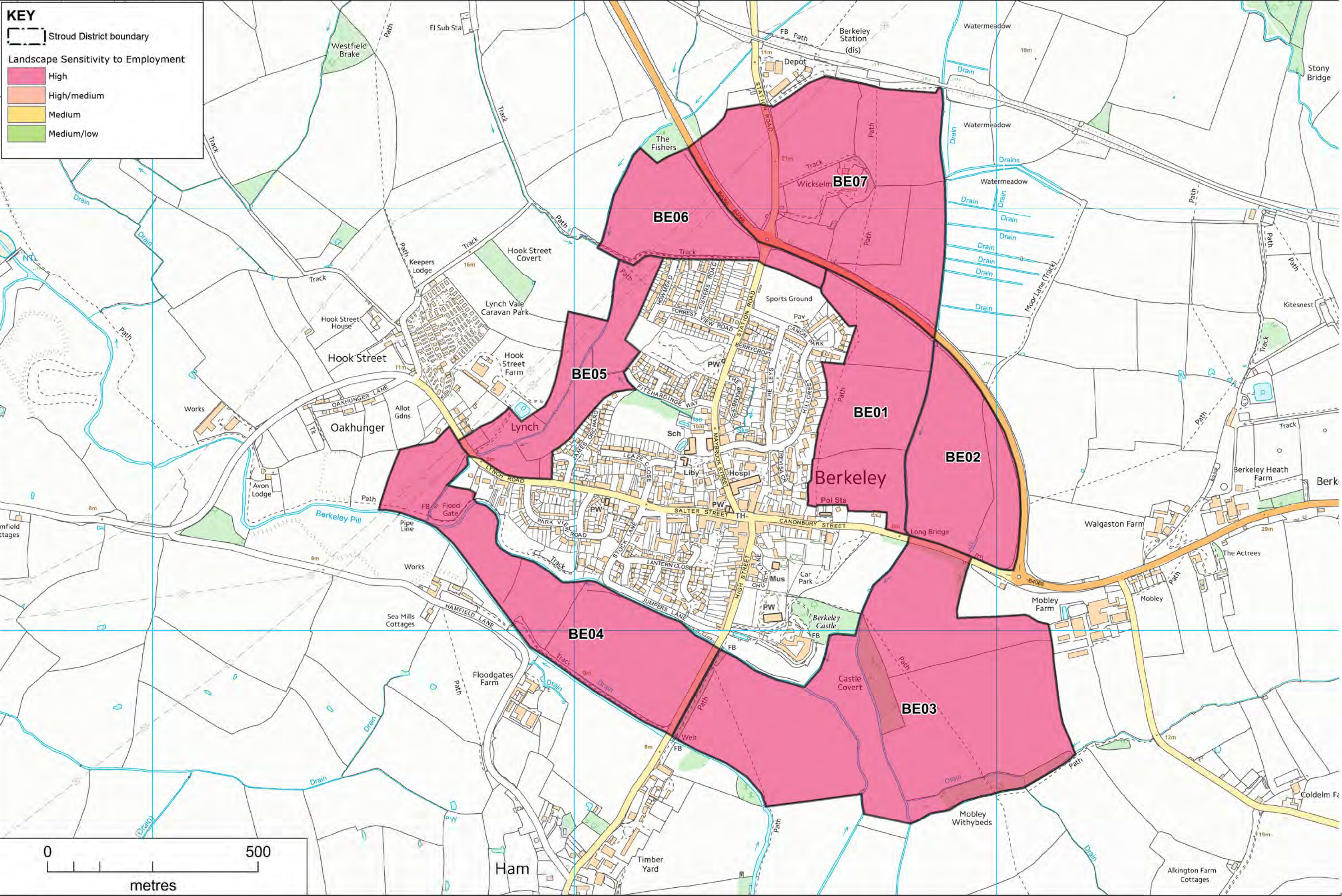


**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low





**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/medium

*Summary*

The sensitivity of this area lies in its location on the rural approaches to Berkeley Castle and historic village core forming part of the context of the Conservation Area and castle setting, the distinct slopes allowing visibility of the area from the east and from the PROW that runs along its western edge, its mature tree belts and stream course. Its value lies in the proximity to the historic park and garden and Conservation Area, and the PROW. Housing development could adversely affect the setting and rural context of the historic park and garden and castle approaches and whilst there are a few houses visible on the skyline at the extreme eastern edge of the settlement, any significant new development would be highly visible from the east and extend a suburban character into a pastoral landscape.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its location on the rural approaches to Berkeley Castle and historic village core forming part of the context of the Conservation Area and castle setting, the distinct slopes allowing visibility of the area from the east and from the PROW that runs along its western edge, its mature tree belts and stream course. Its value lies in the proximity to the historic park and garden and Conservation Area, and the PROW. Employment development would very adversely affect the setting and rural context of the castle approaches and historic park and garden and would be inconsistent with the housing and historic land uses adjacent.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Distinct valley side sloping to the east. Small stream course on eastern edge.
<i>Landcover pattern/use/ elements</i>	Regular field pattern of improved pasture. Mature tree belts in outgrown hedgerows. Low riparian vegetation along stream course.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Stream course feeds Berkeley Pill.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity as pasture.
<i>Intervisibility/openness/enclosure</i>	Area is enclosed to an extent by mature tree belts. Open to views from the east.
<i>Skyline</i>	Western edge of area forms skyline view from bypass and road approaching village from east.
<i>Key views</i>	Distant views to south east of wooded scarp.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Moderately tranquil. Road noise from bypass.
<i>Settlement edge character</i>	Linear 21c housing on western edge. Back gardens and fences back on to area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains eastern edge of settlement. Offers view of pastoral landscape from views from east contiguous with rural areas to east and south, and in the immediate context of Historic park and garden, Conservation Area and listed buildings.
<i>Potential visual receptors</i>	From road close to castle entrance. From existing housing to west and south and users of PROW on western edge of area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Historic park and garden and Conservation Area with associated listed buildings adjacent
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs on edge of area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Sandstone Ridge
<i>County/AONB LCA Landscape Character Type</i>	Gently Undulating Farmed Lowland
<i>HLC type</i>	A3x



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The sensitivity of this area lies in its location on the rural approaches to Berkeley Castle and historic village core forming part of the context of the Conservation Area and castle setting, the crowned slopes allowing visibility of the area from the east and west including from the PROW that runs along its eastern edge and bypass, its riparian vegetation and stream course. Its value lies in the proximity to the historic park and garden and Conservation Area, and the PROW. Housing development would be disassociated with the settlement and could adversely affect the setting and rural context of the historic park and garden and castle approaches.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its location on the rural approaches to Berkeley Castle and historic village core forming part of the context of the Conservation Area and castle setting, the crowned slopes allowing visibility of the area from the east and west including from the PROW that runs along its eastern edge and bypass, its riparian vegetation and stream course. Its value lies in the proximity to the historic park and garden and Conservation Area, and the PROW. Employment development would be incongruous in this rural location and would adversely affect the setting and rural context of the historic park and garden and castle approaches.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently undulating and sloping land falling to stream to the west.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Sub-regular enclosure of probable former meadows. Mature riparian vegetation along more easterly water course.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Intensive use for agriculture.
<i>Intervisibility/openness/enclosure</i>	Mostly open but partially contained by nature riparian vegetation and low hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderate due to road noise.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms part of rural countryside east of settlement. Links with land parcels wrapping around settlement to north and east. Land is adjacent to Conservation Area and environs of castle. PROW links area to wetland area to north.
<i>Potential visual receptors</i>	PROW and road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Historic park and garden and Conservation Area with associated listed buildings adjacent
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Little Avon Basin
<i>County/AONB LCA Landscape Character Type</i>	Gently Undulating Farmed Lowland
<i>HLC type</i>	D1g



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this area lies in its historic character as a historic park and garden, its role as setting for the castle, its water courses and flood zone, parkland trees and mature tree belts. Its value is as an historic park and garden, adjacent to the listed castle and Conservation Area, and in the PROWs which enable access through this area. No development in this area would be appropriate.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its historic character as a historic park and garden, its role as setting for the castle, its water courses and flood zone, parkland trees and mature tree belts. Its value is as an historic park and garden, adjacent to the listed castle and Conservation Area, and in the PROWs which enable access through this area. No development in this area would be appropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level flood zone, with gently rising land at foot of castle and to eastern and southern edges. Several water courses and drains feeding into Berkeley Pill.
<i>Landcover pattern/use/ elements</i>	Moderately irregular enclosure of riverine pasture, probably formerly meadows, and arable land. Mature woodland belts. Parkland trees at edges and in association with castle.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Castle to the west, large woodland belts, stream course, stone bridge over stream at south west edge. Stone walls adjacent in association with stables to south and castle entrance off Canonbury St.
<i>Landscape condition/ intensity of use</i>	Well managed for agriculture or events.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by trees in season. Glimpses into events area south of castle from southern approach to village. Partially screened views into area from B4066 to north.
<i>Skyline</i>	N/A
<i>Key views</i>	Road users on southern and western approaches to village. In south west section intervisibility between fields and castle.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil, with noise from minor or B roads.
<i>Settlement edge character</i>	Historic core of village in south east area adjacent to Castle.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The Castle is the focal point in the historic village with castle, park and 15C port. The low lying fields adjacent are a critical aspect of the setting of the castle, with two PROWs linking to the medieval village centre.
<i>Potential visual receptors</i>	Users of the Castle, roads and PROWs. Event participants.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	The area is a registered historic park and listed Berkeley Castle within the Conservation Area lies adjacent
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 covers much of the area. PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Little Avon Basin
<i>County/AONB LCA Landscape Character Type</i>	Gently Undulating Farmed Lowland
<i>HLC type</i>	D1r, L2, A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this area lies in its openness, wetland features and flood zone, and associated riparian vegetation and role as the valley bottom continuation of the historic parkland, as part of the setting of the historic core of the village including views to the church and castle and as a green gap between Berkeley and Ham. It is separated from the settlement by a watercourse. Its value lies in the proximity to the historic park and garden and Conservation Area, and use by PROWs which are well used for informal leisure. Housing development would have to cross the watercourse and extend into open floodplain and is considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its openness, wetland features and flood zone, and associated riparian vegetation and role as the valley bottom continuation of the historic parkland, as part of the setting of the historic core of the village including views to the church and castle and as a green gap between Berkeley and Ham. It is separated from the settlement by a watercourse. Its value lies in the proximity to the historic park and garden and Conservation Area, and use by PROWs which are well used for informal leisure. Employment development would be completely out of place in this rural context to the historic parkland and Conservation Area in the open rural flood plain floodplain and is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level area in flood zone. Stream to south becomes Berkeley Pill and drains flow to this.
<i>Landcover pattern/use/ elements</i>	Improved or rough pasture. More regular fields on former meadows. Reeds in deep ditches. Hedgerows both mature/outgrown and maintained. Some larger trees and riparian vegetation.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Stream course and deep ditches.
<i>Landscape condition/ intensity of use</i>	Variable condition from managed pasture on main fields to east and areas reverting to scrub in western end.
<i>Intervisibility/openness/enclosure</i>	Main fields open due to level ground but contained by riparian vegetation to south and edge of settlement to north. Westerly fields more enclosed by scrubby vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	To listed mill to immediate south west. Glimpses to church, castle and listed buildings.
<i>Detractors</i>	Electricity sub station. Power lines.
<i>Tranquillity</i>	Moderately tranquil.
<i>Settlement edge character</i>	Back gardens on partially indented edge to housing on north edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms an open rural floodplain with water courses bounding the settlement in the context of adjacent historic core and former history as a port along the Berkeley Pill. It also acts as a green gap between Berkeley and Ham and footpaths are well used by walkers and dog walkers.
<i>Potential visual receptors</i>	Users of PROW in north west, road users on southerly approach to village. Housing adjacent to north. Users of informal open space close to Mark View housing area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Historic park and garden and Conservation Area with associated listed buildings adjacent. Berkeley Castle is apparent.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Floodzone 3 covers the whole of the area. PROWs cross area to the west.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
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*Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type*

Little Avon Basin  
Drained Riverine Farmland  
D1r to east, D1ra



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area lies mainly in its water course, associated riparian vegetation and flood zone, the steep slopes and small ridge to the north which helps to enclose the settlement from wider view, and its role in separating Berkeley from Hook Street. Its value is in the PROW crossing the area to the north. Housing development would impinge on the flood zone to the south or could become much more visible to the wider landscape to the north. There may be some potential on the slopes facing towards the settlement at Fitzhardinge Way.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies mainly in its water course, associated riparian vegetation and flood zone, the steep slopes and small ridge to the north which helps to enclose the settlement from wider view, and its role in separating Berkeley from Hook Street. Its value is in the PROW crossing the area to the north. Employment development would impinge on the flood zone to the south or would be impractical on narrow steep slopes to the north.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level in south and adjacent to water course running to south west. Land sloping away from housing areas on north east edge. Prepare
<i>Landcover pattern/use/ elements</i>	Improved pasture. Rough scrub regenerating on sloping ground to north. Probably formerly meadows. Linear field on formerly unenclosed land cultivation. Riparian vegetation especially in north.
<i>Settlement pattern within parcel</i>	Several houses in new development adjacent to existing housing in south. Adjacent to cemetery and school playing fields.
<i>Landscape features</i>	Deep watercourse with reeds.
<i>Landscape condition/ intensity of use</i>	Pasture maintained moderate condition but areas to north unmanaged in poor condition.
<i>Intervisibility/openness/enclosure</i>	Open to views from higher ground to west. Partially enclosed by hedgerows and riparian vegetation to the south.
<i>Skyline</i>	Intermediate skyline from adjacent housing in north.
<i>Key views</i>	None
<i>Detractors</i>	Power line. Views to Hook Street farm/caravan complex.
<i>Tranquillity</i>	Moderate tranquillity. Minor road to south and by-pass further to north.
<i>Settlement edge character</i>	21c housing on eastern edge. Back gardens and fences back on to area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains western edge of settlement and prevents amalgamation with Hook St area to north west. Associated with historic pattern of flood plain around village. PROW crosses northern area..
<i>Potential visual receptors</i>	Adjacent housing. Road users to south. PROW users in north.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 covers much of the area. PROW crosses area to the north.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Sandstone Ridge
<i>County/AONB LCA Landscape Character Type</i>	Low Sandstone Hills
<i>HLC type</i>	D1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area is in its location on open slopes falling away from the settlement, and visibility from the adjacent bypass and PROW. It also has a stream course running south to the Berkeley Pill. Its value lies in the PROW to the south. Housing could be accommodated on the main field, provided that a significant landscape buffer is created on the western edge along the stream course, and along the by-pass. No development is considered suitable on the small field north of sports ground as the sports field forms a natural northern edge of the developed area continuous with rural areas beyond.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area is in its location on open slopes falling away from the settlement, and visibility from the adjacent bypass and PROW. It also has a stream course running south to the Berkeley Pill. Its value lies in the PROW to the south. Employment uses are not considered appropriate, as they would be on slopes adjacent to residential areas and introduce a new land use element to the historic village.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Main area gently sloping towards water course at western edge. Small pocket north of sports ground more level.
<i>Landcover pattern/use/ elements</i>	Arable with regular enclosure pattern. Trimmed hedgerows with a few maturing trees. Small field north of sports ground unimproved pasture and scrub with more mature hedgerows.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	High/moderate condition and intensity of agricultural use. Small field north of sports ground largely unmanaged and in poor condition.
<i>Intervisibility/openness/enclosure</i>	Large open field visible from by-pass to northeast. Little enclosure.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW and bypass.
<i>Detractors</i>	Pylons visible close to north west edge.
<i>Tranquillity</i>	Tranquillity limited by road noise from bypass, and visibility of houses.
<i>Settlement edge character</i>	Back gardens to 20 and 21c residential areas and open views from ends of cul-de-sacs.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms rural containment to northern edge of settlement. Links with land parcels wrapping around settlement to north and east including land around listed Wickseim. PROW along south boundary to links housing area to rural land to north.
<i>Potential visual receptors</i>	Housing to south. Bypass users. PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 covers a small part of the area to the west.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Sandstone Ridge
<i>County/AONB LCA Landscape Character Type</i>	Low Sandstone Hills
<i>HLC type</i>	A3x + D1 to the west



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High / Medium

*Summary*

The sensitivity of this area is in its open exposed slopes to the east, the mature landscape around Wickseim, its location north of the bypass which forms a strong boundary to the settlement, its proximity to an area of wetland conservation, and its visibility from PROWs and the bypass. Its value lies in the listed building at Wickseim and the PROW crossing the area. Housing development would be disassociated from the settlement and is considered to be inappropriate north east of the bypass. However, if the field immediately north east of the settlement is developed, the field across the by-pass, in the north west of this area, might be considered for development in the longer term.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area is in its open exposed slopes to the east, the mature landscape around Wickseim, its location north of the bypass which forms a strong boundary to the settlement, its proximity to an area of wetland conservation, and its visibility from PROWs and the bypass. Its value lies in the listed building at Wickseim and the PROW crossing the area. Employment development considered to be inappropriate east of the by-pass and introduce a new land use element to the historic village on the slopes and hilltop.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Domed and gently sloping to north-west, north and east. Stream course on eastern edge.
<i>Landcover pattern/use/ elements</i>	Arable and pasture. Regular field pattern and absence of parliamentary enclosure. Mature trees and landscape around listed building at Wickseim. Some mature trees in hedgerows with diverse management and in open fields. Paddock by farm yard.
<i>Settlement pattern within parcel</i>	Listed house, gardens and farm yard.
<i>Landscape features</i>	Mature trees and tree belts.
<i>Landscape condition/ intensity of use</i>	Well managed farmland.
<i>Intervisibility/openness/enclosure</i>	Fields beside by-pass are partially open to views. Area around Wickseim more enclosed with mature vegetation. Field to north west intervisible with land to north. Fields sloping to east visible across shallow valley.
<i>Skyline</i>	Area around Wickseim is on gently domed hill.
<i>Key views</i>	None
<i>Detractors</i>	Power lines and view to pylons. Screened industrial park adjacent north of Wickseim.
<i>Tranquillity</i>	Moderate tranquillity. Road noise and industrial area at north.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms rural containment northern of settlement. Links with land parcels wrapping around settlement to northwest and east. Land at east falls to wetland and key wildlife site. PROW along eastern fields to links area to village.
<i>Potential visual receptors</i>	From building at Listed Wickseim. PROW and road users. Single residence on east edge of Wickseim.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed Wickseim lies in the centre of the area.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 covers a small part of the area to the east and west. A PROW crosses the area.

**LANDSCAPE CONTEXT**

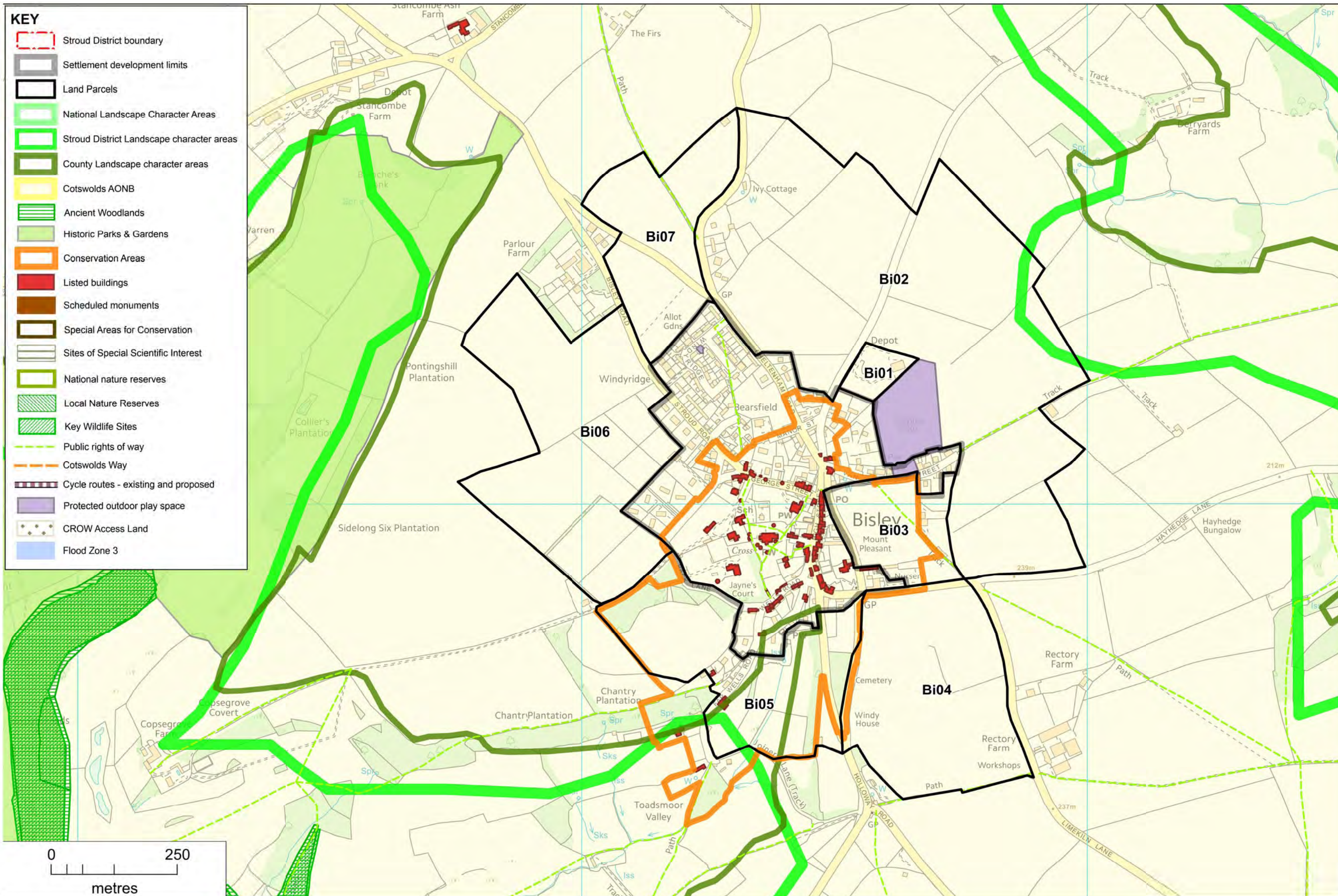
<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Sandstone Ridge



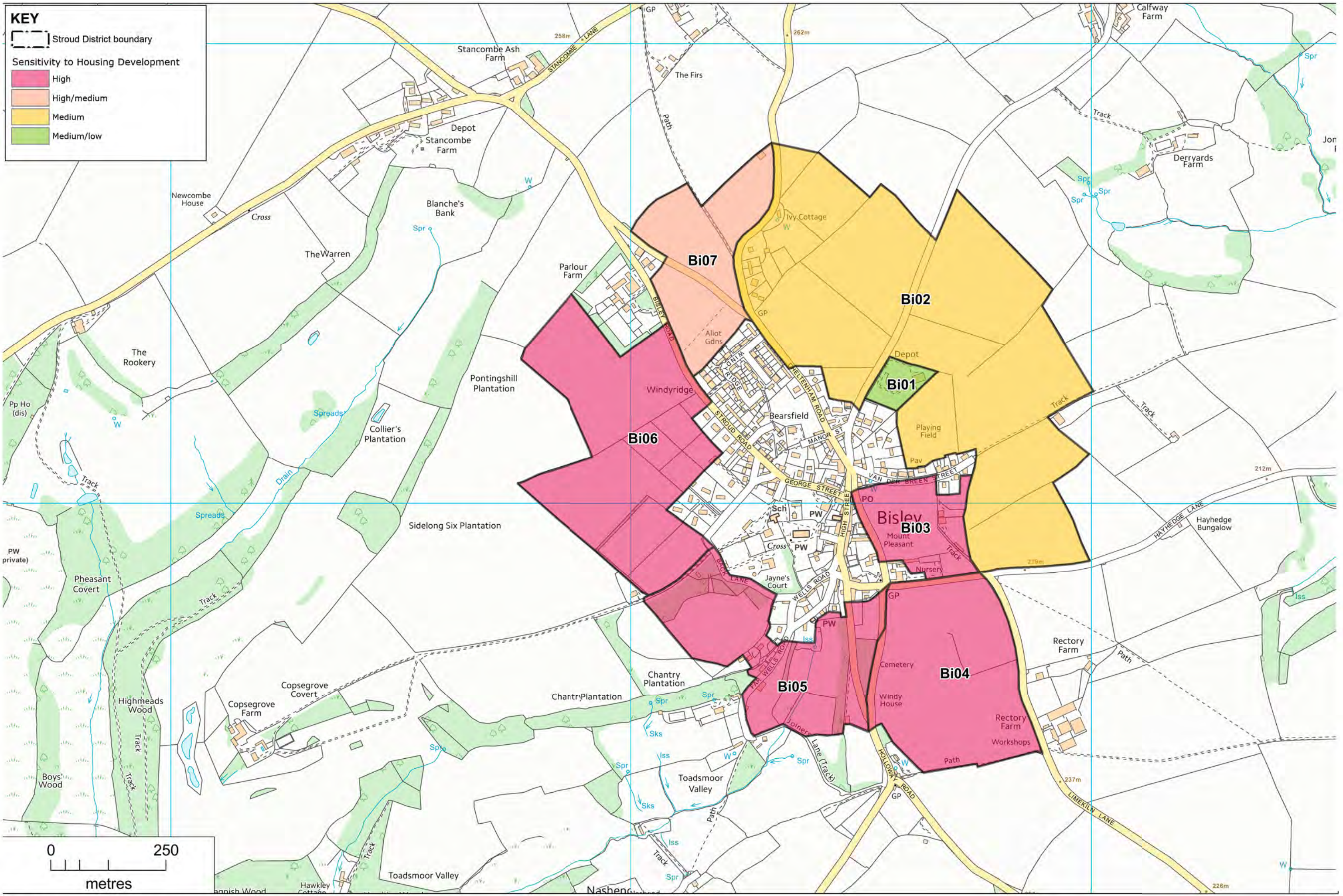
County/AONB LCA Landscape  
Character Type  
HLC type

Low Sandstone Hills + Gently Undulating Farmed Lowland (to east)  
A3x

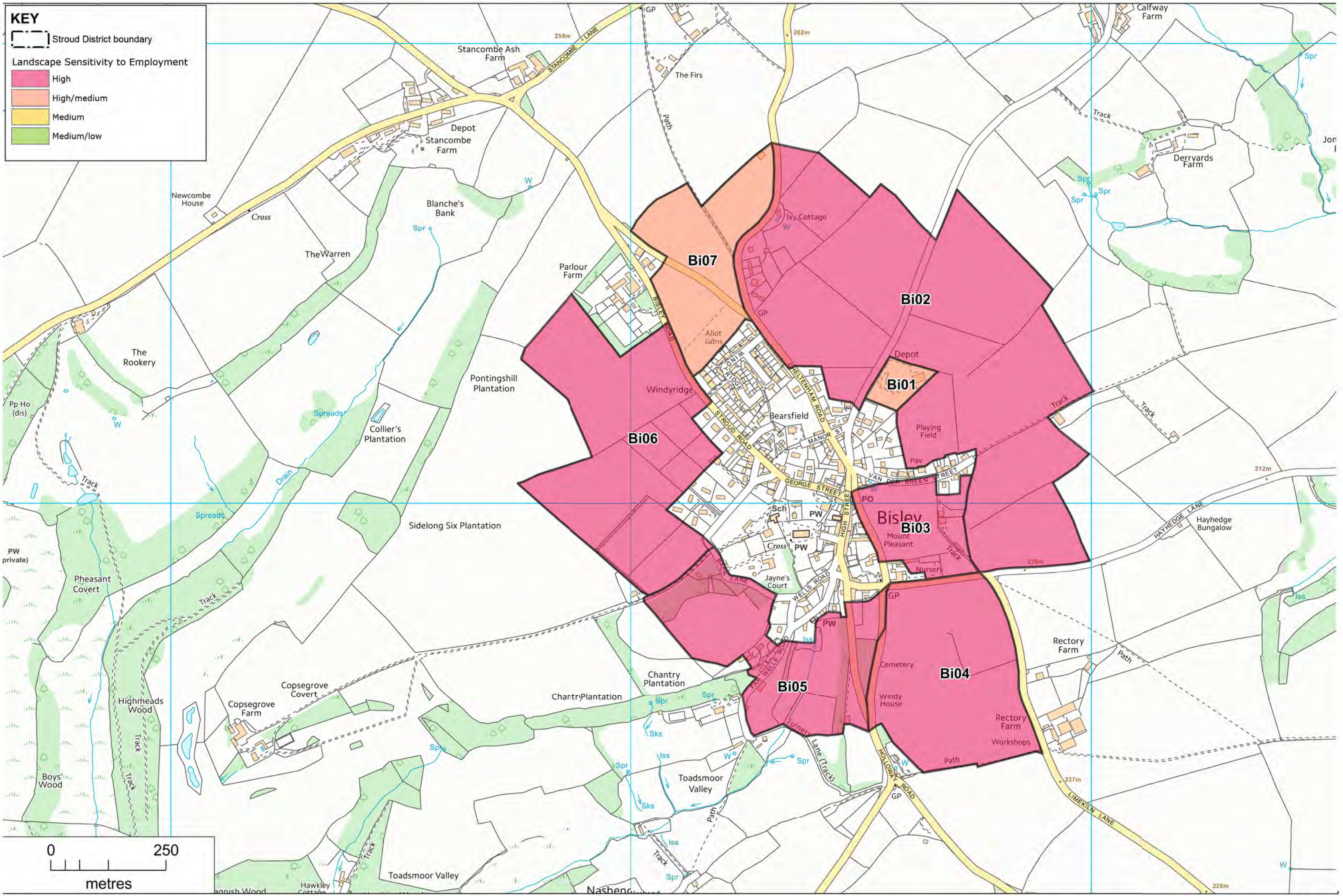












**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium/low

### Summary

The area's sensitivity lies in the deciduous boundary trees and trees within the land parcel which are a strong feature in themselves and visible in the surrounding open wider landscape, as well as from the playing field to the south. Housing would be possible within the land parcel but would need to retain the deciduous boundary trees and the best of the internal trees and therefore would need to be at a low density. The trees also should not be in private gardens as otherwise they would be likely to be removed or pruned to allow views and light. Overall, this restricts the number of houses possible with damage to landscape character.

*Sensitivity to Employment Use* High/medium

### Summary

The area's sensitivity lies in the deciduous boundary trees and trees within the land parcel which are a strong feature in themselves and visible in the surrounding open wider landscape, as well as from the playing field to the south. The land parcel is currently used for employment use but at a relatively low intensity overall with one building. The trees restrict significant expansion of employment use and there is housing directly to the south and so the parcel is highly constrained and further employment use is considered inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Very gently sloping wold.
<i>Landcover pattern/use/ elements</i>	Former nursery now used as a landscape business depot with shed and storage but also strong tree cover around the boundaries and within the land parcel.
<i>Settlement pattern within parcel</i>	No dwellings.
<i>Landscape features</i>	Strong treed boundaries which are noticeable in the landscape.
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and high intensity of use on the northern half of the site and low intensity to the south.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by trees, especially in summer.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	Shed within area.
<i>Tranquillity</i>	Not tranquil due to use.
<i>Settlement edge character</i>	20c indented edge screened by trees within area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The boundary trees provide a strong feature on the edge of the settlement, visible in the wider landscape.
<i>Potential visual receptors</i>	Users of minor road adjacent, PROW to the south and adjacent playing field.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The area's sensitivity lies in the openness of the area and potential for medium-long views to the north and east and the relationship as a minor part of the setting of the Conservation Area to the south. A PROW runs through the area eastwards. The value lies in its location within Cotswolds AONB and proximity to the Conservation Area. Housing to the north and east would be highly visible in the wider landscape and inconsistent with the settlement form which is generally tucked down where the wold rolls over into the valley to the south. However, housing may be appropriate in the field abutting Cheltenham Road as it would be screened on three sides by existing vegetation and settlement and could improve the edge of the village here. However, there would be visibility to the north east so there would need to be a publicly accessible strong tree screen located on this boundary to link in with the trees around Graduate Gardeners depot (Bi01) to the south east. Care would be needed to respect the Conservation Area to the south.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the openness of the area and potential for medium-long views to the north and east and the relationship as a minor part of the setting of the Conservation Area to the south. A PROW runs through the area eastwards. The value lies in its location within Cotswolds AONB and proximity to the Conservation Area. Employment use at scale would be out of character with the village as a whole which is essentially rural with residential development and very small scale businesses. It would be highly visible in the wider landscape and is considered inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top falling very gently to the south east.
<i>Landcover pattern/use/ elements</i>	Regular medium-sized mainly arable with ley and pastoral fields. The boundaries are walls along the roads and trimmed hedges with very few trees with the exception of the north west where there is a well treed hedge. Trees are associated with the settlement edge and land parcel Bi01 adjacent.
<i>Settlement pattern within parcel</i>	Linear 20c settlement to the north along Cheltenham Road.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition with high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	Medium/long views across the wold to woodland to the north east across low hedges.
<i>Skyline</i>	N/A
<i>Key views</i>	Views from Cheltenham Road and other minor roads and from PROWs through and adjacent to area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity increasing away from settlement and Cheltenham Road.
<i>Settlement edge character</i>	Linear 20c edge to the north west along Cheltenham Road is of limited merit. The core of the village lies to the south west and is positive. The 20c houses on Van de Breen Street are small scale are broken up by vegetation and space either side forming a neutral edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms part of the wider open rural wold wrapping around the village with a PROW running through it.
<i>Potential visual receptors</i>	Users of the Cheltenham Road, minor roads and PROW, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses the area. Playing fields lie within the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
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<i>Stroud District LCA Landscape</i>	Wold Tops
<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	High Wold
<i>Character Type</i>	
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its role as a backdrop and setting to the historic settlement core, with views of it above rooftops along the High Street from parts of the settlement to the west and function as informal open space. The nursery grounds with associated vegetation form a green enclosing form. Its value is demonstrated in its designation as part of the Conservation Area, location in Cotswolds AONB, the large number of listed buildings fringing it to the west and the presence of a PROW through it. Housing development would be inappropriate and highly detrimental to the character and form of the settlement.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its role as a backdrop and setting to the historic settlement core, with views of it above rooftops along the High Street from parts of the settlement to the west and function as informal open space. The nursery grounds with associated vegetation form a green enclosing form. Its value is demonstrated in its designation as part of the Conservation Area, location in Cotswolds AONB, the large number of listed buildings fringing it to the west and the presence of a PROW through it. Employment development would be highly inappropriate and highly detrimental to the character and form of the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping wold top, dipping along its western edge.
<i>Landcover pattern/use/ elements</i>	Unenclosed pasture of common land character, with light industrial uses along eastern edge
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Occasionally dense hedgerow trees within area.
<i>Landscape condition/ intensity of use</i>	Low-key, well managed pasture; mixed moderate and poor condition elsewhere.
<i>Intervisibility/openness/enclosure</i>	Enclosed by vegetation to south and mainly to east, with views to housing along northern boundary and of rooftops to west - settlement core.
<i>Skyline</i>	The western edge of the pasture field forms a skyline immediately to the east of the settlement when viewed from within the settlement to the west.
<i>Key views</i>	Views from the Land Parcel to the west of the parish church and numerous listed buildings within the historic core of the settlement; green backdrop to core of settlement when views from western parts and core.
<i>Detractors</i>	Light industrial uses along eastern edge jar with the main land use but are not obtrusive.
<i>Tranquillity</i>	tranquil
<i>Settlement edge character</i>	Mixed: extensive line of listed buildings, with view of church, to west; 20c housing along northern boundary and jutting into north eastern corner of area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This land parcel functions as common land in recreational use within the heart of the settlement and as a green backdrop to its historic core
<i>Potential visual receptors</i>	Users of church; residents in much of the historic core of the settlement; residents along northern boundary; users of the PROW and glimpsed views from vehicles using Hayhedge Lane.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Bisley Conservation Area covers most of west part of area. Listed buildings lie to the west.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops



County/AONB LCA Landscape	High Wold
Character Type	
HLC type	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its open, flat to gently sloping character, its location on the approaches to the settlement from the south, its role as rural setting to the distinctive Tythe Barn and adjacent Conservation Area and high visibility to the south and east. Its value is demonstrated in its designation as part of the Cotswolds AONB and the Conservation Area which borders it to the west and north. Housing development would be highly visible and out of scale with the fabric of the settlement.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its open, flat to gently sloping character, its location on the approaches to the settlement from the south, its role as rural setting to the distinctive Tythe Barn and adjacent Conservation Area and high visibility to the south and east. Its value is demonstrated in its designation as part of the Cotswolds AONB and the Conservation Area which borders it to the west and north. Employment development would be highly visible and out of scale with the fabric of the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Flat to gently sloping wold top.
<i>Landcover pattern/use/ elements</i>	Arable cultivation of a single large regular field, with evidence of loss of former smaller field pattern. Gappy, degraded field boundaries of poor hedges and dilapidated stone walls.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Intense - arable cultivation with evidence of poor management of boundaries.
<i>Intervisibility/openness/enclosure</i>	Very open to south, east and west, except where dense vegetation within cemetery screens wider view to and from the west; vegetated boundary to north; low hedge with trees along southern boundary.
<i>Skyline</i>	N/A
<i>Key views</i>	-
<i>Detractors</i>	Moderately busy road.
<i>Tranquillity</i>	The area has rural tranquillity although this is affected by the adjacent road to the west.
<i>Settlement edge character</i>	Indented traditional edge with distinctive Tythe Barn.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is part of the wider open farmed landscape and whilst it does not appear to have a functional relationship with the settlement it acts as a neutral rural setting to the Conservation Area and associated buildings.
<i>Potential visual receptors</i>	Residents along northern boundary and visitors to/residents of Rectory Farm /Tythe Barn (workshops); visitors to cemetery.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Bisley Conservation Area lies to the North and West.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	A2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

This area's sensitivity lies in its dramatic landform in the very steeply sloping valley head with watercourses, its traditional linear settlement form, the generally small-scale of enclosures and proximity and setting to listed buildings and their curtilages including Jayne's Court. Its value is demonstrated by its inclusion within the Cotswolds AONB and the Bisley Conservation Area, by the presence of listed buildings within and in close proximity to it and the presence of a PROW. Housing development would be highly detrimental to the character and setting of the settlement and of listed buildings within it.

*Sensitivity to Employment Use* High

### Summary

This area's sensitivity lies in its dramatic landform in the very steeply sloping valley head with watercourses, its traditional linear settlement form, the generally small-scale of enclosures and proximity and setting to listed buildings and their curtilages including Jayne's Court. Its value is demonstrated by its inclusion within the Cotswolds AONB and the Bisley Conservation Area, by the presence of listed buildings within and in close proximity to it and the presence of a PROW. Employment development would be highly detrimental to the character and setting of the settlement and of listed buildings within it as well as unfeasible on the steep slopes.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Variably sloping valley side, very steep and narrow in eastern part, less steep and more open in western part, forming the head of the eastern arm of the upper Toadsmoor Valley. Watercourses and springs.
<i>Landcover pattern/use/ elements</i>	Mix of improved pasture and rough wet pasture in unenclosed fields, with much tree cover, especially along watercourses, and separated in two by Wells Lane and associated linear traditional settlement.
<i>Settlement pattern within parcel</i>	Linear mainly traditional dwellings and curtilages.
<i>Landscape features</i>	Watercourse, woodland, wood pasture and listed buildings.
<i>Landscape condition/intensity of use</i>	Generally low intensity with good management.
<i>Intervisibility/openness/enclosure</i>	Eastern part is very enclosed by landform, western part enclosed by fringing woodland to west and south.
<i>Skyline</i>	N/A
<i>Key views</i>	From/to listed buildings within area and from minor lanes within Conservation Area.
<i>Detractors</i>	-
<i>Tranquillity</i>	Tranquil
<i>Settlement edge character</i>	Highly indented traditional edge mainly older dwellings with extensive grounds, occasionally with tall stone walls.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The western part appears to be part of the Jayne's Court estate. The eastern part offers glimpsed long views of steep well-treed valley sides. Both parts contribute to the setting of the historic core of the settlement.
<i>Potential visual receptors</i>	Residents of listed buildings and users of PROW.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Lies in Bisley Conservation Area. The Old Mansion listed building lies within the area and listed buildings lie to the North.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses the area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold and High Wold Valley centrally







## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in the generally open, elevated landform, potential visibility with the lower land to the south west, its proximity to the Conservation Area and listed buildings to the south-east and its function in separating Parlour Farm from the settlement edge. Its value is demonstrated in its inclusion within the Cotswolds AONB and proximity to the Conservation Area. Housing development here would clearly extend the settlement on this exposed area, would erode the separation between the settlement and a farm and could have a detrimental impact on the Conservation Area and listed buildings within it if located to the south.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in the generally open, elevated landform, potential visibility with the lower land to the south west, its proximity to the Conservation Area and listed buildings to the south-east and its function in separating Parlour Farm from the settlement edge. Its value is demonstrated in its inclusion within the Cotswolds AONB and proximity to the Conservation Area. Housing development here would be out of scale with the form of the settlement and out of character with its essentially residential character, would clearly extend development form on this exposed area, would erode the separation between the settlement and a farm and could have a detrimental impact on the Conservation Area and listed buildings within it if located to the south.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Flat to gently sloping wold top between the upper arms of the Toadsmoor Valley
<i>Landcover pattern/use/ elements</i>	Large regular arable field to south east and south west of Parlour Farm; elsewhere pasture divided into fenced horse paddocks, with some hedges towards the southern boundary.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate use in moderate condition
<i>Intervisibility/openness/enclosure</i>	Very open, with views over valley to neighbouring wold tops; largely screened from view within the settlement by linear housing development.
<i>Skyline</i>	Forms part of skyline associated with settlement when viewed from south west.
<i>Key views</i>	n/a
<i>Detractors</i>	n/a
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Linear 20 <sup>th</sup> C
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area functions as typical settlement edge land use and is not widely visible within the settlement and only in long views from nearby wold tops.
<i>Potential visual receptors</i>	Local residents, residents in Conservation Area to east

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Borders Bisley Conservation Area to the south east.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	A2 + A1s



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

This area's sensitivity lies in its open flat landform, land use and high visibility. It lies on the edge of the settlement with some typical settlement edge use but is primarily arable farmland. Its value lies in its inclusion within the Cotswolds AONB and the Wysis Way. Housing development here would be outside the settlement development limits and would be highly visible from within and beyond the settlement.

*Sensitivity to Employment Use* High/medium

### Summary

This area's sensitivity lies in its open flat landform, land use and high visibility. It lies on the edge of the settlement with some typical settlement edge use but is primarily arable farmland. Its value lies in its inclusion within the Cotswolds AONB and the Wysis Way. Employment development here is not desirable although there may be a very limited opportunity for small scale employment use south of the existing commercial premises. Any development would have to be very small scale and designed and screened to minimise adverse effects, especially to the south.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Flat wold top
<i>Landcover pattern/use/ elements</i>	Arable farmland in vegetable production; irregular field pattern with mixed hedges; allotment gardens and rough ground
<i>Settlement pattern within parcel</i>	One agricultural shed
<i>Landscape features</i>	none
<i>Landscape condition/ intensity of use</i>	Good condition and high-intensity of use for allotments and vegetable growing arable field and moderate/poor condition and low intensity of use in the rough grass area.
<i>Intervisibility/openness/enclosure</i>	Moderately open and visible from adjoining roads, adjoining and nearby settlement and for users of Wysis Way long distance route.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	Commercial premises to the north are a minor detractor.
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Individual ribbon development houses of mixed age to the east; single farm unit outside settlement to the west; 20c estate housing in linear pattern along south eastern edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area lies outside the settlement, bordered in part by a handful of houses in a sinuous linear pattern but part of the wider farmed landscape.
<i>Potential visual receptors</i>	Users of the Wysis Way long distance path; local residents; road users on Cheltenham Road and Calf Way

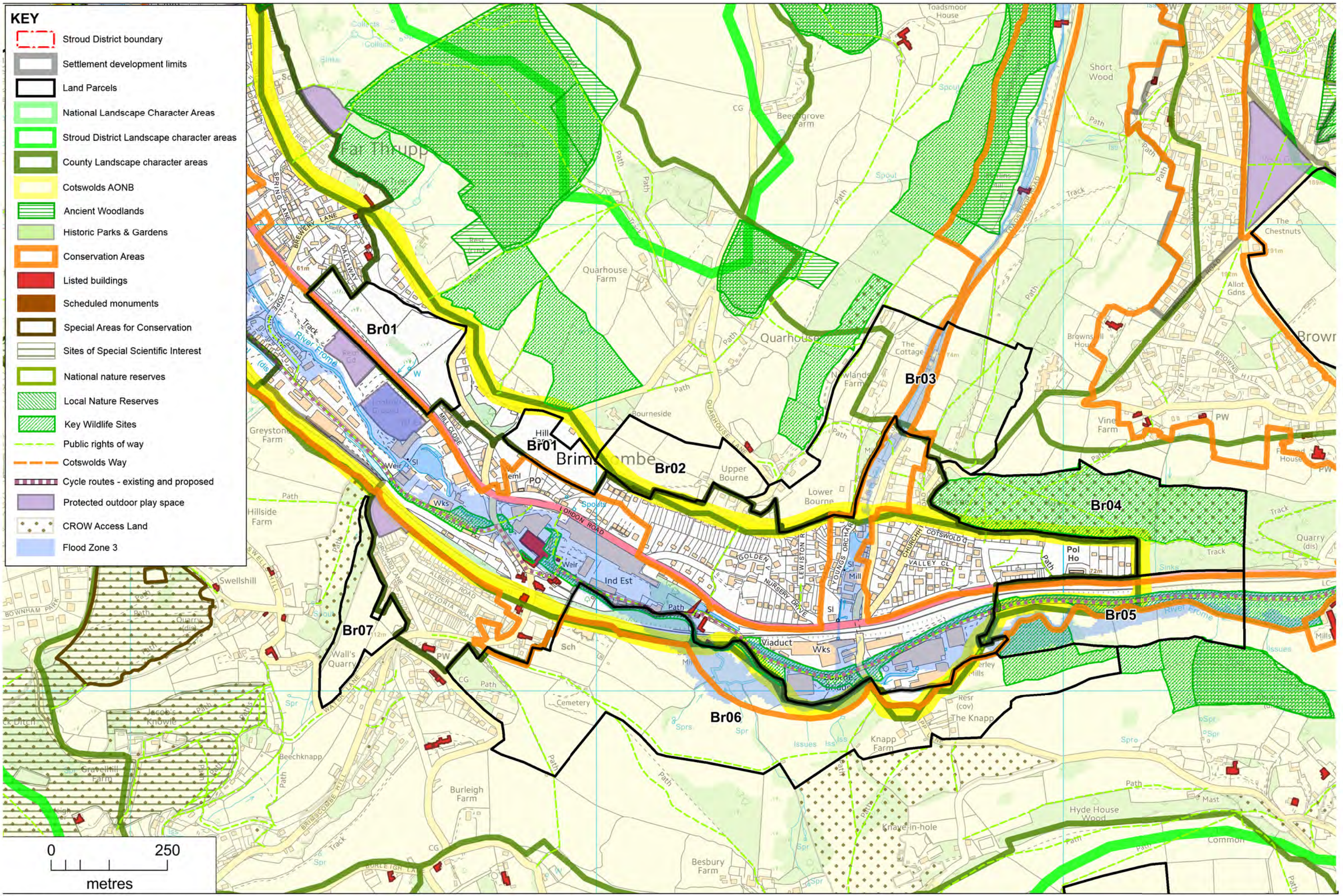
## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses the area.

## LANDSCAPE CONTEXT

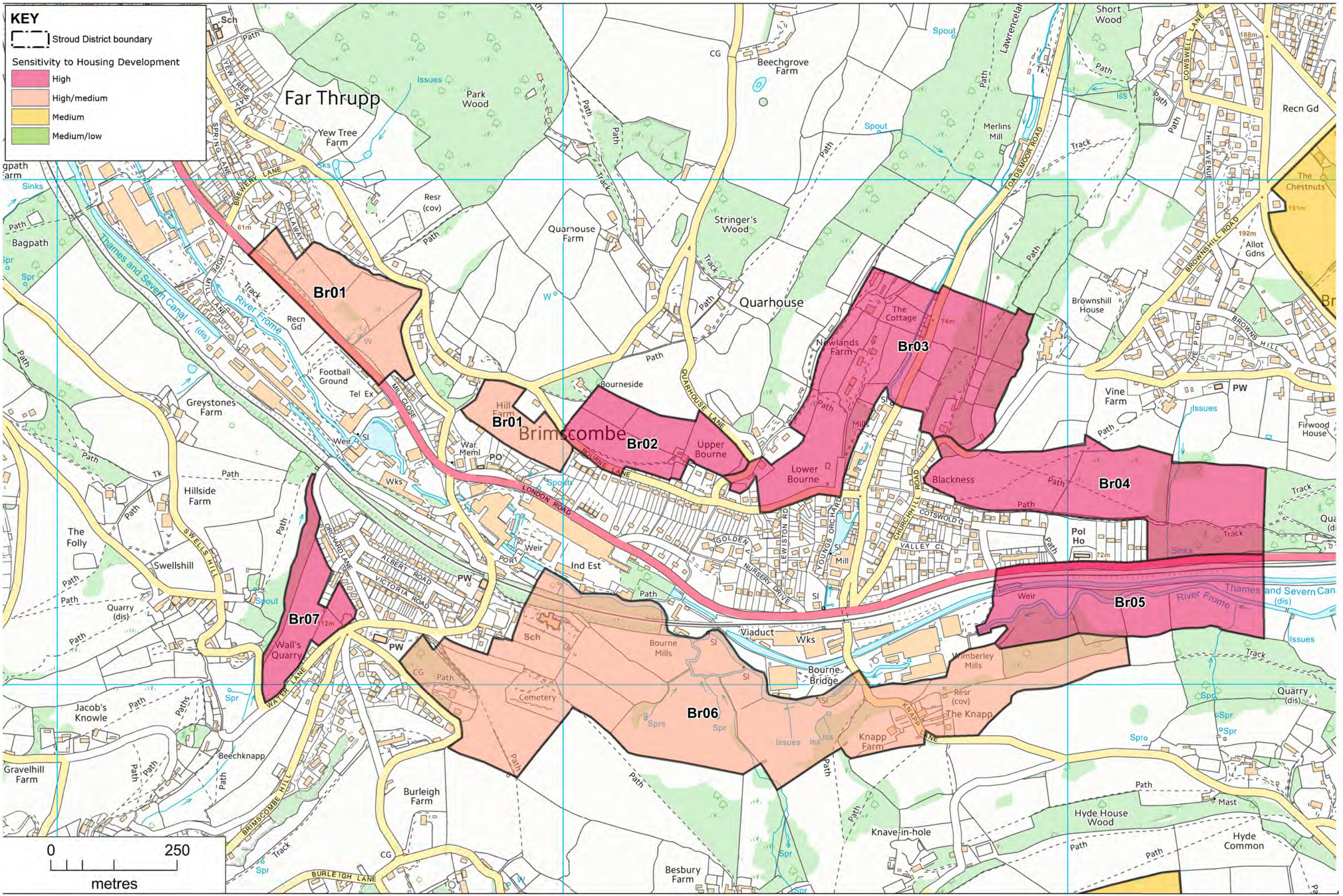
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	A2



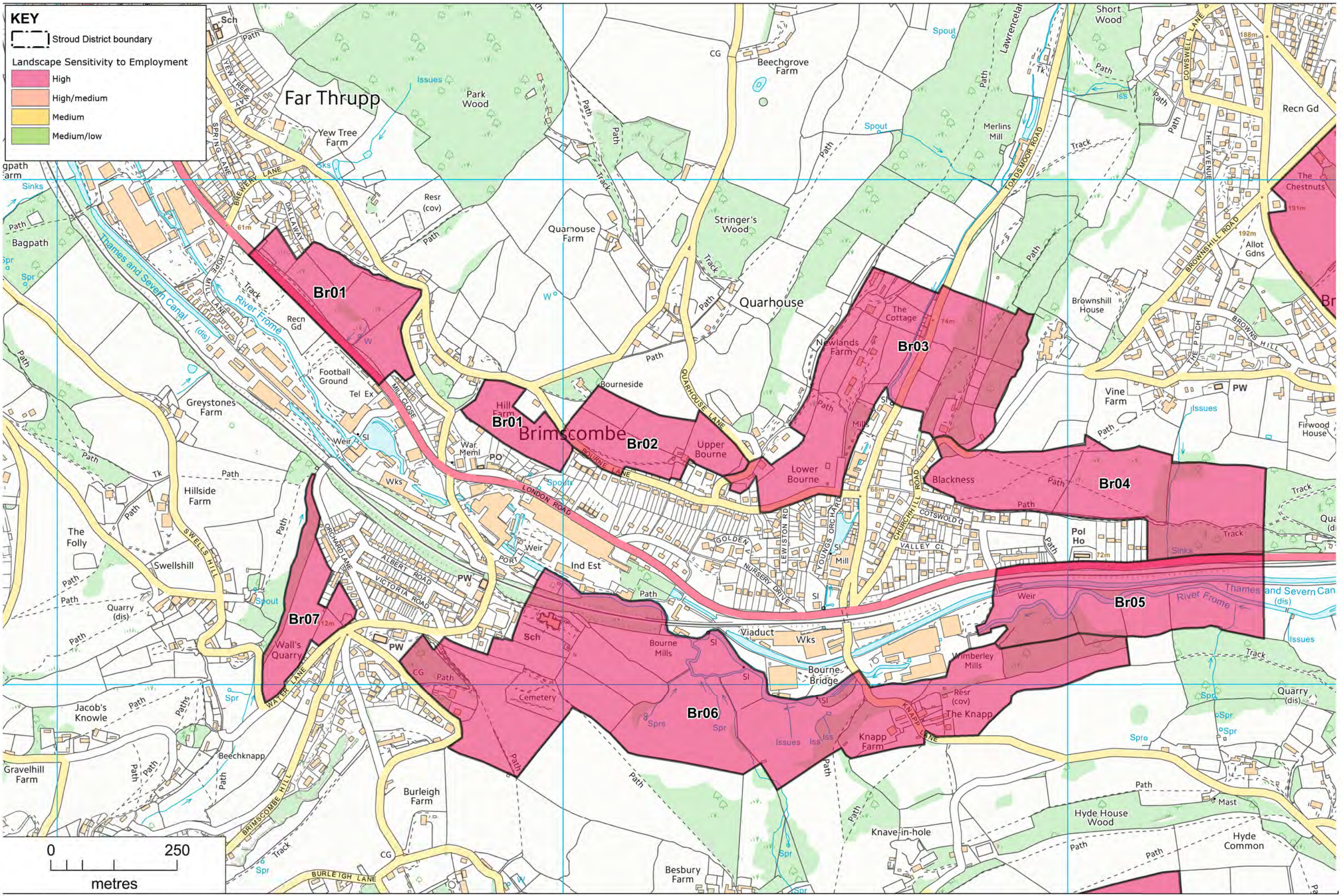


- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
  - Scheduled monuments
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3











**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High /High medium

*Summary*

The sensitivity of this area lies in its steep landform and its landcover, both of which link it firmly to the landscape character of the upper valley slopes, especially when viewed from the opposing valley slopes to the south west. It is also sensitive by reason of its relationship to existing settlement: Br01West is not part of Brimscombe and borders Thrupp along its western edge and helps to separate the settlements along with the valley floor recreation areas. Br01 East borders Brimscombe along its eastern and southern edges, although it is well screened along its southern edge. Its value is reflected in its Cotswolds AONB designation. Housing development on the steep indented landform of Br01West would be difficult to achieve especially in the valley, would be detrimental to the vegetation on site, would extend the settlement edge of Thrupp and would have a detrimental impact on the landcover pattern of the valley slopes. Housing development of Br01East would be more contained to the south, though would have a high impact on neighbouring properties and would also have a detrimental impact on the landcover pattern of the valley slopes. Should housing development in either part be considered, it would be preferable in Br01East, where it would be partly screened by existing vegetation and would have a less dramatic impact on the overall character of the valley slopes.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its steep landform and its landcover, both of which link it firmly to the landscape character of the upper valley slopes, especially when viewed from the opposing valley slopes to the south west. It is also sensitive by reason of its relationship to existing settlement: Br01West is not part of Brimscombe and borders Thrupp along its western edge and helps to separate the settlements along with the valley floor recreation areas. Br01 East borders Brimscombe along its eastern and southern edges, although it is well screened along its southern edge. Its value is reflected in its Cotswolds AONB designation. Employment development in either part of this land parcel is unfeasible and would be highly detrimental to its landscape character and that of the surrounding area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply to very steeply sloping valley side, partly indented, with watercourse in lower part, in two sections (Br01East and Br01West).
<i>Landcover pattern/use/ elements</i>	Mix of permanent pasture and scrub in eastern part, with rough grass, scrub and native tree cover in the western part, in an unenclosed pattern.
<i>Settlement pattern within parcel</i>	None; there is settlement between the east and west parts, screened from Thrupp Road by an extensive high stone wall.
<i>Landscape features</i>	Dense tree cover on lower slopes
<i>Landscape condition/ intensity of use</i>	Poor condition, minimal use in western part; moderate to good condition, moderate use in eastern part.
<i>Intervisibility/openness/enclosure</i>	This area is partly intervisible with opposing valley slopes to the south west, filtered by tree cover on both valley sides. Both parts contribute to the overall mixed pattern of irregular pasture fields, scrub and tree cover on the valley slopes. It is enclosed by landform to the north and north east and generally by vegetation within the land parcel and in adjoining areas, especially the dense vegetation adjacent to the valley floor and London Road. There are glimpsed views of Br01West from properties to the north on higher ground, along Thrupp Lane. Potential views from Dalloway, to the west, are screened by landform and vegetation. Br01 East is more open, visible from Hill Farm which lies on its central northern edge.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	A419 to the south
<i>Tranquillity</i>	Quiet generally, disturbed by traffic noise to north.
<i>Settlement edge character</i>	19c individual houses with 20c infill, in an interrupted linear pattern
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Br01East lies on the eastern edge of Brimscombe and above its extension along the A419 to the south, from which it is screened by dense linear tree cover. It therefore relates visually to the upper valley slopes. Br01West functions as separation between Brimscombe and Far Thrupp to the west and also relates well to the land cover pattern of the upper slopes. Both provide dense tree



cover along the A419 and separation from the busy A419 and its associated valley floor industrial and business uses.

*Potential visual receptors*

Adjacent and nearby residents: residents at Hill Farm, users of Thrupp Lane and Bourne Lane. There are no PROWs in either part or nearby.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G5



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the steeply sloping landform of the upper valley slopes open to view and typical of the wider countryside landcover pattern of irregular pasture fields and irregular tree cover or woodland. It is open farmland outside the settlement and helps to separate Brimscombe from Quarhouse, reinforcing the settlement pattern of scattered hamlets on the upper valley slopes. Its value is demonstrated in its designation as part of the Cotswolds AONB. Housing development would be detrimental to this landscape character, would be visible from the opposing valley side and to nearby residents, including a listed building, would have a detrimental impact on the landform and reduce the separation between settlements.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the steeply sloping landform of the upper valley slopes open to view and typical of the wider countryside landcover pattern of irregular pasture fields and irregular tree cover or woodland. It is open farmland outside the settlement and helps to separate Brimscombe from Quarhouse, reinforcing the settlement pattern of scattered hamlets on the upper valley slopes. Its value is demonstrated in its designation as part of the Cotswolds AONB. Employment development would be likely to be unfeasible on the slopes, out of scale with the grain of the local landscape, would be visible from parts of the opposing valley side and to nearby residents, would be located away from the accepted pattern of employment development on the nearby valley floor and would significantly detract from the farmland character of this area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping valley side
<i>Landcover pattern/use/ elements</i>	Small pasture fields in a regular pattern
<i>Settlement pattern within parcel</i>	Houses accessed off Quarhouse Lane and farm buildings
<i>Landscape features</i>	-
<i>Landscape condition/intensity of use</i>	Moderate, moderate use
<i>Intervisibility/openness/enclosure</i>	Intervisible with Br06 across valley; open with trees scattered along field boundaries; enclosed by landform and Stingers Wood to north, and by vegetation in grounds of Bourneside on Bourne Lane.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	None
<i>Tranquillity</i>	Relatively tranquil as countryside but noise from A419 in the valley floor.
<i>Settlement edge character</i>	20c linear housing to south of Bourne Lane, with small number of 19c houses on north edge of Bourne Lane to junction with Quarhouse Lane. Farm buildings within area; large house in extensive grounds on north western corner
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of the wider open hillside landscape and separating Brimscombe and Quarhouse.
<i>Potential visual receptors</i>	Users of adjacent minor roads, nearby residents, especially to south of Bourne Lane; residents in Upper Bourne and Bourneside, residents of listed building to north east.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed building at Balsam Tree Cottage to the North East.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley







**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the very constrained landform and its well treed landcover, which is typical of, and contributes to, the landscape character of the valley sides, the Flood Zone on the valley floor and PROWs along both sides on the slopes (well used). Its value is demonstrated by its designation as part of the Cotswolds AONB, the Industrial Heritage Conservation Area on the valley floor and the PROWs. Housing development on the valley sides would be prominent and unsuitable on the steep slopes. On the valley floor and the narrow terraces to the east of the road it would be highly constrained, extending the linear settlement into the valley landscape and maximising the impact on passing traffic and on the watercourse. Overall it is considered inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the very constrained landform and its well treed landcover, which is typical of, and contributes to, the landscape character of the valley sides, the Flood Zone on the valley floor and PROWs along both sides on the slopes (well used). Its value is demonstrated by its designation as part of the Cotswolds AONB, the Industrial Heritage Conservation Area on the valley floor and the PROWs. Employment development would be unfeasible on the slopes and sites too constrained/small on the valley floor.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Narrow flat valley floor with watercourse, low level narrow terrace (east side only) and very steep enclosed valley sides.
<i>Landcover pattern/use/ elements</i>	Road, stream and settlement on valley floor; permanent pasture on terraces, wood pasture and woodland on slopes, with one farm and associated buildings.
<i>Settlement pattern within parcel</i>	Sporadic linear development along valley floor; farm and associated buildings, including dwellings, on western slope; two houses set in woodland on eastern slope.
<i>Landscape features</i>	Dense woodland; stream
<i>Landscape condition/intensity of use</i>	Moderate to poor: low usage
<i>Intervisibility/openness/enclosure</i>	Completely enclosed within narrow valley, restricting all views to east and west. Limited views north/south along valley, restricted by vegetation, especially on eastern side of Toadsmoor Road
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	Existing commercial development/yards and traffic on Toadsmoor Road.
<i>Tranquillity</i>	Busy and noisy with road traffic on valley floor with tranquillity increasing up the slopes.
<i>Settlement edge character</i>	20c linear on valley floor; 20c individual on slopes
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The slopes, generally wooded, form part of the wider valley side landscape. The valley floor lies outside the settlement and functions as a flood zone and traffic corridor.
<i>Potential visual receptors</i>	Residents along Toadsmoor Road and on either slope; road users; PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area on the valley floor.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 in valley floor. PROWs run up both sides of the valley.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley, High Wold Valley
<i>HLC type</i>	C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

This area's sensitivity lies in its very steep landform and recreational/wildlife site land use and the many fine trees within it. Its value is demonstrated by its inclusion within the Cotswolds AONB, the several PROWs that cross it and its designation as a key wildlife site. Housing development here would be prejudicial to the continuation of these uses, would significantly reduce the existing separation between Brimscombe and Brownhills and would be visible from wide areas of the opposing valley side - Golden Valley.

*Sensitivity to Employment Use* High

*Summary*

This area's sensitivity lies in its very steep landform and recreational/wildlife site land use and the many fine trees within it. Its value is demonstrated by its inclusion within the Cotswolds AONB, the several PROWs that cross it and its designation as a key wildlife site. Employment development here would be difficult to accommodate on the steep landform, would be prejudicial to the continuation of existing land uses, would impact unfavourably on the biodiversity of the land parcel, would significantly reduce the existing separation between Brimscombe and Brownhills and would be visible from wide areas of the opposing valley side - Golden Valley.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley side
<i>Landcover pattern/use/ elements</i>	Unimproved pasture in irregular field pattern carved out of former woodland, now wildlife site with many PROWs, especially over western half. Small part at eastern end is unimproved pasture, outside the KWS and abutting the A419, from which it is screened by dense boundary vegetation.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Steep landform, notable tree rows.
<i>Landscape condition/ intensity of use</i>	Poor to moderate condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	Open to view from opposing valley side, but not from valley floor or adjoining settlement along southern edge, as entire southern edge is screened by vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	Across valley floor towards Hyde and Minchinhampton, Golden Valley.
<i>Detractors</i>	Traffic on A419.
<i>Tranquillity</i>	Noisy
<i>Settlement edge character</i>	19c with 20c infill; linear.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	At its western end, this land parcel functions as separation of the housing development adjacent to the A419 and that along Churchill Road west and Toadsmoor Road. At its eastern end, this land parcel is part of the wider farmed landscape, separating Brimscombe from Brownhill.
<i>Potential visual receptors</i>	Residents on houses along eastern edge of Churchill Road at western end of land parcel; users of PROWs within land parcel; residents at Vine Farm to north and PROW to north. Blackness Cottage to north likely to be screened by dense vegetation.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	Blackness Banks KWS
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys



County/AONB LCA Landscape	Settled Valley
Character Type	
HLC type	C4



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its role as part of the rural river valley corridor, the small scale field pattern with substantial tree cover, the linear nature of the area, the location south of the railway and A419 road which separates the main part of the settlement from the countryside to the south, the setting for the canal and the associated promoted trail and cycle route and the floodplain to the west. The value is in the location within the Cotswolds AONB, part being in the Industrial Heritage Conservation Area and the key wildlife site. Housing would be difficult to accommodate in the linear site, would be an obvious extension along the valley and would adversely affect the character of the valley corridor and the setting of the Conservation Area. It would therefore be highly inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its role as part of the rural river valley corridor, the small scale field pattern with substantial tree cover, the linear nature of the area, the location south of the railway and A419 road which separates the main part of the settlement from the countryside to the south, the setting for the canal and the associated promoted trail and cycle route and the floodplain to the west. The value is in the location within the Cotswolds AONB, part being in the Industrial Heritage Conservation Area and the key wildlife site. Employment uses would be difficult to accommodate in the narrow linear site, would be an obvious extension along the valley and would adversely affect the character of the valley corridor and the setting of the Conservation Area. It would therefore be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley floor and lower valley sides with River Frome course and Thames and Severn Canal in bottom.
<i>Landcover pattern/use/ elements</i>	Very small semi-regular pastures with a mix of fence and outgrown hedgerows with trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	River Frome course and Thames and Severn Canal.
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and low intensity as permanent pasture.
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform and strong tree cover so not widely visible but intervisible with railway/canal footpath.
<i>Skyline</i>	N/A
<i>Key views</i>	From Thames and Severn Way and associated canal cyclepath.
<i>Detractors</i>	Mills to the west and adjacent railway, and settlement edge slightly detractive.
<i>Tranquillity</i>	Some tranquillity due to rural setting and trees but railway disrupts this.
<i>Settlement edge character</i>	Linear ribbon development to the north raised above road which is slightly negative.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of river valley, canal corridor and its setting with important PROWs running through it, KWS so wildlife corridor also, part is floodplain to the west.
<i>Potential visual receptors</i>	Users of Thames and Severn Way and cycle route along canal, railway and road, also residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB with Ancient Woodland.
<i>Historic</i>	Industrial Heritage Conservation Area on the valley floor.
<i>Biodiversity</i>	Hyde House Wood KWS, Knapp Farm Meadows & Alder Grove KWS
<i>Other (floodplain, PROWs)</i>	Flood zone 3 in valley floor. Thames and Severn Way and cycle route along canal.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
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Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Secluded Valleys  
Settled Valley  
H1D



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the rural valley sides with strong tree cover, the cemetery and its setting, the intervisibility with the canal and associated recreational routes, and location on the opposite side of the valley from the main part of Brimscombe. The value is in the location mainly within the Cotswolds AONB, and part being in the Industrial Heritage Conservation Area. Housing development could form an obvious extension along and up the valley sides and would adversely affect the character of the treed valley sides and the setting of the Conservation Area and cemetery. It would therefore generally be inappropriate. However, there may be a small opportunity between the school and cemetery providing the houses were two storey in height maximum and the existing outgrown hedgerows to the north and south were retained, outside properties curtilages to maintain screening.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the rural valley sides with strong tree cover, the cemetery and its setting, the intervisibility with the canal and associated recreational routes, and location on the opposite side of the valley from the main part of Brimscombe. The value is in the location mainly within the Cotswolds AONB, and part being in the Industrial Heritage Conservation Area. Employment development would depart from the pattern of employment in the valley floor and would form an obvious extension along and up the valley sides and would adversely affect the character of the treed valley sides and the setting of the Conservation Area and cemetery. It would therefore be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Stepped lower and middle valley sides with steep areas running north down to the Frome valley floor. River Frome in valley floor. Minor springs and tributaries create minor side valleys and shoulders.
<i>Landcover pattern/use/ elements</i>	Semi-regular pasture and rough grassland with mainly outgrown hedgerows with trees. The hedgerow structure appears to have degraded to the east with just trees remaining on boundaries, sometimes with fencing. Scrubbing up is also occurring in places. Cemetery has conifers.
<i>Settlement pattern within parcel</i>	A few settlement edge dwellings and primary school to the west and rural dwellings at Knapp Farm to the east.
<i>Landscape features</i>	River and canal. Cemetery conifers from minor features.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and moderate/low intensity of use of pasture and rough grass.
<i>Intervisibility/openness/enclosure</i>	Intervisible with valley sides to the north but significant tree cover gives some enclosure.
<i>Skyline</i>	Trees form local skyline in places.
<i>Key views</i>	From Thames and Severn Way and cycle route along canal adjacent, from PROWs and cemetery and across the valley.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquillity increases away from the settlement.
<i>Settlement edge character</i>	Indented and diffuse edge of traditional and 20c housing softened by trees to an extent.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms part of the lower and middle valley sides, essentially rural in character, accommodates the cemetery and has a number of PROWs linking the settlement with the wider countryside.
<i>Potential visual receptors</i>	Users of Thames and Severn Way and cycle route along canal adjacent, from PROWs and cemetery

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area on the valley floor. Listed buildings lie to the North(Bourne Mills) and West (eg Cleeve House).
<i>Biodiversity</i>	Knapp Farm Meadows & Alder Grove KWS, River Frome and Thames and Severn Canal KWS



*Other (floodplain, PROWs)*

Flood zone 3 in valley floor. PROWs cross the area.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Secluded Valleys

*County/AONB LCA Landscape  
Character Type*

Settled Valley

*HLC type*

A2s



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the steep open slopes with rural character which are high visible across the minor and Frome valley and which separate the settlement from Swellshill, the riparian woodland and watercourse and the red brick terrace which provides a distinctive feature adjacent to the area and commands the view over it. The value lies in the area's location in the Cotswolds AONB. Housing development would fill in the indented edge, intrude visibly into the open countryside which forms a positive setting to the settlement and reduce the gap between the settlement and Swellshill. It is considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the steep open slopes with rural character which are high visible across the minor and Frome valley and which separate the settlement from Swellshill, the riparian woodland and watercourse and the red brick terrace which provides a distinctive feature adjacent to the area and commands the view over it. The value lies in the area's location in the Cotswolds AONB. Employment development would not be likely to be feasible on the steep valley sides, would fill in the indented edge, intrude visibly into the open countryside which forms a positive setting to the settlement and reduce the gap between the settlement and Swellshill. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep valley side on tributary valley of the River Frome.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized fields with outgrown gappy hedgerows and bounded by valley floor riparian tree corridor.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Watercourse on western boundary.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture/grassland.
<i>Intervisibility/openness/enclosure</i>	Intervisible with other valley side and across Frome valley. Generally open although tree cover at valley bottom increases enclosure.
<i>Skyline</i>	N/A
<i>Key views</i>	From open access land to the west, from PROWs, from adjacent minor roads and from adjacent dwellings especially terrace of brick houses overlooking the lower valley.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity on quiet edge of settlement.
<i>Settlement edge character</i>	Positive indented character although Orchard Lane properties are linear and are of limited merit apart from distinctive red brick terrace.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Provides highly visible rural green open valley side area creating an indented edge and separating Brimscombe from Swellshill.
<i>Potential visual receptors</i>	Users of open access land to the west, PROWs and minor roads, and residents.

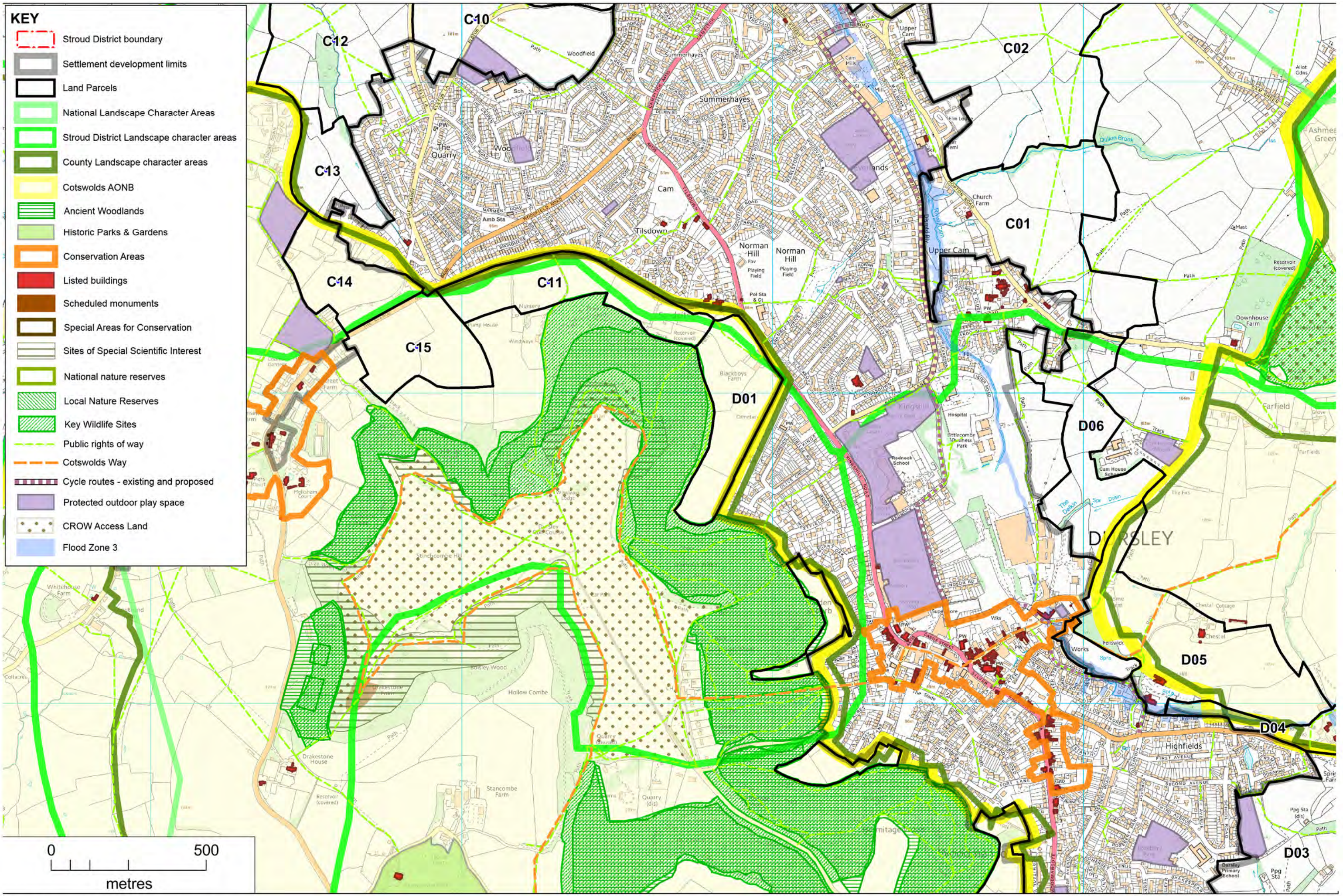
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area on the valley floor.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area and part is CROW access land.

**LANDSCAPE CONTEXT**

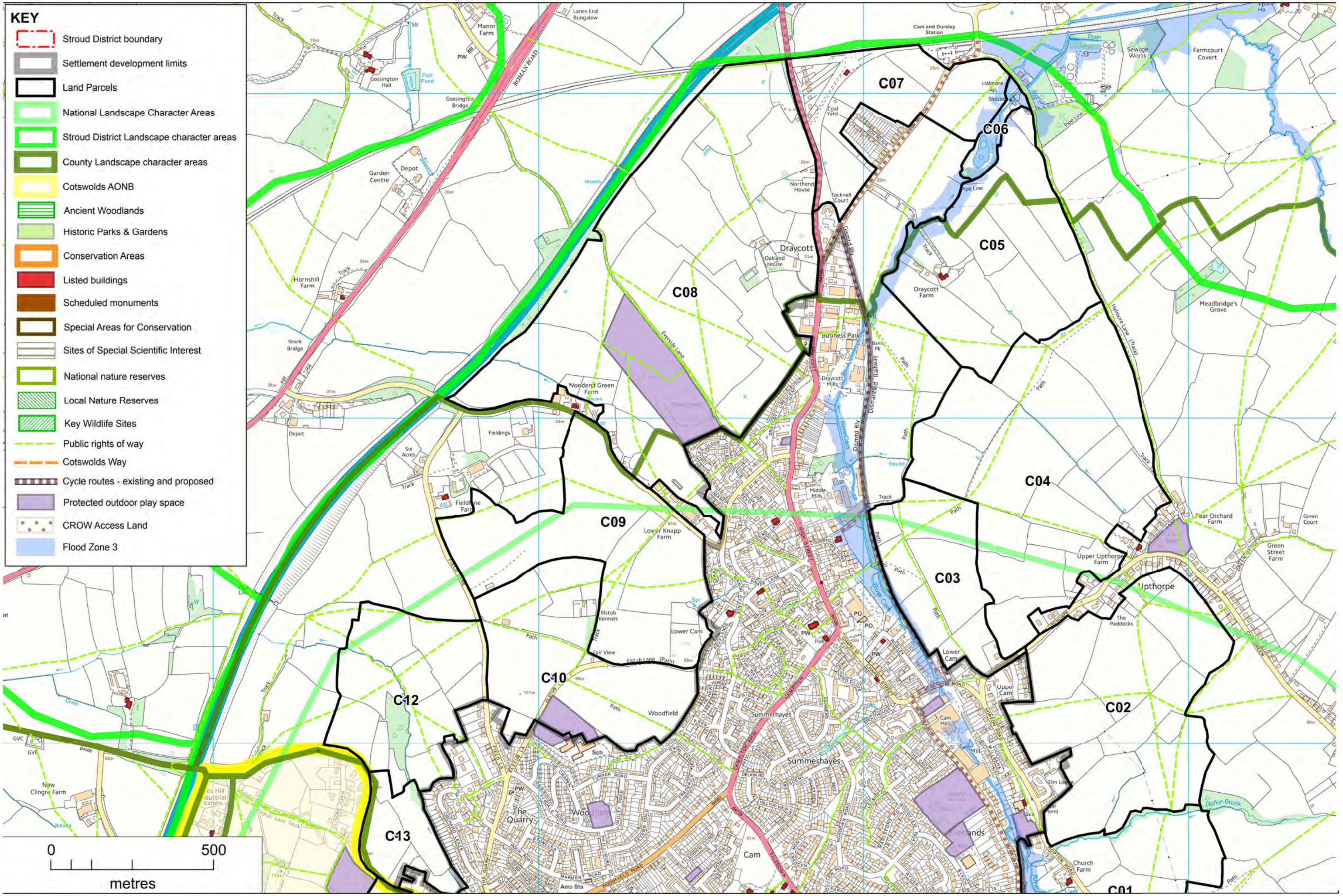
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A2s



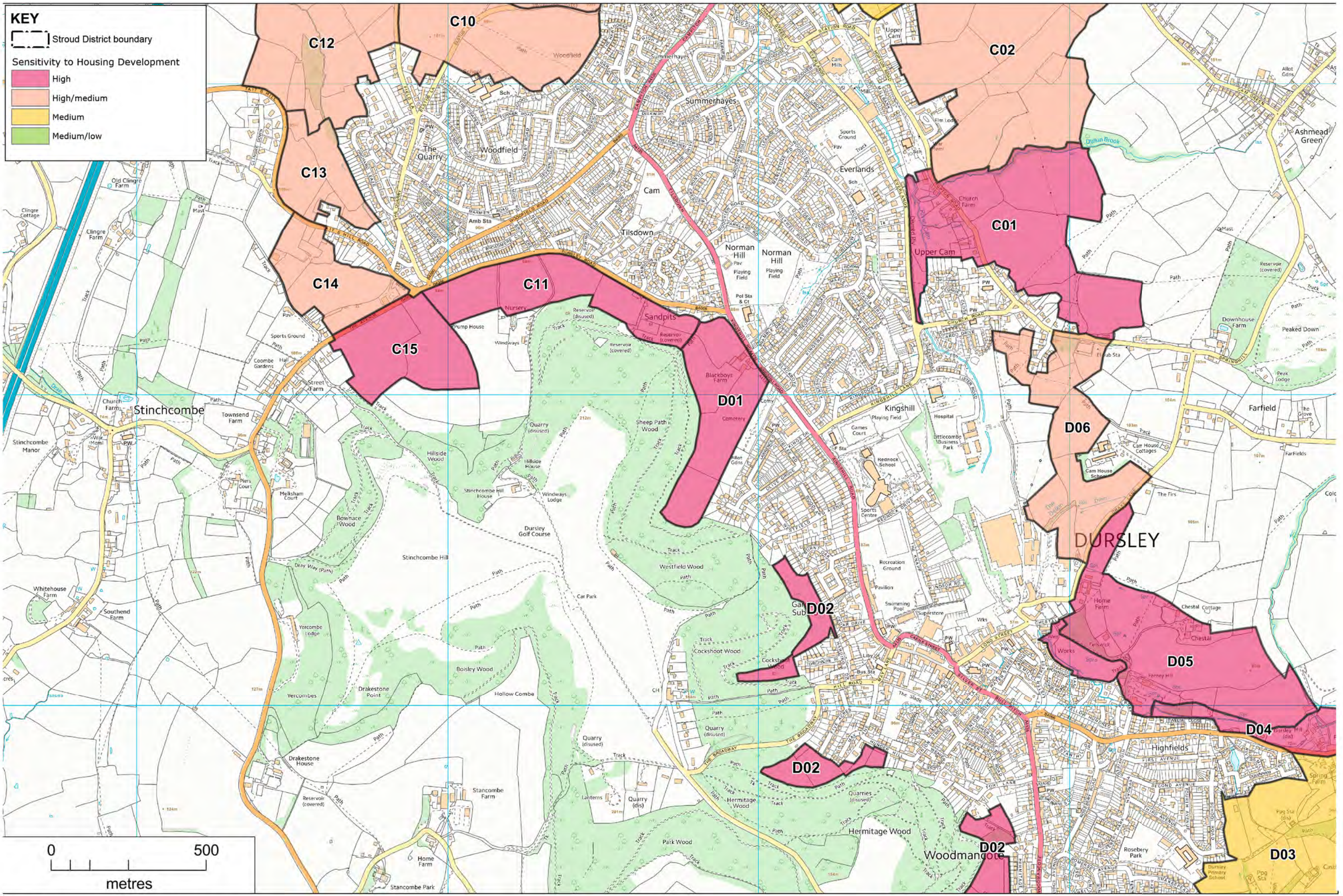


- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
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  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
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  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3

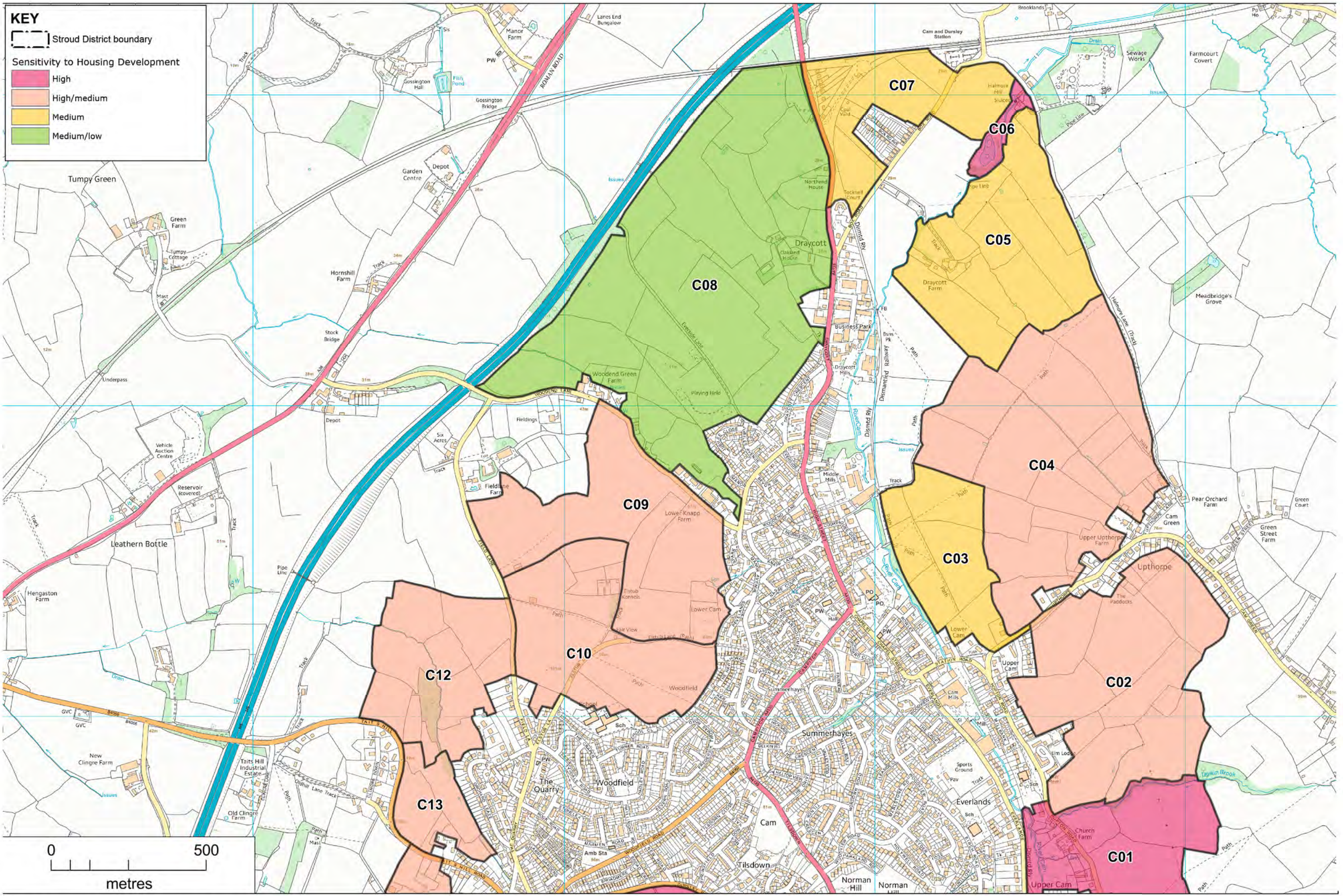




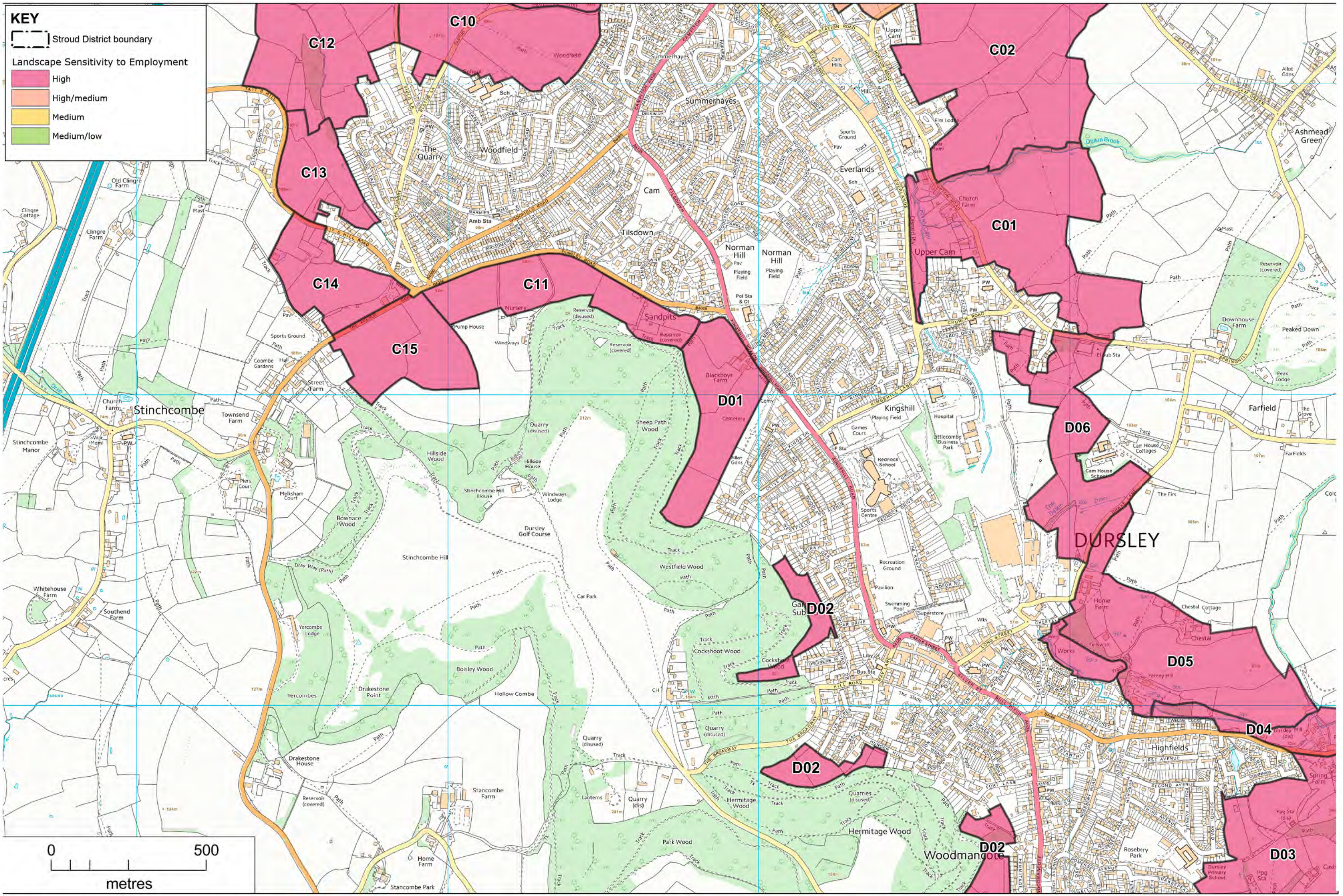




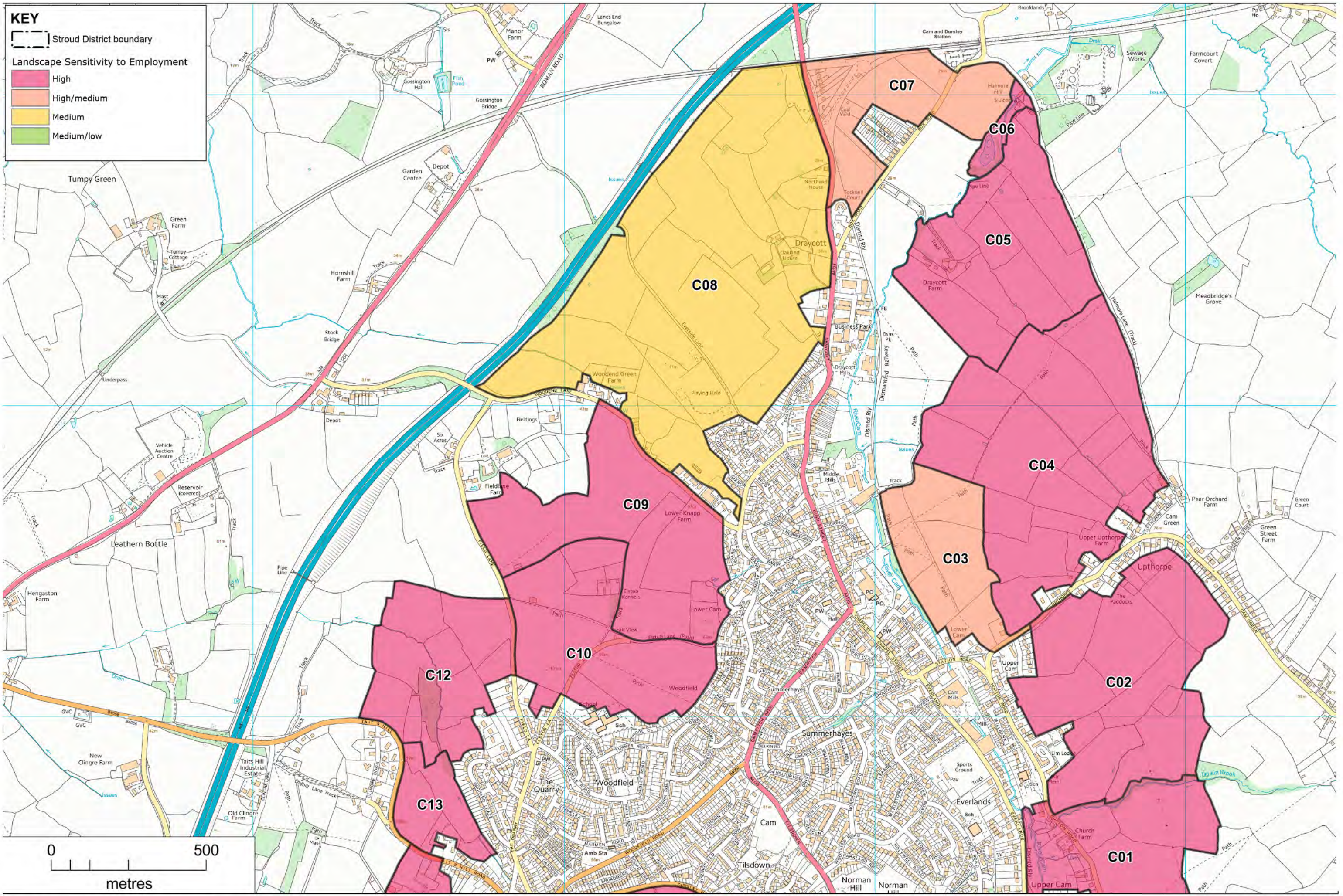














## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of this area lies in its green valley corridor, its semi-open character on high ground with long views, pasture, mature trees, and the riparian vegetation associated with the River Cam and Dulkan Brook. Its value lies in its contribution as part of a pastoral landscape within the context of the AONB and close to Peaked Down, its setting in relation to the listed church and other listed buildings in Upper Cam, and leisure use of PROWs. Housing development would have adverse effects due to visibility, setting and key views to and from Peaked Down, Cam Long Down and the wider AONB.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its green valley corridor, its semi-open character on high ground with long views, pasture, mature trees, and the riparian vegetation associated with the River Cam and Dulkan Brook. Its value lies in its contribution as part of a pastoral landscape within the context of the AONB and close to Peaked Down, its setting in relation to the listed church and other listed buildings in Upper Cam, and leisure use of PROWs. Employment development would have highly adverse effects due to the slopes, enclosed valley corridor, visibility, setting and key views to and from Peaked Down, Cam Long Down and the wider AONB.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Valley floor and rising and rolling valley slopes around River Cam and Dulkan Brook.
<i>Landcover pattern/use/ elements</i>	Improved pasture and paddocks on southern edge. Irregular field pattern on formerly unenclosed land. Mature hedgerows with mature trees and some isolated mature trees. Riparian woodland associated with River Cam and Dulkan Brook.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	River Cam and Dulkan Brook.
<i>Landscape condition/ intensity of use</i>	Pastoral landscape in generally good condition.
<i>Intervisibility/openness/enclosure</i>	Mostly quite open on the valley side with wide views. More enclosed and framed views in lower part and by River Cam and Dulkan Brook. Intervisible with many parts of Upper Cam.
<i>Skyline</i>	Skyline from views from Upper Cam.
<i>Key views</i>	Views to church at Upper Cam and other listed buildings. Views to Peaked Down under 1 km away and Cam Long Down. Medium distance views to wooded scarp slopes in AONB to south and south west.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Moderately tranquil. Minor road traffic noise.
<i>Settlement edge character</i>	Linear detached housing and a small housing estate mainly 20c.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Network of public footpaths connect to Upthorne and Ashmead Green. Important setting to church and other listed buildings, and close relationship as a pastoral landscape at the foot of AONB at Peaked Down and beyond.
<i>Potential visual receptors</i>	PROW users. Adjacent residents. From high ground on AONB.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings lie on the south western edge
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/Medium

*Summary*

The sensitivity of this area lies in its open character on the sloping valley sides and high ground with wide views, its role separating Cam from Upthorpe, its mature trees and the riparian vegetation associated with Dulkan Brook. Its value lies in its contribution as part of the escarpment foot slopes leading to the AONB, and leisure use of PROWs. Housing development would be highly visible rising up the slopes, would erode the separation between the settlements, and be visible in key views to and from Peaked Down and the AONB.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its open character on the sloping valley sides and high ground with wide views, its role separating Cam from Upthorpe, its mature trees and the riparian vegetation associated with Dulkan Brook. Its value lies in its contribution as part of the escarpment foot slopes leading to the AONB, and leisure use of PROWs. Employment development would be highly visible rising up the slopes, would erode the separation between the settlements, and be visible in key views to and from Peaked Down and the AONB and overall would have a very adverse affect on its rural character.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently rising and rolling slopes with westerly orientation.
<i>Landcover pattern/use/ elements</i>	Improved pasture and arable. Paddocks adjacent to Upthorpe. Sub-regular field pattern on formerly unenclosed land, with some amalgamation into larger fields. Low hedgerows with mature trees. Woodland belt associated with Dulkan Brook.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Dulkan Brook, connects to River Cam.
<i>Landscape condition/ intensity of use</i>	Intensively farmed. Moderate condition by paddocks.
<i>Intervisibility/openness/enclosure</i>	Mostly quite open with wide views. More enclosed and framed views in lower part and by Dulkan Brook.
<i>Skyline</i>	Skyline from views from Upper Cam and part of Upthorpe.
<i>Key views</i>	Views to church at Upper Cam. Medium distance views to Peaked Down and Cam Long Down. Distant views from higher areas to wooded scarp slopes to south and south east.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Moderately tranquil. Minor road traffic noise.
<i>Settlement edge character</i>	Linear detached housing mainly 20 C.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Network of public footpaths connect Upthorpe and Upper Cam including marked path to church at Upper Cam.
<i>Potential visual receptors</i>	PROW and minor road users and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The area's sensitivities lies in its steep slopes to the east, its role continuing the soft green edge to the settlement along the River Cam corridor and contributing to the separation between Cam and Upthorpe, the mature riparian vegetation along the river and other mature trees and hedgerows. Its value lies in its contribution as part of a Escarpment Foot Slopes landscape within the context of the AONB, and leisure use on PROWs. Housing development may be able to be accommodated on three fields adjoining the river corridor although not desirable due to the current positive edge to the settlement, at least in the short term. Development on the higher sloping valley sides would also be undesirable.

*Sensitivity to Employment Use* High/Medium

### Summary

The area's sensitivities lies in its steep slopes to the east, its role continuing the soft green edge to the settlement along the River Cam corridor and contributing to the separation between Cam and Upthorpe, the mature riparian vegetation along the river and other mature trees and hedgerows. Its value lies in its contribution as part of a Escarpment Foot Slopes landscape within the context of the AONB, and leisure use on PROWs. Though smaller scale employment development may be able to be accommodated on three fields adjoining the river corridor this is not desirable due to the current positive edge to the settlement. Development on the higher sloping valley sides would be inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Lower valley sides falling to the River Cam.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Small to medium sized sub-regular field pattern from formerly unenclosed cultivation. Intact hedgerows mostly well trimmed and some mature hedgerow trees. Mature tree belt on southern edge along River Cam.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	River Cam.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderate intensity as pasture and arable land.
<i>Intervisibility/openness/enclosure</i>	Limited intervisibility from developed areas to west, more so in higher valley sides. Moderately enclosed by tree belt to west.
<i>Skyline</i>	N/A
<i>Key views</i>	Long views east to wooded scarp slopes. Some long views from urban areas to west and public footpaths crossing north part of area.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Moderately tranquil. Close to employment land uses.
<i>Settlement edge character</i>	Indented and discreet on lower valley side.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Continuity of pastoral and agricultural valley side landscape containing urban area of Cam and separating it from Upthorpe. A rural valley landscape within the context of higher wooded slopes of AONB. Recreational use on public footpaths from Cam and linking to Upthorpe. Continuity of riparian character along River Cam.
<i>Potential visual receptors</i>	PROW users and mid-distance views from other urban areas to west.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape</i>	Rolling Hills and Valleys



Character Type

HLC type

A2



**Land Parcel Reference: C04      Settlement: Cam**

## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use*      High/Medium

### Summary

The sensitivity of this area lies in its location on the higher sloping valley sides visible from the west, contributing to the separation between Cam and Upthorpe, its mature trees and hedgerows, and the association with the PROW on Halmore Lane. Its value lies in its contribution as part of the escarpment foot slopes within the context of the AONB, and leisure use of PROWs. Housing development would be visible on these rising slopes, would significantly extend the settlement form, would reduce the separation of Upthorpe from Cam and would adversely affect the rural setting of rural settlement.

*Sensitivity to Employment Use*      High

### Summary

The sensitivity of this area lies in its location on the higher sloping valley sides visible from the west, contributing to the separation between Cam and Upthorpe, its mature trees and hedgerows, and the association with the PROW on Halmore Lane. Its value lies in its contribution as part of the escarpment foot slopes within the context of the AONB, and leisure use of PROWs. Employment development would be inappropriate on these higher slopes and would be visible significantly extending the built form, would reduce the separation of Upthorpe from Cam and would significantly adversely affect the rural setting of rural settlement.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently sloping valley sides rising to the east.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture, and paddocks on north edge of Upthorpe. Medium- sized sub-regular field pattern from formerly unenclosed cultivation. Intact hedgerows of diverse management and many mature hedgerow trees and a linear copse. Adjacent to scrubby overgrown vegetation and mature tree belt on Halmore Lane, a public footpath corridor on east side.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Halmore Lane overgrown track. Adjacent to streamside area (River Cam) with historic mill.
<i>Landscape condition/ intensity of use</i>	Intensive used for agriculture.
<i>Intervisibility/openness/enclosure</i>	Some intervisibility from areas to west, and moderately enclosed by hedgerows and tree belt to east.
<i>Skyline</i>	N/A
<i>Key views</i>	Long views to south and east to wooded scarp slopes. Some long views from urban areas and fields or footpaths on west side of Lower Cam.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Moderately tranquil.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Pastoral and agricultural landscape containing and forming the backcloth to the urban area of Cam and separating it from the rural settlement of Upthorpe. A rural valley landscape within the context of higher wooded slopes of AONB to the east. Recreational use on public footpaths from Cam and Upthorpe.
<i>Potential visual receptors</i>	PROW users and mid-distance views from other urban areas to south west.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds+ Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes



County/AONB LCA Landscape  
Character Type  
HLC type

Rolling Hills and Valleys  
A2



<b>Land Parcel Reference: C05</b>	<b>Settlement: Cam</b>
<b>LANDSCAPE SENSITIVITY</b>	
<i>Sensitivity to Housing Use</i>	Medium
<i>Summary</i>	
The sensitivity of this area lies in its rising slopes, hedgerows and mature trees, and the association with the PROW on Halmore Lane and nearby wetland area of the River Cam. Its value lies in its contribution as part of the escarpment foot slopes within the context of the AONB, and the PROWs running through and adjacent. Some housing could be accommodated on the south two fields adjoin Draycott Farm, more especially when and if adjacent allocated areas are developed.	
<i>Sensitivity to Employment Use</i>	High
<i>Summary</i>	
The sensitivity of this area lies in its rising slopes, hedgerows and mature trees, and the association with the PROW on Halmore Lane and nearby wetland area of the River Cam. Its value lies in its contribution as part of the escarpment foot slopes within the context of the AONB, and the PROWs running through and adjacent. Employment development would be out of place on the rising slopes and would adversely affect the rural character of this area within the wider context of the AONB.	
<b>KEY CHARACTERISTICS AND FACTORS</b>	
<i>Landform/water bodies</i>	Gently sloping, rising to the south east.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Medium to large elongated quite regular field pattern from formerly unenclosed cultivation. Intact hedgerows of diverse management and some mature hedgerow trees. Adjacent to scrubby overgrown vegetation and mature tree belt on Halmore Lane, a public footpath corridor on east side.
<i>Settlement pattern within parcel</i>	Draycott Farm and associated barns and stables.
<i>Landscape features</i>	Halmore Lane overgrown track. Adjacent to streamside area (River Cam) with historic mill.
<i>Landscape condition/ intensity of use</i>	Intensive used for agriculture.
<i>Intervisibility/openness/enclosure</i>	Limited intervisibility and moderately enclosed by hedgerows and tree belt.
<i>Skyline</i>	N/A
<i>Key views</i>	Long views to south and east to wooded scarp slopes.
<i>Detractors</i>	Power line. View to electricity sub-station north of Draycott Farm.
<i>Tranquillity</i>	Moderately tranquil but low noise of M5.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Continuity of pastoral and agricultural landscape containing urban area of Cam. A rural vale landscape within the context of higher wooded slopes of AONB. Recreational use on public footpaths from Cam and surrounding villages.
<i>Potential visual receptors</i>	PROW users and mid-distance views from other urban areas to south west.
<b>CONSTRAINTS/DESIGNATIONS</b>	
<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area
<b>LANDSCAPE CONTEXT</b>	
<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in the river corridor of the Cam, the water and wetland features, the associated trees and other vegetation and its small scale. Its value is in its association with the water mill and contribution to a wildlife corridor. No development is appropriate in this area.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in the river corridor of the Cam, the water and wetland features, the associated trees and other vegetation and its small scale. Its value is in its association with the water mill and contribution to a wildlife corridor. No development is appropriate in this area.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	River corridor (River Cam). Level ground at foot of gentle slopes to south east.
<i>Landcover pattern/use/ elements</i>	Riparian vegetation. River and ponds. Stone bridge. Mature trees and scrub in rough pasture.
<i>Settlement pattern within parcel</i>	None, but associated with historic mill and barn.
<i>Landscape features</i>	Ponds.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition. Little used.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by mature trees and slightly lower ground.
<i>Skyline</i>	N/A
<i>Key views</i>	To mature streamside vegetation and trees along Halmore Lane. Long views to wooded scarp slopes to south and east.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Moderately tranquil but distant noise from M5.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Close association with pastoral landscape to south and east. PROWs adjacent.
<i>Potential visual receptors</i>	PROW users to east and west.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The sensitivity of this area lies in its mature trees and association with the river course and mill to the east, and its contribution in helping to separate the settlement from the M5. Its value is in the PROW crossing the area. Housing development could be accommodated on the west side of Box Road, preferably retaining and enhancing the adjoining hedgerows and trees. It would be desirable to retain the open field to the east of the road as a positive open setting for the mill.

*Sensitivity to Employment Use* High/Medium

### Summary

The sensitivity of this area lies in its mature trees and association with the river course and mill to the east, and its contribution in helping to separate the settlement from the M5. Its value is in the PROW crossing the area. Employment development would possibly conflict with mainly housing uses adjacent, but if carefully designed with appropriate buffers it may be acceptable west of Box Road, adjoining the station. It would be desirable to retain the open field to the east of the road as a positive open setting for the mill.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Flat. Adjacent to stream course on eastern side.
<i>Landcover pattern/use/ elements</i>	Improved pasture and arable, small fields with regular enclosure. Low hedges and some mature trees.
<i>Settlement pattern within parcel</i>	New housing area in development on south east section of area.
<i>Landscape features</i>	Eastern section adjoins water course and riparian vegetation. Some mature trees near station and on eastern edge.
<i>Landscape condition/ intensity of use</i>	Moderate condition in agricultural use.
<i>Intervisibility/openness/enclosure</i>	Enclosed by low hedges but intervisible with 20c housing around Box Road Avenue.
<i>Skyline</i>	N/A
<i>Key views</i>	From road, proximity to Cam & Dursley railway station, and footpath across eastern field. Long views to wooded scarp slopes to south and east.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Noise from M5 corridor and train line.
<i>Settlement edge character</i>	20c linear housing estate adjacent
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of northern landscape containment of Cam. On area east of road links with pastoral landscape and mature trees around stream and mill which is also accessible by a PROW.
<i>Potential visual receptors</i>	Adjacent housing, road and rail users, PROW users.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium/Low

*Summary*

The area's sensitivity lies in the mature trees and garden around Draycott, the playing fields/recreation ground, the intervisibility with the M5 and the irregular field pattern with associated hedges and trees. Its value lies in the listed building at Woodend Green Farm adjacent, the PROWs crossing the area and the community value of the playing fields/recreation ground. Housing development could be accommodated in parts of the area but the fields to the north and west of the listed Woodend Green Farm should not be developed in order to retain its rural character and the context of the rural slopes to the south. The mature trees and grounds around Draycott should also be retained. There should be a substantial screening mitigation and green infrastructure between the area and the M5, e.g. tree screen and earth bund. The recreation ground and PROWs would need to be accommodated into the green infrastructure of the development.

*Sensitivity to Employment Use* Medium

*Summary*

The area's sensitivity lies in the mature trees and garden around Draycott, the playing fields/recreation ground, the intervisibility with the M5 and the irregular field pattern with associated hedges and trees. Its value lies in the listed building at Woodend Green Farm adjacent, the PROWs crossing the area and the community value of the playing fields/recreation ground. Employment development may be able to be accommodated as part of a wider mixed development, ensuring that there are appropriate buffers with residential areas. The most appropriate areas may be to the East extending existing development or near to the M5. The fields to the north and west of the listed Woodend Green Farm should not be developed in order to retain its rural character and the context of the rural slopes to the south. The mature trees and grounds around Draycott should also be retained. There should be a substantial screening mitigation and green infrastructure between the area and the M5, e.g. tree screen and earth bund. The recreation ground and PROWs would need to be accommodated into the green infrastructure of the development.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating, domed at playing fields. Embankment to M5.
<i>Landcover pattern/use/ elements</i>	Arable and pasture on large semi-regular field pattern on formerly unenclosed cultivation. Some mature hedgerow trees and mostly low trimmed hedgerows. Some tree belts including along M5. Playing fields. Orchard related to farm and gardens at Draycott. Railway runs along north boundary.
<i>Settlement pattern within parcel</i>	Farm complex with gardens. Barns. Field near Draycott used for Steam rally.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Mostly intensive arable.
<i>Intervisibility/openness/enclosure</i>	Intervisible from parts of M5. Views from/ to listed Woodford Green Farm, Draycott farm and adjacent housing to south west.
<i>Skyline</i>	N/A
<i>Key views</i>	South east to wooded scarp slopes 2km +.
<i>Detractors</i>	M5 visible on embankment where not screened. Pylons.
<i>Tranquillity</i>	Noisy from M5 and railway.
<i>Settlement edge character</i>	Diverse land use to south east edge - housing 20 and 21C and light industrial.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Urban fringe character with diverse land uses and some semi-isolated pockets of farmland. PROWs cross area but truncated by M5.
<i>Potential visual receptors</i>	Woodend Green Farm, Draycott Farm and adjacent housing to south west. M5 and minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Woodend Green Farm adjacent is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
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Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment Foot Slopes  
Rolling Hills and Valleys  
A1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/medium

*Summary*

The sensitivity of the area lies in its open, rural farmed slopes rising above lower land and open to view from the M5 to the north as part of the escarpment foot slopes, and the settlement and other valley sides to the east; its role as unspoilt backcloth to the settlement; its function in helping to separate the settlement from the M5, and its recreational role. Its value lies in its PROWs, and proximity to Field Lane Farm to the north which is listed. Housing would be either noticeable or prominent on the slopes and would impinge on their function as backcloth to the settlement as well as potentially being highly visible to the wider countryside and the M5 to the north. It is therefore considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its open, rural farmed slopes rising above lower land and open to view from the M5 to the north as part of the escarpment foot slopes, and the settlement and other valley sides to the east; its role as unspoilt backcloth to the settlement; its function in helping to separate the settlement from the M5, and its recreational role. Its value lies in its PROWs, and proximity to Field Lane Farm to the north which is listed. Employment would be out of character with the residential edge of the settlement and the rising slopes. It would be either noticeable or prominent on the slopes and would impinge on their function as backcloth to the settlement as well as potentially being highly visible to the wider countryside and the M5 to the north. It is therefore considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Rolling hill slopes running from a hilltop facing north and east with a small valley in the eastern part above Knapp Farm.
<i>Landcover pattern/use/ elements</i>	Irregular medium to large-sized fields of pasture or rough grassland with a mix of trimmed and outgrown hedges. Trees lie along some strong hedgerows, along the watercourse and there are also remnant mature field trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Field trees
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The mainly open slopes are intervisible to a wide area of lower land both to the north and east as they rise above the settlement.
<i>Skyline</i>	The slightly convex slopes act as the local skyline in places.
<i>Key views</i>	From PROWs running through and adjacent to the area, from the M5, from the recreation ground to the north, and from the opposite valley sides.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity away from the settlement and M5.
<i>Settlement edge character</i>	20c linear housing estate edge set down the hill and mitigated to an extent by trees so neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The open farmed slopes form part of the unspoilt hillsides separating Cam and Dursley from the motorway, provide a rural setting to the motorway as part of the Escarpment footslopes visually linked to the escarpment in views, and provide a positive backcloth to the settlement to the east. There is also access via PROWs from the settlement providing recreational benefits.
<i>Potential visual receptors</i>	Users of PROWs, the M5, local roads and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Field Lane Farm to the north is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds+ Severn and Avon Vales
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Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment Foot Slopes  
Rolling Hills and Valleys  
A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its open, rural farmed hilltop and skyline rising above lower land and open to view from the M5 to the north as part of the escarpment foot slopes, and the settlement and other valley sides to the east; its role as unspoilt backcloth to the settlement; its function in helping to separate the settlement from the M5, and its recreational role. Its value lies in its PROWs. Housing would be either noticeable or prominent on the hilltop, potentially breaching the skyline to become widely visible to the north and west and would impinge on their function as backcloth to the settlement. It is therefore considered inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its open, rural farmed hilltop and skyline rising above lower land and open to view from the M5 to the north as part of the escarpment foot slopes, and the settlement and other valley sides to the east; its role as unspoilt backcloth to the settlement; its function in helping to separate the settlement from the M5, and its recreational role. Its value lies in its PROWs. Employment would be out of character on the hilltop and adjacent to the residential settlement edge. It would be either noticeable or prominent on the hilltop, potentially breaching the skyline to become widely visible to the north and west and would impinge on their function as backcloth to the settlement. It is therefore considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Rolling hilltop with upper slopes facing north and east.
<i>Landcover pattern/use/ elements</i>	Irregular rationalised medium to large-sized fields of arable land with a mix of trimmed and outgrown hedges. Trees lie along some hedgerows.
<i>Settlement pattern within parcel</i>	Small farmstead.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	The mainly open land is intervisible with a wide area of lower land both to the north and east as it rises gently above the settlement. There is also intervisibility with the higher Stinchcombe Hill to the south.
<i>Skyline</i>	The slightly convex hilltop acts as the skyline in views from the north, east and west, including the M5 corridor.
<i>Key views</i>	From PROWs running through and adjacent to the area, from the M5, from Stinchcombe Hill to the south, and from the opposite valley sides to the east.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity away from the settlement and M5.
<i>Settlement edge character</i>	20c linear housing estate edge to the east set down the hill and mitigated to an extent by garden trees so neutral. The housing edge to the south has Lombardy poplars or school grounds as mitigation so is not particularly apparent.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The open farmed hilltop form part of the unspoilt countryside separating Cam and Dursley from the motorway, provides a rural setting to the motorway as part of the escarpment foot slopes visually linked to the escarpment in views, and provides a positive backcloth and skyline to the settlement to the east. There is also access via PROWs from the settlement providing recreational benefits.
<i>Potential visual receptors</i>	Users of PROWs, the M5, local roads and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

*National Character Area* Cotswolds



Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment Foot Slopes  
Rolling Hills and Valleys  
A1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its distinctive sloping pastoral character as part of the lower escarpment slopes combined with the adjacent woodland and its visibility on the northern approach to the town. Its value lies in its location in the AONB and association and continuity with the escarpment and the PROW running through the area. Housing development would extend the suburban character into the AONB and adversely affect the setting of the wooded slopes.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its distinctive sloping pastoral character as part of the lower escarpment slopes combined with the adjacent woodland and its visibility on the northern approach to the town. Its value lies in its location in the AONB and association and continuity with the escarpment and the PROW running through the area. Employment use would appear incongruous and prominent and would extend the urban form into the AONB and would adversely affect the setting of the wooded slopes.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Steep to moderate slopes on the lower edge of the escarpment.
<i>Landcover pattern/use/ elements</i>	Mix of small to medium-sized regular and irregular pastures with outgrown hedge and tree boundaries.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good condition/moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Contained by woodland and slopes to the south, by settlement to the north but is open to view from the A4066 to the north over a cut hedge.
<i>Skyline</i>	N/A
<i>Key views</i>	From the A4066 and from the adjacent paths in the woodland.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity increases to the south away from the road.
<i>Settlement edge character</i>	20c linear edge along road mitigated to an extent by mature garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as the characteristic escarpment lower slopes and setting to the distinctive woodland, has a PROW running through and provides a positive approach to the settlement.
<i>Potential visual receptors</i>	Users of PROW and B4066, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None within site at adjacent to ancient woodland which is a key wildlife site
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1 and A1rs



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

The sensitivity of the area lies in its well treed, pastoral valley slopes rising above lower land and open to view from the M5 to the west as part of the escarpment foot slopes, the steepness of some slopes, its function in helping to separate the settlement from the M5, its trees and watercourse and its recreational role. Its value lies in its PROWs. Housing would be either noticeable or prominent on the slopes potentially being highly visible to the wider countryside and the M5 to the north. It would also significantly extend the settlement, especially if located on the western side of the valley. Implementation on the steep slopes would be difficult and undesirable. Housing is therefore considered inappropriate.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its well treed, pastoral valley slopes rising above lower land and open to view from the M5 to the west as part of the escarpment foot slopes, the steepness of some slopes, its function in helping to separate the settlement from the M5, its trees and watercourse and its recreational role. Its value lies in its PROWs. Employment use would be prominent and incongruous on the upper valley sides adjacent to residential areas and would be unfeasible on the steeper slopes. It is therefore considered highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Steep sided small valley with convex slopes cut into the escarpment foot slopes with a small watercourse.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized fields of pasture or rough grassland with mainly outgrown hedges with some trimmed hedges. Trees lie along some strong hedgerows, including Lombardy poplars, but are mainly focused along the watercourse or close to the valley bottom.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Steep valley sides and watercourse.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The valley landform, hedges and trees do provide enclosure in the south eastern part of the area but the rest of the area including the upper slopes are intervisible with the lower land both to the north and west, including the M5.
<i>Skyline</i>	The top of valley slopes act as the local skyline in views from paths within the valley.
<i>Key views</i>	From PROWs running through and adjacent to the area, from the M5 and B4066.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity away from the settlement and M5, especially in the valley floor.
<i>Settlement edge character</i>	20c indented housing edge mitigated to an extent by trees and mature garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The well treed pastoral slopes form part of the unspoilt hill and valley sides separating Cam and Dursley from the motorway, provide a rural setting to the motorway as part of the escarpment foot slopes visually linked to the escarpment in views and access via PROWs from the settlement providing recreational benefits.
<i>Potential visual receptors</i>	Users of PROWs, the M5, local roads and adjacent residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

*National Character Area* Cotswolds + Severn and Avon Vales



Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment Foot Slopes  
Rolling Hills and Valleys  
A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its very steep valley sides, its watercourse and associated riparian vegetation, its tree cover, its role as a green/wildlife corridor penetrating into the built form and the upper flat area's visibility from the B4066 and location in the open countryside of the escarpment foot slopes with a feeling of separation from the main settlement. Housing on the flatter part would significantly extend the main settlement westwards and would feel divorced from it. Housing on the steep slopes would be difficult to implement satisfactorily and would remove the function of the area as a green/wildlife corridor. Overall, housing would be undesirable.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its very steep valley sides, its watercourse and associated riparian vegetation, its tree cover, its role as a green/wildlife corridor penetrating into the built form and the upper flat area's visibility from the B4066 and location in the open countryside of the escarpment foot slopes with a feeling of separation from the main settlement. Employment use on the flatter part would appear incongruous and prominent adjacent to residential areas, and in a location isolated from the main commercial areas in the settlement. It would not be feasible on the steep slopes. Overall, employment use would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently sloping upper valley side and very steep valley sides running down to a watercourse.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized fields or ley/pasture and rough grassland (on steep slopes). Field boundaries are a mix of trimmed and outgrown hedges with trees along hedgerows, on the slopes and in the riparian corridor. Ranch fencing separates off the southern part of the land parcel which appears to be being developed for housing.
<i>Settlement pattern within parcel</i>	Small-scale housing development to the south.
<i>Landscape features</i>	Very steep valley sides, tree clumps and watercourse.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture/grassland.
<i>Intervisibility/openness/enclosure</i>	Moderate intervisibility with opposite valley side with top of the site visible from the B4066.
<i>Skyline</i>	The top of the steep slopes form the skyline when viewed from the east but public access is limited.
<i>Key views</i>	From PROWs to the north, and from the B4066.
<i>Detractors</i>	Small power lines across the area.
<i>Tranquillity</i>	Tranquillity is limited by the road on one side and views of housing to the other.
<i>Settlement edge character</i>	The settlement edge to the East is limited by the watercourse on contained by the steep valley.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The very steep valley sides and watercourse form a natural buffer to the main settlement area and provide a natural green wildlife corridor. The upper flat area forms part of the wider landscape of the Escarpment Foot Slopes to the west separated from the main settlement by the valley and also provides a break in the ribbon development on the B4066.
<i>Potential visual receptors</i>	Uses of the PROWs to the north, the B4066 and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
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Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment Foot Slopes  
Rolling Hills and Valleys  
A1



**LANDSCAPE SENSITIVITY***Sensitivity to Housing Use**Summary*

The sensitivity of the area lies in its role as a green buffer between Cam and Stinchcombe, its location in the open countryside of the escarpment foot slopes with a feeling of separation from the main settlement and contributing to the setting of the escarpment. The value lies in the area's location within Cotswolds AONB. Housing would significantly extend the main settlement westwards and would feel to extent divorced from it. It would potentially adversely affect the setting of the escarpment and would also close the gap between Cam and Stinchcombe. Overall, housing would be undesirable.

*Sensitivity to Employment Use**Summary*

The sensitivity of the area lies in its role as a green buffer between Cam and Stinchcombe, its location in the open countryside of the escarpment foot slopes with a feeling of separation from the main settlement and contributing to the setting of the escarpment. The value lies in the area's location within Cotswolds AONB. Employment use would appear incongruous, would significantly extend the main settlement westwards closing a rural gap between Cam and Stinchcombe, it would adversely affect the setting of the escarpment and would be in a location isolated from the main commercial areas in the settlement. Overall, employment use would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently undulating land rising to a crowned top to the west.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized fields in ley/pastoral and arable use. The majority of hedges are trimmed. Avenue trees line the B4060 and mature trees are located to the rear of properties on the B4066 to the east. There are small-scale agricultural buildings and one commercial property within the area.
<i>Settlement pattern within parcel</i>	There are no dwellings within the area.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	Moderate intervisibility with escarpment to the south, filtered by the avenue trees, and the area is visible from the B4060 and B4066.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs to the west, and from the B4060 and B4066.
<i>Detractors</i>	Agricultural sheds and associated infrastructure are slight detractors.
<i>Tranquillity</i>	Tranquillity is limited by the two roads, and commercial property.
<i>Settlement edge character</i>	Settlement edge directly adjacent is softened by mature trees in large gardens. Across the B4066 the edge is harsher with more limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the wider landscape of the escarpment foot slopes to the west of the settlement contributing to the setting of the escarpment and also provides a green buffer between Cam and Stinchcombe.
<i>Potential visual receptors</i>	Uses of the PROWs to the west, the B4060 and B4066, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment Foot Slopes
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys







**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its distinctive sloping pastoral character as part of the lower escarpment slopes combined with the adjacent woodland and its visibility on the northern approach to the town. Its value lies in its location in the AONB and association and continuity with the escarpment. Housing development would extend the suburban character into the AONB and adversely affect the setting of the wooded slopes.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its distinctive sloping pastoral character as part of the lower escarpment slopes combined with the adjacent woodland and its visibility on the northern approach to the town. Its value lies in its location in the AONB and association and continuity with the escarpment. Employment use would appear incongruous and prominent and would extend the urban form into the AONB and would adversely affect the setting of the wooded slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Moderate/gentle slopes on the lower edge of the escarpment.
<i>Landcover pattern/use/ elements</i>	Mix of medium to large-sized irregular pastures with trimmed hedge boundaries with few trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good condition and high/moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Contained by woodland and slopes to the south, by settlement to the north but is open to view from the A4066 to the north over a cut hedge.
<i>Skyline</i>	n/a
<i>Key views</i>	From the A4066 and from nearby PROWs.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity increases to the south away from the road.
<i>Settlement edge character</i>	20c linear edge along road mitigated to a limited extent by mature garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as the characteristic escarpment lower slopes and setting to the distinctive woodland and provides a positive approach to the settlement.
<i>Potential visual receptors</i>	Users of PROW and B4066, and residents.

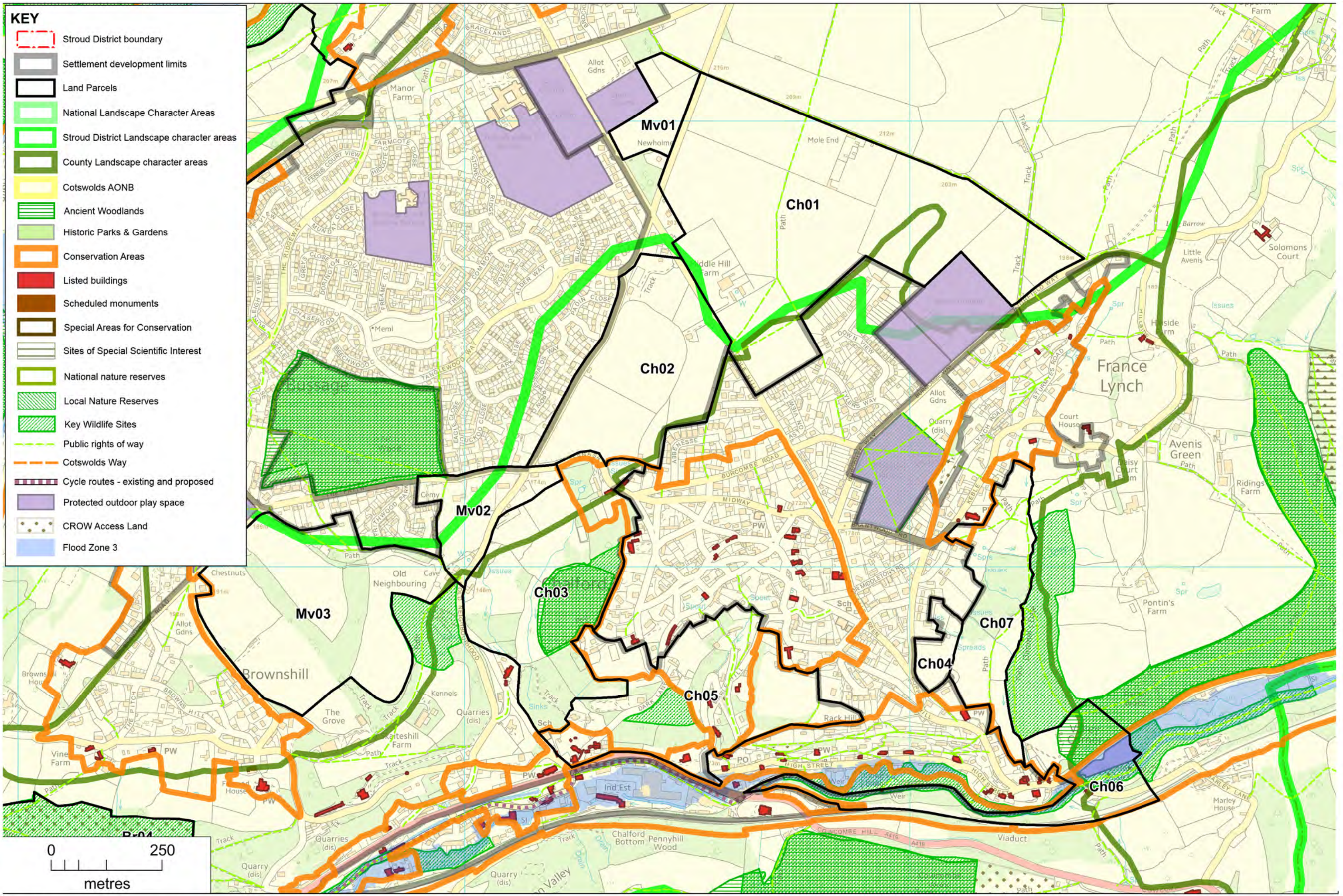
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

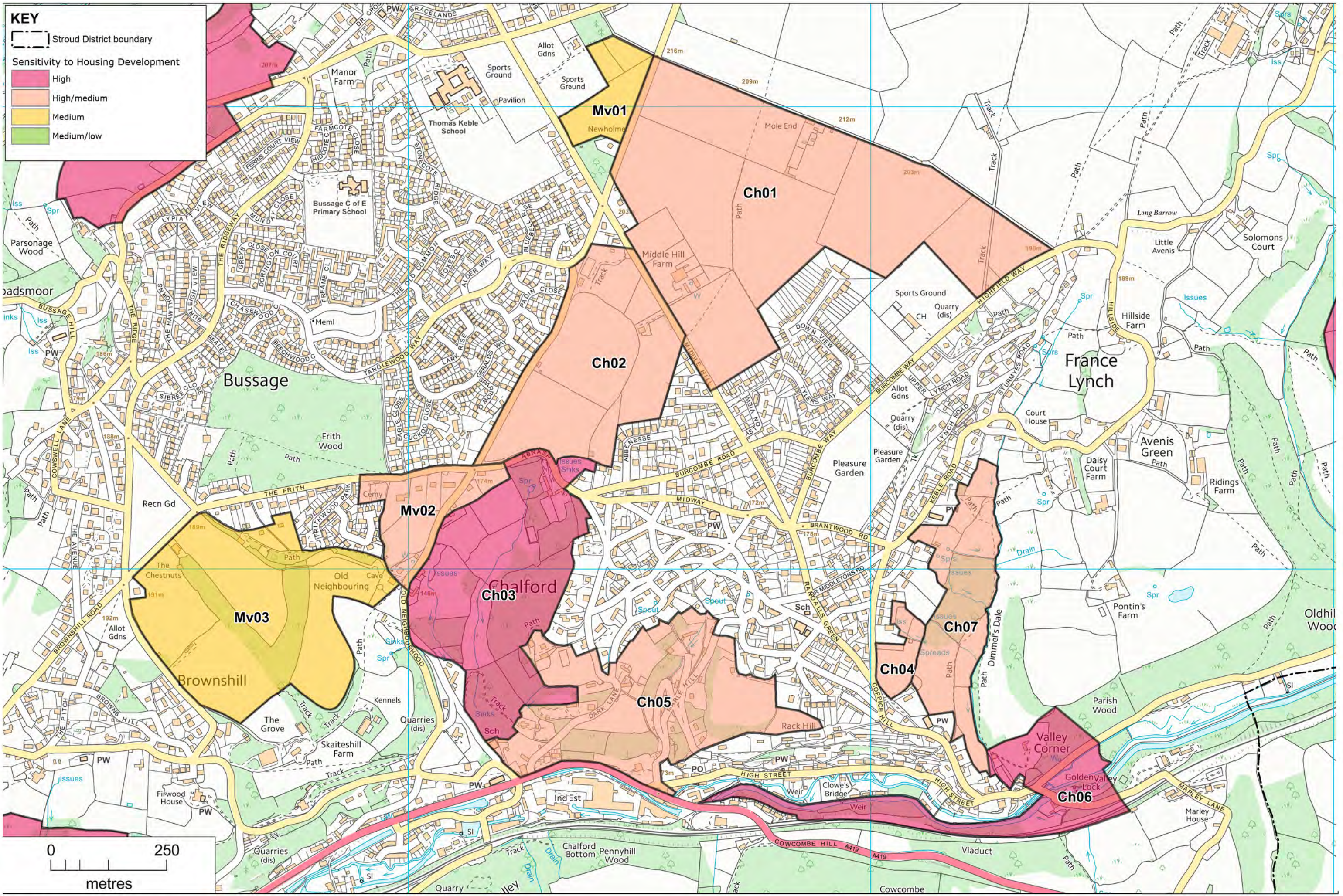
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1



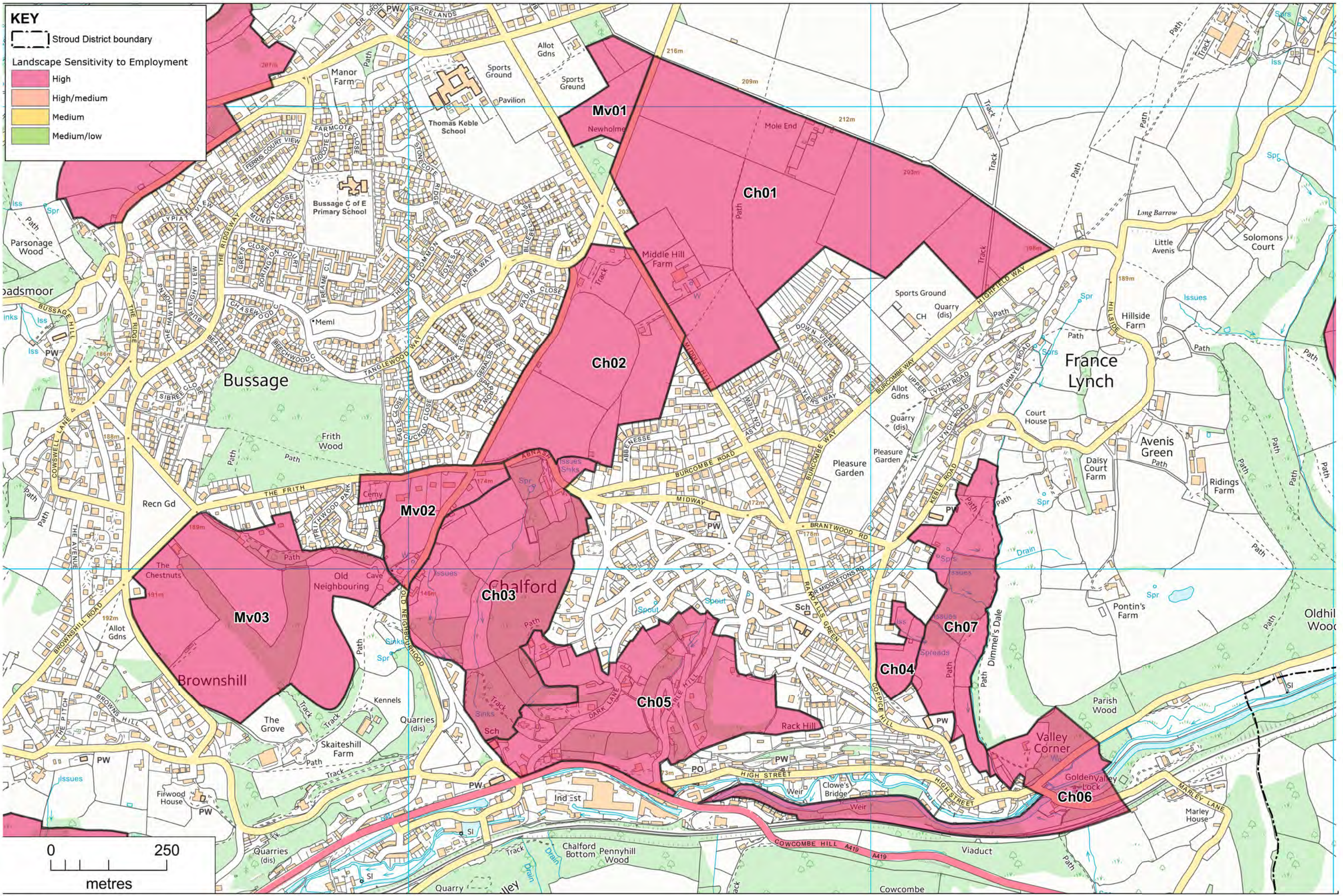


- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
  - Scheduled monuments
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3











**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the openness to view from south and west, the role as rural buffer between Chalford Hill and Eastcombe and Bussage/Manor Village, and use of area for recreation in the form of allotments and community space to the south and PROWs near to a suburban area. The northern part is higher up on the wold tops and is more widely visible. The value of the area is in its location in the Cotswolds AONB. Housing development would impinge on the rural hinterland of the settlement and could close the gap between the settlements. Overall it is not desirable, especially in the western part where the valley continues south as a green gap between the settlements.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the openness to view from south and west, the role as rural buffer between Chalford Hill and Eastcombe and Bussage/Manor Village, and use of area for recreation in the form of allotments and community space to the south and PROWs near to a suburban area. The northern part is higher up on the wold tops and is more widely visible. The value of the area is in its location in the Cotswolds AONB. Employment development would be out of character with the adjacent residential use and on the wold top. It would impinge on the rural hinterland of the settlement and could close the gap between the settlements. Overall it is inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Undulating wold top formed by two shallow dry valleys running south. Land rises gently to the north.
<i>Landcover pattern/use/ elements</i>	Regular fields of arable/leys and pasture with mix of trimmed and outgrown hedge boundaries with occasional trees. There is an outgrown hedgerow with trees on the northern boundary and strong tree belt on eastern boundary. Allotments and a community space lie to the south along Middle Hill. Settlement surrounded by trees and hedges.
<i>Settlement pattern within parcel</i>	Two very small farm complexes- Middle Hill Farm and Mole End.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderate/high intensity of use.
<i>Intervisibility/openness/enclosure</i>	Some intervisibility with similar elevation areas to the east but limited due to hedge/tree cover. The low hedges and undulations allow some views across the area east to west and the western area is open to view up the valley from the south from Middle Hill. Trees and high hedges make visibility from the east more difficult.
<i>Skyline</i>	Northern boundary forms local skyline when viewed from the south.
<i>Key views</i>	From PROWs through area and from Middle Hill road and the road to the west.
<i>Detractors</i>	Conifer hedges around Mole End are minor detractor.
<i>Tranquillity</i>	Moderately tranquil away from settlement but limited to south by settlement and roads.
<i>Settlement edge character</i>	Linear estate with large scale indented form which is difficult to see widely so neutral in the wider landscape.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The allotments and community space to the south form an important community role. The area acts as part of the rural green gap between Chalford Hill and Manor Village/ Bussage and Eastcombe and edge to suburban development. There are PROWs through and adjacent which provide recreation.
<i>Potential visual receptors</i>	Users of PROWs, Middle Hill and other adjacent roads, residents, users of the open space and allotments.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None



*Other (floodplain, PROWs)*

PROWs cross the area.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Wold Tops mainly with Secluded Valleys to the south

*County/AONB LCA Landscape  
Character Type*

Mainly High Wold, Settled Valley to the south.

*HLC type*

B3



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the role as rural buffer between Chalford Hill and Eastcombe and Bussage/Manor Village as part of the continuum of valley form both north and south, the steep slopes in the southern part, the fine mature trees which form strong visual features/elements around the eastern field and use of area for recreation in the form of PROW allowing access to the wider countryside to the north. The value of the area lies in its location in the Cotswolds AONB. Housing would erode the green buffer and if located to the east would divorce the PROW from the green space. The mature trees provide a significant constraint on development of the eastern field as they are incompatible with housing close to them or within the curtilages of dwellings. If this area was developed the trees would have to be in public areas and dwellings and infrastructure located sufficiently away from them to maintain their health in perpetuity and avoid the need for cutting back or removal.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the role as rural buffer between Chalford Hill and Eastcombe and Bussage/Manor Village as part of the continuum of valley form both north and south, the steep slopes in the southern part, the fine mature trees which form strong visual features/elements around the eastern field and use of area for recreation in the form of PROW allowing access to the wider countryside to the north. The value of the area lies in its location in the Cotswolds AONB. Employment use would be out of character with the adjacent residential use and the narrow valley. It would close the gap between the settlements. Overall it is inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Shallow dry valley running and deepening to the south.
<i>Landcover pattern/use/ elements</i>	Regular fields of grass/pasture with outgrown hedge boundaries with trees. The eastern field has a particularly strong boundaries of mature trees- mainly beech and sycamore.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Strong tree boundaries around field to the east
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	There are clear views in from Middle Hill but the area is generally well contained with glimpse views in from the other adjacent roads, mainly in winter, and from the PROW on the eastern boundary.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW to the east and from Middle Hill road.
<i>Detractors</i>	None
<i>Tranquillity</i>	The tree cover assist tranquillity although road noise is apparent and the settlement edge perceptible.
<i>Settlement edge character</i>	Linear 20c estate edges to east and west mitigated by trees so neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as part of the rural green gap between Chalford Hill and Manor Village/ Bussage and Eastcombe and edge to suburban development. There is a PROW through and adjacent which provide recreation and links to the wider countryside to the north.
<i>Potential visual receptors</i>	Users of PROW, Middle Hill and other adjacent roads, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Chalford Hill Conservation Area lies to the South.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys



County/AONB LCA Landscape	High Wold
Character Type	
HLC type	B2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the steep slopes, the role as a green buffer and separation between Chalford and Manor Village/Bussage, the watercourse, as a wildlife corridor and its small scale enclosed character with many trees, and its tranquil inaccessibility. The value of the area lies in its location in the Cotswolds AONB, with listed buildings within the area and adjacent, and the key wildlife site. Housing would be difficult to build on the slopes, would disrupt the pattern of settlement on higher flatter land, filling in the current gap, and would be very difficult to accommodate within the small scale pattern of field, residential curtilages and trees with major adverse effect on landscape character. It is therefore inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the steep slopes, the role as a green buffer and separation between Chalford and Manor Village/Bussage, the watercourse, as a wildlife corridor and its small scale enclosed character with many trees, and its tranquil inaccessibility. The value of the area lies in its location in the Cotswolds AONB, with listed buildings within the area and adjacent, and the key wildlife site. Employment use would be incongruous in this rural area adjacent to houses and would be very difficult to accommodate within the small scale fields and on steep slopes. It would have a major adverse impact and is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Tributary valley of the Frome deepening and becoming steeper to the south. A spring rises in the northern part feeding the small watercourse.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields of grass/pasture and rough grassland on the north western side of the valley , scrubbing up in places. There are a mix of outgrown hedge and fence boundaries with trees. Woodland and scrub to the south and east.
<i>Settlement pattern within parcel</i>	A few houses with gardens on Old Neighbourhood.
<i>Landscape features</i>	Steep valley sides and woodland.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and moderate to low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The area is highly enclosed by a mix of landform, tree cover and houses/gardens along Old Neighbourhood.
<i>Skyline</i>	The trees to the north and east form the skyline.
<i>Key views</i>	From PROW to the east and from Middle Hill road.
<i>Detractors</i>	None
<i>Tranquillity</i>	The tree cover and landform assist tranquillity.
<i>Settlement edge character</i>	20c estate edges to east are mitigated by trees so neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as part of the rural green gap between Chalford and Manor Village/Bussage, a wildlife corridor and a tranquil inaccessible strong edge to development.
<i>Potential visual receptors</i>	Adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient woodland to the west.
<i>Historic</i>	Chalford Hill Conservation Area lies to the East and St. Mary's & Belvedere Conservation Area lies to the South. Listed buildings lie to the East and West.
<i>Biodiversity</i>	Old Neighbourhood Field KWS, Chalford Lynch Wood KWS
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold to north and Settled Valley main part to south.
<i>HLC type</i>	C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the steep slopes, the small scale hedgerow and tree pattern, the watercourses, the intervisibility with the opposite valley slopes and to the south and location next to the church. The value of the area lies in its location in the Cotswolds AONB, adjacent to the listed church of St John the Baptist and adjacent to key wildlife sites to the east. Housing would be difficult to build on the slopes, would disrupt the pattern of settlement on higher flatter land, would be highly visible and would be very difficult to accommodate within the small scale pattern of fields and trees with major adverse effect on landscape character. It is therefore inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep slopes, the small scale hedgerow and tree pattern, the watercourses, the intervisibility with the opposite valley slopes and to the south and location next to the church. The value of the area lies in its location in the Cotswolds AONB, adjacent to the listed church of St John the Baptist and adjacent to key wildlife sites to the east. Employment use would be impossible to accommodate on the slopes, and would have a major adverse effect on landscape character. It is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Uneven stepped and steep valley sides. Springs within area feeding seasonal watercourses down into stream to the east.
<i>Landcover pattern/use/ elements</i>	Irregular small pastures with outgrown hedges. There is strong tree cover along the riparian corridor and along tributary valley side watercourses and boundaries.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Steep slopes.
<i>Landscape condition/intensity of use</i>	Moderate/poor condition and low intensity as marginal pasture.
<i>Intervisibility/openness/enclosure</i>	Some intervisibility with opposite valley sides and to south across the Frome valley but the tree cover means most of the area is enclosed.
<i>Skyline</i>	Skyline to the west.
<i>Key views</i>	From PROWs within the area and from the church in winter.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil within area
<i>Settlement edge character</i>	Indented edge more positive to the north with church and traditional houses, and more neutral to the south with 20c ribbon development mitigated by garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Provides rural steep sloped and well treed edge to settlement on the higher ground, with PROWs linking to the wider countryside, and contributing to the valley wildlife corridor.
<i>Potential visual receptors</i>	Users of PROWs, the church, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient woodland on southern corner.
<i>Historic</i>	France Lynch Conservation Area abuts the area to the North and Chalford Vale Conservation Area abuts the area to the South.
<i>Biodiversity</i>	Dimmel's Dale KWS and Pontin's Farm Wood KWS adjacent
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	L1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the steep slopes, the role as separation between The Old Neighbourhood on the wold edge and the valley bottom settlement, the small scale enclosed character with many trees, the watercourse, the intervisibility with the opposite valley slopes to the south. The value of the area lies in its location in the Cotswolds AONB, with many listed buildings within the area and adjacent, and the key wildlife site. Housing would be difficult to build on the slopes, would disrupt the pattern of settlement on higher flatter land, filling in the current gap, would be visible and would be very difficult to accommodate within the small scale pattern of field, residential curtilages and trees with major adverse effect on landscape character. It is therefore inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep slopes, the role as separation between The Old Neighbourhood on the wold edge and the valley bottom settlement, the small scale enclosed character with many trees, the watercourse, the intervisibility with the opposite valley slopes to the south. The value of the area lies in its location in the Cotswolds AONB, with many listed buildings within the area and adjacent, and the key wildlife site. Employment use would be impossible to accommodate on the slopes, would be in conflict with the adjacent residential use and would have a major adverse effect on landscape character. It is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep valley sides with upper slopes rolling over from the wold top to the east (Rack Hill). Small watercourse in valley floor.
<i>Landcover pattern/use/ elements</i>	Complex matrix of irregular pastures and rough grazing interspersed with belts of woodland and dwellings within gardens serviced by very narrow lanes.
<i>Settlement pattern within parcel</i>	Scattered dwellings on minor roads and fronting the A419.
<i>Landscape features</i>	Various listed and other dwellings set within valley, steep slopes.
<i>Landscape condition/ intensity of use</i>	Pastures/grassland- moderate or poor condition depending on whether active use or not.
<i>Intervisibility/openness/enclosure</i>	Open areas intervisible with opposite valley sides. Otherwise highly enclosed by trees, settlement and landform.
<i>Skyline</i>	Various parts form the local skyline including trees on southern edge of area above Chalford High Street area.
<i>Key views</i>	From various PROWs and lanes through the area which offer varied vistas.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil generally as above valley floor and with very difficult access, although there is a sense of settlement on the upper slopes.
<i>Settlement edge character</i>	Mix of traditional and 20C dwellings, highly indented and mitigated by garden vegetation and trees. Generally positive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Provides green gap between settlement on the wold top with the settlement on the valley floor with a few incrementally built traditional dwellings set within large gardens or woodland . PROWs run through the area providing recreation. Appears as unbuilt well wooded valley sides.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and A419, and residents including within listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Chalford Hill, Chalford Vale, Industrial Heritage Conservation Area, St. Mary's & Belvedere Conservation Areas lie within or abut the area. Listed buildings lie along Dark Lane and Marle Hill.
<i>Biodiversity</i>	Dark Lane Paddock KWS, Chalford Lynch Wood KWS
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**



*National Character Area*  
*Stroud District LCA Landscape*  
*Character Type*  
*County/AONB LCA Landscape*  
*Character Type*  
*HLC type*

Cotswolds  
Secluded Valleys  
Settled Valley  
G4



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the narrow and constricted steep lower valley sides to the south and west along the canal and river corridors, the woodland and pond to the east in the valley floor, and the role as setting to the adjacent Conservation Area of traditional settlement. The value lies in its location in the Conservation Area and Cotswolds AONB and the presence of Ancient Woodland and key wildlife sites. Housing would be out of scale with the space available and would significantly affect the wooded and constricted valley character. It would therefore be highly inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the narrow and constricted steep lower valley sides to the south and west along the canal and river corridors, the woodland and pond to the east in the valley floor, and the role as setting to the adjacent Conservation Area of traditional settlement. The value lies in its location in the Conservation Area and Cotswolds AONB. Employment would be out of scale with the space available and would significantly affect the wooded and constricted valley character. It would therefore be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley bottom and steep lower valley sides with River Frome and the disused Thames and Severn Canal running through the valley.
<i>Landcover pattern/use/ elements</i>	Very small scale mix of mainly traditional dwellings and their curtilages, small enclosures and wooded slopes.
<i>Settlement pattern within parcel</i>	Adjacent to linear settlement along high street with occasional dwellings on the southern side of the watercourse.
<i>Landscape features</i>	River, canal and associated structures
<i>Landscape condition/ intensity of use</i>	Moderate poor condition of grassland.
<i>Intervisibility/openness/enclosure</i>	Very enclosed area with intervisibility limited by topography and trees.
<i>Skyline</i>	N/A
<i>Key views</i>	Along and across the valley floor from the Thames and Severn Way along the canal and from the High Street.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity limited by A419 but relatively quiet settlement.
<i>Settlement edge character</i>	Very positive traditional linear indented settlement edge with gaps.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the river and canal corridor providing the green setting for the village Conservation Area and associated listed buildings.
<i>Potential visual receptors</i>	Users of the Thames and Severn Way along the canal, other PROWs, the High Street, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient woodland on north eastern corner.
<i>Historic</i>	Industrial Heritage Conservation Area runs through the area and Chalford Vale Conservation Area abuts. Listed buildings lie to the North, along High Street.
<i>Biodiversity</i>	Dimmel's Dale KWS, Pontin's Farm Wood KWS
<i>Other (floodplain, PROWs)</i>	PROWs run along the canal (Thames and Severn Way) and in the woods. Flood zone 3 in valley floor.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C4 + H1D + C1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the openness of the field to the south and its exposed location on the shoulder between the Frome valley/Golden valley and its tributary. The value of the area lies in its location in the Cotswolds AONB. The settlement pattern to the east of Coppice Hill is linear with blocks of housing to the west. Housing development would be highly visible and would change the settlement pattern and impinge on the rural valley character. A line of houses would be more in keeping with the current pattern but would be very exposed without any existing field boundaries or planting to mitigate it initially. Overall, housing appears to be inappropriate in this open location. Individual well designed houses may be acceptable in the enclosed pastures to the north where they can demonstrate an improvement to the settlement edge.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the openness of the field to the south and its exposed location on the shoulder between the Frome valley/Golden valley and its tributary. The value of the area lies in its location in the Cotswolds AONB. The settlement pattern to the east of Coppice Hill is linear with blocks of housing to the west. Employment use would be out of character with the adjacent residential use and the exposed sloping location. Overall it is highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Upper valley side sloping south where the Frome valley meets a tributary valley running north.
<i>Landcover pattern/use/ elements</i>	Irregular pasture/fields of rough grass with outgrown hedges and trees to the east and low wall to the west. Trees contain the smaller fields behind houses to the north.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/intensity of use</i>	Poor condition and low intensity use as rough grassland.
<i>Intervisibility/openness/enclosure</i>	The field to the south is open and has high intervisibility across both valleys. The northern fields are slightly more enclosed.
<i>Skyline</i>	Boundary hedgerow forms local skyline for PROWs to the east.
<i>Key views</i>	From PROWs to the east and adjacent road- Coppice Hill.
<i>Detractors</i>	None
<i>Tranquillity</i>	Limited by adjacent settlement
<i>Settlement edge character</i>	Mix of traditional and 20c incremental housing/ribbon development partly mitigated by garden vegetation. Conifer hedge to north is suburban in character. Slightly detractive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as open rural valley side on the settlement edge widely visible to the south east and complementing the steeper valley sides to the east.
<i>Potential visual receptors</i>	Users of PROWs and Coppice Hill, and residents.

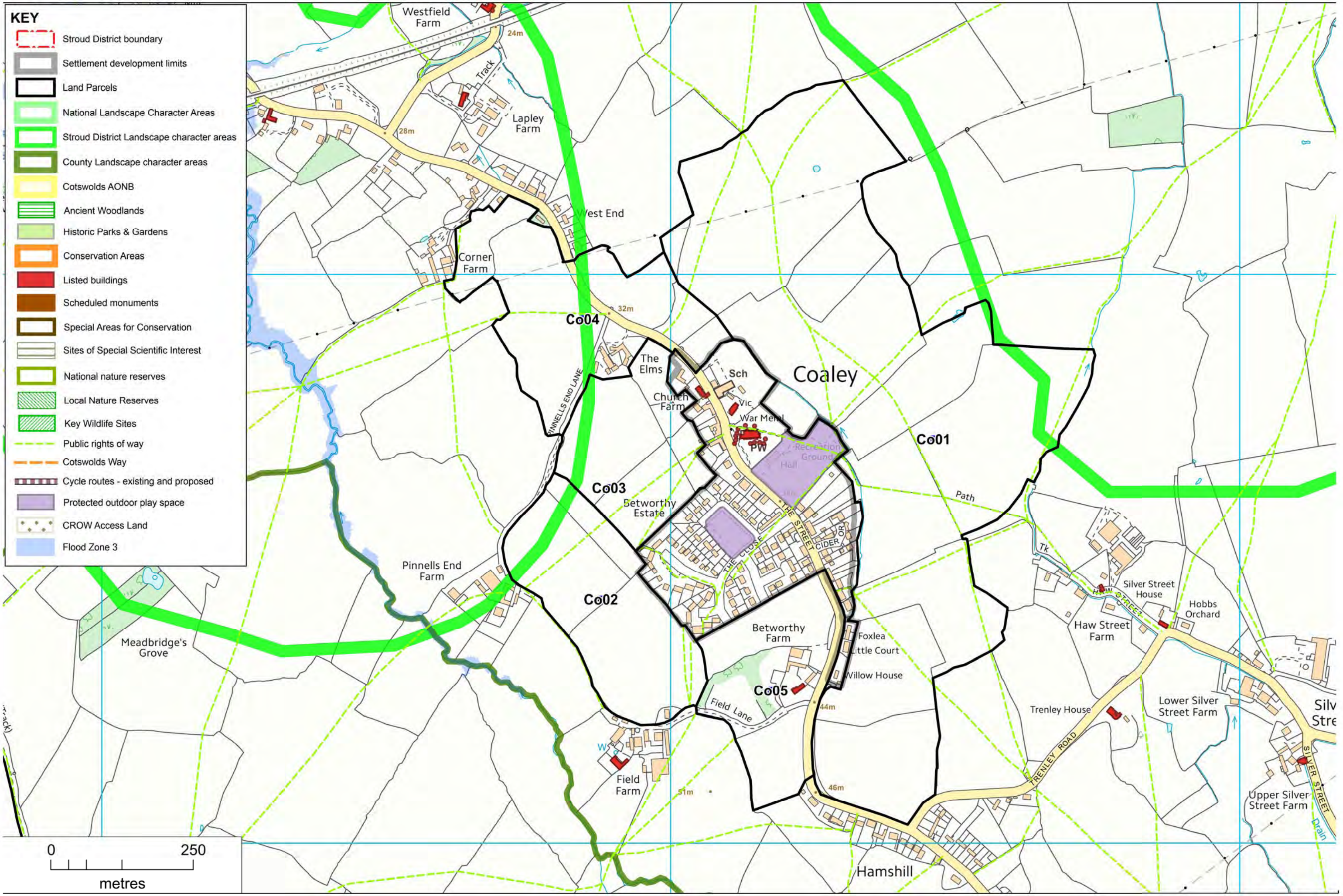
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	France Lynch Conservation Area lies in part of the area to the North. St John the Baptist Church adjacent is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the northern area.

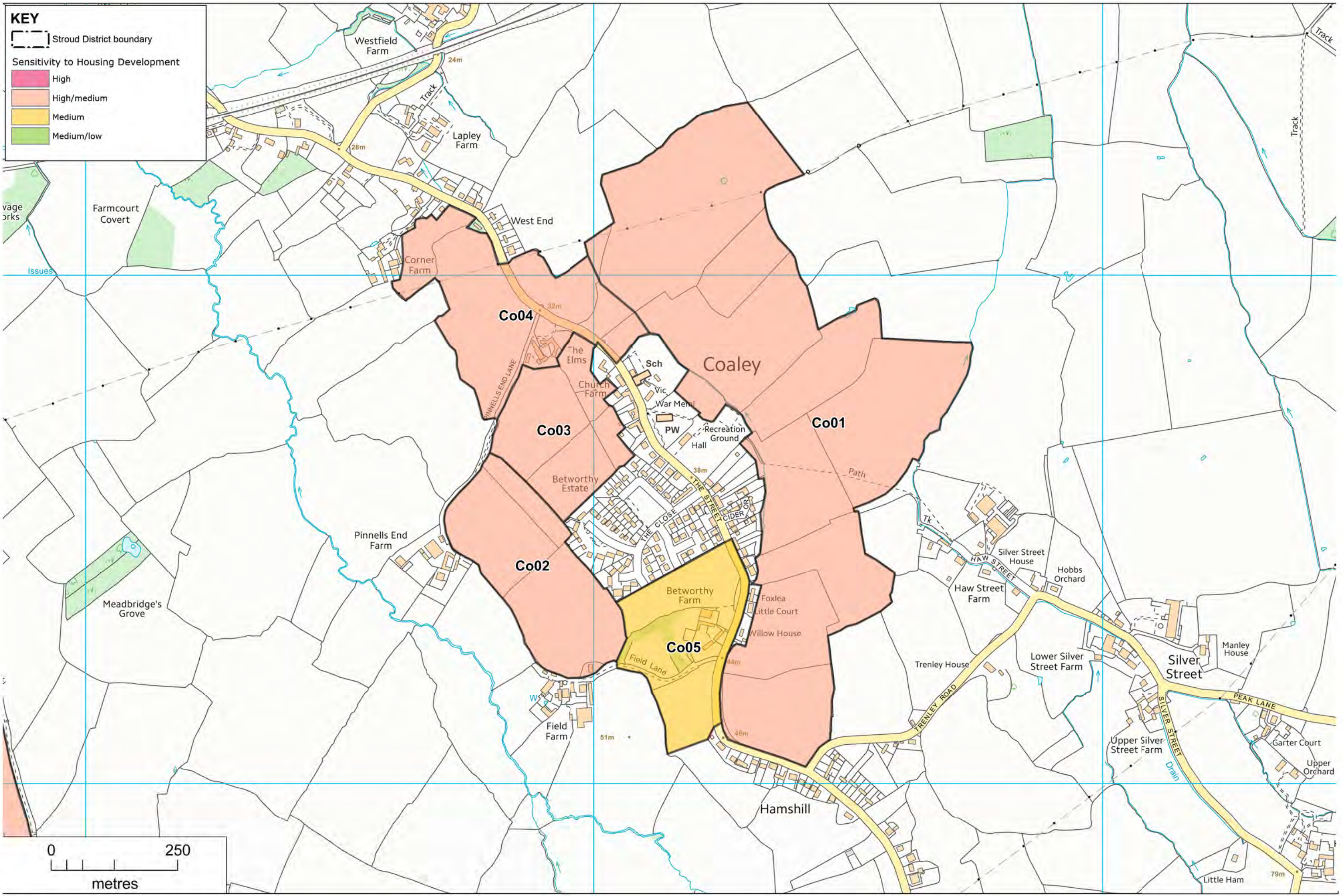
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G4

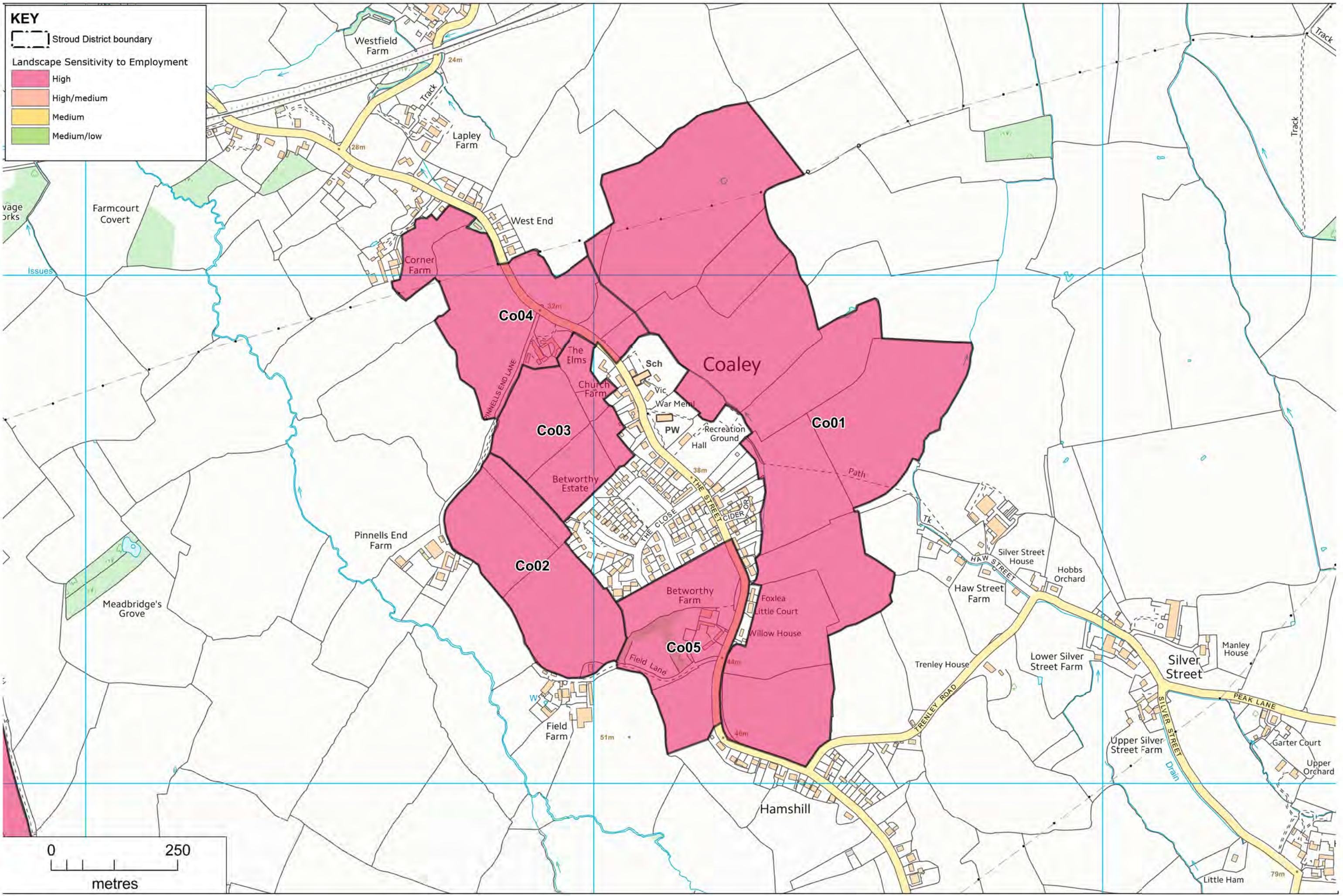














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its open slopes and skyline acting as a rural backcloth to the settlement and containing it, its use for recreation area with many footpaths, its proximity to the church and other listed buildings for which it contributes to the setting, and its role in separating the village from Hamshill. Housing would impinge on the enclosing slopes, changing the character of the settlement pattern and surrounding landscape and would be noticeable. It would therefore be inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its open slopes and skyline acting as a rural backcloth to the settlement and containing it, its use for recreation area with many footpaths, its proximity to the church and other listed buildings for which it contributes to the setting, and its role in separating the village from Hamshill. Employment use would be completely out of character with the rural village character and would significantly impinge on the enclosing slopes. It would therefore be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley slopes to low skyline/ridge to the east, enclosing the village.
<i>Landcover pattern/use/ elements</i>	Irregular medium to large fields of mixed pasture and leys/arable with trimmed hedges and occasional hedgerow trees.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None in land parcel. Church within village adjacent.
<i>Landscape condition/ intensity of use</i>	Good condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Intervisible with village and local landscape across the minor valley and relatively unenclosed except trees on settlement edge.
<i>Skyline</i>	Local skyline is formed by the top of slope to the east.
<i>Key views</i>	Views from PROWs in area towards church and from village and open space out to slopes.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Quiet village but tranquillity increases away from settlement.
<i>Settlement edge character</i>	Indented mixed age edge including the church and school with associated mature vegetated spaces and 20/21C properties with gardens.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Area forms the rural unspoilt backcloth to the village and provides links to the countryside with many paths. It also provides separation between Coaley and Hamshill.
<i>Potential visual receptors</i>	Users of the churchyard, open space, school, residents and road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	St Bartholomew's Church and vicarage are listed within the village to the south west
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment foot slopes
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1 to the north + A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its open gently crowned ridge character and its use for PROWs. Housing would rise up the slopes making the edge of the village much more prominent in the wider landscape to the south west.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its open gently crowned ridge character and its use for PROWs. Employment use would be completely out of character with the adjacent housing in a rural village and would rise up the slopes exposing inappropriate development to the wider landscape to the south west.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned low ridge separating the settlement from the wider countryside and shallow valley to the south west.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields of leys or arable crops. Hedge boundaries are mainly trimmed with very occasional hedgerow trees. Tree belt on the adjacent site Co05 forms some enclosure to the south east.
<i>Settlement pattern within parcel</i>	None, but Pinnells End Farm and Field Farm are separated by these fields from the settlement.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderately intensive use as arable land.
<i>Intervisibility/openness/enclosure</i>	The area is essentially open and intervisible with wider countryside to the south west.
<i>Skyline</i>	Field forms the local skyline for users of footpaths to the east.
<i>Key views</i>	Key views are from footpaths running through and adjacent to the land parcel views across it towards the church.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil on the edge of a quiet village.
<i>Settlement edge character</i>	20c housing estate is linear but mitigated by trees and hedgerows as well as the rising landform of the land parcel.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel forms a low ridge separating the settlement from the wider countryside and partially screening it. It is used for informal recreation in the form of footpaths.
<i>Potential visual receptors</i>	Users of the footpaths and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Field Farm farmhouse to the south is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment foot slopes
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its openness and relationship with the traditional core of the village. It also contributes to the green buffer between the main part of the village and West End, helping to maintain the settlement's rural setting. PROWs run through the area. Housing would divorce the core of the village from the countryside and may contribute to closing the gap with West End. However, it may form a more positive edge than the housing estate to the south if carefully designed. Overall, housing is not desirable.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its openness and relationship with the traditional core of the village. It also contributes to the green buffer between the main part of the village and West End, helping to maintain the settlement's rural setting. PROWs run through the area. Employment use would be completely out of character with the adjacent housing in a rural village and would be visible to the wider landscape to the south west. Overall, it would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently sloping land sloping towards the settlement.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields of leys or arable crops. Hedge boundaries are mainly trimmed with very occasional hedgerow trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderately intensive use as arable/ley land.
<i>Intervisibility/openness/enclosure</i>	The area is essentially open, enclosed by the settlement to the north east and south east.
<i>Skyline</i>	N/A
<i>Key views</i>	Key views are from footpaths running through and adjacent to the land parcel with views across it towards the church.
<i>Detractors</i>	Adjacent settlement edge is slightly detractive, though mitigated by trees.
<i>Tranquillity</i>	Moderately tranquil on the edge of a quiet village, increasing to the west.
<i>Settlement edge character</i>	The traditional linear form of the village core lies to the north east forming a generally positive edge. To the south east, the 20c housing estate is linear and less positive though mitigated to an extent by trees and hedgerows.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel forms an open green area directly adjacent to the core of the village with views across it to the church. It also forms part of the gap between the main village and West End. It is used for informal recreation in the form of footpaths.
<i>Potential visual receptors</i>	Users of the footpaths and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Church Farm house within the village adjacent is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment foot slopes + Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its openness and its role as green buffer between the main part of the village and West End, helping to maintain the settlement's rural setting. PROWs run through the area. Housing would contribute to closing the gap with West End. Overall, housing is not desirable.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its openness and its role as green buffer between the main part of the village and West End, helping to maintain the settlement's rural setting. PROWs run through the area. Employment use would be completely out of character with the adjacent housing in a rural village and would contribute to closing the gap with West End. Overall, it would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently crowned land to the west of the minor road and very gently sloping the east.
<i>Landcover pattern/use/ elements</i>	Irregular medium-sized fields of arable crops to the west and pasture to the east. Hedge boundaries are mainly trimmed with very occasional hedgerow trees.
<i>Settlement pattern within parcel</i>	Rural house/yard/buildings
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderately intensive use as arable and pasture land.
<i>Intervisibility/openness/enclosure</i>	The area is essentially open, enclosed by the settlement to the north and south, and rising land to the east.
<i>Skyline</i>	N/A
<i>Key views</i>	Key views are from footpaths running through and adjacent to the land parcel with views across it towards the church.
<i>Detractors</i>	Powerlines cross the area.
<i>Tranquillity</i>	Moderately tranquil on the edge of a quiet village, slightly reduced by minor road.
<i>Settlement edge character</i>	West End is a combination of ribbon development which is slightly unsightly and rural dwellings. Coaley is moderately well screened by some trees adjacent school although the single house with manicured garden at the Elms is open to view.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel is part of the wider countryside forming an open green buffer between the main village and West End. It is used for informal recreation in the form of footpaths.
<i>Potential visual receptors</i>	Users of the footpaths and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment foot slopes + Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The area's sensitivity lies in its role as a green buffer between the village and Hamshill and it provides a rural setting for the listed house which is a positive introduction to/outlier of the village. The strong tree cover is an important element to retain. Housing may be appropriate in the northern field between the Betworthy Estate and Betworthy Farm as it would be generally screened and could provide a more positive edge to the settlement. Housing in the paddock west of Betworthy Farm would be partially visible from the south of the outgrown hedge and would adversely affect the landscape setting of the listed building. It would therefore not be desirable in this location. The field to the south would be inappropriate for housing as it is open and would close the gap between the village and Hamshill.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its role as a green buffer between the village and Hamshill and it provides a rural setting for the listed house which is a positive introduction to/outlier of the village. The strong tree cover is an important element to retain. Employment use would be completely out of character with the adjacent housing and listed building in a rural village and would contribute to closing the gap with Hamshill. Overall, it would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping land falling to the east.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields of ley and pasture. The fields to the north and south bounded by trimmed hedges with occasional trees. Betworthy Farm has a large garden and paddocks apparently associated with it. These are bounded by a strong belt of trees to the north and outgrown hedge on Field Lane to the south.
<i>Settlement pattern within parcel</i>	Betworthy Farm house with associated outbuildings.
<i>Landscape features</i>	Betworthy Farm house is a notable landmark on the southern approach to the village.
<i>Landscape condition/ intensity of use</i>	Good condition generally and moderate to intensive use.
<i>Intervisibility/openness/enclosure</i>	The southern field between Betworthy Farm and Hamshill is open and visible locally. The paddock associated with Betworthy Farm is partly enclosed by the outgrown hedge the south and by the tree belt to the north. The northern field is enclosed by the tree belt to the south by housing to the north and east.
<i>Skyline</i>	N/A
<i>Key views</i>	The key views are on the southern approaches to the settlement and from local PROWs.
<i>Detractors</i>	The adjacent settlement edge slightly detractive. Powerlines.
<i>Tranquillity</i>	Tranquillity increases to the south and reduces adjacent to the existing housing estate to the north.
<i>Settlement edge character</i>	20C housing estate with linear edge, generally open to view- slightly negative edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel largely separates the main part of the settlement from Betworthy Farm with its listed house and also provides a green buffer between the village and Hamshill. It also provides a rural setting for the listed house which is a positive introduction to/outlier of the village. The strong tree cover also helps screen the Betworthy Estate from views from the south.
<i>Potential visual receptors</i>	Users of the minor road, local PROWs and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Betworthy Farmhouse is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area



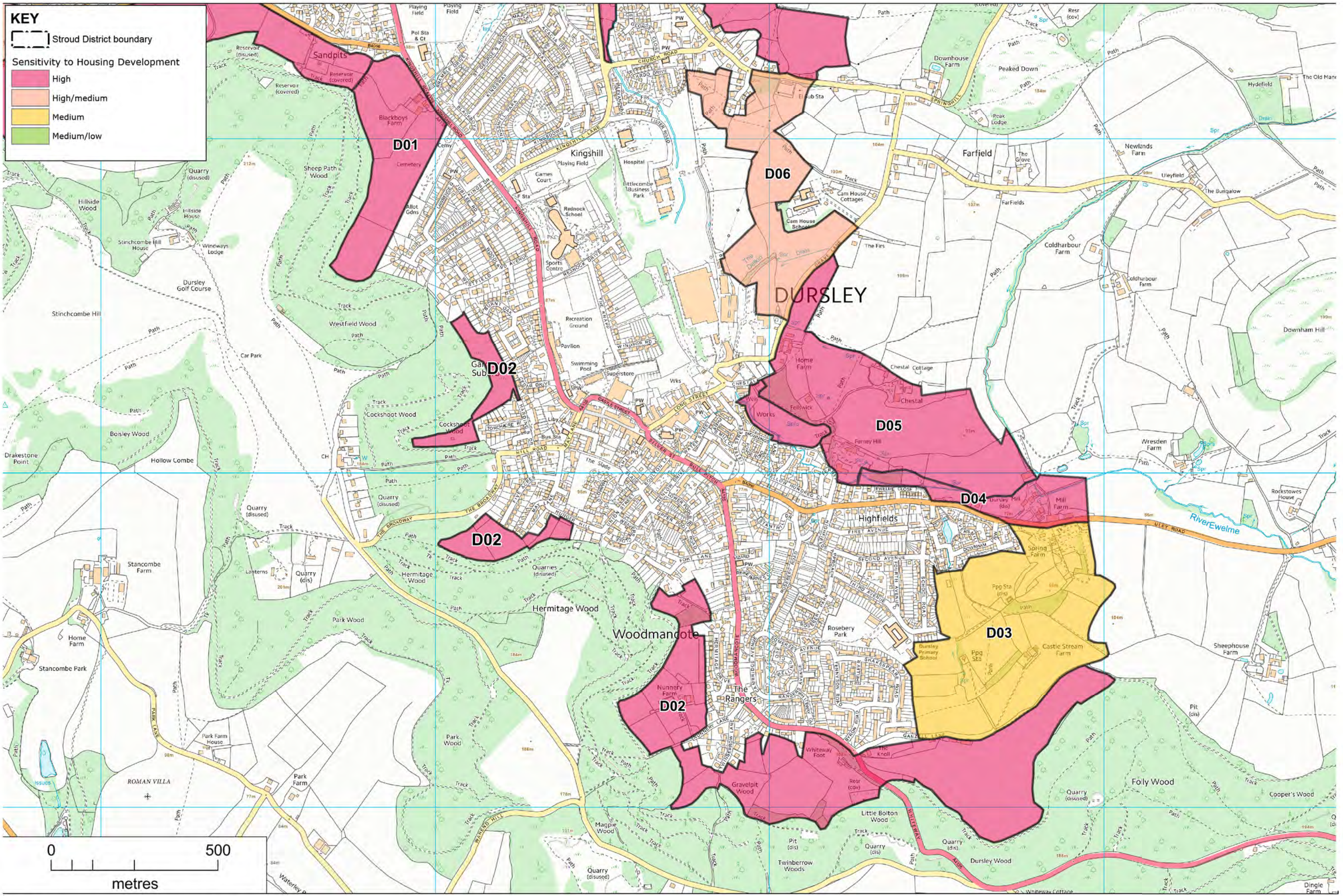
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment foot slopes
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2

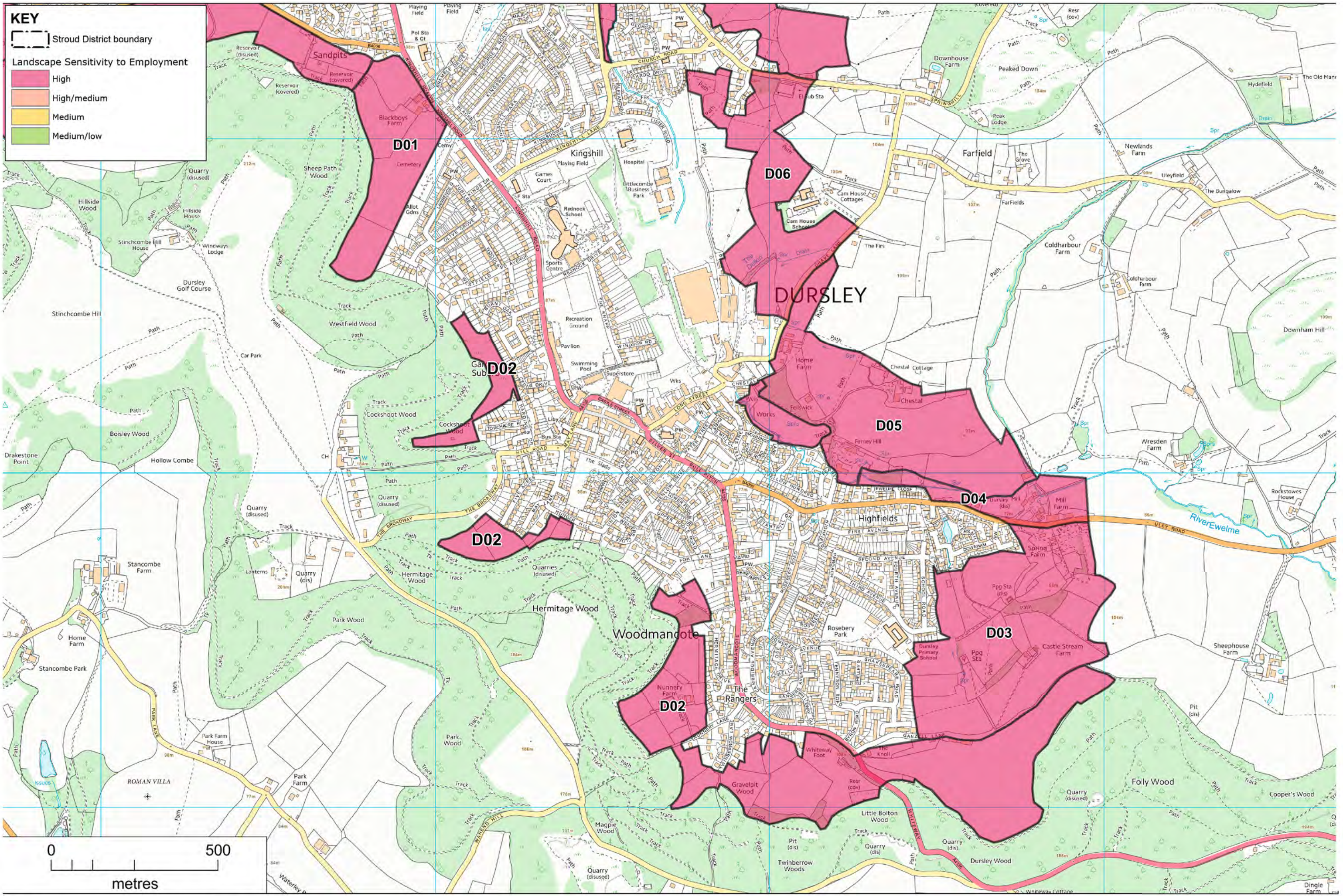












**KEY**

Stroud District boundary

**Landscape Sensitivity to Employment**

- High
- High/medium
- Medium
- Medium/low



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its distinctive sloping pastoral character combined with the adjacent woodland, its apparent role separating Dursley and Cam, its visibility on the northern approach to the town and its role as rural setting to the cemetery. Its value lies in its location in the AONB and association and continuity with the escarpment. Housing development would extend the suburban character into the AONB and adversely affect the setting of the wooded slopes.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its distinctive sloping pastoral character combined with the adjacent woodland, its apparent role separating Dursley and Cam, its visibility on the northern approach to the town and its role as rural setting to the cemetery. Its value lies in its location in the AONB and association and continuity with the escarpment. Employment development would be out of place adjacent to a primarily residential area and would extend into the AONB and would adversely affect the setting of the wooded slopes.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Slopes and minor valley on the lower edge of the escarpment
<i>Landcover pattern/use/ elements</i>	Mix of small to medium sized regular and irregular pastures with low hedge and fenced boundaries
<i>Settlement pattern within parcel</i>	Small-scale traditional farmhouse complex
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Good condition/moderate intensity of use
<i>Intervisibility/openness/enclosure</i>	Contained by woodland and slopes to the South and West, by settlement to the East but is moderately open to view from the A4135 to the north over a cut hedge
<i>Skyline</i>	n/a
<i>Key views</i>	From the A4135 and from the adjacent paths in the woodland
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity increases to the south away from the road
<i>Settlement edge character</i>	Linear but positive softened by the intervening cemetery and allotment gardens
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Important setting to cemetery, residential area and buffer to the distinctive wooded escarpment
<i>Potential visual receptors</i>	PROW users, road users, cemetery visitors

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings to the North
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Public footpath running through the area and around the fringes of the adjacent woods

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	Rolling hills and valleys
<i>HLC type</i>	Slopes and minor valley on the lower edge of the escarpment



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of these series of grass enclosures are in their distinctive characteristic relationship with the upper valley woodlands as part of the backcloth to the settlement and valley, their wide visibility and prominence in some cases, their respective visibility from Parsonage Street, Cotswold Way, The Broadway and the Whiteway, the relationship with the Woodmancote Conservation Area and their role as habitat for woodland edge species. Their value lies in their location within the Cotswolds AONB. Housing would erode or remove this key and important characteristic.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of these series of grass enclosures are in their distinctive characteristic relationship with the upper valley woodlands as part of the backcloth to the settlement and valley, their wide visibility and prominence in some cases, their respective visibility from Parsonage Street, Cotswold Way, The Broadway and the Whiteway, the relationship with the Woodmancote Conservation Area and their role as habitat for woodland edge species. Their value lies in their location within the Cotswolds AONB. Employment use would be impractical on these slopes and be totally out of character in this important and sensitive area.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Mix of outward facing steep slopes and small tributary valleys high on the River Ewelme valley sides.
<i>Landcover pattern/use/ elements</i>	A series of pockets and areas of semi-improved rough grassland and pastures with some bracken in places. Small to medium-sized fields with a mix of hedge and fence boundaries.
<i>Settlement pattern within parcel</i>	Scattered small scale farms and cottages.
<i>Landscape features</i>	None, apart from open valley slopes themselves.
<i>Landscape condition/ intensity of use</i>	Good condition in parts and poor elsewhere. Intensity of use is similarly moderate for pasture or low for rough grass/bracken areas.
<i>Intervisibility/openness/enclosure</i>	Outward facing slopes are more widely visible from the town and beyond. The two side valleys feel secluded, highly enclosed and shaded by adjacent woodland, but are visible from the hills to the east as well as from the adjacent Cotswold Way and The Broadway respectively, especially in winter.
<i>Skyline</i>	N/A
<i>Key views</i>	One area forms part of the channelled vista to the valley side from Parsonage Street. Another area forms part of the view to the valley side above the Woodmancote Conservation Area from the Whiteway/A4135.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquillity increases away from the settlement up the slopes and to the east.
<i>Settlement edge character</i>	Indented but negative in parts where a straight 20c estate edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The combination of this open grassland with the backcloth of the adjacent woodland on steep slopes forms a distinctive characteristic of the area.
<i>Potential visual receptors</i>	Users of the Cotswold Way, PROWs, town centre and roads and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Woodmancote Conservation Area lies adjacent.
<i>Biodiversity</i>	Edge grassland habitat adjacent to ancient woodland
<i>Other (floodplain, PROWs)</i>	none

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment and Secluded valleys



*County/AONB LCA Landscape*  
*Character Type*  
*HLC type*

## Rolling Hills and Valleys

Western slopes- possibly early woodland cleared in the post-medieval period  
Eastern slopes- Less irregular enclosure partly reflecting former unenclosed cultivation patterns



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The sensitivity of the area is in its location adjacent to the open valley landscape to the east and overlooked by the adjacent valley sides and Downham Hill, its prominent parts- particularly the field south of Downham View and the fields further up the valley side to the south/south east, and the woodland and hedges in the area which have some intrinsic sensitivity. The value of the area lies in its location within the AONB to the east and its overall contribution to its setting. Whilst these parts of the area have a higher sensitivity there is less sensitivity in the lower fields on concave slopes, away from the AONB. Housing may be potentially acceptable in the fields directly east, south and west of the current pumping station and possibly the small field directly north of Castle Stream Farm buildings. This would retain a field buffer with the AONB and avoid the other sensitive areas.

Sensitivity to Employment Use High

*Summary*

As with housing, the sensitivity of the area is in its location adjacent to the open valley landscape to the east and overlooked by the adjacent valley sides and Downham Hill, its prominent parts- particularly the field south of Downham View and the fields further up the valley side to the south/south east, and the woodland and hedges in the area which have some intrinsic sensitivity. In addition, the area has additional sensitivity to employment uses due to the likely additional prominence of the development type, the presence of slopes that would necessitate terracing to accommodate the built form and infrastructure, the presence of housing receptors nearby and the general pattern of employment uses of this scale being located away from this LCA in other parts of the parish. This development type would therefore be out of character with the LCA. The value of the area lies in its location within the AONB to the east and its overall contribution to its setting.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Undulating lower valley slopes falling from 95m AOD to 75m AOD with occasional springs, forming a bowl to the south west and minor rounded spur to the north east which then links into the smoother valley sides to the east.
<i>Landcover pattern/use/ elements</i>	Semi-improved grasslands, some cut and some rough, with a small amount of arable land. Small to medium-sized fields with irregular boundaries and generally outgrown hedges. Tree belts of secondary woodland lie within the area and to the west. There are extensive hardstandings and dumping including storage of vehicles and caravans at Spring Farm although this is screened generally from the wider landscape.
<i>Settlement pattern within parcel</i>	The settlement pattern comprises of two small farm complexes and two pumping stations, one prominent and converted to a dwelling.
<i>Landscape features</i>	Prominent converted pumping station.
<i>Landscape condition/ intensity of use</i>	The condition is moderate to poor arable/pasture/grassland with associated moderate to low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The area feels enclosed, partly by the high hedges and tree belts, but also by the landform of the valley.
<i>Skyline</i>	N/A
<i>Key views</i>	The area is overlooked by the adjacent valley sides and hills to the north, especially Downham Hill.
<i>Detractors</i>	Spring Farm storage and dumping (although mostly screened).
<i>Tranquillity</i>	Moderate as close to settlement edge with slightly urban fringe character.
<i>Settlement edge character</i>	Indented but 20C edge, mitigated to an extent by garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Area acts as transition from settlement into more rural countryside (and AONB) to the south and east.
<i>Potential visual receptors</i>	PROW users, road users and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB (covers the eastern fields)
<i>Historic</i>	None
<i>Biodiversity</i>	None



*Other (floodplain, PROWs)*

Public footpaths run through the area

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape*

*Character Type*

Secluded Valleys

*County/AONB LCA Landscape*

*Character Type*

Rolling Hills and Valleys

*HLC type*

Irregular enclosure reflecting former unenclosed cultivation patterns



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of the area lies in its role as an important green pastoral corridor along the edge of the settlement with biodiversity value and recreational access and its secluded and enclosed character with trees and various fine buildings. Its value lies in its location within or adjacent to the Cotswolds AONB and in the listed buildings and structures. Housing would erode and change the character of this corridor and would be inappropriate.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its role as an important green pastoral corridor along the edge of the settlement with biodiversity value and recreational access and its secluded and enclosed character with trees and various fine buildings. Its value lies in its location within or adjacent to the Cotswolds AONB and in the listed buildings and structures. Employment use would be out of scale, erode and change the character of this corridor and would be highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Low-lying valley floor and lower valley sides between 65m AOD and 85m AOD with occasional springs. The watercourse of the River Ewelme which is natural and sinuous in parts and canalised elsewhere e.g. around Mill Farm.
<i>Landcover pattern/use/ elements</i>	Pasture and grassland in small fields with low hedges and informal green space. Trees, such as alder, associated with the majority of the river corridor, along some field boundaries and in large gardens such as around Ferney Hill.
<i>Settlement pattern within parcel</i>	Settlement pattern of a series of listed buildings, some in large gardens, including Mill Farm and Ferney Hill, Erwell House/Kinver Grange.
<i>Landscape features</i>	The distinctive dwellings in and around the area and the watercourse.
<i>Landscape condition/ intensity of use</i>	Generally moderate/good condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Secluded character in a series of intimate green spaces enjoyed through public access along paths.
<i>Skyline</i>	N/A
<i>Key views</i>	The western area is overlooked by the Cotswold Way to the north in views towards the town and the church tower.
<i>Detractors</i>	Newer housing estates form a hard edge.
<i>Tranquillity</i>	Moderately tranquil in parts due to water but the area is on the edge of the settlement and relatively well used.
<i>Settlement edge character</i>	Newer linear housing estates form a hard edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms an important green corridor used for recreation forming a positive boundary to the settlement edge and a buffer between it and Chestal parkland.
<i>Potential visual receptors</i>	Users of the Cotswold Way, PROWs, road users approaching from the east and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB (to the east)
<i>Historic</i>	Listed buildings at Mill Farm and Ferney Hill environs
<i>Biodiversity</i>	Interest in watercourse and wet grassland (no designations)
<i>Other (floodplain, PROWs)</i>	PROWs run along the valley and Cotswold Way lies adjacent to the north west

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	Irregular enclosure reflecting former unenclosed cultivation patterns (more regular than the norm and including some rich wet grassland)



Riverine pasture, probably meadows now largely enclosed



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of the area lies in its open parkland character, the prominence of the valley sides, the landmark of Chestal House with associated views towards it and from it, the specimen trees and tree belts, the green skyline and the Cotswold Way running through the parkland. The value of the area lies in its location within the Cotswolds AONB and the listed building and structures at Chestal, and their setting. Housing would impinge on and be out of character with the open parkland and would be inappropriate.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its open parkland character, the prominence of the valley sides, the landmark of Chestal House with associated views towards it and from it, the specimen trees and tree belts, the green skyline and the Cotswold Way running through the parkland. The value of the area lies in its location within the Cotswolds AONB and the listed building and structures at Chestal, and their setting. Employment use would impinge on and be totally out of character with the open parkland and would be highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Spur and valley side to the north of Dursley falling from 95m AOD to 65m AOD on the River Ewelme and tributary stream valley floor.
<i>Landcover pattern/use/ elements</i>	Generally open parkland and grassland grounds enclosed with parkland railings with specimen deciduous and evergreen trees including cedars and giant redwoods. Strong belt of deciduous trees on steeper slopes which also link into Ferney Hill just to the south.
<i>Settlement pattern within parcel</i>	The fine listed house at Chestal forms the main visual focus occupying a commanding position on higher ground overlooking the valley to the south.
<i>Landscape features</i>	Chestal House, other listed buildings and mature parkland trees.
<i>Landscape condition/ intensity of use</i>	Good condition and moderately intensity of use.
<i>Intervisibility/openness/enclosure</i>	Generally open slopes and intervisible with valley sides.
<i>Skyline</i>	The trees and grass parkland forms the skyline in many views from the valley floor and lower sides.
<i>Key views</i>	Views to the prominent parkland are possible from the Uley Road to the east, the open upper valley sides to the south and from various parts of the town.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Neutral at valley bottom enhanced by listed buildings.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms the open undeveloped opposite valley side to the settlement and is apparent in many views across and along the valley, with Chestal House as the focus.
<i>Potential visual receptors</i>	Users of the Cotswold Way, PROWs, town centre and roads and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB covers the majority of the area
<i>Historic</i>	Chestal is a listed building
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswold Way passes through the area.

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	Irregular enclosure reflecting former unenclosed cultivation patterns (more regular than the norm and including some rich wet grassland)



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in the sloping valley sides open to view from the other side of the valley, its role as a complementary rural green foil to the developed valley sides opposite and as a buffer between the AONB and the settlement. Its value lies in its proximity to the Cotswolds AONB and use for walking with well used public footpaths. Housing would adversely change the character of the upper valley sides and would be inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in the sloping valley sides open to view from the other side of the valley, its role as a complementary rural green foil to the developed valley sides opposite and as a buffer between the AONB and the settlement. Its value lies in its proximity to the Cotswolds AONB and use for walking with well used public footpaths. Employment use would be very difficult to integrate on the sloping valley sides, would adversely change their character and would be highly inappropriate in this location next to housing at a lower level.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Moderately steep valley sides with a small watercourse to the south running towards the River Ewelme.
<i>Landcover pattern/use/ elements</i>	Medium-sized irregular fields of pasture and rough grass with strong outgrown hedgerows with trees.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Moderate condition and moderate intensity of use in pastoral fields and poor condition low intensity use rough grass field to the north.
<i>Intervisibility/openness/enclosure</i>	Sloping valley sides are open to view from across the valley and local high points but there is some enclosure from the trees and hedges.
<i>Skyline</i>	N/A.
<i>Key views</i>	From Cam Peak across the area, from Cotswold Way and open land across the valley and from open spaces within Dursley.
<i>Detractors</i>	The current edge of new development adjacent is raw at present.
<i>Tranquillity</i>	Tranquillity increases away from the settlement edge.
<i>Settlement edge character</i>	The current edge of new 21C development climbing the hill adjacent is raw at present but may be integrated in time.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as an open rural valley side continuing the character from the south within the AONB and contrasts with the settlement covering the opposite valley side. To the north the area also helps to separate new development from Upper Cam/Springhill.
<i>Potential visual receptors</i>	Users of the Cotswolds Way at a distance, local PROWs, minor roads and residents.

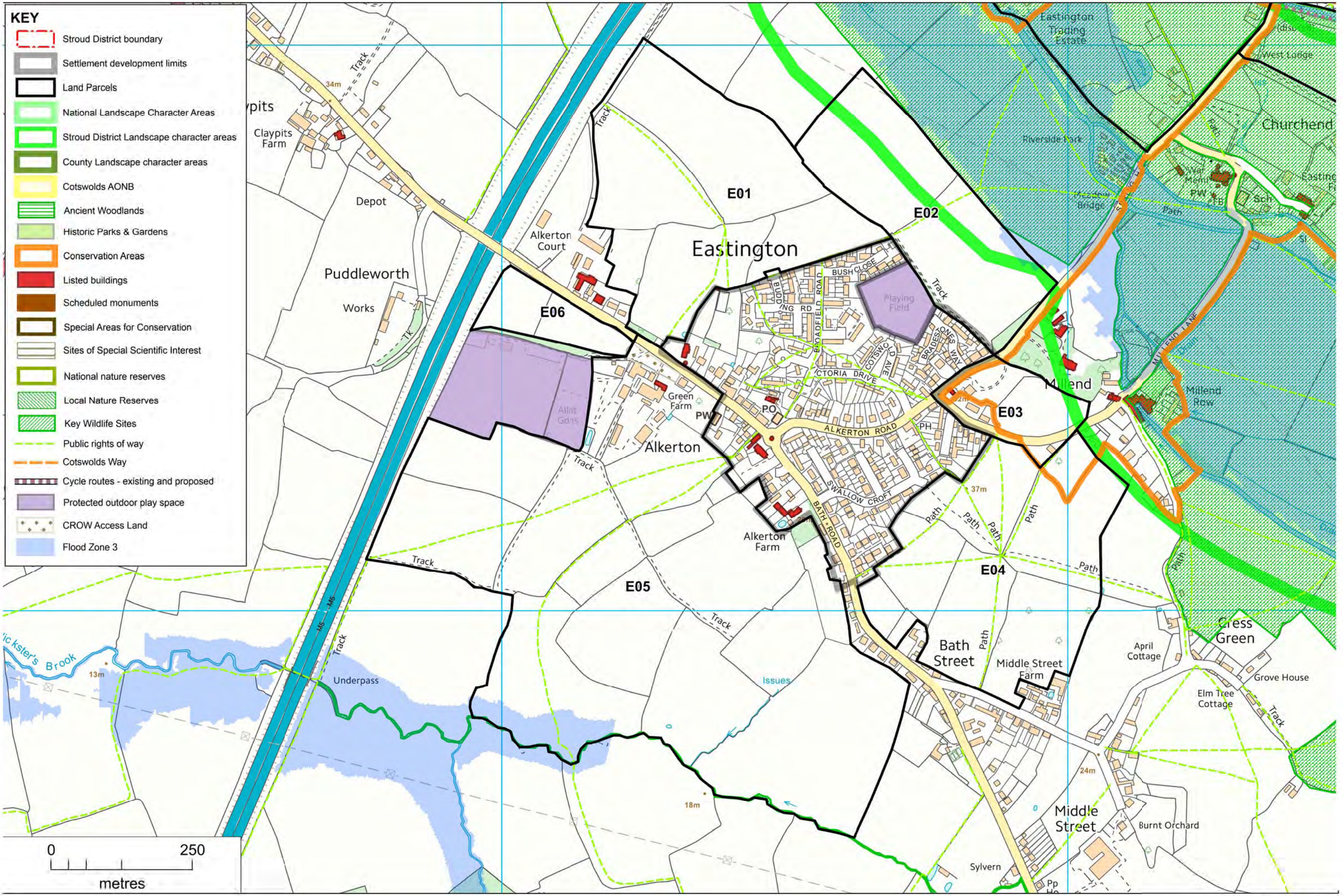
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswold AONB on south eastern boundary.
<i>Historic</i>	None.
<i>Biodiversity</i>	None.
<i>Other (floodplain, PROWs)</i>	PROWs run across the area.

**LANDSCAPE CONTEXT**

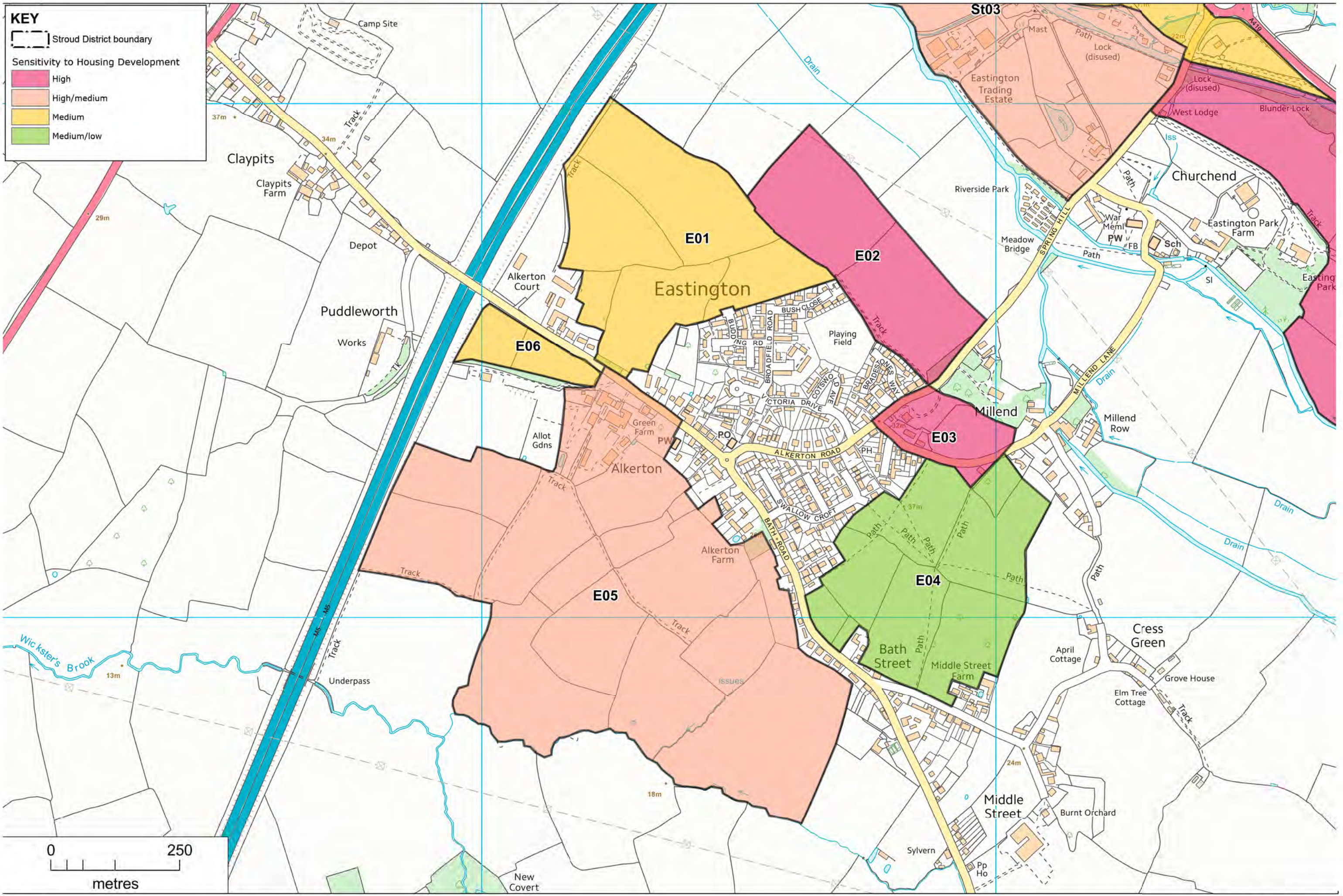
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Rolling Hills and Valleys
<i>HLC type</i>	A1f





- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
  - Scheduled monuments
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3











## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The area's sensitivity lies in the openness to views from the north including the valley and M5, the role of the northern part of the site as skyline and the adjacent listed buildings. Housing would be prominent or noticeable if it was located on the north eastern and north western parts of the area and on the crown of the landform. Any housing should be kept to the southern part but should respect, and avoid affecting, the setting of adjacent listed buildings and maintain the majority of trees on the road boundary. Any new housing edge should be well mitigated to the north.

*Sensitivity to Employment Use* High/medium

### Summary

The area's sensitivity lies in the openness to views from the north including the valley and M5, the role of the northern part of the site as skyline and the adjacent listed buildings. Employment use would be particularly prominent if it was located on the north eastern and north western parts of the area and on the crown of the landform. To the south it would affect the listed buildings and approach to the village. The Smith's Depot appears to be an anomaly in this location, especially around the listed building. Any expansion or additional employment uses would be undesirable.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently crowned land rising and then falling gently to the north ending in a break of slope on the edge of the Frome valley.
<i>Landcover pattern/use/ elements</i>	Irregular medium-sized arable/ley fields with a mix of outgrown and trimmed hedges. Trees are limited to a few hedgerow trees and a tree/shrub belt on the road edge to the south.
<i>Settlement pattern within parcel</i>	None. Smiths depot adjacent to west.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition with high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	Northern part open to view from north including M5 and lower land. Enclosed on southern and eastern edge by depot, trees and settlement.
<i>Skyline</i>	Northern edge forms local skyline when viewed from north.
<i>Key views</i>	From north and M5, and from PROWs.
<i>Detractors</i>	Smiths depot and M5 adjacent. Pylons/power line to the north.
<i>Tranquillity</i>	Tranquillity limited by M5 and adjacent development.
<i>Settlement edge character</i>	20/21C housing estate with linear edge and limited mitigation. Negative edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as a green buffer between M5 and settlement and has an unspoilt rural skyline when viewed from the north. PROWs across the area from the settlement appear to terminate in M5.
<i>Potential visual receptors</i>	Users of the M5, PROW users, residents, listed building to south.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings including Alkerton Court adjacent to the south and south west.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the well defined open slopes which separate the hilltop settlement and the valley floor of the Frome, and the openness to views from the north including PROWs and the M5. The value of the area lies in the Conservation Area with associated listed buildings to the south. Housing development would break the well defined pattern of the settlement by running down the slopes, reduce openness and may impinge on the setting of the listed buildings to the south east.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the well defined open slopes which separate the hilltop settlement and the valley floor of the Frome, and the openness to views from the north including PROWs and the M5. The value of the area lies in the Conservation Area with associated listed buildings to the south. Employment development would be incongruous and very difficult to accommodate on the slopes, and may impinge on the setting of the listed buildings to the south east.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Moderately steep even valley slopes between hilltop and valley floor.
<i>Landcover pattern/use/ elements</i>	Semi-regular arable fields with strong hedgerows with trees down the slope and trimmed hedges along the slope. The north western hedge is trimmed with a few hedgerow trees. The north eastern edge of the area has no boundary- this is just the break of slope in larger fields.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderate/high intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	Open to view to the north east and north west but enclosed on other sides by trees and settlement.
<i>Skyline</i>	Adjacent settlement in trees forms skyline.
<i>Key views</i>	From PROWs and wider area to the north, and from M5.
<i>Detractors</i>	Pylons and powerlines to the north along valley floor.
<i>Tranquillity</i>	Some tranquillity but affected by M5 noise and movement to north and road to the south.
<i>Settlement edge character</i>	Linear 20C housing estate edge mitigated by trees and playing field buffer means edge is slightly negative/neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms a well defined slope as part of the open valley side continuum separating Eastington on the top with the River Frome and associated settlements to the north. A PROW crosses the area.
<i>Potential visual receptors</i>	Users of PROWs, adjacent road and M5, and residents including listed buildings in glimpse views

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings at Eastington House adjacent to the south east
<i>Biodiversity</i>	Key Wildlife Site on northern edge
<i>Other (floodplain, PROWs)</i>	PROW crosses area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain + Frome River Valley to the north
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its role as an open space with trees between listed buildings within the Conservation Area contributing to their setting and providing a green buffer between the historic cluster of buildings at Millend and the 20c village. Its value lies in its location within the Industrial Heritage Conservation Area, a listed building within the area and at Eastington House adjacent to the north. Housing would fill the gap and would adversely affect the setting of the listed buildings and character of the Conservation Area.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its role as an open space with trees between listed buildings within the Conservation Area contributing to their setting and providing a green buffer between the historic cluster of buildings at Millend and the 20c village. Its value lies in its location within the Industrial Heritage Conservation Area, a listed building within the area and at Eastington House adjacent to the north. Employment use would be out of scale with the area and incongruous with the residential character of the settlement, would fill the gap and would highly adversely affect the setting of the listed buildings and character of the Conservation Area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping ridge top.
<i>Landcover pattern/use/ elements</i>	Semi-regular rough grass surrounded by trees and outgrown hedges with dwellings with large gardens.
<i>Settlement pattern within parcel</i>	Dwellings with large gardens.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Pasture in poor condition with low intensity of use.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by trees, hedges and properties on Spring Hill.
<i>Skyline</i>	Trees to north east contribute to valley side skyline.
<i>Key views</i>	From PROWs to the south and Millend Lane.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some limited tranquillity at the edge of the settlement.
<i>Settlement edge character</i>	Dwellings with large gardens screened from the wider countryside.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides an open space with trees between listed buildings within the Conservation Area and therefore contributes to their setting. It includes both a grass field and dwellings grounds and gardens. It also provides a green buffer between the historic cluster of buildings at Millend and the 20c village.
<i>Potential visual receptors</i>	Users of PROWs to the south, adjacent road, and residents including listed buildings in glimpse views.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Within Industrial Heritage Conservation Area and a listed building within the area and at Eastington House adjacent to the north.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium/low

*Summary*

The area's sensitivity lies in its ridgetop and sides character which are open to views from the south and east, its role contributing to the separation between the settlement and Cress Green and Bath Street, the orchard and as an area for walking with many PROWs. The PROWs also contribute to the area's value. The existing housing edge is detractive and linear with limited mitigation. Housing could be appropriate in the three rationalised western fields between Bath Road and Millend with added planting to the existing hedgerows which should be conserved and enhanced in publicly accessible areas. The frontage to Bath Road should be addressed positively. Housing is not appropriate in the two eastern fields and enlarged garden to the north due to openness to view, the presence of the orchard by Middle Street Farm and the need to separate Eastington from Cress Green.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its ridgetop and sides character which are open to views from the south and east, its role contributing to the separation between the settlement and Cress Green and Bath Street, the orchard and as an area for walking with many PROWs. The PROWs also contribute to the area's value. The existing housing edge is detractive and linear with limited mitigation. Employment use would be incongruous and inappropriate on the ridge slopes adjacent to the housing on the more rural and quieter side of the village.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned slopes of a low ridge.
<i>Landcover pattern/use/ elements</i>	Sub-regular fields of grass/pasture with mainly outgrown hedgerows with a few trees. The south eastern field is a remnant orchard.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Poor condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	Open to view from the south and south east. Enclosed to the north west by settlement and the north by trees. Trees and hedges within the area provide some enclosure but less to the north east.
<i>Skyline</i>	Trees and hedges adjacent form the local skyline.
<i>Key views</i>	From PROWs within the area and from the Frome valley to the east, from Bath Road.
<i>Detractors</i>	None
<i>Tranquillity</i>	Limited by settlement edge but increases to the east.
<i>Settlement edge character</i>	Highly linear 20c edge with limited mitigation in parts.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides a green rural edge to the settlement contributing to the separation between it and Cress Green and Bath Street. It also is an area for walking with many PROWs.
<i>Potential visual receptors</i>	Users of PROWs within the area and to the east, Bath Road, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Conservation Area on northern edge
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the openness to views from the south and west including the M5, the role of the northern part of the site as skyline with the adjacent listed buildings and the orchard and traditional farm buildings. The value of the area lies in the adjacent listed buildings and the PROWs running through the area. Housing would extend the settlement and could be noticeable if it was located on the western parts of the area and on the upper slopes. It could separate the core of the village from the countryside which is a feature of the settlement. Overall, housing in this area is considered inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the openness to views from the south and west including the M5, the role of the northern part of the site as skyline with the adjacent listed buildings and the orchard and traditional farm buildings. The value of the area lies in the adjacent listed buildings and the PROWs running through the area. Employment use would noticeably extend the settlement and could be prominent if it was located on the western parts of the area and on the upper slopes. It would be incongruous adjacent to the residential edge with listed buildings. Overall, employment in this area is considered inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gentle slopes falling from a low ridge south to the valley floor of Wicksters Brook.
<i>Landcover pattern/use/ elements</i>	Irregular and sub-regular small to large-sized fields with a mix of pastoral and arable use. Orchard by Green Farm. Hedgerows are a mixture of trimmed and outgrown. Trees are limited, and are mainly in riparian locations, with some on the upper slopes.
<i>Settlement pattern within parcel</i>	Green Farm
<i>Landscape features</i>	Small watercourses.
<i>Landscape condition/ intensity of use</i>	High/moderate condition and intensity of use as arable and active pasture.
<i>Intervisibility/openness/enclosure</i>	Moderately open slopes visible mainly from the south and west.
<i>Skyline</i>	Skyline formed by adjacent settlement and vegetation.
<i>Key views</i>	From the M5 and from PROWs within the area and to the south and west.
<i>Detractors</i>	M5, Green Farm structures.
<i>Tranquillity</i>	The M5 limits tranquillity.
<i>Settlement edge character</i>	The settlement edge is positive on the village core with listed buildings including Alkerton Farm. The ribbon development to the south and Green Farm are of limited merit.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides the open unspoilt rural slopes running down from the traditional skyline settlement edge. It is also an area for walking with PROWs.
<i>Potential visual receptors</i>	Users of PROWs within the area and to the south and west, the recreation ground, the M5, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings at Alkerton Farm and elsewhere adjacent to the north
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1 to the north, A1d and A2 to the south east



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The area's sensitivity lies in its role as a separation between the settlement and the M5 and maintaining an open neutral skyline in longer views from the south. Its value lies as part of the last remaining neutral setting of listed Alkerton Court. Housing would clearly extend the settlement to the west and could be noticeable on the low ridgetop. However, it could be mitigated to an extent by the existing outgrown hedge with trees provided this was conserved and enhanced and located in publicly accessible land. If housing was developed, it should take into account Alkerton Court's setting.

Sensitivity to Employment Use High/medium

*Summary*

The area's sensitivity lies in its role as a separation between the settlement and the M5 and maintaining an open neutral skyline in longer views from the south. Its value lies as part of the last remaining neutral setting of listed Alkerton Court. Employment use would clearly extend the development to the south and to the west and could be prominent on the low ridgetop. Though it would respond to the commercial use to the north this is in an incongruous location and should not be reinforced. Employment use would not be desirable due to its scale.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Slightly crowned field on low ridge top.
<i>Landcover pattern/use/ elements</i>	Sub-regular pasture field with mix of trimmed and outgrown hedgerows. Trees lie on the southern and western boundaries with the M5.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	The field itself is enclosed by hedges. However, buildings on the field would be visible from the south above hedges extending the built form of the settlement.
<i>Skyline</i>	Southern boundary hedge forms the local skyline.
<i>Key views</i>	From M5, Bath Road, Alkerton Court listed building and from Recreation Ground.
<i>Detractors</i>	M5 and adjacent depot.
<i>Tranquillity</i>	Limited by M5 and adjacent depot.
<i>Settlement edge character</i>	Beyond official development limits but Green Farm is an appropriate settlement edge although run down.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The field provides a separation between the settlement and the M5, is part of the last remaining neutral setting of listed Alkerton Court and maintains an open neutral skyline in longer views from the south.
<i>Potential visual receptors</i>	Users of PROWs to the south, the recreation ground, the M5, Alkerton Court and residents.

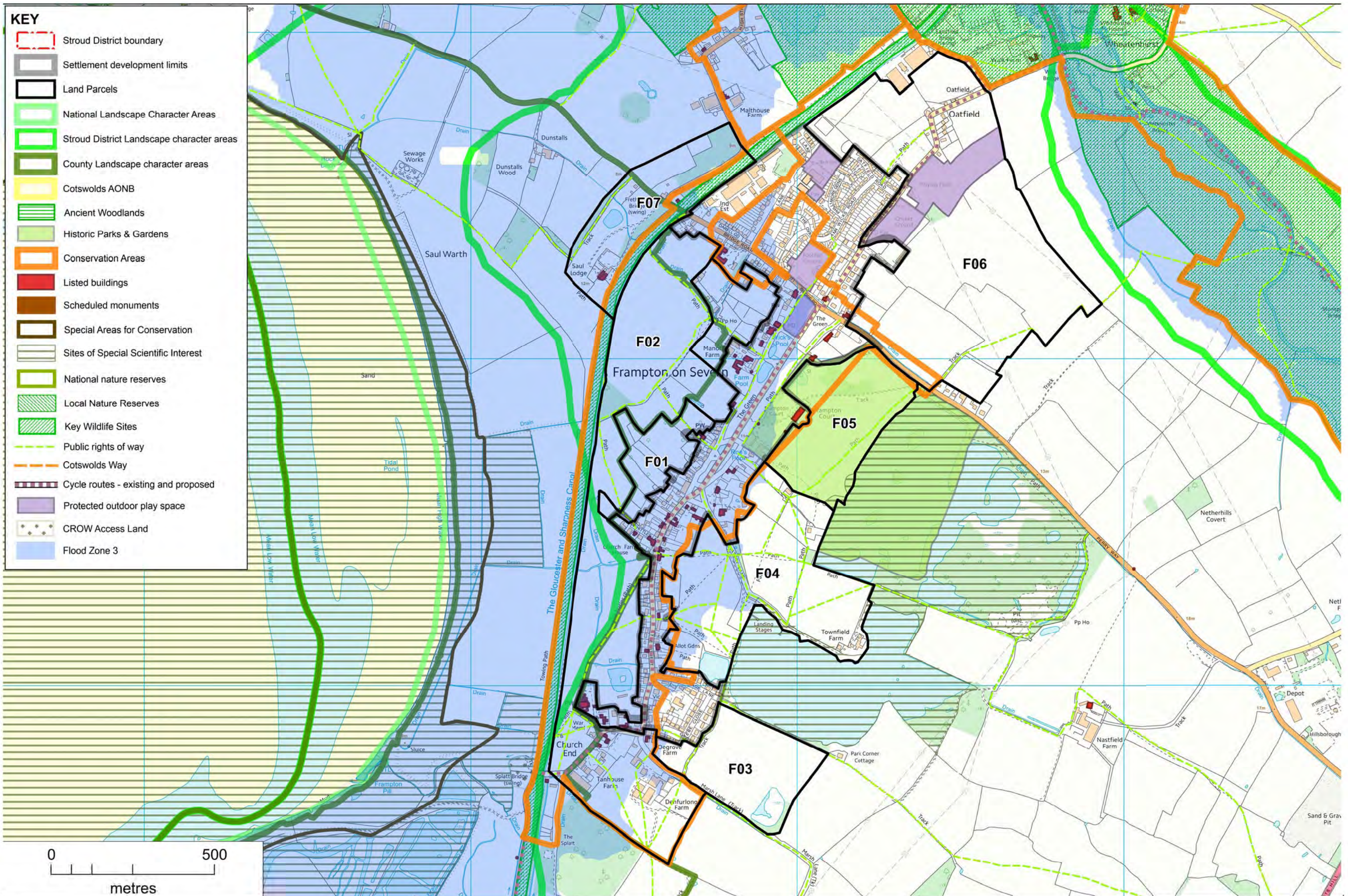
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed building at Alkerton Court to the north
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

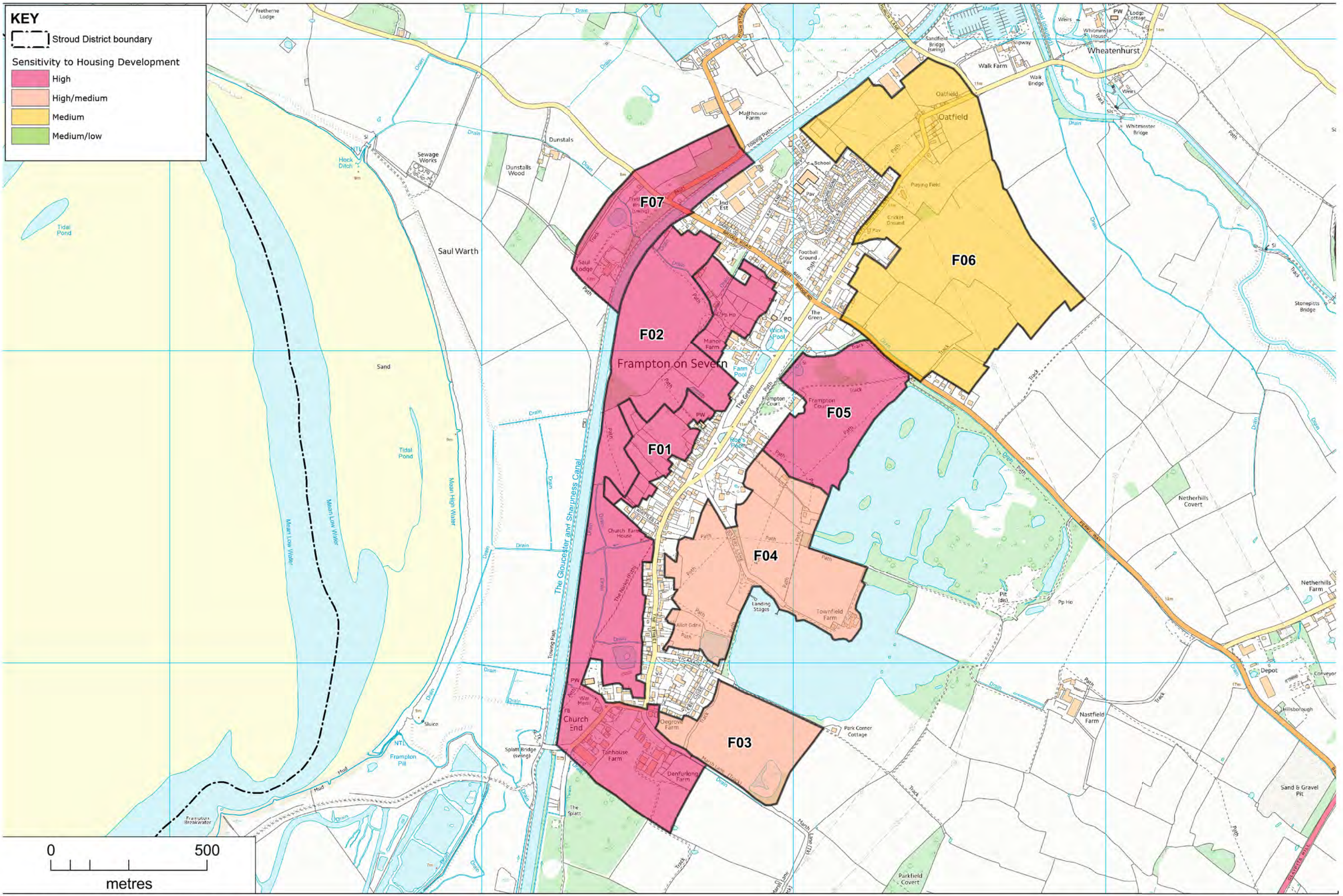
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1

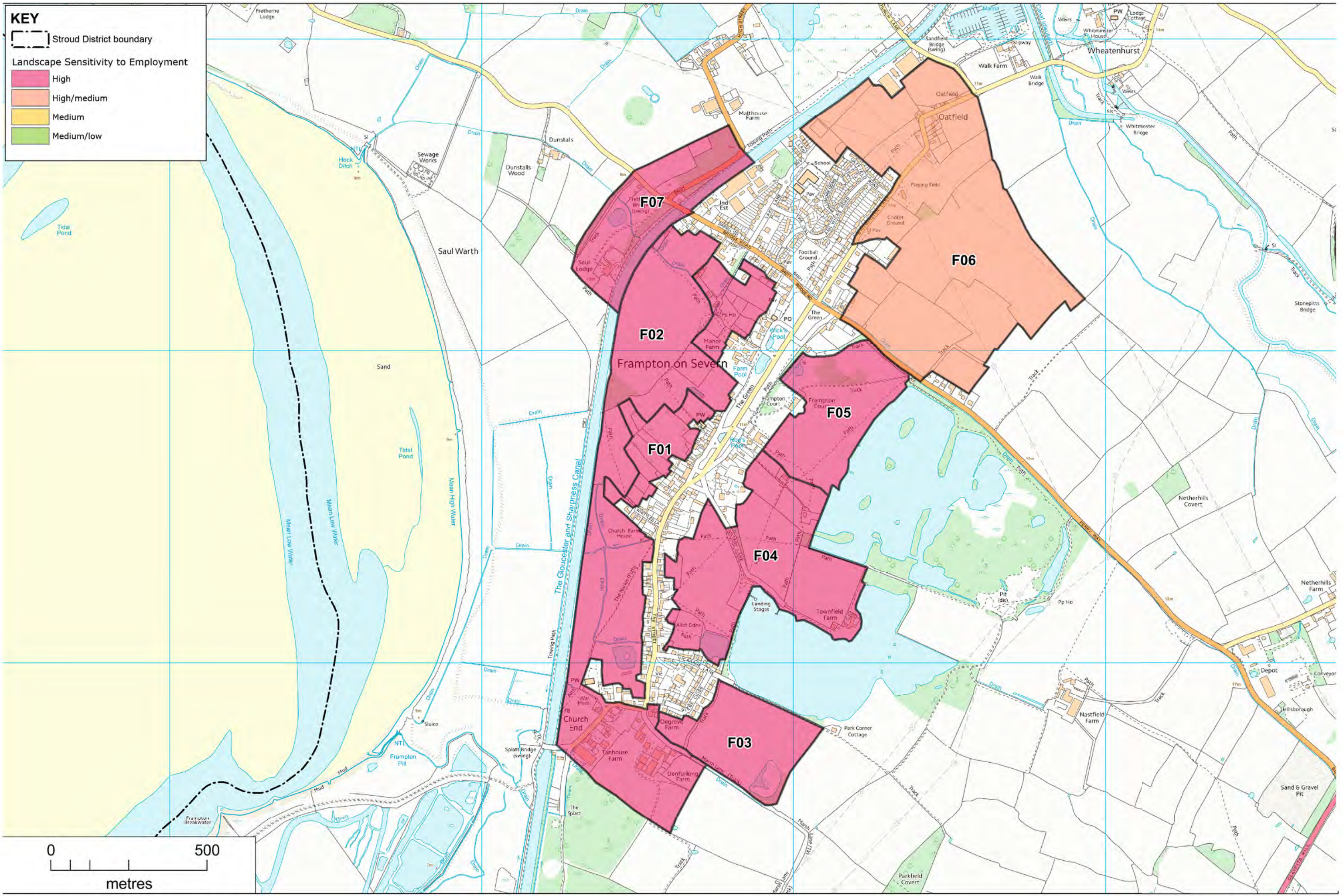














## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of these two areas lies in their distinctive small scale pattern of enclosures associated with the traditional linear settlement form and enhancing its character, the role in providing a buffer between the settlement and the Gloucester and Sharpness canal, the mature trees and hedgerows, the old orchards and location in the flood zone. Their value lies in the location within the Conservation Area and proximity to and association with the listed buildings. Housing development would compromise the character and integrity of the historic settlement pattern as well as being inappropriate in the flood zone.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of these two areas lies in their distinctive small scale pattern of enclosures associated with the traditional linear settlement form and enhancing its character, the role in providing a buffer between the settlement and the Gloucester and Sharpness canal, the mature trees and hedgerows, the old orchards and location in the flood zone. Their value lies in the location within the Conservation Area and proximity to and association with the listed buildings. Housing development would completely compromise the character and integrity of the historic settlement pattern as well as being inappropriate in the flood zone.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Level.
<i>Landcover pattern/use/ elements</i>	Patchwork of small pasture fields, rough pasture, paddocks and old orchards, historically associated with the settlement or unenclosed land. Back garden extensions. Mature trees and mostly outgrown hedges.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Orchards.
<i>Landscape condition/ intensity of use</i>	Diverse condition from rough land to intensive agricultural or garden use.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by hedgerows, mature trees and level nature of land. Limited intervisibility.
<i>Skyline</i>	N/A
<i>Key views</i>	To listed buildings and raised canal.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Indented edge of diverse historic village in linear form, with some backland development.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains rear of linear development with intimate patchwork of landscape elements. PROWs cross areas or run adjacent linking to Gloucester and Sharpness canal.
<i>Potential visual receptors</i>	Properties adjacent and listed buildings. PROW users.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Within Conservation Area
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Within Flood Zone 3 and PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain, Severn Vale Grazing Marshland
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley, Slimbridge and New Grounds Marshes
<i>HLC type</i>	G3 + G4 + A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this diverse linear area lies in its contribution to the setting of the settlement and listed buildings, its close association with the Gloucester and Sharpness canal also providing a buffer between the settlement and the canal, its former wet meadow features, pond, mature trees and hedgerows, and location mostly in a flood zone. Its value lies in its location in the Conservation Area, proximity to listed buildings and old cottages, and proximity to the canal key wildlife site. Housing development would be inappropriate within the setting of this historic linear settlement as well as being inappropriate in the flood zone.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this diverse linear area lies in its contribution to the setting of the settlement and listed buildings, its close association with the Gloucester and Sharpness canal also providing a buffer between the settlement and the canal, its former wet meadow features, pond, mature trees and hedgerows, and location mostly in a flood zone. Its value lies in its location in the Conservation Area, proximity to listed buildings and old cottages, and proximity to the canal key wildlife site. Employment development would be completely inappropriate within the setting of this historic linear settlement as well as being inappropriate in the flood zone.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level. Ditches. Large pond near church.
<i>Landcover pattern/use/ elements</i>	Improved and some unimproved riverine pasture, probably formerly meadows. Arable on larger fields. A formerly unenclosed cultivation pattern except possible Parliamentary enclosure to south. Mature trees in trimmed or outgrown hedgerows or free standing including parkland trees such as horse chestnuts. Riparian vegetation in relation to ditches and canal side. Woodland copse. Brick walls, picket fences.
<i>Settlement pattern within parcel</i>	Large houses and gardens, and listed buildings and farm in south. Cottage and small barns in north.
<i>Landscape features</i>	Canal embankment. Pond. Lynch gate at star of path to church.
<i>Landscape condition/ intensity of use</i>	Diverse, from unmanaged to intensive agricultural use.
<i>Intervisibility/openness/enclosure</i>	Partial enclosure and limited intervisibility in most places due to level ground and hedges or trees.
<i>Skyline</i>	N/A
<i>Key views</i>	To church in south, and other listed buildings including Saul Lodge on north side of canal.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Back gardens of linear pattern of detached cottages, larger houses and other properties in south.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Diverse linear open space between village and Gloucester and Sharpness canal. PROWs cross area linking to canal towpath.
<i>Potential visual receptors</i>	Adjacent properties including church and listed buildings. PROW and canal users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Within Conservation Area. Church End House is listed.
<i>Biodiversity</i>	Gloucester and Sharpness Canal key wildlife site adjacent
<i>Other (floodplain, PROWs)</i>	Within Flood Zone 3 except on furthest southern tip and PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain, Severn Vale Grazing Marshland



County/AONB LCA Landscape  
Character Type  
HLC type

Vale of Berkeley, Slimbridge and New Grounds Marshes  
A2 to north + D1r + G4 + A4p to south



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/Medium

*Summary*

The sensitivity of this area lies in the majority of the area being part of the wider countryside separated from the settlement by mature hedgerows and trees, adjacent to Frampton Pools which is used for recreation, and forming part of the context of a listed building and the adjacent Conservation Area. Its value lies in the proximity of the listed building and Conservation Area and recreational users of the lake and public footpaths. Whilst a small very carefully designed development of housing on the small westernmost field might be able to be accommodated, development should not extend east of the current edge of settlement.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in the majority of the area being part of the wider countryside separated from the settlement by mature hedgerows and trees, adjacent to Frampton Pools which is used for recreation, and forming part of the context of a listed building and the adjacent Conservation Area. Its value lies in the proximity of the listed building and Conservation Area and recreational users of the lake and public footpaths. Employment development would be highly inappropriate in this location adjacent to the Conservation Area, lake and residential areas.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Almost level. Pond.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture and some rough ground on formally unenclosed cultivation pattern, with possible Parliamentary enclosure. Trimmed or outgrown hedges and mature trees in hedgerows. Riparian vegetation around the pond.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Pond. Footpath link on east side of settlement enclosed by outgrown vegetation.
<i>Landscape condition/ intensity of use</i>	Diverse from unmanaged to intensive agricultural use.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by hedgerows and trees.
<i>Skyline</i>	N/A
<i>Key views</i>	None.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Adjacent to 20C detached residential properties and close to one listed building.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains southern edge of 20C extension of settlement. Maintains integrity of rural landscape south of lake and small pond.
<i>Potential visual receptors</i>	Adjacent residential properties. PROW users. Recreational activity on the lake adjacent.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Adjacent to Conservation Area
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 on furthest western strip and PROWs cross or run alongside area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A4p



**Land Parcel Reference: F04      Settlement: Frampton**

## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use*      High / Medium

### Summary

The sensitivity of this area lies in its relationship as context and setting to the traditional linear form of the historic settlement and the parkland to the north, mature trees and hedgerows, and its pond with associated riparian vegetation and its relationship with Frampton Pools which it wraps around. Its value lies in being adjacent to the Conservation Area, with its several listed buildings, its proximity to the SSSI and its recreational uses including many PROWs. Housing development would change the character of the settlement, impinge on the openness of the area and detract significantly from the area's character and those of the adjacent areas.

*Sensitivity to Employment Use*      High

### Summary

The sensitivity of this area lies in its relationship as context and setting to the traditional linear form of the historic settlement and the parkland to the north, mature trees and hedgerows, and its pond with associated riparian vegetation and its relationship with Frampton Pools which it wraps around. Its value lies in being adjacent to the Conservation Area, with its several listed buildings, its proximity to the SSSI and its recreational uses including many PROWs. Employment development would change the completely character of the settlement, impinge on the openness of the area and detract significantly from the area's character and those of the adjacent areas.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Level. Pond.
<i>Landcover pattern/use/ elements</i>	Improved pasture, and part of post-medieval designed landscape to north. Adjacent to former gravel pits. Allotments. Boat yard for sailing dinghies. Back gardens with mature trees. Trimmed hedgerows and outgrown strip of trees and scrub along access path to lake. Complex pattern of PROWs.
<i>Settlement pattern within parcel</i>	Boatyard and club building.
<i>Landscape features</i>	Wooded path creates strong division southwest to north east.
<i>Landscape condition/intensity of use</i>	Well used for recreation and pasture.
<i>Intervisibility/openness/enclosure</i>	Moderately open to east. Contained by mature vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	In setting of some listed buildings.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Tranquil but apparent presence of people using area for recreation.
<i>Settlement edge character</i>	Somewhat indented back gardens to diverse range of historic and 20C houses.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Rural backdrop to linear settlement and edge of Conservation Area. Recreational uses including those linked to boating, walking and use of allotments. PROWs cross on many directions. Biodiversity association with SSSI adjacent.
<i>Potential visual receptors</i>	Houses and listed buildings, and parkland adjacent. Recreational and PROW users.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Adjacent to Conservation Area
<i>Biodiversity</i>	Frampton Pools SSSI adjacent to the east.
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 on western part and many PROWs cross or run alongside area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	Most H2 + F1 to north + G3 southern tip



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of this area lies in its historic parkland, its location on the approach and as a setting to the village and Frampton House and close association with adjacent Frampton Pools SSSI. Its value is in its designation as an historic park, its location partly within Conservation Area with Grade 1 Frampton Court directly adjacent, its recreational use and location next to the SSSI. Housing development would be completely inappropriate in this location.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its historic parkland, its location on the approach and as a setting to the village and Frampton House and close association with adjacent Frampton Pools SSSI. Its value is in its designation as an historic park, its location partly within Conservation Area with Grade 1 Frampton Court directly adjacent, its recreational use and location next to the SSSI. Employment development would be completely inappropriate in this location.

## KEY CHARACTERISTICS AND FACTORS

*Landform/water bodies* Level.

*Landcover pattern/use/ elements* Historic post medieval parkland landscape. Mature parkland trees and avenue. Rare plants nursery. Mature trees on edge of lake adjacent.

*Settlement pattern within parcel* None.

*Landscape features* Park and garden at Frampton Court is Grade 1 listed.

*Landscape condition/ intensity of use* Well managed parkland.

*Intervisibility/openness/enclosure* Semi-enclosed by mature trees.

*Skyline* N/A

*Key views* From road access point and park to Frampton Court.

*Detractors* None.

*Tranquillity* Tranquil but minor road noise.

*Settlement edge character* 18th century Frampton Court adjacent. On approach to core of historic settlement.

*Functional and/or visual relationship between the area and the settlement/key features* Core element of historic interest closely associated with settlement. Hosts Frampton Country Fair in the autumn.

*Potential visual receptors* Frampton Court and recreational users. Road users on southern approach to village centre.

## CONSTRAINTS/DESIGNATIONS

*Landscape* None

*Historic* Historic Park partly within Conservation Area with Grade 1 Frampton Court directly adjacent

*Biodiversity* Frampton Pools SSSI adjacent to the east

*Other (floodplain, PROWs)* PROW crosses area

## LANDSCAPE CONTEXT

*National Character Area* Severn and Avon Vales

*Stroud District LCA Landscape Character Type* Lowland Plain

*County/AONB LCA Landscape Character Type* Vale of Berkeley

*HLC type* F1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The area's sensitivities lie in its neutral, green and rural setting on the approach to the settlement from the South East, complementing the listed 'gateway' dwelling and wooded parkland edge to the south, its role as a rural setting for the canal to the north and as a green gap between the settlement and Oatfield. Its value lies in the Gloucester and Sharpness Canal and Frampton Conservation Areas and the canal's and River Frome's key wildlife sites adjacent. Value is also provided by the playing fields as a community resource. Housing to the south and south east would impinge on and adverse effect the sensitive approaches to the settlement within an adjoining the settlement Conservation Area. To the north west of Whitminster Lane there may be opportunities for discrete housing, although the power lines and setting to the canal would need to be taken into account.

*Sensitivity to Employment Use* High / Medium

### Summary

The area's sensitivities lie in its neutral, green and rural setting on the approach to the settlement from the South East, complementing the listed 'gateway' dwelling and wooded parkland edge to the south, its role as a rural setting for the canal to the north and as a green gap between the settlement and Oatfield. Its value lies in the Gloucester and Sharpness Canal and Frampton Conservation Areas and the canal's and River Frome's key wildlife sites adjacent. Value is also provided by the playing fields as a community resource. Employment use to the south and south east would impinge on and adverse effect the sensitive approaches to the settlement within an adjoining the settlement Conservation Area and would be incongruous adjacent to the residential settlement edge. To the north west there may be an opportunity for a discrete and appropriately designed rural commercial area to the south east of the grain store but avoiding significant effects on the residential properties along Whitminster Lane.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Flat lowland plain bounded by the Gloucester and Sharpness Canal to the north west.
<i>Landcover pattern/use/ elements</i>	A mix of small to medium-sized regular and semi-regular fields down to pasture or in arable cultivation. Hedgerows tend to be trimmed with a few trees, although there are some outgrown hedgerow is such as adjacent to the playing fields.
<i>Settlement pattern within parcel</i>	Oatfield is a small linear settlement.
<i>Landscape features</i>	Canal to north west.
<i>Landscape condition/ intensity of use</i>	Moderate condition and high/moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Moderate intervisibility screened to an extent by trees and hedgerows. The area is open to view from the adjacent roads.
<i>Skyline</i>	N/A
<i>Key views</i>	From canal and associated towpath and from Perry Way opposite the Frampton Court parkland.
<i>Detractors</i>	Pylons and power lines and industrial buildings to the north.
<i>Tranquillity</i>	Moderately tranquil, but this is disrupted by the powerlines, grainstore and adjacent settlement.
<i>Settlement edge character</i>	To the south, a very positive 'gateway' dwelling (listed) to the settlement along Perry Way. The parkland wall and gateway opposite on Perry Way is an indication of the historic parkland beyond. To the north, a 20c linear edge is mitigated to an extent by hedges and playing fields.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides a neutral green and rural setting to the main settlement approach from the South East, complementing the wooded parkland edge to the south, contributes to the rural setting of the canal to the north and provides a green gap between the settlement and Oatfield. The playing fields provide a community resource.
<i>Potential visual receptors</i>	Users of the canal, PROWs and local roads, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Conservation Areas lie in a strip along the Gloucester and Sharpness Canal and



to the south adjoining the parkland.

*Biodiversity*

Gloucester and Sharpness Canal and River Frome key wildlife sites adjacent

*Other (floodplain, PROWs)*

PROWs cross area

## LANDSCAPE CONTEXT

*National Character Area*

Severn and Avon Vales

*Stroud District LCA Landscape  
Character Type*

Lowland Plain

*County/AONB LCA Landscape  
Character Type*

Vale of Berkeley

*HLC type*

A2e + Small area of G4



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of this area lies in its association with the Gloucester and Sharpness Canal, mature trees and views to Saul Lodge, and is partly within in the Conservation Area and an SSSI. Its value is in the recreational use of the canal, the contribution to biodiversity, and maturity of landscape elements containing the north west edge of the settlement. Housing development would be unsuitable in this location.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its association with the Gloucester and Sharpness Canal, mature trees and views to Saul Lodge, and is partly within in the Conservation Area and an SSSI. Its value is in the recreational use of the canal, the contribution to biodiversity, and maturity of landscape elements containing the north west edge of the settlement. Employment development would be unsuitable in this location.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Level. Pond. Embankment to canal.
<i>Landcover pattern/use/ elements</i>	Improved pasture and rough pasture in estate grounds. Mature parkland trees and woodland copse. Trimmed and outgrown hedgerows. Gardens in setting of listed Saul Lodge. Paddocks. Canal towpath.
<i>Settlement pattern within parcel</i>	Listed lodge and house with garage.
<i>Landscape features</i>	Pond. Brick walls and stone gateway to lodge approach. Swing bridge over canal.
<i>Landscape condition/ intensity of use</i>	Moderate (as viewed from public highway). Building works in progress north of lodge.
<i>Intervisibility/openness/enclosure</i>	Approach to lodge visible from road. Other areas highly enclosed by mature trees.
<i>Skyline</i>	N/A
<i>Key views</i>	Along canal. Towards lodge from road.
<i>Detractors</i>	Industrial buildings to east. Pylons to north visible from canal.
<i>Tranquillity</i>	Moderate. Flow of recreational users along canal.
<i>Settlement edge character</i>	On opposite side of canal to industrial uses in north west edge of settlement north of canal bridge. Residential properties immediately south of canal bridge on east side.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The Gloucester and Sharpness Canal is key linear recreational and biodiversity resource, including Severn Way. Mature trees and listed building are visible from east and south east of canal.
<i>Potential visual receptors</i>	Canal and PROW users.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	A strip along Perry Way lies in Conservation Area. Saul Lodge and Fretherne Bridge Lodge are listed
<i>Biodiversity</i>	Gloucester and Sharpness Canal key wildlife site
<i>Other (floodplain, PROWs)</i>	Within Flood Zone 3 and the Severn Way runs through the area

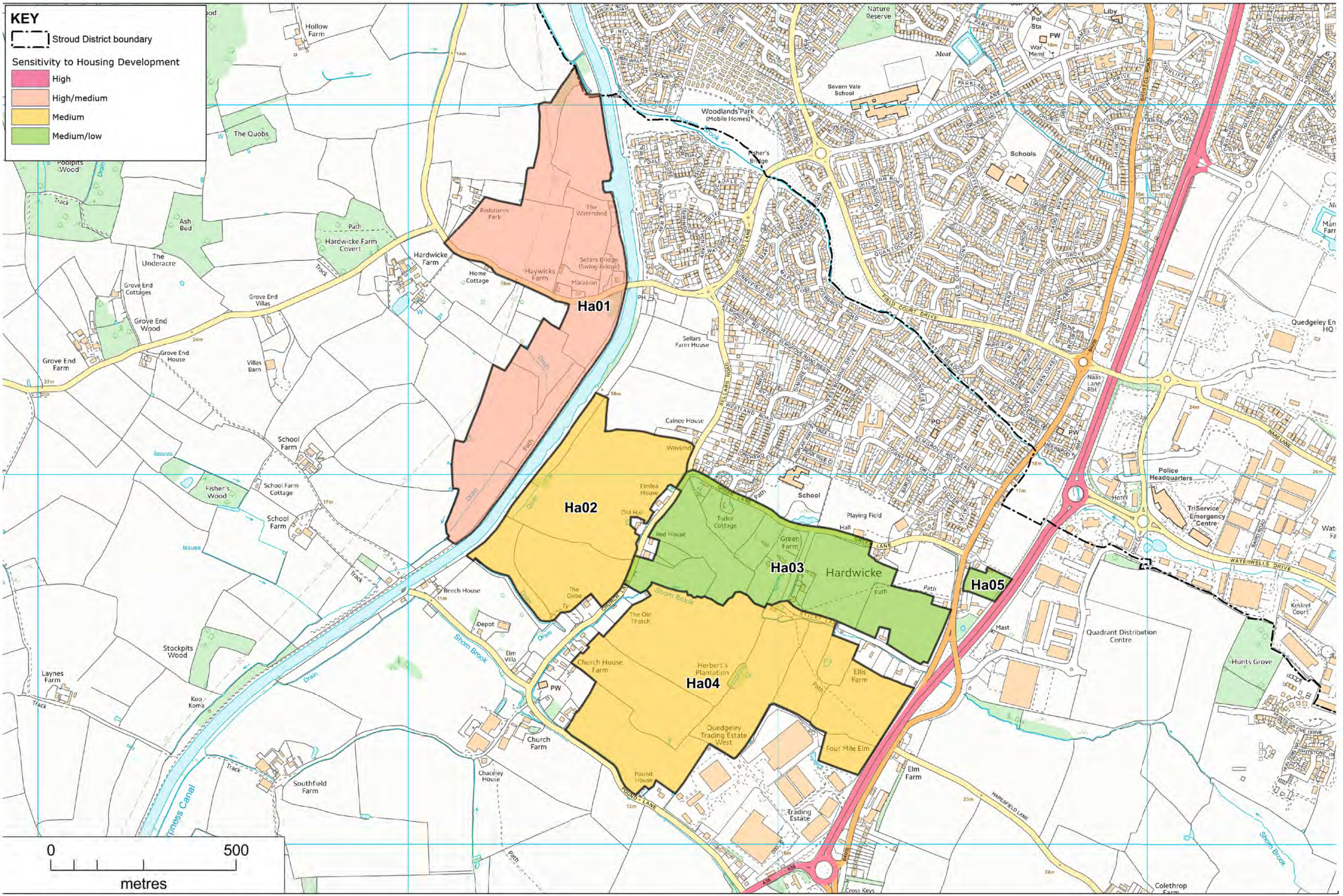
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley, Slimbridge and New Grounds Marshes
<i>HLC type</i>	A2 to west + A3

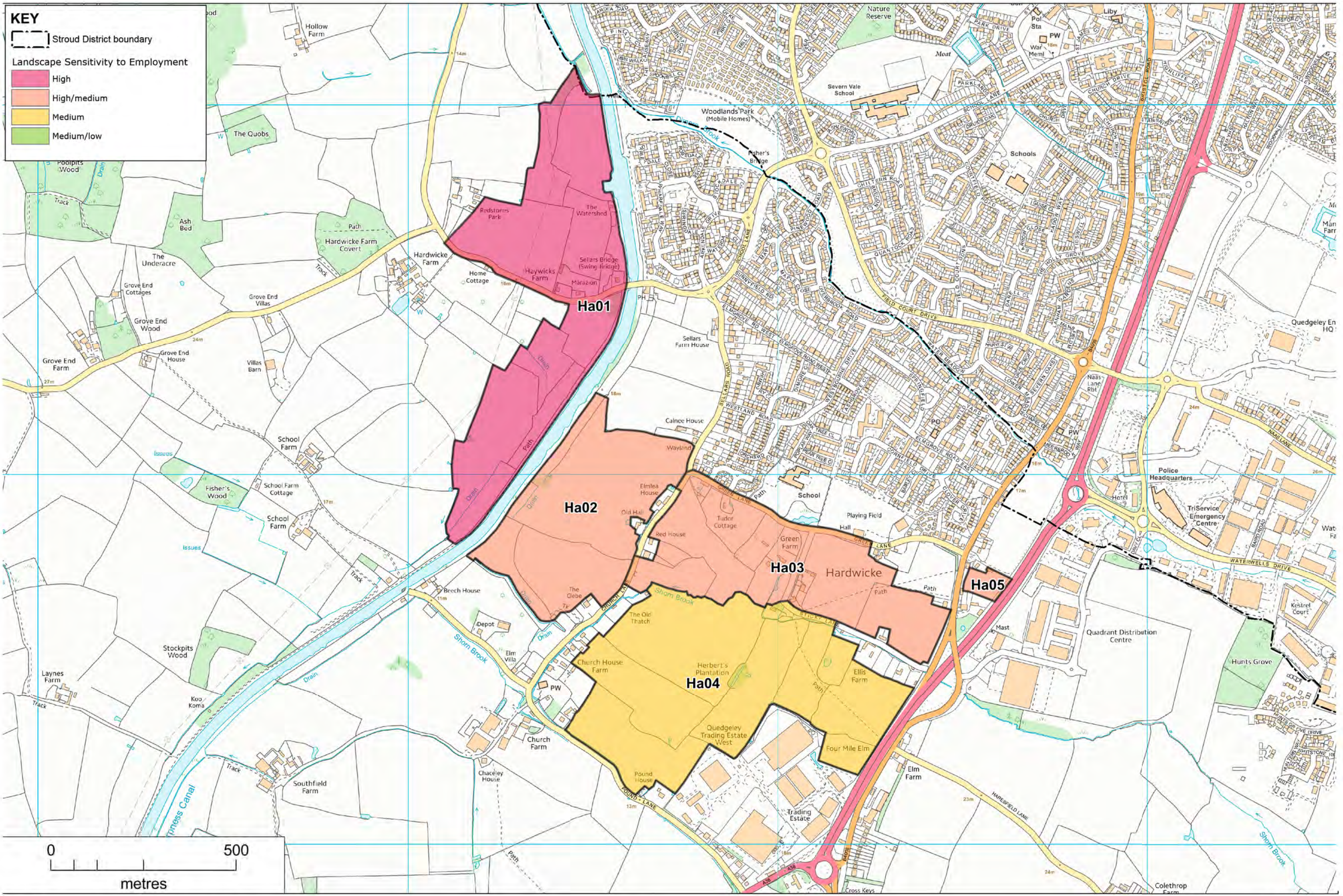














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside west of the canal, contributing to its setting. Its value lies in its role as part of the setting of the listed Bridge House. Housing in the area would cross the strong boundary of the canal into the wider countryside contrary to the general pattern of development which remains east of the canal. It would therefore be out of character with the area and could adversely affect the setting of Bridge House.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside west of the canal, contributing to its setting. Its value lies in its role as part of the setting of the listed Bridge House. Employment use in the area would cross the strong boundary of the canal into the wider countryside contrary to the general pattern of development which remains east of the canal. It would therefore be out of character with the area and could adversely affect the setting of Bridge House.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating vale bounding the Gloucester and Sharpness Canal.
<i>Landcover pattern/use/ elements</i>	Small to medium-sized irregular fields mainly of pasture with some remnant orchards. The majority of hedges are outgrown, and there are trees along some boundaries and along the canal edge. There are a few scattered rural dwellings.
<i>Settlement pattern within parcel</i>	There are a few scattered rural dwellings along the minor road and canal.
<i>Landscape features</i>	Canal and bridge adjacent
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The combination of enclosing tree cover, outgrown hedges and the flatness of the land tend to limit long views.
<i>Skyline</i>	N/A
<i>Key views</i>	From the canal and adjacent footpath/cycle route and the minor road.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area is fairly tranquil assisted by the canal and rural character away from the settlement.
<i>Settlement edge character</i>	The settlement is limited by the canal, which forms a strong boundary. Trees screen and soften some of the edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the wider Severn vale countryside west of the canal, contributing to its setting, and to listed Bridge House.
<i>Potential visual receptors</i>	Users of the canal, associated footpath and cycleway and minor road, and residents within the area and settlement.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Bridge House is listed.
<i>Biodiversity</i>	Gloucester and Sharpness Canal adjacent is a key wildlife site
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 lies in the northern edge of the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Severn Vale hillocks
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A1d



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside east of the canal and its role in acting as the open rural context and setting of the rural linear settlement of Hardwicke, providing large gaps in the road frontage between properties. The value in the area derives from its proximity to the listed Old House and Gloucester and Sharpness Canal key wildlife site which are adjacent. Housing would remove the openness and impinge on the quiet rural character of the area and could engulf the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. However, it would not be particularly visible in the wider landscape and would benefit from existing trees screening/filtering from the canal. Therefore there is opportunity for housing development which respects the integrity and character of the existing settlement and minimises the effect on its residents.

Sensitivity to Employment Use High/medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside east of the canal and its role in acting as the open rural context and setting of the rural linear settlement of Hardwicke, providing large gaps in the road frontage between properties. The value in the area derives from its proximity to the listed Old House and Gloucester and Sharpness Canal key wildlife site which are adjacent. Employment use would remove the openness and impinge on the quiet rural character of the area and could engulf, and be out of scale with, the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. Despite the screening along the canal, the pattern of commercial development tends to be away from it and closer to main access routes, so employment use in this area is considered generally inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating vale bounding the Gloucester and Sharpness Canal.
<i>Landcover pattern/use/ elements</i>	Irregular small to large-sized fields of ley/arable land with a mix of trimmed and outgrown hedges. There are some trees in hedgerows and a stronger line of trees along the canal.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Canal adjacent.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	The combination of enclosing tree cover, outgrown hedges and the flatness of the land tend to limit long views.
<i>Skyline</i>	N/A
<i>Key views</i>	From the canal and adjacent footpath/cycle route (in winter due to tree cover) and the adjacent minor road.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area is moderately tranquil away from the main settlement.
<i>Settlement edge character</i>	The linear settlement edge to the north is under construction and therefore raw.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the wider Severn vale countryside east of the canal, contributing to its setting, and to the linear rural settlement of Hardwicke towards Church Farm with listed buildings such as Old Hall.
<i>Potential visual receptors</i>	Users of the canal, associated footpath and cycleway and minor road, and residents within the area and settlement.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Old House in the settlement adjacent is listed.
<i>Biodiversity</i>	Gloucester and Sharpness Canal adjacent is a key wildlife site
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
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Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type

Lowland Plain mainly. Severn Vale hillocks on the western edge.  
Vale of Berkeley  
G3



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium/low

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside, as a buffer between the urban area to the north and the dispersed linear rural settlement of Hardwicke, as setting for the scattered listed buildings and the low lying land adjacent to the brook which serves as floodplain. The value of the area lies in its role as setting to two listed buildings including Tudor Cottage and in the numerous PROWs linking the settlement with the wider countryside. Housing would remove the openness and impinge on the quiet rural character of the area and could engulf the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. However, it would not be particularly visible in the wider landscape and would benefit from existing trees screening/filtering. Therefore there is opportunity for housing development which respects the integrity and character of the existing settlement and minimises the effect on its residents.

Sensitivity to Employment Use High/medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside, as a buffer between the urban area to the north and the dispersed linear rural settlement of Hardwicke, as setting for the scattered listed buildings and the low lying land adjacent to the brook which serves as floodplain. The value of the area lies in its role as setting to two listed buildings including Tudor Cottage and in the numerous PROWs linking the settlement with the wider countryside. Employment use would remove the fine grain structure of the fields to the west and impinge on the rural character of the area and could engulf, and be out of scale with, the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. Placing commercial development between the rural and urban settlements in a relatively small scale landscape is considered to be inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating vale with minor watercourse.
<i>Landcover pattern/use/ elements</i>	Irregular small scale fields of rough grass and pasture with outgrown hedges to the west. Medium scale regular fields of arable land with a mix of trimmed and outgrown hedges to the east. There are some trees in hedgerows and along the watercourse and a stronger line of trees along the Bristol Road to the east.
<i>Settlement pattern within parcel</i>	Dispersed rural dwellings and farm along minor roads.
<i>Landscape features</i>	Watercourse.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and intensity of use to the west and moderate condition and intensity of use to the east.
<i>Intervisibility/openness/enclosure</i>	The combination of enclosing tree cover, outgrown hedges and the flatness of the land tend to limit long views.
<i>Skyline</i>	N/A
<i>Key views</i>	From the PROWs in the area and to the south and from minor roads.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area is moderately tranquil away from the main settlement.
<i>Settlement edge character</i>	The indented 20c settlement edge to the north is mitigated by open space and vegetation and is neutral and well screened.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the wider Severn vale countryside and acts as a separation between the urban area to the north and the dispersed linear rural settlement of Hardwicke. It also acts as setting for the scattered listed buildings. The low lying land adjacent to the brook serves as floodplain and there are numerous PROWs linking the settlement with the wider countryside.
<i>Potential visual receptors</i>	Users of PROWs and minor roads, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Two listed buildings including Tudor Cottage.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 runs on the north western edge of the area. PROWs run through the area.



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	G3



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside, as a buffer between the urban area to the north and the dispersed linear rural settlement of Hardwicke especially the core around the Parish church of St Nicholas, as setting for the village and the low lying land adjacent to the brook which serves as floodplain. The value of the area lies in its role as setting to the listed buildings including the church and in the PROWs linking the settlement with the wider countryside. Housing would remove the openness and impinge on the quiet rural character of the area and could engulf the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. It would also be visible from the A38 effectively extending the area to Quedgeley. However, it would not be particularly visible in the wider landscape and would benefit from some existing trees screening/filtering. Therefore there is opportunity for housing development which respects the integrity and character of the existing settlement and minimises the effect on its residents.

Sensitivity to Employment Use Medium

*Summary*

The sensitivity of the area lies in its role as part of the wider rural Severn vale countryside, as a buffer between the urban area to the north and the dispersed linear rural settlement of Hardwicke especially the core around the Parish church of St Nicholas, as setting for the village and the low lying land adjacent to the brook which serves as floodplain. The value of the area lies in its role as setting to the listed buildings including the church and in the PROWs linking the settlement with the wider countryside. Employment uses would remove the openness and impinge on the quiet rural character of the area and could engulf the rural settlement of Hardwicke removing its separation and distinct identity from the Gloucester urban area. It would also be visible from the A38 effectively extending the area to Quedgeley. However, it may not be entirely inappropriate along the A38 although consideration of a wider plan for the area retaining green wedges and considering separation between large scale employment and residents is explored.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating vale with minor watercourse and dispersed ponds.
<i>Landcover pattern/use/ elements</i>	Sub-regular small to large scale fields mainly of arable land with mainly trimmed hedges. There are some trees in hedgerows and along the watercourse and a plantation in the middle of the area.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Herbert's Plantation, watercourse, ponds.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and intensity of use to the west and moderate condition and intensity of use to the east.
<i>Intervisibility/openness/enclosure</i>	The area is moderately open such as from the A38. Wider views are limited by a combination of tree cover in the area and wider landscape, hedges, existing buildings and the flatness of the land.
<i>Skyline</i>	N/A
<i>Key views</i>	From the A38, PROWs in the area and to the north and south and from minor roads.
<i>Detractors</i>	Quedgeley Trading Estate to the south east.
<i>Tranquillity</i>	The area is moderately tranquil to the west away from the A38 and trading estate.
<i>Settlement edge character</i>	N/A.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the wider Severn vale countryside and acts as a separation between the urban area to the north and the dispersed linear rural settlement of Hardwicke especially the core around the Parish church of St Nicholas. It also acts as setting for this and other listed buildings. The low lying land adjacent to the brook serves as floodplain and there are numerous PROWs linking the settlement with the wider countryside.
<i>Potential visual receptors</i>	Users of PROWs and minor roads, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	St Nicholas Church and other buildings in the settlement adjacent are listed.



<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 runs on the south western edge of the area. PROWs run through the area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	G3



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium/low

*Summary*

The area is the last remaining green space between the B4008 and A38 but it is backland and is not apparent from either road. Whilst it has some intrinsic value in terms of tree cover it has limited value to the wider landscape. Housing at a density that allows retention of tree cover may be appropriate.

*Sensitivity to Employment Use* High/medium

*Summary*

The area is the last remaining green space between the B4008 and A38 but it is backland and is not apparent from either road. Whilst it has some intrinsic value in terms of tree cover it has limited value to the wider landscape. Employment use would be inappropriate adjacent to the existing houses and in this scale of site.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Flat
<i>Landcover pattern/use/ elements</i>	Small regular enclosure used as pasture/meadow with surrounding trees and field trees.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Field trees.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by trees on three boundaries and curtilages to the west.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	A38 adjacent and yard to the south.
<i>Tranquillity</i>	Limited by roads to the east and west.
<i>Settlement edge character</i>	Linear 20c development of limited merit.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is the last remaining green space between the B4008 and A38 but it is backland and is not apparent from either road.
<i>Potential visual receptors</i>	Users of the A38 and B4008, but the views are very limited, and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

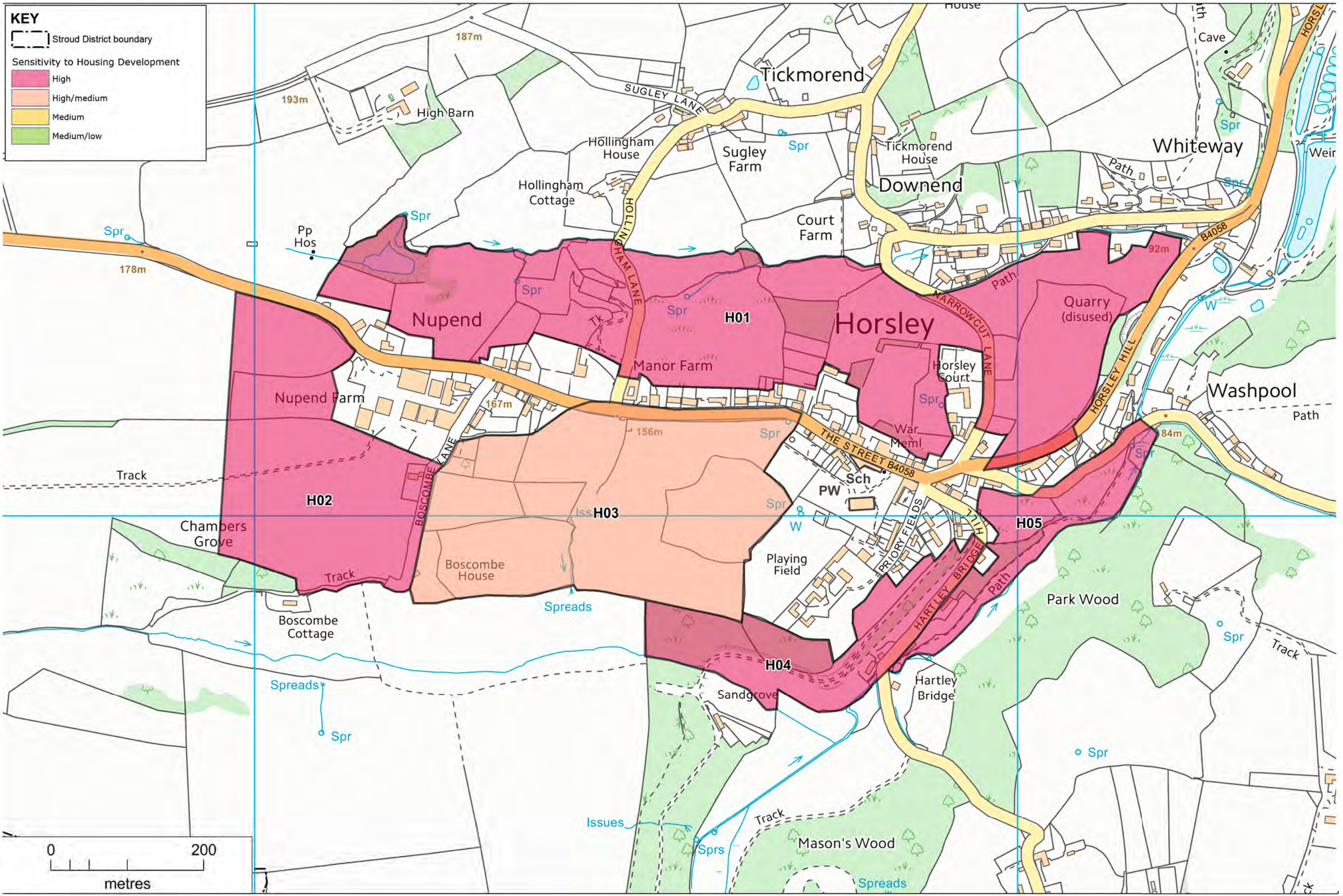
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A2

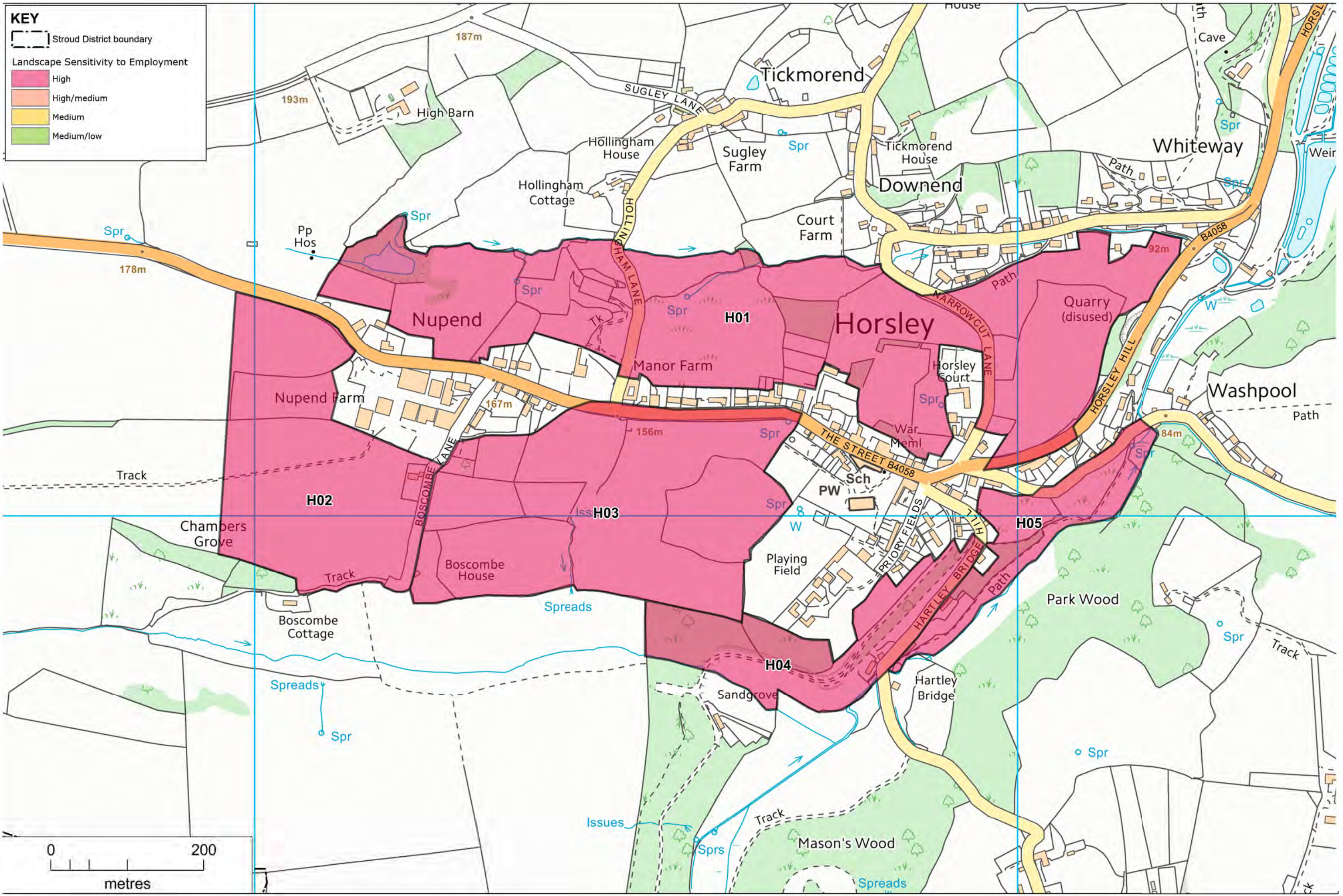










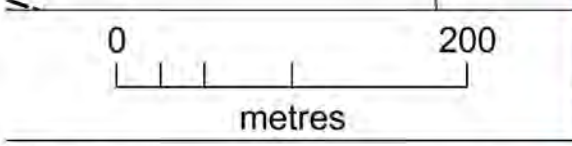


**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low





**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the area are its unspoilt rural character, steep valley slopes, stream and riparian corridor, small scale irregular field pattern and tree cover, views across it from settlement including listed buildings and their associated settings, and as a skyline and open valley side on the A4058 approaches from the east. Housing would disrupt the scale and pattern of the landscape and linear settlement and would intrude into the unspoilt rural countryside. It would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the area are its unspoilt rural character, steep valley slopes, stream and riparian corridor, small scale irregular field pattern and tree cover, views across it from settlement including listed buildings and their associated settings, and as a skyline and open valley side on the A4058 approaches from the east. Employment use would be impractical on many of the slopes, would be totally out of character with the residential pattern of the village, would disrupt the scale and pattern of the landscape and linear settlement and would intrude into the unspoilt rural countryside. It would be extremely inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep sided uneven valley slopes. The stream runs to join the larger valley to the east and there is a pond to the west and feeder springs on the valley side.
<i>Landcover pattern/use/ elements</i>	Small and medium-sized irregular fields of permanent and improved pasture and rough grass. Hedges are outgrown often with trees. The riparian corridor is strongly vegetated.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Pond and stream.
<i>Landscape condition/intensity of use</i>	Moderate to poor condition with moderate to low intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Enclosed steep sided and well treed valley still allows views across the valley between settlement on ridges.
<i>Skyline</i>	Field to east forms skyline above Horsley Hill/B4058.
<i>Key views</i>	Across valley from listed buildings in Horsley and Tickmorend, from Horsley Court, from PROWs in valley and from Horsley Hill.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil rural valley
<i>Settlement edge character</i>	Linear but incremental settlement edge with mature garden vegetation and occasional listed buildings, including Horsley Court, as highlights. Generally positive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Steep valley with strong enclosed unspoilt rural character forming a positive edge to the essentially linear settlement. Forms an important part of the landscape setting to Horsley Court to the east and an open skyline on the B4058 approaches to the settlement from the east.
<i>Potential visual receptors</i>	Users of PROWs, B4058, residents and listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings lie to the North at Downend and to the South, including Horsley Court and Manor Farm.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C4i



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its location on the open wold top to the north and open valley sides to the south, unspoilt rural character, tree cover, views across it from across the valley and from the A4058 approaches and as part of the skyline. Housing would be highly noticeable extending the village form to the west or south into open countryside, deviating from the essentially linear character of the rural village. The Nupend Farm site is not a precedent as it is on brownfield land and housing in H02 is considered inappropriate.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its location on the open wold top to the north and open valley sides to the south, unspoilt rural character, tree cover, views across it from across the valley and from the A4058 approaches and as part of the skyline. Employment uses would be prominent extending the village form to the west or south into open countryside, deviating markedly from the residential rural character of the village and its essentially linear character. The Nupend Farm site is not a precedent as it is to be converted to housing. Employment use is therefore considered to be highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Wold top on northern part of the area falling to valley sides to south.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium to large fields used for arable and pasture uses. There is a strong line of trees including horse chestnuts west of Nupend Farm and lesser trees adjacent to the farm site and Boscombe Lane. There is also an outgrown hedge to the north along the B4058 road and trees in the valley bottom at Chambers Grove, but otherwise the area is fairly open.
<i>Settlement pattern within parcel</i>	Single 20C house and garden on Boscombe Lane.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to high pasture/arable land in moderate condition.
<i>Intervisibility/openness/enclosure</i>	Open and intervisible with other valley sides to south and the northern portion of field is visible from B4058.
<i>Skyline</i>	The northern field contributes to the skyline.
<i>Key views</i>	From across the valley, from PROWS within and outside the area and for users of the B4058.
<i>Detractors</i>	Existing Nupend Farm buildings but these are to be redeveloped.
<i>Tranquillity</i>	Tranquillity increases to the south.
<i>Settlement edge character</i>	Current housing nearby is positive, especially the listed buildings to the north but the new development may appear raw.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies at the western end of the settlement where it meets the wold top and would be expected to terminate. The area wraps around the Nupend farm site which will be developed. This departs from the essentially linear pattern of the settlement but is exceptional as a brownfield site, generally screened by trees. The essentially open valley slopes to the south form part of the continuation of the open rural valley sides east and west.
<i>Potential visual receptors</i>	Users of PROWs, A4058 and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys with Wold Tops on western edge.



County/AONB LCA Landscape  
Character Type  
HLC type

Settled Valley  
C2 + A4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its open valley sides, views across it to the church and from across the valley and from the A4058 approaches and its role as open setting to an essentially linear village. Housing would be prominent, deviating from the essentially linear character of the rural village and would interfere with views to the church tower and from the churchyard. Sensitivity increases both to the west due to openness and to the east, due to proximity to the church. Housing of the scale needed for a housing allocation is considered inappropriate. The only limited potential may be for up to three houses with large gardens along The Street between hedge and road in the north eastern part of H03 avoiding significant effects on the church and churchyard and the more open parts of the land parcel.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its open valley sides, views across it to the church and from across the valley and from the A4058 approaches and its role as open setting to an essentially linear village. Employment uses would be highly prominent deviating markedly from the residential rural character of the village and its essentially linear character. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley side rolling over from the A4058 to the north and falling to the south and east.
<i>Landcover pattern/use/ elements</i>	Irregular and semi-regular fields of grassland and pasture enclosed by a mixture of outgrown hedges, estate fencing along the A4058 road and temporary fences where there is horse grazing. Trees are limited to some small plantings to the west.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition for pasture and rough grassland use respectively with moderate to low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The open area is highly visible from across the valley and the northern edge is visible from the A4058.
<i>Skyline</i>	Forms local skyline when viewed from the valley floor.
<i>Key views</i>	From churchyard, from A4058 to the church tower, from listed building to the north, and from PROWs.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil- increases away from settlement and road.
<i>Settlement edge character</i>	Essentially linear settlement along A4058 ridgetop with 20C infill between older dwellings/farms. Church forms a positive focus.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides an open rural valley side setting to the linear settlement including the church, to which offers glimpse views.
<i>Potential visual receptors</i>	Users of churchyard, PROWs, B4058, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	St Martin's Church is listed and lies to the east.
<i>Biodiversity</i>	Sandgrove Cottages and Hartley Bridge Wood KWS to the south.
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley



HLC type

C4i



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in the very steep slopes, the woodland some of which is ancient, and the outward facing slopes away from the village. Housing would need to remove woodland and would expose the village edge to view and would not be sufficiently feasible on the steep valley sides. It would be highly inappropriate.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in the very steep slopes, the woodland some of which is ancient, and the outward facing slopes away from the village. Employment use would not be feasible on the steep valley sides and would be totally out of character with the rural village.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Very steep valley sides.
<i>Landcover pattern/use/ elements</i>	Ancient woodland and secondary woodland with small clearings and gardens.
<i>Settlement pattern within parcel</i>	Scattered rural dwellings.
<i>Landscape features</i>	Steep slopes
<i>Landscape condition/ intensity of use</i>	Moderate condition and low intensity of use as woodland.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed in an enclosed valley.
<i>Skyline</i>	Woodland acts as skyline from valley floor.
<i>Key views</i>	Along and across valley from PROWs and minor roads.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil as settlement screened.
<i>Settlement edge character</i>	20C settlement edge is screened from wider countryside by woodland so is neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as strong edge to the settlement with trees enclosing built form at the top of the incised valley slope and forms part of wider countryside to the south east as a strongly wooded valley side.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB. Ancient woodland covers the Western part of the area.
<i>Historic</i>	None
<i>Biodiversity</i>	Horsley Wood Banks KWS, Sandgrove Cottages and Hartley Bridge Wood KWS
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in the very steep slopes, the stream course and associated floodplain, and the narrow valley character and small enclosures. Housing would extend the settlement beyond the natural boundary of the steep valley sides and would be out of scale with the small valley character. It would therefore be highly inappropriate.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in the very steep slopes, the stream course and associated floodplain, and the narrow valley character and small enclosures. Employment use would not be feasible on the steep valley sides or accessed from the narrow minor roads and would be totally out of character and scale with the incised valley.

## KEY CHARACTERISTICS AND FACTORS

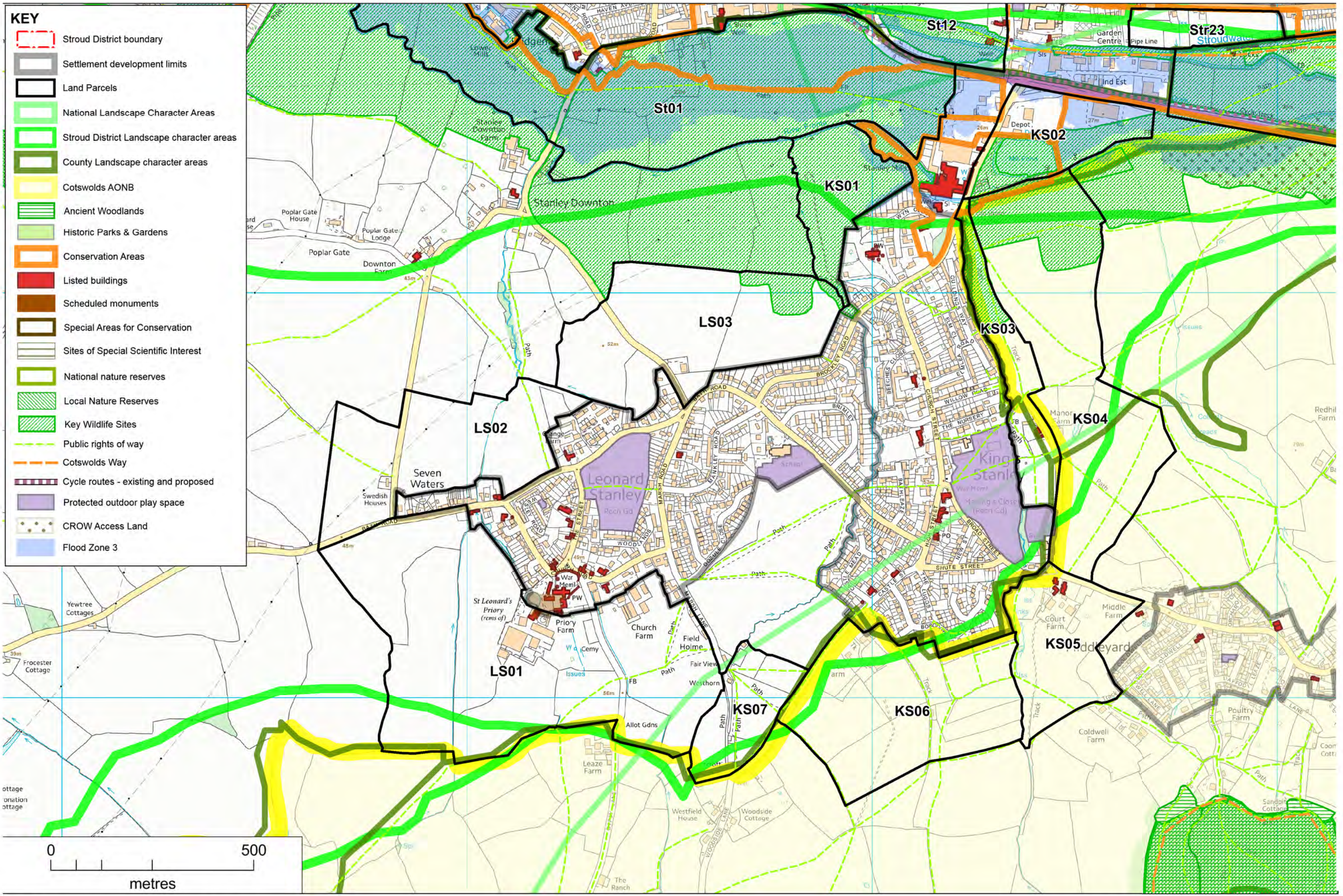
<i>Landform/water bodies</i>	Narrow valley bottom and steep lower valley sides
<i>Landcover pattern/use/ elements</i>	Woodland, scrub with small enclosures and gardens.
<i>Settlement pattern within parcel</i>	Scattered rural dwellings.
<i>Landscape features</i>	Stream course and steep slopes
<i>Landscape condition/ intensity of use</i>	Moderate and poor condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed in an enclosed valley.
<i>Skyline</i>	N/A
<i>Key views</i>	Along and across valley from PROWs and narrow minor roads.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil as settlement screened.
<i>Settlement edge character</i>	Pre-20C linear settlement edge is integrated with vegetation to the north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is separated from the village by steep slopes which form a natural break with the built form. The narrow incised valley is part of the wider countryside with PROWs running through it.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB. Ancient Woodland to the south east.
<i>Historic</i>	None
<i>Biodiversity</i>	Hartley Bridge Wood (Park Wood) KWS lies adjacent.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. Flood zone 3 along watercourse.

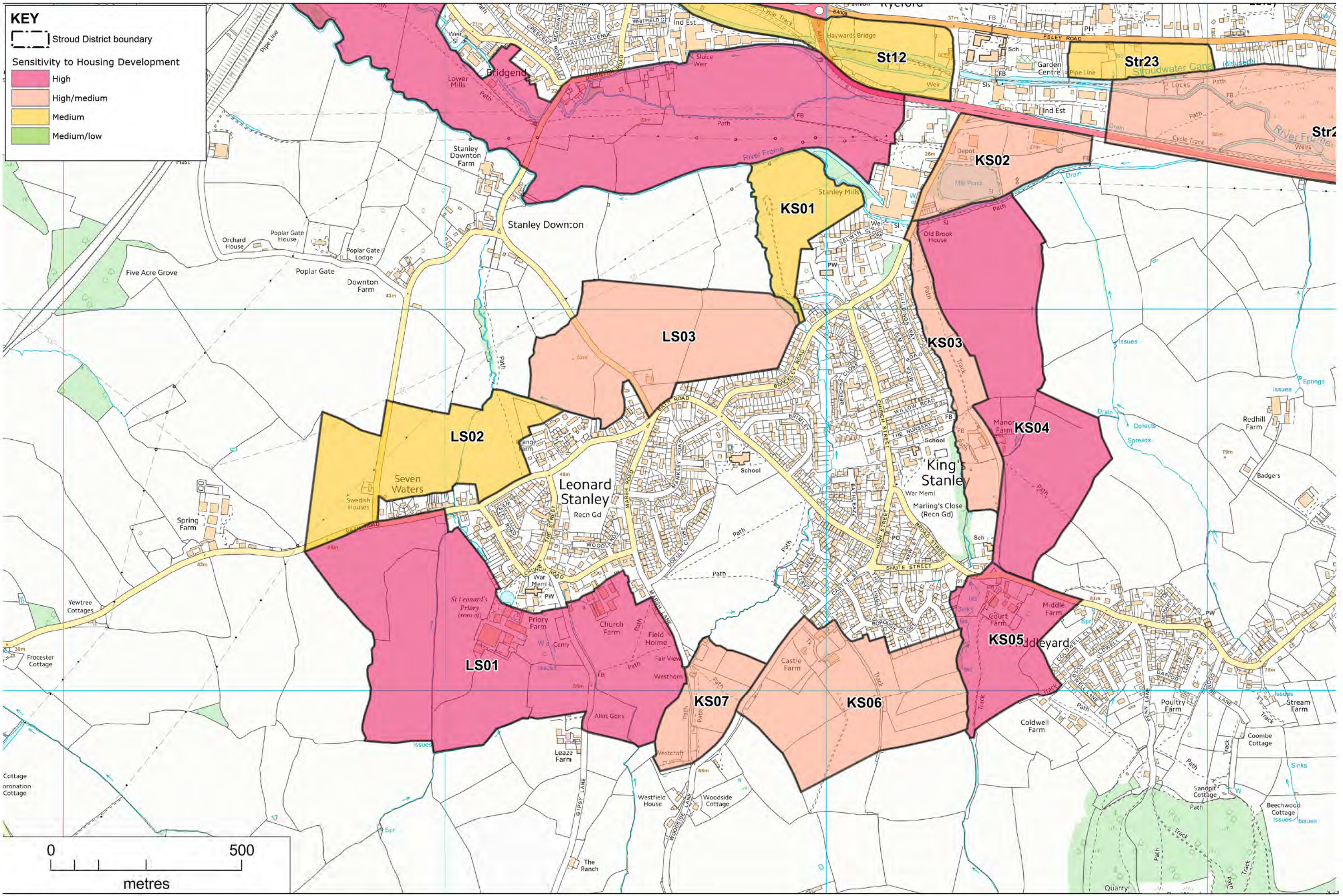
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C1 + C4i





- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
  - Scheduled monuments
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3











**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area lies in its site vegetation which is of nature conservation interest, its relationship to the nearby mill and church, its rising slopes to the south, and its relationship with the River Frome and water courses. Its value is its proximity to the Industrial Heritage Conservation Area, its designation as key wildlife site, and permissive access which enables informal leisure use. Housing may be able to be accommodated in this area provided it can conserve the key wildlife interest as green infrastructure, addressing the River Frome as a significant green corridor, and respecting the setting of the nearby listed buildings.

*Sensitivity to Employment Use* Medium

*Summary*

The sensitivity of this area lies in its site vegetation which is of nature conservation interest, its relationship to the nearby mill and church, its rising slopes to the south, and its relationship with the River Frome and water courses. Its value is its proximity to the Industrial Heritage Conservation Area, its designation as key wildlife site, and permissive access which enables informal leisure use. Employment land uses may have potential for carefully designed high quality employment use, possibly at a smaller scale, provided it can conserve the key wildlife interest as green infrastructure and respects and enhances the nearby listed buildings including the church and mill.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping in south towards more level area in north of area. Mill stream and River Frome on north edge, small stream on western boundary. Area of floodzone.
<i>Landcover pattern/use/ elements</i>	Rough regenerating vegetation on formerly unenclosed land. Bramble and scrub. Maturing trees on east and west boundaries. Some evidence of tipping. Streams and mill stream.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Nature conservation interest.
<i>Landscape condition/ intensity of use</i>	Poor and unmanaged.
<i>Intervisibility/openness/enclosure</i>	Enclosed by maturing vegetation. Some visibility from adjacent housing.
<i>Skyline</i>	N/A
<i>Key views</i>	To and from mill and church.
<i>Detractors</i>	Pylons. Road noise.
<i>Tranquillity</i>	Affected by road traffic noise.
<i>Settlement edge character</i>	Adjacent to Conservation Area around Stanley Mill. Church and churchyard cemetery. Back gardens of 20c housing- bungalows.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Permissive path access from churchyard along western edge. Contains north edge of settlement with semi natural area.
<i>Potential visual receptors</i>	Mill and church. Users of permissive access. Adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed Stanley Mill to the east, listed St George's Church to the south.
<i>Biodiversity</i>	River Frome KWS
<i>Other (floodplain, PROWs)</i>	Flood zone 3 along watercourse.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Frome River Valley, Lowland Plain,
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

The area's sensitivity lies in the remaining mill pond presumably once associated with the listed Mills which lies adjacent, the corridor of the River Frome and the tree cover within the area. The edge of the area is highly visible from the busy A419. Housing development would appear inappropriate within the area as it is separate from the settlement and lies in the valley floor where this use is not usually located in volume. The mill pond and the river corridor and associated vegetation should be conserved and enhanced in any development.

*Sensitivity to Employment Use* Medium

### Summary

The area's sensitivity lies in the remaining mill pond presumably once associated with the listed Mills which lies adjacent, the corridor of the River Frome and the tree cover within the area. The edge of the area is highly visible from the busy A419. Employment use would appear to be appropriate within the area but taking care to address the road frontages and retain hedging and trees as far as possible to soften its local impact. The mill pond and the river corridor and associated vegetation should be conserved and enhanced in any development.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Relatively flat area on valley floor with Mill Pond and River Frome on the southern boundary.
<i>Landcover pattern/use/ elements</i>	To the north- apparently disused or low key use industrial units with hard standings and surrounded by high hedges and trees. To the south, a disused mill pond surrounded by trees, and the River Frome with riparian vegetation.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Mill pond and River Frome.
<i>Landscape condition/ intensity of use</i>	Poor condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The area is highly enclosed by outgrown hedges and trees to the north along the A419 and by trees to the west along on Ryeford Road (South).
<i>Skyline</i>	N/A
<i>Key views</i>	A419, Cotswold Way on Ryeford Road (South)
<i>Detractors</i>	Existing visible semi- derelict buildings and derelict site.
<i>Tranquillity</i>	Tranquillity limited although more so likely by River Frome and mill pond (not accessible)
<i>Settlement edge character</i>	Stanley Mills are a positive feature.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Low lying valley floor along the corridor of the River Frome with remaining mill pond presumably once associated with the listed Mills which lies adjacent. The edge of the area is visible from the busy A419.
<i>Potential visual receptors</i>	Users of the Cotswold Way, A419 and Ryeford Road (South).

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Listed Stanley Mill to the west
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 in eastern part of area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Frome River Valley
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	D1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/medium

*Summary*

The area's sensitivity is focussed in the northern part of the area which features a small linear steep sloped green corridor with the Cotswold Way running through it. The slopes and hedge to the east help to screen the settlement edge in views from the east. The area to the south is also sensitive to an extent visible from the Cotswold Way and adjoining the recreation ground, albeit filtered by trees along the stream. The value of the area lies in the location of the northern part within the Cotswolds AONB, and the adjacency to the south, the River Frome key wildlife site and the Manor Farm listed building. Housing would adversely affect the character of the area to the north rising up the slopes and being visible to the east, as well as disrupting the view from the Cotswold Way. It is therefore considered inappropriate in this part of the area. There is limited scope to the east of Manor Farm but to the south, carefully designed housing may be appropriate providing it provided a well designed edge to the settlement facing the AONB and Cotswold Way as it descends the hill from the east. The effect on the recreation ground should also be carefully considered.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity is focussed in the northern part of the area which features a small linear steep sloped green corridor with the Cotswold Way running through it. The slopes and hedge to the east help to screen the settlement edge in views from the east. The area to the south is also sensitive to an extent visible from the Cotswold Way and adjoining the recreation ground, albeit filtered by trees along the stream. The value of the area lies in the location of the northern part within the Cotswolds AONB, and the adjacency to the south, the River Frome key wildlife site and the Manor Farm listed building. Employment use would be out of character with residential character of the settlement, and out of scale with the size and linear nature of the area, as well as detracting significantly from the AONB. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley floor with stream course on the western boundary. Steep small scale valley slopes lie to the north and flat land lies to the south.
<i>Landcover pattern/use/ elements</i>	Irregular fields of unimproved pasture and rich wet grassland to the north and rough land scrubbing up to the south. Manor Farm and garden lies between the areas enclosed by conifer hedges. Hedges are outgrown.
<i>Settlement pattern within parcel</i>	Manor Farm.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	Enclosed area at a lower level, screened by landform, settlement edge and vegetation. The area to the south is open to view from the east.
<i>Skyline</i>	The eastern hedge forms the local skyline just north of Manor Farm.
<i>Key views</i>	From Cotswold Way which runs through the area, from local PROWs, from Court Farm to the south, and from the recreation ground.
<i>Detractors</i>	Unkempt area to the south.
<i>Tranquillity</i>	Limited by settlement edge.
<i>Settlement edge character</i>	Linear settlement edge is set down on lower land to the west and is mitigated by outgrown scrub, and therefore is neutral in the wider landscape.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The northern part of the area is a small linear steep sloped green corridor with the Cotswold Way running through it. The slopes and hedge to the east help to screen the settlement edge in views from the east. The Manor Farm listed building is well screened and is bounded by overgrown rough ground to the west. This area and the area south of Manor Farm, which is also overgrown with scrub/brambles lie adjacent to the recreation ground to the east. They form a transition between the open countryside and the stream and playing fields.
<i>Potential visual receptors</i>	Users of the Cotswold Way local PROWs, the recreation ground and Court Farm to the south.

**CONSTRAINTS/DESIGNATIONS**

Landscape Cotswolds AONB



<i>Historic</i>	Listed Manor Farm adjacent
<i>Biodiversity</i>	River Frome KWS in the northern part of area
<i>Other (floodplain, PROWs)</i>	Cotswold Way and PROWs run through area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales, Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Frome River Valley, Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1m + G4



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the open rolling transitional slopes sweeping up to the escarpment which contribute to containing the settlement at a lower level, and the role of the slopes to the south in separating King's Stanley from Middledyrd, the Cotswolds Way and other PROWs passing through the area, and the overlooking of the area by listed Court Farm to the south. The value of the area lies its location within the Cotswolds AONB, the proximity to listed Court Farm to the south and listed Manor Farm to the west, and the River Frome key wildlife site to the north. Housing would result in a clear extension of the settlement along the valley or up the slopes which would be prominent in places, and could close the gap between the two settlements if implemented in the southern part of the area. The gap between Kings Stanley and Middledyrd is vulnerable and of great value as the setting for the fine listed buildings at Court Farm which are form a rural farm complex on the steeper slopes. Housing is therefore considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the open rolling transitional slopes sweeping up to the escarpment which contribute to containing the settlement at a lower level, and the role of the slopes to the south in separating King's Stanley from Middledyrd, the Cotswolds Way and other PROWs passing through the area, and the overlooking of the area by listed Court Farm to the south. The value of the area lies its location within the Cotswolds AONB, the proximity to listed Court Farm to the south and listed Manor Farm to the west, and the River Frome key wildlife site to the north. Employment use would be out of character with the residential character of the settlement and on the open rising slopes, as well as detracting significantly from the AONB and potentially from the setting of Court Farm. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sweeping transitional slopes running from the escarpment down to the Frome valley floor with a rolling rounded profile to the south.
<i>Landcover pattern/use/ elements</i>	Irregular large and medium-sized arable fields with a mix of outgrown and trimmed hedges with mature oak trees along the hedgerow adjacent to Manor Farm.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Hedgerow oaks.
<i>Landscape condition/ intensity of use</i>	Good condition with high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	Open slopes intervisible with the scarp to the south and Doverow Hill to the south. Hedges and trees form localised enclosure.
<i>Skyline</i>	N/A
<i>Key views</i>	From Cotswold Way which runs through the area, from local PROWs, from Court Farm to the south, and from the recreation ground.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity increases away from the settlement.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as sweeping open countryside on the eastern side of the settlement within the Cotswolds AONB forming the transitional open slopes running up to the scarp and High Wold from the valley floor and Lowland Plain. The lower rounded slopes reflect the rounded skyline of Selsey Common to the east.
<i>Potential visual receptors</i>	Users of the Cotswold Way local PROWs, the recreation ground and Court Farm to the south.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed Court Farm overlooks area, listed Manor Farm adjacent.
<i>Biodiversity</i>	River Frome KWS in the northern part of area
<i>Other (floodplain, PROWs)</i>	Cotswold Way and PROWs run through area.

**LANDSCAPE CONTEXT**



<i>National Character Area</i>	Cotswolds, Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment, Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Escarpment, Settled Unwooded Vale
<i>HLC type</i>	A1m



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of the area lies in its rising valley sides, with some steeper slopes, as setting to the fine Court Farm house and distinctive settlement edge buildings, its role as green buffer between the settlement and Court Farm and Middledyrd, and the stream course, mature trees and use by local people for informal recreation or dog walking. The value of the area lies in its location within the AONB. Housing development would be noticeable/prominent encroaching on the slopes within the AONB, would adversely affect the setting of the village and Court Farm, reduce the separation between the settlement and Middledyrd, and affect the continuity of landscape rising to the wooded escarpment.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its rising valley sides, with some steeper slopes, as setting to the fine Court Farm house and distinctive settlement edge buildings, its role as green buffer between the settlement and Court Farm and Middledyrd, and the stream course, mature trees and use by local people for informal recreation or dog walking. The value of the area lies in its location within the AONB. Employment development would be incongruous on these slopes within the AONB, would adversely affect the setting of the village and Court Farm, reduce the separation between the settlement and Middledyrd, and affect the continuity of landscape rising to the wooded escarpment.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping and folded landform, pronounced yet small scale in northern end. Domed minor hilltop to south by new housing. Small stream course on western edge.
<i>Landcover pattern/use/ elements</i>	Permanent pasture on formerly unenclosed land. Mature tree belt along stream, and specimen trees especially ash. Remnant orchard.
<i>Settlement pattern within parcel</i>	Listed farmhouse buildings and barns on north edge.
<i>Landscape features</i>	Stream. Ditch along public footpath cutting across south part of area.
<i>Landscape condition/ intensity of use</i>	Managed for pasture.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by mature trees on west edge. Higher ground is very visible from lower areas around settlement. Small area west of Court Farm is highly visible from road.
<i>Skyline</i>	Crown of hill on southern edge.
<i>Key views</i>	To and from listed buildings and church. In context of wooded scarp to south.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Reasonably tranquil. Some road traffic on minor road and popular footpath.
<i>Settlement edge character</i>	Housing 20C and 21C. Back gardens backing on to area. New housing area at north west edge of Middledyrd on hill top is very visible from lower ground. Brick outbuilding and high stone wall on Broad St on north edge of area forms clear edge to settlement.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Separation of settlement of King Stanley and Middledyrd. Popular walking area on PROWs. Continuity of pastoral landscape transitioning to lower slopes of wooded scarp.
<i>Potential visual receptors</i>	Adjacent listed buildings and other residential properties.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed Court Farm complex within area, listed Middle Farm adjacent.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run through area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment



County/AONB LCA Landscape  
Character Type  
HLC type

Escarpment  
A1m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its openness to the west, its rising slopes continuing up to the foot of the escarpment to the south, the stream corridor to the east, the mature trees and strong hedgerow pattern, and quiet pastoral character. The value of the area lies in its location within the AONB, and its PROWs. Whilst housing may be able to be accommodated in two fields directly next to the settlement edge where contained by mature hedgerows, the pastoral character and continuity of landscape in the AONB mean that the majority of the area to the west and south would be adversely affected by any development. Any housing development should protect and enhance the stream corridor which should be publicly accessible.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its openness to the west, its rising slopes continuing up to the foot of the escarpment to the south, the stream corridor to the east, the mature trees and strong hedgerow pattern, and quiet pastoral character. The value of the area lies in its location within the AONB, and its PROWs. Employment development would be inappropriate in the AONB and would adversely affect the setting of the village and continuity of landscape rising to the wooded scarp.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping and folded. Slight domed hills with slopes facing north west and east. Stream on eastern edge.
<i>Landcover pattern/use/ elements</i>	Fairly regular medium sized field pattern on formerly unenclosed land and some former wet meadows. Arable and improved pasture. Paddocks. Mature tree belts and outgrown hedges in east, more trimmed with occasional trees in west.
<i>Settlement pattern within parcel</i>	Farmstead and barns.
<i>Landscape features</i>	Stream.
<i>Landscape condition/ intensity of use</i>	Intensively managed arable, and less intensive pasture.
<i>Intervisibility/openness/enclosure</i>	Fields on east are enclosed by tall hedgerows, but with some visibility from east. Western area is more open with wider visibility.
<i>Skyline</i>	N/A
<i>Key views</i>	Context of scarp slope to south.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Slightly indented edge of 20C housing on cul de sac to north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Mature trees and rolling landform provided continuity and transition to landscape leading up to scarp in AONB. Several PROWs link village to rural areas and scarp slope to south.
<i>Potential visual receptors</i>	Housing adjacent. PROW users including those at foot of scarp.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run through area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment mainly, Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Escarpment
<i>HLC type</i>	A1m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its mature boundary trees and hedgerows, its highly rural character west of Marsh Lane, and its role in containing the settlement from extending suburban development into the landscape of the AONB immediately to the south and maintaining a gap with rural settlement at Woodcroft/Woodside. The value of the area lies in the PROWs and proximity to the Cotswolds AONB. Housing development in this area would create a finger of development out towards the AONB and would be particularly intrusive west of Marsh Lane.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its mature boundary trees and hedgerows, its highly rural character west of Marsh Lane, and its role in containing the settlement from extending suburban development into the landscape of the AONB immediately to the south and maintaining a gap with rural settlement at Woodcroft/Woodside. The value of the area lies in the PROWs and proximity to the Cotswolds AONB. Housing development in this area. Employment development would be inappropriate adjacent to housing areas, would create a finger of large scale development out towards the AONB and would be particularly intrusive west of Marsh Lane.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Largely level. Slight rise to higher edge in south. Stream on north west edge.
<i>Landcover pattern/use/ elements</i>	Improved and unimproved pasture on formerly unenclosed land. Paddocks on east and linear area on western edge. Continuous hedgerows with mature trees to west, east and south.
<i>Settlement pattern within parcel</i>	Barns/stables.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Heavily grazed paddocks and less intensive pasture.
<i>Intervisibility/openness/enclosure</i>	Intervisible with areas to north but contained by mature hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	Context of scarp to south.
<i>Detractors</i>	None
<i>Tranquillity</i>	Currently affected by new house-building. Otherwise quiet.
<i>Settlement edge character</i>	Small cluster of houses at end of Marsh Lane. New housing in development in field to immediate north east and planned area of housing to north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Maintains separation of new areas of housing to north and north east with cottages to south on Woodside Lane and Marsh Lane. Several PROWs cross area.
<i>Potential visual receptors</i>	Existing cottages and new housing. PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Borders Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run through area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Mainly Lowland Plain, Escarpment
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use*      High

### Summary

The area's sensitivity lies in its open sloping pastoral character, the visual and landscape continuity with the AONB and the setting of the distinctive cluster of Priory, church and other listed buildings which can be viewed across the area, and for the cemetery. Its value lies in its proximity to the AONB, its role as setting to the listed buildings and the PROWs across the area. Any housing development would impinge on the openness and adversely affect this setting and landscape continuity with the AONB.

*Sensitivity to Employment Use*      High

### Summary

The area's sensitivity lies in its open sloping pastoral character, the visual and landscape continuity with the AONB and the setting of the distinctive cluster of Priory, church and other listed buildings which can be viewed across the area, and for the cemetery. Its value lies in its proximity to the AONB, its role as setting to the listed buildings and the PROWs across the area. Any employment development would be highly inappropriate in this location and would impinge on the openness and adversely affect this setting and landscape continuity with the AONB.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently sloping and undulating, and folded along small stream course.
<i>Landcover pattern/use/ elements</i>	Large irregular fields on formerly unenclosed field pattern. Paddocks. Cemetery. Parkland trees. Allotments. Remnant orchards. Mature hedgerow trees. Hedgerows diverse, some trimmed or discontinuous, but mature on southern edge.
<i>Settlement pattern within parcel</i>	Two large farmsteads. Cemetery and allotments.
<i>Landscape features</i>	Orchard trees and mature hedgerow or riparian trees.
<i>Landscape condition/intensity of use</i>	Intensive pasture use.
<i>Intervisibility/openness/enclosure</i>	Moderately open due to discontinuity of hedgerows. Intervisible with land to south and scarp.
<i>Skyline</i>	N/A
<i>Key views</i>	To Priory, church and listed buildings. Longer view to wooded scarp.
<i>Detractors</i>	Power line. Large barns.
<i>Tranquillity</i>	Tranquil except farm activity.
<i>Settlement edge character</i>	Historic village cluster including several listed buildings. Small developments of 20C housing close to Priory. Isolated cottages.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Continuity of landscape with pastoral areas of AONB leading to wooded scarp slope. Context and pastoral setting to Priory and church. PROWs cross from village in east side of area linking to scarp.
<i>Potential visual receptors</i>	Priory and church. PROW users, including at foot of scarp slopes. Adjacent housing.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	On edge of Cotswolds AONB
<i>Historic</i>	Listed barn within area associated with listed buildings at Priory Farm which lies adjacent. Listed St Swithin's Church and Saxon Church also lie within same cluster adjacent to area.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run through area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales, Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Mainly Lowland Plain, Escarpment
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1 + A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in the exposed open high point to the west and upper slopes/skyline to the north west, riparian trees and stream corridor, the role contributing to the green gap between Leonard Stanley and Stanley Downton, the use of the area for walking and the potential for open views to the north. The value lies in the PROWs. Housing would be highly prominent and extending the built form west of the minor road on which 'Swedish Houses' lie. It would also contribute to closing the gap between the settlement and Stanley Downton. However, it may be possible to the east of the road providing houses are set significantly back from the skyline hedge to the north and mitigation of trees and additional planting are placed on this boundary and to the west. Also, the small triangular area to the east should be left open, the stream corridor conserved and enhanced and PROWs accommodated.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the exposed open high point to the west and upper slopes/skyline to the north west, riparian trees and stream corridor, the role contributing to the green gap between Leonard Stanley and Stanley Downton, the use of the area for walking and the potential for open views to the north. The value lies in the PROWs. Employment use would be out of character with the residential character of the settlement and on the open rising slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Rolling minor hill and valley sides falling from a rounded high point to the west to forked stream valleys to the east.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium to small sized fields with a mix of trend and outgrown the hedgerows with trees concentrated along the watercourses and associated with the settlement edge. The main fields are arable whilst the small triangular fields to the east are down to grass.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Watercourses
<i>Landscape condition/ intensity of use</i>	High/moderate condition and intensity of use for arable land.
<i>Intervisibility/openness/enclosure</i>	The westernmost area, west of the 'Swedish Houses', is an open rounded high point which is locally prominent but also visible in the wider landscape to the north and south. The higher land continues to the north and slightly east, slightly enclosing the eastern part of the area. To the east the land falls as part of the valley slopes to the watercourses. Whilst open, there is more enclosure closer to the valley floor.
<i>Skyline</i>	The westernmost part of the area and the hedge to the north acts as a local skyline.
<i>Key views</i>	From PROWs within and to the north, from Bath Road and minor road running north.
<i>Detractors</i>	Pylons and power lines to the north.
<i>Tranquillity</i>	There is some tranquillity as open countryside but this is limited to an extent by the settlement edge and pylons.
<i>Settlement edge character</i>	Linear 20c development edge which is ribbon development to the west and housing estates to the south and east. The former is a negative edge protruding into the open countryside. To the east, the settlement is slightly more recessive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The western part acts as a definite open rural hill top containing the settlement from views from the west. The area contributes to separation between Leonard Stanley and Stanley Downton. The eastern part falls to a minor valley and acts as a positive open rural setting to this part of the settlement. The area is used for recreation in the form of PROWs.
<i>Potential visual receptors</i>	Users of PROWs, minor roads, and residents.

**CONSTRAINTS/DESIGNATIONS**

*Landscape* None



<i>Historic</i>	Listed buildings on southern and eastern boundaries in settlement.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run through area.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A1 + A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the exposed open rural hill top and slopes which contribute to the character of the Frome Valley, and is exposed to views from the north, and the role contributing to the green gap between Leonard Stanley and Stanley Downton. The western part falls to a minor valley and acts as a positive open rural setting to this part of the settlement. Housing would be prominent extending the built form onto high ground to the north, forming a marked change to its character which is largely set back from the skyline. It would also contribute to closing the gap between the settlement and Stanley Downton both physically and visually. Both these outcomes would be highly undesirable. However, it may be possible to accommodate housing in the small grass field adjoining Bath Road as there are no long views from the public highway here and housing no greater than 2 storeys would not have any significant additional effect on the wider landscape over existing housing.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the exposed open rural hill top and slopes which contribute to the character of the Frome Valley, and is exposed to views from the north, and the role contributing to the green gap between Leonard Stanley and Stanley Downton. The western part falls to a minor valley and acts as a positive open rural setting to this part of the settlement. Employment use would be out of character with the residential character of the settlement and on the open locally prominent hilltop and slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned hilltop north of the settlement falling to the north, east and west. The latter area falls to a minor valley.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium to large-sized fields mainly in arable use, with a small grass enclosure to the south adjacent to Bath Road. Field boundaries tend to be trimmed hedges. There are a couple of field trees in the field to the west.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	High/moderate condition and intensity of use for arable land and moderate/poor condition and intensity for the small paddock to the south.
<i>Intervisibility/openness/enclosure</i>	The core of the area is an open crowned high point which is locally prominent but also visible in the wider landscape especially to the north. The land falls as part of the valley slopes to the small watercourses feeding into the Frome valley to the north and west. Whilst open, there is more enclosure closer to the valley floor to the south west.
<i>Skyline</i>	The hilltop acts as a local skyline, partly containing the settlement to the south.
<i>Key views</i>	From PROWs within and to the north, from Bath Road and minor road running north.
<i>Detractors</i>	Wireless mast and pylons and power lines to the north. The hilltop acts as a local skyline, partly containing the settlement to the south and separating it from the Frome valley.
<i>Tranquillity</i>	There is some tranquillity as open countryside but this is limited to an extent by the settlement edge and pylons.
<i>Settlement edge character</i>	Linear 20c development edge which is a combination of ribbon development and housing estates. Whilst negative in itself it is contained to an extent by the rising landform within the land parcel.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as an open rural hill top containing the settlement from views from the north. The area contributes to separation between Leonard Stanley and Stanley Downton. The western part falls to a minor valley and acts as a positive open rural setting to this part of the settlement.
<i>Potential visual receptors</i>	Users of PROWs, minor roads, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None



<i>Biodiversity</i>	River Frome KWS in the north west part of area
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Settled Unwooded Vale
<i>HLC type</i>	A2

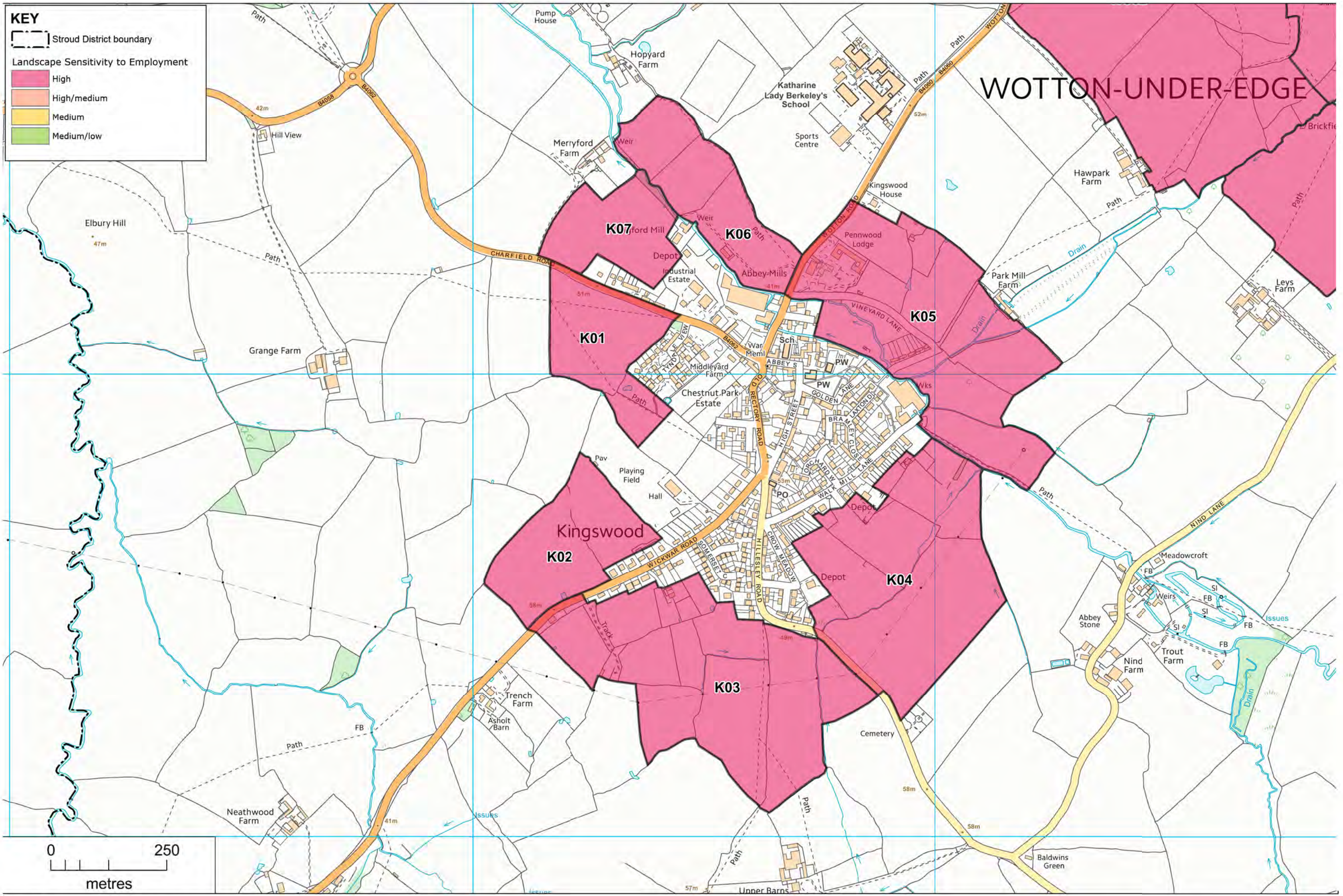












**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area divides into two parts with different considerations. The sensitivity of the field to the north west lies in its open crowned landform which forms part of the skyline in views from vale to the north west. The two fields to the south east are more enclosed but form part of the open space network related to new development and are used for informal recreation with orchards and paddocks. The value of the area lies in the PROWs passing through them and the community resource of the south eastern field. Housing development in the north west field would be highly visible to the west and north west and would extend development over onto the skyline. Housing in the community used fields would remove its benefits and could be contrary to previous planning conditions. Housing development is considered undesirable in both locations.

*Sensitivity to Employment Use* High

*Summary*

The area divides into two parts with different considerations. The sensitivity of the field to the north west lies in its open crowned landform which forms part of the skyline in views from vale to the north west. The two fields to the south east are more enclosed but form part of the open space network related to new development and are used for informal recreation with orchards and paddocks. The value of the area lies in the PROWs passing through them and the community resource of the south eastern field. Employment development in the north west field would be out of character with the adjacent residential edge and would be highly visible to the west and north west and would extend development over onto the skyline. Employment development in the community used field would be impractical and remove its benefits, as well as likely to be contrary to previous planning conditions. Employment development is considered highly undesirable in both locations.

**KEY CHARACTERISTICS AND FACTORS**

*Landform/water bodies* Main field to north is gently sloping to NW. More level area in SE section.

*Landcover pattern/use/ elements* Improved pasture in medium sized less irregular field pattern. Trimmed hedgerows with few large trees such as ash, except on south edge and between main part of site and SE extension. Remnant orchard and dog walking area in SE section. More fragmented pattern in SE section.

*Settlement pattern within parcel* None

*Landscape features* Mature trees

*Landscape condition/ intensity of use* Moderate condition - NW section grass ley. SE section well used by dog walkers.

*Intervisibility/openness/enclosure* Open to views from NW. SE section visible from adjacent houses. SE section moderately enclosed.

*Skyline* Close to skyline at S end.

*Key views* From housing across road to north and east and SE section from Chestnut Park Estate housing.

*Detractors* Power line. Floodlighting in adjacent playing fields.

*Tranquillity* Quiet except for adjacent road and during activities at village hall.

*Settlement edge character* 20-21<sup>st</sup> C. Linear on road to north and east boundary. Fragmented edges in SE section.

*Functional and/or visual relationship between the area and the settlement/key features* SE section appear well used for informal recreation from adjacent housing. PROWs connect village to rural areas.

*Potential visual receptors* Village residents adjacent. Some views from village hall and playing fields.

**CONSTRAINTS/DESIGNATIONS**



<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Unwooded Vale
<i>Stroud District LCA Landscape Character Type</i>	Unwooded Vale
<i>County/AONB LCA Landscape Character Type</i>	Unwooded Vale
<i>HLC type</i>	A2m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its location on a gentle hilltop to the north, its relatively open pastoral character adjacent to incremental ribbon development on the south western approach to the village, and its location beyond the village playing field/play area. Housing development would enclose the playing fields above hedges, and would be visible from the road and wider landscape particularly as the elevation is high at this point. Housing in this area would also be somewhat disconnected from the main developed area of the village.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in location on a gentle hilltop to the north, its relatively open pastoral character adjacent to incremental ribbon development on the south western approach to the village, and its location beyond the village playing field/play area. Employment development would be out of character with the residential character of the village at this relatively elevated location and unconnected to any other employment land uses. It would enclose the playing fields and would be visible from the road and wider landscape. and be inappropriate in this rural location.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently sloping gentle hilltop.
<i>Landcover pattern/use/ elements</i>	Improved pasture. Continuous large hedges with some mature trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use.
<i>Intervisibility/openness/enclosure</i>	Partially enclosed by hedges. Limited visibility from adjacent residential areas and village hall.
<i>Skyline</i>	Close to top of gently undulating hill.
<i>Key views</i>	From village hall and houses on road to south.
<i>Detractors</i>	Small power line in eastern corner.
<i>Tranquillity</i>	Generally tranquil but minor road adjacent.
<i>Settlement edge character</i>	Linear 20c housing development, mostly bungalows, along road to south.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Agricultural use and recreational in playing fields. Rural edge to developed area of village defined by village hall and playing fields.
<i>Potential visual receptors</i>	Urban residents and those using playing fields. Road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Playing field lies within area

**LANDSCAPE CONTEXT**

*National Character Area* Bristol, Avon Valleys and Ridges



<i>Stroud District LCA Landscape</i>	Kingswood Vale- South
<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	Unwooded Vale
<i>Character Type</i>	
<i>HLC type</i>	A2m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area lies in its open pastoral character of the south, views from local footpaths and minor roads, the riparian corridor to the east and the mature trees and hedgerows. Its value lies in the PROWs passing through the area. Housing development may be appropriate in the small fields just south of Wickwar Road and east of the wooded track, adjacent to existing housing and screened by existing hedgerows which would need to be conserved and retained.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its open pastoral character of the south, views from local footpaths and minor roads, the riparian corridor to the east and the mature trees and hedgerows. Its value lies in the PROWs passing through the area. Employment uses would detract significantly from the character of the rural edge and would be unconnected with other areas of employment land use.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping valley sides towards the stream to the east.
<i>Landcover pattern/use/ elements</i>	Improved pasture or grass leys. Low hedgerows. Large mature trees on track near north west corner and occasional large hedgerow trees. Medium sized less irregular field enclosure pattern.
<i>Settlement pattern within parcel</i>	Isolated agricultural buildings.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Well managed farmland.
<i>Intervisibility/openness/enclosure</i>	Areas closer to the indented residential edge have some enclosure due to field boundaries. More open to south.
<i>Skyline</i>	Slightly higher area on north west edge.
<i>Key views</i>	From houses adjacent and minor roads. Trench Farm and Upper Barns Farm.
<i>Detractors</i>	Power line along southern edge.
<i>Tranquillity</i>	Tranquil apart from minor roads. Few people.
<i>Settlement edge character</i>	Indented edge of diverse 20 and 21 C houses on north side.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	PROWs run through eastern part of area.
<i>Potential visual receptors</i>	Village residents on edge. Users of PROWs and minor roads.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Bristol, Avon Valleys and Ridges
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*Stroud District LCA Landscape  
Character Type  
County/AONB LCA Landscape  
Character Type  
HLC type*

Kingswood Vale- South  
Unwooded Vale  
A2m



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The sensitivity of this area lies in moderately open valley sides including a stream and mature riparian vegetation, and mill leat, visibility from footpaths and the cemetery to the south, and potentially from longer views from the north, and the separation of the south eastern part of the area from the settlement by the stream. Its value lies in the PROW crossing the area. Housing development would be inappropriate south and south east of the stream and close to the mill leat as this would adversely affect open countryside, the cemetery and the historical character and context of the leat respectively. However, the two most western fields adjacent to the housing and two depot areas may be able to accommodate housing. This would need to be set back from the stream and riparian corridor and trees planted to soften the impact of this development from views from the south, including those from the cemetery. Existing mature trees on the edges of these fields and the hedgerow between the two fields should be retained and incorporated in to any site layout, preferably in public areas to protect them in perpetuity.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in moderately open valley sides including a stream and mature riparian vegetation, and mill leat, visibility from footpaths and the cemetery to the south, and potentially from longer views from the north, and the separation of the south eastern part of the area from the settlement by the stream. Its value lies in the PROW crossing the area. Employment development would be inappropriate on the valley sides facing out into open country, as well as south west of the stream and close to the mill leat as this would significantly adversely affect both the landscape character on this edge of the settlement and local residents.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Shallow valley sloping away from village and towards the stream and mill leat. Small stream runs to north through area.
<i>Landcover pattern/use/ elements</i>	Mixed species hedges. Mature trees along stream of willow ash and oak. Willow pollards close to leat. Arable and improved pasture with less irregular enclosure, with smaller fields to NE.
<i>Settlement pattern within parcel</i>	Barns at northern edge.
<i>Landscape features</i>	Mill leat at northern edge.
<i>Landscape condition/ intensity of use</i>	Well managed agricultural.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed.
<i>Skyline</i>	N/A
<i>Key views</i>	Distant views to mature wooded scarp of Cotswolds hills and to Tyndale Monument.
<i>Detractors</i>	Light industrial unit on settlement edge.
<i>Tranquillity</i>	Tranquil but some industrial noises.
<i>Settlement edge character</i>	Indented edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Public footpaths along mill leat and crossing large field on south western edge connect village with farmland.
<i>Potential visual receptors</i>	PROWs and minor road users, residents, and cemetery visitors.



## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Bristol, Avon Valleys and Ridges
<i>Stroud District LCA Landscape Character Type</i>	Kingswood Vale- South
<i>County/AONB LCA Landscape Character Type</i>	Unwooded Vale
<i>HLC type</i>	L2rm



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of this area lies in its enclosed rural valley pastoral character, its relationship with the settlement core, and remnant landscape elements of historic interest including orchards and meadows with ancient willow pollards, stream and mill leat, the flood zone in the valley floor and views to listed buildings. Its value lies in the listed building within the area and the adjacent Conservation Area, and its historic landscape elements. Housing development would adversely the setting on the Conservation Area and mill buildings as well as compromise the flood zone in the valley floor. It would also be inappropriate rising up the valley sides to the north east, separated from the settlement and adversely affecting the settings of the listed buildings.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its enclosed rural valley pastoral character, its relationship with the settlement core, and remnant landscape elements of historic interest including orchards and meadows with ancient willow pollards, stream and mill leat, the flood zone in the valley floor and views to listed buildings. Its value lies in the listed building within the area and the adjacent Conservation Area, and its historic landscape elements. Employment development would adversely the setting on the Conservation Area and mill buildings as well as compromise the flood zone in the valley floor. It would also be inappropriate rising up the valley sides to the north east, separated from the light industry and adversely affecting the settings of the listed buildings.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently sloping valley sides running down to sinuous stream and low lying Valley floor. Linear mill leat to the South West.
<i>Landcover pattern/use/ elements</i>	Irregular enclosure. Improved pasture and unimproved riverine meadows. Intact low hedgerows. Remnant orchard. Mature willow pollards. Mature trees and scrub enclosing narrow Vineyard Lane.
<i>Settlement pattern within parcel</i>	20c development of semi-detached houses accessed from Vineyard Lane. Abbey Mill and Kingswood Lodg care centre.
<i>Landscape features</i>	Mill leat. Streams.
<i>Landscape condition/ intensity of use</i>	Moderate condition at settlement edges. Good condition in farmland.
<i>Intervisibility/openness/enclosure</i>	Views constrained by mature vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	To Cotswold scarp, mature trees and woodland. Across fields to church, Kingswood House and Penn House.
<i>Detractors</i>	Power line. Industrial uses adjacent.
<i>Tranquillity</i>	Some noise and movement with settlement and B4060 road, and proximity to light industrial works.
<i>Settlement edge character</i>	Indented and mixed uses including light industrial.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Strong valley floor boundary to the settlement and Conservation Area. Public footpath links to Wotton. Mature trees form strong northern edge to settlement.
<i>Potential visual receptors</i>	Houses on Vineyard Lane.

## CONSTRAINTS/DESIGNATIONS

*Landscape* None



<i>Historic</i>	Kingswood Lodge is listed. Abbey Mills and the Conservation Area lie to the south.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs along the edge of the area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Bristol, Avon Valleys and Ridges
<i>Stroud District LCA Landscape Character Type</i>	Kingswood Vale- South
<i>County/AONB LCA Landscape Character Type</i>	Unwooded Vale
<i>HLC type</i>	D1r + A4



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of this area lies in its open valley slopes acting as a setting to the listed Langford Mill building with the stream and associated riparian vegetation acting as a well defined edge to the settlement, its highly visibility from the main approach road from the north east and from the PROW. Its value is its association with listed buildings including the fine mill building and the PROW. Housing development here would create a significant extension of the settlement across the stream, would detract from the landscape character at the entrance to the village, would adversely affect the setting of the mill and would not be closely associated with other areas of housing.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its open valley slopes acting as a setting to the listed Langford Mill building with the stream and associated riparian vegetation acting as a well defined edge to the settlement, its highly visibility from the main approach road from the north east and from the PROW. Its value is its association with listed buildings including the fine mill building and the PROW. Employment development here would create a significant extension of the built form across the stream, would detract from the landscape character at the entrance to the village and would adversely affect the setting of the mill.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Even sloping valley side to stream.
<i>Landcover pattern/use/ elements</i>	Improved pasture and paddocks. Former riverine meadows. Continuous trimmed hedgerows to north eastern side. Mature riverside trees. Stone wall on road edge with gated access to tarmac entrance road to mill complex.
<i>Settlement pattern within parcel</i>	Barns and listed mill building.
<i>Landscape features</i>	Stream
<i>Landscape condition/ intensity of use</i>	Intensively used for agriculture.
<i>Intervisibility/openness/enclosure</i>	Moderately open but contained by riverine tree belt.
<i>Skyline</i>	N/A
<i>Key views</i>	To Cotswold scarp, mature trees and woodland. Across fields to Langford Mill, church, and Penn House.
<i>Detractors</i>	Industrial uses. Power line.
<i>Tranquillity</i>	Moderately tranquil but affected by industrial buildings and noise from B4060 to south.
<i>Settlement edge character</i>	Historic houses/mills and light industrial uses.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Public footpath links rural areas. Mature trees along stream form boundary to settlement.
<i>Potential visual receptors</i>	Listed buildings and road users.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Langford Mill House is listed and adjacent. Abbey Mills lie to the south.



<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs along the edge of the area

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Bristol, Avon Valleys and Ridges
<i>Stroud District LCA Landscape Character Type</i>	Kingswood Vale- South
<i>County/AONB LCA Landscape Character Type</i>	Unwooded Vale
<i>HLC type</i>	D1r



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of this area lies in its open character on a low ridge top visible from the north east and north west. The riparian corridor has some sensitivity. The adjacent settlement edge is screened by mature vegetation. A listed building, Langford Mill, lies adjacent and its setting on the northern tip of the settlement is a consideration. Housing on this site would clearly extend the settlement form into the open vale countryside on higher ground and would be noticeable in the wider landscape. It is therefore considered inappropriate.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of this area lies in its open character on a low ridge top visible from the north east and north west. The riparian corridor has some sensitivity. The adjacent settlement edge is screened by mature vegetation. A listed building, Langford Mill, lies adjacent and its setting on the northern tip of the settlement is a consideration. Employment use on this site would clearly extend the settlement form into the open vale countryside on higher ground and would be noticeable and a significant detractor in the wider landscape. It is therefore generally considered inappropriate. A very minor extension of the industrial estate at a lower level in line with the Loxley shed may be acceptable although not desirable providing mitigation is implemented.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned and sloping minor ridge and valley side falling to the north east to a watercourse and to the north west.
<i>Landcover pattern/use/ elements</i>	Semi-regular field in arable use with trimmed hedges. Trees are limited mainly to the riparian corridor and adjacent houses on Charfield Road.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None on site but Langford Mill lies adjacent.
<i>Landscape condition/ intensity of use</i>	Good condition and moderate to intensively used for arable or pastoral use.
<i>Intervisibility/openness/enclosure</i>	Intervisible across the lower vale on the settlement approaches to the north west and also to the north east with PROWs within the vale and on the scarp slope beyond.
<i>Skyline</i>	N/A
<i>Key views</i>	On approaches to settlement along B4062 and from PROW across the valley to the north east.
<i>Detractors</i>	Industrial shed by Langford Mill.
<i>Tranquillity</i>	Tranquillity is limited by the road and presence of commercial area and houses adjacent.
<i>Settlement edge character</i>	Ribbon 20C development along Charfield Road with moderately mature gardens with trees mean that the houses are generally screened from the north west, with a neutral effect. The industrial estate forms a negative edge but not widely seen.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The settlement is not widely apparent on this edge and the land parcel forms part of the open countryside setting on the minor ridge.
<i>Potential visual receptors</i>	Users of B4062, users of PROWs to the north west.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Langford Mill House is listed and adjacent
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

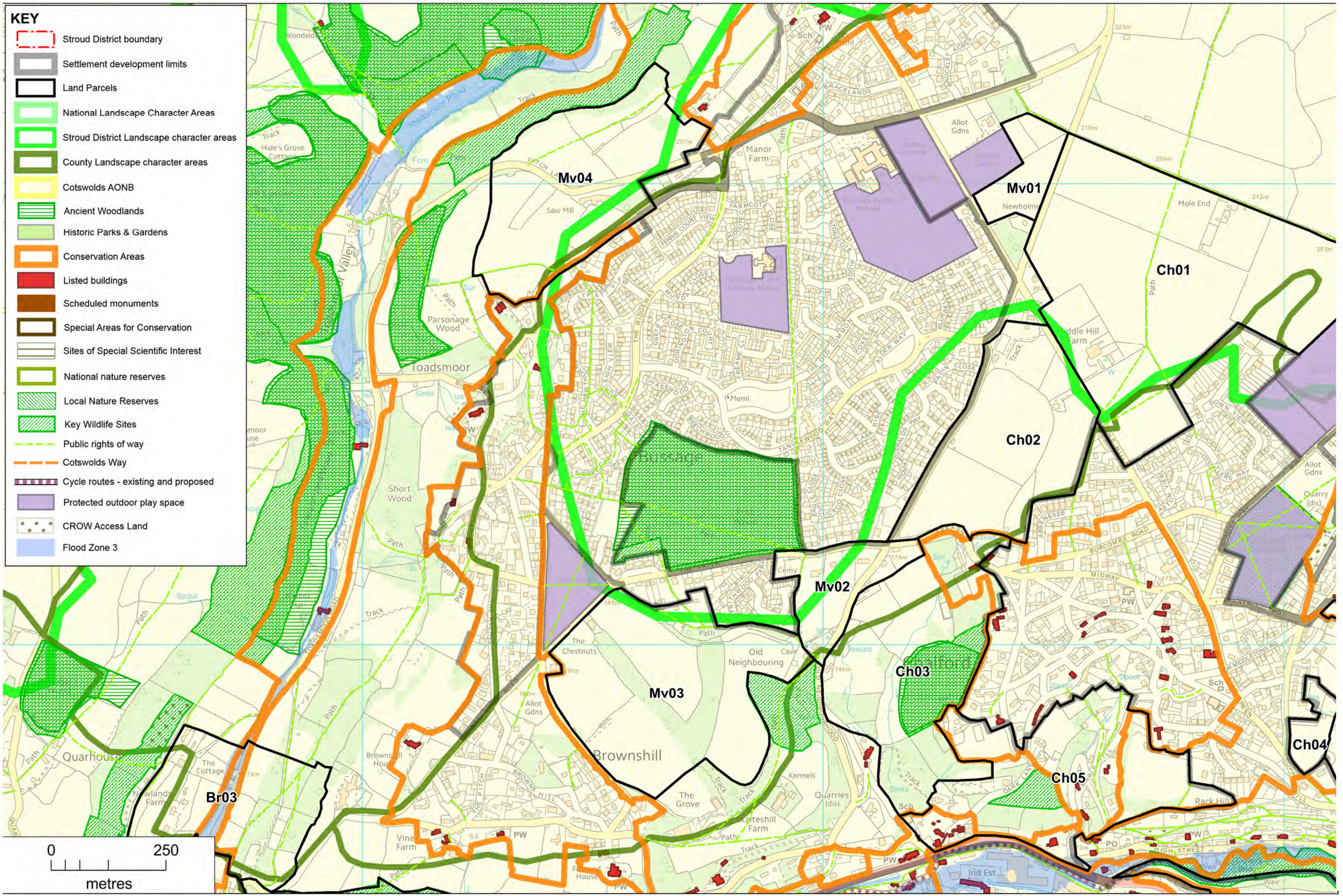
<i>National Character Area</i>	Bristol, Avon Valleys and Ridges
<i>Stroud District LCA Landscape Character Type</i>	Kingswood Vale- South



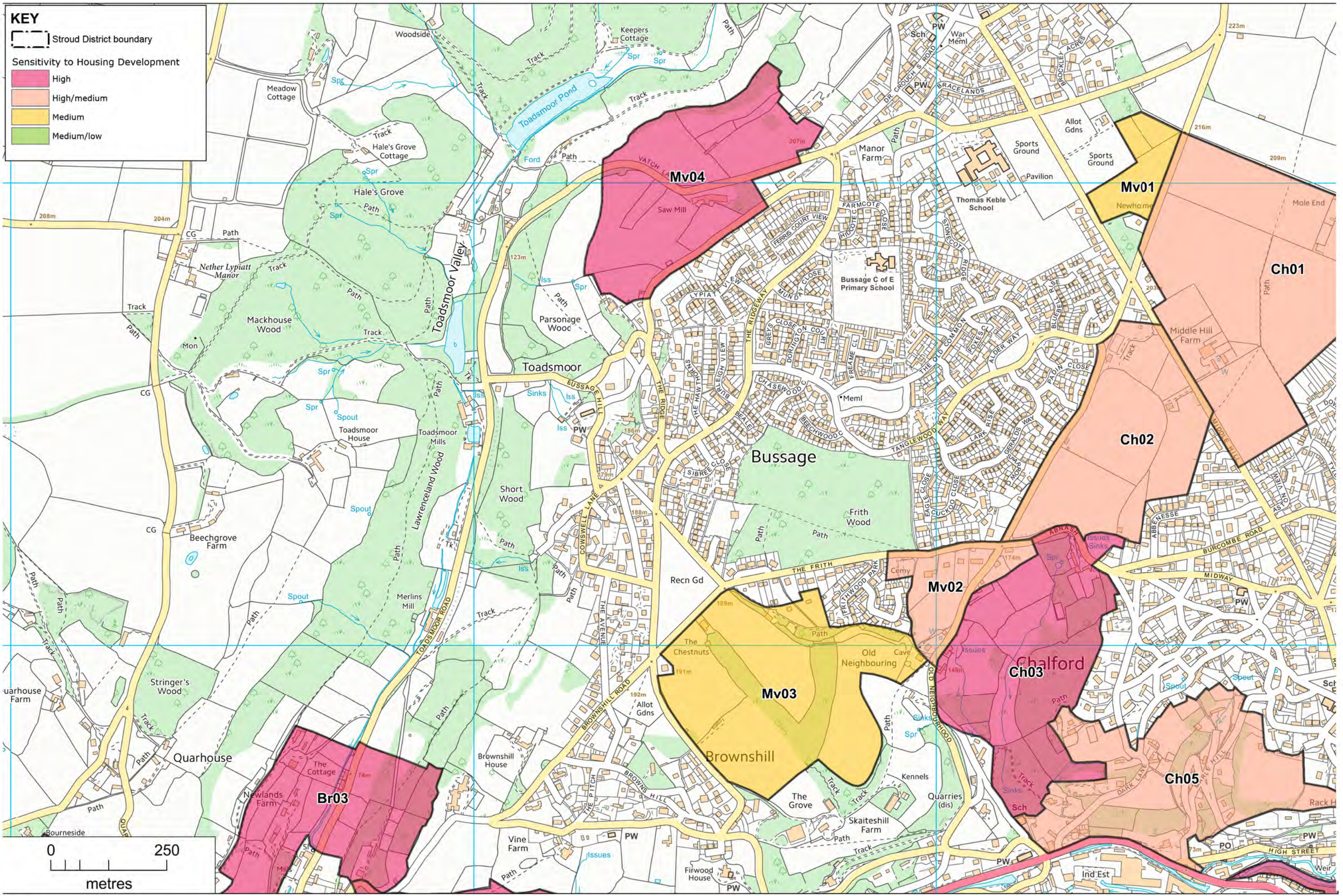
County/AONB LCA Landscape  
Character Type  
HLC type

Unwooded Vale  
A2m









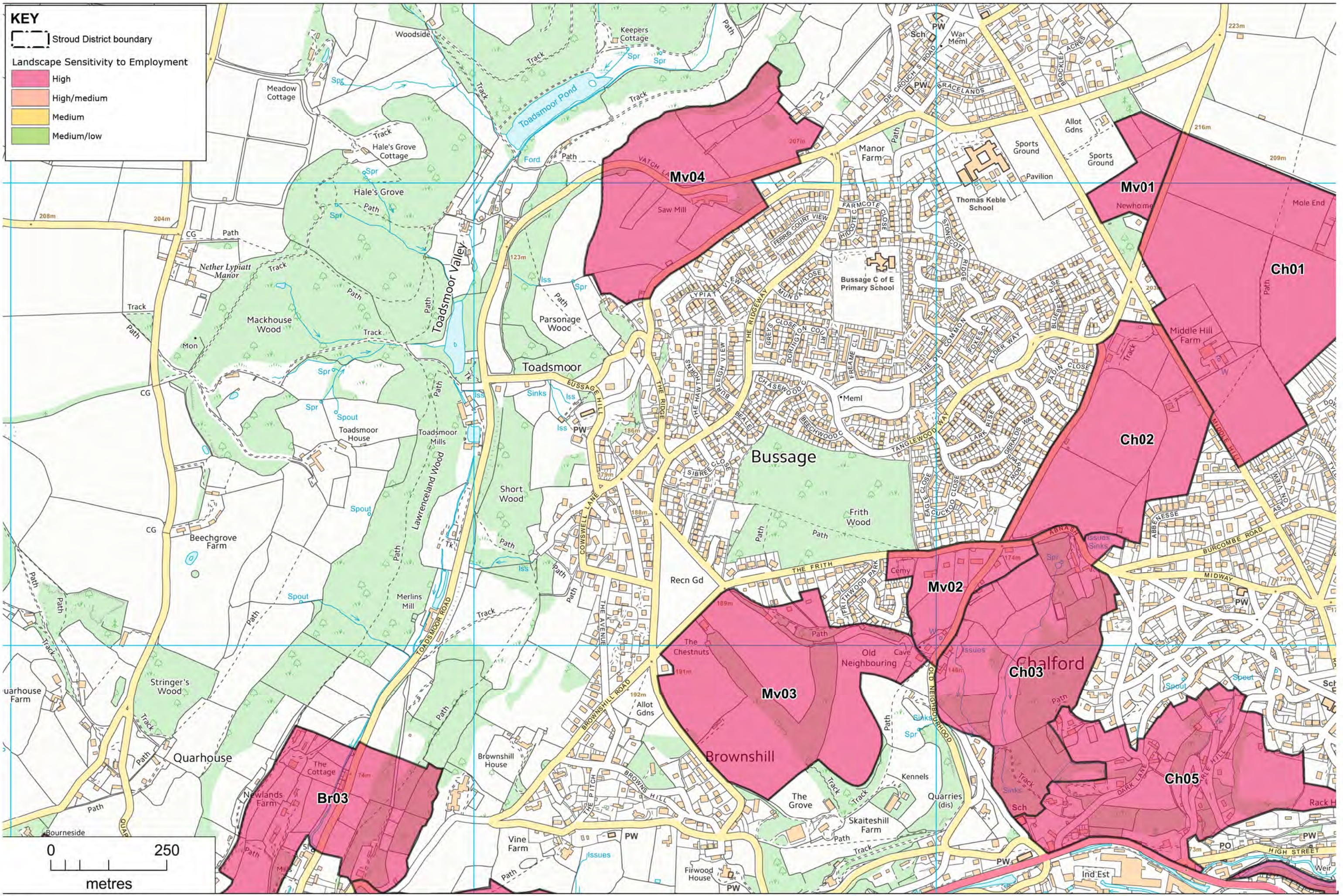
**KEY**

Stroud District boundary

Sensitivity to Housing Development

- High
- High/medium
- Medium
- Medium/low





**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium

### Summary

The area's sensitivity lies in its location as part of the wider wold countryside east of the settlement and adjacent to the sports ground. The Manor Village linear housing edge is well screened by woodland abutting the southern edge of the area. The value of the site lies in its designation as part of the Cotswolds AONB. The land parcel itself is generally well screened by outgrown hedgerows or trees along boundaries and there are no views in or out to the wider landscape. Small scale housing development could be designed to create an attractive edge to the settlement and would be only slightly visible in the northern part.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its location as part of the wider wold countryside east of the settlement and adjacent to the sports ground. The Manor Village linear housing edge is well screened by woodland abutting the southern edge of the area. The value of the site lies in its designation as part of the Cotswolds AONB. The land parcel itself is generally well screened by outgrown hedgerows or trees along boundaries and there are no views in or out to the wider landscape. Employment development would be out of scale and character with the land parcel and adjoining settlement pattern and would therefore be inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Very gently sloping wold top
<i>Landcover pattern/use/ elements</i>	Small regular field pattern used as horse paddocks with associated temporary buildings and fencing
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Dense tree cover on several boundaries
<i>Landscape condition/ intensity of use</i>	Moderate, in moderate to intensive use.
<i>Intervisibility/openness/enclosure</i>	Enclosed on two sides by dense mature native trees; partly open to the east, where it is fenced to the roadside.
<i>Skyline</i>	n/a
<i>Key views</i>	None
<i>Detractors</i>	Traffic on busy road along eastern boundary
<i>Tranquillity</i>	Noisy
<i>Settlement edge character</i>	Linear edge to small 20 <sup>th</sup> C development
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Typical settlement edge land use, with associated sports ground and allotments. Lies on the north eastern edge of Manor Village, with arable farmland to the east.
<i>Potential visual receptors</i>	Users of the boundary road to the east; possibly residents at northern end of adjoining properties to the south west.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	B3



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the steep landform, its fine grain land uses including cemetery and houses in large gardens, its function as a buffer between Manor Village and Chalford and its vegetation cover. Its value lies in its designation as part of the Cotswolds AONB and its proximity to a key wildlife site to the south west. Further development of this site for housing is unfeasible and would be detrimental to existing land uses and the adjoining key wildlife site.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep landform, its fine grain land uses including cemetery and houses in large gardens, its function as a buffer between Manor Village and Chalford and its vegetation cover. Its value lies in its designation as part of the Cotswolds AONB and its proximity to a key wildlife site to the south west. Employment development is unfeasible and would be highly detrimental to existing land uses and the adjoining key wildlife site.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley side
<i>Landcover pattern/use/ elements</i>	Mixed use: cemetery and houses in large gardens along northern, less steep edge; scrub on steeper slopes to south
<i>Settlement pattern within parcel</i>	Linear 20 <sup>th</sup> C houses in large gardens along northern edge; small group of houses along southern edge
<i>Landscape features</i>	Scrub area with trees
<i>Landscape condition/ intensity of use</i>	No management, no access for recreation.
<i>Intervisibility/openness/enclosure</i>	Very enclosed, by landform and by boundary trees.
<i>Skyline</i>	n/a
<i>Key views</i>	-
<i>Detractors</i>	Busy road along eastern edge
<i>Tranquillity</i>	Noisy
<i>Settlement edge character</i>	Linear, 20c individual houses in large gardens
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Buffer zone between Manor Village and Chalford. Could function for recreational use but currently too scrubbed up.
<i>Potential visual receptors</i>	Residents in properties abutting the site; residents in Chalford Hill on opposing valley slope

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Chalford Hill lies to the North East.
<i>Biodiversity</i>	Frith Wood (Bussage) KWS, Old Neighbourhood Field KWS
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold main part to north and Settled Valley to south.
<i>HLC type</i>	G4 + C4 + B2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in its upper valley side landform visible across the valley, its distinctive land cover of strong mature tree belts and rough pasture fields, its role as a wide green corridor between Bussage and Brownshill and its relative tranquillity and separation from the settlement especially to the east. It has varied sensitivity with regard to visibility: the south western part is much more open and visible than the northern part, and is also open to view from adjacent properties along The Ridge. The area's value lies in its designation as part of the Cotswolds AONB and its proximity to a Conservation Area to the west and a key wildlife site to the east. Housing development would be highly visible in the western area, where visual and physical separation of the two settlements is desirable. The sloping area to the east is highly distinctive with a special hidden character contained by trees and adjoining the key wildlife site and would be unsuitable for housing. The field to the north west may have some potential for housing development contained by the tree belts but would require rigorous protection of, and buffers to, the existing woodland which should be in public access.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its upper valley side landform visible across the Valley, its distinctive land cover of strong mature tree belts and rough pasture fields, its role as a wide green corridor between Bussage and Brownshill and its relative tranquillity and separation from the settlement especially to the east. It has varied sensitivity with regard to visibility: the south western part is much more open and visible than the northern part, and is also open to view from adjacent properties along The Ridge. The area's value lies in its designation as part of the Cotswolds AONB and its proximity to a Conservation Area to the west and a key wildlife site to the east. Employment development would be inappropriate in any of the three parts of the area and difficult to accommodate with due consideration for the protection of the woodland belts and neighbouring key wildlife site. It would also cause significant visual intrusion for residents along the south western edge of the area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping, undulating ground wrapping around the southern edge of Manor Village
<i>Landcover pattern/use/ elements</i>	Rough ground/rough pasture and woodland, with the woodland dividing the area into distinct parcels.
<i>Settlement pattern within parcel</i>	None. Youth Centre on north western edge
<i>Landscape features</i>	Woodland belts
<i>Landscape condition/ intensity of use</i>	Poor condition, light use. Presence of roe deer.
<i>Intervisibility/openness/enclosure</i>	Varied: the area to the south west is gently mounded and more open, therefore more visible and with long views to the south west and south; the area to the north is more undulating and enclosed by woodland or tree belts on three sides; the area to the east is very enclosed by landform, woodland and tree belts.
<i>Skyline</i>	n/a. The dominant local feature is Bussage Wood on higher ground to the north
<i>Key views</i>	-
<i>Detractors</i>	Busy roads
<i>Tranquillity</i>	Fairly tranquil - and feeling of remoteness to the east.
<i>Settlement edge character</i>	20c bungalows along The Ridge at south western edge of area and large house in grounds: The Grove
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Helps separate Manor Village and Brownshill functionally and visually.
<i>Potential visual receptors</i>	Residents of The Grove and dwellings along The Ridge

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Brownshill and Bussage Conservation Area to the west
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold
<i>HLC type</i>	B2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its mainly steeply sloping landform, its location on the edge of the original Bussage village contributing to its character, its contribution to the wider rural Toadsmoor valley forming part of the upper valley sides and skyline when viewed from the north west and the small pasture fields with mature trees and hedges. It also lies either side of Vatch Lane which is a key rural approach to the settlement. Its value lies in its designation as part of the Cotswolds AONB, it abuts two Conservation Areas along its south eastern edge and the Toadsmoor Valley key wildlife site along its north western edge, there is a listed building adjacent to its north eastern boundary and there are PROWs and lanes within it. Housing development would adversely affect the character of this sensitive side of the settlement and would be inappropriate to unfeasible on the steeply sloping part and the flat area is too small to accommodate housing.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its mainly steeply sloping landform, its location on the edge of the original Bussage village contributing to its character, its contribution to the wider rural Toadsmoor valley forming part of the upper valley sides and skyline when viewed from the north west and the small pasture fields with mature trees and hedges. It also lies either side of Vatch Lane which is a key rural approach to the settlement. Its value lies in its designation as part of the Cotswolds AONB, it abuts two Conservation Areas along its south eastern edge and the Toadsmoor Valley key wildlife site along its north western edge, there is a listed building adjacent to its north eastern boundary and there are PROWs and lanes within it. Housing development would adversely affect the character of this sensitive side of the settlement and would be inappropriate to unfeasible on the steeply sloping part and the flat area is too small to accommodate housing. Employment development would be unfeasible on any part of the site due to its landform and would be inappropriate given its proximity to Conservation Areas and KWS.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley side with small area of wold top.
<i>Landcover pattern/use/ elements</i>	Pasture fields in medium irregular pattern with well treed field boundaries, much smaller in size on the settlement edge/wold top and separated by Vatch Lane. Woodland and well-treed boundaries. Sawmill.
<i>Settlement pattern within parcel</i>	Light industrial sheds associated with sawmill.
<i>Landscape features</i>	Mature and semi-mature tress form strong field boundaries within the area, and there is an area of woodland in the northern part.
<i>Landscape condition/ intensity of use</i>	Good, in moderate use except intensive use of small holding area.
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform to the east and by woodland to the west, but with views in from wold edge further to north west.
<i>Skyline</i>	Forms part of the wold ridge when viewed from the north west
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Moderately tranquil, although this is disrupted by the road and sawmill.
<i>Settlement edge character</i>	Individual stone houses of mixed ages, generally earlier than 20c.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	As the landform slopes steeply down from the settlement edge, there is no visual relationship with it, but it is used recreationally and, from a distance to the north west, forms part of the setting of the settlement, as open slopes leading up to the wold ridge.
<i>Potential visual receptors</i>	Listed building adjacent to north eastern boundary; residents in abutting properties within Conservation Area; users of PROWs within the area and in the Toadsmoor Valley and on opposing wold top and of Vatch Lane.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Eastcombe and Brownshill and Bussage Conservation Areas bound the land parcel to the north and south east respectively. Listed building lies to the South West.



<i>Biodiversity</i>	Toadsmoor Valley Slopes key wildlife site.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

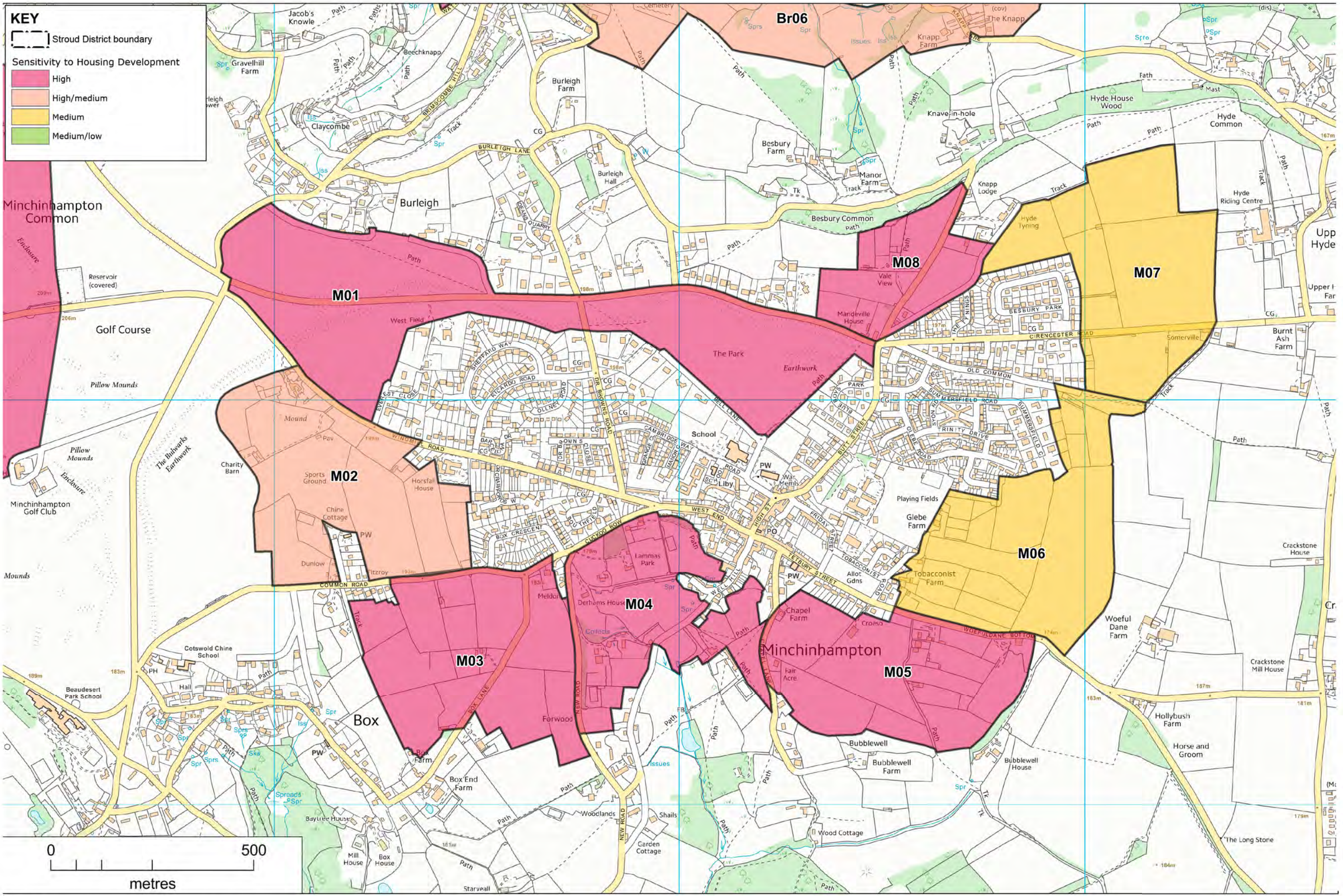
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys mainly with Wold Tops close to settlement edge.
<i>County/AONB LCA Landscape Character Type</i>	High Wold Valley
<i>HLC type</i>	G4 +

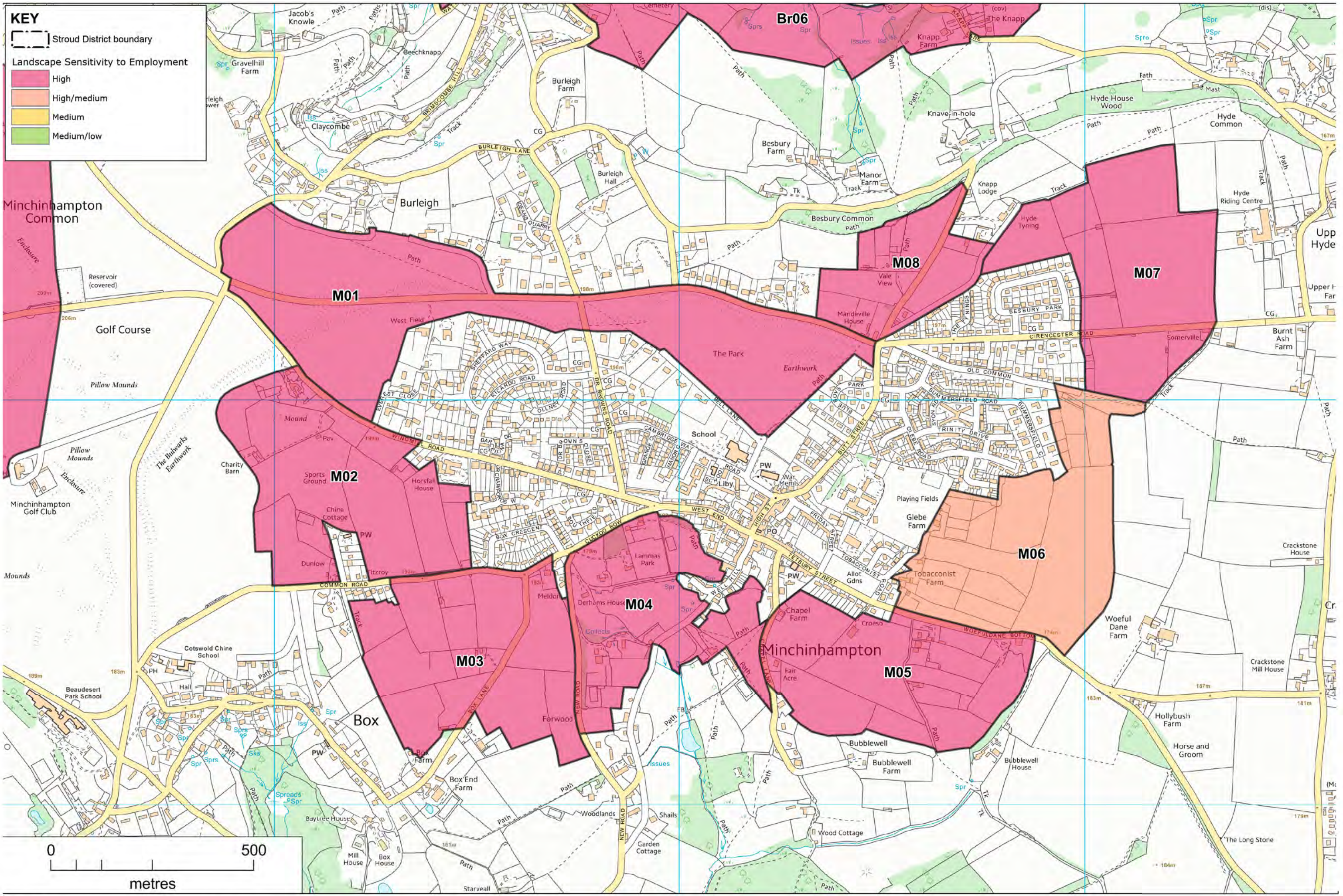












**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

- High
- High/medium
- Medium
- Medium/low



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its historic land cover and recreational uses (PROWs) and its form as a finger of common land still present within the settlement, offering access and recreation as well as open space. It is visible from many dwellings to north and south, including listed buildings. Its value is reflected in its designation as part of the Cotswolds AONB, Minchinhampton Common multi period scheduled monument, part of Minchinhampton Common SSSI, CROW open access land, its proximity to a Conservation Area and the presence of several listed buildings. It is a significant recreational and wildlife resource and forms a valuable green corridor within the fabric of the settlement. Housing development of any part of this area would reduce its effectiveness as a green corridor and have a negative impact on the overall quality and historic /wildlife value of Minchinhampton Common.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its historic land cover and recreational uses (PROWs) and its form as a finger of common land still present within the settlement, offering access and recreation as well as open space. It is visible from many dwellings to north and south, including listed buildings. Its value is reflected in its designation as part of the Cotswolds AONB, Minchinhampton Common multi period scheduled monument, part of Minchinhampton Common SSSI, CROW open access land, its proximity to a Conservation Area and the presence of several listed buildings. It is a significant recreational and wildlife resource and forms a valuable green corridor within the fabric of the settlement. Employment development of any part of this area would be out of scale with the residential development to north and south, would reduce the area's effectiveness as a green corridor and have a negative impact on the overall quality and historic /wildlife value of Minchinhampton Common.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Flat to gently undulating wold top
<i>Landcover pattern/use/ elements</i>	Open ancient unenclosed common land in recreational use, with scattered trees at eastern end.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Mature trees at eastern end.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition with moderate intensity of use: cattle grazing and PROWs.
<i>Intervisibility/openness/enclosure</i>	Open and widely visible on wold top and from housing on periphery. Western end is intervisible with larger area of common land.
<i>Skyline</i>	Contained by adjacent housing.
<i>Key views</i>	Long views east-west. Filtered views of some listed buildings on periphery. Limited views into historic core of Minchinhampton from south eastern end. Visible from many houses on periphery.
<i>Detractors</i>	The central part of this LP is squeezed by residential development to north and south.
<i>Tranquillity</i>	Quiet away from roads; frequent use of footpaths.
<i>Settlement edge character</i>	Mixed: listed buildings in large grounds to north, south and east are interspersed with 20 <sup>th</sup> C development, creating a linear edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Recreational use as open space and as green corridor into town centre. The western end lies within the Minchinhampton Common SSSI and the whole LP is CROW access land.
<i>Potential visual receptors</i>	Users of PROWs, road users and residents on periphery.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Multi-period site scheduled monument on Minchinhampton Common. Minchinhampton Conservation Area abuts the Eastern boundary. Listed buildings lie to the North, South and East with gardens backing onto the area.
<i>Biodiversity</i>	Minchinhampton Common SSSI lies within the Western part of the area.
<i>Other (floodplain, PROWs)</i>	The area is CROW Access land. PROWs cross the area.



## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Mainly Wold Tops and Secluded Valleys to the north.

*County/AONB LCA Landscape  
Character Type*

High Wold and High Wold Dipslope

*HLC type*

I1F + J1BC



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

The sensitivity of this area lies in its openness on the ridge top, its visibility from and proximity to Minchinhampton Common, the presence of a bowl barrow, the fine buildings, trees and gardens in the north west corner and its sports ground use. The south western corner is screened by intrusive non-native conifers which detract from the open pattern of the common land. Its value lies in its AONB designation, the scheduled bowl barrow and adjacent Minchinhampton Common multi period scheduled monument and SSSI, and its proximity to a Conservation Area to the south. Housing development on the western side of the area would be highly damaging to the historical character of the area and common, and would be divorced from the settlement edge. Housing development to the east would be slightly less damaging that would clearly extend the settlement form joining up to Fitzroy and would also be visible from the North West, as well as south on the ridge top.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its openness on the ridge top, its visibility from and proximity to Minchinhampton Common, the presence of a bowl barrow, the fine buildings, trees and gardens in the north west corner and its sports ground use. The south western corner is screened by intrusive non-native conifers which detract from the open pattern of the common land. Its value lies in its AONB designation, the scheduled bowl barrow and adjacent Minchinhampton Common multi period scheduled monument and SSSI, and its proximity to a Conservation Area to the south. Employment development would be highly inappropriate, highly visible and detrimental to the character of the area and to Minchinhampton Common.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Wold top, open and flat to gently undulating.
<i>Landcover pattern/use/ elements</i>	Irregular enclosure, former unenclosed common land, now in mixed use: residential housing, pasture and sports fields.
<i>Settlement pattern within parcel</i>	Limited: country house in extensive grounds, small farm and some gardens.
<i>Landscape features</i>	Tall dense conifer hedge around south western edge of LP.
<i>Landscape condition/ intensity of use</i>	Moderate and variable condition: intensively mown sports pitches, paddocks, pasture and gardens.
<i>Intervisibility/openness/enclosure</i>	Visible from settlement edge on eastern boundary, some settlement to north east, housing jutting into southern boundary and from common land with PROWs along most of western edge. Intervisibility across the area from roads on north and south boundaries.
<i>Skyline</i>	Forms skyline to common land to west, south west and north.
<i>Key views</i>	Important as boundary of open views across common land to the west.
<i>Detractors</i>	Strong boundary line on south western edge - walled, fenced and hedged - an unnatural boundary to the common land.
<i>Tranquillity</i>	Subject to traffic noise and visual intrusion from roads along southern and northern boundaries.
<i>Settlement edge character</i>	Mainly 20c, linear but neutral with much vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area lies almost on the western edge of Minchinhampton, with one large house on its north western corner and housing jutting into its southern edge.
<i>Potential visual receptors</i>	Urban residents and road users; users of the sports facilities.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Multi-period site scheduled monument on Minchinhampton Common
<i>Biodiversity</i>	Minchinhampton Common SSSI lies to the North and West.
<i>Other (floodplain, PROWs)</i>	None

## LANDSCAPE CONTEXT



National Character Area	Cotswolds
Stroud District LCA Landscape Character Type	Wold Tops
County/AONB LCA Landscape Character Type	High Wold
HLC type	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The sensitivity of this area lies in its wold top rolling over to its upper valley side landform, which contributes to its visibility, and its function in separating two settlements: Minchinhampton and Box. Its value lies in its AONB designation and its proximity to the Box Conservation Area and a listed building. Housing development would clearly extend the settlement into open countryside, and would be widely visible on the sloping area and very detrimental to the setting of the valley.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its wold top rolling over to its upper valley side landform, which contributes to its visibility, and its function in separating two settlements: Minchinhampton and Box. Its value lies in its AONB designation and its proximity to the Box Conservation Area and a listed building. Employment development would be prominent and clearly out of place and character on the wold top and upper valley sides within the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top and steep valley side
<i>Landcover pattern/use/ elements</i>	Improved and unimproved pasture in a rectilinear pattern of varying size, used for grazing cattle or horses. Hedgerow trees are generally sparse.
<i>Settlement pattern within parcel</i>	Scattered small farms with farm buildings
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Moderate to good. The southern part of this area appears to be in different ownership, with well-maintained field and road boundaries. Land use is moderate - pasture and paddock.
<i>Intervisibility/openness/enclosure</i>	This is an open area, with low field boundaries and sparse vegetation. It is partly enclosed by dense boundary vegetation adjacent to its eastern boundary.
<i>Skyline</i>	This area forms a skyline from the lower ground to the south.
<i>Key views</i>	Long views across valley to wooded ridge and slopes. Intervisibility from that area.
<i>Detractors</i>	Minor detractor from 20c settlement edge on part of northern boundary.
<i>Tranquillity</i>	Quiet, although bounded by roads to north and east and with a road running north-south through it.
<i>Settlement edge character</i>	20c housing, linear and smooth, slightly detractive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Farmland separating two settlements: Minchinhampton and Box. It acts as part of the setting of Minchinhampton viewed from the south.
<i>Potential visual receptors</i>	Rural residents, some urban residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Box Conservation Area abuts the area to the West. Listed building lies to the East.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The sensitivity of this area lies in its enclosed landform and its land use - three country houses and their associated grounds. Its value lies in its designation as part of the Cotswolds AONB, as part of the Minchinhampton Conservation Area, the presence of a PROW, its proximity to part of the Conservation Area containing many listed buildings and the presence of listed buildings in the southern part of the area. Housing development would have a detrimental impact on the land use and character of the area, the listed buildings within it and their grounds, and the adjoining Conservation Area.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its enclosed landform and its land use - three country houses and their associated grounds. Its value lies in its designation as part of the Cotswolds AONB, as part of the Minchinhampton Conservation Area, the presence of a PROW, its proximity to part of the Conservation Area containing many listed buildings and the presence of listed buildings in the southern part of the area. Employment development would be entirely inappropriate and would have a detrimental impact on the land use and character of the area, the listed buildings within it and their grounds, and the adjoining Conservation Area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping secluded valley
<i>Landcover pattern/use/ elements</i>	Parkland and pasture with many mature trees
<i>Settlement pattern within parcel</i>	Three individual country houses with extensive grounds.
<i>Landscape features</i>	Many mature trees, including dense mature tree row along western boundary.
<i>Landscape condition/ intensity of use</i>	Good and well managed.
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform and vegetation.
<i>Skyline</i>	n/a
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Tranquil. Roads to northern and western boundaries.
<i>Settlement edge character</i>	Linear 20c housing development abuts north western boundary; smooth earlier housing development, including many listed buildings, abuts north eastern and part of eastern boundary.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	A PROW crosses the area. As an enclosed valley it has a different character to the wold top character of most of the settlement.
<i>Potential visual receptors</i>	Listed buildings within the area and adjacent to it; Conservation Area in northern part and abutting to north east; users of the PROW and peripheral roads.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB Minchinhampton Conservation Area covers the Northern part of the area.
<i>Historic</i>	Listed buildings lie to the South within the area and within the Conservation Area to the North East.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G3 + G4 + C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its variable land form, variable land cover pattern and largely unsettled character. It is also sensitive as part of the backdrop to the settlement, forming a ridge and skyline when viewed from the south. Its value is reflected in its designation as part of the Cotswolds AONB, its proximity to the Conservation Area to the west and the presence of a PROW. Housing development here would have a detrimental impact on the character of the settlement edge and landscape, being visible and prominent on the skyline and upper valley sides, especially if implemented in the western part, and would be divorced from the settlement if implemented to the east.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its variable land form, variable land cover pattern and largely unsettled character. It is also sensitive as part of the backdrop to the settlement, forming a ridge and skyline when viewed from the south. Its value is reflected in its designation as part of the Cotswolds AONB, its proximity to the Conservation Area to the west and the presence of a PROW. Employment development would be entirely inappropriate on the wold top and upper valley sides and would have a detrimental impact on the land use and character of the area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Much of this area lies on gently sloping ground, but this steepens in the southern and western parts, where the boundary marks the edge of the wold top.
<i>Landcover pattern/use/ elements</i>	A mix of field sizes, reflecting former unenclosed character and current land uses, with division in the eastern half into horse paddocks, usually with low hedge boundaries, while the western part remains as pasture fields with stone field boundaries. There is a strong line of trees along the PROW through the site, dividing the two land use types, and individual scattered trees along field boundaries in the eastern half.
<i>Settlement pattern within parcel</i>	One farm and associated large shed and two individual dwellings, mainly around periphery.
<i>Landscape features</i>	Dense tree row along PROW.
<i>Landscape condition/ intensity of use</i>	Mixed good/moderate: better in western half, where less intense.
<i>Intervisibility/openness/enclosure</i>	Enclosed along part of its northern boundary by linear housing along Tetbury Road, but generally very visible, with long -distance intervisibility across the valley towards Avening.
<i>Skyline</i>	The change in landform in the southern part of the LP creates a ridge skyline viewed from Tetbury Street.
<i>Key views</i>	Long distance view across valley to Cotswolds AONB valley side.
<i>Detractors</i>	Sub-division of eastern part into horse paddocks, overlying traditional field pattern.
<i>Tranquillity</i>	Tranquil. Some presence of people on PROW.
<i>Settlement edge character</i>	Linear 20 <sup>th</sup> C housing on part of northern boundary. Intrusion of Universal Retreat Centre, also along northern boundary, largely screened by vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	PROW leading out from settlement towards valley slope; part of permeable character of general settlement edge reflecting former common land land-use.
<i>Potential visual receptors</i>	Residents of/visitors to Universal Retreat Centre and two individual dwellings within parcel. Users of PROW. Long distance views from across valley to south (AONB).

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Minchinhampton Conservation Area abuts the Western boundary.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.



## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Mainly Wold Tops and Secluded Valleys to the west.

*County/AONB LCA Landscape  
Character Type*

Settled Valley

*HLC type*

A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

This area abuts the eastern edge of Minchinhampton settlement, with 20c housing development along its northern and western boundaries, and some earlier development on its southern edge. Although open and flat, it sits well within the wold top and is therefore only visible locally (from an unnamed minor road to the east and Minchinhampton RFC.) The existing settlement edge is linear and neutral to negative. Its sensitivity lies in its wold top landform, but this serves to reduce its visibility. Its value lies in its designation as part of the Cotswolds AONB and its recreational use (PROW). Housing development, if well-conceived, could provide an improved settlement edge without detracting from the character of the settlement or impinging on open arable farmland. The existing tree line along part of the eastern boundary could be strengthened and extended to screen the settlement edge from the wider landscape.

Sensitivity to Employment Use High/medium

*Summary*

This area abuts the eastern edge of Minchinhampton settlement, with 20c housing development along its northern and western boundaries, and some earlier development on its southern edge. Although open and flat, it sits well within the wold top and is therefore only visible locally (from Unnamed road to the east and Minchinhampton RFC.) The existing settlement edge is linear and neutral to negative. Its sensitivity lies in its wold top landform, but this serves to reduce its visibility. Its value lies in its designation as part of the Cotswolds AONB and its recreational use (PROW). Employment development of this area would be detrimental to the character of the mixed farmland/housing existing land uses and could be highly visible to areas to the east and south east.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Flat wold top.
<i>Landcover pattern/use/ elements</i>	Open farmland and horse paddocks.
<i>Settlement pattern within parcel</i>	One farm on periphery
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Poor to moderate, with some neglected horse paddocks.
<i>Intervisibility/openness/enclosure</i>	Very open, particularly from the east, and visible from parts of the eastern edge of Minchinhampton.
<i>Skyline</i>	n/a
<i>Key views</i>	-
<i>Detractors</i>	Linear settlement edge
<i>Tranquillity</i>	Quiet, with road along southern edge and playing fields abutting part of western edge.
<i>Settlement edge character</i>	Linear 20 <sup>th</sup> C.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	A PROW leads out from the settlement edge into wider open country. The LP is a buffer between the settlement edge and the arable farmland of the wider landscape, in fairly typical settlement-edge land use.
<i>Potential visual receptors</i>	Users of PROWs and roads to the east and south east.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops
<i>County/AONB LCA Landscape Character Type</i>	High Wold Dip-Slope
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in the location on the edge of the wold top, the openness of the area to view and lack of strong boundaries in most parts, and the location on the settlement approaches and the PROWs running nearby. The area's value lies in its location in the Cotswolds AONB. Housing would impinge on the openness and would be inappropriate in open areas and close to the wold edge to the north of Cirencester Road. However, it may be acceptable in the western field south of the Cirencester Road, excluding the triangular field west of Somerville. Strong structural planting would be needed on the eastern boundary and trees planted on the northern boundary to integrate the development.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the location on the edge of the wold top, the openness of the area to view and lack of strong boundaries in most parts, and the location on the settlement approaches and the PROWs running nearby. The area's value lies in its location in the Cotswolds AONB. Employment use would be out of character with the residential character of the settlement on the wold top, would impinge on the openness and would be highly visible and difficult to mitigate. It is considered inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top almost flat to the south and very gently sloping to the north towards the adjoining valley.
<i>Landcover pattern/use/ elements</i>	Regular small to large-sized pasture fields with a mix of stone wall and hedge boundaries. There are trees on three boundary hedgerows but otherwise the area is very sparsely treed. There is an outgrown gappy hedgerow to the south of Cirencester Road.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is intervisible with other wold tops to the north and is open to view locally including from the Cirencester Road and PROWs due to the general lack of enclosure. The field to the north west by Hyde Tynning is enclosed on two of three boundaries by an outgrown hedgerow with trees and the settlement edge. Beech trees on one short boundary also offer limited enclosure. South of Cirencester Road, the western fields have trees and an outgrown hedgerow to the south.
<i>Skyline</i>	The area forms the skyline in long views from the north.
<i>Key views</i>	From Cirencester Road approaches and from the adjacent PROWs.
<i>Detractors</i>	Settlement edge is a slight detractor.
<i>Tranquillity</i>	Moderate tranquillity increasing away from road and settlement.
<i>Settlement edge character</i>	20C linear housing estate edge with limited mitigation from trees- negative edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of wider relatively open countryside on wold top contributing to unspoilt skyline. Trees to the north assist in screening northern edge of housing.
<i>Potential visual receptors</i>	Users of PROWs, Cirencester Road and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW abuts the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape</i>	Wold Tops



Character Type	
County/AONB LCA Landscape	High Wold Dip-Slope
Character Type	
HLC type	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its role as only green gap along Cirencester Road allowing views northwards from the common, its role as part of the skyline and location on the edge of the wold top and the sloping valley side. Existing housing is set back from the wold edge. The area's value lies in its location in the Cotswolds AONB and role as setting to Minchinhampton Common multi-period scheduled monument and the adjacent listed building to the west. Housing would adversely affect the setting and character of the common to the west and would impinge on the skyline on the wold edge or on the valley sides which would be uncharacteristic of the main settlement form.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its role as only green gap along Cirencester Road allowing views northwards from the common, its role as part of the skyline and location on the edge of the wold top and the sloping valley side. Existing housing is set back from the wold edge. The area's value lies in its location in the Cotswolds AONB and role as setting to Minchinhampton Common multi-period scheduled monument and the adjacent listed building to the west. Employment use would be out of character with the residential character of the settlement, would very adversely affect the setting and character of the common to the west and would be highly visible, impinging on the skyline on the wold edge or on the valley sides.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top rolling over into upper valley slopes to the north.
<i>Landcover pattern/use/ elements</i>	Regular small to medium-sized pasture fields with a mix of stone wall and hedge boundaries. There are scattered parkland style trees within fields and along field boundaries and a small line of pollarded trees by Vale View. Woodland bounds the area at the lower level and there are mature trees in adjoining properties to the south and west.
<i>Settlement pattern within parcel</i>	A few detached houses, one with associated horse paddock (Vale View).
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is intervisible with the valley to the north to an extent and is open to view locally including from the common and road to the south and from PROWs.
<i>Skyline</i>	The area forms part of the skyline in long views from the north.
<i>Key views</i>	From Cirencester Road and common to the south and from the adjacent PROWs.
<i>Detractors</i>	Informal yard in the middle of the area is a detractor.
<i>Tranquillity</i>	Moderate tranquillity increasing away from road and settlement.
<i>Settlement edge character</i>	Older settlement edge is indented and mitigated by trees and so is positive. The 21C linear housing estate edge with limited mitigation from trees to the east is currently a raw edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of wider relatively open countryside on wold top and upper valley side contributing to unspoilt skyline. The area also provides the only green gap in the built frontage to the north along the Cirencester Road through the settlement, allowing long views from the common and road. The listed building to the west also overlooks the area.
<i>Potential visual receptors</i>	Users of PROWs, common and Cirencester Road and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings lie to the South and West.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW crosses the area.

**LANDSCAPE CONTEXT**



*National Character Area*

*Stroud District LCA Landscape*

*Character Type*

*County/AONB LCA Landscape*

*Character Type*

*HLC type*

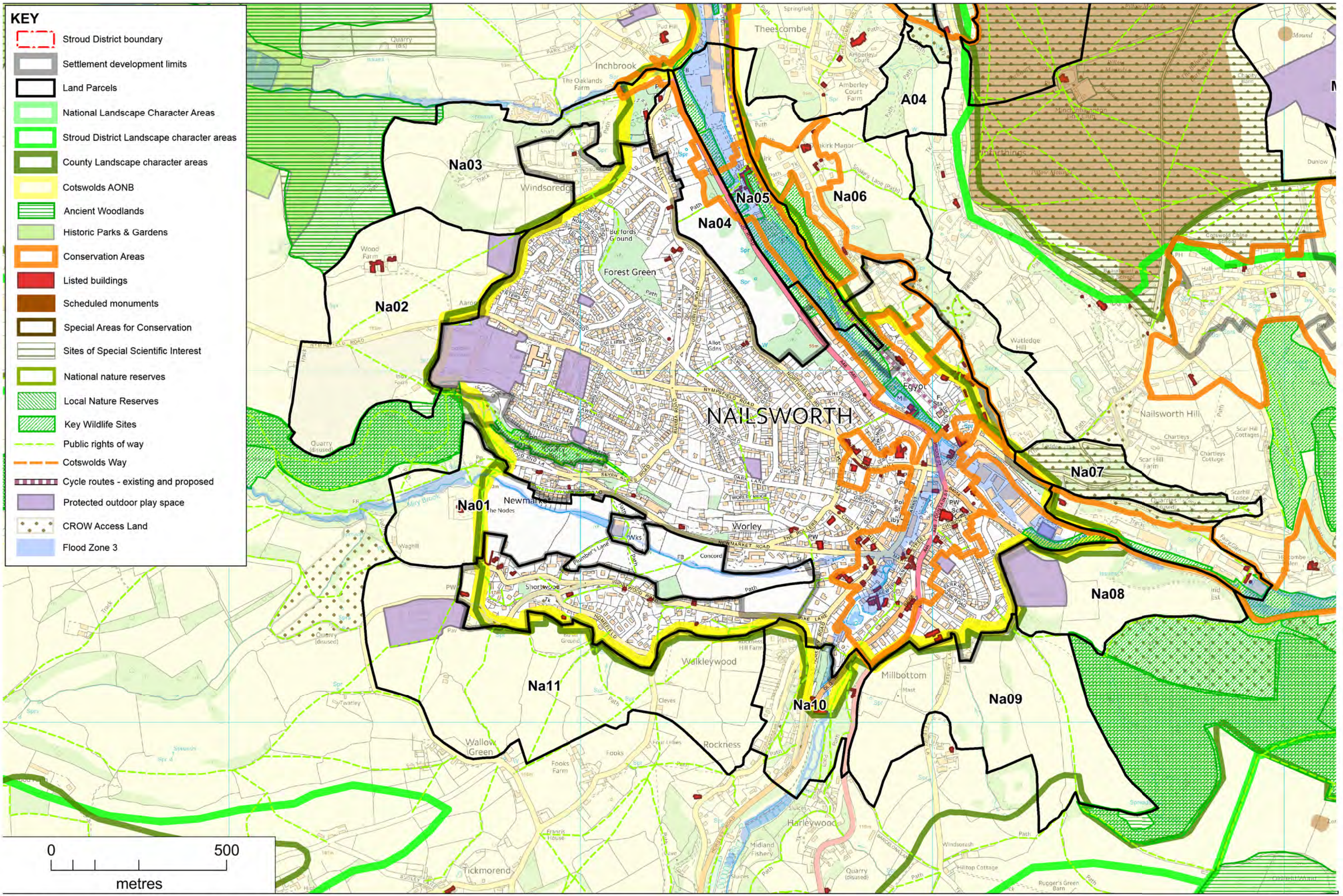
Cotswolds

Mainly Wold Tops and Secluded Valleys to the north.

High Wold Dip-Slope

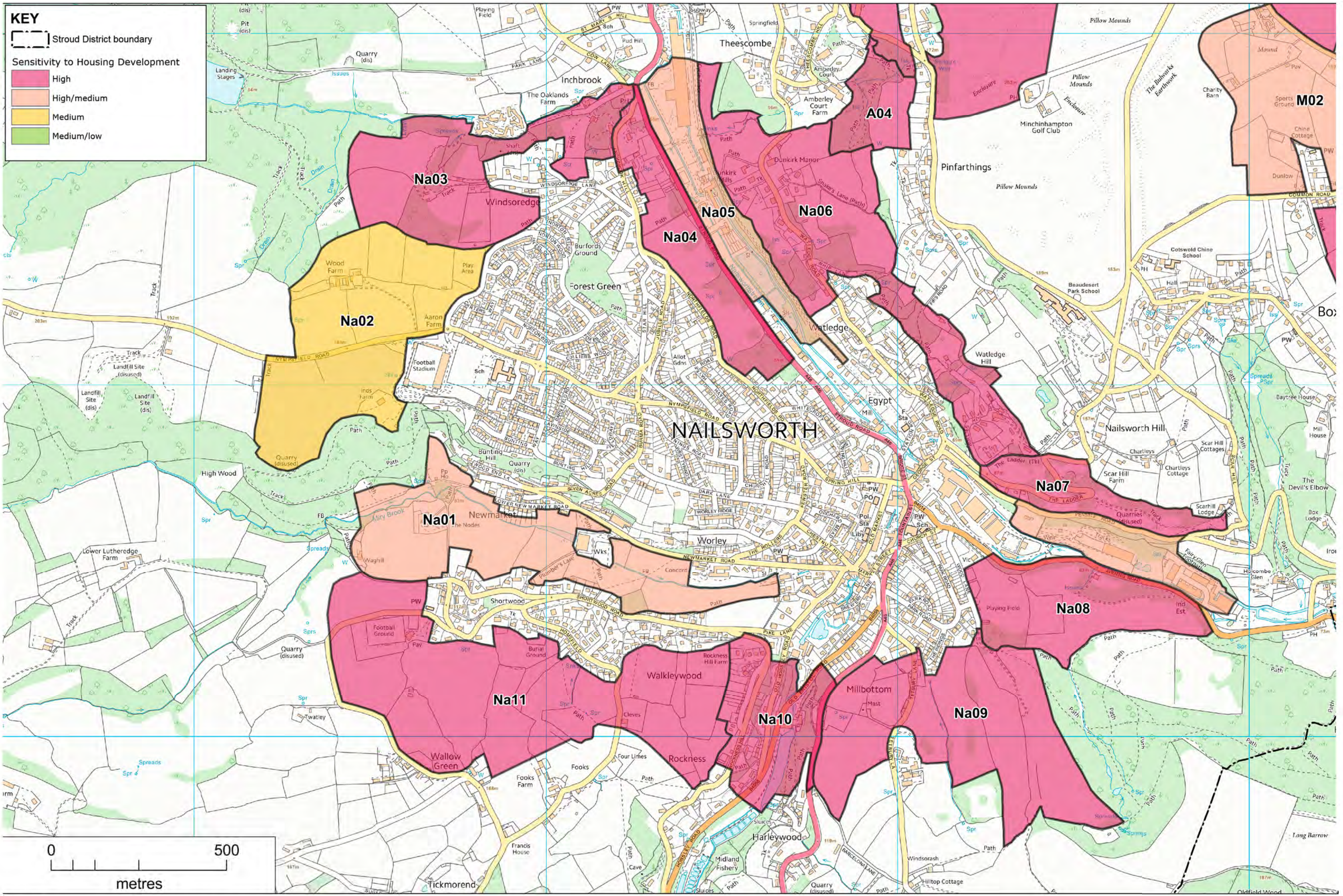
A2 + G4



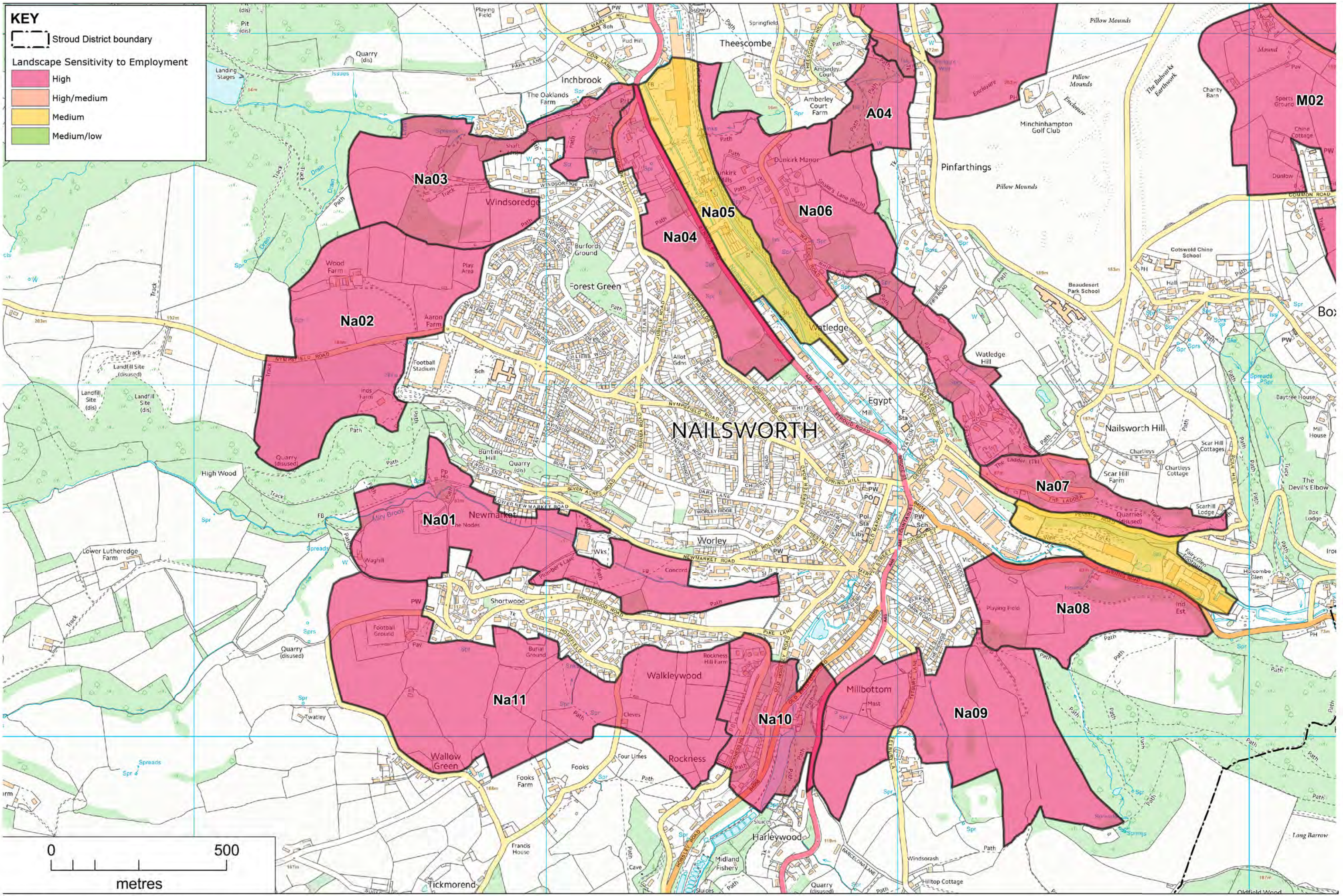


- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - Listed buildings
  - Scheduled monuments
  - Special Areas for Conservation
  - Sites of Special Scientific Interest
  - National nature reserves
  - Local Nature Reserves
  - Key Wildlife Sites
  - Public rights of way
  - Cotswolds Way
  - Cycle routes - existing and proposed
  - Protected outdoor play space
  - CROW Access Land
  - Flood Zone 3









**KEY**

Stroud District boundary

**Landscape Sensitivity to Employment**

- High
- High/medium
- Medium
- Medium/low



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its steep valley sides which are relatively open, highly visible and form a coherent green corridor from the wider countryside of the AONB into the settlement form, separating Shortwood from Nailsworth, the traditional linear form of the settlements above the valley floor and the tree cover, the Miry Brook, associated riparian vegetation and flood zone. Its value lies in the Cotswolds AONB designation in the eastern part of the area, the listed building at the Nodes, the several listed buildings overlooking the area, the several PROWs within it and the abutting Ancient Woodland. Housing development potentially could reduce the coherence and size of the green corridor and adversely affect its character. The only potential opportunity is for a single line of 3-4 high quality houses south of Lower Newmarket Road at its eastern end. These should be spaced to allow for glimpse views across the valley i.e. not so close together as those directly to the west.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its steep valley sides which are relatively open, highly visible and form a coherent green corridor from the wider countryside of the AONB into the settlement form, separating Shortwood from Nailsworth, the traditional linear form of the settlements above the valley floor and the tree cover, the Miry Brook, associated riparian vegetation and flood zone. Its value lies in the Cotswolds AONB designation in the eastern part of the area, the listed building at the Nodes, the several listed buildings overlooking the area, the several PROWs within it and the abutting Ancient Woodland. Further employment development in this area would be out of scale with the landscape and landform and would detract from the quality of the landscape and its function as a green wedge into the settlement and a separation between different parts of the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply and unevenly sloping narrow valley, with several entrant watercourses leading to a stream along the valley floor.
<i>Landcover pattern/use/ elements</i>	Partial enclosure of formerly open land with some assarting of early woodland, with division into pasture parcels in varying condition with mature trees along watercourses and PROWs.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Notable mature oak near eastern end; listed building near western end.
<i>Landscape condition/ intensity of use</i>	Mixed: good management of pasture fields at western end, with new tree planting (parkland in AONB) to poor rough grazing at eastern end.
<i>Intervisibility/openness/enclosure</i>	Intervisibility from each side of the valley; Mainly open internally, but with internal views along filtered by sometimes dense vegetation; enclosed by landform.
<i>Skyline</i>	N/A
<i>Key views</i>	-
<i>Detractors</i>	Condition of some pasture areas; prominent neutral to positive settlement edge
<i>Tranquillity</i>	Quiet to tranquil
<i>Settlement edge character</i>	Mixed indented linear development, with 19c/20c infill between older properties.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	A significant green wedge between the bulk of Nailsworth to the north and Shortwood to the south, with several well-used PROWs within it.
<i>Potential visual receptors</i>	Users of PROWs, minor roads, and residents including of listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB to the west. Ancient Woodland borders the area to the west.
<i>Historic</i>	Listed buildings lie within the area (The Nodes) and to the north and south.
<i>Biodiversity</i>	High Wood & Bowlas Wood Key Wildlife Site adjacent, Bunting Hill Key Wildlife Site within area- calcareous grassland.
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 in valley floor. PROWs cross the area.

**LANDSCAPE CONTEXT**



*National Character Area*  
*Stroud District LCA Landscape*  
*Character Type*  
*County/AONB LCA Landscape*  
*Character Type*  
*HLC type*

Cotswolds  
Secluded Valleys  
Settled Valley  
A2 + C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area lies in its open farmland on elevated rolling slopes and valley sides which are widely visible. Its value lies in its designation as part of the Cotswolds AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. Whilst the area to the north of the Nympsfield Road has a coherent field pattern, the area to the south appears to be partially degraded reclaimed land with a motocross track to the west and semi-industrial uses to the south east. Housing development would be highly visible on the rising land on both sides of the road and would appear to be detrimental. There is one field abutting the settlement edge adjacent to the junction of Nympsfield Road and Nortonwood, where the landform is less steep but then rises steeply to contain this small area visually, along with outgrown hedges. Carefully designed housing development here would not detract from the quality or character of the AONB.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its open farmland on elevated rolling slopes and valley sides which are widely visible. Its value lies in its designation as part of the Cotswolds AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. Whilst the area to the north of the Nympsfield Road has a coherent field pattern, the area to the south appears to be partially degraded reclaimed land with a motocross track to the west and semi-industrial uses to the south east. Employment development would be highly visible on the rising land on both sides of the road and would appear to be detrimental, detracting from the quality and character of the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping to steeply sloping down to north with springs and spring lines, crowning immediately to the west of the site and sloping southwards from Tinkley Lane. A field to the eastern edge, abutting settlement, contains play equipment.
<i>Landcover pattern/use/ elements</i>	Improved and unimproved pasture in irregular fields of varying size. The larger size of the southern half of the area may reflect its former use as a quarry/landfill. The south western part is in recreational use (motocross track with associated infrastructure) and there is some semi-industrial use on the south eastern corner.
<i>Settlement pattern within parcel</i>	One listed building within northern part. Industrial/farm buildings in lower south eastern part.
<i>Landscape features</i>	Ancient Woodland/SSSIs abut to north and south
<i>Landscape condition/ intensity of use</i>	Variable: good to moderate in northern half, moderate to poor in southern half. Moderate use.
<i>Intervisibility/openness/enclosure</i>	Mainly contained by dense belts of Ancient Woodland and riparian vegetation along watercourses, and by the steeply sloping landform, especially to the north. Open internally but enclosed by woodland and landform.
<i>Skyline</i>	Western edge of area may form skyline to views from settlement to east.
<i>Key views</i>	-
<i>Detractors</i>	Mobile phone mast on eastern edge, semi-industrial area to the south east.
<i>Tranquillity</i>	Quiet to tranquil, but with significant traffic.
<i>Settlement edge character</i>	20c and 21c smooth edge to housing, well contained. Stadium is prominent..
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area consists of open farmland on the settlement edge, with some access via PROWs.
<i>Potential visual receptors</i>	Users of PROWs and roads, resident along settlement edge to east; Listed building within northern part of area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB to the west. Ancient Woodland borders the area to the North and South.
<i>Historic</i>	Listed building lies within the area.
<i>Biodiversity</i>	Woodchester Park SSSI lies to the north. High Wood & Bowlas Wood Key Wildlife Site adjacent to the south.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	L1 + A2s



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

This area's sensitivity lies in its steeply sloping landform and the presence of waterbodies and large areas of woodland. The absence of settlement is another indicator of sensitivity, as is its open character and visibility as a ridgeline defining the top of the Nailsworth Valley and the presence of PROWs within it. Its value lies in its designation as part of the Cotswolds AONB, its proximity to Ancient Woodland/SSSI and the presence within it of an Industrial Conservation Area and a listed building. Housing development would be detrimental to its character, landform sensitivity and tranquillity.

Sensitivity to Employment Use High

*Summary*

This area's sensitivity lies in its steeply sloping landform and the presence of waterbodies and large areas of woodland. The absence of settlement is another indicator of sensitivity, as is its open character and visibility as a ridgeline defining the top of the Nailsworth Valley and the presence of PROWs within it. Its value lies in its designation as part of the Cotswolds AONB, its proximity to Ancient Woodland/SSSI and the presence within it of an Industrial Conservation Area and a listed building. Employment development would not be feasible in this steeply sloping area and would be detrimental to its character, land cover and tranquillity.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley sides with watercourse
<i>Landcover pattern/use/ elements</i>	Large scale irregular pasture and rough pasture/wet pasture fields and much wet woodland. Listed building in extensive, heavily treed grounds on eastern edge. Industrial Conservation Area at northern tip.
<i>Settlement pattern within parcel</i>	Linear development protruding into centre of area from east; 17 <sup>th</sup> /18 <sup>th</sup> C country house on eastern edge; late 20 <sup>th</sup> C housing estate abuts south eastern edge.
<i>Landscape features</i>	Woodland and abutting woodland (SSSI on western boundary)
<i>Landscape condition/ intensity of use</i>	Poor to moderate, moderately used and low key management.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by landform and vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	None
<i>Tranquillity</i>	Quiet. Proximity of settlement and presence of play area diminish tranquillity.
<i>Settlement edge character</i>	Smooth 20 <sup>th</sup> /21 <sup>st</sup> C intensive housing.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Open pasture land on settlement edge, acting as a buffer to SSSI Ancient Woodland to west and in typical settlement edge land uses - rough grazing and pasture.
<i>Potential visual receptors</i>	Residents of adjoining settlement edge and users of PROWs.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient Woodland borders the area to the west.
<i>Historic</i>	Industrial Heritage Conservation Area lies to the east. Listed building lies within the area.
<i>Biodiversity</i>	Woodchester Park SSSI lies to the West.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	B5 + G5 + G4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its steeply sloping landform, its role as a distinctive open rural valley side and green corridor contributing to the setting of the western side of Nailsworth, and the presence of springs and watercourses. Its value lies in its proximity to and setting for a Historic Industrial Conservation Area and listed buildings adjacent and within it, the several well used PROWS and the presence of the Nailsworth Brook key wildlife site to the north east. Housing development in this area would remove the openness of the valley side, erode the distinctive character of the steep valley slopes and have a detrimental effect on all visual receptors and users of PROWs.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its steeply sloping landform, its role as a distinctive open rural valley side and green corridor contributing to the setting of the western side of Nailsworth, and the presence of springs and watercourses. Its value lies in its proximity to and setting for a Historic Industrial Conservation Area and listed buildings adjacent and within it, the several well used PROWs and the presence of the Nailsworth Brook key wildlife site to the north east. Employment development would not be feasible on the steep slopes and would be highly out of character with the sloping fine-grained landscape.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping valley side with several springs.
<i>Landcover pattern/use/ elements</i>	Pasture and scrub with some trees. Settlement a northern end. Irregular field pattern on formerly unenclosed land.
<i>Settlement pattern within parcel</i>	Cluster of mainly larger individual dwellings at northern end.
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Moderate to poor - pasture has scrubbed over at eastern end, where there are also many more trees.
<i>Intervisibility/openness/enclosure</i>	Limited visibility within and into site due to steep landform and presence of many trees. View to/from listed building in adjoining land parcel NA05.
<i>Skyline</i>	N/A
<i>Key views</i>	To Dunkirk Mill in adjoining land parcel to east.
<i>Detractors</i>	-
<i>Tranquillity</i>	Constant noise from traffic on A46 decreases further up valley side.
<i>Settlement edge character</i>	Smooth variable; follows contour line along valley side; mix of 17 <sup>th</sup> -19 <sup>th</sup> C individual houses with later infill.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is an important and significant 'green lung' in this part of the settlement, the more so as the adjoining area to the east is so well vegetated.
<i>Potential visual receptors</i>	Dunkirk Mill listed building. Industrial Conservation Area to south east. Listed buildings to west. Residents along western boundary.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Industrial Heritage Conservation Area lies to the east. Listed buildings lie within the area and to the South West.
<i>Biodiversity</i>	Nailsworth Brook Key Wildlife Site to the north east.
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its distinctive valley floor landform, with level areas and steeply rising slopes in places, the presence of the Nailsworth Stream and many man-made waterbodies, the presence of flood zone and the densely wooded areas between existing commercial development of varying age. It functions as a major transport route through area with significant industrial, light industrial and business development in a very tight linear pattern and also contains a cycle route along the disused canal/brook. It is extremely enclosed, by woodland on steep slopes to the north and steep, more open slopes to the south and contains sensitive receptors in the northern part. Its value is reflected its location in the Industrial Conservation Area and designation as part of the Cotswolds AONB to the south, designation as Nailsworth Brook key wildlife site, the presence within it of listed buildings and cycle path and PROWs. It has been significantly degraded by the presence of large and small scale industrial and business uses and housing development would be out of character within this essentially commercial area and inappropriate within the flood zone.

*Sensitivity to Employment Use* Medium

*Summary*

The area's sensitivity lies in its distinctive valley floor landform, with level areas and steeply rising slopes in places, the presence of the Nailsworth Stream and many man-made waterbodies, the presence of flood zone and the densely wooded areas between existing commercial development of varying age. It functions as a major transport route through area with significant industrial, light industrial and business development in a very tight linear pattern and also contains a cycle route along the disused canal/brook. It is extremely enclosed, by woodland on steep slopes to the north and steep, more open slopes to the south and contains sensitive receptors in the northern part. Its value is reflected its location in the Industrial Conservation Area and designation as part of the Cotswolds AONB to the south, designation as Nailsworth Brook key wildlife site, the presence within it of listed buildings and cycle path and PROWs. It has been significantly degraded by the presence of large and small scale industrial and business uses. The addition of further small-scale linear light industrial/business uses at certain points, and subject to the policies and guidelines of the Conservation Area and flood zone, would not detract further from the landscape character of the area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley floor with stream and water bodies
<i>Landcover pattern/use/ elements</i>	Mixed: industrial, recreational, wet woodland, in irregular pattern, and transport route.
<i>Settlement pattern within parcel</i>	One listed building at eastern end of southern half.
<i>Landscape features</i>	Riparian woodland.
<i>Landscape condition/ intensity of use</i>	Varied: woodland moderate to good. Some of the landscape has been subsumed by industrial development but elsewhere efforts have been made to create new 'landscaped' areas.
<i>Intervisibility/openness/enclosure</i>	Extremely enclosed by landform and riparian vegetation on valley floor and slopes.
<i>Skyline</i>	N/A
<i>Key views</i>	Dunkirk Mills listed building.
<i>Detractors</i>	Heavy traffic on A46.
<i>Tranquillity</i>	Disturbed by constant traffic and variety of land uses.
<i>Settlement edge character</i>	Linear, mixed age and of limited extent.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Originally the core of the industrial development of the settlement, this area is now industrially redundant and largely overgrown with riparian vegetation. A cycle way along the disused canal provides a link to the settlement and beyond.
<i>Potential visual receptors</i>	Dunkirk Mills; Pensile House - listed buildings. Users of the A46 and cycle route.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB borders the area to the North East.
<i>Historic</i>	Industrial Heritage Conservation Area, Dunkirk & Watledge Conservation Area. Listed building, Planes Mill complex, lies within the area to the north and



	Pensile House lies to the south.
<i>Biodiversity</i>	Nailsworth Brook key wildlife site
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 in valley floor. Cycle route runs along the valley.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	H2d to north + C4i and H2 to south east



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

This area's sensitivity lies in its distinctive and visible steeply sloping landform, the watercourses in its lower part and its dense tree cover. It is not part of Nailsworth, but contributes significantly to its setting and serves to separate Nailsworth and the nearby settlement of Box. It contributes to the enclosure of Nailsworth and hence to its setting and character and is visually significant over a wide area. Listed buildings within it are sensitive receptors, as are residents in the south western part and users of PROWs within it and in other areas with views into it. Its value is reflected in its designation as part of the Cotswolds AONB, the presence of the Dunkirk and Watledge Conservation Area and a listed building, the key wildlife site in the lower part, along Nailsworth Brook, and the presence of PROWs within it. Further housing development within it would effectively be located within countryside away from the settlement, would reduce the quality of the valley setting, impact on the pasture and woodland typical of the area and would be highly visible over a wide area on this steeply sloping site.

Sensitivity to Employment Use High

*Summary*

This area's sensitivity lies in its distinctive and visible steeply sloping landform, the watercourses in its lower part and its dense tree cover. It is not part of Nailsworth, but contributes significantly to its setting and serves to separate Nailsworth and the nearby settlement of Box. It contributes to the enclosure of Nailsworth and hence to its setting and character and is visually significant over a wide area. Listed buildings within it are sensitive receptors, as are residents in the south western part and users of PROWs within it and in other areas with views into it. Its value is reflected in its designation as part of the Cotswolds AONB, the presence of the Dunkirk and Watledge Conservation Area and a listed building, the key wildlife site in the lower part, along Nailsworth Brook, and the presence of PROWs within it. Employment development would be inappropriate on the valley slopes in open countryside, out of scale and detrimental to the rural character of the area, and would be widely visible from the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley sides; watercourse in lower part.
<i>Landcover pattern/use/ elements</i>	Extensive woodland cover, open pasture fields and dispersed settlement. The field pattern is irregular in scale and pattern indicative of assarting of woodland and irregular enclosure.
<i>Settlement pattern within parcel</i>	Dispersed linear development of individual houses in large plots.
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Good. Mix of pasture fields and extensive woodland, interspersed with well vegetated gardens.
<i>Intervisibility/openness/enclosure</i>	Partly visible from valley sides on southern, eastern and western edges of Nailsworth
<i>Skyline</i>	The upper parts of this area form a skyline viewed from areas to the south and within the settlement.
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Irregular and mixed age.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is not part of the settlement of Nailsworth but forms a backdrop to it when viewed from the west, south and east and acts to maintain separation between Nailsworth and Box.
<i>Potential visual receptors</i>	Users of PROWs, roads, Dunkirk Manor and Dunkirk Mill; Dunkirk and Watledge Conservation Area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Dunkirk & Watledge Conservation Area lies within the eastern part of the area. Listed building, Dunkirk Manor, lies within the area.
<i>Biodiversity</i>	Nailsworth Brook key wildlife site in lower part.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A1rs + C4i



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its distinctive steeply sloping landform lying separate from Nailsworth, its wooded and scrub land cover and its function in separating Nailsworth Hill from the valley floor and as a rural backdrop to Nailsworth. Its value is reflected in its designation as part of the Cotswolds AONB, as part of Minchinhampton Common SSSI, as CROW open access land, with many PROWS and its proximity to an Industrial Conservation Area. Housing development here would be inappropriate in open countryside, would be highly detrimental to the landscape character of the area, and would diminish its function in separating two settlements.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its distinctive steeply sloping landform lying separate from Nailsworth, its wooded and scrub land cover and its function in separating Nailsworth Hill from the valley floor and as a rural backdrop to Nailsworth. Its value is reflected in its designation as part of the Cotswolds AONB, as part of Minchinhampton Common SSSI, as CROW open access land, with many PROWS and its proximity to an Industrial Conservation Area. Employment development here would be unfeasible due to the steeply sloping landform and would be inappropriate in open countryside.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley side
<i>Landcover pattern/use/ elements</i>	Woodland, scrub and common land, in irregular pattern of varying size, indicative of assarting from woodland or general use as common land.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Variable: good on common land, moderate to poor in areas of woodland and scrub.
<i>Intervisibility/openness/enclosure</i>	Very enclosed by landform and vegetation. Intervisible with NA08.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	Road
<i>Tranquillity</i>	Noisy
<i>Settlement edge character</i>	Smooth, infrequent, varied ages.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Not part of Nailsworth and serves as part of separation of Nailsworth and Box and backdrop to Nailsworth viewed from the south.
<i>Potential visual receptors</i>	Road and PROW users; residents in some parts of Nailsworth.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area lies to the north.
<i>Biodiversity</i>	Minchinhampton Common SSSI
<i>Other (floodplain, PROWs)</i>	CROW Access land. PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
	C4i
<i>HLC type</i>	1.5.



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

This area's sensitivity lies in its steeply sloping landform and the presence of springs and its use for recreation. It is highly visible from the opposite valley side, including the PROW in land parcel NA07 and from the eastern edge of Nailsworth. Its value is reflected in its designation as part of the Cotswolds AONB, its biodiversity value (Hazel Wood Meadows key wildlife site Hazel Wood key wildlife site to south and Ancient Woodland to south) and its other recreational use (PROW around most of periphery). Housing development here would be detrimental to its open, rural Valley side character, its landform and its recreational land use.

Sensitivity to Employment Use High

*Summary*

This area's sensitivity lies in its steeply sloping landform and the presence of springs and its use for recreation. It is highly visible from the opposite valley side, including the PROW in land parcel NA07 and from the eastern edge of Nailsworth. Its value is reflected in its designation as part of the Cotswolds AONB, its biodiversity value (Hazel Wood Meadows key wildlife site Hazel Wood key wildlife site to south and Ancient Woodland to south) and its other recreational use (PROW around most of periphery). Employment development here would be out of scale with the grain of the landscape and detrimental to its open, rural character, its landform and its recreational land use.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping valley sides rising up from valley floor to north, with springs.
<i>Landcover pattern/use/ elements</i>	Mix of school playing fields and tennis courts, horse paddocks and rough pasture in a small to medium scale regular pattern of recent enclosure from unenclosed land.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Varied: intensive use and good condition of playing fields; moderate condition of paddocks and moderate to poor condition of rough pasture.
<i>Intervisibility/openness/enclosure</i>	Intervisible with LAND PARCEL 07
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	None
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Linear 20 <sup>th</sup> C along western edge
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Mainly typical settlement edge land use as sports fields for local school, providing linkage to more rural backdrop and woodland. PROW along most of boundary provides linkage to settlement.
<i>Potential visual receptors</i>	Users of PROWs in LAND PARCEL 07 and educational/recreational facilities and footpaths.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient Woodland borders the area to the south.
<i>Historic</i>	Industrial Heritage Conservation Area lies to the south.
<i>Biodiversity</i>	Hazel Wood Meadows KEY WILDLIFE SITE, Hazel Wood KEY WILDLIFE SITE to south.
<i>Other (floodplain, PROWs)</i>	None

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	B3



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

This area's sensitivity lies in its distinctive sloping, heavily-wooded landform with a very tight, steep valley, its visibility over a wide area, the absence of settlement and its function as a background setting for and containment of Nailsworth by the wold top just beyond its southern edge. The densely treed watercourses and other woodland are significant elements within the wider landscape and it contains several PROWS. Its value is demonstrated by its designation as part of the Cotswolds AONB, and the presence of Nailsworth Conservation Area and listed buildings on its northern boundary and Ancient Woodland/key wildlife site on its eastern boundary. Housing development within this area would be inappropriate, highly visible over a wide area and detrimental to its wooded character and function as a rural backdrop to the settlement.

*Sensitivity to Employment Use* High

### Summary

This area's sensitivity lies in its distinctive sloping, heavily-wooded landform with a very tight, steep valley, its visibility over a wide area, the absence of settlement and its function as a background setting for and containment of Nailsworth by the wold top just beyond its southern edge. The densely treed watercourses and other woodland are significant elements within the wider landscape and it contains several PROWS. Its value is demonstrated by its designation as part of the Cotswolds AONB, and the presence of Nailsworth Conservation Area and listed buildings on its northern boundary and Ancient Woodland/key wildlife site on its eastern boundary. Employment development in this area would be inappropriate, highly visible over a wide area and detrimental to its wooded character and function as a rural backdrop to the settlement.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Upper wold slopes 'shoulder' with several watercourses
<i>Landcover pattern/use/ elements</i>	Former woodland now cleared between watercourses and used as pasture. Field pattern of long oblongs determined by watercourses, which remain densely treed with native species.
<i>Settlement pattern within parcel</i>	None. The land parcel boundary excludes a listed building and surrounding buildings which form the focus of a more extensive area.
<i>Landscape features</i>	The linear densely treed watercourses are widely visible; a mast in the western part of this land parcel is widely visible.
<i>Landscape condition/ intensity of use</i>	Good condition of moderately used grazing pasture.
<i>Intervisibility/openness/enclosure</i>	Open and highly visible in part over a wide area, including areas to west and south west of Nailsworth
<i>Skyline</i>	This land parcel forms a backdrop to the settlement and a prominent skyline when viewed from other areas.
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Tranquil and remote
<i>Settlement edge character</i>	Heavily indented mixed housing development, with infill around listed building and 20 <sup>th</sup> C estate development along northern boundary.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This land parcel functions as a rural backdrop and containment for Nailsworth.
<i>Potential visual receptors</i>	Very wide-ranging for users of a number of PROWs, roads and some residents, although seldom of entire site, as the woodland strips conceal parts of the area from different angles of view.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB. Ancient Woodland borders the area to the east.
<i>Historic</i>	Nailsworth Conservation Area lies to the North. Listed buildings at The Maltings also lie to the North.
<i>Biodiversity</i>	Hazel Wood KEY WILDLIFE SITE to east.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C1 and C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its valley floor landform and tree cover, its watercourse and water bodies, its varying fine grain land uses and distinctive traditional buildings such as mills competing for space within its narrow, linear confines. Its value is reflected in its designation as part of the Cotswolds AONB, and the presence of a listed building and several PROWS. There is no potential for housing development in this area because it is so constrained by landform, vegetation and existing land uses.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its valley floor landform and tree cover, its watercourse and water bodies, its varying fine grain land uses and distinctive traditional buildings such as mills competing for space within its narrow, linear confines. Its value is reflected in its designation as part of the Cotswolds AONB, and the presence of a listed building and several PROWS. There is no potential for employment development in this area because it is so constrained by landform, vegetation and existing land uses.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley floor with linear watercourse
<i>Landcover pattern/use/ elements</i>	Settlement, watercourse and woodland, all in a linear pattern following valley floor.
<i>Settlement pattern within parcel</i>	Nineteenth century housing with 20 <sup>th</sup> C infill in linear pattern.
<i>Landscape features</i>	Woodland cover is dense and prominent.
<i>Landscape condition/ intensity of use</i>	Moderate and well used - there are many PROWS.
<i>Intervisibility/openness/enclosure</i>	Extremely enclosed by adjoining landform and internal vegetation along watercourse.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	-
<i>Tranquillity</i>	Noisy and busy.
<i>Settlement edge character</i>	The settlement edge has intruded into this area in linear form, following the watercourse and road, and creates a smooth boundary to the west.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is an extension of the settlement to the south and, at its northern end, is indistinguishable from it visually.
<i>Potential visual receptors</i>	Residents and users of Ruskin Mill listed building, PROWs and roads.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Nailsworth Conservation Area lies on the Northern part of the area. Listed building, Ruskin Mill, lies within the area.
<i>Biodiversity</i>	
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 in valley floor. PROWs cross the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	G5 + C4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its sloping landform on the upper valley slopes, its high visibility from a wide area and its function as a rural backdrop to the settlement. Its value lies in its designation as part of the Cotswolds AONB and the presence of a listed building on its north eastern boundary, many PROWS and the football ground in the northern part. Housing development would be inappropriate due to the character of open countryside within the AONB, its skyline location when viewed from the valley opposite and its high visibility over a wide area.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its sloping landform on the upper valley slopes, its high visibility from a wide area and its function as a rural backdrop to the settlement. Its value lies in its designation as part of the Cotswolds AONB and the presence of a listed building on its north eastern boundary, many PROWS and the football ground in the northern part. Employment development would be inappropriate due to the character of open countryside on upper valley sides within the AONB, its slopes, its skyline location when viewed from the valley opposite and high visibility over a wide area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Indented 'shoulder' slopes on southern edge of settlement with springs and small watercourses
<i>Landcover pattern/use/ elements</i>	Improved and unimproved pasture fields within medium scale linear pattern of treed watercourses. Mix of horse paddocks and cattle pasture.
<i>Settlement pattern within parcel</i>	None, but note football ground in north western part.
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Moderate to good, moderately used. Better at western end, as farmland, more intensively used as horse paddocks at eastern end.
<i>Intervisibility/openness/enclosure</i>	Intervisibility with upper slopes to north of Nailsworth and to/from Amberley. Open and unenclosed except eastern part.
<i>Skyline</i>	Significant when viewed from north.
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Tranquil
<i>Settlement edge character</i>	Heavily indented 20 <sup>th</sup> C housing, with recreational use intruding into north western part.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Rural backdrop to southern edge of settlement.
<i>Potential visual receptors</i>	Residents on settlement edge and in listed building adjacent to north eastern boundary. Users of PROWs and road along southern boundary.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed building, All Saints' Church, lies adjacent to the area.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. Football pitch in the area.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	C4