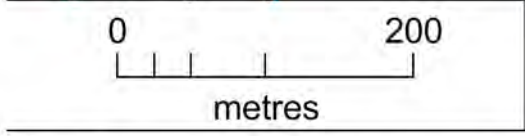


**KEY**

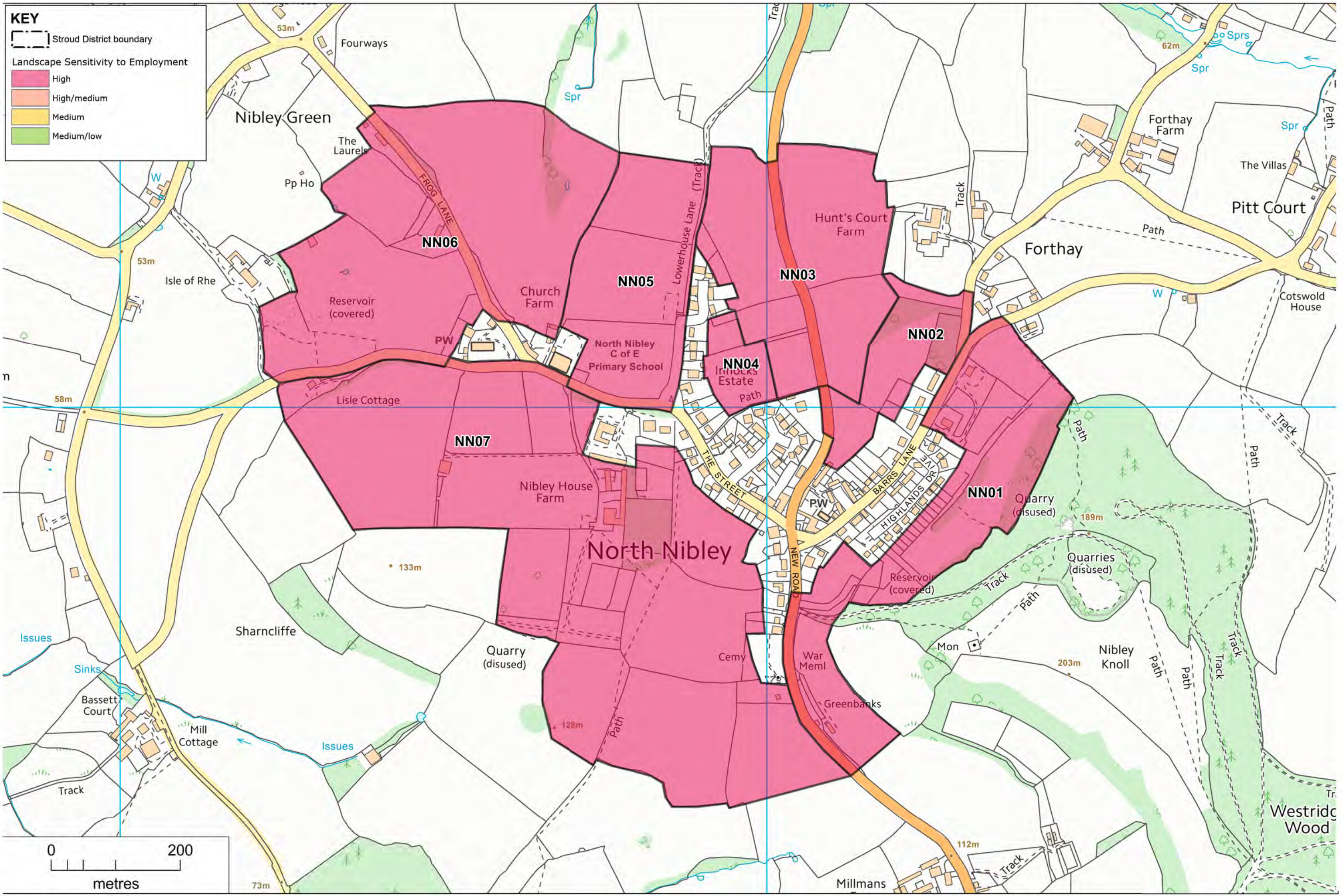
Stroud District boundary

Sensitivity to Housing Development

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









**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this area lies in its steep slopes, exposed to view, its relationship to the steep wooded scarp slopes above, and the proximity of, and relationship to, the listed Tyndale monument. The slopes can be seen in juxtaposition with these features as part of the backcloth to the village from the centre of the settlement and it contributes to its character. Its value is that it lies within the Cotswold AONB, the Cotswold Way crosses the area and listed buildings lie adjacent. Housing would be highly prominent in most locations, especially to the south, adjacent to the village centre and above Highlands Drive. The area directly adjacent to Barrs Lane is slightly less sensitive but increases in sensitivity up the slope.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its steep slopes, exposed to view, its relationship to the steep wooded scarp slopes above, and the proximity of, and relationship to, the listed Tyndale monument. The slopes can be seen in juxtaposition with these features as part of the backcloth to the village from the centre of the settlement and it contributes to its character. Its value is that it lies within the Cotswold AONB, the Cotswold Way crosses the area and listed buildings lie adjacent. Employment use would be impractical on these slopes and would be highly prominent and totally out of character with the landscape and adjacent housing.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep slopes. Under shoulder and promontory of wooded scarp slopes. Deeply sunken track with enclosing woodland along Cotswold Way.
<i>Landcover pattern/use/ elements</i>	Rough and marginal pasture on irregular former unenclosed land. Mature trees especially in vicinity of Cotswolds Way and at rear of gardens in N half of Highlands Drive. Covered reservoir on OS map (not evident from survey).
<i>Settlement pattern within parcel</i>	Cottage and associated farm or horticultural buildings at 'Greenbanks' on B4060. Equine activities at N end.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Poor and unmanaged in northern half. Grass ley in southern half.
<i>Intervisibility/openness/enclosure</i>	Open to view from lower slopes to west, including village centre, and from A4060. Cotswold Way is enclosed with strong vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	Views to site from west including the village centre are in context of Tyndale monument at top of scarp.
<i>Detractors</i>	Equine development to the north.
<i>Tranquillity</i>	Noise from busy junction at main road (B4060) through village. Quieter in N part.
<i>Settlement edge character</i>	Linear 20C housing along Highlands Drive forms a negative edge climbing the slopes. Listed Black Horse pub and listed dwelling at corner of Barrs Lane and B4060 form a pleasant introduction to the village.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Visual backcloth to the settlement, complementing the Tyndale monument. Closely associated with wooded scarp. Cotswold Way is national trail through village.
<i>Potential visual receptors</i>	Road users. Dwellings on Highlands Drive and from two listed buildings. Cotswold Way walkers through the village.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	Former Old White Hart and Black Horse listed buildings on village edge
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswold Way runs across area



## LANDSCAPE CONTEXT

*National Character Area*

*Stroud District LCA Landscape*

*Character Type*

*County/AONB LCA Landscape*

*Character Type*

*HLC type*

Cotswolds

Escarpment

3. Rolling Hills and Valleys

A1rs



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High / Medium

*Summary*

The sensitivity of this area lies in its relationship to the steeper valley sides along the B4060 and its visibility from this road or from higher areas to the west. The public footpath is an important connecting link across the valley to the historic area of the village with views to the Tyndale monument. The large trees and hedgerows soften the settlement edge and create a sense of maturity. Its value lies in its location within the Cotswold AONB, and as a containment and mature vegetated setting to the northern approaches to the village. However, there may be an opportunity for several new houses along the lower end of Barr Lane continuing the line of development along this road.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its relationship to the steeper valley sides along the B4060 and its visibility from this road or from higher areas to the west. The public footpath is an important connecting link across the valley to the historic area of the village with views to the Tyndale monument. The large trees and hedgerows soften the settlement edge and create a sense of maturity. Its value lies in its location within the Cotswold AONB, and as a containment and mature vegetated setting to the northern approaches to the village. Employment uses would be out of place adjacent to the residential area would adversely affect the setting of the village and the character of the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently sloping shelf before valley steepens.
<i>Landcover pattern/use/ elements</i>	An irregular field pattern with orchard, paddocks and improved pasture. Small wooded copse planted 20- 30 years ago. Mature trees and hedgerows between or on edges of gardens.
<i>Settlement pattern within parcel</i>	Private garden extensions.
<i>Landscape features</i>	Maturing woodland copse.
<i>Landscape condition/intensity of use</i>	Good condition. Mostly in property curtilage.
<i>Intervisibility/openness/enclosure</i>	Enclosed by mature vegetation and relative wider context of wooded scarp slopes.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW through area.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Medium tranquillity due to some road noise.
<i>Settlement edge character</i>	Large detached houses along Barrs Lane with large gardens, orchard or paddocks.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	An enclosed pocket of extended back garden areas, largely private with exception of public footpath connecting Forthay area with the historic part of the village on The Street.
<i>Potential visual receptors</i>	PROW and B4060 users and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

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

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Escarpment + Secluded Valleys
<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>	A1rm



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

The sensitivity of this area lies in its steep valley sides either side of the B4060 approaches to the settlement which lies on the higher ground, its pattern of improved pasture with large trees and hedgerows. Its value is in its location within the Cotswold AONB, with the Cotswold Way running along its western edge. Housing development on the valley sides would be contrary to the pattern of settlement on the more level 'shelf' below the scarp slope, and would adversely affect the setting and approach to the village. Its visibility from the Cotswold Way also mitigates against development.

*Sensitivity to Employment Use* High*Summary*

The sensitivity of this area lies in its steep valley sides either side of the B4060 approaches to the settlement which lies on the higher ground, its pattern of improved pasture with large trees and hedgerows. Its value is in its location within the Cotswold AONB, with the Cotswold Way running along its western edge. Employment development on the valley sides would be completely contrary to the pattern of rural settlement on the more level 'shelf' below the scarp slope, and would highly adversely affect the setting and approach to the village. Its visibility from the Cotswold Way also mitigates against development.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley becoming quite steep and narrow along B4060.
<i>Landcover pattern/use/ elements</i>	Improved pasture in partially regular pattern reflecting former unenclosed land. Mature or outgrown hedgerows with large trees.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Mature trees.
<i>Landscape condition/ intensity of use</i>	Moderate condition, low key agricultural management.
<i>Intervisibility/openness/enclosure</i>	Fields are open to views across valley. Road is moderately enclosed by hedgerows in fold of valley.
<i>Skyline</i>	For road users the top edges of the valley appear as a skyline view in some places.
<i>Key views</i>	From PROWs including Cotswolds Way.
<i>Detractors</i>	None
<i>Tranquillity</i>	Medium due to road.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Cotswold Way runs on western side of area.
<i>Potential visual receptors</i>	Users of B4060 road, Cotswold Way and public footpath. Dwellings at northern end of Lowerhouse Lane.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses area and Cotswold Way on edge

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment + Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1rm



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The key sensitivities of the land parcel are its location near the edge of the valley slopes and its partial openness to view from the east. The value of the site lies with its location within the Cotswold AONB. Housing may be able to be accommodated providing it is set back from the valley edge and mitigated with the reinforcement and extension of hedgerows with tree and native shrub planting on the eastern boundary, housing designed to a positive Cotswold design and heights not exceeding 2 storeys.

*Sensitivity to Employment Use* High

*Summary*

The key sensitivities of the land parcel are its location near the edge of the valley slopes and its partial openness to view from the east. The value of the site lies with its location within the Cotswold AONB. Employment use would be inappropriate adjacent to housing in a land parcel close to the valley edge.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Relatively flat land just falling on its eastern edge into the valley.
<i>Landcover pattern/use/ elements</i>	Regular small to medium-sized improved pasture fields with outgrown discontinuous hedges and fences.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Moderate condition with gappy hedgerows and moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Screened and enclosed from north, west and south by settlement but partly open to view from the east due to discontinuous hedges and fenced boundaries.
<i>Skyline</i>	Parts of the land parcel and hedgerow is on the skyline when viewed from the B4060 in the valley bottom.
<i>Key views</i>	From the B4060 and across the valley from PROW.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquillity is reduced by the adjacent housing and the B4060.
<i>Settlement edge character</i>	Slightly indented 20/21C development- a negative edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Provides a green buffer between housing and valley edge to the east.
<i>Potential visual receptors</i>	Users of the B4060 and PROW across the valley.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	Listed building to the West- Purnell House
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	-

**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>	A1rm



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The key sensitivities of the land parcel are its location on the plateau edge and its steep slopes, its openness, its function as playing fields in part and as the vista north from, and setting to, Nibley House. The Cotswold Way runs adjacent. Its value is in its location in the AONB and its relationship with the listed Nibley House. Housing would be inappropriate due to visibility to lower land to the north and Nibley House, and disruption of the vista.

*Sensitivity to Employment Use* High

*Summary*

The key sensitivities of the land parcel are its location on the plateau edge and its steep slopes, its openness, its function as playing fields in part and as the vista north from, and setting to, Nibley House. Its value is in its location in the AONB and its relationship with the listed Nibley House. Employment use would be highly inappropriate due to visibility to lower land to the north and Nibley House, and disruption of the vista, and relationship with housing nearby.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	The southern and eastern part is gently sloping plateau shelf and the north western part steeply slopes to the valley below.
<i>Landcover pattern/use/ elements</i>	Regular medium-sized pastures/rough grassland and Jubilee playing fields with fenced boundaries. The only hedgerow is along the eastern boundary and is trimmed.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None on site but Nibley House is to the south and the church is to the west.
<i>Landscape condition/ intensity of use</i>	The northern field and the playing fields are in good condition but the middle field appears to be in poor condition. Intensity of use varies from medium to low.
<i>Intervisibility/openness/enclosure</i>	The parcel is open with intervisibility to the north.
<i>Skyline</i>	The northern part of the land parcel forms part of the skyline for lower land to the north.
<i>Key views</i>	North Nibley House overlooks the parcel in views towards the lower land and scarp to the north. A PROW across the area has views also to the north and to Nibley House.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquillity increases to the north although the settlement is relatively quiet.
<i>Settlement edge character</i>	Nibley House forms a strong settlement edge feature and the school and farm buildings link the church to the main body of the settlement in positive spaced out linear development. 20/21C development to the east forms a negative line of development extending north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel has a strong relationship with Nibley House as part of its vista to the north. The Jubilee playing fields have a community function.
<i>Potential visual receptors</i>	Nibley House visitors and residents, PROW users, playing fields users, minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	Nibley House to the south is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses area and Cotswold Way runs adjacent



## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment + Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1rm



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The key sensitivities of the land parcel are the steep slopes of the escarpment exposing the area to view, the role as setting to the church, vicarage and other traditional buildings on the plateau edge and the intrinsic qualities of the tree cover. The value of the area is in its location in the Cotswold AONB and the adjacent listed buildings. Housing on the slopes could be exposed to view and would depart from the pattern of settlement on the plateau, and is highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The key sensitivities of the land parcel are the steep slopes of the escarpment exposing the area to view, the role as setting to the church, vicarage and other traditional buildings on the plateau edge and the intrinsic qualities of the tree cover. The value of the area is in its location in the Cotswold AONB and the adjacent listed buildings. Employment use on the slopes would not be feasible and would be exposed to view and would depart from the pattern of settlement on the plateau, and is highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep escarpment slopes protruding into the vale with an incised valley to the north and a covered reservoir.
<i>Landcover pattern/use/ elements</i>	Irregular large to medium-sized fields with outgrown hedges and strong hedgerow and riparian trees. Some wet grassland.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None within the parcel but St Martin's Church and associated dwellings, and Church Farm lie adjacent, all at the top edge of the scarp slopes.
<i>Landscape condition/ intensity of use</i>	Moderate to good condition and medium intensity of use.
<i>Intervisibility/openness/enclosure</i>	Whilst enclosed by trees to an extent to the west the steep slopes are exposed to wide view to the north and west.
<i>Skyline</i>	The adjacent church and dwellings combined with trees form the skyline.
<i>Key views</i>	There are glimpse views over the vale to the north from the PROW and minor road and across towards the site from the playing fields to the east. There are also views from PROWs and roads within the vale towards the land parcel.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil with limited traffic on minor roads and away from the main settlement.
<i>Settlement edge character</i>	Positive pre-20C end of the village with traditional buildings of church, vicarage and farm.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Acts as unspoilt rural setting to the church and other traditional buildings.
<i>Potential visual receptors</i>	PROW across the area and to the east, residents, church users, minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	Listed building to the South - St Martin's Church
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs on southern edge

**LANDSCAPE CONTEXT**



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

Cotswolds  
Escarpment + Secluded Valleys  
3. Rolling Hills and Valleys  
A1m



## LANDSCAPE SENSITIVITY

Sensitivity to Housing Use High

## Summary

The sensitivity of this area lies in its relationship to the historic core of the village, with the church, Nibley House and farmhouse, the mature parkland trees, the distinctive grassed mound, the cemetery, and the area's elevation and location as a the local skyline in some views including near the scarp edge to the west and south west. Its value lies in its location in the AONB, the listed buildings including Nibley Farm within the area and Nibley House and the church adjacent, and the PROWs through the area. There are some detractors such as the semi-derelict walled garden and farm activities. Housing development would adversely affect the historic character and settings of the listed buildings, conflict with the essentially linear traditional character this side of the village, potentially impinging on the skyline to the south west, and adversely affecting views from the cemetery and PROWs.

Sensitivity to Employment Use High

## Summary

The sensitivity of this area lies in its relationship to the historic core of the village, with the church, Nibley House and farmhouse, the mature parkland trees, the distinctive grassed mound, the cemetery, and the area's elevation and location as a the local skyline in some views including near the scarp edge to the west and south west. Its value lies in its location in the AONB, the listed buildings including Nibley Farm within the area and Nibley House and the church adjacent, and the PROWs through the area. There are some detractors such as the semi-derelict walled garden and farm activities. Employment development would be out of character with the rural village, have a major adverse effect on the historic character and settings of the listed buildings, conflict with the essentially linear traditional character this side of the village, potentially impinging on the skyline to the south west, and adversely affecting views from the cemetery and PROWs.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently undulating plateau shelf above steep slopes to S and W. Small domed area in NE section close to The Street.
<i>Landcover pattern/use/ elements</i>	Mix of farm uses, mainly unimproved or rough pasture on semi regular field pattern reflecting former unenclosed cultivation. Mature parkland and hedgerow trees and woodland copse. Trimmed hedgerows. Walled garden with evergreen tree belt. Diverse wooden and wire fencing, and stone walls by Nibley House.
<i>Settlement pattern within parcel</i>	Listed farm house and associated farmyard complex. Large 20C barn. Cottage on western edge.
<i>Landscape features</i>	Walled garden. Some notable mature trees especially associated with Nibley House.
<i>Landscape condition/ intensity of use</i>	Mixed activities relating to farmyard and associated areas. Farmland appears to be in moderate condition.
<i>Intervisibility/openness/enclosure</i>	Semi open due to raised elevation. Areas around farm visible from public footpaths.
<i>Skyline</i>	Wall and tree belt of walled garden visible on skyline from cemetery and B4060 approaching village from S. Pasture fields and barn on skyline from environs of church and farm yard.
<i>Key views</i>	To church, listed farmhouse, Nibley House and Tyndale monument.
<i>Detractors</i>	Power lines. Moderate condition of farm-related environment.
<i>Tranquillity</i>	Quiet, depending on farm activity. B4060 on eastern edge.
<i>Settlement edge character</i>	Historic area of village with widely spaced key listed buildings and church. Linear detached houses along The Street. Adjacent to cemetery.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Key setting for the church and historic village core. Raised plateau shelf on edge of steeper scarp slopes to west so potentially visible from lower ground to



west and M4.

*Potential visual receptors*

Church users and visitors to historic village core. Public footpath users.  
Cemetery visitors.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Within Cotswold AONB
<i>Historic</i>	Grade II* listed Nibley House and farm and various listed buildings within the village on Northern edge
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross area

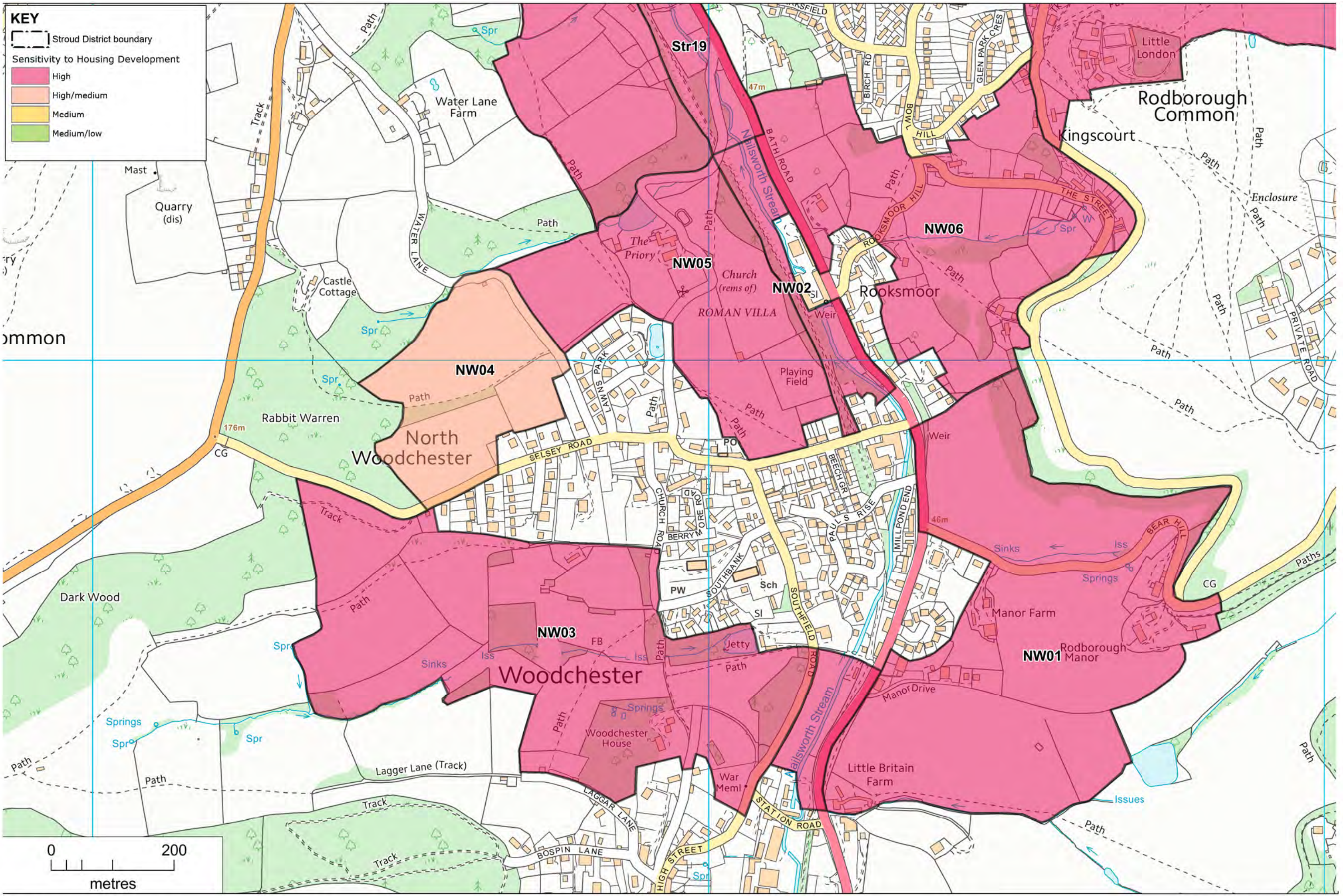
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1m

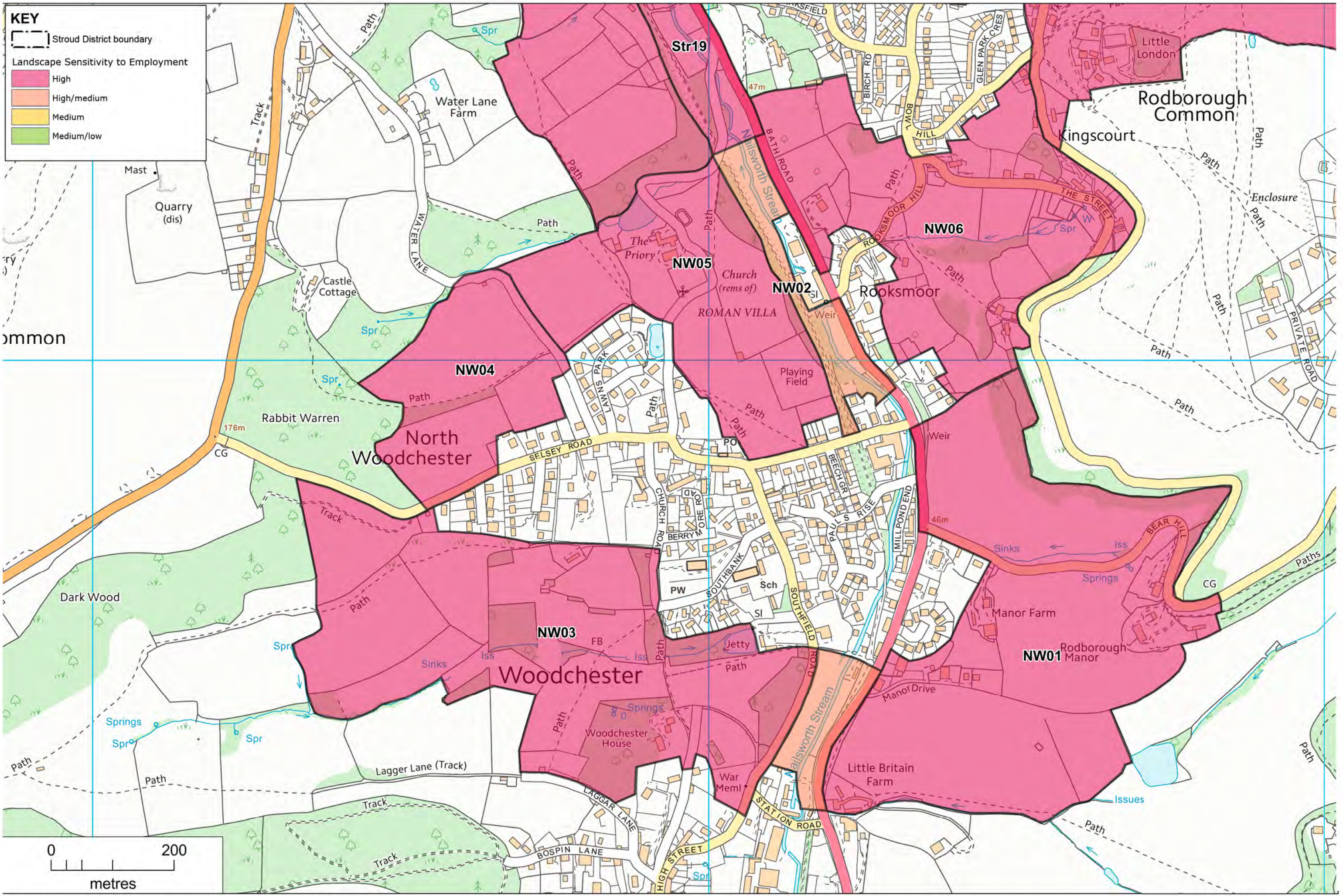












**KEY**

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 steeply sloping and undulating indented landform on the valley sides, openness and high visibility, and its relationship to Rodborough Manor and nearby listed buildings. It is highly visible from the A46 and from the PROWs within it. Its value lies in its designation as part of the Cotswolds AONB, its proximity to listed buildings, an Industrial Heritage Conservation Area (NW02 south) and to Rodborough Common SSSI and SAC; the presence of PROWs within it and the proximity to CROW open access land on the Common to the east. Housing development here would be highly inappropriate and would have a detrimental impact on the landform of the area, on the setting of North Woodchester and a listed building.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its steeply sloping and undulating indented landform on the valley sides, openness and high visibility, and its relationship to Rodborough Manor and nearby listed buildings. It is highly visible from the A46 and from the PROWs within it. Its value lies in its designation as part of the Cotswolds AONB, its proximity to listed buildings, an Industrial Heritage Conservation Area (NW02 south) and to Rodborough Common SSSI and SAC; the presence of PROWs within it and the proximity to CROW open access land on the Common to the east. Employment development here would be highly inappropriate on the valley slopes would have a highly detrimental impact on the character and setting of North Woodchester.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping valley side with springs, with lower, flatter area in south west adjacent to A46.
<i>Landcover pattern/use/ elements</i>	Rough and improved pasture.
<i>Settlement pattern within parcel</i>	Rodborough Manor house and Manor Farm and a few cottages in linear pattern.
<i>Landscape features</i>	Prominent landform and woodland belt to north east of area, on higher ground. Landform above tree belt is very pronounced and steep especially to north.
<i>Landscape condition intensity of use</i>	Moderate to good, with moderate use.
<i>Intervisibility/openness/enclosure</i>	Intervisible with slopes to west of North Woodchester and from higher parts of the settlement; very open, enclosed only to east by hanging woodland and rising slope of Rodborough Common.
<i>Skyline</i>	Lies above the area, on Rodborough Common.
<i>Key views</i>	Rodborough Manor
<i>Detractors</i>	A46: noisy and busy.
<i>Tranquillity</i>	Moderately tranquil away from the main road.
<i>Settlement edge character</i>	Smooth well vegetated edge to 20c small estate development.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area has no functional relationship with the settlement, from which it is separated by the A46. Visually it assists in the containment of the valley within which the settlement is set.
<i>Potential visual receptors</i>	Rodborough Manor and Manor Farm and associated dwellings; upper part of North Woodchester, such as Selsey Road.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area adjacent. Listed building adjacent.
<i>Biodiversity</i>	Rodborough Common SAC and SSSI adjacent.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. CROW access land on Common to east.

**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>	A1s + A1rs

**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

This area is sensitive due to the presence of Nailsworth Stream and its associated flood zone and dense riparian vegetation, and the small scale of the field pattern to the south. It is a very narrow linear feature, which reduces its capacity to accommodate any change. Its value lies in its part designation as Industrial Heritage Conservation Area, as key wildlife site and as a location for a cycle route. Housing development would be inappropriate and difficult to accommodate and would have a detrimental impact on the wildlife conservation value of the area.

*Sensitivity to Employment Use* High-medium

*Summary*

This area is sensitive due to the presence of Nailsworth Stream and its associated flood zone and dense riparian vegetation, and the small scale of the field pattern to the south. It is a very narrow linear feature, which reduces its capacity to accommodate any change. Its value lies in its part designation as Industrial Heritage Conservation Area, as key wildlife site and as a location for a cycle route. Employment development would be difficult to accommodate without having a detrimental impact on the wildlife conservation value of the area, and would be visually intrusive in the southern part.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Narrow flat valley floor and associated lower slopes, with Nailsworth Stream as linear feature.
<i>Landcover pattern/use/ elements</i>	NW02 North: a mix of industrial uses with associated parking, neglected rough ground, mown areas and many riparian trees, plus cycle route and Nailsworth Stream, in strongly linear pattern.  NW02 South: rough pasture, mown grass, riparian trees and a cycle route, all in a linear pattern.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Dense riparian tree cover and linear watercourse.
<i>Landscape condition/ intensity of use</i>	NW02 North: generally poor and in intensive use. NW02 South: good condition and moderate use.
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform and dense vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	A46 - busy and noisy
<i>Tranquillity</i>	Disturbed
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Helps to screen the settlement from views to the north east and south east and helps filter traffic noise and screen view.
<i>Potential visual receptors</i>	Users of cycle route; road users; residents in listed buildings in adjoining areas to north and south of NW02 South.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Industrial Heritage Conservation Area. Listed buildings adjacent.
<i>Biodiversity</i>	Nailsworth Brook KWS
<i>Other (floodplain, PROWs)</i>	Flood zone 3 on valley floor. Cycle route along the 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>	H2D



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its land use as a secluded and enclosed parkland estate around a listed building containing many water features: sinks, springs and pond; its functional relationship to the settlement in offering several PROWS through the parkland; the presence of a listed building within the site and another in close proximity and the proximity of a flood zone along its eastern boundary. The value lies in its designation as part of the Cotswolds AONB; the presence of a listed building within it as its focal point; its partial inclusion within South Woodchester Conservation Area and its proximity to an Industrial Heritage Conservation Area, with listed buildings, to the south east, to Ancient Woodland/key wildlife site along much of its western boundary and to Nailsworth Stream key wildlife site along its eastern boundary. Housing development would be inappropriate anywhere within the area.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its land use as a secluded and enclosed parkland estate around a listed building containing many water features: sinks, springs and pond; its functional relationship to the settlement in offering several PROWS through the parkland; the presence of a listed building within the site and another in close proximity and the proximity of a flood zone along its eastern boundary. The value lies in its designation as part of the Cotswolds AONB; the presence of a listed building within it as its focal point; its partial inclusion within South Woodchester Conservation Area and its proximity to an Industrial Heritage Conservation Area, with listed buildings, to the south east, to Ancient Woodland/key wildlife site along much of its western boundary and to Nailsworth Stream key wildlife site along its eastern boundary. Employment development would be highly inappropriate in this area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently to steeply sloping with sinks, springs and a pond
<i>Landcover pattern/use/ elements</i>	Pasture and parkland, in irregular field pattern
<i>Settlement pattern within parcel</i>	Woodchester House (listed building) is focus of the land parcel.
<i>Landscape features</i>	Mature trees, pond and Ancient Woodland on western boundary, KWS woodland on south western boundary
<i>Landscape condition/ intensity of use</i>	Good - much recent tree planting.
<i>Intervisibility/openness/enclosure</i>	Enclosed by dense boundary vegetation; upper slopes to west are partly visible from opposing valley slopes (NW01, NW06). Internally riparian trees and copses filter or screen views.
<i>Skyline</i>	Formed by woodland to west, south west and north west and by Selsey Common further to north west and north.
<i>Key views</i>	Limited by boundary vegetation.
<i>Detractors</i>	Noise from A46.
<i>Tranquillity</i>	Quiet to noisy
<i>Settlement edge character</i>	Indented edge and of variable ages, with 20 <sup>th</sup> C infill around older individual properties.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Visually this land parcel is screened by boundary vegetation. It functions as recreational use, given the many PROWS that cross the parkland.
<i>Potential visual receptors</i>	Woodchester House; users of parish church and owners of houses on adjoining settlement edge; users of PROWS.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB. Ancient woodland lies to the West.
<i>Historic</i>	South Woodchester Conservation Area. Listed building, Woodchester House, within the area, and others adjacent. Industrial Heritage Conservation Area adjacent.
<i>Biodiversity</i>	Nailsworth Brook KWS and Dingle Wood & Dark Wood KWS adjacent

*Other (floodplain, PROWs)*

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*

A1rs



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the open unspoilt pastoral slopes acting as a setting to The Priory and the wider settlement and the use for PROWs. The value lies in the location within Cotswolds AONB and the nearby listed Priory with its scheduled monuments. Housing could adversely affect the openness half way up the valley side reinforcing the existing housing on the valley side shoulder. There may be some potential for low density housing in the lowest part of the land parcel providing it does not extend further north than the adjacent housing at Lavins Park and is kept within the bounds of existing field/hedge boundaries which should be reinforced and enhanced. Elsewhere housing would become too noticeable and could impinge on the Priory's wider setting.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the open unspoilt pastoral slopes acting as a setting to The Priory and the wider settlement and the use for PROWs. The value lies in the location within Cotswolds AONB and the nearby listed Priory with its scheduled monuments. Employment use would be prominent on these valley slopes and would be highly inappropriate to the character of the adjacent residential settlement. It could adversely affect the openness half way up the valley side and could impinge on the Priory's wider setting.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Moderately steep north east sloping valley sides.
<i>Landcover pattern/use/ elements</i>	Semi-regular pasture fields with mix of gappy outgrown hedges, what appears to be assarted fields with woodland and woodland remnant boundaries, and fencing.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Strong woodland (adjacent) and treed boundaries on valley slopes.
<i>Landscape condition/ intensity of use</i>	Moderate intensity of use as pasture in moderate condition, although gate and fences in some disrepair and hedgerows gappy in places.
<i>Intervisibility/openness/enclosure</i>	Intervisible with valley slopes and Rodborough Common on other side of the valley. Open to an extent due to topography but trees, hedges and the settlement create enclosure.
<i>Skyline</i>	N/A
<i>Key views</i>	Key views to area from listed Priory, from PROWs running through area and round the area and to and from Rodborough Common and opposite valley sides.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil away from Selsey Road.
<i>Settlement edge character</i>	Linear 20C estate to east set down recessively and larger houses to south in larger mature gardens forming a noticeable indented edge climbing the hill.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Part of open rural valley sides which act as a setting to the settlement and The Priory. The open fields complement the woodland further up the hill. PROWs run through and adjacent to the area.
<i>Potential visual receptors</i>	Users of PROW, Selsey Road, users of PROWs on opposite valley side and of Rodborough Common.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Woodchester Roman villa scheduled monument adjacent.
<i>Biodiversity</i>	Rabbit Warren Wood KWS adjacent.
<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>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley

HLC type

A1rs



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the setting of The Priory and Roman Villa, the open unspoilt green valley side and the use of the area by several PROWs. The value lies in the location within the Cotswolds AONB, the scheduled monument and the listed building. Housing would impinge on the setting of the historic features and on the openness and unspoilt and distinctive character of the area and would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the setting of The Priory and Roman Villa, the open unspoilt green valley side and the use of the area by several PROWs. The value lies in the location within the Cotswolds AONB, the scheduled monument and the listed building. Employment use would significantly impinge on the setting of the historic features and on the openness and unspoilt and distinctive character of the area and would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley side slopes running down to the valley floor.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields of improved pasture and the grounds of listed The Priory including the scheduled monument of a Roman villa. A playing field lies in the south east corner. Boundaries are a mix of hedgerows and fences with large trees around the house and on the area boundaries including housing.
<i>Settlement pattern within parcel</i>	The Priory in large grounds.
<i>Landscape features</i>	The Priory and grounds, Church remains.
<i>Landscape condition/ intensity of use</i>	Good condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Intervisible with other valley sides and Rodborough Common. Some enclosure provided by treed boundaries and strong hedgerow to the south west.
<i>Skyline</i>	N/A
<i>Key views</i>	Key views from PROWs through the area and to and from Rodborough Common.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil generally
<i>Settlement edge character</i>	Mix of traditional incremental edge with larger houses in gardens and mill buildings and 20/21C housing estates. Generally these edges range from positive to neutral where mitigated by trees. The southernmost boundary forms a linear hard edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as the setting to the Priory, church and scheduled monument of the Roman Villa, provides a green treed edge to the settlement and access into the countryside via PROWs.
<i>Potential visual receptors</i>	Visitors to the scheduled monument, users of the PROWs and adjacent road to the south and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Woodchester Roman villa scheduled monument. The Priory is listed. Industrial Heritage Conservation Area adjacent.
<i>Biodiversity</i>	Nailsworth Brook KWS adjacent.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. Playing field within an 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

**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the steep/very steep slopes, the role as setting and backcloth to the valley and upper valley traditional settlements, the openness to view to the other valley side and Rodborough Common, and the use for recreation in PROWs, and the tree and hedge cover. The value of the area lies in the location within the Cotswolds AONB, the listed buildings within and adjacent to the area and the adjacent Conservation Area. Housing development would impinge on the openness and rural character of the slopes and reduce the gap between settlements. It is considered inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the steep/very steep slopes, the role as setting and backcloth to the valley and upper valley traditional settlements, the openness to view to the other valley side and Rodborough Common, and the use for recreation in PROWs, and the tree and hedge cover. The value of the area lies in the location within the Cotswolds AONB, the listed buildings within and adjacent to the area and the adjacent Conservation Area. Employment development would be unlikely to be feasible on the steeper slopes and would be out of character in this area with the development form of employment uses located in the main valley floors. It would impinge on the openness and rural character of the slopes and reduce the gap between settlements. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep and very steep uneven valley and side valley slopes.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized pastures and rough grass enclosures. These are enclosed by a mix of gappy outgrown hedgerows, walls and fences, some in disrepair. An old pear orchard lies on the north western field.
<i>Settlement pattern within parcel</i>	A mix of small isolated detached rural cottages on the slopes or a linear terrace of traditional dwellings at Kingscourt following the lane up the hillside.
<i>Landscape features</i>	Traditional linear settlement at Kingscourt, pear orchard.
<i>Landscape condition/ intensity of use</i>	Poor condition generally and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The steep slopes are open to view across the valley and along the slopes. They are also intervisible with Rodborough Common to the east. Minor enclosure is provided by the occasional trees/hedges.
<i>Skyline</i>	Parts of the area act as the skyline locally but the surrounding landscape and settlement provides the skyline generally.
<i>Key views</i>	To and from Rodborough Common, from PROWs through the area, from across the valley including PROWs and around the Priory.
<i>Detractors</i>	Housing estate edge to north is a slight detractor.
<i>Tranquillity</i>	Tranquillity increases to the south and east away from the valley floor/A46 and Lightpill housing estate.
<i>Settlement edge character</i>	Rooksmoor edge is indented and traditional and generally neutral or positive. Kingscourt is traditional informal linear settlement and generally positive. The 20c Lightpill housing estate edge is a slight detractor but further down the slope to the north the edge is dispersed and well treed.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The steep and very steep uneven valley and side valley slopes provide the backcloth to the valley bottom settlement and a setting to the rural settlement at Kingscourt. It also provides a green gap between Rooksmoor and Lightpill and there are PROWs which use the area.
<i>Potential visual receptors</i>	Users of PROWs, Rodborough Common, other valley side, A46 and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area adjacent. Listed buildings such as Rooksmoor House adjacent.
<i>Biodiversity</i>	Rodborough Common SAC and SSSI adjacent. Nailsworth Brook KWS adjacent.



*Other (floodplain, PROWs)*

PROWs cross the area. CROW access land on Common to east.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Secluded Valleys

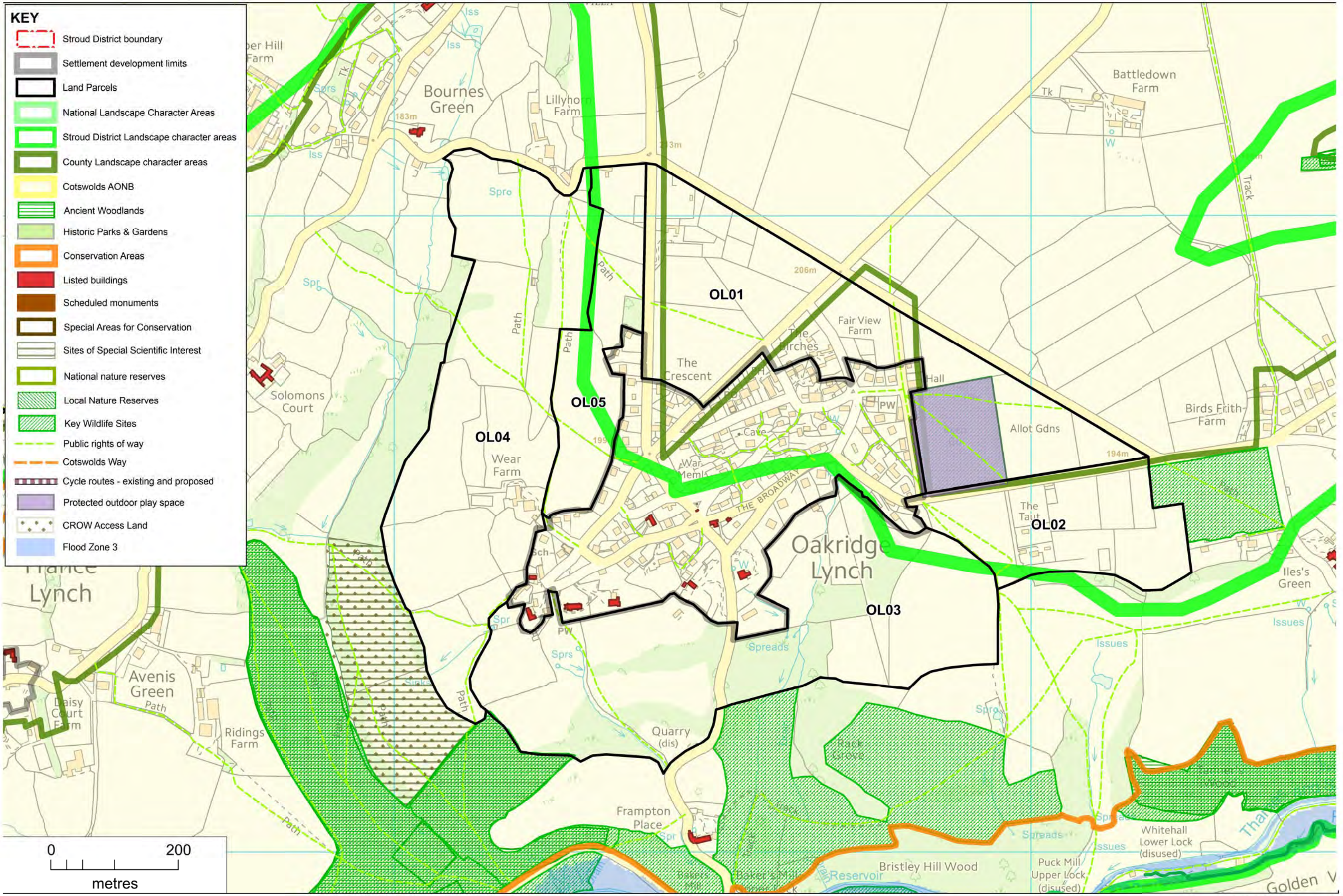
*County/AONB LCA Landscape  
Character Type*

Settled Valley

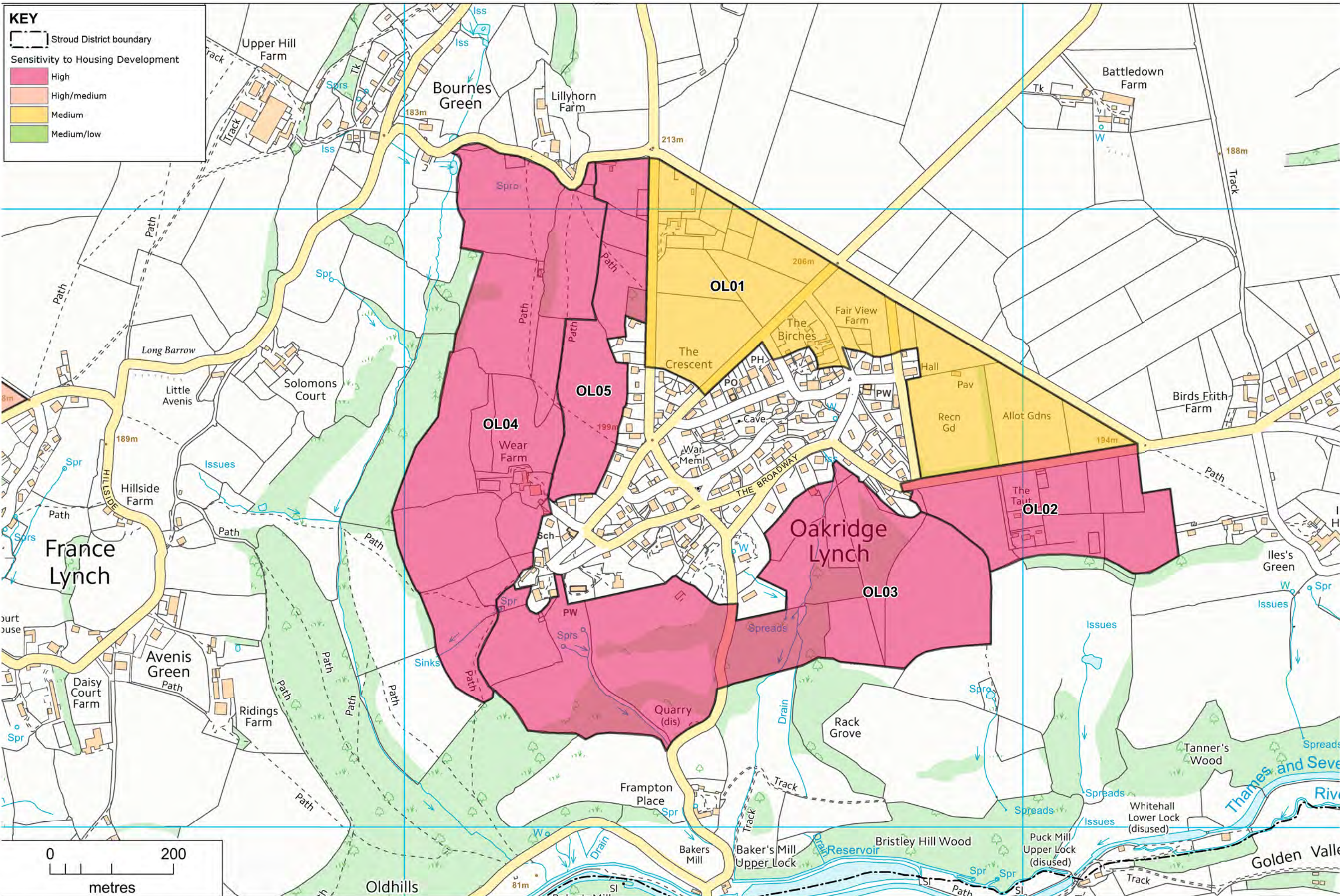
*HLC type*

A1s + F1 + G3

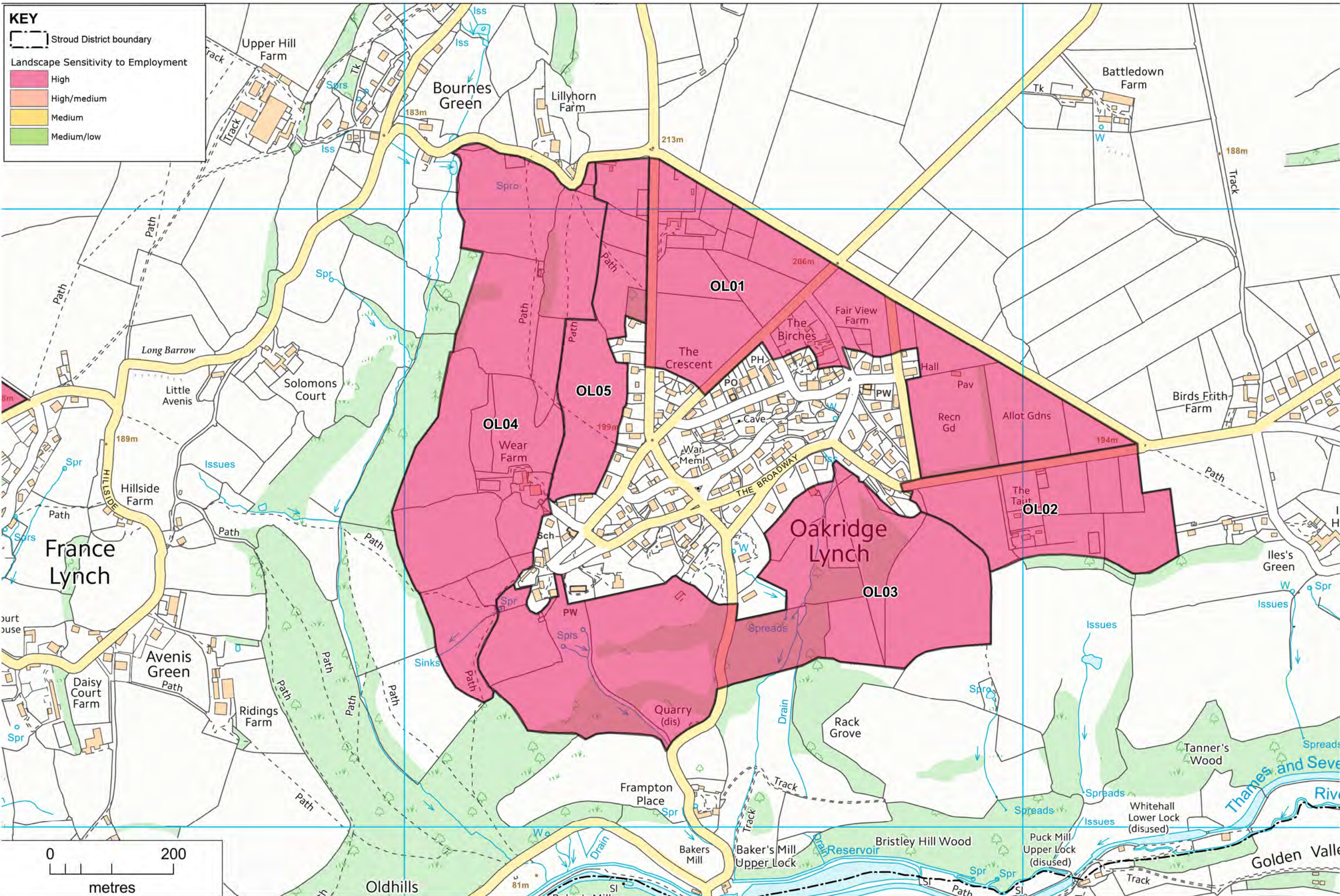














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in the openness to view to the east across the Frome valley and to the north in the western part of the area. The area provides a gentle rural transition on the edge of the village from the wider wold landscape to the north. The value of the area lies in its location within the Cotswolds AONB and the use of the eastern part for community uses ie allotments and recreation ground. Housing would impinge on this transitional open landscape especially to the east and north and would be unacceptable on the allotments and recreation ground. However, there may be an opportunity to improve the settlement edge with housing on the single field north of the Crescent, bounded to the north by the PROW. Any edge would need to be indented and planted to reflect the housing edge to the east.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the openness to view to the east across the Frome valley and to the north in the western part of the area. The area provides a gentle rural transition on the edge of the village from the wider wold landscape to the north. The value of the area lies in its location within the Cotswolds AONB and the use of the eastern part for community uses ie allotments and recreation ground. Employment use would be out of character with the village as a whole which is essentially rural with residential development. It would be highly visible in the wider landscape and is considered inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Wold top very gently sloping to the south east.
<i>Landcover pattern/use/ elements</i>	Regular fields generally of medium size but with much smaller enclosures to the north west and also to the east. Well used allotments and recreation ground lie to the east. The boundaries are mainly low stone walls or trimmed hedges with intermediate enclosures of fences in horse pastures to the west. Trees enclose small overgrown enclosures in the north east corner and run along the minor road to the west.
<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 generally although enclosures to the north west are overgrown and in poor condition and allotments appear to be fairly intensively used and well cared for.
<i>Intervisibility/openness/enclosure</i>	The area is generally open and there is some intervisibility to the north especially in the western part of the area. The land rolls away to the valley south of the eastern part of the area so there is also intervisibility here across the Frome valley.
<i>Skyline</i>	N/A
<i>Key views</i>	Key views are from across the Frome valley to the south and from local PROWs and roads bounding and through the area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity as adjacent to a quiet village but roads, settlement edge and uses reduce this.
<i>Settlement edge character</i>	The Crescent is 20c and linear with limited merit. The 21c housing around the Birches and to the west forms a positive indented edge set down the slope slightly. The recreation ground boundaries screen the village from the east.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area acts as the open rural wold backcloth and entrance to the settlement from the north and east although it is moderately enclosed to the west.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	Oakridge Recreation Ground KWS.

*Other (floodplain, PROWs)*

PROWs cross the area and there is a recreation ground to the south east.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Wold Tops

*County/AONB LCA Landscape  
Character Type*

High Wold

*HLC type*

B3



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in the location on the wold edge/upper valley slopes of the Frome, its openness to the east and its tenuous connection to the settlement to the west which ends in one house. Its value lies in its location within Cotswolds AONB. Housing would be highly visible in the wider landscape east of the Taut. To the west, though more enclosed, any housing would clearly extend the settlement eastwards and may be visible in winter from across the valley.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in the location on the wold edge/upper valley slopes of the Frome, its openness to the east and its tenuous connection to the settlement to the west which ends in one house. Its value lies in its location within Cotswolds AONB. Employment use would be out of character with the village as a whole which is essentially rural with residential development. It would be highly visible in the wider landscape and is considered inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Transitional area where the wold top rolls over into the Frome valley, falling south.
<i>Landcover pattern/use/ elements</i>	Regular small to medium-sized pasture and arable fields with stone wall boundaries and occasional boundary trees. There are more trees to the west around the triangular field and there are trees within gardens of The Taut which comprises two isolated houses and to the south on the lower slopes.
<i>Settlement pattern within parcel</i>	The Taut- two houses.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture and higher intensity for arable field.
<i>Intervisibility/openness/enclosure</i>	The area is fairly open to the east and there is intervisibility with the other side of the Frome valley. The western part is more enclosed by field boundary trees.
<i>Skyline</i>	The area forms part of the skyline seen from parts of the Frome valley.
<i>Key views</i>	From PROW through the area, from across the Frome valley and from the minor road adjacent.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil increasing away from the settlement.
<i>Settlement edge character</i>	The settlement edge is minimal at this location, abutting a single modern house which appears to be appropriate in scale but with limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms part of the rural convex sloped upper Frome valley sides and skyline with a tenuous connection to the settlement.
<i>Potential visual receptors</i>	Users of PROWs through area and to the south and users of the adjacent minor road and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	Oakridge Recreation Ground KWS and Ile's Green Meadow 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>	Wold Tops

County/AONB LCA Landscape  
Character Type  
HLC type

High Wold Valley  
B3



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its role as rural setting to the settlement and its listed buildings including St Bartholomew's Church, its location on the wold edge/upper valley slopes of the Frome, its openness to the east, and its tree cover which helps integrate the settlement overall. Its value lies in its location within Cotswolds AONB, the listed buildings adjacent and the key wildlife sites adjacent to the south. Housing would spoil the well defined historic and incremental edge of the settlement, would be highly visible in the wider landscape to the east, would not fit in the small scale pattern of fields to the east and would be difficult to implement well on the steep slopes.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its role as rural setting to the settlement and its listed buildings including St Bartholomew's Church, its location on the wold edge/upper valley slopes of the Frome, its openness to the east, and its tree cover which helps integrate the settlement overall. Its value lies in its location within Cotswolds AONB, the listed buildings adjacent and the key wildlife sites adjacent to the south. Employment use would be out of character with the village as a whole which is essentially rural with residential development. It would spoil the well defined historic and incremental edge of the settlement, would be extremely difficult to implement on the steep slopes and would be out of scale with the field and woodland pattern. It would be highly visible in the wider landscape and is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Upper valley sides of the Frome valley formed by two small tributary streams falling south. The valley to the east is particularly marked with steep slopes.
<i>Landcover pattern/use/ elements</i>	Irregular pastures and rough grassland with outgrown hedges with very strong tree cover, especially to the west. There is a single arable field to the east. There is wet woodland and scrub associated with the watercourses and on steeper slopes.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Watercourses and woodland.
<i>Landscape condition/ intensity of use</i>	Moderate to low condition and intensity of uses except arable field to the east which is higher intensity of use.
<i>Intervisibility/openness/enclosure</i>	The tree cover increases enclosure and reduces visibility but the slopes are on the upper part of the Frome valley and so there is glimpse intervisibility with the other side. The lower part of the eastern tributary valley is highly enclosed. The arable field to the east is very open and exposed to view on a shoulder of land.
<i>Skyline</i>	The area forms part of the skyline seen from parts of the Frome valley.
<i>Key views</i>	From around church, from PROW through the area, from across the Frome valley and from the minor road through the area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil due to quiet village and tree cover. Railway is audible from valley floor.
<i>Settlement edge character</i>	The settlement edge is pre-20c and traditional with many listed buildings including the church to the west and is very positive. To the east, the 20c incremental development of dwellings in large gardens is generally screened or garden vegetation and is neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms an important part of the unspoilt rural setting of the settlement and its listed buildings, especially to the west. It is also part of the rural convex sloped upper Frome valley sides and skyline and the arable field to the east is particularly exposed to view. A PROW links the settlement to the wider landscape.
<i>Potential visual receptors</i>	Users of PROW through area, church users and to the east and users of the minor road and residents.

**CONSTRAINTS/DESIGNATIONS**

*Landscape* Cotswolds AONB. Ancient woodland adjacent to the South West.



<i>Historic</i>	Listed buildings adjacent on village edge including St Bartholomew's Church.
<i>Biodiversity</i>	The Valley, Moley & Great Moley KWS and Three Groves 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>	High Wold Valley
<i>HLC type</i>	L1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its sloping valley side landform, small-scale land use and the presence of many trees along field boundaries. It will be partly visible from Bournes Green and, potentially, from the local school and nearby listed buildings and is visible from Wear Farm. Its value lies in its designation as Cotswolds AONB and its recreational use via several PROWs and the Wysis Way long distance path. Housing development would be intrusive, would adversely affect its landscape character and small scale and would have a detrimental impact on local vegetation and users of PROWs and the long distance path.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its sloping landform, small-scale land use and the presence of many trees along field boundaries. It will be partly visible from Bournes Green and, potentially, from the local school and nearby listed buildings and is visible from Wear Farm. Its value lies in its designation as Cotswolds AONB and its recreational use via several PROWs and the Wysis Way long distance path. Employment development would be out of scale and character with the local landscape and the settlement, would be highly intrusive, and would have a detrimental impact on local vegetation and users of PROWs and the long distance path.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping, slightly terraced valley side with springs at northern end, falling away more at northern end.
<i>Landcover pattern/use/ elements</i>	Pasture and heavily treed field boundaries; irregular small-scale pattern of varying size
<i>Settlement pattern within parcel</i>	One farm unit (Wear Farm)
<i>Landscape features</i>	Heavily treed field boundaries
<i>Landscape condition/ intensity of use</i>	Moderate management and low-key use
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform and vegetation with some intervisibility with Bournes Green and with CROW access land to the west.
<i>Skyline</i>	Forms skyline to Wysis Way locally and to valley to the west.
<i>Key views</i>	None
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil
<i>Settlement edge character</i>	Indented screened edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Functional relationship is as well-used PROWs and Wysis Way long distance path; screened from views from settlement by vegetation along boundary with Land Parcel OL05.
<i>Potential visual receptors</i>	Users of PROWs and Wysis Way; residents in Bournes Green and at Wear Farm; Oakridge School pupils and staff and residents of adjacent listed buildings; users of CROW open access land along western boundary.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings adjacent on village edge.
<i>Biodiversity</i>	Strawberry Banks SSSI adjacent.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. CROW access land lies to the 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>	High Wold Valley
<i>HLC type</i>	A2s



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its small scale field pattern, its landform and land cover, the presence of many mature and semi-mature trees and its recreational use. Its value is demonstrated in its designation as part of the Cotswolds AONB and its availability for recreational use via PROWs and Wysis Way. Housing development would be out of scale with the small scale of the area, would be detrimental to its land cover and land use and would extend the settlement outside the settlement development limits.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its landform and land cover, the presence of many mature and semi-mature trees and its recreational use. Its value is demonstrated in its designation as part of the Cotswolds AONB and its availability for recreational use via PROWs and Wysis Way. Employment development would be entirely out of scale with the size and scale of the area and would be detrimental to its land cover and land use.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Sloping, almost terraced upper valley wold slopes
<i>Landcover pattern/use/ elements</i>	Pasture in linear irregular pattern along valley side, with dense treed field and road boundaries.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Tee cover along boundaries
<i>Landscape condition/ intensity of use</i>	Low intensity and moderate to good condition.
<i>Intervisibility/openness/enclosure</i>	Very enclosed by landform and vegetation
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	N/A
<i>Tranquillity</i>	Quiet (road along eastern boundary)
<i>Settlement edge character</i>	Individual 20 <sup>th</sup> C houses with large gardens.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Recreational use along PROWs and Wysis Way in southern part of area. Separation of Bournes Green from Oakridge Lynch.
<i>Potential visual receptors</i>	Houses along eastern and southern boundary; residents at Wear Farm; users of PROWs and Wysis Way; vehicle users along Holloway Road.

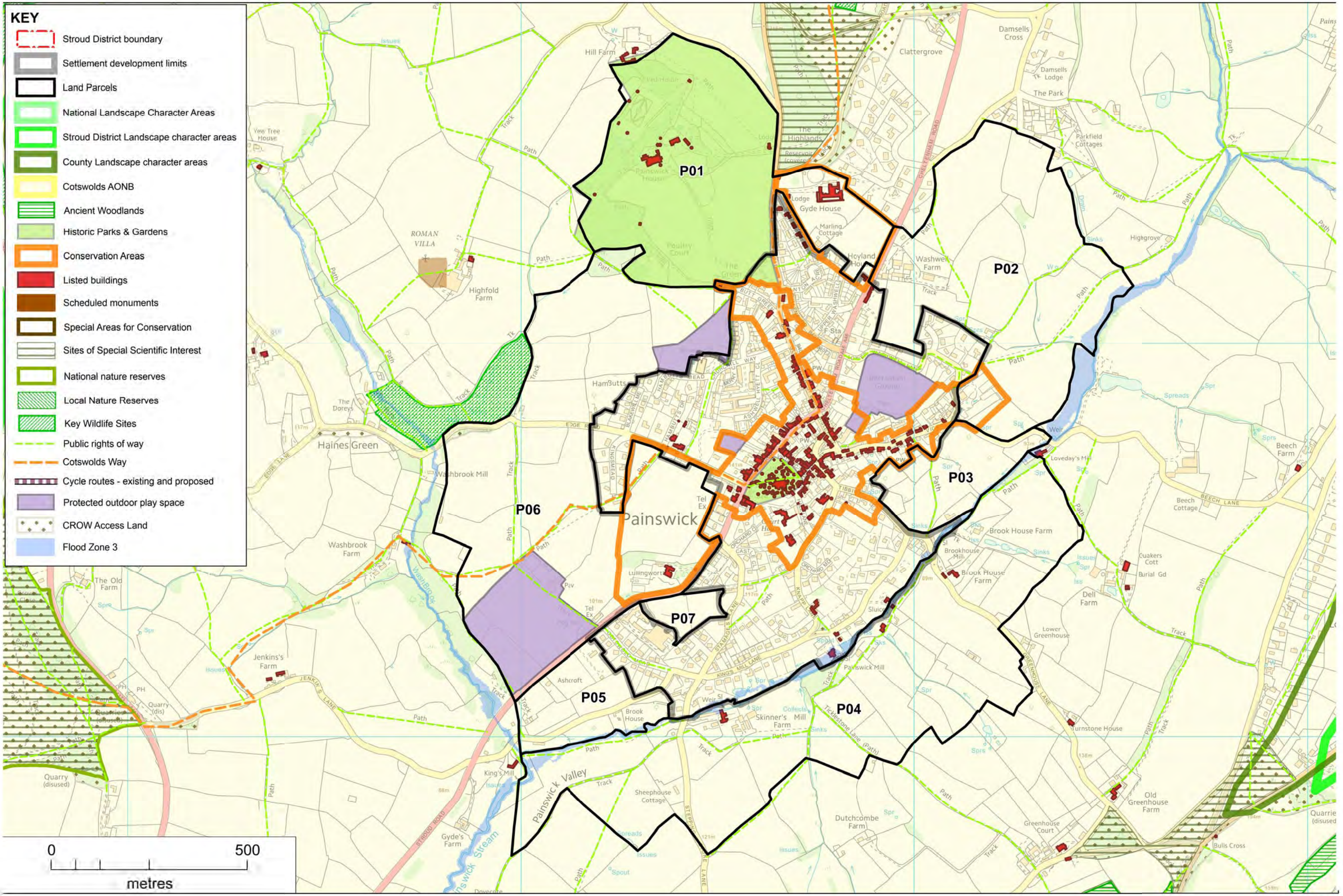
## CONSTRAINTS/DESIGNATIONS

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

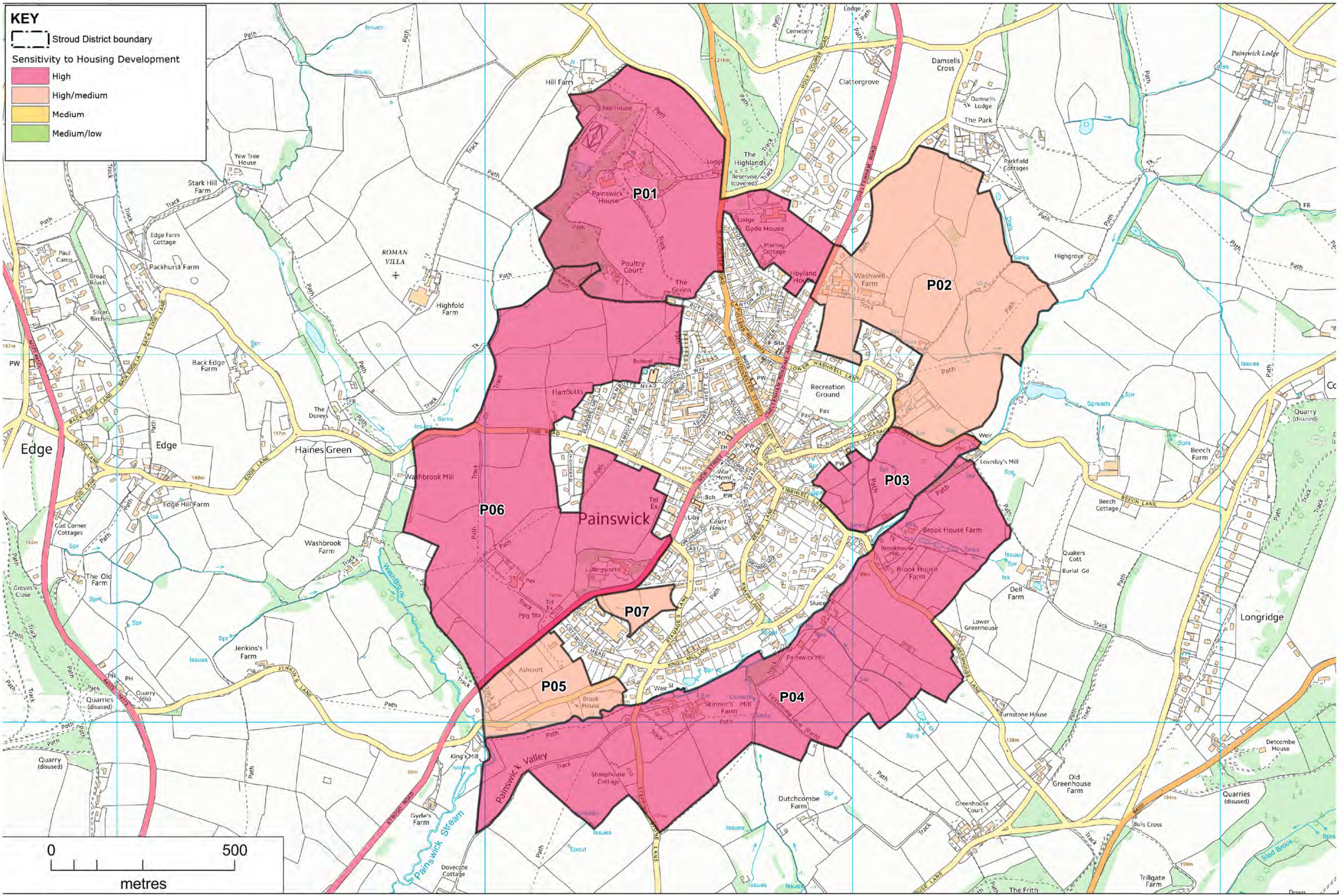
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Wold Tops + Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold Valley
<i>HLC type</i>	A2 + A2s

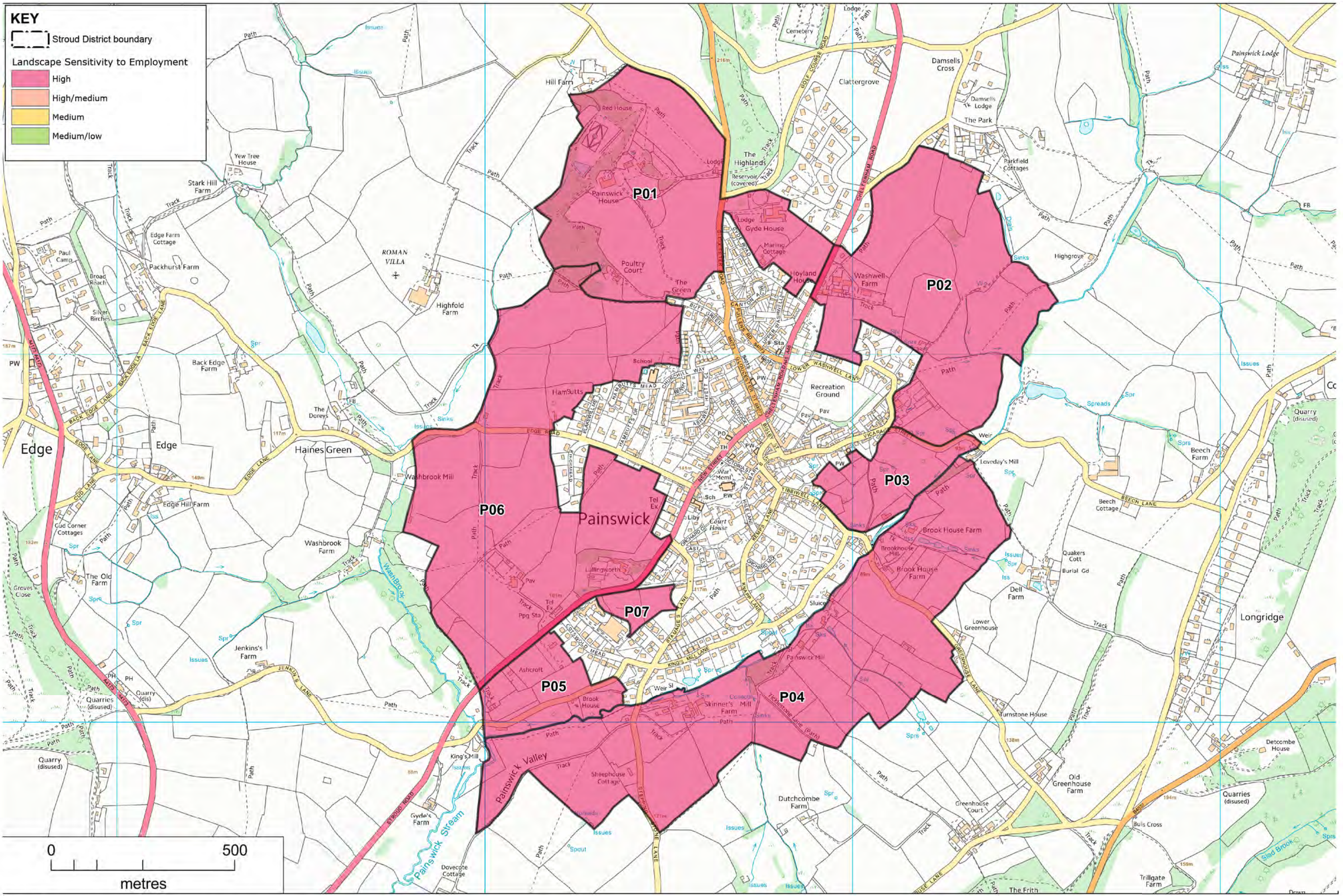














**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the large listed houses and gardens, mature parkland, and prominent location on the upper slopes of the valleys. The value of this area is in Painswick House historic park and garden, the listed house and ancillary buildings, listed Gyde House within a Conservation Area, the presence of the Cotswolds Way, all lying within Cotswolds AONB. Any housing development would totally out of character and have a significant adverse effect.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the large listed houses and gardens, mature parkland, and prominent location on the upper slopes of the valleys. The value of this area is in Painswick House historic park and garden, the listed house and ancillary buildings, listed Gyde House within a Conservation Area, the presence of the Cotswolds Way, all lying within Cotswolds AONB. Any employment development would totally out of character and have a significant adverse effect.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping. Slightly undulating rolling hillside.
<i>Landcover pattern/use/ elements</i>	Parkland with specimen parkland trees such as limes. Mature and outgrown hedgerows. Permanent pasture.
<i>Settlement pattern within parcel</i>	Painswick House and related estate buildings. Gyde House and gardens. Stone as main building material with stone roof tiles. Stone walls and steel railings.
<i>Landscape features</i>	Parkland, mature trees and rococo garden at Painswick House.
<i>Landscape condition/ intensity of use</i>	Well managed pasture forming setting to Painswick House. Lawns. Improved pasture south west of Gyde House.
<i>Intervisibility/openness/enclosure</i>	Semi enclosed by mature trees and woodland blocks, but open to views from the south (Painswick House) and south east and east (Gyde House).
<i>Skyline</i>	Skyline from A46 towards Gyde House.
<i>Key views</i>	From house to south.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil. Park and house visitors.
<i>Settlement edge character</i>	Detached houses with large gardens. On edge of Conservation Area at north edge of village
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Historic house and gardens are a key visitor attraction. Public footpaths run on south edge connecting with village.
<i>Potential visual receptors</i>	Painswick House. Gyde House. Residents adjacent. Road users and footpath users including Cotswolds Way.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Painswick House is listed and its Historic park and garden lie within the area. Gyde House is listed and its Conservation Area also lies within the land parcel. Painswick Conservation Area lies adjacent to the South.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswold Way runs through 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 Valley
<i>HLC type</i>	F1 + F2 to south + G4 to east



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of this area lies in its open, widely visible rural valley slopes with a strong continuity of the unspoilt pastoral landscape along the Painswick Valley, its role in separating the settlement from the hamlet at The Park, its mature trees and riparian vegetation, and its water courses. Its value lies in its location within the Cotswolds AONB and partly within the Conservation Area to the South. Housing development on the majority of the area would have a significant adverse effect on the open, rural character of valley within the AONB. However, the field between Washwell Farm and Lower Washwell Lane may be able to accommodate housing as this site is largely screened from views. Any development should keep at least 50m away from Washwell Farm to maintain a gap in the Cheltenham Road frontage and the integrity of the small folded valley at this point.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its open, widely visible rural valley slopes with a strong continuity of the unspoilt pastoral landscape along the Painswick Valley, its role in separating the settlement from the hamlet at The Park, its mature trees and riparian vegetation, and its water courses. Its value lies in its location within the Cotswolds AONB and partly within the Conservation Area to the South. Employment development would be highly out of character, and would have a significant adverse effect on the rural character of valley within the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Undulating and folded side of broad valley. Springs and small streams.
<i>Landcover pattern/use/ elements</i>	Irregular enclosure of formerly unenclosed fields. Permanent pasture, some arable. Mature trees in mostly outgrown hedgerows. Field north of recreation ground is contained by housing on three sides and farm to north.
<i>Settlement pattern within parcel</i>	Washwell farm. Barn conversion at southern edge.
<i>Landscape features</i>	Riparian vegetation.
<i>Landscape condition/ intensity of use</i>	Well managed pasture.
<i>Intervisibility/openness/enclosure</i>	Partially open especially to views from south and west. Some screening by mature trees and vegetation. Intervisible with residential development at Longbridge and wooded scarp behind.
<i>Skyline</i>	N/A
<i>Key views</i>	Long view to south east to wooded scarps.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Tranquil. Minor road noise.
<i>Settlement edge character</i>	Irregular residential edge of Painswick village to south and The Park to north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains north west edge of settlement. Continuous with pastoral landscape of Painswick Valley. PROWs cross area connecting to village.
<i>Potential visual receptors</i>	Housing adjacent and at Longbridge. PROW and minor road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Painswick Conservation Area covers the southern part of the land parcel.
<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>	High Wold Valley
<i>HLC type</i>	A1 + G4 (small field) + A2i to south east



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this area lies in its small scale, irregular enclosures with mature tree cover including remnant historic orchards on the steep valley slopes, which complement the traditional edge of the settlement, and riparian vegetation and flood zone along the stream. Its value is in its location in the Cotswolds AONB, association with the historic setting of the Conservation Area and, and public footpath links between the village centre and the wider rural area and valley. Housing development would be out of scale with the fine grain and character of the area and would significantly adversely affect and disrupt the relationship between the historic edge to the settlement and the valley landscape.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its small scale, irregular enclosures with mature tree cover including remnant historic orchards on the steep valley slopes, which complement the traditional edge of the settlement, and riparian vegetation and flood zone along the stream. Its value is in its location in the Cotswolds AONB, association with the historic setting of the Conservation Area and, and public footpath links between the village centre and the wider rural area and valley. Employment development would be totally out of scale with the fine grain and character of the area and would significantly adversely affect and disrupt the relationship between the historic edge to the settlement and the valley landscape.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Slope falling to stream at southern edge.
<i>Landcover pattern/use/ elements</i>	Irregular enclosure of formerly unenclosed fields. Remnant orchards and back gardens. Rough pasture. Mature trees and riparian vegetation.
<i>Settlement pattern within parcel</i>	Listed Loveday's Mill.
<i>Landscape features</i>	Orchard trees. Stream.
<i>Landscape condition/ intensity of use</i>	Variable condition, low key management in parts.
<i>Intervisibility/openness/enclosure</i>	Enclosed and intimate. Limited visibility due vegetation and location at foot of valley.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil but public footpaths cross area.
<i>Settlement edge character</i>	Indented back gardens to detached cottages in Conservation Area on northwest edge. 20C housing area to west.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Remnant orchards and pastoral streamside strengthens historic character of settlement. PROWs cross from village centre to footpath along Painswick Stream.
<i>Potential visual receptors</i>	Listed Mill and other listed buildings and those in Conservation Area PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Painswick Conservation Area with associated listed buildings abuts the land parcel. Loveday's Mill is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses the area. Narrow flood zone 3 along watercourse.

**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 Valley
<i>HLC type</i>	A2i + G3



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of this area lies in its location on the opposite side of the valley from the settlement, separated by the Painswick Stream, which forms a strong landscape feature and barrier, the strong rural character of the valley side including distinctive small scale linear field pattern in places with strong hedgerows, the mature trees and riparian vegetation, and floodzone along the stream, as well as the context and setting of several listed buildings. The value of the area lies in its location within the Cotswolds AONB, the various listed buildings, particularly along the lower valley sides, and public footpath links along and across the valley. Housing development would significantly extend development form into a new unspoilt area of the AONB, could adversely affect the existing listed buildings and would be out of scale with the fine grain landcover in many locations.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its location on the opposite side of the valley from the settlement, separated by the Painswick Stream, which forms a strong landscape feature and barrier, the strong rural character of the valley side including distinctive small scale linear field pattern in places with strong hedgerows, the mature trees and riparian vegetation, and floodzone along the stream, as well as the context and setting of several listed buildings. The value of the area lies in its location within the Cotswolds AONB, the various listed buildings, particularly along the lower valley sides, and public footpath links along and across the valley. Employment development would be totally out of character with the essentially residential character of the settlement as well as with the landscape, would significantly extend development form into a new unspoilt area of the AONB, could adversely affect the existing listed buildings and would be out of scale with the fine grain landcover.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Folded valley with moderately steep slopes in places. Small stream courses in secondary valley meet Painswick Stream.
<i>Landcover pattern/use/ elements</i>	Irregular enclosure of formerly unenclosed fields. Some more regular long narrow fields descending to stream. Permanent and improved pasture. Mature trees in mostly outgrown hedgerows, and copses. Riparian vegetation.
<i>Settlement pattern within parcel</i>	Listed mill and other farm buildings.
<i>Landscape features</i>	Stream and lateral valley water courses.
<i>Landscape condition/ intensity of use</i>	Well managed pasture and lower key management around stream course and copses.
<i>Intervisibility/openness/enclosure</i>	Filtered views across stream to village. Semi-open fields but mature hedgerows limit views across slope.
<i>Skyline</i>	N/A
<i>Key views</i>	To listed buildings, church and Conservation Area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil. Limited and occasional road noise.
<i>Settlement edge character</i>	Back gardens to detached houses across stream to north.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Stream acts as natural limit to settlement. Continuity of pastoral landscape to south and along Painswick Valley. PROWs along valley bottom and some lateral connections to settlement.
<i>Potential visual receptors</i>	Residential areas on south side of village. Listed buildings and farms. PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings lie along the Northern edge of the land parcel including Skinners Mill Farm. Brook House farm is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. Narrow flood zone 3 along watercourse.

**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  
High Wold Valley  
A2i to north + A6 in middle + A2 to south



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High / medium

*Summary*

The sensitivity of the area lies in its role as a gateway area at the western edge of the village on the A46 approaches, its mature trees, remnant orchards, and riparian vegetation and pasture beside the Painswick Stream, which has a narrow flood zone. Its value lies in its location within the Cotswolds AONB and the relationship with the listed King's Mill adjacent to the west. Housing development should avoid the north western higher ground where it would be highly visible on approaches to the village and also the pastures south of King's Mill Lane to allow views down to stream. However, carefully designed low-density housing may be able to be accommodated in the field north of Brook House north of King's Mill Lane.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its role as a gateway area at the western edge of the village on the A46 approaches, its mature trees, remnant orchards, and riparian vegetation and pasture beside the Painswick Stream, which has a narrow flood zone. Its value lies in its location within the Cotswolds AONB and the relationship with the listed King's Mill adjacent to the west. Housing development should avoid the north western higher ground where it would be highly visible on approaches to the village and also the pastures south of King's Mill Lane to allow views down to stream. Employment development would be out of scale and character, and significantly adversely affect existing residential development.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently domed, convex slopes to the north running down to the valley bottom. Slopes turn from west facing in western side of area to south facing towards Painswick Stream.
<i>Landcover pattern/use/ elements</i>	Improved pasture, paddocks and gardens. Some permanent pasture near stream in south. Regular fields. Low hedges but some mature trees and riparian vegetation. Higher garden hedges along A46. Remnant orchard in south by Painswick Stream.
<i>Settlement pattern within parcel</i>	Several detached houses with large gardens.
<i>Landscape features</i>	Streams.
<i>Landscape condition/ intensity of use</i>	Low key management of paddocks and pasture. Well managed in curtilage of private houses.
<i>Intervisibility/openness/enclosure</i>	Semi enclosed. Domed landform denies views up or down slope.
<i>Skyline</i>	Skyline from close views at valley bottom and from A46.
<i>Key views</i>	At gateway to village from A46.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Road noise and movement of A46 in north. More tranquil beside stream in south.
<i>Settlement edge character</i>	Main settlement edge to east. Detached 21c houses with back gardens facing area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Transitional area between pastoral rural context and main settlement. Lower fields beside Painswick Stream contribute to pastoral character of valley.
<i>Potential visual receptors</i>	Housing adjacent. PROW users in valley floor. Road users at gateway point to village.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Narrow flood zone 3 along watercourse.

**LANDSCAPE CONTEXT**

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



County/AONB LCA Landscape  
Character Type  
HLC type

High Wold Valley  
G4



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

The area's sensitivity lies in the unspoilt relatively open rural valley slopes which are steep in places, the proximity to Painswick Park to the north, the relationship with listed buildings on Edge Lane and Lullingworth, the presence of the Cotswold Way, and associated views both out of the settlement across the area and views in to settlement and the distinctive church spire, and the role as unspoilt approaches to the settlement from the west and south west. The value lies in the location within Cotswolds AONB, the Conservation Area to the south, the listed buildings and the historic park and garden at Painswick House to the north. Housing would impinge on the valley slopes, would noticeably extend the settlement edge, or be located in open countryside dislocated from the settlement, and would potentially detract from the setting of the Conservation Area, listed buildings or the historic park. It is considered inappropriate.

*Sensitivity to Employment Use* High*Summary*

The area's sensitivity lies in the unspoilt relatively open rural valley slopes which are steep in places, the proximity to Painswick Park to the north, the relationship with listed buildings on Edge Lane and Lullingworth, the presence of the Cotswold Way, and associated views both out of the settlement across the area and views in to settlement and the distinctive church spire, and the role as unspoilt approaches to the settlement from the west and south west. The value lies in the location within Cotswolds AONB, the Conservation Area to the south, the listed buildings and the historic park and garden at Painswick House to the north. Employment use would be totally out of character with residential character of the settlement, would impinge on the valley slopes, would noticeably extend the settlement edge, or be located in open countryside dislocated from the settlement, and would potentially significantly detract from the setting of the Conservation Area, listed buildings or the historic park. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Convex rolling valley slopes of the Washbrook levelling off slightly to near the valley floor.
<i>Landcover pattern/use/ elements</i>	Semi-regular and irregular medium to large-sized pastoral fields. Boundaries are mainly outgrown hedges with some trimmed hedges and strong hedgerow tree cover in places. Playing fields lie to the south west corner and to the north east.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Good condition and moderate intensity of use as pastoral land.
<i>Intervisibility/openness/enclosure</i>	The slopes are generally open to view from the opposite valley sides to the south and west.
<i>Skyline</i>	Parts act as local skyline in views from valley to the west.
<i>Key views</i>	From the Cotswolds Way and PROWs through the area and to the west, filtered views from Painswick Park to the north, from Stroud Road.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil countryside swiftly increasing in tranquillity away from the settlement edge.
<i>Settlement edge character</i>	Primarily 20c indented housing edge with mature gardens and trees lead to a neutral edge. Listed properties along Edge Road form a positive edge. Lullingworth is screened by trees.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms sloping open countryside falling to the valley floor of the Wash Brook, containing the settlement with well treed hedge boundaries, and acting as the wider setting to Painswick Park and to listed buildings on the edge of settlement. The Cotswolds Way runs through it and with other PROWs benefit from its rural character.
<i>Potential visual receptors</i>	Users of the Cotswold Way, PROWs and Stroud Road, residents and listed buildings.

**CONSTRAINTS/DESIGNATIONS***Landscape* Cotswolds AONB



<i>Historic</i>	Painswick Conservation Area covers the eastern part of the land parcel. Painswick House Historic park and garden lies to the north.
<i>Biodiversity</i>	Washbrook Meadows KWS lies adjacent to the West.
<i>Other (floodplain, PROWs)</i>	Cotswold Way and other PROWs run through 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 Valley
<i>HLC type</i>	A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the fine open view from the A46 across the western part of the area, providing part of the setting to listed Lullingworth and providing a rare space within the settlement fabric providing a contrast to the generally dense built form. Housing to the west could block the open views which would be significantly detrimental to the character of the settlement. Housing in the eastern enclosure would fill in the built form which would be undesirable although a small number of houses here (up to five) would not be noticed in the wider landscape provided the majority of tree cover was retained and protected. In order to achieve the latter, boundary trees should be located outside private curtilages and appropriate specimens TPOed.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the fine open view from the A46 across the western part of the area, providing part of the setting to listed Lullingworth and providing a rare space within the settlement fabric providing a contrast to the generally dense built form. Employment use would be completely out of scale and character with the historic settlement and would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Sloping valley sides
<i>Landcover pattern/use/ elements</i>	Divided into two areas. To the west, the open mown grass slopes form part of the Richmond Painswick retirement village curtilage and are used for walking and sitting. The enclosure is trimmed hedge to the A46, outgrown hedges to the south and a high conifer hedge to the east. Beyond this, the area appears to be managed as a large garden extension to a dwelling, with lawns and trees, especially to the north.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate intensity as mown grass.
<i>Intervisibility/openness/enclosure</i>	The area is intervisible with the valley sides to the south. The western side is open to glimpse view from the A46 but the eastern parcel is highly enclosed from public view.
<i>Skyline</i>	N/A
<i>Key views</i>	From A46 over the western area down the valley- virtually the only open view on this stretch from the road.
<i>Detractors</i>	Conifer hedge is uncharacteristic.
<i>Tranquillity</i>	Likely to be some tranquillity in eastern area.
<i>Settlement edge character</i>	Surrounded by settlement- neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The main functions of the area is allowing the fine open view from the A46, providing part of the setting to listed Lullingworth and providing a rare space within the settlement fabric providing a contrast to the generally dense built form.
<i>Potential visual receptors</i>	Users of the A46 and residents, including the retirement home.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Painswick Conservation Area including listed Lullingworth across the road to the north .
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

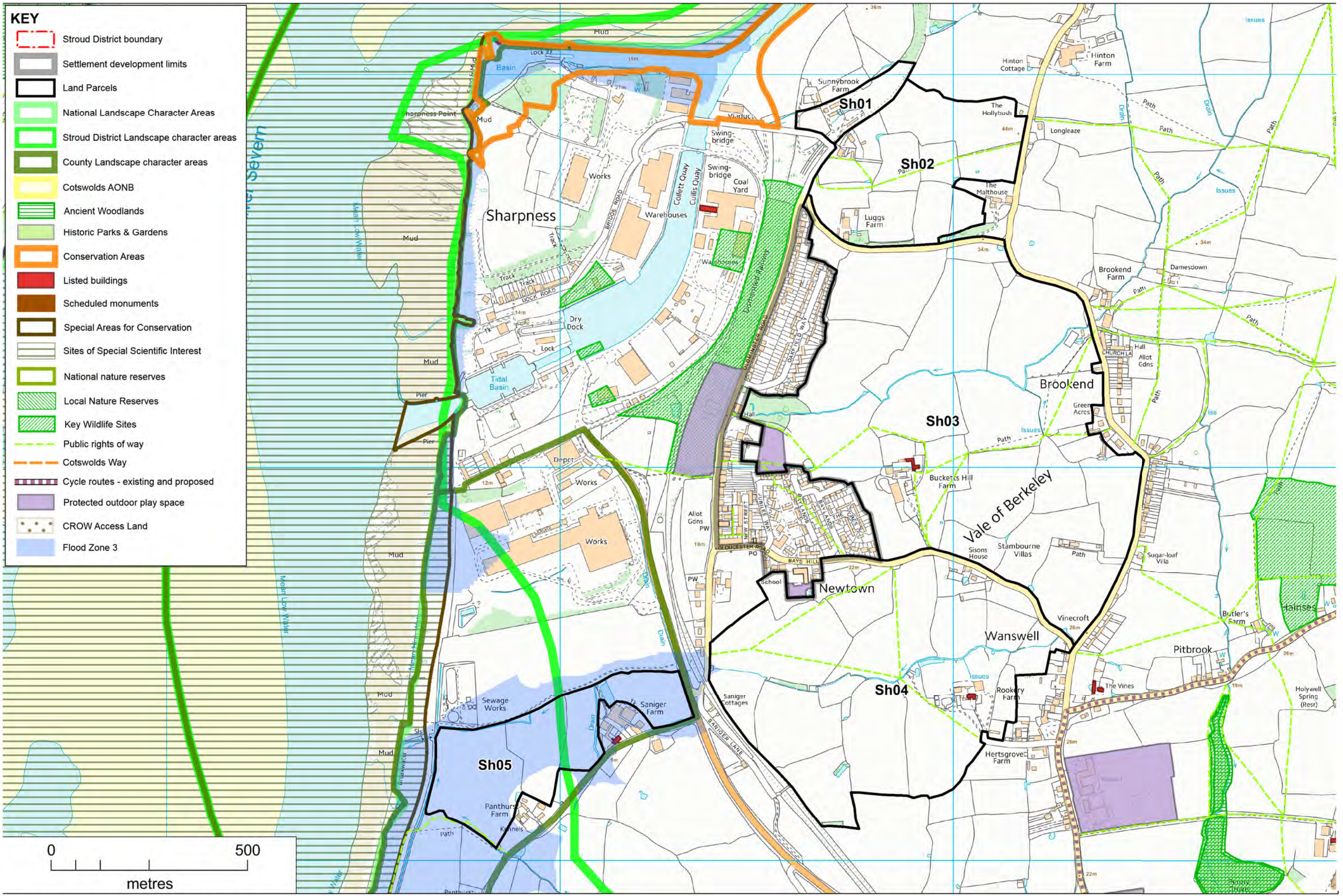
**LANDSCAPE CONTEXT**

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

County/AONB LCA Landscape  
Character Type  
HLC type

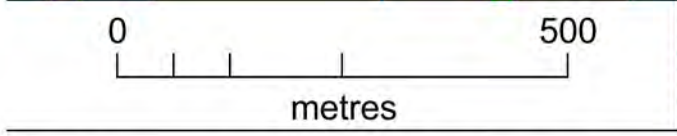
8. High Wold Valley  
G4



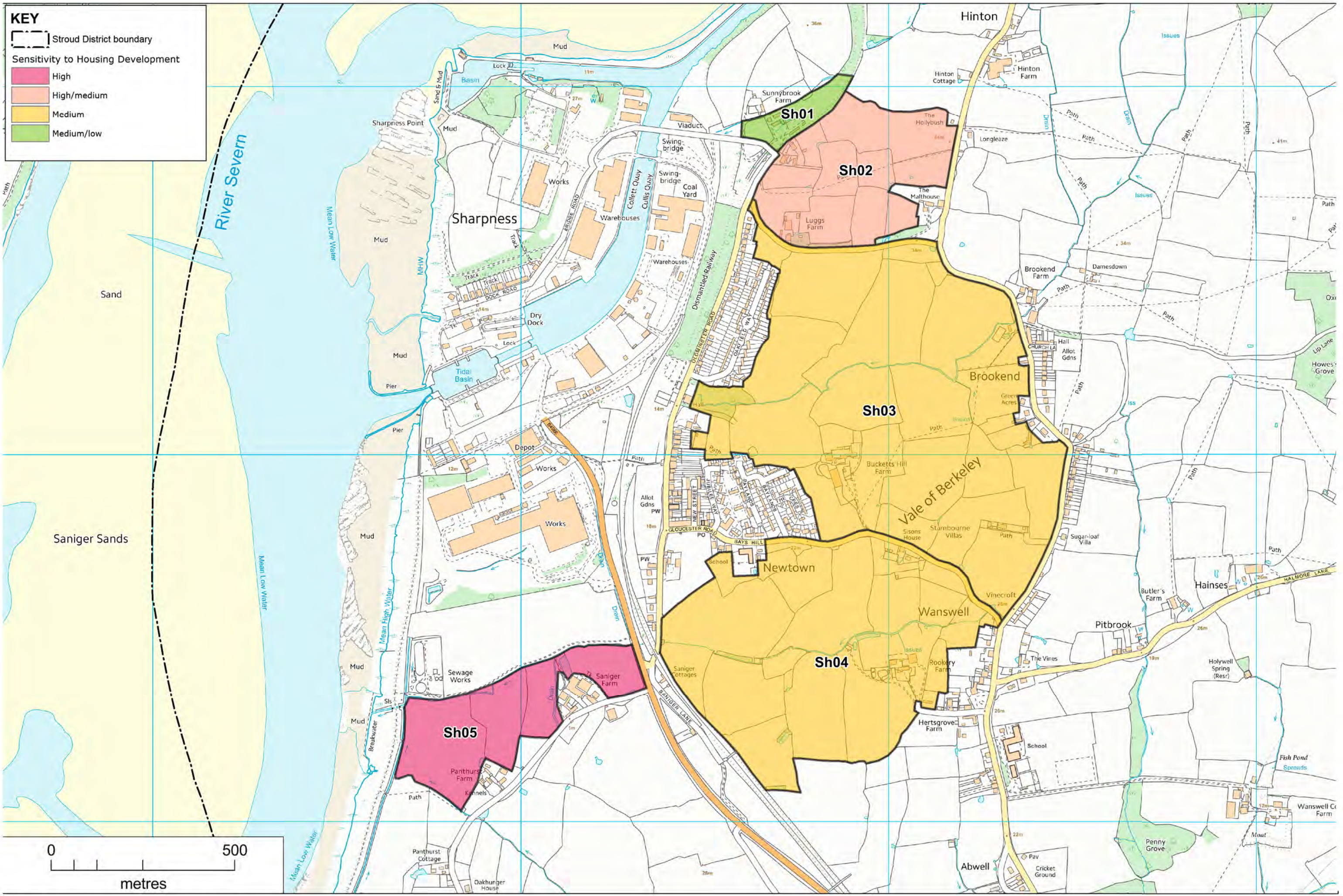


**KEY**

- 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







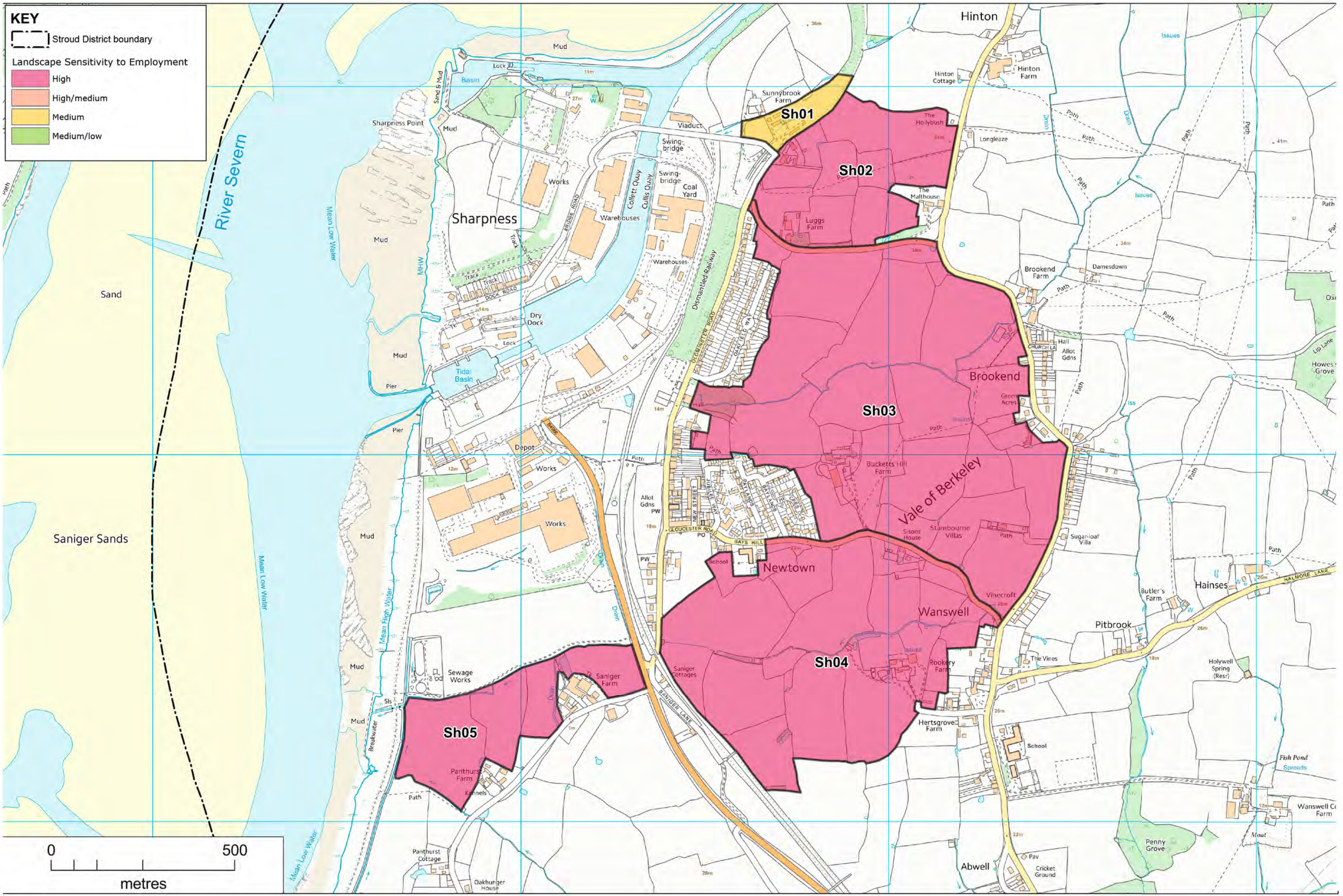
**KEY**

Stroud District boundary

Sensitivity to Housing Development

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



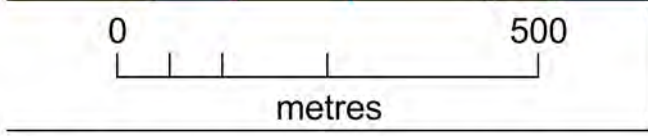


**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

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





## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* Medium/Low

### Summary

The sensitivity of this area lies in its visibility from the footbridge on the Severn Way, and its maturing vegetation on the edges. Its value lies in its potential for future linear access or wildlife corridor along the route of the disused railway. It could accommodate housing but its future potential to be part of this corridor should be retained.

*Sensitivity to Employment Use* Medium

### Summary

The sensitivity of this area lies in its visibility from the raised footbridge on the Severn Way, and its maturing vegetation on the edges. Its value lies in its potential for future linear access or wildlife corridor along the route of the disused railway. It could accommodate employment uses but its future potential to be part of this corridor should be retained, and views from the Severn Way considered.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Very gently undulating, low lying linear land parcel.
<i>Landcover pattern/use/ elements</i>	Paddock and ancillary farm or light industrial uses. Mature trees on edges.
<i>Settlement pattern within parcel</i>	Former railway-associated red brick buildings now used for light industrial uses.
<i>Landscape features</i>	On line of disused railway.
<i>Landscape condition/ intensity of use</i>	Poor condition and some detritus.
<i>Intervisibility/openness/enclosure</i>	Enclosed. Limited visibility except from east facing sloping land to west, and from raised footbridge on Severn Way.
<i>Skyline</i>	N/A
<i>Key views</i>	From raised footbridge on Severn Way.
<i>Detractors</i>	Nearby dockside industrial area.
<i>Tranquillity</i>	Not tranquil.
<i>Settlement edge character</i>	Industrial docks.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Main consideration is its relationship to linear corridor of disused railway with biodiversity interest and potential wider access links.
<i>Potential visual receptors</i>	Users of Severn Way.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None (Conservation Area to the west)
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Severn Way to the south

## 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>	H2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/Medium

### Summary

The sensitivity of this area lies in its steep slopes and rural character acting as an unspoilt backcloth to the developed lower ground to the west, its intervisibility with the wider rural areas and views to the Severn Estuary, its role as skyline, the rural character of Luggs Farm and the mature trees and hedgerows. Its value is in the public footpath which crosses the area and links to the Severn Way national trail along the area's western boundary. Oldminster Lane acts as a definite edge to development and housing up the hill would be likely to be noticeable/prominent and adversely affect the rural backcloth to the Severn and to the settlement as well as the pastoral setting to Luggs Farm.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of this area lies in its steep slopes and rural character acting as an unspoilt backcloth to the developed lower ground to the west, its intervisibility with the wider rural areas and views to the Severn Estuary, its role as skyline, the rural character of Luggs Farm and the mature trees and hedgerows. Its value is in the public footpath which crosses the area and links to the Severn Way national trail along the area's western boundary. Oldminster Lane acts as a definite edge to development and employment development up the hill would be out of place, difficult to accommodate on the slopes and would be likely to be prominent and adversely affect the rural backcloth to the Severn and to the settlement as well as the pastoral setting to Luggs Farm.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Sloping down to west.
<i>Landcover pattern/use/ elements</i>	Irregular field pattern reflecting former unenclosed cultivation. Improved pasture and arable. Paddocks. Mature hedgerows and isolated mature trees.
<i>Settlement pattern within parcel</i>	Old farm buildings and farmyard at Luggs farm.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Intensive arable and pasture. Good condition.
<i>Intervisibility/openness/enclosure</i>	Moderately enclosed by hedgerows. High ground intervisible with estuary and docks area.
<i>Skyline</i>	Higher ground to east is skyline from road and buildings on western edge.
<i>Key views</i>	From high ground to estuary.
<i>Detractors</i>	Nearby industrial docks area. Power line. Wind turbine.
<i>Tranquillity</i>	Some noises from dockside operations.
<i>Settlement edge character</i>	Dispersed farmyards and other buildings eg care home.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Pastoral landscape links to rural areas to north and east. PROW allows access, linking with Severn Way.
<i>Potential visual receptors</i>	PROW users. Luggs Farm and properties on eastern and western edges.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	A PROW runs up the slope

## 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>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in its slopes and rural character acting as a positive backcloth to the developed lower ground to the west, its intervisibility with the wider rural areas and views to the Severn Estuary, as a rural buffer between housing and industry to the west and the linear development at Brookend, its role as skyline, the mature trees and hedgerows, the prominent listed farmhouse, and the stream and associated riparian tree corridor and copse. Its value lies in the listed building and the PROWs that cross the area and connect with the Severn Way national trail. Housing within this area could be widely visible and adversely affect the rural backcloth to the Severn and the settlement and reduce the separation between it and Brookend. However, some housing development may be accommodated on the lower valley slopes located centrally if set back from PROWs and the stream, and with sensitive regard to the listed farmhouse. Development would need to be considered as part of a wider development strategy for the area for it to have a coherent relationship with existing settlement. The small field in the extreme north west of the area should not be developed as it provides a pastoral setting to Luggs Farm.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its slopes and rural character acting as a positive backcloth to the developed lower ground to the west, its intervisibility with the wider rural areas and views to the Severn Estuary, as a rural buffer between housing and industry to the west and the linear development at Brookend, its role as skyline, the mature trees and hedgerows, the prominent listed farmhouse, and the stream and associated riparian tree corridor and copse. Its value lies in the listed building and the PROWs that cross the area and connect with the Severn Way national trail. Housing within this area could be widely visible and adversely affect the rural backcloth to the Severn and the settlement and reduce the separation between it and Brookend. Employment development up the hill would be out of place, difficult to accommodate on the slopes and would be likely to be prominent and adversely affect the rural backcloth to the Severn and to the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently undulating and domed. Stream course runs to east.
<i>Landcover pattern/use/ elements</i>	Improved pasture and arable. Paddocks. Irregular field pattern reflecting former unenclosed cultivation. Mature trees and outgrown hedgerows in places, trimmed elsewhere. Tree belt along stream. Woodland copse at lowest part of stream.
<i>Settlement pattern within parcel</i>	Listed farmhouse and farm yard at Bucketts Hill.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Well managed farmland.
<i>Intervisibility/openness/enclosure</i>	Partially enclosed by mature field boundaries. Some intervisibility within area but truncated north/south by stream belt. Intervisibility with docks area. Longer views to estuary and Forest of Dean from high ground.
<i>Skyline</i>	Domed centre of area is skyline from both east and west.
<i>Key views</i>	None.
<i>Detractors</i>	Power lines. Views to dock industry and wind turbine.
<i>Tranquillity</i>	Moderately tranquil. Some industrial noises from dockside operations.
<i>Settlement edge character</i>	Linear pattern of 20c housing and blocks of 21c housing at foot of slope. Back gardens facing rural areas.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Pastoral containment to Sharpness industry and housing. PROW connects with Severn Way national trail.
<i>Potential visual receptors</i>	Housing adjacent. Listed farm house. PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed building at Bucketts Hill Farm
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area and there is a protected open space 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>	A1



## LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

## Summary

The area's sensitivity lies in its attractive valley form, its role as the local skyline in parts, its mature trees and hedgerows, its role separating Newtown and Wanswell, the listed farmhouse in the south east part of the area, and the stream and associated riparian tree corridor. Its value lies in the access from public footpaths into the area such as in the distinctive field rising from Saniger Lane. The disused railway corridor may also have value as a future access and wildlife corridor. Housing within this area could be widely visible and adversely affect the rural backcloth to the Severn and the settlement and reduce the separation between it and Wanswell. However, some housing development may be able to be accommodated in two fields in the lower part of the area south of the stream where contained by screening elements including the railway embankment and trees to the east. However, this is divorced from the main settlement by an intervening field which has landscape value and sensitivity and therefore may need to be considered as part of a wider development strategy for the area. Any housing layout should retain the stream corridor as part of publicly accessible green infrastructure. There may also be an opportunity in the field south of Gloucester Road and south east of the school grounds as this is in a dip, provided housing on the western edge does not breach the local skyline when viewed from the west. This potential site could also be considered as part of a wider strategy.

Sensitivity to Employment Use High

## Summary

The area's sensitivity lies in its attractive valley form, its role as the local skyline in parts, its mature trees and hedgerows, its role separating Newtown and Wanswell, the listed farmhouse in the south east part of the area, and the stream and associated riparian tree corridor. Its value lies in the access from public footpaths into the area. The disused railway corridor may also have value as a future access and wildlife corridor. Housing within this area could be widely visible and adversely affect the rural backcloth to the Severn and the settlement and reduce the separation between it and Wanswell. Employment development up the hill would be out of place, difficult to accommodate on the slopes and would be likely to be prominent and adversely affect the rural backcloth to the Severn and to the settlement.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently undulating folds of sloping land on valley sides. Stream course runs centrally west to east.
<i>Landcover pattern/use/ elements</i>	Improved pasture and arable. Irregular field pattern reflecting former unenclosed cultivation. Mature trees and outgrown hedgerows in places, trimmed elsewhere. Tree belt and copses along stream. Disused railway on wooded embankment at south west corner.
<i>Settlement pattern within parcel</i>	Farmhouse and farm yard at Rookery Farm. Small cluster of houses with large gardens 200m east of Newtown.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Well managed farmland.
<i>Intervisibility/openness/enclosure</i>	Partially enclosed by folded landform and tree belts. Some intervisibility within area but truncated north/south by stream belt. Some longer views from higher ground close to east end of Newtown.
<i>Skyline</i>	Gentle domed area south of primary school in Newtown is skyline from Oldminster Road.
<i>Key views</i>	None.
<i>Detractors</i>	Power lines. Views from high ground to dock industry and wind turbine.
<i>Tranquillity</i>	Moderately tranquil. Road noise from B4066.
<i>Settlement edge character</i>	Indented edge of 20c housing and school on south side of Newtown. A few houses backing on to area at Wansell.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Pastoral containment to Sharpness industry and housing. PROW connects with Severn Way national trail.
<i>Potential visual receptors</i>	Housing adjacent. Listed farm house. PROW users.

## CONSTRAINTS/DESIGNATIONS

Landscape None



<i>Historic</i>	Listed building at Rookery Farm
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the 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>	Low Sandstone Hills
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in being almost wholly in the flood zone, being part of the flat Severn Vale adjacent to the estuary and forming a rural buffer between development area to the north and the linear rural settlement to the south. Its value lies in the listed farmhouse at Saniger Farm to the South and the Severn Way national trail abutting the area to the West. Housing development would be inappropriate in this rural buffer zone and within the flood zone.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in being almost wholly in the flood zone, being part of the flat Severn Vale adjacent to the estuary and forming a rural buffer between development area to the north and the linear rural settlement to the south. Its value lies in the listed farmhouse at Saniger Farm to the South and the Severn Way national trail abutting the area to the West. Employment development would be inappropriate in this rural buffer zone and within the flood zone.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level. Severn embankment to the west and watercourse on northern edge.
<i>Landcover pattern/use/ elements</i>	Arable. Probably formerly meadows. Discontinuous hedgerows with some larger trees especially willow.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Embankment to Severn, listed farmhouse to south.
<i>Landscape condition/ intensity of use</i>	Intensive agriculture.
<i>Intervisibility/openness/enclosure</i>	Partially open as level but contained by hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	None
<i>Detractors</i>	Industry and wind turbine. Power lines. Sewage works to immediate north west.
<i>Tranquillity</i>	Industrial and road noises.
<i>Settlement edge character</i>	Two farms on edge of area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Not closely associated with settlement. Agricultural environment in context of Severn Way.
<i>Potential visual receptors</i>	Farms. Users of Severn Way.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed building adjacent to the south at Sanigar Farm
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Majority of the area is in flood zone 3.

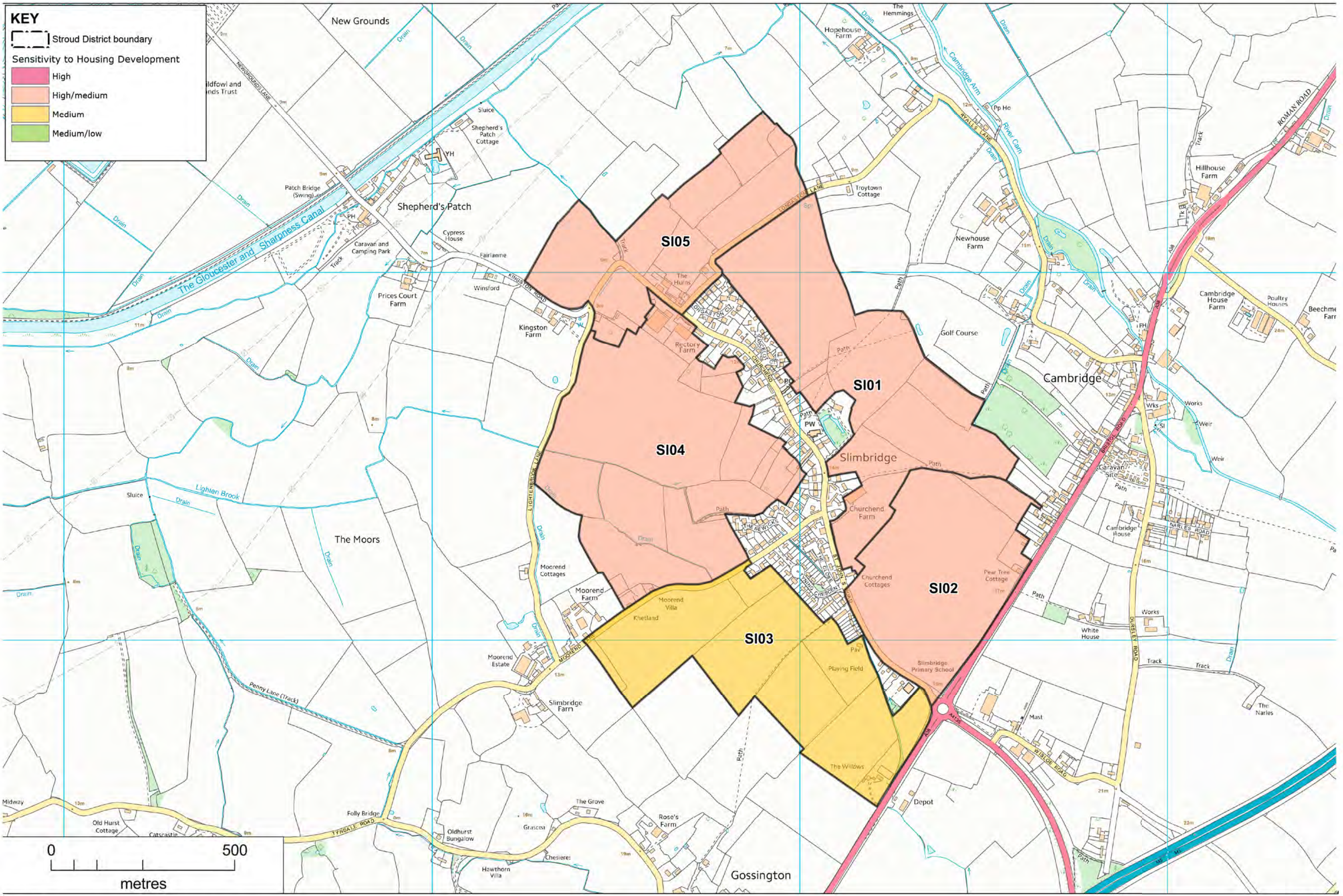
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales, Severn Vale Grazing , Marshland (west) +
<i>Stroud District LCA Landscape Character Type</i>	Sandstone Ridge (east), Drained Riverine Farmland
<i>County/AONB LCA Landscape Character Type</i>	Drained Riverine Farmland and Grazing
<i>HLC type</i>	D1

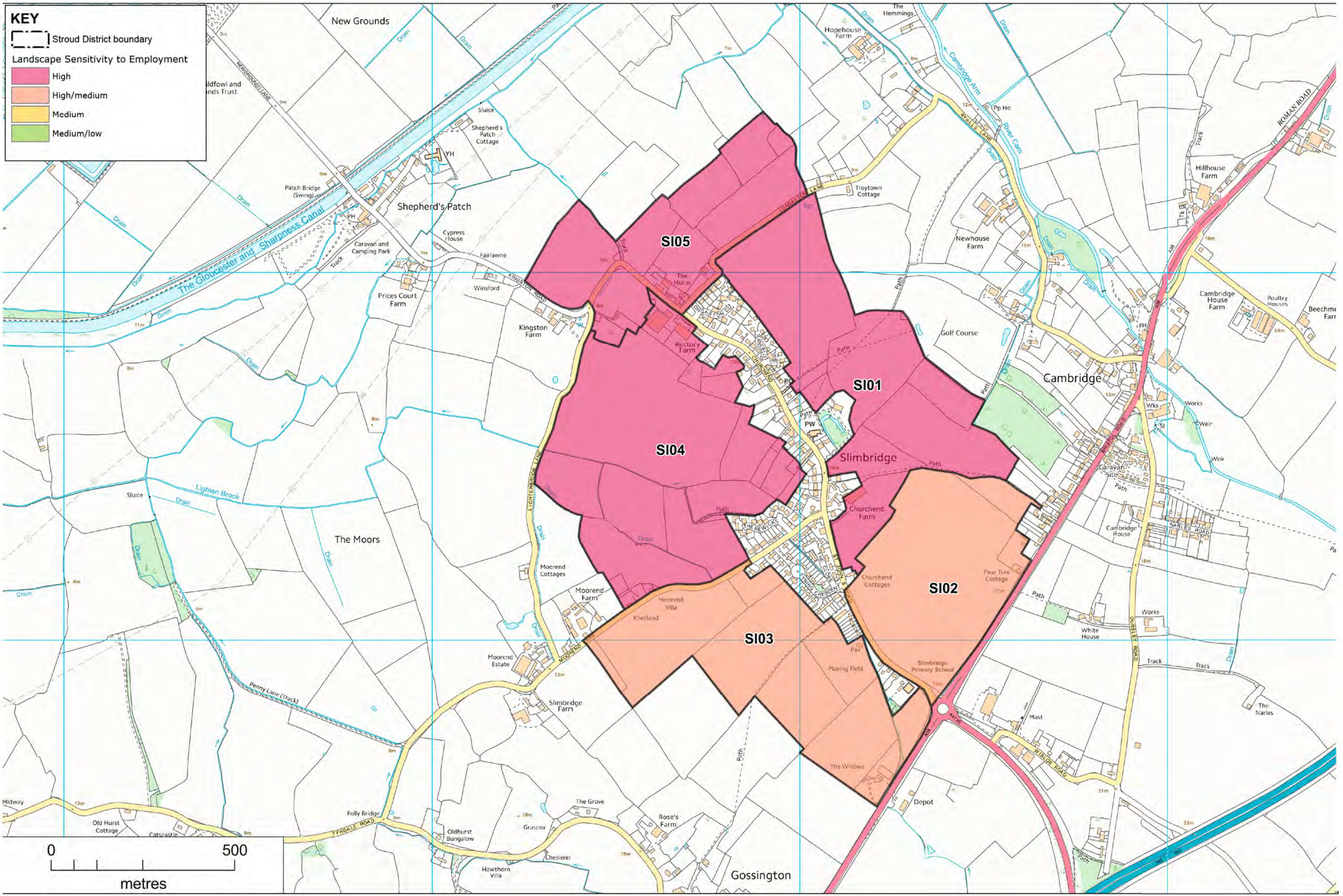














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its role as the unspoilt rural setting to the listed church, rectory and moated site, providing a gap in the built frontage which complements the character of the village, the ridge and furrow fields which complement the historic character of the settlement, the field trees and its role in helping to separate Slimbridge from Cambridge. The value of the area lies in the adjacent listed buildings and scheduled monument and the PROWs across it. Housing located centrally and to the south would adversely affect the traditional core of the village including views and character, would remove ridge and furrow and would erode the separation between Slimbridge and Cambridge. To the north, it would be located in relatively open land and would obviously extend the village from the current linear edge. It is therefore highly inappropriate to the central and southern fields and undesirable to the north.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its role as the unspoilt rural setting to the listed church, rectory and moated site, providing a gap in the built frontage which complements the character of the village, the ridge and furrow fields which complement the historic character of the settlement, the field trees and its role in helping to separate Slimbridge from Cambridge. The value of the area lies in the adjacent listed buildings and scheduled monument and the PROWs across it. Employment use would be completely out of character with the traditional character of the village and ridge and furrow landscape centrally and to the south and would adversely affect residents to the north. Located away from the A38 would also be undesirable. It is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently undulating, almost flat landform.
<i>Landcover pattern/use/ elements</i>	Mix of sub-regular and irregular small to large fields in pastoral (including horse grazing) and arable use. The central pastoral fields have ridge and furrow, some quite marked. Hedges are a mix of outgrown hedges and trimmed hedges. There are field trees and a few hedgerow trees.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Ridge and furrow and field trees.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and high to moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	The flat land and high hedges tend to limit wider views although where there are trimmed hedges to the north and south longer views are possible.
<i>Skyline</i>	N/A
<i>Key views</i>	Towards the distinctive church spire from the wider landscape across the area and from PROWs within area. Also views from PROWs to the rectory. Along St John's Road one of the fields in the parcel forms the only gap in the built frontage allowing views out.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderately tranquil although the A38 is audible to the south and the settlement edge is apparent to the north.
<i>Settlement edge character</i>	To the south, the settlement edge is indented and traditional with landmarks and mature trees making it a very positive edge. To the north adjoining the land parcel, the edge is 20c linear with limited mitigation and so is negative.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides the unspoilt rural setting to the listed church and rectory, as well as the scheduled moated site. It provides a gap in the built frontage which complements the character of the village. The ridge and furrow fields complement the historic character of the settlement. The area also helps to separate Slimbridge from Cambridge and there are paths across it, some of which link the settlements.
<i>Potential visual receptors</i>	Users of PROWs, St Johns Road, A38 (at a distance), and users of listed buildings, and residents.

**CONSTRAINTS/DESIGNATIONS**

*Landscape* None



<i>Historic</i>	Slimbridge moated site scheduled monument, listed St John's Church and rectory all 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>	Lowland Plain
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of this area lies in its openness allowing distinctive views to the church spire, its role in maintaining separation between Slimbridge and Cambridge and in its intact hedgerows. Housing development would impinge on views to the church spire, would reduce the separation between the two settlements and would be out of character with the traditional linear development pattern of the village.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of this area lies in its openness allowing distinctive views to the church spire, its role in maintaining separation between Slimbridge and Cambridge and in its intact hedgerows. Employment development would impinge on views to the church spire, would reduce the separation between the two settlements and would be out of character with the traditional linear development pattern of the village. Though there is commercial development across the A 38, employment development would be inappropriate in the context of the adjacent school and residential areas.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level.
<i>Landcover pattern/use/ elements</i>	Improved pasture. Large regular fields ignoring former unenclosed pattern. Trimmed hedges.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Good condition in agricultural use.
<i>Intervisibility/openness/enclosure</i>	Open, but due to level ground is largely screened from most view by hedges. Enclosed by mature trees to north east.
<i>Skyline</i>	N/A
<i>Key views</i>	To church spire.
<i>Detractors</i>	Adjacent to busy A38.
<i>Tranquillity</i>	Road noise from A38.
<i>Settlement edge character</i>	Linear residential development along road leading north to village centre. Detached properties with larger gardens at north west. Primary school to south.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Agricultural separation between Slimbridge and Cambridge to north east. PROW runs along north edge.
<i>Potential visual receptors</i>	Adjacent houses and primary school. PROW users. A38 users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs adjacent to north.

**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>	A3



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of this area lies in its openness to view to the south west, its intact mature trees and hedgerows, and proximity to the playing fields and primary school. Housing development could be highly visible in extending the settlement if implemented to the west, or to the south, next to the A38. However, it may be accommodated on the two fields adjacent to existing 20c housing in the north east of the land parcel, but development should avoid extending further south west than the small field on Moorend Lane and should allow for a substantial new field boundary to be created on the southern of the two fields between the small field and the school playing field.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of this area lies in its openness to view to the south west, its intact mature trees and hedgerows, and proximity to the playing fields and primary school. Employment development could be highly visible in extending the settlement if implemented to the west, or to the south, next to the A38, and would be inappropriate in this rural location adjacent to school and residential areas.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level. Some small ditches.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Medium sized regular field pattern on former unenclosed cultivation and wet meadows. Trimmed hedges, sometimes gappy, with occasional mature trees such as willows by ditches. Larger parkland trees and outgrown hedges in north east corner close to primary school.
<i>Settlement pattern within parcel</i>	One house with associated barns and paddock.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Intensively used for agriculture.
<i>Intervisibility/openness/enclosure</i>	Moderately open depending on state of hedges.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW and approaching settlement from south west along A38 and minor road.
<i>Detractors</i>	Power line.
<i>Tranquillity</i>	Quieter in north. More noisy adjacent to A38.
<i>Settlement edge character</i>	Back gardens of 20c detached or semi-detached housing and earlier cottages. Playing fields and primary school. Hamlet and detached cottages on Moorend Lane including listed buildings.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Contains village from amalgamation with Moorend. PROW through centre of area connects with playing fields.
<i>Potential visual receptors</i>	Adjacent houses and primary school. PROW users. A38 users.

**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>	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>	A3e + A3m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/Medium

*Summary*

The sensitivity of this area lies in its openness to view to the west, corresponding views over open fields to the church and historic core, the small enclosures related to the traditional linear settlement form including orchards beside the settlement, maintaining the separation of the settlement from Kingston Farm and the mature trees and hedgerows. Its value lies in its relationship with the several listed buildings along Churchend and the several PROWs public footpath linking to the Severn Way. Housing development would adversely affect the traditional linear pattern of the village to the east, with any new/widened accesses off Churchend adversely affecting the street's character. Development to the north would close the gap with Kingston Farm along the sensitive road leading to Slimbridge wildfowl and wetland centre. Development off Moorend Lane would extend the settlement into open countryside, closing the gap with rural development to the West, although this is the least sensitive part of the area. Overall, housing development in this area is undesirable.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of this area lies in its openness to view to the west, corresponding views over open fields to the church and historic core, the small enclosures related to the traditional linear settlement form including orchards beside the settlement, maintaining the separation of the settlement from Kingston Farm and the mature trees and hedgerows. Its value lies in its relationship with the several listed buildings along Churchend and the several PROWs public footpath linking to the Severn Way. Employment development would be completely out of character with this essentially linear traditional residential settlement in open countryside.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Mostly level with very slight undulation and lower ground to west. Some ditches and drains.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Medium to large regular field pattern on former unenclosed cultivation. Small remnant orchards and paddocks. Trimmed and sometimes gappy or outgrown hedges especially along Lightenbrook Lane and Moorend Lane, with occasional mature trees such as willows by ditches.
<i>Settlement pattern within parcel</i>	One farm.
<i>Landscape features</i>	Ditches.
<i>Landscape condition/intensity of use</i>	Well managed for agricultural use.
<i>Intervisibility/openness/enclosure</i>	Moderately open depending on state of hedges.
<i>Skyline</i>	N/A
<i>Key views</i>	To church.
<i>Detractors</i>	Power lines. Farm storage areas in north.
<i>Tranquillity</i>	Moderately tranquil.
<i>Settlement edge character</i>	Large back gardens of detached 20C houses and earlier cottages.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Transition from village edge with gardens, orchards and paddocks to more open arable and remnant wetland features. PROWs run along north and south part of area.
<i>Potential visual receptors</i>	Adjacent houses including listed buildings, farm and PROW users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings in settlement adjacent eg The Old Malthouse
<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, Severn Vale Grazing Marshland
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/Medium

*Summary*

The sensitivity of this area lies in its open character, location adjacent to the sensitive access road to Slimbridge wildfowl and wetland centre, views over open fields to the church, maintaining the separation of the settlement from Kingston Farm, providing the setting for listed buildings, flood zone and mature trees and hedgerows. Its value is in the PROWs across the area linking to the Severn Way and the proximity of listed buildings. Housing development would clearly extend the settlement form into the rural vale, could close the gap between the settlement and Kingston Farm affecting the latter's setting and would adversely affect the road corridor to the wildfowl and wetlands centre.

Sensitivity to Employment Use High

*Summary*

The sensitivity of this area lies in its open character, location adjacent to the sensitive access road to Slimbridge wildfowl and wetland centre, views over open fields to the church, maintaining the separation of the settlement from Kingston Farm, providing the setting for listed buildings, flood zone and mature trees and hedgerows. Its value is in the PROWs across the area linking to the Severn Way and the proximity of listed buildings. Housing development would clearly extend the settlement form into the rural vale, could close the gap between the settlement and Kingston Farm affecting the latter's setting and would adversely affect the road corridor to the wildfowl and wetlands centre. Employment development would be completely out of character with this essentially linear traditional residential settlement in open countryside.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Level with very slight undulations. Ditch.
<i>Landcover pattern/use/ elements</i>	Arable and improved pasture. Medium sized regular field pattern on former unenclosed cultivation. Mature hedgerow trees and hedges trimmed or outgrown. Electricity sub station.
<i>Settlement pattern within parcel</i>	Farm buildings and old cottages.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate. Some gappy hedgerows and post and wire fences.
<i>Intervisibility/openness/enclosure</i>	Moderately open with some long views. More enclosed to north by mature trees.
<i>Skyline</i>	N/A
<i>Key views</i>	To church spire.
<i>Detractors</i>	Pylons and power line. Large farm storage buildings.
<i>Tranquillity</i>	Moderately tranquil.
<i>Settlement edge character</i>	Northern edge of settlement defined by two farms. Other isolated farm or residential properties along Kingston Road.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Farms and road dog-leg define and contain north edge of settlement. PROWs cross area leading to the canal and north edge of village.
<i>Potential visual receptors</i>	Adjacent houses including listed buildings, farms and PROW users.

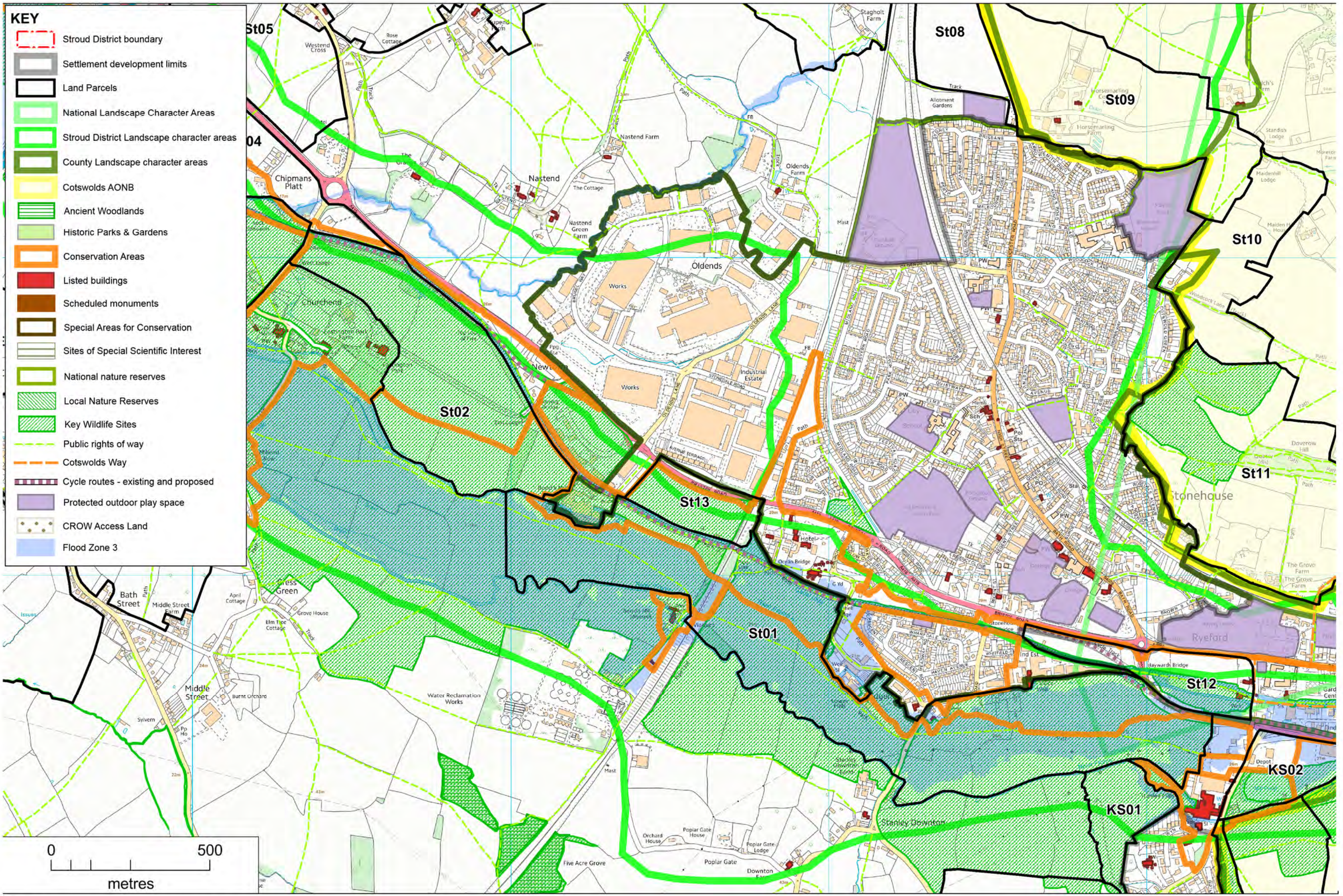
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed Hurns Farm in area and listed building Kingston Farm adjacent
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses area. Flood Zone 3 on north western tip.

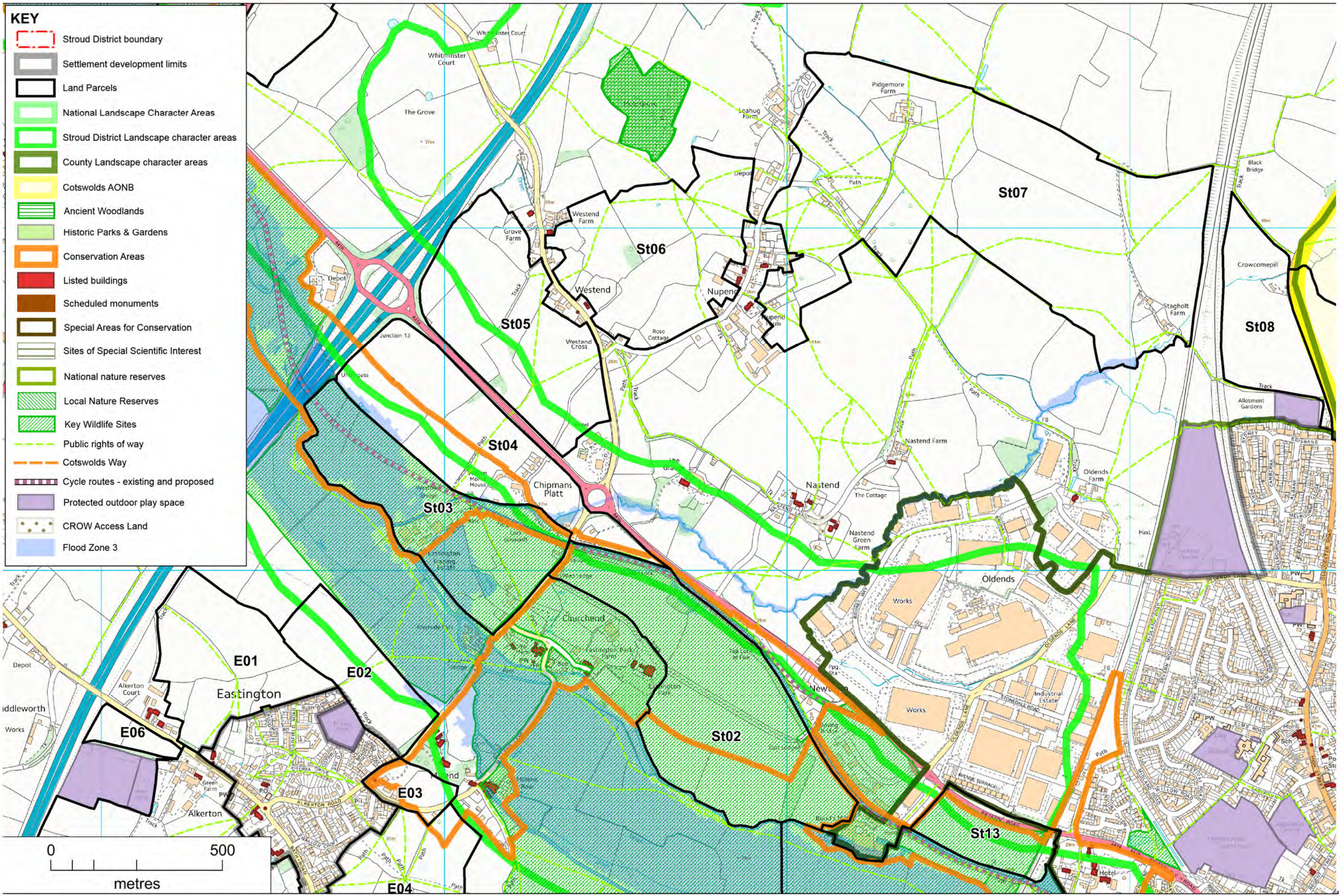
**LANDSCAPE CONTEXT**

<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>	A1

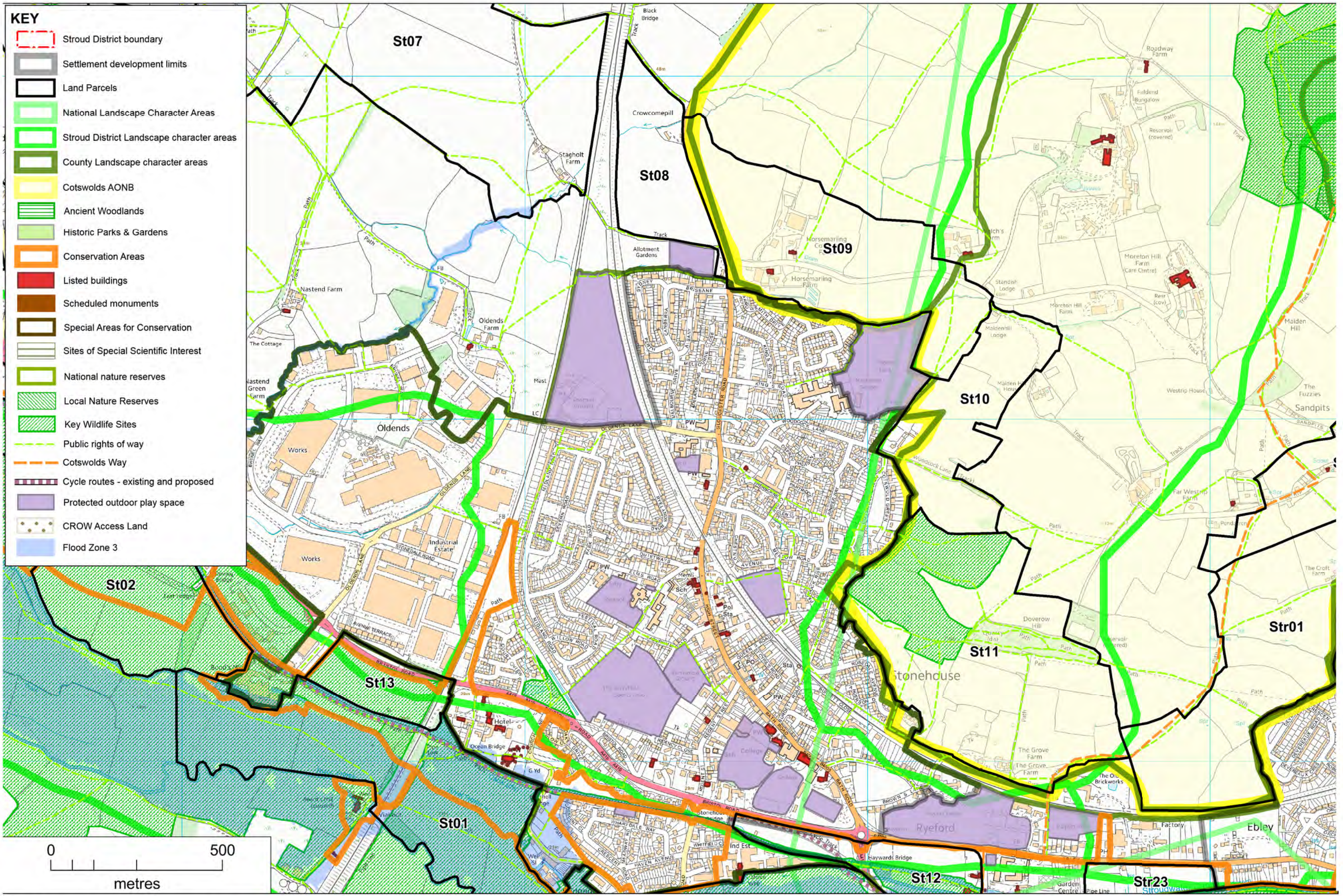






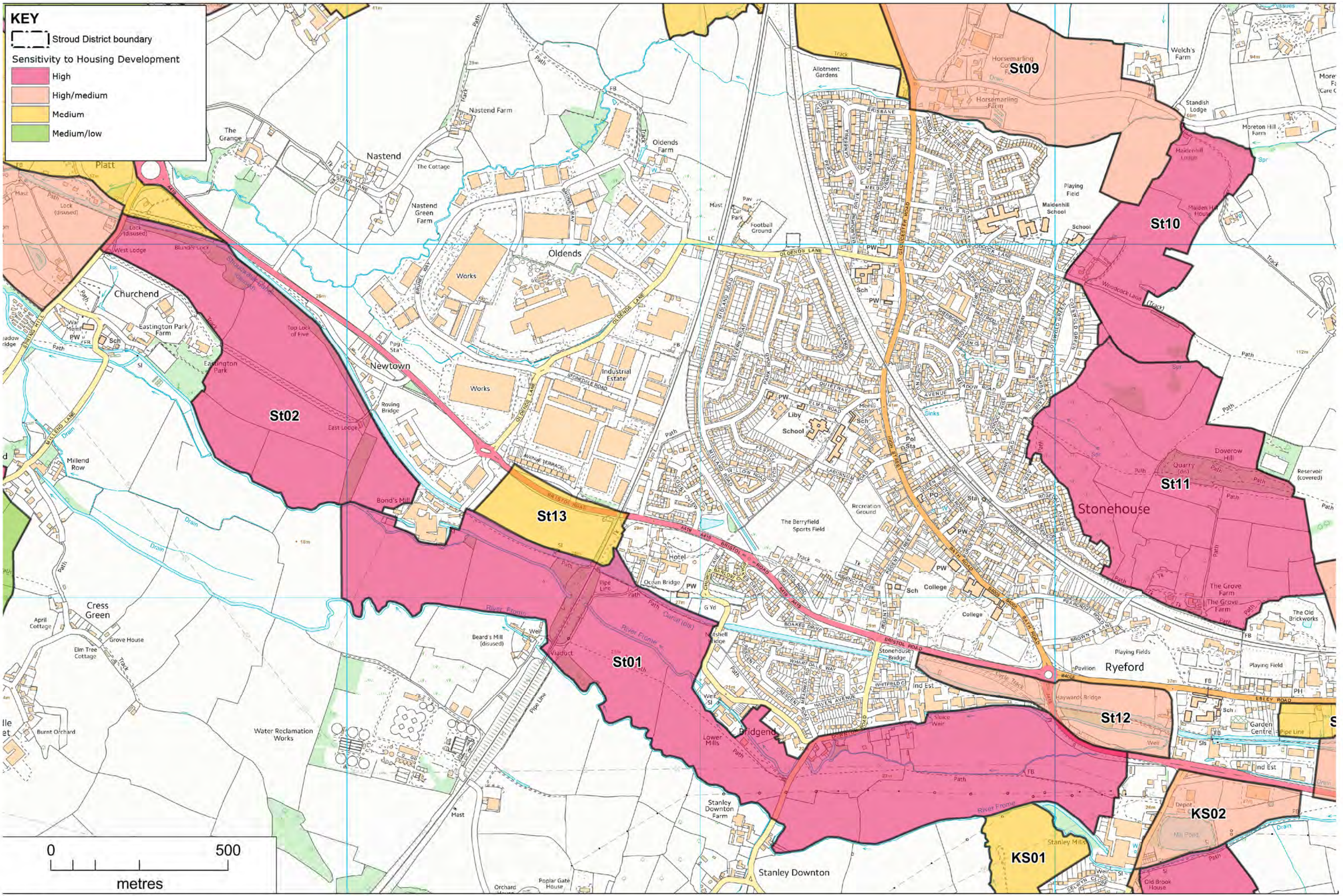






- KEY**
- Stroud District boundary
  - Settlement development limits
  - Land Parcels
  - National Landscape Character Areas
  - Stroud District Landscape character areas
  - County Landscape character areas
  - Cotswolds AONB
  - Ancient Woodlands
  - Historic Parks & Gardens
  - Conservation Areas
  - 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

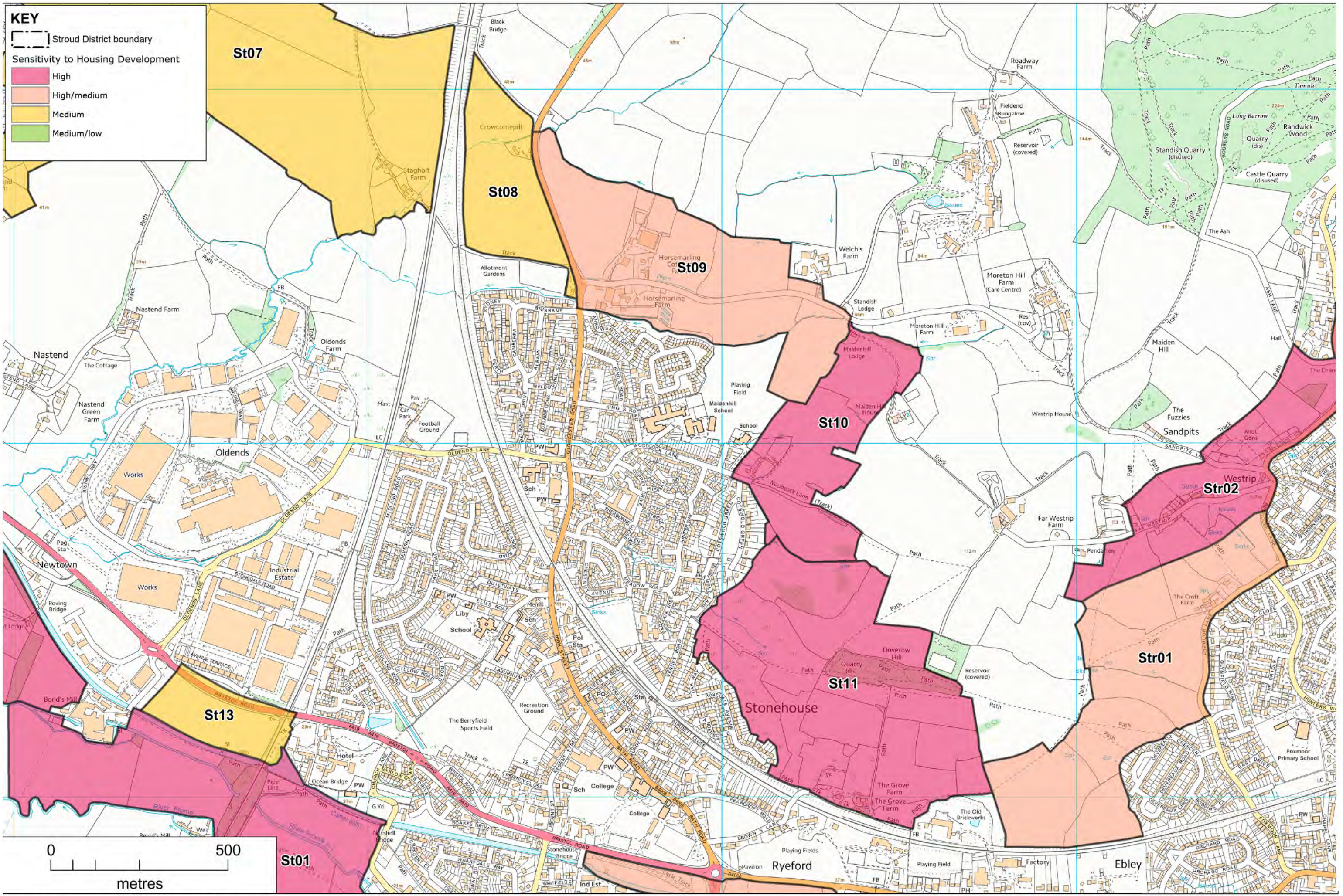




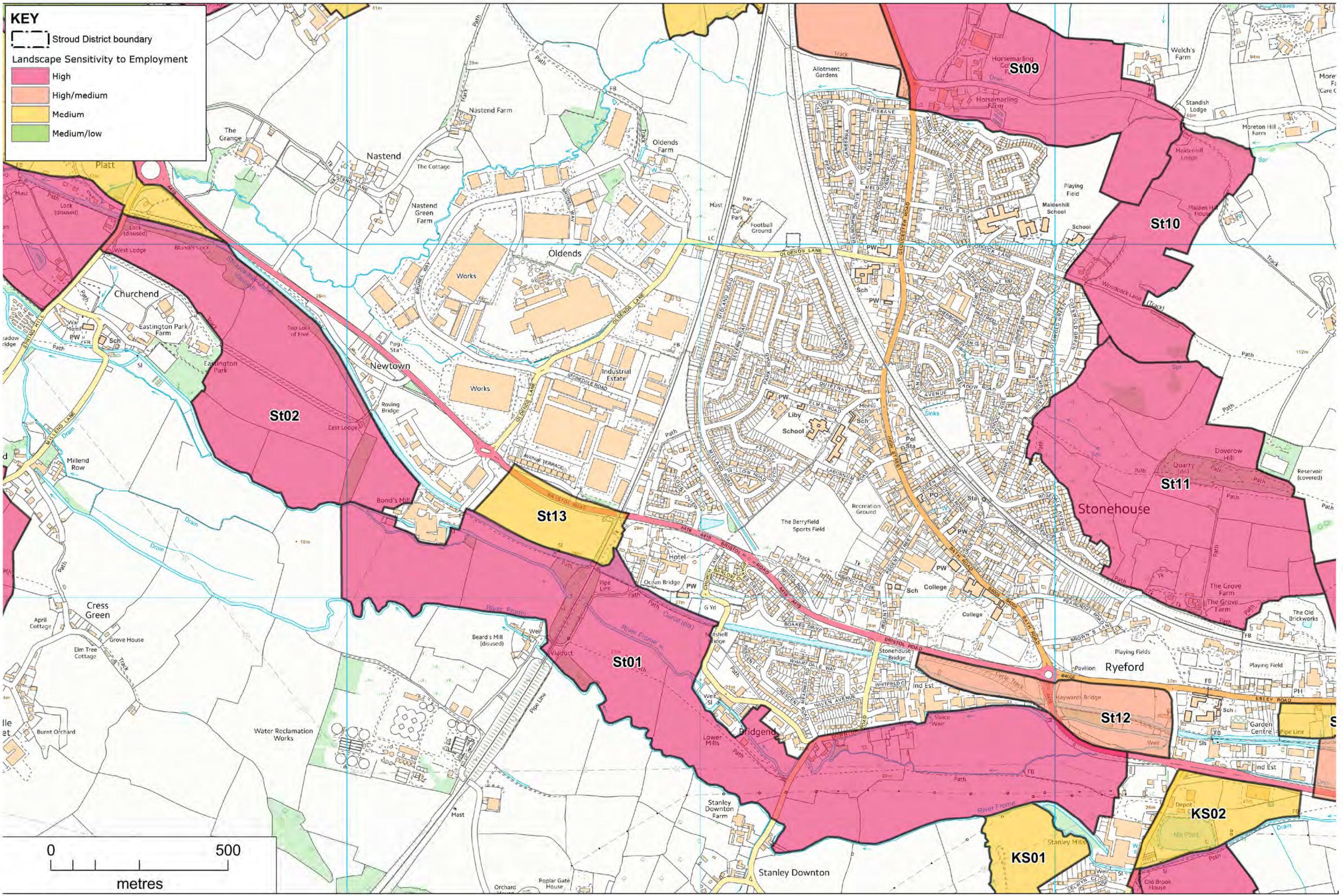












**KEY**

Stroud District boundary

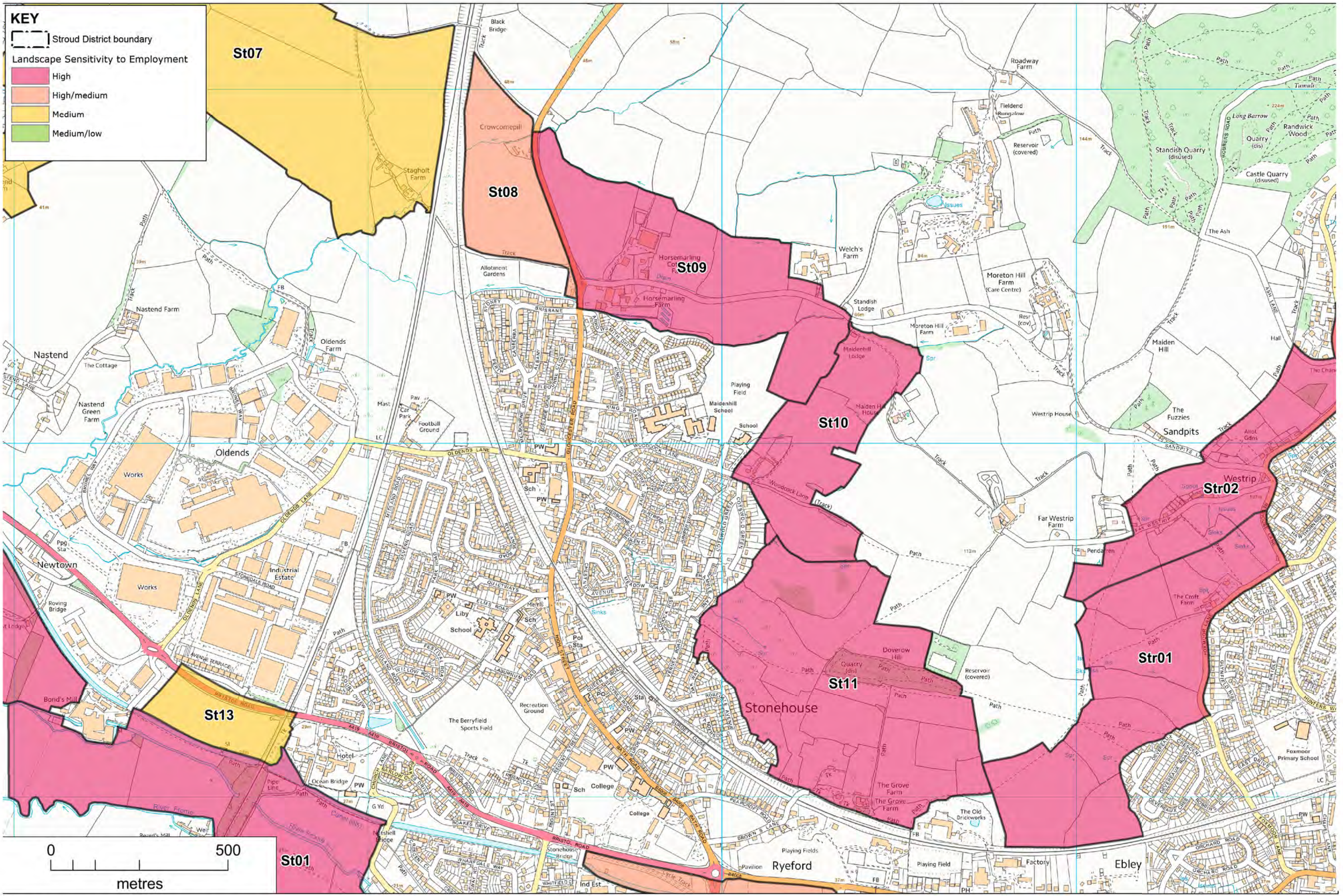
Landscape Sensitivity to Employment

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







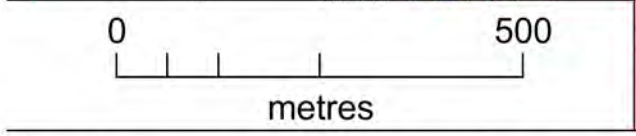


**KEY**

Stroud District boundary

Landscape Sensitivity to Employment

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





**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of the area lies in its role as an important river and canal corridor with an unspoilt valley floor which acts as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside and associated settlements to the south. The Thames and Severn Way, St Cyr church and the canal have sensitive views over the area. The majority of the area lies within Flood zone 3. The value of the area lies in the Industrial Heritage Conservation Area along valley floor, the Stanley Mills Conservation Area, listed buildings to the north and south, and the allocation of the whole area as a key wildlife site. Housing would impinge on the openness of the valley floor and floodplain and disrupt the valley corridor, impinge on the setting of various listed buildings and would be visible from key recreational routes. It is considered highly inappropriate.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its role as an important river and canal corridor with an unspoilt valley floor which acts as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside and associated settlements to the south. The Thames and Severn Way, St Cyr church and the canal have sensitive views over the area. The majority of the area lies within Flood zone 3. The value of the area lies in the Industrial Heritage Conservation Area along valley floor, the Stanley Mills Conservation Area, listed buildings to the north and south, and the allocation of the whole area as a key wildlife site. Employment use would impinge on the openness of the valley floor and floodplain and disrupt the valley corridor, impinge on the setting of various listed buildings and would be visible from key recreational routes. It is considered highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley floor of the River Frome with braided river courses and Stroudwater Canal at a slightly higher level to the north. Generally, the slopes are gentle although there are some steeper changes in level.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized fields of improved and permanent pasture with some arable, with a mix of outgrown and trimmed hedgerows. Trees lie along the riparian corridors, canal and on the railway embankments. Rough ground and scrub lies between the canal and river in places. A few houses in large gardens lie south of Downton.
<i>Settlement pattern within parcel</i>	A few houses in large gardens lie south of Downton.
<i>Landscape features</i>	River and canal with associated bridges and structures.
<i>Landscape condition/ intensity of use</i>	Moderate condition generally and moderate intensity use as pasture.
<i>Intervisibility/openness/enclosure</i>	Hedges and trees tend to limit long views but there are views across the valley from the canal in places.
<i>Skyline</i>	N/A
<i>Key views</i>	From the canal/Thames and Severn Way, Church of St Cyr graveyard, various listed buildings and minor road crossing the valley- Downton Road.
<i>Detractors</i>	Commercial building/premises a minor detractor west of Downton Road.
<i>Tranquillity</i>	Tranquil generally although affected by A419 to the east.
<i>Settlement edge character</i>	Mix of residential and commercial which is generally well integrated by mature vegetation. St Cyr church is a highlight.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is an important river and canal corridor with an unspoilt valley floor which acts as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside to the south. The Thames and Severn Way is the main recreational route. St Cyr church and the canal are positive features.
<i>Potential visual receptors</i>	Users of Thames and Severn Way, other PROWs, minor roads, St Cys churchyard, and residents.

**CONSTRAINTS/DESIGNATIONS**

Landscape None

Historic Stanley Mills Conservation Area and listed buildings to the south. Industrial Heritage Conservation Area along valley floor. Listed buildings on northern



edge.

*Biodiversity*

River Frome (SO70) KWS, Bond's Mill Bank KWS

*Other (floodplain, PROWs)*

Majority of area within Flood Zone 3, excluding area to north west. PROWs run through the area. Thames and Severn Way and cycle route along canal.

**LANDSCAPE CONTEXT**

*National Character Area*

Severn and Avon Vales mainly, Cotswolds to the east.

*Stroud District LCA Landscape Character Type*

Frome River Valley

*County/AONB LCA Landscape Character Type*

Cotswolds AONB Settled Valley, Stroud, Vale of Berkeley

*HLC type*

D1 + A1D



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of the area lies in its role as part of an important river and canal corridor with an unspoilt valley floor and sides and parkland which act as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside to the south. The Thames and Severn Way is the main recreational route and the canal and Eastington House with its parkland are positive features which are all sensitive. The value of the area lies in its location mainly in the Industrial Heritage Conservation Area along valley floor, listed buildings within the area and at Eastington Park to the south, and the River Frome key wildlife site. Housing would adversely affect the character of the valley sides and floor, the parkland, and the setting of the listed buildings as well as adversely affecting the view from recreational routes. It would therefore be highly inappropriate.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its role as part of an important river and canal corridor with an unspoilt valley floor and sides and parkland which act as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside to the south. The Thames and Severn Way is the main recreational route and the canal and Eastington House with its parkland are positive features which are all sensitive. The value of the area lies in its location mainly in the Industrial Heritage Conservation Area along valley floor, listed buildings within the area and at Eastington Park to the south, and the River Frome key wildlife site. Employment use would adversely affect the character of the valley sides and floor, the parkland, and the setting of the listed buildings as well as adversely affecting the view from recreational routes. It would therefore be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley sides between the River Frome and Stroudwater Canal at a slightly higher level to the north. Generally, the slopes are gentle although there are some steeper changes in level such as to the south.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields of improved and permanent pasture with outgrown hedgerows. Trees form an avenue to Eastington House and there are parkland trees, a strong poplar belt to the south and trees lie along the riparian corridor, canal and along some hedgerows.
<i>Settlement pattern within parcel</i>	A lodge to Eastington House by the canal and listed dwellings by Bond's Mill.
<i>Landscape features</i>	River and canal with associated bridges and structures, avenue of trees and strong tree cover generally.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition generally and moderate intensity use as pasture.
<i>Intervisibility/openness/enclosure</i>	Hedges and trees tend to limit long views but there are views across the valley from the canal such as near Bond's Mill.
<i>Skyline</i>	N/A
<i>Key views</i>	From the canal/Thames and Severn Way, PROW to the south and various listed buildings.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil generally although A419 noise apparent to the north.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is part of an important river and canal corridor with an unspoilt valley floor and sides and parkland which act as a recreation and wildlife corridor and as a buffer between the settlement to the north and the wider countryside to the south. The Thames and Severn Way is the main recreational route and the canal and Eastington House with its parkland are positive features.
<i>Potential visual receptors</i>	Users of Thames and Severn Way, other PROWs, Eastington House and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Industrial Heritage Conservation Area along valley floor. Eastington Park listed



	buildings to the south.
<i>Biodiversity</i>	River Frome (SO70) KWS
<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>	Frome River Valley
<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 sensitivity of the area lies in its role as part of the corridor landscape linking Stroud with the Severn Vale with associated recreation and wildlife corridor functions, its role as part of the green buffer between the expanding Stonehouse area and Eastington and the M5, its contribution to the setting of the canal, which is a significant feature with its associated structures and to buildings such as William Morris House which is a nearby landmark and its role as floodplain in part. The value of the area lies in the Industrial Heritage Conservation Area which covers the western and northern parts of the area, the River Frome key wildlife site and PROWs including the Thames and Severn Way adjacent. Housing would definitely extend the current settlement form and development corridor towards the vale and M5. To the west, this would be highly visible from the M5, the Thames and Severn Way and from across the valley from around Eastington. It would also demonstrably close the gap between the settlements, and impinge on the key wildlife site and floodplain. To the north east housing would impinge on the setting of the canal, as well as extend the settlement towards Churchend, closing the settlement gap. Therefore housing is not considered appropriate anywhere in the area.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its role as part of the corridor landscape linking Stroud with the Severn Vale with associated recreation and wildlife corridor functions, its role as part of the green buffer between the expanding Stonehouse area and Eastington and the M5, its contribution to the setting of the canal, which is a significant feature with its associated structures and to buildings such as William Morris House which is a nearby landmark and its role as floodplain in part. The value of the area lies in the Industrial Heritage Conservation Area which covers the western and northern parts of the area, the River Frome key wildlife site and PROWs including the Thames and Severn Way adjacent. Employment use would definitely extend the current development form towards the vale and M5. To the West, this would be highly visible from the M5, the Thames and Severn Way and from across the valley from around Eastington. It would also demonstrably close the gap between the settlements, and impinge on the key wildlife site and floodplain. Extending the Eastington Trading Estate to the South East would potentially impinge on the traditional settlement at Churchend with associated listed buildings and would only increase the effect of an incongruous use. To the north east, employment would substantially impinge on the setting of the canal, as well as extend development form towards Churchend, closing the settlement gap. Therefore employment use is not considered appropriate anywhere in the area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley floor and lower valley sides. Water bodies include the River Frome, various drains and the Stroudwater Navigation canal to the North.
<i>Landcover pattern/use/ elements</i>	Regular fields on the valley floor with semi-regular fields on the valley sides. Fields are a mix of arable and pastoral. Field boundaries are a mix of outgrown hedges and trimmed hedges with a strong tree cover along the River Frome and adjacent to both commercial and residential properties within the area.
<i>Settlement pattern within parcel</i>	Properties in large gardens adjacent to Spring Hill and also adjacent to the canal. Eastington Trading Estate is a small commercial estate on the Valley floor.
<i>Landscape features</i>	The canal and associated structures.
<i>Landscape condition/ intensity of use</i>	Moderate condition and high/moderate intensity of use as primarily arable land.
<i>Intervisibility/openness/enclosure</i>	Relatively open to the North West along the River Valley, although with some screening from riparian vegetation. More enclosed by trees to the east.
<i>Skyline</i>	N/A
<i>Key views</i>	From the Thames and Severn Way passing adjacent, from the canal and PROWs within and near the area on both sides of the Valley, from St Michaels and All Angel's churchyard and from the M5.
<i>Detractors</i>	Eastington Trading Estate and M5.
<i>Tranquillity</i>	There is tranquillity around the canal and environs but is limited elsewhere by the M5 and trading estate.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the</i>	The area forms part of Frome Valley floor and slopes which form the part of the corridor landscape linking Stroud with the Severn Vale with associated



<i>settlement/key features</i>	recreation and wildlife corridor value. The area also forms part of the green buffer between the expanding Stonehouse area and Eastington and the M5. The area contributes to the setting of the canal, which is a significant feature with its associated structures. Buildings such as William Morris House are local landmarks nearby. PROWs run through the area and the Thames and Severn Way runs adjacent.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and the M5, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Industrial Heritage Conservation Area along valley floor.
<i>Biodiversity</i>	River Frome (SO70) KWS
<i>Other (floodplain, PROWs)</i>	Majority of area within Flood Zone 3, excluding area to north east. PROW and cycle route run through the 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>	A2



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The sensitivity of the area lies in its role as part of the corridor landscape linking Stroud with the Severn Vale with associated recreation and wildlife corridor functions, its role as part of the green buffer between the expanding Stonehouse area and Eastington and the M5, its contribution to the setting of the canal, which is a significant feature with its associated structures and to buildings such as William Morris House which is a landmark. The value of the area lies in the Industrial Heritage Conservation Area which covers the South Western part of the area and PROWs including the Thames and Severn Way. Housing would definitely extend the current settlement form and development corridor towards the vale and M5. To the South West, this would be highly visible from the M5, the Thames and Severn Way and from across the valley from around Eastington. It would also demonstrably close the gap between the settlements. Housing in these fields, adjoining the canal course, would be undesirable. However, the western fields adjacent to the A419 are more enclosed and contained by outgrown hedges and may be acceptable providing a large buffer is placed between development and the M5 and the A419 corridor was substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. Also, a buffer would be needed with more sensitive buildings in Chapmans Platt including William Morris House. The triangular field to the South East provides a green setting to the canal at an important point. Also, in the context of the A419 corridor it would be desirable to retain this as an open green space.

Sensitivity to Employment Use Medium

*Summary*

The sensitivity of the area lies in its role as part of the corridor landscape linking Stroud with the Severn Vale with associated recreation and wildlife corridor functions, its role as part of the green buffer between the expanding Stonehouse area and Eastington and the M5, its contribution to the setting of the canal, which is a significant feature with its associated structures and to buildings such as William Morris House which is a landmark. The value of the area lies in the Industrial Heritage Conservation Area which covers the South Western part of the area and PROWs including the Thames and Severn Way. Employment would definitely extend the current development corridor towards the vale and M5. To the South West, this would be highly visible from the M5, the Thames and Severn Way and from across the valley from around Eastington. It would also demonstrably close the gap between the settlements. Employment uses in these fields, adjoining the canal course, would be undesirable. However, the western fields adjacent to the A419 are more enclosed and contained by outgrown hedges and may be acceptable providing any development formed an appropriate high-quality gateway to Stonehouse/Stroud and the A419 corridor was substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. The South Western boundary would have to be significantly added to with substantial tree planting. Also, a buffer would be needed with more sensitive buildings in Chapmans Platt including William Morris House. The triangular field to the South East would be too small and would be inappropriate for employment use as it provides a green setting to the canal at an important point. Also, in the context of the A419 corridor it would be desirable to retain this as an open green space.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gentle slopes falling to the south west to the canal which is now filled to the west.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields of pasture with mainly outgrown hedges to the north east and gappy along the canal corridor. Smaller enclosures lie the South East along the A419, including rough grassland. Trees lie adjacent to the M5 junction, and are associated with the canal and adjacent roads creating more enclosure to the East.
<i>Settlement pattern within parcel</i>	Chapman's Platt- including William Morris House, and a dwelling near the canal to the east.
<i>Landscape features</i>	Canal and associated structures, including locks and bridges.
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and moderate/low intensity of use as pasture/rough grassland.
<i>Intervisibility/openness/enclosure</i>	The area generally feels more open to the West, although the fields adjacent to the A419 are enclosed by outgrown hedges. The area becomes more enclosed towards the East, due to the outgrown hedges and the relatively flat land.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs including the Thames and Severn Way and canal through the area and from M5 and A419 adjacent.



<i>Detractors</i>	M5 and roundabout adjacent.
<i>Tranquillity</i>	Tranquillity is limited by the M5 and A419 traffic.
<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 very gently sloping Frome Valley slopes which form the part of the corridor landscape linking Stroud with the Severn Vale with associated recreation and wildlife corridor value. The area also forms part of the green buffer between the expanding Stonehouse area and Eastington and the M5. The area contributes to the setting of the canal, which is a significant feature with its associated structures. Buildings such as William Morris House are local landmarks. PROWs including the Thames and Severn way run through the area.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and the M5, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Industrial Heritage Conservation Area along valley floor.
<i>Biodiversity</i>	River Frome (SO70) KWS
<i>Other (floodplain, PROWs)</i>	PROW crosses the 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 south
<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 sensitivity of the area lies in its role as a buffer between Stonehouse which is expanding with the M5 and vale to the west, its contribution to the setting of the traditional, rural linear settlement of Westend including listed buildings and, and the trees within the area. The value of the area lies in the PROWs and the listed buildings in Westend adjacent. Housing would definitely extend the current settlement form and development corridor towards the vale and M5. However, as this area is at a low level and not widely visible housing may be acceptable providing a large buffer is placed between development and the M5 and the A419 corridor was substantially landscaped and considered in the context of the overall road corridor through to, and including, Stroud. Also, a buffer would be needed with more sensitive buildings in Westend including the orchard.

*Sensitivity to Employment Use* Medium/low

### Summary

The sensitivity of the area lies in its role as a buffer between Stonehouse which is expanding with the M5 and vale to the west, its contribution to the setting of the traditional, rural linear settlement of Westend including listed buildings and, and the trees within the area. The value of the area lies in the PROWs and the listed buildings in Westend adjacent. Employment use would definitely extend the current development corridor towards the vale and M5. This may be acceptable providing development provides a suitable high quality gateway to Stonehouse with substantial landscape treatment and considered in the context of the overall road corridor through to, and including, Stroud. Also, a buffer would be needed with more sensitive buildings in Westend including the orchard with smaller scale development on this boundary.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Very gentle slopes falling to the west.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized fields of pasture with mainly outgrown hedges. There are a few clumps of trees including adjacent to the M5 junction and a residual orchard at Grove Farm, Westend.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area generally feels enclosed, due to the outgrown hedges and the relatively flat land.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs through the area and M5 and A419 adjacent.
<i>Detractors</i>	M5 and roundabout adjacent.
<i>Tranquillity</i>	Tranquillity is limited by the M5 and A419 traffic.
<i>Settlement edge character</i>	N/A as adjacent to the allocated sites, not the existing Stonehouse edge. Westend is a traditional linear settlement with some 20c infill.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of very gently sloping rural lower valley slopes which form the transitional landscape between Severn Vale and the Escarpment east with associated views. The area contributes to the setting of the linear rural settlement of Westend. The area forms a part of the physical separation between the expanding Stonehouse and the countryside and M5 to the west. PROWs cross the area.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and the M5, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the 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, Lowland Plain to south.  
Settled Unwooded Vale  
A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in the rising slopes and top of the rise which are exposed to view to the west, the skyline of the traditional, rural linear settlement of Nupend including listed buildings and its contribution to its setting, the role of the area as a buffer between Stonehouse which is expanding up to the village to the east, and the M5 and vale to the west, and the trees within the area. The value of the area lies in the PROWs and the listed buildings in Nupend and Westend. Housing would definitely extend the current settlement form over the top of the low hill towards the vale and if implemented on the higher land and slopes would become visible to the west including the M5. It is considered inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in the rising slopes and top of the rise which are exposed to view to the west, the skyline of the traditional, rural linear settlement of Nupend including listed buildings and its contribution to its setting, the role of the area as a buffer between Stonehouse which is expanding up to the village to the east, and the M5 and vale to the west, and the trees within the area. The value of the area lies in the PROWs and the listed buildings in Nupend and Westend. Employment use would be out of character with the adjacent rural settlement, on rising land and would definitely extend the current development form over the top of the low hill towards the vale. If implemented on the higher land and slopes it would become visible to the west including the M5. It is considered very inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Rounded slopes rising from West to East towards Nupend on a minor ridgetop.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized fields in pastoral use with a mix of trimmed and outgrown hedges and occasional trees and one small copse.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Copse
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Moderately open, the higher land being intervisible with the landscape to the West, including the M5.
<i>Skyline</i>	Eastern boundary, including adjacent buildings act as the local skyline.
<i>Key views</i>	From PROWs and glimpse views from M5 and wider countryside to the north west towards area in context of the escarpment behind.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area has rural/visual tranquillity but the M5 provides a constant noise background which reduces tranquillity.
<i>Settlement edge character</i>	N/A as adjacent to the allocated sites, not the existing Stonehouse edge. Nupend is a traditional linear settlement with some 20c infill.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of gently sloping rural lower valley slopes which form the transitional landscape between Severn Vale and the Escarpment east with associated views. The area contributes to the setting of the linear rural settlement of Nupend. The low rise on which Nupend lies forms a part acts as a visual and physical separation between the expanding Stonehouse and the countryside and M5 to the west. PROWs cross the area.
<i>Potential visual receptors</i>	Users of PROWs, minor roads and the M5, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Listed buildings in Nupend.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**LANDSCAPE CONTEXT**

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



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use Medium

*Summary*

The sensitivity of the area lies in the rising slopes to the north east which contain the lower landscape including Stonehouse to the south, its contribution to the setting of the linear rural settlement of Nupend including listed buildings, the watercourse and associated riparian corridor, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the many PROWs, especially to the West and the listed buildings in Nupend. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north. Housing could be implemented on the lower areas to the East but should avoid adversely affecting the watercourse corridor and surrounding Nupend or affecting its setting and character. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Sensitivity to Employment Use Medium

*Summary*

The sensitivity of the area lies in the rising slopes to the north east which contain the lower landscape including Stonehouse to the south, its contribution to the setting of the linear rural settlement of Nupend including listed buildings, the watercourse and associated riparian corridor, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the many PROWs, especially to the West and the listed buildings in Nupend. Employment in this location would conflict with the scale and character of Nupend and its surroundings and may conflict with proposed site allocation to the South. However, subject to this, the land is relatively flat and open to the East and it could be implemented on the lower land to the south east. Consideration should be given to potentially implementing this with nearby sites with a mix of uses to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gentle slopes rising to a low ridge to the north east.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields, small-medium to the west and large to the east. Correspondingly fields tend to be pastoral to the west and arable to the east. Field boundaries are a mix of trimmed and outgrown hedges. Trees are located along the northern boundary and occasionally on other hedges and along the watercourse to the south east.
<i>Settlement pattern within parcel</i>	Two small farm complexes at Pidgemore Farm and Stagholt Farm and part of the linear rural settlement at Nupend.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Condition is moderate and the intensity of use is high/moderate for the arable land and moderate for pastoral land.
<i>Intervisibility/openness/enclosure</i>	The pastoral area to the west is generally enclosed with trees and hedges whilst the arable area to the east is more open. The area is intervisible with the escarpment to the east.
<i>Skyline</i>	The trees and hedge on the north eastern boundary act as local skyline in some views.
<i>Key views</i>	From PROWs, the escarpment and from the adjacent railway.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area is moderately tranquil, although the noise of the M5 to the West and the railway to the East reduce this to an extent.
<i>Settlement edge character</i>	N/A as adjacent to the allocated sites, not the existing Stonehouse edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of gently sloping rural lower valley slopes which form the transitional landscape between Severn Vale and the Escarpment east. The area to the west contributes to the setting of the linear rural settlement of Nupend. The low hill of which the north eastern field forms a part acts as a visual and physical separation between Stonehouse and the unspoilt countryside to the north. PROWs adjacent enjoy the openness of the area and the views to the escarpment.
<i>Potential visual receptors</i>	Users of PROWs, railway, and residents. Also, potentially, walkers on Escarpment.

**CONSTRAINTS/DESIGNATIONS**



<i>Landscape</i>	None
<i>Historic</i>	Listed buildings in Nupend.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area, especially to the west.

## 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* Medium

*Summary*

The sensitivity of the area lies in the rising slopes to the north which contain the lower landscape including Stonehouse to the south, the watercourse and associated riparian corridor, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the adjacent PROWs. Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north as well as looking awkward in the wider landscape. Housing could be implemented on the lower field to the south with the watercourse and associated vegetation acting as a natural boundary. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of the area lies in the rising slopes to the north which contain the lower landscape including Stonehouse to the south, the watercourse and associated riparian corridor, the openness of the land parcel and its intervisibility with the escarpment to the east. The value of the area lies in the adjacent PROWs. Employment use would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north as well as looking awkward in the wider landscape. Employment in this location may conflict with the essentially residential character of the adjacent settlement and is located away from the main commercial area. However, the land is relatively flat and it could be implemented on the lower field to the south with the watercourse and associated vegetation acting as a natural boundary. Consideration should be given to potentially implementing this with nearby sites with a mix of uses to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gently sloping southern field running down to a watercourse. The northern field rises more steeply from the watercourse to a high point in the northern corner and is part of a low rise north of the settlement.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium to large-size fields down to ley and arable use. The fields are bounded by a mix of trimmed and outgrown hedges with some trees, and trees and vegetation along the intervening watercourse.
<i>Settlement pattern within parcel</i>	Single rural house.
<i>Landscape features</i>	Watercourse.
<i>Landscape condition/ intensity of use</i>	High/moderate condition and intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	The lower field is enclosed by the railway embankment to the west and is low-lying but open to view from the B4008 and from the escarpment to the east. The upper field is screened to an extent by a strong hedge to the west but the top edge is near the top of the low hill. It is also open to view from the B4008 and from the escarpment to the east.
<i>Skyline</i>	The trees and hedge on the northern boundary act as local skyline in some views.
<i>Key views</i>	From PROWs and B4008 adjacent to the area, from the escarpment and from the adjacent railway.
<i>Detractors</i>	Railway embankment.
<i>Tranquillity</i>	Tranquillity is limited by the adjacent road and rail corridors.
<i>Settlement edge character</i>	20c linear settlement edge is mitigated by the adjacent allotment Gardens, recreation ground and stream vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of gently sloping rural lower valley slopes which form the transitional landscape between Severn Vale and the Escarpment east. The low hill of which the northern field forms a part acts as a visual and physical separation between Stonehouse and the unspoilt countryside to the north. PROWs adjacent enjoy the openness of the area and the views to the escarpment.
<i>Potential visual receptors</i>	Users of PROWs, B4008 and railway, and residents. Also, potentially, walkers on Escarpment.



## 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>	Settled Unwooded Vale
<i>HLC type</i>	A2



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

The sensitivity of the area lies in its role as part of the transitional unspoilt landscape comprising the escarpment foot slopes and beginning of the escarpment to the east, the views from the escarpment across it and the trees and hedges which contribute to the character. The value lies in area's location within the Cotswolds AONB and the PROWs which enjoy its rural character and the views to the escarpment. Housing would definitely extend the current settlement form to the north into the AONB and would be visible to the escarpment to the east. The sensitivity increases to the east. Whilst at a lower level than the land to the escarpment slopes it would not be desirable.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its role as part of the transitional unspoilt landscape comprising the escarpment foot slopes and beginning of the escarpment to the east, the views from the escarpment across it and the trees and hedges which contribute to the character. The value lies in area's location within the Cotswolds AONB and the PROWs which enjoy its rural character and the views to the escarpment. Employment use would definitely extend the current development form to the north into the AONB, would feel incongruous adjacent to the residential settlement edge and would be visible to the escarpment to the east. It is therefore considered inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently sloping fields running down to a watercourse and to the west, forming part of the escarpment foot slopes.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium to large-size fields down to ley and pasture. The fields are bounded by a mix of trimmed and outgrown hedges with some trees including oaks, and trees and vegetation along the watercourse.
<i>Settlement pattern within parcel</i>	Two farm complexes.
<i>Landscape features</i>	Watercourse.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is relatively low-lying but open to view from the B4008 and from the escarpment to the east.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs within and adjacent to the area and from the B4008 and from the escarpment.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area has some tranquillity increasing away from the settlement and road.
<i>Settlement edge character</i>	20c indented settlement edge is mitigated by the adjacent designed vegetation buffer and school grounds.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of gently sloping rural lower valley slopes which form the transitional landscape between Severn Vale and the Escarpment east. PROWs within the area enjoy the rural character of the area and the views to the escarpment.
<i>Potential visual receptors</i>	Users of PROWs, B4008, and residents. Also, potentially, walkers on Escarpment.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB.
<i>Historic</i>	Listed buildings around Horsemarling Farm and Welch's Farm.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

## LANDSCAPE CONTEXT



<i>National Character Area</i>	Severn and Avon Vales mainly, Cotswolds to the east.
<i>Stroud District LCA Landscape Character Type</i>	Escarpment, Escarpment foot slopes.
<i>County/AONB LCA Landscape Character Type</i>	Escarpment, Settled Unwooded Vale
<i>HLC type</i>	A1rm



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The sensitivity of the area lies in its location on the slopes of the escarpment, its intervisibility with the lower land to the west and its role as unspoilt rural backcloth to Stonehouse with a positive character. Its value lies in its location within the Cotswolds AONB and in the several PROWs which run through the area. Housing would be between noticeable and prominent rising up the slopes and would adversely affect its intrinsic scenic qualities and character. It is therefore considered inappropriate.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its location on the slopes of the escarpment, its intervisibility with the lower land to the west and its role as unspoilt rural backcloth to Stonehouse with a positive character. Its value lies in its location within the Cotswolds AONB and in the several PROWs which run through the area. Employment use would be highly incongruous on the rising escarpment slopes within the AONB adjacent to a residential part of the settlement. It is therefore considered highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Lower escarpment slopes.
<i>Landcover pattern/use/ elements</i>	Irregular medium-sized pasture fields with outgrown hedgerows with trees.
<i>Settlement pattern within parcel</i>	House converted from farmstead.
<i>Landscape features</i>	Escarpment slopes, and trees.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	Whilst the trees offer some enclosure the rising land is intervisible with lower land to the west.
<i>Skyline</i>	The eastern tree boundaries form the local skyline.
<i>Key views</i>	From PROWs running through the area.
<i>Detractors</i>	None
<i>Tranquillity</i>	The area does have tranquillity which increases away from the settlement/schools.
<i>Settlement edge character</i>	The adjacent settlement edge is integrated by trees and hedgerows at the foot of the slopes.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the lower slopes of the escarpment between Maiden Hill and Doverow Hill which form the unspoilt rural backcloth to Stonehouse to the east. Several PROWs run through the area linking the settlement with the top of the escarpment and beyond.
<i>Potential visual receptors</i>	Users of PROWs within and adjacent to the area, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB.
<i>Historic</i>	None
<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>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	Escarpment
<i>HLC type</i>	A1rs +N2?



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The sensitivity of the area lies in its landform as the top and slopes of Doverow Hill which is part of the Cotswold escarpment, its role as a virtually unspoilt rural backcloth to Stonehouse to the east and the Frome Valley to the south, its significant use for informal recreation and as a wildlife area. Its value lies in its location within the Cotswolds AONB, the Verney Meadows key wildlife site and the several PROWs running through the area. Housing would be between noticeable and prominent on the slopes, spoiling the area's role as landscape backcloth and recreational resource, and would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its landform as the top and slopes of Doverow Hill which is part of the Cotswold escarpment, its role as a virtually unspoilt rural backcloth to Stonehouse to the east and the Frome Valley to the south, its significant use for informal recreation and as a wildlife area. Its value lies in its location within the Cotswolds AONB, the Verney Meadows key wildlife site and the several PROWs running through the area. Employment use would be prominent and impractical on the slopes, spoiling the area's role as landscape backcloth and recreational resource, and would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	The top of Doverow Hill, escarpment slopes including an incised valley and Stonehouse quarry face.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized fields and enclosures, generally with outgrown hedgerows with trees. There are a varied mix of pasture, rough grassland, vineyards, with an arable field and orchard. These lie between areas of woodland and scrub.
<i>Settlement pattern within parcel</i>	Apparently derelict farmstead.
<i>Landscape features</i>	Hilltop, escarpment slopes, quarry face and trees.
<i>Landscape condition/ intensity of use</i>	Range of condition from poor condition and rough grass areas through to good in the vineyard. The intensity of use varies from low to high/moderate respectively.
<i>Intervisibility/openness/enclosure</i>	Whilst the trees offer some enclosure the rising land is highly intervisible with lower land to the south and west.
<i>Skyline</i>	The top of the hill forms the major skyline east of Stonehouse and north of the Frome Valley.
<i>Key views</i>	From PROWs running through the area and in the lower vales to the south and west, from the railway line.
<i>Detractors</i>	Stonehouse quarry face is slightly detractive.
<i>Tranquillity</i>	The area does have tranquillity which increases away from the settlement.
<i>Settlement edge character</i>	The adjacent settlement edge is integrated by trees and hedgerows at the foot of the slopes, although it intrudes in places.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms the top and slopes of Doverow Hill which is part of the Cotswold escarpment and which forms the virtually unspoilt rural backcloth to Stonehouse to the east and the Frome Valley to the south. Several PROWs run through the area, often through well used grassland, linking the settlement with the top of the escarpment and beyond.
<i>Potential visual receptors</i>	Users of PROWs within and adjacent to the area, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB.
<i>Historic</i>	None
<i>Biodiversity</i>	Verney Meadows KWS
<i>Other (floodplain, PROWs)</i>	PROWs cross the area. The Cotswold Way passes along the south eastern boundary.

**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>	Escarpment
<i>HLC type</i>	A1rs



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/medium

*Summary*

The sensitivity of the area lies in its role as a valuable wooded and open green gap in the ribbon development frontage along the Bristol Road/Ebley Road and north of the canal which allows fine views across to the southern valley sides and to the canal buildings from the Ebley Road, it forms part of the setting of the canal lying within the Industrial Heritage Conservation Area and also forms part of a recreational and wildlife corridor alongside the watercourses with floodplain to the south. Its value lies in its location within the Industrial Heritage Conservation Area, listed buildings within the area, the Thames and Severn Way along canal and the River Frome key wildlife site south of the canal. Housing would be inappropriate south of the canal within flood zone 3 and in the key wildlife site, as well as within the wooded/scrub area west of the A419 junction east of the junction. In the fields adjacent to Ebley Road, housing would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character which continues unbroken into Ebley and Stroud and is apparent towards Stonehouse. It would also feel inappropriate as this area, combined with the playing fields to the north, is effectively the only green gap between Stonehouse and Ebley/Stroud. Housing in the western area would be unacceptable. If housing is considered to the east, it should strictly follow the Conservation Area policies and guidelines and strong green gaps should be retained which allow views across the valley. It would however be very important that it addresses both the Ebley Road and canal edges in an appropriate way as well as providing gaps in the frontage. Possibly at least one 'green' running from the canal edge to the road would be desirable.

Sensitivity to Employment Use High/medium

*Summary*

The sensitivity of the area lies in its role as a valuable wooded and open green gap in the ribbon development frontage along the Bristol Road/Ebley Road and north of the canal which allows fine views across to the southern valley sides and to the canal buildings from the Ebley Road, it forms part of the setting of the canal lying within the Industrial Heritage Conservation Area and also forms part of a recreational and wildlife corridor alongside the watercourses with floodplain to the south. Its value lies in its location within the Industrial Heritage Conservation Area, listed buildings within the area, the Thames and Severn Way along canal and the River Frome key wildlife site south of the canal. Housing would be inappropriate south of the canal within flood zone 3 and in the key wildlife site, as well as within the wooded/scrub area west of the A419 junction east of the junction. In the fields adjacent to Ebley Road, employment use would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character which continues unbroken into Ebley and Stroud and is apparent towards Stonehouse. It would also feel inappropriate as this area, combined with the playing fields to the north, is effectively the only green gap between Stonehouse and Ebley/Stroud. Employment in the western area would be unacceptable. If employment use is considered to the east, it should strictly follow the Conservation Area policies and guidelines and strong green gaps should be retained which allow views across the valley. It would however be very important that it addresses both the Ebley Road and canal edges in a positive way as well as providing gaps in the frontage. Possibly at least one 'green' running from the canal edge to the road would be desirable.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley slopes falling toward the River Frome and Stroudwater Navigation.
<i>Landcover pattern/use/ elements</i>	Regular small to medium-sized enclosures. The area to the west is overgrown with scrub and trees. The enclosures to the north east and south east are pasture and rough grassland, separated by the canal, river and private curtilage. These are interspersed with properties with curtilages and associated horse paddocks.
<i>Settlement pattern within parcel</i>	Dwellings adjacent to the canal.
<i>Landscape features</i>	Canal and associated structures, river course.
<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 enclosed between the canal and A419 bypass but it is generally open to view from the Ebley Road. There are fine glimpse views from the road across the valley and towards Selsley Common and to the canal side buildings.
<i>Skyline</i>	N/A
<i>Key views</i>	Views from the canal into the area and also from Ebley Road across the area as it is one of the few places along the road where there is a green gap in the frontage allowing these views.



<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity is limited by the A419 and Bristol Road/Ebley Road but the canal corridor has a some tranquillity.
<i>Settlement edge character</i>	The settlement has significant ribbon development of a mix of commercial and residential properties on both sides of the Bristol Road and Ebley Road, although this is mitigated to an extent by the college playing fields on the north side of the road.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides a valuable green gap in the ribbon development frontage along the Bristol Road/Ebley Road and north of the canal. This allows fine views across to the southern valley sides and to the canal buildings from the Ebley Road. The area forms part of the setting of the canal lying within the Industrial Heritage Conservation Area. The area also forms part of a recreational and wildlife corridor alongside the watercourses.
<i>Potential visual receptors</i>	Users of the Severn and Avon Way, Ebley Road and PROWs in the valley floor, and residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Within Industrial Heritage Conservation Area. Listed buildings on canal.
<i>Biodiversity</i>	River Frome (SO80) KWS
<i>Other (floodplain, PROWs)</i>	Flood Zone 3 on south eastern part. Thames and Severn Way along canal.

## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds mainly, Severn and Avon Vales to the west.
<i>Stroud District LCA Landscape Character Type</i>	Frome River Valley to the south, Escarpment foot slopes to the north.
<i>County/AONB LCA Landscape Character Type</i>	Stroud
<i>HLC type</i>	D1 to east + G4 to west



## LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

## Summary

The sensitivity of the area lies in its role as a valuable green gap in the ribbon development frontage along the Bristol Road and north of the canal, its part in the setting of the canal and also forming part of a wildlife corridor alongside the valley. The area to the north of the Bristol Road acts as a helpful green buffer and separation between the busy road and the dwellings in Avenue Terrace. The value of the area lies in its location within the Industrial Heritage Conservation Area and designation as part of the River Frome key wildlife site. Housing should be considered as part of an overall vision/strategy for the A419 and canal corridor. North of the road it would be highly constrained and unlikely to be able to provide a positive face to both the Bristol Road and to the terrace to the North. Housing south of the road would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character of the A419. It would also, potentially, adversely affect the setting of the canal. If housing is considered, it should strictly follow the Conservation Area policies and guidelines and strong green gaps should be retained which allow views towards the canal corridor. It would however be very important that it addresses both the Bristol Road and canal edges in an appropriate way as well as providing gaps in the frontage. Possibly at least one 'green' (say 70/75m between adjoining frontages) running from the canal edge to the road would be desirable.

Sensitivity to Employment Use Medium

## Summary

The sensitivity of the area lies in its role as a valuable green gap in the ribbon development frontage along the Bristol Road and north of the canal, its part in the setting of the canal and also forming part of a wildlife corridor alongside the valley. The area to the north of the Bristol Road acts as a helpful green buffer and separation between the busy road and the dwellings in Avenue Terrace. The value of the area lies in its location within the Industrial Heritage Conservation Area and designation as part of the River Frome key wildlife site. Employment use north of the road would not be possible to treat small scale. To the south of the road it would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character of the A419. It would also, potentially, adversely affect the setting of the canal. If employment use was allowed, strong green gaps should be retained towards the canal corridor. It would however be very important that it addresses both the Bristol Road and canal edges in a positive way as well as providing gaps in the frontage. Possibly at least one 'green' (say 70/75m between adjoining frontages) running from the canal edge to the road would be desirable.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Lower valley slopes falling toward the Stroudwater Navigation with the A419 in shallow cutting.
<i>Landcover pattern/use/ elements</i>	Regular large field down to grass south of the A419 and small linear meadow/rough grass north of the road. A strong line of trees lie along the canal and intermittent trees lie along the A419. Vegetation also screens the area from the railway to the east and industrial area to the west.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Canal adjacent to the south.
<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 enclosed between the canal and housing north of the A419 and it is generally open to view from the road and canal to the south.
<i>Skyline</i>	N/A
<i>Key views</i>	Views from the Severn and Avon Way/canal into the area and also from Bristol Road across the area as it is one of the few places along the road where there is a green gap in the frontage.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity is limited by the A419/Bristol Road but the canal corridor has a some tranquillity.
<i>Settlement edge character</i>	The settlement has significant ribbon development of a mix of commercial and residential properties on both sides of the Bristol Road which does give a positive sense of place.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides a valuable green gap in the ribbon development frontage along the Bristol Road/Ebley Road and north of the canal. The area forms part of the setting of the canal lying within the Industrial Heritage Conservation



Area. The area also forms part of a recreational and wildlife corridor alongside the watercourses.

*Potential visual receptors*

Users of the Severn and Avon Way, Bristol Road Road and PROWs, and residents.

## CONSTRAINTS/DESIGNATIONS

*Landscape*

None

*Historic*

Within Industrial Heritage Conservation Area.

*Biodiversity*

River Frome (SO80) KWS

*Other (floodplain, PROWs)*

Thames and Severn Way along canal to the south.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds mainly, Severn and Avon Vales to the west.

*Stroud District LCA Landscape Character Type*

Frome River Valley to the south, Lowland Plain to the north.

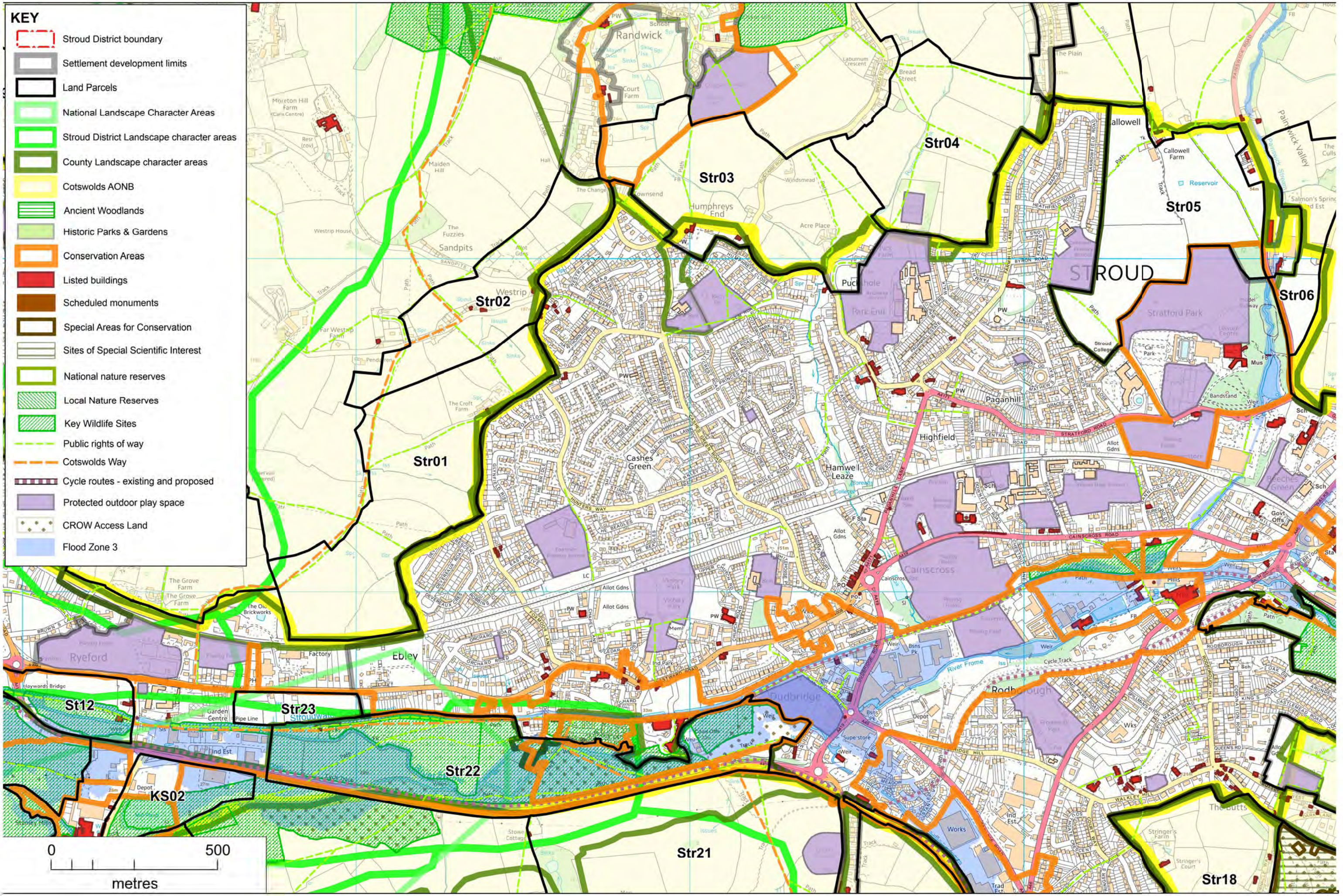
*County/AONB LCA Landscape Character Type*

Settled Unwooded Vale

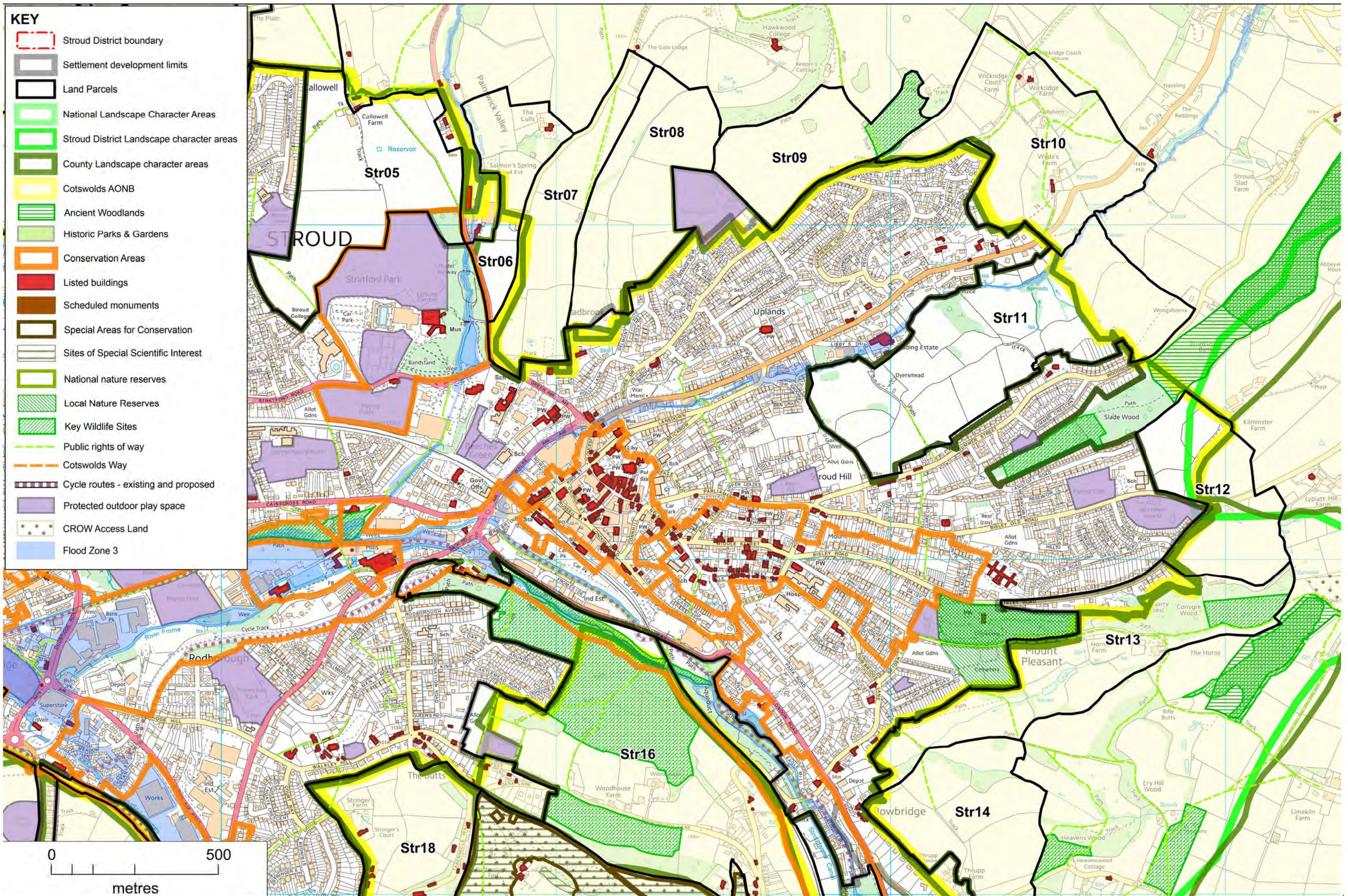
*HLC type*

D1

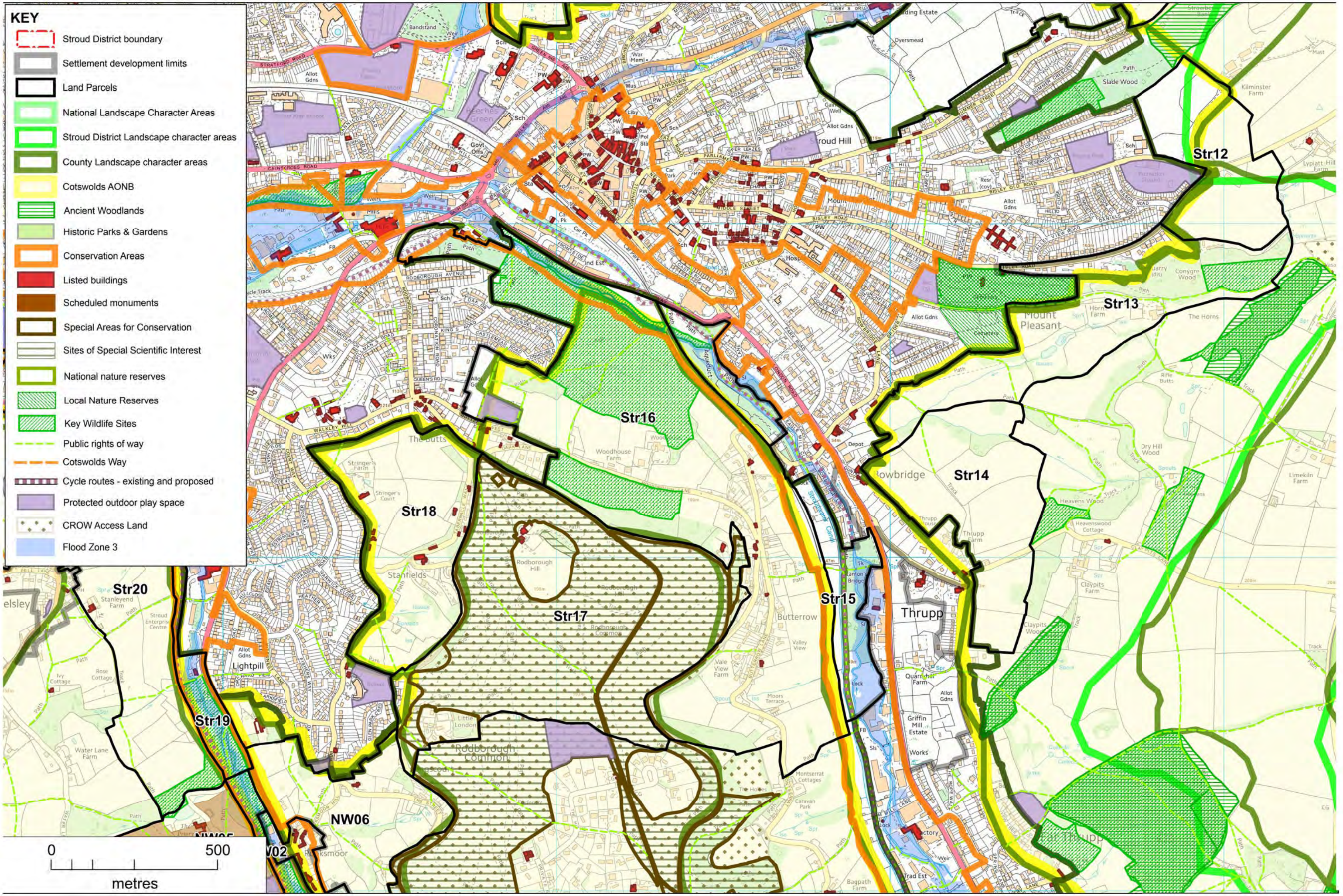








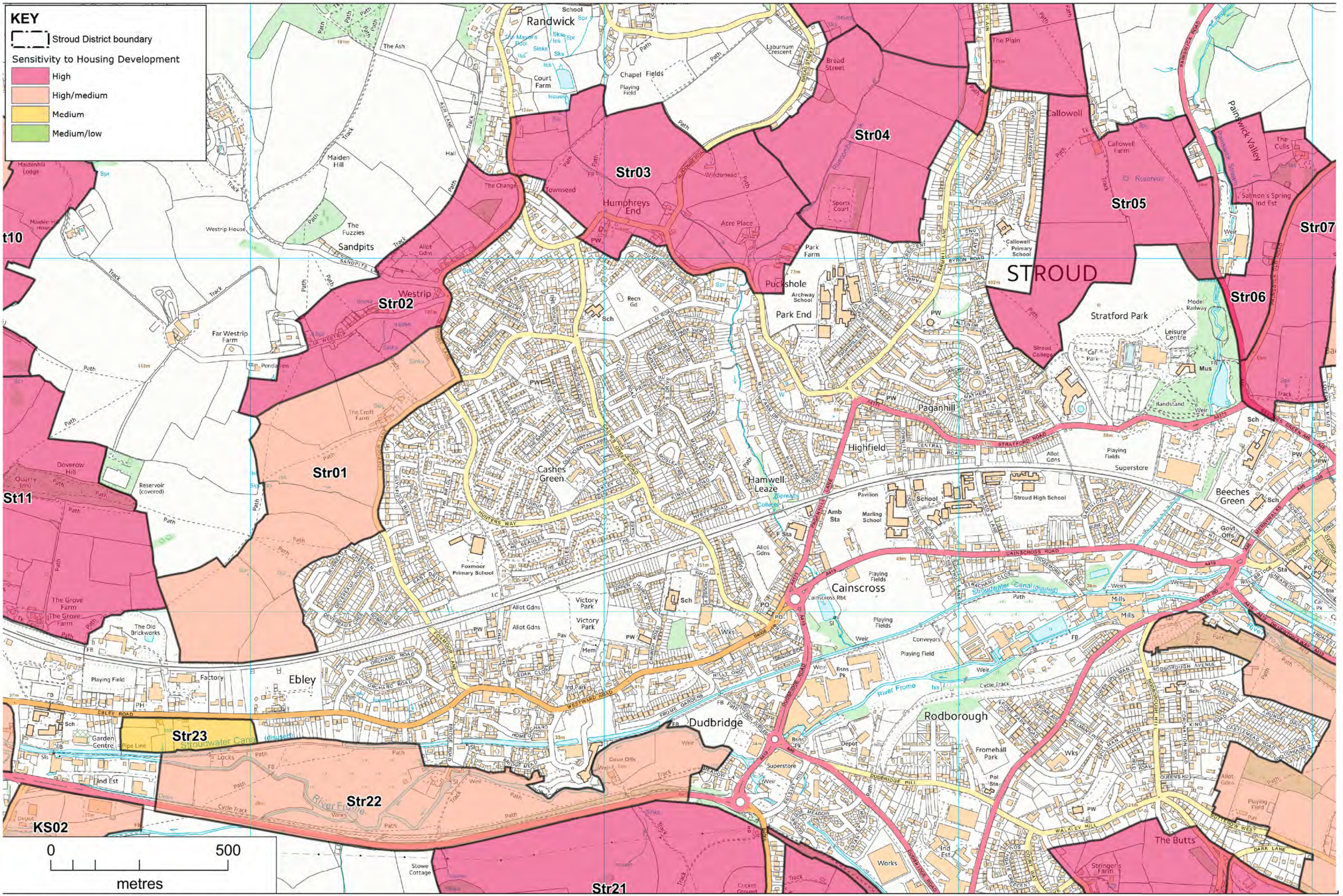












**KEY**

Stroud District boundary

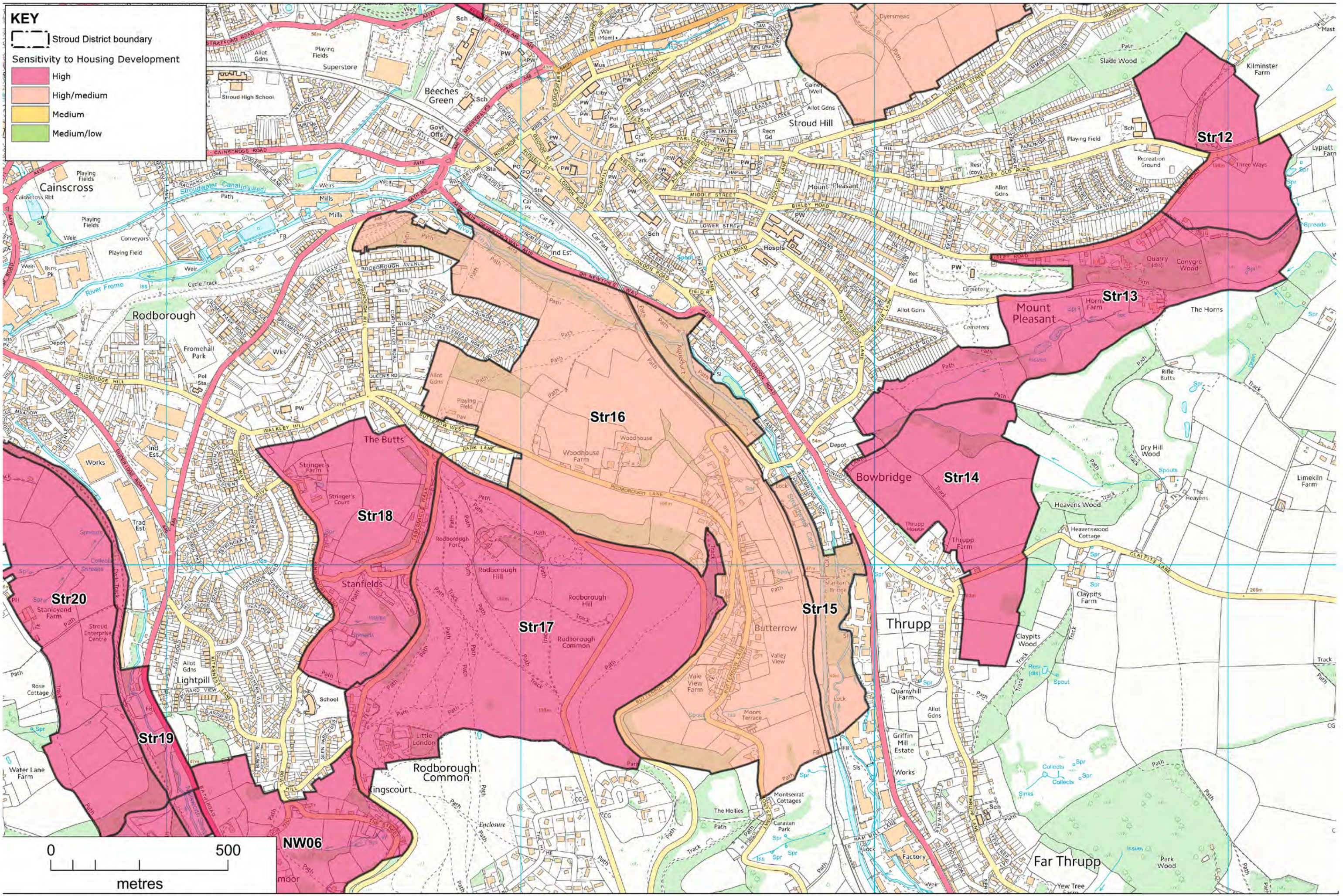
Sensitivity to Housing Development

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









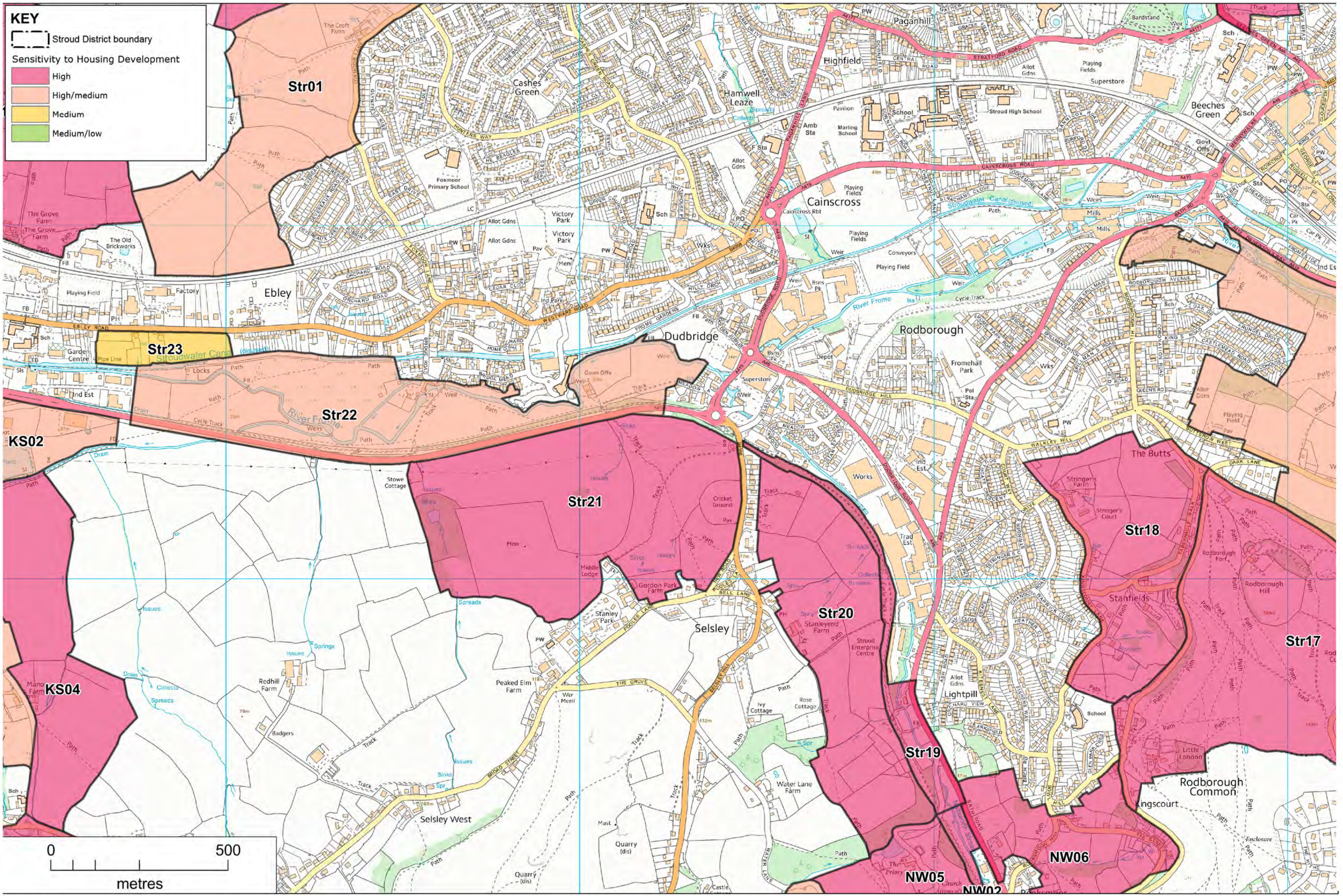
**KEY**

Stroud District boundary

Sensitivity to Housing Development

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





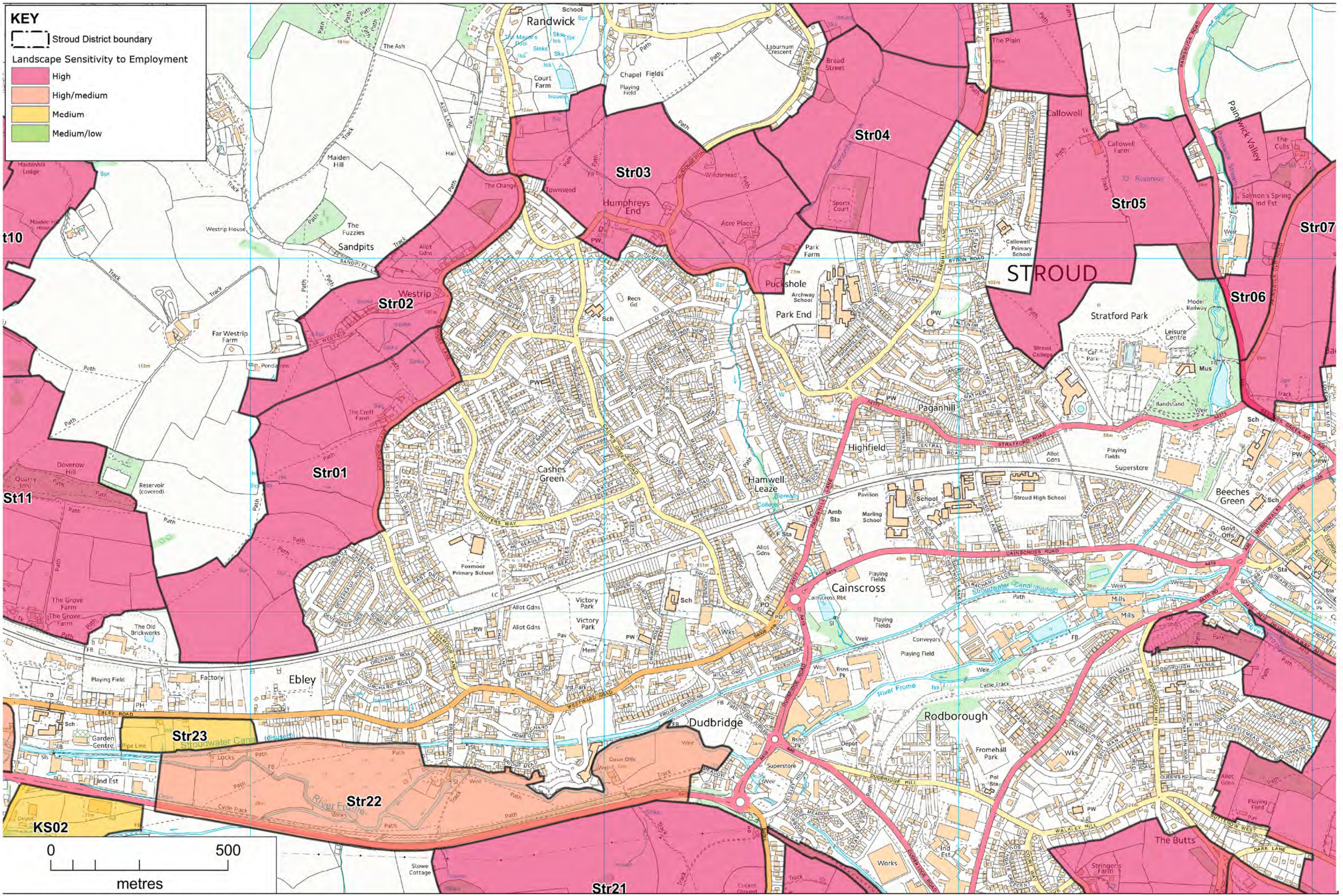
**KEY**

Stroud District boundary

Sensitivity to Housing Development

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





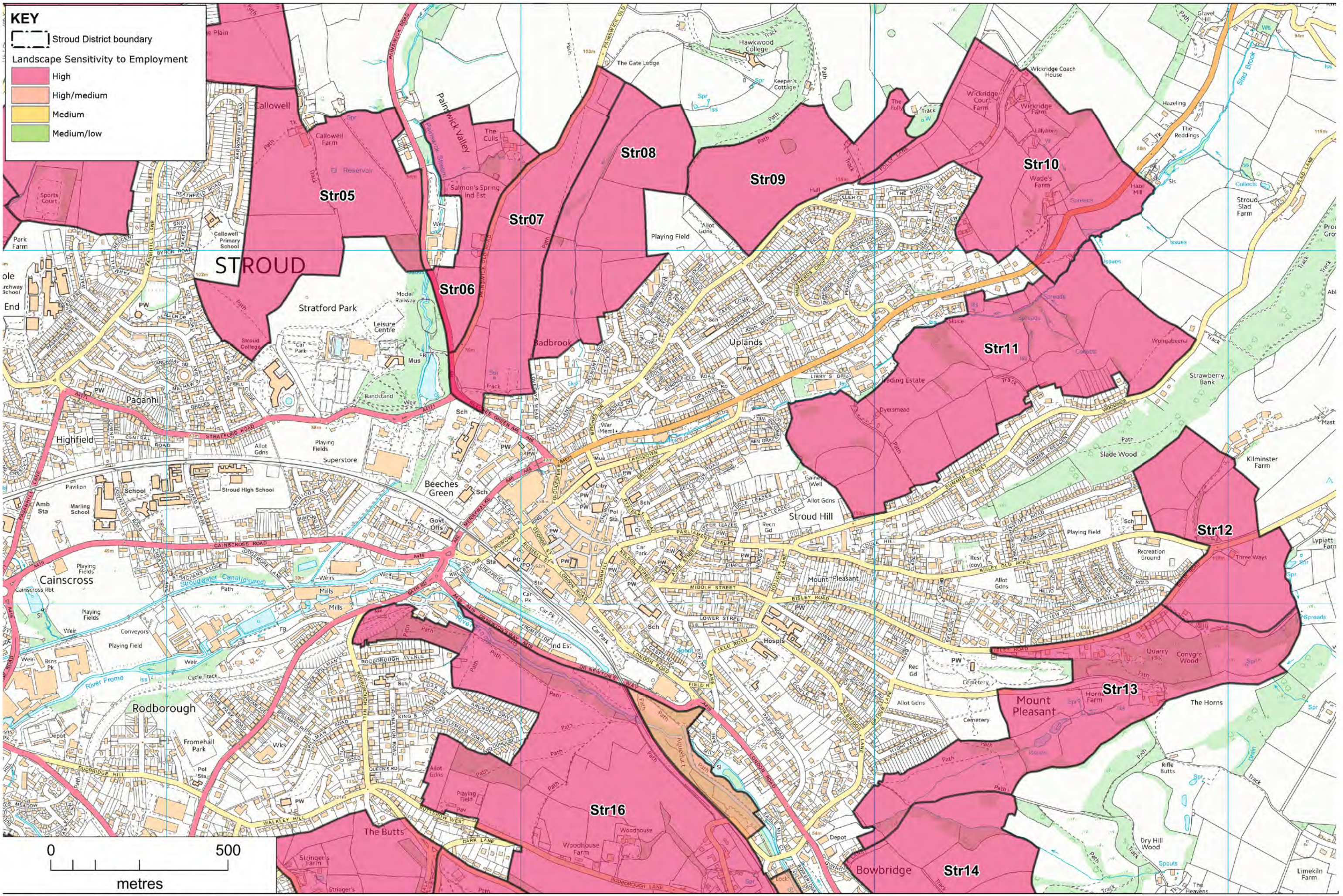
**KEY**

Stroud District boundary

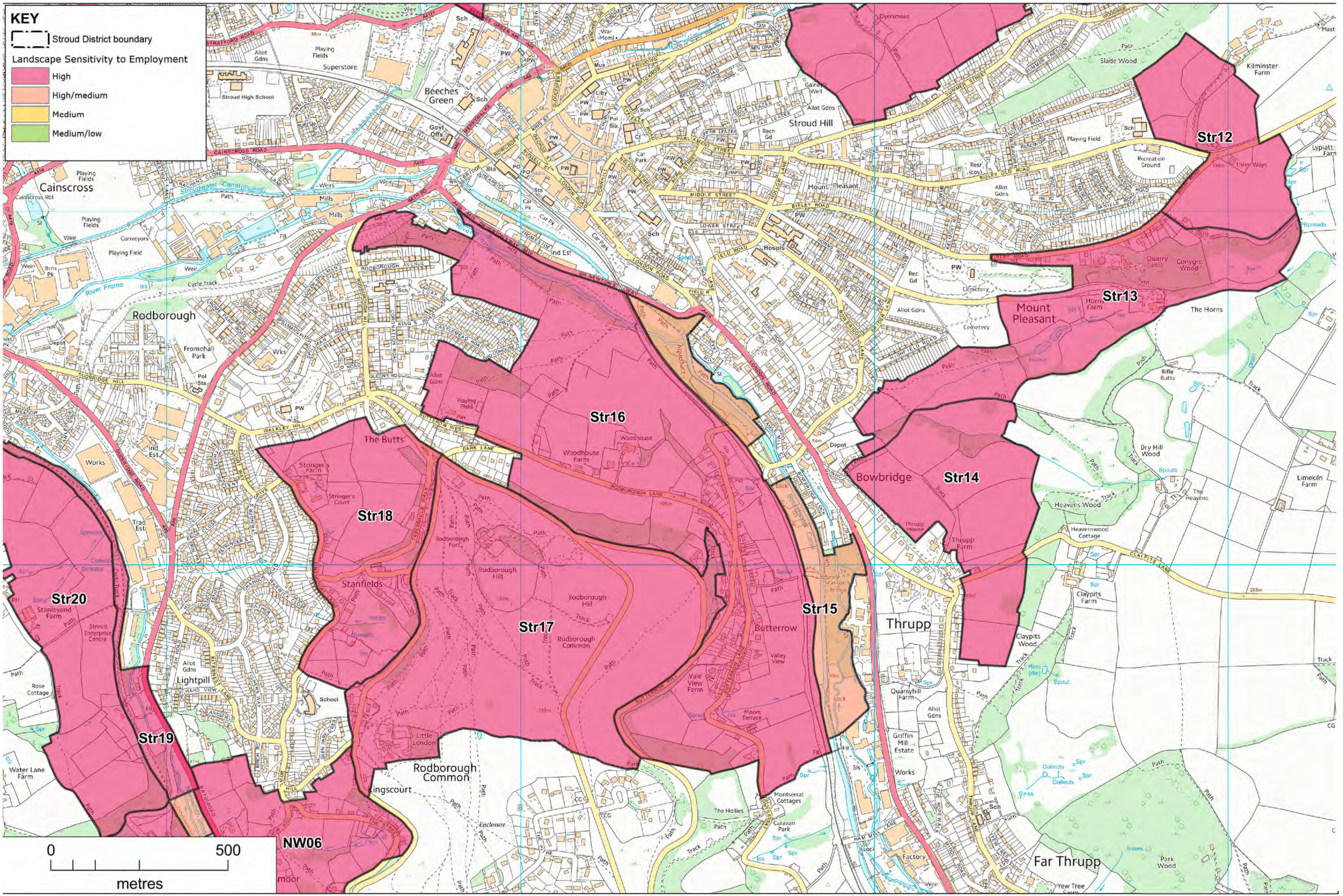
Landscape Sensitivity to Employment

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









**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 the open rural slopes associated with Doverow Hill and Maiden Hill which act as a backcloth to the settlement and are intervisible across the valley and beyond, the role as separation between Stroud and Stonehouse, and the visibility from the Cotswold Way and local linking PROWs. The value lies in the area's location within the Cotswolds AONB. Housing on the majority of the area would impinge on the open AONB slopes and disrupt the backcloth and the relatively smooth edge to the settlement running up the hill. It would also generally impinge on views from the Cotswold Way and could reduce the gap between Stroud and Stonehouse. Overall, it would be inappropriate. However, the lowest triangular field which abuts the Devereux Road estate to the east and the railway line and new housing estate to the south could enhance the perceived edge to the settlement provided that the hedgerow on the upper edge is enhanced with further trees as a strong containing edge to the housing and is kept in the public realm. The trees within the field should also be retained and linked into a public space network.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the open rural slopes associated with Doverow Hill and Maiden Hill which act as a backcloth to the settlement and are intervisible across the valley and beyond, the role as separation between Stroud and Stonehouse, and the visibility from the Cotswold Way and local linking PROWs. The value lies in the area's location within the Cotswolds AONB. Employment use would be very prominent on this edge of settlement and would be incompatible and out of character with the adjacent residential edge and the rural character of the area within the AONB. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Middle and lower slopes of the valley linked to the escarpment which lies to the north and east including Maiden Hill and Doverow Hill.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields of pasture or arable on the lower slopes. The field boundaries are mainly trimmed hedges with occasional trees. Trees are also present along riparian corridors and occasionally within fields, possibly as remnants of previous field boundaries.
<i>Settlement pattern within parcel</i>	The Croft Farm and nearby dwelling.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to high/moderate condition and intensity of use for pasture/arable mix of use.
<i>Intervisibility/openness/enclosure</i>	Moderately open slopes are intervisible with Doverow Hill, the opposite valley sides and from Selsley Common.
<i>Skyline</i>	N/A
<i>Key views</i>	From Cotswold Way which runs along the western fringe of the area, Doverow Hill, the opposite valley sides and from Selsley Common.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquillity increases away from the settlement edge.
<i>Settlement edge character</i>	20c housing bounded by a lane with a hedge with trees is noticeable but tends to flow down the hillside, with the exception of the lowest rectilinear estates, and is mitigated to an extent by maturing garden vegetation and trees.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the lower and middle open rural hillsides running up to the Maiden Hill and Doverow Hill, forming part of the important green backcloth to the settlement. It also forms part of the countryside gap between Stroud and Stonehouse and a buffer between the settlement and the Cotswold Way. It is also used for recreation in the form of other PROWs which link the long distance trail to the settlement.
<i>Potential visual receptors</i>	Users of Cotswold Way, and PROWs on Doverow Hill, the opposite valley sides and from Selsley Common, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed building on minor road.



<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswold Way passes along the edge of the area with other PROWs linking in.

## 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>	Escarpment
<i>HLC type</i>	A1rs



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the open upper valley slopes of Maiden Hill and Moreton Hill with complex local landform which form a backcloth to the settlement with views/visibility south and westwards but more locally with potential views from the settlement edge to the east, its small scale irregular fields and linear traditional settlement. Its value is demonstrated by its inclusion within the Cotswolds AONB, the presence of the Cotswold Way in its western half and associated PROWs, listed buildings in the hamlet of Far Westrip and proximity to the Conservation Area in Randwick. Housing development would be noticeable/prominent extending the settlement edge up the slopes and westwards and would be detrimental to the separation that currently exists between Randwick/Far Westrip and Stonehouse.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the open upper valley slopes of Maiden Hill and Moreton Hill with complex local landform which form a backcloth to the settlement with views/visibility south and westwards but more locally with potential views from the settlement edge to the east, its small scale irregular fields and linear traditional settlement. Its value is demonstrated by its inclusion within the Cotswolds AONB, the presence of the Cotswold Way in its western half and associated PROWs, listed buildings in the hamlet of Far Westrip and proximity to the Conservation Area in Randwick. Housing development would be noticeable/prominent extending the settlement edge up the slopes and westwards and would be detrimental to the separation that currently exists between Randwick/Far Westrip and Stonehouse. Employment use would be very prominent on this edge of settlement and would be incompatible and out of character with the adjacent residential edge and the rural character of the area within the AONB. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Reverse side of Severn escarpment, facing away from the Severn having swept around the High Wold to the north. Locally upper valley slopes, with springs and issues, with a ridgeline along the Cotswold Way adjacent to the western edge of the area. A complex swirl of minor hills, sloping westwards towards Stonehouse.
<i>Landcover pattern/use/ elements</i>	Improved pasture in an irregular medium sized pattern.
<i>Settlement pattern within parcel</i>	Scattered clusters of mainly 18c/19c buildings in tiny hamlets like Far Westrip, associated with boundary or internal minor roads leading to farms.
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Moderate, moderate use
<i>Intervisibility/openness/enclosure</i>	Fairly open, but with hedges and trees on all field and road boundaries, which filters views out from the settlement edge.
<i>Skyline</i>	
<i>Key views</i>	-
<i>Detractors</i>	-
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Smooth; 18/19c individual house within Randwick Conservation Area on northern boundary; 20c estate housing on eastern boundary.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is part of the wider farmed landscape on the edge of the settlement and relates to the two local farms: Moreton Hill and Far Westrip farms.
<i>Potential visual receptors</i>	Areas to the west; local residents, especially within area, and some on settlement edge; local residents to the north in Randwick; users of the PROWs and the Cotswold Way, which lies within the western half of this area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Randwick Conservation Area to the north. Listed buildings on minor road.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswold Way passes along the edge of the area with other PROWs linking in.



## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Secluded Valleys

*County/AONB LCA Landscape  
Character Type*

Escarpment

*HLC type*

A1rs



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

The area's sensitivity lies in its sloping elevated upper valley landform and its function in separating Stroud and smaller settlements within the wider landscape to the north, or from linear settlement along ridges radiating out from the core of Stroud. It is part of, and indivisible from, Str04 and WR02 in this function, wrapping from Randwick eastwards around the slopes of Ocker Hill and northwards between Ocker Hill and Paganhill as it extends northwards towards Whiteshill. Its value is demonstrated by the inclusion of most of the area within the Cotswolds AONB, the inclusion of the northern part within Randwick Conservation Area, PROWS and listed buildings towards its southern edge. Housing development extending beyond the existing settlement edge into open countryside would have a detrimental impact on the character of the edge of the AONB and a negative visual impact on users of PROWs and local roads and residents within and around the perimeter of the area.

*Sensitivity to Employment Use* High*Summary*

The area's sensitivity lies in its sloping elevated upper valley landform and its function in separating Stroud and smaller settlements within the wider landscape to the north, or from linear settlement along ridges radiating out from the core of Stroud. It is part of, and indivisible from, Str04 and WR02 in this function, wrapping from Randwick eastwards around the slopes of Ocker Hill and northwards between Ocker Hill and Paganhill as it extends northwards towards Whiteshill. Its value is demonstrated by the inclusion of most of the area within the Cotswolds AONB, the inclusion of the northern part within Randwick Conservation Area, PROWS and listed buildings towards its southern edge. Employment development would be out of place and difficult to implement on the slopes, would be incompatible and out of character with the adjacent residential edge and the rural character of the area within the AONB. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Part of steeply sloping valley sides to south of Ocker Hill, continuous with St04 and continuing northwards to Randwick, with watercourse.
<i>Landcover pattern/use/ elements</i>	Improved pasture fields in an irregular pattern of mixed size, apparently formed from vegetation along watercourses. Small area of orchard and former allotments/cultivation at junction of Ruscombe Road and Unnamed Road
<i>Settlement pattern within parcel</i>	Limited and isolated: one individual house in extensive grounds and a separate small terrace on Ruscombe Road; Acre Place and Folley Park Farm; listed buildings at junction of Ruscombe Road, and Benedictine Convent (a listed building excluded from the Cotswolds AONB).
<i>Landscape features</i>	Tree rows in irregular pattern along watercourses.
<i>Landscape condition/ intensity of use</i>	Moderate to poor.
<i>Intervisibility/openness/enclosure</i>	Open convex slope, with some filtering from copses and tree rows and generally dense boundary vegetation; intervisible with Rodborough Common (St 17).
<i>Skyline</i>	N/A
<i>Key views</i>	Long distance views across Frome Valley
<i>Detractors</i>	Power lines at eastern end
<i>Tranquillity</i>	Quiet - some traffic noise
<i>Settlement edge character</i>	20c linear bungalows and houses on Randwick Road (west boundary); mainly 20 C around individual 19 C houses along southern boundary. Listed buildings: Convent and barns also on southern edge, with strong defining boundary walls.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area wraps around the lower slopes of Ocker Hill and separates Randwick from Stroud visually and functionally, and is part of the rural landscape separating Randwick from Puckshole and Paganhill.
<i>Potential visual receptors</i>	Residents in housing along area boundary; users of Chapel Fields playing field; users of PROWs within and adjacent to the area; local road users ( although local roads are mainly sunken, with densely vegetated edges.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB apart from two areas next to settlement edge.
<i>Historic</i>	Randwick Conservation Area covers the northern part of the area. Listed



buildings on minor road including More Hall Convent.

*Biodiversity*

None

*Other (floodplain, PROWs)*

PROWs cross the area.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Secluded Valleys

*County/AONB LCA Landscape  
Character Type*

High Wold Valley

*HLC type*

A1rs



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its steeply sloping landform, its role as part of the continuum of open valley sides bounding settlement to the north and west, its function in separating Stroud on the ridgetop from Bread Street and Whiteshill, the Ruscombe Brook and associated riparian vegetation and its visibility for PROW users and many local residents and road users along Ruscombe Road and Farmhill Lane. There is also sensitivity associated with its the sports ground at its southern end. Its value lies in its designation as part of the Cotswolds AONB and the PROWs within it. Housing development would be prominent breaking into the open countryside and disrupting the development line on the ridgetop, would reduce erode the gap between settlements, and would have a detrimental visual impact on PROW users and local residents.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its steeply sloping landform, its role as part of the continuum of open valley sides bounding settlement to the north and west, its function in separating Stroud on the ridgetop from Bread Street and Whiteshill, the Ruscombe Brook and associated riparian vegetation and its visibility for PROW users and many local residents and road users along Ruscombe Road and Farmhill Lane. There is also sensitivity associated with its the sports ground at its southern end. Its value lies in its designation as part of the Cotswolds AONB and the PROWs within it. Employment development would be out of place and difficult to implement on the slopes, would be incompatible and out of character with the adjacent residential edge and the rural character of the area within the AONB. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping minor valley, sloping down from Ruscombe Road and Farmhill Lane to Ruscombe Brook between them.
<i>Landcover pattern/use/ elements</i>	Improved pasture fields in a medium-large sub-regular field pattern with mixed field boundaries, seldom dense.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Valley landform
<i>Landscape condition/ intensity of use</i>	Poor to moderate
<i>Intervisibility/openness/enclosure</i>	Open internally, contained by valley landform. Intervisible with much of St03 and partly with WR02, and across valley between Ruscombe Road and Farmhill Road.
<i>Skyline</i>	N/A
<i>Key views</i>	-
<i>Detractors</i>	Linear settlement edge to east
<i>Tranquillity</i>	Quiet to noisy.
<i>Settlement edge character</i>	Mainly linear 20c to east on the ridgetop, infill to scattered 18/19 C individual houses; Linear to west, mainly 20c low level (bungalows or chalets) with occasional older property, often stepped slightly down the valley side from Ruscombe Road. Amenity at southern end, related to local schools, with a small area of 20 and 21 C housing at eastern end of southern boundary.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area functions, with St03, as part of a small valley that sweeps around below Ocker Hill and separates Randwick from Stroud, and Randwick from Paganhill.
<i>Potential visual receptors</i>	Residents and drivers on Ruscombe Road and Farmhill Lane; users of the sports ground at the southern end; users of PROWs within the area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area and there is a sports ground to the South.



## 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 Valley
<i>HLC type</i>	A1rs



## LANDSCAPE SENSITIVITY

Sensitivity to Housing Use High

## Summary

The area's sensitivity lies in its sloping landform, its contribution to the wider rural landscape and continuum of the Painswick valley into the settlement, its visibility to the east, its function in separating the suburban estate of Callowell with the distinct historic hamlet at Callowell Farm on the valley side, its proximity to the Stratford Park Conservation Area on its southern boundary and a school playing field on part of its western boundary. Its value is demonstrated by its proximity to the Cotswolds AONB and listed buildings which border it to north and east, and by the presence of PROWs within it. Housing development would erode character and continuity of the Painswick Valley running into the settlement, adversely affect the integrity and setting of Callowell Farm and listed buildings on the valley floor, and could adversely affect the relationship between Stratford Park and the wider countryside. It would also have a detrimental impact on views from the PROWs within it and for residents of listed buildings within and close to the land parcel, as well as to many residents with properties fringing the area.

Sensitivity to Employment Use High

## Summary

The area's sensitivity lies in its sloping landform, its contribution to the wider rural landscape and continuum of the Painswick valley into the settlement, its visibility to the east, its function in separating the suburban estate of Callowell with the distinct historic hamlet at Callowell Farm on the valley side, its proximity to the Stratford Park Conservation Area on its southern boundary and a school playing field on part of its western boundary. Its value is demonstrated by its proximity to the Cotswolds AONB and listed buildings which border it to north and east, and by the presence of PROWs within it. Housing development would erode character and continuity of the Painswick Valley running into the settlement, adversely affect the integrity and setting of Callowell Farm and listed buildings on the valley floor, and could adversely affect the relationship between Stratford Park and the wider countryside. It would also have a detrimental impact on views from the PROWs within it and for residents of listed buildings within and close to the land parcel, as well as to many residents with properties fringing the area. Employment development would be out of place on the slopes, would be incompatible and out of character with the adjacent residential edge and the rural character of the area fringing the AONB.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Western side of a moderately steeply sloping side valley to the Painswick Stream near its eastern boundary.
<i>Landcover pattern/use/ elements</i>	Improved pasture, largely unenclosed of in large irregular field pattern, with low hedges as field boundaries and traces of former field boundaries
<i>Settlement pattern within parcel</i>	One farm
<i>Landscape features</i>	Sloping landform
<i>Landscape condition/ intensity of use</i>	Poor to moderate
<i>Intervisibility/openness/enclosure</i>	Although a valley landform, this land parcel is part of a wide, open valley and is visible over a wide area, including Rodborough Hill in St17. Internally there are few significant field boundaries, which is unusual in the valleys around Stroud. From it there are extensive views east over open countryside, showing the distinctive pattern of settlement along minor ridges with farmland and tree cover in the small valleys between.
<i>Skyline</i>	N/A
<i>Key views</i>	Views east.
<i>Detractors</i>	Adjacent settlement edge at Callowell.
<i>Tranquillity</i>	Noisy
<i>Settlement edge character</i>	Linear 20c housing to western edge is negative and noticeable in the wider countryside; smooth curve of 20/21c housing along College Road. Stratford Park on the southern and south eastern edge is parkland and amenity land well screened by mature trees.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This land parcel functions as a finger of open rural countryside extending into the settlement and separating Callowell/Whiteshill from Uplands. This separating function is enhanced by the presence of school playing fields and the amenity land within Stratford Park, at the southern end of the land parcel closest to Stroud town centre.



*Potential visual receptors*

Residents at Callowell Farm (listed building) and residents in the listed buildings on Painswick Road, on the eastern boundary of this area; users of PROWs within the area; residents on Barrowfield Road and College Road.

#### CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB to north and east.
<i>Historic</i>	Stratford Park Conservation Area to the south. Listed building to the 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>	High Wold Valley
<i>HLC type</i>	A4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the steep unspoilt open rural valley sides which form part of a broad green corridor running into the settlement. The valley sides complement Stratford Park which lies to the south west on lower ground. The value of the area lies in its location partly in the Cotswolds AONB, the listed building at The Culls and Stratford Park Conservation Area lying adjacent to the south west. Housing would be difficult to implement without significant earthworks and would detract from the open rural character and would be divorced from the settlement. It would be inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep unspoilt open rural valley sides which form part of a broad green corridor running into the settlement. The valley sides complement Stratford Park which lies to the south west on lower ground. The value of the area lies in its location partly in the Cotswolds AONB, the listed building at The Culls and Stratford Park Conservation Area lying adjacent to the south west. Employment use would be impractical to implement on the steep valley sides and would significantly detract from the open rural character. It would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep valley sides of the Painswick Valley.
<i>Landcover pattern/use/ elements</i>	Semi-regular pastures with mix of outgrown and trimmed hedges. Trees are associated with properties including the Culls and along the A46.
<i>Settlement pattern within parcel</i>	The Culls and isolated property on Painswick Old Road- both on the upper valley side.
<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>	Enclosed by trees and landform to an extent but intervisible from other valley side and in filtered views from the A46.
<i>Skyline</i>	Eastern edge and trees on Old Painswick Road form the skyline from valley floor.
<i>Key views</i>	From PROWs on opposite valley side, from A46 and the Culls.
<i>Detractors</i>	Some buildings on valley floor adjacent- PO depot.
<i>Tranquillity</i>	Some tranquillity but reduced by the A46 noise and movement.
<i>Settlement edge character</i>	Wooded Stratford Park leisure area opposite forms a positive soft edge to the settlement. Detractive commercial premises in valley floor (PO depot) and positive mill is separated from main settlement.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Forms part of the unspoilt rural Painswick valley sides running north from the settlement.
<i>Potential visual receptors</i>	PROW users on opposite side of valley and users of A46 and Painswick Old Road.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB in northern part.
<i>Historic</i>	Stratford Park Conservation Area to the south west. Listed building at the Culls and 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 Valley
<i>HLC type</i>	A4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its exposed position as a ridgetop and local skyline intervisible with adjacent valleys and ridge, its openness, its role as part of the setting of Hawkwood College and intervisible with it and as part of a large green wedge between development areas to the south and west. The lower part forms a continuation of the rural Painswick valley sides visible from the A46 approaches and complementing Stratford Park to the west. It also has many TPO trees both as field trees and in hedgerows. Its value lies in its location within Cotswolds AONB, and proximity with the listed Hawkwood College and listed buildings to the south. Housing would be likely to be prominent on the ridge and southern ridge slopes and would erode the area's role as green buffer between development areas. It would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its exposed position as a ridgetop and local skyline intervisible with adjacent valleys and ridge, its openness, its role as part of the setting of Hawkwood College and intervisible with it and as part of a large green wedge between development areas to the south and west. The lower part forms a continuation of the rural Painswick valley sides visible from the A46 approaches and complementing Stratford Park to the west. It also has many TPO trees both as field trees and in hedgerows. Its value lies in its location within Cotswolds AONB, and proximity with the listed Hawkwood College and listed buildings to the south. Employment use would be likely to be extremely prominent on the ridge and southern ridge slopes, totally out of character and would erode the area's role as green buffer between development areas. It would be extremely inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Well defined fairly flat topped narrow ridge falling to the south.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields adjoining a designed ornamental landscape associated with Hawkwood College to the north. The field boundaries are trimmed hedges and fences. An organic vegetable planting area has been established in part of one field.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity associated with the pastures/meadows and moderate/high intensity for the vegetable growing area.
<i>Intervisibility/openness/enclosure</i>	Open ridge top highly intervisible to the east and west.
<i>Skyline</i>	Acts as local skyline form the valleys to the east and west.
<i>Key views</i>	From PROW crossing the site and PROWs to the west.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil as part of wider countryside.
<i>Settlement edge character</i>	To the south the settlement is comprises of larger dwellings in large gardens at a lower level and generally screened by trees so this is neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is a distinctive flat topped narrow ridge between the Painswick valley and a smaller valley to the east, which acts as the local skyline and forms part of a green wedge running into the settlement with a PROW running along it with fine and wide views along and either side of the ridge. The area is highly visible and forms part of the setting to listed Hawkwood College to the north. The southern slopes are visible from the A46 and complement Stratford Park to the west as a positive rural approach to the settlement.
<i>Potential visual receptors</i>	Users of PROWs within area and to the north and adjacent minor road, Hawkwood College users and possibly listed buildings to the south.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Stratford Park Conservation Area and The Culls listed building to the west. Listed Hawkwood College and lodge 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>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold Valley
<i>HLC type</i>	A4 + F2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the secluded rural nature of the valley with its steep sides, its relationship with the flat top ridge to the west which together make a distinctive landscape, its small scale and openness, its role as part of a green wedge running into the settlement and as part of the setting of Hawksmoor College at the head of the valley, the riparian corridor, and the views over it from the PROW to the west on the skyline. Its value lies in its location within Cotswolds AONB, and proximity with the listed Hawkswood College and listed buildings to the south. Housing within the main body of the valley would adversely affect its rural open character, would be highly visible from the PROW to the west and further north may affect the setting or views from Hawksmoor College. It is therefore inappropriate. The only potential opportunity is not desirable, but may be the triangular field adjacent to Grange View/Delmont Gardens. Any housing should low density and be a max 1.5 storeys high with the outgrown hedges reinforced with tree planting and lie outside curtilages to ensure screening.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the secluded rural nature of the valley with its steep sides, its relationship with the flat top ridge to the west which together make a distinctive landscape, its small scale and openness, its role as part of a green wedge running into the settlement and as part of the setting of Hawksmoor College at the head of the valley, the riparian corridor, and the views over it from the PROW to the west on the skyline. Its value lies in its location within Cotswolds AONB, and proximity with the listed Hawkswood College and listed buildings to the south. Employment use would be impractical within the scale and steepness of this valley as well as totally out of character with its rural character and the residential edge. It is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Small north-south stream valley at Badbrook with steep lower valley sides becoming less steep to the east on a rising shoulder of land.
<i>Landcover pattern/use/ elements</i>	Semi-regular fields of pasture and rough grass with outgrown hedges and some trees. There is a strong riparian treed stream corridor and some trees on the upper slopes to the west.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Stream
<i>Landscape condition/ intensity of use</i>	Moderate to and poor condition and moderate to low intensity of use for pasture and rough grassland respectively.
<i>Intervisibility/openness/enclosure</i>	The valley is quite enclosed by landform assisted by trees and hedges but there are views across it from the distinctive ridge to the west and the number of hedges are limited making views up or down the valley relatively open, albeit not publicly accessible.
<i>Skyline</i>	The main skyline lies to the west on the top edge of the valley.
<i>Key views</i>	From the PROW on the distinctive ridge to the west and from Hawkswood College.
<i>Detractors</i>	None
<i>Tranquillity</i>	Quiet- tranquillity increases away from housing to the south and east.
<i>Settlement edge character</i>	Indented 20c housing to the east has a raw edge with limited mitigation but is assisted by hedge pattern and being set down on the shoulder of land. Newer housing on the lower valley side has no mitigation and is detractive. Older housing at a lower level to the south is well screened and integrated.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is a well defined narrow linear valley associated with a distinctive ridge to the west which forms part of a green wedge running into the settlement overlooked by a PROW running beside it. The area forms part of the setting to listed Hawkswood College to the north although this role decreases to the south.
<i>Potential visual receptors</i>	Users of PROWs, Hawksmoor College and adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed Hawkwood College to the north and listed buildings to the south.



<i>Biodiversity</i>	None
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<i>Other (floodplain, PROWs)</i>	None
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## LANDSCAPE CONTEXT

<i>National Character Area</i>	Cotswolds
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<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
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<i>County/AONB LCA Landscape Character Type</i>	High Wold Valley
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<i>HLC type</i>	A4 + F2
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## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its elevated sloping to steeply sloping landform, its openness and marked visibility over a very wide area, its role separating 20c housing development and Hawkswood College, its mature trees and its character as part of the wider high wold valley farmed landscape. Its value lies in its designation as part of the Cotswolds AONB and the presence of a PROW and a key wildlife site to the north east. Housing development would extend the existing settlement boundary into the wider upper valley AONB landscape and would be very prominent over a wide area.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its elevated sloping to steeply sloping landform, its openness and marked visibility over a very wide area, its role separating 20c housing development and Hawkswood College, its mature trees and its character as part of the wider high wold valley farmed landscape. Its value lies in its designation as part of the Cotswolds AONB and the presence of a PROW and a key wildlife site to the north east. Employment development would be completely out of place on the upper valley sides intruding into the wider upper valley AONB landscape and would be very prominent over a wide area.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	High wold upper valley side sloping down from north east to south west, notably steeper in north eastern third of the land parcel.
<i>Landcover pattern/use/ elements</i>	Improved pasture in a single irregular field, with one clump of trees near northern edge, woodland along the northern boundary with Hawkswood College and a strong tree line along the southern boundary.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Prominent clump of trees
<i>Landscape condition/ intensity of use</i>	Good condition, moderate use.
<i>Intervisibility/openness/enclosure</i>	Open and highly visible from the opposing valley side and from housing along western side of Summer Street
<i>Skyline</i>	N/A
<i>Key views</i>	-
<i>Detractors</i>	Powerline across land parcel
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	20c linear
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This land parcel is open farmland on the edge of the settlement, screened from it by vegetation but widely visible from the opposing valley side, from where it is seen as the lower end of a small ridge.
<i>Potential visual receptors</i>	Residents on Folly Lane; users of the PROW along the north eastern edge of the land parcel; users of the playing field and allotments on the south western boundary; drivers on Folly Lane; users of the Mount Pleasant PROW, visitors to the cemetery wildlife area, many residents on this valley slope: Valley View Road, Bisley Old Road, Langtoft Road.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed Hawkswood College to the north.
<i>Biodiversity</i>	The Folly, Stroud KWS
<i>Other (floodplain, PROWs)</i>	PROW along north eastern boundary.

## 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 Valley







**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its intricate, steeply sloping and indented valley side landform, in its location outside the settlement and within the wider rural landscape of the Slad Brook, and in its visibility, especially from the east and from neighbouring roads and properties. From certain points along the B4070 the western part of the site forms a local skyline. Its value lies in its designation as part of the Cotswolds AONB, the presence of three listed buildings and many PROWs within it, indicative of its recreational use. Much of the land parcel is visible over a significant area, especially to the east. Within the land parcel, the area on its western edge immediately abutting the settlement is well screened by landform and vegetation and might be considered for development. However, as it also forms part of a local skyline, a permanent and significant tree belt along this part's eastern edge would be essential to screen views of an increased settlement from the wider landscape, and this part would also be visible from some locations to the north west and would mark an intrusion into the AONB. Housing development could only therefore be acceptable within this limited western area and with an undertaking to provide and maintain permanent dense tree cover along its eastern edge.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its intricate, steeply sloping and indented valley side landform, in its location outside the settlement and within the wider rural landscape of the Slad Brook, and in its visibility, especially from the east and from neighbouring roads and properties. From certain points along the B4070 the western part of the site forms a local skyline. Its value lies in its designation as part of the Cotswolds AONB, the presence of three listed buildings and many PROWs within it, indicative of its recreational use. Much of the land parcel is visible over a significant area, especially to the east. Employment development would be completely out of place on the valley sides intruding into the AONB landscape and would be out of scale with the field pattern.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping minor side valley on upper western slopes of Slad Brook valley, bounded by Folly Lane and B4070, with a small extension to the east of the B4070.
<i>Landcover pattern/use/ elements</i>	Unimproved to wet pasture with dense tree lines along watercourses and many PROWs, within a pattern of small regular fields along Folly Lane and larger, irregular fields further east.
<i>Settlement pattern within parcel</i>	Two farms and associated buildings, including three listed buildings
<i>Landscape features</i>	Influence of landform and watercourses on land cover
<i>Landscape condition/ intensity of use</i>	Moderate to good; moderate use
<i>Intervisibility/openness/enclosure</i>	Visible from B4070 and from Slad Lane and properties along it, with views filtered by boundary vegetation. Visible from PROW on Folly Lane but generally filtered by boundary vegetation. Partly enclosed by landform, which precludes views from the west, and by internal and boundary vegetation. The area immediately abutting the eastern edge of Uplands is screened from most views by a combination of landform and vegetation.
<i>Skyline</i>	From the B4070, looking west, the area on the western side of the land parcel forms a local skyline, which is also visible from the nearby PROW.
<i>Key views</i>	May be visible from nearby listed buildings, although likely to be filtered by boundary vegetation
<i>Detractors</i>	-
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	19c individual houses in large grounds along B4070 - attractive approach to main settlement from the north. Smooth edge to sinuous 20c estate housing development along western boundary
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This land parcel lies outside the settlement and functions as part of the wider farmed landscape and for recreational use (many PROWs)
<i>Potential visual receptors</i>	Residents on north western edge of Uplands; residents of nearby listed buildings, including two farms within land parcel; users of PROWs; users of PROW along and drivers on Slad Lane



## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed farm buildings within area.
<i>Biodiversity</i>	The Folly, Stroud KWS adjacent to the North.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area and there is a sports ground to the South.

## 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 Valley
<i>HLC type</i>	A4 + A2s



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High/medium

*Summary*

The area's sensitivity lies in the open valley slopes, the steepness of the slopes, the role of the area as a strong green valley corridor separating parts of Stroud (Uplands and Mount Pleasant) and linking into the AONB valley landscape to the north east, the essentially linear character of the settlement on both sides, the Slad Brook corridor and views into the area, including from the AONB and in gaps along adjacent roads eg Summer Street. The value of the area lies in its location partly within the AONB and role as setting to it. Housing would either narrow the width of the green corridor or its length into the settlement, or both, and would tend to diverge from the current settlement pattern (eg consistently linear along the contours to the south). Housing development in most locations would require high retaining walls and would be noticeable and difficult to mitigate, especially from receptors on or above the level of development. The sensitivity of the area increases to the east adjacent and in the AONB, but the western areas, though in poor condition (which is reversible), still play an important role as part of the green corridor. Any additional houses should only be very small scale ie unsuitable for site allocation. The only opportunity may be in the far north west corner adjacent to recent housing (Ben Grazebrooks Well Street) and near the valley bottom but retaining and protecting the riparian corridor.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the open valley slopes, the steepness of the slopes, the role of the area as a strong green valley corridor separating parts of Stroud (Uplands and Mount Pleasant) and linking into the AONB valley landscape to the north east, the essentially linear character of the settlement on both sides, the Slad Brook corridor and views into the area, including from the AONB. The value of the area lies in its location partly within the AONB and role as setting to it. Employment development would be out of character and impractical on the valley sides due to slopes, although existing development is present on the valley bottom. Any level valley bottom site would tend to be too narrow as well as adjacent to existing housing.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Middle and lower valley slopes of the Slad Brook, increasing in steepness lower down. There are a series of small tributary watercourses running from springs which create a series of gentle side valleys and shoulders.
<i>Landcover pattern/use/ elements</i>	A mix of irregular and semi-regular small to medium-sized pastures and rough grassland. The fields are bounded by a mix of trimmed and outgrown hedges, and fences, with increasing tree cover lower down the valley sides and along riparian corridors. Some fields to the east are scrubbing up.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Slad Brook
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use generally reducing to poor condition and low intensity to the west.
<i>Intervisibility/openness/enclosure</i>	Intervisible with the other side of the valley and generally open to view as steep slopes with some enclosure provided by tree cover.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs and B4070 to the north within AONB and from Summer Street-framed view.
<i>Detractors</i>	None
<i>Tranquillity</i>	Increases to the east away from settlement.
<i>Settlement edge character</i>	Area forms major green corridor into the settlement with settlement generally running along the contours with linear edges to the north and south. Though slightly detractive to the south the edge is coherent and understandable. The settlement edge to the east is more diffuse and mitigated by trees and open spaces.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms a major green corridor into the settlement providing a continuation of the valley and river corridor from within the AONB to the north east.
<i>Potential visual receptors</i>	Users of PROWs, B4070 and Summer Street, and residents.

**CONSTRAINTS/DESIGNATIONS**

Landscape Cotswolds AONB on eastern part of area.



<i>Historic</i>	Listed buildings on settlement edge to north and south.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Flood zone 3 in valley floor. PROW within 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 Valley
<i>HLC type</i>	A1s + A2s



## LANDSCAPE SENSITIVITY

Sensitivity to Housing Use High

## Summary

The area's sensitivity lies in elevated outward-facing upper slopes of a wold ridge, and consequent high visibility both locally (potentially including a listed building) and over a wider area. Although it abuts recent housing development along its western edge, in character it lies outside the settlement and is typical of the high wold/wold valley slopes of the Cotswolds AONB. This value is reflected in its designation as part of the Cotswolds AONB. Housing development within this land parcel would be widely visible, whichever side of the ridge it was situated, although locally the northern 'wing' would be less visible, being partly screened by the woodland of Slade Wood. Housing development would be an intrusion into the wider rural landscape, outside the existing settlement boundary, would be visible from a distance in several directions, as well as close to from the existing settlement edge and an area of local recreation and would be detrimental to the character of the local landscape, especially the adjoining AONB.

Sensitivity to Employment Use High

## Summary

The area's sensitivity lies in elevated outward-facing upper slopes of a wold ridge, and consequent high visibility both locally (potentially including a listed building) and over a wider area. Although it abuts recent housing development along its western edge, in character it lies outside the settlement and is typical of the high wold/wold valley slopes of the Cotswolds AONB. This value is reflected in its designation as part of the Cotswolds AONB. Employment development within this land parcel would be out of place at this high elevation, would be widely visible from several directions as well as from the existing settlement edge, nearby properties and an area of local recreation and would be an intrusion into the wider rural landscape outside the existing settlement boundary. It would also be detrimental to the rural character of the local landscape, especially the adjoining AONB.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	A butterfly-shaped land parcel, the body forming a wold ridge roughly along Bisley Road, the wings dropping away from the body to either side into the adjoining valleys.
<i>Landcover pattern/use/ elements</i>	Improved pasture in a large irregular pattern with some densely treed field boundaries
<i>Settlement pattern within parcel</i>	Isolated 20c dwellings, with linear 20c housing along part of the western edge adjoining the recreation ground on Bisley Road, and with 20c housing in a small development opposite the recreation ground along Bisley Old Road.
<i>Landscape features</i>	Dense boundary vegetation
<i>Landscape condition/ intensity of use</i>	Moderate, moderate use.
<i>Intervisibility/openness/enclosure</i>	The southern part of the land parcel is very open and visible from Bisley Road, the junction with Old Bisley Road, from housing along the western side of Bisley Road, although filtered by vegetation from views from Bisley Road to the north east of the junction, and from the B4070. The north western part of the land parcel is also open, but is screened by landform and the woodland of Slade Wood and Strawberry Bank. Residents at the eastern end of Langtoft Road have views only of dense tree cover; there may be views from Kilminster Farm to the north east.
<i>Skyline</i>	Bisley Road forms a local skyline when viewed from north west and south east.
<i>Key views</i>	From the junction of Bisley Road and Old Bisley Road there are extensive views across to the Severn estuary.
<i>Detractors</i>	Poor quality 20c housing along the south western edge of the land parcel.
<i>Tranquillity</i>	Noisy - traffic.
<i>Settlement edge character</i>	Linear 20c and blocky 21c, with a distinctive crescent of 20c housing defining the southern edge of the recreation ground abutting the western edge of this area..
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is on the edge of the settlement and has a rural character, slightly eroded by existing individual development of a non-farming character and recent development opposite the recreational ground.
<i>Potential visual receptors</i>	Residents within and abutting the land parcel; local road users and users of the



## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB on eastern part of area.
<i>Historic</i>	Listed building 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>	High Wold, High Wold Valley and Settled Valley
<i>HLC type</i>	C4 + A3x



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its steeply sloping valley side landform, its role as rural setting to the cemetery, its tranquil rural character and small scale pattern of land cover, the many streams and water bodies providing a basis for the extensive riparian trees and woodland. It is visible from PROWs passing through the area and from the south and east across the valley and from parts of the settlement edge to the north and west, albeit often filtered by vegetation. Its value is reflected in its designation as part of the Cotswolds AONB, as a key wildlife site and as local nature reserve, and the well used PROWs through it. Housing development here would be very detrimental to the steeply sloping small-scale valley character would be visible from the wider landscape to the south and east, especially from PROWs, and could compromise the local nature reserve and key wildlife sites.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its steeply sloping valley side landform, its role as rural setting to the cemetery, its tranquil rural character and small scale pattern of land cover, the many streams and water bodies providing a basis for the extensive riparian trees and woodland. It is visible from PROWs passing through the area and from the south and east across the valley and from parts of the settlement edge to the north and west, albeit often filtered by vegetation. Its value is reflected in its designation as part of the Cotswolds AONB, as a key wildlife site and as local nature reserve, and the well used PROWs through it. Employment development here would be likely to be impractical on the steep slopes, as well as very detrimental to the small-scale valley character being visible from the wider landscape to the south and east, especially from PROWs, and could compromise the local nature reserve and key wildlife sites.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley slopes and valley floor of a small side valley to the Frome valley, the ridges lying approximately along Quarhouse Lane to the east and Bisley Road to the west.
<i>Landcover pattern/use/ elements</i>	Areas of irregular pasture dominated by woodland and riparian tree rows along the many streams; livery yard.
<i>Settlement pattern within parcel</i>	One farm
<i>Landscape features</i>	Extensive woodland and tree rows, all riparian.
<i>Landscape condition/ intensity of use</i>	Poor to moderate; moderate use, more intensive in livery yard.
<i>Intervisibility/openness/enclosure</i>	Views to church to north in cemetery and extensive views south eastward and south westwards (of Str16 and Str17) from the northern edge of this land parcel. From views within the settlement to the north and west, it appears as part of a wider generally wooded area. It is all partly enclosed by landform and is generally covered with trees.
<i>Skyline</i>	N/A
<i>Key views</i>	North to church; south west to Rodborough Common above main valley slopes
<i>Detractors</i>	-
<i>Tranquillity</i>	Quiet
<i>Settlement edge character</i>	Mixed 18/19c (some listed buildings near western end) with 20c linear infill to west, linear 20c to north west along Highfield Road.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Edge of settlement with recreational function, particularly as extension of cemetery wildlife area (LR and KWS). Sits below the settlement edge, so views in from above.
<i>Potential visual receptors</i>	Residents along settlement edge; residents and users of Horns Farm and livery stables; users of PROWs within and outside land parcel, particularly from upper slopes to east.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Listed buildings on settlement edge to south west.
<i>Biodiversity</i>	The Horns Bank KWS, Horns Wood KWS to the east, Bisley Road Cemetery LNR and KWS to the west.



*Other (floodplain, PROWs)*

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*

L1



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its moderately steeply sloping, complex, valley side landform, the presence of watercourses and riparian vegetation, its separation from the main part of Stroud and its function as part of the wider rural Frome valley landscape, with visibility from Rodborough Common and the opposite valley sides. Its value lies in its designation as part of the Cotswolds AONB, its proximity to a key wildlife site and the presence of PROWs within it. Housing development would extend settlement into the wider rural valley landscape above Bowbridge which is essentially linear in character, and it would be visible from areas across the Frome valley and would have a detrimental impact on the vegetation within it and for users of the PROWs.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its moderately steeply sloping, complex, valley side landform, the presence of watercourses and riparian vegetation, its separation from the main part of Stroud and its function as part of the wider rural Frome valley landscape, with visibility from Rodborough Common and the opposite valley sides. Its value lies in its designation as part of the Cotswolds AONB, its proximity to a key wildlife site and the presence of PROWs within it. Employment development would be out of place on the Valley sides and out of scale with the existing land cover pattern, would extend built development into the wider rural landscape, where it would be visible from areas across the Frome valley and would have a highly detrimental impact on the vegetation within it and for users of the PROWs.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Upper slopes of steeply sloping, undulating minor side valley to Frome valley, with watercourse along very narrow valley floor. There is a slight ridge along the northern boundary with Land Parcel St13 and a more pronounced ridgeline/wold top to the east near Nether Lypiatt Manor. The land parcel is divided by Claypits Lane, with two pasture fields lying to the east and the bulk of the land parcel lying to the west.
<i>Landcover pattern/use/ elements</i>	Improved pasture in irregular medium-size pattern, with hedges and tree rows to all field boundaries.
<i>Settlement pattern within parcel</i>	None. Thrupp Farm lies on south western edge.
<i>Landscape features</i>	Field pattern defined by watercourses and marked by trees and hedgerows
<i>Landscape condition/ intensity of use</i>	Moderate to poor; moderate use
<i>Intervisibility/openness/enclosure</i>	Not widely visible due to boundary vegetation, but visible from St17 and parts of St16.
<i>Skyline</i>	N/A
<i>Key views</i>	-
<i>Detractors</i>	Noise from A419
<i>Tranquillity</i>	Quiet to noisy
<i>Settlement edge character</i>	Mixed 18/19c housing with 20c infill, plus Thrupp Farm at junction of Thrupp Lane and Claypits Lane.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area is part of the wider rural landscape and functions as a backdrop to Thrupp and Bowbridge, on the settlement edge, especially when viewed from across the Frome valley (Str16 and Str17). It is well screened from the settlement edge by boundary vegetation and is part of the more pronounced valley slope to the east of Mount Pleasant. It contributes a complex mix of irregular pasture fields and prominent tree lines/woodland, within which there are PROWs.
<i>Potential visual receptors</i>	Parts of Str16 and Str17, Nether Lypiatt Manor (listed building) and listed building to north of Claypits Farm. Users of PROWs within and nearby. Drivers on lower part of Claypits Lane.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB.
<i>Historic</i>	Listed buildings on settlement edge to south west.



<i>Biodiversity</i>	Claypits Wood North KWS to the east.
<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>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the area as a green, semi-rural wildlife and recreational corridor and gap between areas of built development in Stroud and Thrupp, the relationship with the Thames and Severn Way and associated cycle way, the small scale of fields and spaces, the floodplain in places, wet woodland and steep slopes to the east. The value lies in its location in the Industrial Heritage Conservation Area and Cotswolds AONB and the presence of a key wildlife site to the north. Housing is being built on a narrow site that appears to have been a brownfield site by the canal with associated lock repair and refurbishment, and there are other developments lining the canal. Further housing development would fill in gaps between existing development along the A417 and could potentially line the entire canal in this stretch with housing, both of which would be detrimental to the character of the Conservation Area. Development west of the canal would be separate from Stroud and inappropriate. Housing on the site of the current commercial premises by the lock (Bowbridge Veterinary Group) may be acceptable in landscape terms but would need to strictly comply with the Conservation Area policy and guidelines.

*Sensitivity to Employment Use* High/medium

*Summary*

The area's sensitivity lies in the area as a green, semi-rural wildlife and recreational corridor and gap between areas of built development in Stroud and Thrupp, the relationship with the Thames and Severn Way and associated cycle way, the small scale of fields and spaces, the floodplain in places, wet woodland and steep slopes to the east. The value lies in its location in the Industrial Heritage Conservation Area and Cotswolds AONB and the presence of a key wildlife site to the north. Housing is being built on a narrow site that appears to have been a brownfield site by the canal with associated lock repair and refurbishment, and there are other developments lining the canal. Employment development would fill in gaps between existing development along the A417 and could potentially line the canal with employment uses as well as the area to the south, both of which would be detrimental to the character of the Conservation Area. Overall, further commercial development is considered to be inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley sides and floor, including floodplain. River Frome and Severn and Avon canal run along the valley.
<i>Landcover pattern/use/ elements</i>	Complex mix of small scale permanent pastures, rough open land, wet woodland and scrub and a current development site alongside the canal and river.
<i>Settlement pattern within parcel</i>	Single dwelling/smallholding to the west of the canal, with a current development site north west of the Stanton Bridge and also small commercial development to the south west.
<i>Landscape features</i>	River and canal with associated locks and bridges- one being refurbished at Stanton Bridge. Also an aqueduct lies to the north.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and moderate to low intensity of use for pasture and rough grassland and woodland respectively.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed valley bottom with strong enclosure by built form, trees and scrub and landform.
<i>Skyline</i>	N/A
<i>Key views</i>	From Thames and Severn Way and associated cycle path.
<i>Detractors</i>	Commercial properties within and adjacent.
<i>Tranquillity</i>	Some tranquillity along the canal corridor, though close to development.
<i>Settlement edge character</i>	Linear 20c/21c development integrated by trees along river and canal corridors.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the lower valley river and canal corridor providing a green, semi-rural wildlife and recreational corridor between areas of built development in Stroud and Thrupp.
<i>Potential visual receptors</i>	Users of the Thames and Severn Way and associated cycle path, A417 and railway, and residents.

**CONSTRAINTS/DESIGNATIONS**

*Landscape* Cotswolds AONB to the west.



<i>Historic</i>	Industrial Heritage Conservation Area with listed buildings.
<i>Biodiversity</i>	Frome Banks KWS in northern part.
<i>Other (floodplain, PROWs)</i>	Part in Flood Zone 3. PROW and cycle route runs along the canal.

## 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>	Stroud
<i>HLC type</i>	H2D



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the steep slopes open to view from parts of the valley floor, Rodborough Common and opposite valley sides, the role of the area as rural green buffer between Stroud and Rodborough Common, the essentially rural linear character of Butterrow and around Woodhouse and the tree cover including wood pasture which helps integrate the settlement. The value of the area lies in its location mostly within the AONB and the extensive grassland key wildlife sites. Housing would erode the rural character, remove tree cover, reduce the gap between Stroud and Rodborough Common or Butterrow, or amalgamate the latter with Stroud and in most parts would be highly visible. All these outcomes would be highly undesirable. The only opportunities in landscape terms may be on part of one field on the slopes to the west of the area outside the AONB, north of Arundel Drive. This would impinge on the key wildlife site, which is undesirable. Mitigation measures would be essential including ecological mitigation, maintaining a wide landscape corridor to the lower slopes by the river and creating an indented/feathered and planted edge to improve on the existing straight settlement boundary to the south.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep slopes open to view from parts of the valley floor, Rodborough Common and opposite valley sides, the role of the area as rural green buffer between Stroud and Rodborough Common, the essentially rural linear character of Butterrow and around Woodhouse and the tree cover including wood pasture which helps integrate settlement. The value of the area lies in its location mostly within the AONB and the extensive grassland key wildlife sites. Employment use would be out of character with the rural character of the area and not practical on steep slopes. It would also be undesirable adjacent to the residential edge to the north. Overall, it would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep and moderately steep valley sides with tributary watercourse and very steep valley to the south.
<i>Landcover pattern/use/ elements</i>	A mix of irregular pasture and rough grass fields with outgrown gappy hedgerows with trees, wood pasture, rural settlement (Butterrow) and recreational uses- playing fields and allotments.
<i>Settlement pattern within parcel</i>	Linear rural settlement of Butterrow distinctly on contours and separate from Stroud.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and moderate to low intensity of use for pasture and rough grassland and woodland respectively.
<i>Intervisibility/openness/enclosure</i>	The slopes are intervisible with the other valley side and with Rodborough Common to the south.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROW users through the area, from Rodborough Common, Thames and Severn Way and the associated cycle path, and from Bisley Road cemetery and PROWs across the valley.
<i>Detractors</i>	None
<i>Tranquillity</i>	Moderate tranquillity increasing to the south.
<i>Settlement edge character</i>	Moderately indented 20c edge to Rodborough with gardens and trees as well as recreational spaces heland parceling to integrate it, especially up the slopes.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Essentially rural valley sides buffering Stroud from Rodborough Common with rural settlement and also acting as a setting to the Thames and Severn Way and canal, which in itself acts as a barrier to the built edge.
<i>Potential visual receptors</i>	PROW users through the area, users of Rodborough Common, the Thames and Severn Way and the associated cycle path, and users of Bisley Road cemetery and PROWs across the valley.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Industrial Heritage Conservation Area on valley floor. Listed buildings in



	Butterrow and near town centre.
<i>Biodiversity</i>	Rodborough Common SAC and SSSI, Frome Banks KWS, Woodhouse Farm Field KWS, Rodborough Fields and 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 + Stroud
<i>HLC type</i>	L1 + A1rs + H2D



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the function as open access common, the highly exposed and prominent nature of the area, the use for recreation and the area's role forming an important backcloth and unspoilt skyline to the south of the settlement. Rodborough Fort and associated trees are a particular landmark and are also very sensitive. The value of the area lies in its location within the AONB, the listed Rodborough Fort and the designation as Rodborough Common SAC and SSSI. Housing would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the function as open access common, the highly exposed and prominent nature of the area, the use for recreation and the area's role forming an important backcloth and unspoilt skyline to the south of the settlement. Rodborough Fort and associated trees are a particular landmark and are also very sensitive. The value of the area lies in its location within the AONB, the listed Rodborough Fort and the designation as Rodborough Common SAC and SSSI. Employment use would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Prominent crowned wold top rolling over to steep upper valley sides on three sides.
<i>Landcover pattern/use/ elements</i>	Common land with unenclosed grazed rough grassland. There is woodland on the fringes and north east of and by Rodborough Fort which is also enclosed by a hedge to the south. Scattered scrub is also apparent across the area, especially to the north.
<i>Settlement pattern within parcel</i>	Rodborough Fort and single house to the north.
<i>Landscape features</i>	Rodborough Fort- prominent location at the northern tip of the wold top.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use for grazing and recreation.
<i>Intervisibility/openness/enclosure</i>	Highly exposed and open wold top visible on three sides. Woodland encloses a portion of the area.
<i>Skyline</i>	Forms the skyline in most views from the north, east and west.
<i>Key views</i>	From most parts of the common land. The fort is a particular landmark and viewpoint.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil across much of the area but particularly away from the through road.
<i>Settlement edge character</i>	Set down the hill with mainly traditional cottages and mature gardens so neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is open access common used for grazing and recreation forming an important backcloth and unspoilt skyline to the south of the settlement. Rodborough Fort and associated trees are a particular landmark.
<i>Potential visual receptors</i>	Users of Rodborough Common and various receptors within the surrounding hills and valleys to the north, east and west.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Rodborough Fort is listed.
<i>Biodiversity</i>	Rodborough Common SAC and SSSI
<i>Other (floodplain, PROWs)</i>	CROW access land and 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
<i>HLC type</i>	B1C



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the dramatic steep bowl-shaped open slopes which are prominent in wide views, open to view from Selsley Common and opposite valley sides, the role of the area as rural green buffer between Stroud and Rodborough Common, the essentially rural linear character of Stanfields and the tree cover which integrates the older settlement and forms the skyline. The value of the area lies in its location within the AONB and the listed buildings such as at Stringer's Court, and the chapel at Stansfields. Housing would be prominent climbing further up the slopes and would adversely affect the hillside's dramatic rural character, as well as impinging on the setting of the listed buildings and Rodborough Common. It would therefore be inappropriate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the dramatic steep bowl-shaped open slopes which are prominent in wide views, open to view from Selsley Common and opposite valley sides, the role of the area as rural green buffer between Stroud and Rodborough Common, the essentially rural linear character of Stanfields and the tree cover which integrates the older settlement and forms the skyline. The value of the area lies in its location within the AONB and the listed buildings such as at Stringer's Court, and the chapel at Stansfields. Employment use would be impractical on the steep slopes, would be out of character with the residential settlement edge and also with the distinctive rural character of the area.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep upper valley sides running down from Rodborough Common with springs and minor watercourse to the south. The hillsides are scalloped into two distinctive steep sided bowls.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized pasture with outgrown hedges. Trees spill over from the common above and are present along some field boundaries, minor watercourses and around dwellings. There are a few dwellings with gardens east of Kingscourt Lane and at Stanfields.
<i>Settlement pattern within parcel</i>	A few dwellings, some listed, lie east of Kingscourt Lane at the foot of the open slopes and other lie near the top of the slopes along Tabernacle Walk.
<i>Landscape features</i>	Scalloped bowl topography.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Exposed slopes are intervisible with valley sides and Selsley Common to the west.
<i>Skyline</i>	Trees at the top of the slopes form the skyline to the east and properties along Walkley Hill adjacent form the skyline to the north.
<i>Key views</i>	From PROWs through the area, from Kingscourt Lane, Selsley Common and PROWs to the west, and from the listed buildings within the area.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil area on the quiet edge of the settlement.
<i>Settlement edge character</i>	The settlement along Kingscourt Lane is 20c and when viewed from above sits down against the hillside with mature gardens, and is generally separated from it by the lane which forms a definite boundary. However, viewed from across the valley the top of the main settlement is intrusive in places, especially south of Tabernacle Walk. There are some listed buildings which provide positive highlights on the edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Dramatic rural valley sides buffering Stroud from Rodborough Common with rural settlement and also acting as a setting to listed buildings.
<i>Potential visual receptors</i>	PROW users through the area, users of Kingscourt Lane and PROWs across the valley, residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Several listed buildings including Tabernacle at Stanfields.



<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>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	Settled Valley
<i>HLC type</i>	A1rs



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the presence of Nailsworth Stream and its associated flood zone and dense riparian vegetation, its very narrow linear character and small scale and enclosure which reduces its capacity to accommodate any change, the cycle path along its length and several PROWs that cross and run along the length of the area. Its value lies in its part designation as Industrial Heritage Conservation Area (including listed buildings), as a key wildlife site in the southern part and as a location for a cycle route, several PROWs and proximity to the Cotswolds AONB along its western boundary. Housing development would be inappropriate and difficult to accommodate and would have a detrimental impact on the wildlife conservation value of the area and on the AONB along the western boundary of this area.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the presence of Nailsworth Stream and its associated flood zone and dense riparian vegetation, its very narrow linear character and small scale and enclosure which reduces its capacity to accommodate any change, the cycle path along its length and several PROWs that cross and run along the length of the area. Its value lies in its part designation as Industrial Heritage Conservation Area (including listed buildings), as a key wildlife site in the southern part and as a location for a cycle route, several PROWs and proximity to the Cotswolds AONB along its western boundary. Employment development could not be accommodated without detriment to the wildlife conservation value of the area, would be visually intrusive due to the consequent loss of vegetation and would have a significant negative impact on the cycle path and PROWs throughout the land parcel and on the AONB along its western boundary and the nearby PROWs within it.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Narrow flat valley floor and associated lower slopes, with Nailsworth Stream as linear feature. Abuts NW02 at its southern end.
<i>Landcover pattern/use/ elements</i>	Industrial uses/listed building at northern end with managed ground around; rough grassland and many riparian trees associated with the Nailsworth Brook. Cycle route along length and PROW, plus PROW crossing it laterally. Strong linear pattern#
<i>Settlement pattern within parcel</i>	Listed building at northern end, one dwelling at southern end.
<i>Landscape features</i>	Dense riparian tree cover and linear canal contrasting with course of Stream
<i>Landscape condition/ intensity of use</i>	Good at northern and southern ends; moderate to poor in between.
<i>Intervisibility/openness/enclosure</i>	Enclosed by landform and dense vegetation
<i>Skyline</i>	N/A
<i>Key views</i>	N/A
<i>Detractors</i>	A46 - busy and noisy
<i>Tranquillity</i>	Disturbed
<i>Settlement edge character</i>	Mixed low-level 20c housing, screened by garden vegetation from A46 and from land parcel.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Heland parcels screen the A46 from the wider rural landscape to the west (AONB boundary).
<i>Potential visual receptors</i>	Users of cycle route; road users; residents in listed buildings to north; residents in houses bordering A46 in Lightpill. Land parcel NW02. Users of PROWs within AONB to west.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB to the west.
<i>Historic</i>	Industrial Heritage Conservation Area with listed buildings.
<i>Biodiversity</i>	Nailsworth Brook KWS in southern part
<i>Other (floodplain, PROWs)</i>	Part in Flood Zone 3. PROW and cycle route runs along the canal.



## 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



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its open sloping landform and rural character, its location, separated from the main body of the settlement by the canal and within the Cotswolds AONB, and in separating Stroud and essentially rural settlement of Selsley. Its value is demonstrated by its inclusion within the Cotswolds AONB, the PROWs within it, the cycle track and listed buildings within and abutting the land parcel. Housing development here would set a precedent of developing Stroud on the south western slopes of the Frome valley, would close the gap with the settlement of Selsley and would have an impact on the quality of the AONB.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its open sloping landform and rural character, its location, separated from the main body of the settlement by the canal and within the Cotswolds AONB, and in separating Stroud and essentially rural settlement of Selsley. Its value is demonstrated by its inclusion within the Cotswolds AONB, the PROWs within it, the cycle track and listed buildings within and abutting the land parcel. Employment development here would set a precedent of developing Stroud on the south western slopes of the Frome valley, would close the gap with the settlement of Selsley and would have a very large impact on the quality of the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Variably steep sloping, with many watercourses, to less steep at northern end
<i>Landcover pattern/use/ elements</i>	Pasture, tending to rough ground/unmanaged pasture at northern end, in an unenclosed to large semi-regular to irregular field pattern, generally dictated by presence of watercourses, which tend to be heavily vegetated.
<i>Settlement pattern within parcel</i>	Stanleyend Farm (listed building)
<i>Landscape features</i>	-
<i>Landscape condition/ intensity of use</i>	Good to poor
<i>Intervisibility/openness/enclosure</i>	Open and visible from western edge, in parts, and from higher slopes of opposing valley side (Rodborough Common and lower western slopes).
<i>Skyline</i>	N/A
<i>Key views</i>	Long views across to church on Walkley Hill at The Butts (Rodborough)
<i>Detractors</i>	Noise from A46
<i>Tranquillity</i>	Noisy to quiet
<i>Settlement edge character</i>	Low level 20c housing, mainly bungalows and chalets
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Important separation of Selsley village, within AONB, from intense valley floor mixed development. Part of the wider rural landscape.
<i>Potential visual receptors</i>	Users of Bell Inn (listed building) and another listed building on western edge of land parcel. Residents on eastern edge of Selsley Hill. Residents at Stanleyend Farm (listed building); Users of PROWs within area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Stanley End farm is listed.
<i>Biodiversity</i>	Nailsworth Brook KWS in southern 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



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its character as fairly open traditional parkland associated with the country house, Stanley Park, on its southern boundary, its separation from Stroud by the A419 road and the River Frome valley floor, and its wide visibility from the north. Its value is demonstrated by its inclusion within the Cotswolds AONB, the listed buildings closely associated with it, and the Cotswold Way and PROWs within it. Housing development would represent a major and significant intrusion beyond the settlement boundary into land that has retained its historic boundaries and character into the 21c and which forms a significant visual element of views out from the A419 on the south western edge of Stroud. It would also be visible, to users of the Cotswold Way and PROWs within and adjacent to it, and to residents in the listed buildings local residents using Selsey Hill.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its character as fairly open traditional parkland associated with the country house, Stanley Park, on its southern boundary, its separation from Stroud by the A419 road and the River Frome valley floor, and its wide visibility from the north. Its value is demonstrated by its inclusion within the Cotswolds AONB, the listed buildings closely associated with it, and the Cotswold Way and PROWs within it. Employment development would be totally contrary to its historic and current landscape character and would represent a major and significant intrusion beyond the settlement boundary into land that has retained its historic boundaries and character into the 21c and which forms a significant visual element of views out from the A419 on the south western edge of Stroud. It would also be visible, to users of the Cotswold Way and PROWs within and adjacent to it, and to residents in the listed buildings local residents using Selsey Hill.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Variably sloping with watercourses
<i>Landcover pattern/use/ elements</i>	Mixed improved pasture and arable in a mixed open parkland/semi-regular field pattern with mature and over mature specimen trees and one block of woodland associated with ponds. Cricket ground against eastern edge.
<i>Settlement pattern within parcel</i>	Stowe Cottage and Lodge Cottage (listed buildings, at either end of northern edge. The land parcel is dominated by Staley Park and its associated buildings, the church being especially prominent.
<i>Landscape features</i>	Parkland.
<i>Landscape condition/ intensity of use</i>	Moderate to good. Some trees over mature. Intensive (arable) to low (pasture) use.
<i>Intervisibility/openness/enclosure</i>	Open, and widely visible from many points. It is visible from the A419 and from opposing valley slopes to the north and east, including much of the housing located within them. It is enclosed along its eastern edge by a low stone wall.
<i>Skyline</i>	Selsey Common to the south of the park provides a local skyline.
<i>Key views</i>	Ebley Mill chimney; church on Walkley Hill
<i>Detractors</i>	Noise from A419
<i>Tranquillity</i>	Noisy to quiet
<i>Settlement edge character</i>	Listed buildings on south eastern edge; low-level 20 C housing along eastern edge. A419 along northern edge, and KWS land in St22, separates the park from the southern edge of Stroud.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	An unusual area on the edge of Stroud - there is no other parkland in similar position, as Stratford Park has housing development enclosing it and is only open to the north. An important buffer and separation between Selsey and Stroud.
<i>Potential visual receptors</i>	Residents and users of PROWs in Selsey; users of Cotswold Way long distance track; drivers on Selsey Hill and A419; residents of Stanley Park and users of the adjacent church.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Stowe Cottage is listed.
<i>Biodiversity</i>	None



*Other (floodplain, PROWs)*

PROWs cross the area.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds

*Stroud District LCA Landscape  
Character Type*

Secluded Valleys

*County/AONB LCA Landscape  
Character Type*

Escarpment, Settled Unwooded Vale

*HLC type*

A1m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its role as a distinctive unbuilt valley floor of the River Frome and setting to the canal and associated listed buildings such as Ebley Mill, with irregular fields enclosed by trees and outgrown hedges, some as common land, acting as a strong recreational corridor with the Thames and Severn Way, Cotswold Way, PROWs, cycle track, cricket ground and informal amenity land, and wildlife corridor and resource, as a floodplain in parts and as a buffer between the edge of Stroud and the AONB landscape to the south. The value of the land parcel is demonstrated by its location in the Industrial Heritage Conservation Area, with important listed buildings adjacent, the key wildlife site covering much of the area, its designation as common land to the east, the Thames and Severn Way, Cotswold Way, PROWs and cycle track crossing the area. Given the qualities of the area and its many constraints, the potential for housing development is very limited. The only opportunities for one or two houses would be in well enclosed areas associated with the existing built form off the floodplain, such as by Frome Drive avoiding affecting the setting of the listed Holly Tree House. Any development should strictly follow the Conservation Area policies and guidelines.

*Sensitivity to Employment Use* High/medium

*Summary*

The area's sensitivity lies in its role as a distinctive unbuilt valley floor of the River Frome and setting to the canal and associated listed buildings such as Ebley Mill, with irregular fields enclosed by trees and outgrown hedges, some as common land, acting as a strong recreational corridor with the Thames and Severn Way, Cotswold Way, PROWs, cycle track, cricket ground and informal amenity land, and wildlife corridor and resource, as a floodplain in parts and as a buffer between the edge of Stroud and the AONB landscape to the south. The value of the land parcel is demonstrated by its location in the Industrial Heritage Conservation Area, with important listed buildings adjacent, the key wildlife site covering much of the area, its designation as common land to the east, the Thames and Severn Way, Cotswold Way, PROWs and cycle track crossing the area. Given the qualities of the area and its many constraints, there is no potential for employment development.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Flat to sloping with river Frome and canal along its length
<i>Landcover pattern/use/ elements</i>	Riverine pasture and common land; cricket ground; pockets of mown pasture with edges and some areas of neglected rough ground solar power farm.
<i>Settlement pattern within parcel</i>	None, but Ebley Mill and 21 C housing intrude from the northern edge.
<i>Landscape features</i>	River and canal, and associated riparian vegetation; rear gardens abutting canal from properties on B4008. Solar farm in central area.
<i>Landscape condition/ intensity of use</i>	Variable, moderate to poor.
<i>Intervisibility/openness/enclosure</i>	Varied: some areas, such as the cricket ground, common land and mown pastures, are open, while neglected areas and some adjacent to the river are very overgrown, with one small area of ornamental trees.
<i>Skyline</i>	N/A
<i>Key views</i>	Ebley Mill chimney
<i>Detractors</i>	Noise from nearby roads (B4008 and A419) and industrial uses.
<i>Tranquillity</i>	Low
<i>Settlement edge character</i>	Late 20/21 C housing abuts eastern end; 21 C housing at Bridge Mead; 19 and 20 C housing on Westward Road and some industrial/commercial, with industrial on Bridge Road to south of canal. Solar farm in central area.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	A visual and functional buffer zone between the southern edge of Stroud and the Cotswolds AONB and the parkland associated with Stanley Park.
<i>Potential visual receptors</i>	Residents at Meadow Lane, Bridge Mead and along Westward Road; users of Stroud District Council and nearby businesses; users of the Cotswolds Way long distance path and PROWs within the site; users of the cycle track along the southern edge of the land parcel; users of the A419.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB to the south.
<i>Historic</i>	Ebley Mills and Industrial Heritage Conservation Areas with listed buildings



adjacent.

*Biodiversity*

River Frome KWS

*Other (floodplain, PROWs)*

Most of area in Flood Zone 3. Cotswold Way and Thames and Severn Way run through the area. PROWs cross the area and the cycle path runs along the southern boundary.

## LANDSCAPE CONTEXT

*National Character Area*

Cotswolds in eastern part and Severn and Avon Vales in western part.

*Stroud District LCA Landscape Character Type*

Secluded Valleys to the east and Frome River Valley to the west

*County/AONB LCA Landscape Character Type*

Settled Unwooded Vale

*HLC type*

D1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The area's sensitivity lies in the role as a valuable open gap in ribbon development, allowing fine glimpse views across the valley from the Ebley Road, and as a setting to the canal and double locks and associated Thames and Severn Way to the south. The value of the area lies in its location within the Industrial Heritage Conservation Area. Housing would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character which continues unbroken into Ebley and Stroud and is apparent towards Stonehouse. However, if strong green gaps were retained which allowed views across the valley, housing may be acceptable providing it strictly follows the Conservation Area policies and guidelines. It would be very important that it addresses both the Ebley Road and canal edges in an appropriate way as well as providing gaps in the frontage. Possibly at least one 'green' running from the canal edge to the road would be desirable and could link to the locks.

*Sensitivity to Employment Use* Medium

*Summary*

The area's sensitivity lies in the role as a valuable open gap in ribbon development, allowing fine glimpse views across the valley from the Ebley Road, and as a setting to the canal and double locks and associated Thames and Severn Way to the south. The value of the area lies in its location within the Industrial Heritage Conservation Area. Employment use would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character which continues unbroken into Ebley and Stroud and is apparent towards Stonehouse. It could also sit awkwardly surrounding the two dwellings. However, if strong green gaps were retained which allowed views across the valley, high quality employment use may be acceptable on one of the sites providing it strictly follows the Conservation Area policies and guidelines. It would be very important that it addresses both the Ebley Road and canal edges in an appropriate way as well as providing gaps in the frontage.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valley slopes falling toward the Stroudwater Navigation to the south.
<i>Landcover pattern/use/ elements</i>	Regular small enclosures of rough grassland. The enclosure to the west appears to have been a nursery. The enclosure to the east appears to be formerly pasture. These are interspersed with properties with curtilages and associated horse paddocks.
<i>Settlement pattern within parcel</i>	Two dwellings on the south side of Ebley Road.
<i>Landscape features</i>	None- canal and lock adjacent.
<i>Landscape condition/ intensity of use</i>	Poor condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The area has some enclosure along Ebley Road and the canal edge but it is generally open and there are fine glimpse views from the road across the valley and towards Selsley Common.
<i>Skyline</i>	N/A
<i>Key views</i>	Views from the canal into the area and also from Ebley Road across the area as it is one of the few places along the road where there is a green gap in the frontage allowing these views.
<i>Detractors</i>	Condition of the area and former garage and commercial premises behind.
<i>Tranquillity</i>	Tranquillity limited by the road and development.
<i>Settlement edge character</i>	The settlement is almost continuous ribbon development of a mix of commercial and residential properties on the north side of the road which is of limited quality but is showing some signs of improvement with new build and conversions. The southern side of the road has almost continuous ribbon development either side of the land parcel which is of slightly higher quality. The road feels enclosed without a clear sense of place.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area provides a rare gap in the ribbon development frontage along the Ebley Road and north of the canal. This allows allowing fine views across to the valley sides from the Ebley Road. The area forms part of the setting of the canal lying within the Industrial Heritage Conservation Area.
<i>Potential visual receptors</i>	Users of the Thames and Severn Way, Ebley Road and PROWs in the valley floor, and residents.



## CONSTRAINTS/DESIGNATIONS

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

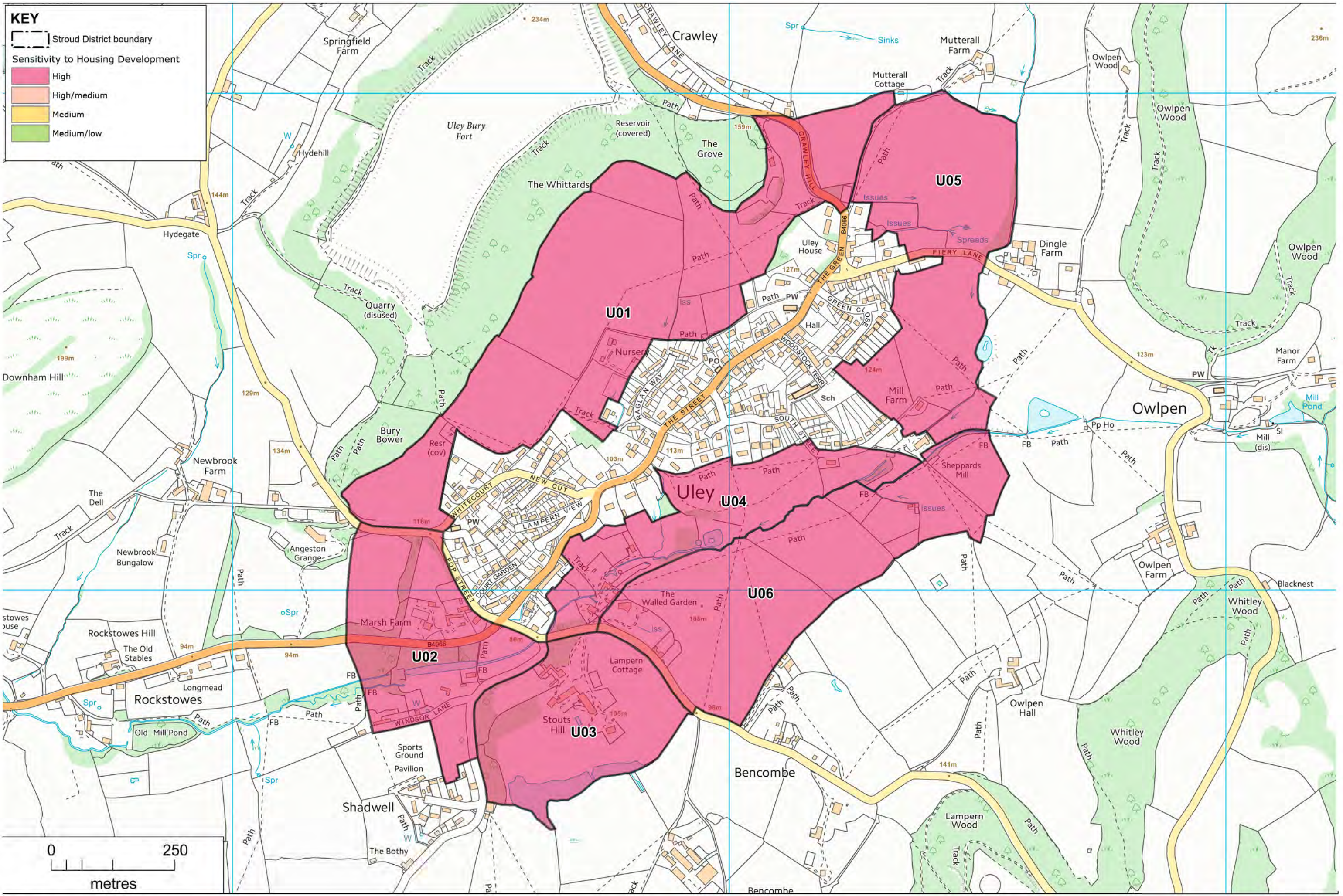
## LANDSCAPE CONTEXT

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys to the north and Frome River Valley to the south
<i>County/AONB LCA Landscape Character Type</i>	Stroud
<i>HLC type</i>	G4

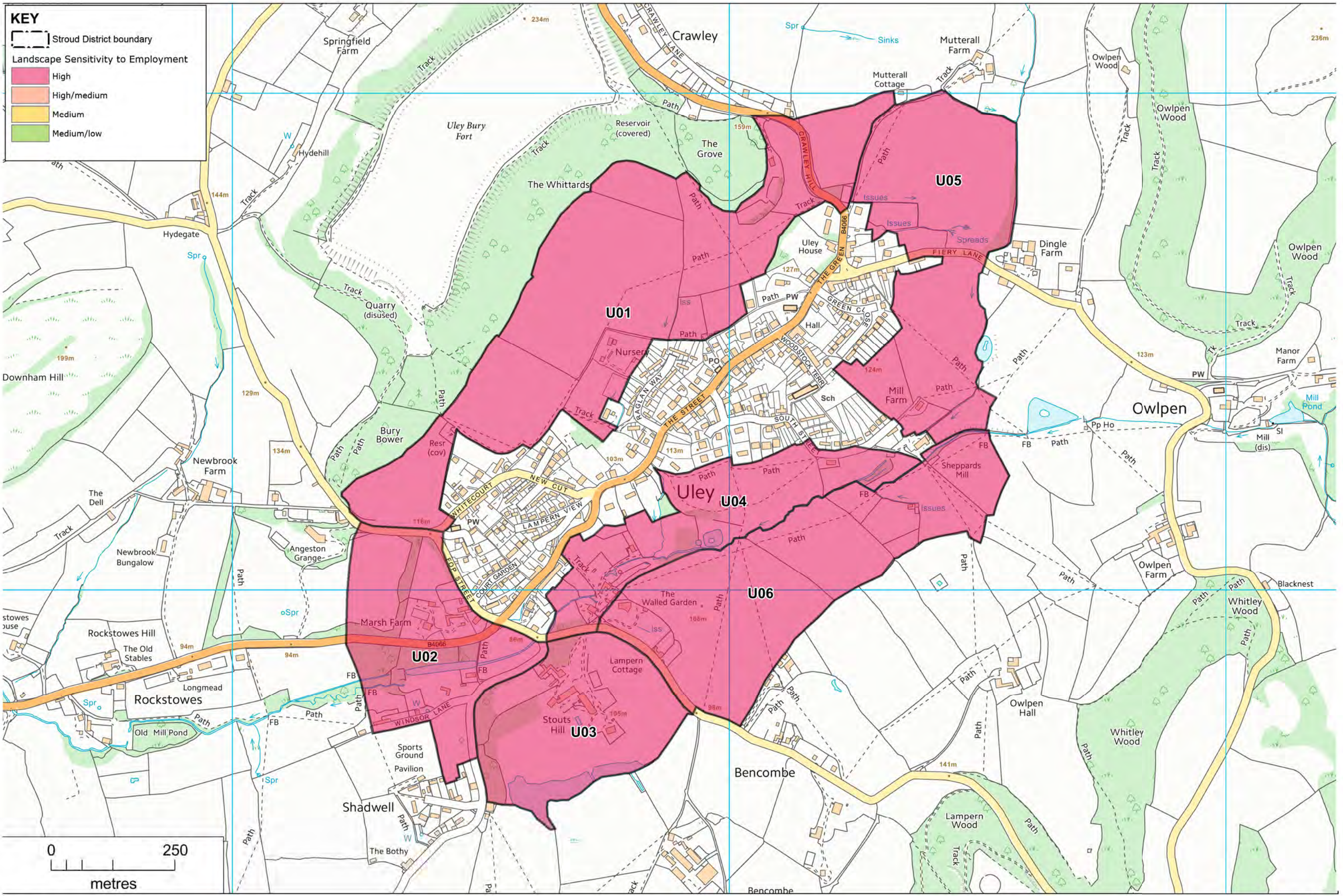














**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in the widely visible steep slopes as part of the escarpment, its role as setting for the wooded upper slopes with complementary open character and setting for scheduled Uley Bury and the adjacent Conservation Area. Its value lies in its location within the Cotswold AONB and adjacent Conservation Area.

Housing development would be out of character, would adversely affect the relationship of the settlement with the rural escarpment slopes and would be difficult to mitigate.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in the widely visible steep slopes as part of the escarpment, its role as setting for the wooded upper slopes with complementary open character and setting for scheduled Uley Bury and the adjacent Conservation Area. Its value lies in its location within the Cotswold AONB and adjacent Conservation Area.

Employment use would not be feasible on the steep slopes, and would be highly inappropriate in terms of effect on character and adjacent to residential use on these open escarpment slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Curving steep sided escarpment slopes.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized improved pasture fields use for cattle grazing divided by fences and enclosed by woodland on upper slopes and housing/gardens on lower edge. Smallholding paddocks on lower slopes enclosed with outgrown hedges and trees.
<i>Settlement pattern within parcel</i>	'Nursery' buildings in paddock on lower slopes.
<i>Landscape features</i>	Scarp slopes themselves, adjacent scrap woodlands and nearby St Giles' Church.
<i>Landscape condition/ intensity of use</i>	Good condition and moderate intensity of pastoral use.
<i>Intervisibility/openness/enclosure</i>	Highly prominent open slopes, widely intervisible with other side of the valley and along the valley. A degree of enclosure felt within the area through adjacent tree cover.
<i>Skyline</i>	Woodland adjacent forms the skyline.
<i>Key views</i>	From PROWs within the area and from across the valley eg in U06. The upper edge of housing in the settlement is only visible to the south west around Whitecourt and to the north east around the church with none visible across the valley in the middle of the settlement, giving variety and interest.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil as the settlement is quiet and highly rural and screened in part from the area by trees.
<i>Settlement edge character</i>	Indented including large properties in large mature gardens set into the hillside. A neutral edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	PROWs through the area link the settlement with Uley Bury and are very well used. Important part of the setting of the settlement and Uley Bury. Smallholding paddocks on lower slopes act as a green buffer integrating settlement and screening it from the more open slopes.
<i>Potential visual receptors</i>	PROW users within and outside the area.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Village Conservation Area lies adjacent with listed St Giles church nearby. Uley Bury Cam scheduled monument on hilltop nearby.
<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</i>	Secluded Valleys



<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	3. Rolling Hills and Valleys
<i>Character Type</i>	
<i>HLC type</i>	A2s



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

The area's sensitivity lies in the steep slopes, the large mature gardens and tree cover, the small scale of many of the enclosures, the watercourse and associated features and the openness of fields to the west. The value lies in the location within the Cotswolds AONB and the presence of the Conservation Area on the eastern fringe and one listed building within the area. A housing allocation in this area would adversely affect the primarily green transition into the settlement, disturb the small scale pattern of fields removing vegetation and to the south would be divorced from the settlement by the river.

*Sensitivity to Employment Use* High*Summary*

The area's sensitivity lies in the steep slopes, the large mature gardens and tree cover, the small scale of many of the enclosures, the watercourse and associated features and the openness of fields to the west. The value lies in the location within the Cotswolds AONB and the presence of the Conservation Area on the eastern fringe and one listed building within the area. An employment use allocation in this area would be out of scale with the landscape pattern and be incompatible with the steep slopes and Conservation Area and residential uses.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Lower valleys sides and floor of the River Ewelme. The course appears to be widened as a linear pond for one section.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized improved and unimproved pasture fields and enclosures with strong hedgerows with trees and tree belts. Large houses in mature large gardens. Former nursery close to watercourse now overgrown. Strong riparian vegetation.
<i>Settlement pattern within parcel</i>	Marsh Farm house and detached houses with large gardens.
<i>Landscape features</i>	Pond on River Ewelme.
<i>Landscape condition/ intensity of use</i>	Generally good condition except for nursery site and some small enclosures. Intensive use in curtilages with moderate use in pastures and low intensity use in the old nursery site.
<i>Intervisibility/openness/enclosure</i>	Very limited intervisibility and high enclosure due to tree cover and lower valley side location. However, fields to the west are more open to view along the valley.
<i>Skyline</i>	N/A.
<i>Key views</i>	From Uley Bury, the B4066 approach road, from PROWs crossing fields to the west and across the sports ground.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Moderately tranquil except for near the B4066.
<i>Settlement edge character</i>	Very dispersed, soft and neutral, mitigated by trees and other vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms a green transitional introduction into the settlement, with dwellings very well integrated by strong vegetation cover.
<i>Potential visual receptors</i>	Visitors to Uley Bury, users of PROWs and B4066 and minor roads and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Village Conservation Area covers part of the area and lies adjacent; listed building within area
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross 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>	3. Rolling Hills and Valleys



HLC type

A1rm



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High

### Summary

The area's sensitivity lies in its ornamental parkland character focussed on the mansion, and its separation from the settlement. Its value is its location within the Cotswold AONB and Conservation Area and the listed building. Housing would be highly inappropriate.

*Sensitivity to Employment Use* High

### Summary

The area's sensitivity lies in its ornamental parkland character focussed on the mansion, and its separation from the settlement. Its value is its location within the Cotswold AONB and Conservation Area and the listed building. Employment use would be highly inappropriate.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently crowned valley side with lake.
<i>Landcover pattern/use/ elements</i>	Surviving post-medieval designed ornamental landscape around the house at Stouts Hill which is a 'Strawberry Hill gothic mansion'. This is now used as a country house holiday resort with pitch and putt, gardens and fishing lake. There are mature trees in mown lawns and hedges along the road.
<i>Settlement pattern within parcel</i>	Mansion and associated buildings and accommodation.
<i>Landscape features</i>	Parkland trees and lake.
<i>Landscape condition/ intensity of use</i>	Good condition and high intensity of use.
<i>Intervisibility/openness/enclosure</i>	The house and grounds are intervisible with the surrounding higher ground including Uley Bury and also the valley to the north east.
<i>Skyline</i>	The mansion can be seen as a local skyline from the lower valley.
<i>Key views</i>	From Uley Bury, the adjacent minor road and from PROWs crossing fields with parkland character to the east and also to the south.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil environment with occasional disturbance by users and maintenance crews.
<i>Settlement edge character</i>	N/A.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is separated from the main settlement by the river, and is private with no public access.
<i>Potential visual receptors</i>	Users of Uley Bury, the adjacent minor road and PROWs to the south and east.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Conservation Area covers most of the area. Stouts Hill is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	None

<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys
<i>HLC type</i>	F1- Surviving post-medieval designed ornamental landscape



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use*      High

*Summary*

This area's sensitivity lies in its sloping green open space with on steep slopes, which is mostly designated as Millennium Green, and mature vegetation and streamside wet grassland. Its value lies within the Cotswold AONB and the village's Conservation Area and as a community resource for informal recreation. Housing development would significantly adversely affect the qualities and character of this valley side and edge of the village.

*Sensitivity to Employment Use*      High

*Summary*

This area's sensitivity lies in its sloping green open space with on steep slopes, which is mostly designated as Millennium Green, and mature vegetation and streamside wet grassland. Its value lies within the Cotswold AONB and the village's Conservation Area and as a community resource for informal recreation. Employment development would be completely out of character with the traditional, rural character of the village within the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently sloping land becoming steeper towards stream (River Ewelme) at S edge. Slightly folded valley sides at each end of area.
<i>Landcover pattern/use/ elements</i>	Recreational field of mown grass. Land in private curtilages on irregular field pattern. Reflecting former unenclosed cultivation pattern.
<i>Settlement pattern within parcel</i>	One listed building and several other large houses.
<i>Landscape features</i>	Rich wet grassland and mature riparian vegetation associated with stream. Land owned by the village community as a Millennium Green. Signboard about Millennium Green.
<i>Landscape condition/ intensity of use</i>	Well maintained for community and private uses.
<i>Intervisibility/openness/enclosure</i>	Central area of Millennium Green is open with wide views to rural areas beyond. Peripheral areas highly enclosed with mature trees. Wider context of village is framed by backdrop of wooded Cotswold scarp on three sides. Glimpse views to church tower.
<i>Skyline</i>	N/A
<i>Key views</i>	South towards rolling vale, parkland with mature trees and wooded scarp slopes. From south framing southern edge of settlement. Parts from Uley Bury hillfort
<i>Detractors</i>	Power line runs parallel with and close to stream.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	Generally linear but houses set back at differing distances. Mature garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Millennium Green and associated public footpaths create informal leisure resource for the village community. From views from the south this area contains and defines the settlement edge.
<i>Potential visual receptors</i>	Houses on N edge. Users of PROWs and large properties to south such as Stouts Hill.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	The area lies within the Conservation Area and Dauncey's Mill is listed
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Central area is Millennium Green. PROWs cross the area

**LANDSCAPE CONTEXT**

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



<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	3. Rolling Hills and Valleys
<i>Character Type</i>	
<i>HLC type</i>	A1rm



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use*      High

### Summary

The area's sensitivity lies in its open pastoral valley character which contributes to the continuum of secluded valley landscape between Uley and Owlpen, its mature trees and stream and riparian corridor and relationship with the traditional built form at Shephard's Mill and Mill Farm. Its value lies in its location within the Cotswolds AONB, the Conservation Area which bounds the area to the west and the PROWs which run through the area, allowing views towards the village and the church. Housing development would clearly extend the settlement form into the open AONB valley landscape.

*Sensitivity to Employment Use*      High

### Summary

The area's sensitivity lies in its open pastoral valley character which contributes to the continuum of secluded valley landscape between Uley and Owlpen, its mature trees and stream and riparian corridor and relationship with the traditional built form at Shephard's Mill and Mill Farm. Its value lies in its location within the Cotswolds AONB, the Conservation Area which bounds the area to the west and the PROWs which run through the area, allowing views towards the village and the church. Employment development would be completely out of character with the Valley landscape and the traditional, rural character of the village within the AONB.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Medium steep and gentler slopes. Rolling landform. Deep sunken Fiery Lane splits site into two halves N and S. N half is very separate from village. Stream on E edge.
<i>Landcover pattern/use/ elements</i>	Improved pasture. Mature trees especially near village, by Dingle Farm and along stream. Springs and associated mature riparian vegetation.
<i>Settlement pattern within parcel</i>	Mill farm - a stone farmhouse in Conservation Area
<i>Landscape features</i>	Stream and springs.
<i>Landscape condition/ intensity of use</i>	Well managed farmland.
<i>Intervisibility/openness/enclosure</i>	Glimpses to church eg from Mill Farm and clear views from N section. Long views to wooded scarp forming backdrop to village setting.
<i>Skyline</i>	N/A
<i>Key views</i>	To church. To and from scarp slopes.
<i>Detractors</i>	Power line. Silage store on Dingle Farm.
<i>Tranquillity</i>	Tranquil. Minimal road noise.
<i>Settlement edge character</i>	Mostly obscured with mature garden vegetation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Continuity of landscape between the area and wooded Cotswold scarp. Footpaths linking from settlement to scarp slopes
<i>Potential visual receptors</i>	Users of PROWs. Rural residents.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Village Conservation Area lies adjacent and covers a small part of the area to the south
<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>	3. Rolling Hills and Valleys
<i>HLC type</i>	A1rm



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use*      High

### Summary

The area's sensitivity lies in its pastoral and parkland character, mature parkland and hedgerow trees that indicates a former estate landscape, and its use for informal access via several public footpaths and its distinct separation from the village. It is highly visible from some key viewpoints in the AONB at Uley Bury and other public footpaths on the scarp slopes. Its value is in its location within Cotswolds AONB, location in the southern part of the Conservation Area and adjacent to it. Housing development would appear to be in the countryside completely separated from the core of the settlement and would have a major adverse effect on the AONB character.

*Sensitivity to Employment Use*      High

### Summary

The area's sensitivity lies in its pastoral and parkland character, mature parkland and hedgerow trees that indicates a former estate landscape, and its use for informal access via several public footpaths and its distinct separation from the village. It is highly visible from some key viewpoints in the AONB at Uley Bury and other public footpaths on the scarp slopes. Its value is in its location within Cotswolds AONB, location in the southern part of the Conservation Area and adjacent to it. Employment development would be completely out of character with AONB parkland character and location.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently undulating and crowned. Steeper slopes to stream (River Ewelme) on the northern edge. Spring.
<i>Landcover pattern/use/ elements</i>	Permanent pasture. Mature parkland trees including oak and sycamore and other more exotic parkland species associated with the Walled Garden. Larger and medium sized irregular field pattern from former unenclosed cultivation. Stream. Outgrown or mature hedgerows with trees.
<i>Settlement pattern within parcel</i>	The Walled Garden, residence and related buildings in Conservation Area W corner of area. Shed at spring.
<i>Landscape features</i>	Notable specimen parkland trees.
<i>Landscape condition/ intensity of use</i>	Well maintained pasture.
<i>Intervisibility/openness/enclosure</i>	Open to many views but defined by mature trees and hedgerows.
<i>Skyline</i>	Intermediate crowned area may form skyline from valley.
<i>Key views</i>	Across area north to village and church. From Uley Bury hillfort. From Stouts Hill. Longer views to Cotswold scarp.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Several PROWs cross the area, connecting the village to rural areas. Key backdrop and setting for village and listed buildings such as Stouts Hill.
<i>Potential visual receptors</i>	Residents and recreational users on south side of settlement. Visitors to Uley Bury and from footpaths on scarp slope to south. Users of Stouts Hill.

## CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Village Conservation Area lies adjacent and covers the South Western part of the area
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area

## LANDSCAPE CONTEXT

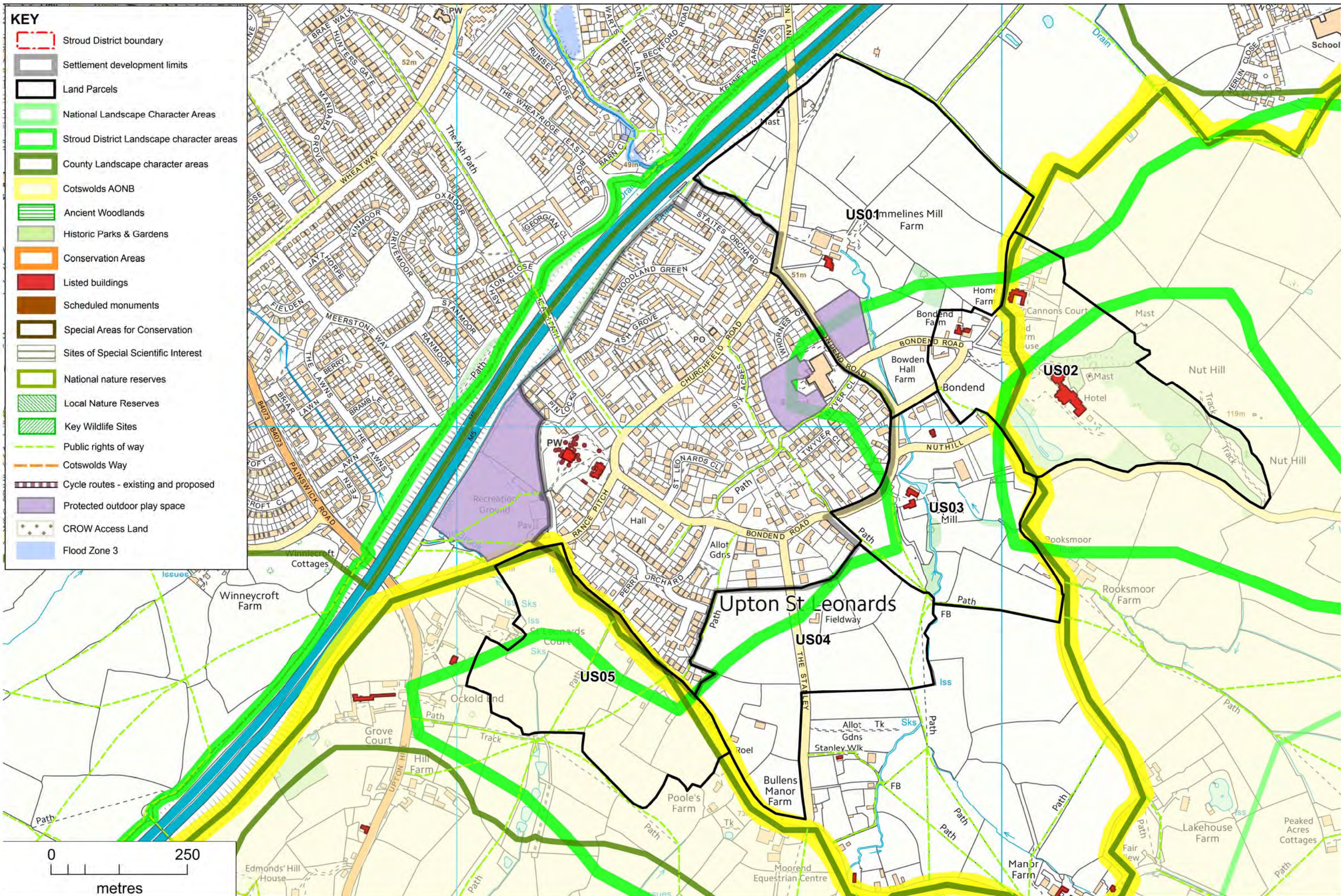
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys



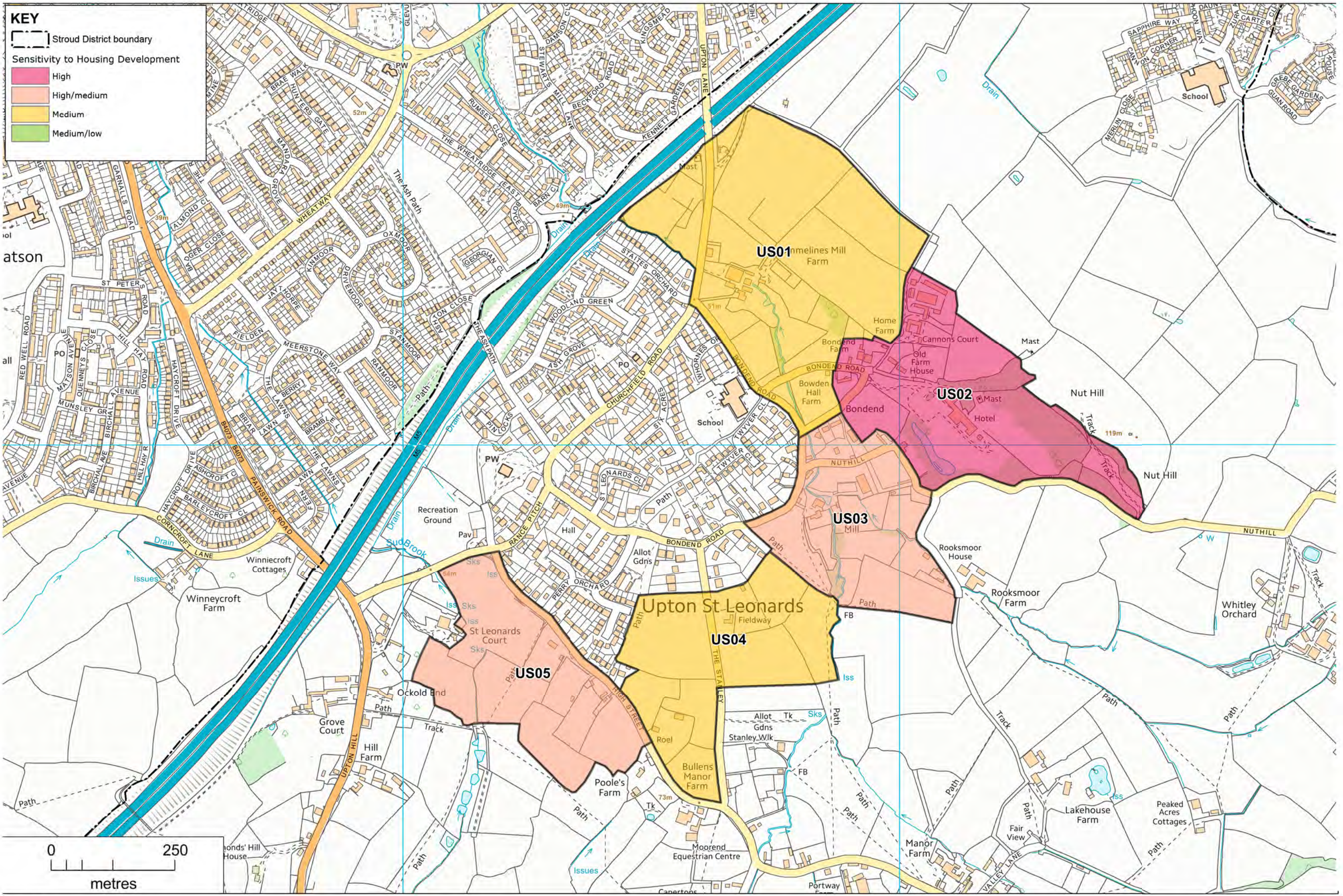
County/AONB LCA Landscape  
Character Type  
HLC type

3. Rolling Hills and Valleys  
A1rm









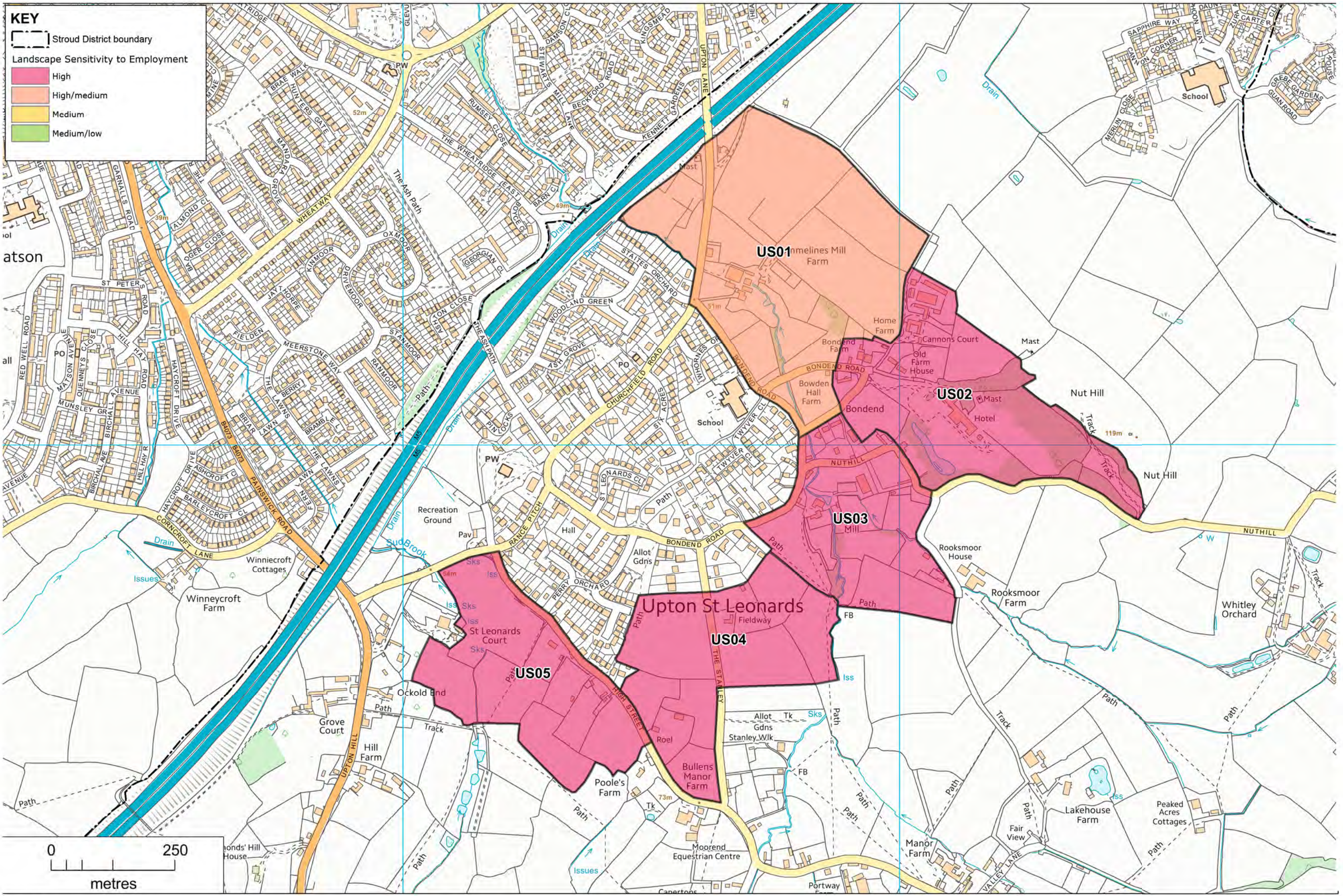
**KEY**

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 sensitivity of the area lies in its role as part of a rural buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the M5 and the urban area of Gloucester, as a setting to the listed Commelines Farm house and listed buildings to the South East, and the tree cover including field trees and riparian vegetation, which acts as a wildlife corridor. The value lies in the listed buildings, both in and adjacent to the area and the proximity of the AONB. Housing could obviously extend the settlement beyond its current contained boundaries and adversely affect the listed building setting and the setting of the hill within the AONB to the South East. The only opportunity may be west of Upton Lane although care would be needed to retain the mature trees, hedges and buffer with the M5.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of the area lies in its role as part of a rural buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the M5 and the urban area of Gloucester, as a setting to the listed Commelines Farm house and listed buildings to the South East, and the tree cover including field trees and riparian vegetation which acts as a wildlife corridor. The value lies in the listed buildings, both in and adjacent to the area and the proximity of the AONB. Employment use would not relate to the existing residential character, and would be isolated from other employment areas. It would obviously extend the settlement beyond its current contained boundaries and very adversely affect the listed building setting and the setting of the hill within the AONB to the South East. The only potential opportunity for a small scale unit may be west of Upton Lane although care would be needed to retain the mature trees, hedges and buffer with the M5.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very gentle valley slopes rising towards Nut Hill to the south. River Twyver runs along valley bottom.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized pasture fields with a mix of trimmed and outgrown hedges with many fences. Much of the area is used for horse pasture. There is strong tree cover along the riparian corridor, along the north east boundary and are a few field and hedgerow trees.
<i>Settlement pattern within parcel</i>	Commelines Mill Farm complex.
<i>Landscape features</i>	River and field trees including Oaks.
<i>Landscape condition/ intensity of use</i>	Moderate condition and moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is moderately open to the North and moderately enclosed to the South and West by trees and hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	From adjacent minor roads including view to listed Commelines Farmhouse, from PROW within and adjacent to the area, and from Upton Lane road bridge across the M5.
<i>Detractors</i>	M5, wireless mast.
<i>Tranquillity</i>	Tranquillity limited by the M5 but increases away from it.
<i>Settlement edge character</i>	20c settlement edge is linear but contained by roads and/or hedgerows so is neutral in wider landscape.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the M5 and the urban area of Gloucester. It also acts as a setting to the listed Commelines Farm house and listed buildings to the South East and as a wildlife corridor along the watercourse.
<i>Potential visual receptors</i>	Users of PROWs, minor roads, M5 and adjacent residents including within listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Commelines Mill House is listed.
<i>Biodiversity</i>	None



*Other (floodplain, PROWs)*

PROW runs along the western edge.

## LANDSCAPE CONTEXT

*National Character Area*

Severn and Avon Vales

*Stroud District LCA Landscape  
Character Type*

Escarpment, Escarpment foot slopes

*County/AONB LCA Landscape  
Character Type*

Vale of Berkeley

*HLC type*

A2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The sensitivity of the area lies in its role as an outlying hill from the escarpment with woodland, parkland, lake and listed buildings, as a distinctive feature in the local landscape and its intervisibility with lower areas and the nearby escarpment. The value of the area lies in its location, mostly within the Cotswolds AONB and the listed buildings. Housing in the area would significantly erode its distinctive character, and would be highly inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its role as an outlying hill from the escarpment with woodland, parkland and listed buildings, as a distinctive feature in the local landscape and its intervisibility with lower areas and the nearby escarpment. The value of the area lies in its location, mostly within the Cotswolds AONB and the listed buildings. Employment use would be out of scale and impractical on the slopes and would significantly erode its distinctive character, and would be highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Nut Hill is an outlying hill from the Cotswolds scarp. There is an ornamental lake on the hillside.
<i>Landcover pattern/use/ elements</i>	Mix of parkland around Bowden Hall hotel, woodland to the east ( managed by the Woodland Trust) and large properties with grounds/gardens to the north west.
<i>Settlement pattern within parcel</i>	Various detached large houses and a hotel.
<i>Landscape features</i>	The distinctive hill, woodland, parkland and listed buildings.
<i>Landscape condition/ intensity of use</i>	Moderate to good condition and moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	The Hill is intervisible with the escarpment and with the lower land to the North and South, although there is enclosure provided by trees within the area.
<i>Skyline</i>	Forms the local skyline to surrounding lower areas.
<i>Key views</i>	To and from the listed buildings, from PROWs in the surrounding area.
<i>Detractors</i>	Wireless mast
<i>Tranquillity</i>	Tranquil in wooded areas and away from hotel.
<i>Settlement edge character</i>	N/A
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Outlying hill from the escarpment with woodland, parkland and listed buildings is a distinctive feature in the local landscape and is intervisible with lower areas and the nearby escarpment.
<i>Potential visual receptors</i>	Users of the hotel and other listed buildings, users of PROWs close to the area and users of minor roads.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Eastern part in Cotswolds AONB
<i>Historic</i>	Bowden Hall and various other buildings are listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Nut Hill to the east is open access land run by the Woodland Trust. PROW runs along the western edge.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment, Escarpment foot slopes
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley, Settled Unwooded Vale
<i>HLC type</i>	G4 to west + A1rm + L2



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its role as a buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the settlement, as a setting to the listed Upton Mill and listed building to the north, as a wildlife corridor along the watercourses and its intrinsic qualities as a small scale enclosed valley landscape. The value of the area lies in the listed buildings and the adjacent AONB, and the PROWs linking the settlement to the wider countryside to the South. A housing allocation would be out of scale with the small scale of the fields and enclosures, would adversely affect the tree and vegetation cover and would significantly detract from the character of the area.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its role as a buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the settlement, as a setting to the listed Upton Mill and listed building to the north, as a wildlife corridor along the watercourses and its intrinsic qualities as a small scale enclosed valley landscape. The value of the area lies in the listed buildings and the adjacent AONB, and the PROWs linking the settlement to the wider countryside to the South. Employment use would be completely out of scale with the small scale of the fields and enclosures, would adversely affect the tree and vegetation cover and would significantly detract from the character of the area and the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gentle valley slopes rising towards Nut Hill to the east. River Twyver runs along valley bottom, with a small tributary stream.
<i>Landcover pattern/use/ elements</i>	Irregular small pasture and rough grass fields with mainly outgrown hedges, and some timber fences. There is strong tree cover along the riparian corridors, a few hedgerow trees and a remnant orchard to the North East. There are a few detached dwellings in mature gardens.
<i>Settlement pattern within parcel</i>	Upton Mill and settlement edge dwellings to the North.
<i>Landscape features</i>	River and field trees including Oaks.
<i>Landscape condition/ intensity of use</i>	Moderate to poor condition and moderate to low intensity of use as pasture and rough grass respectively.
<i>Intervisibility/openness/enclosure</i>	The area is generally enclosed by trees and outgrown hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs within and adjacent to the area, from adjacent minor roads, and from listed buildings, including Upton Mill.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil, enhanced by tree cover and watercourses.
<i>Settlement edge character</i>	20c settlement edge is linear but contained by roads and/or hedgerows so is neutral in wider landscape.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the buffer and setting to the rising land of Nut Hill within the Cotswolds AONB, separating it from the settlement. It also acts as a setting to the listed Upton Mill and listed building to the north, as a wildlife corridor along the watercourses and there are PROWs linking the settlement to the wider countryside to the South.
<i>Potential visual receptors</i>	Users of PROWs and minor roads, and adjacent residents including within listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Upton Mill and various other buildings are listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs run along the western edge.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
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<i>Stroud District LCA Landscape</i>	Escarpment, Escarpment foot slopes
<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	Vale of Berkeley
<i>Character Type</i>	
<i>HLC type</i>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of the area lies in its openness and location on the slopes adjoining the Cotswolds AONB and rising up towards the escarpment, and in the riparian corridor to the east. The area also acts as a separation between the main settlement and the scattered rural dwellings to the south east. Its value lies in its adjacency to the AONB. Housing may be appropriate in the largest field between The Stanley and Perry Orchard, providing that tree planting and other mitigation is located on the south and east boundary to improve the settlement edge. Small enclosures directly north and east of Fieldway (but excluding the larger field running to Bondend Road and PROW) may also be acceptable providing that adjacent hedges and trees are maintained and enhanced in publicly accessible areas.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its openness and location on the slopes adjoining the Cotswolds AONB and rising up towards the escarpment, and in the riparian corridor to the east. The area also acts as a separation between the main settlement and the scattered rural dwellings to the south east. Its value lies in its adjacency to the AONB. Employment use would appear to be incongruous on the rising slopes near the AONB and adjacent to the residential settlement edge.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gentle valley slopes falling to the River Twyver to the East.
<i>Landcover pattern/use/ elements</i>	A mix of irregular and sub-regular small to medium-sized fields with mainly trimmed hedge boundaries. Some fields to the East are used as horse pasture. Trees are mainly confined to the East, especially along the riparian corridor of the River Twyvey.
<i>Settlement pattern within parcel</i>	Two detached houses/bungalows in large gardens.
<i>Landscape features</i>	River with riparian vegetation.
<i>Landscape condition/ intensity of use</i>	Moderate condition and moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is moderately open to with more enclosure on the lower land to the East by trees and hedgerows.
<i>Skyline</i>	N/A
<i>Key views</i>	From minor roads and PROWs within and adjacent to the area.
<i>Detractors</i>	Adjacent settlement edge.
<i>Tranquillity</i>	Tranquillity limited by the settlement but increases away from it to the East.
<i>Settlement edge character</i>	20c settlement edge, especially to the West, is linear with limited mitigation, and is slightly detractive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of slightly rising agricultural land South East of the settlement rising towards the Cotswolds AONB and contributing to the buffer between it and the settlement. It also acts as a separation between the main settlement and the scattered rural dwellings to the South East, both within and outside the AONB.
<i>Potential visual receptors</i>	Users of PROWs, minor roads, and adjacent rural and settlement edge residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs along the eastern edge.

**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA Landscape Character Type</i>	Escarpment, Escarpment foot slopes



County/AONB LCA Landscape  
Character Type  
HLC type

Vale of Berkeley  
A1



## LANDSCAPE SENSITIVITY

*Sensitivity to Housing Use* High/medium

### Summary

The sensitivity of the area lies in its role as part of the valley landscape of the escarpment foot slopes within the Cotswolds AONB adjacent to the settlement, acting as part of the well treed rural approach to the core of the settlement from the West, as a setting to the listed building to the west and as a wildlife corridor along the watercourse. Its value lies in its location within the Cotswolds AONB and the PROWs linking the settlement to the wider countryside to the south west. Housing within the area would extend the settlement into the AONB, adversely affecting the intimate character of the valley and the escarpment foot slopes, and also, potentially, adversely affecting the tree cover.

*Sensitivity to Employment Use* High

### Summary

The sensitivity of the area lies in its role as part of the valley landscape of the escarpment foot slopes within the Cotswolds AONB adjacent to the settlement, acting as part of the well treed rural approach to the core of the settlement from the West, as a setting to the listed building to the west and as a wildlife corridor along the watercourse. Its value lies in its location within the Cotswolds AONB and the PROWs linking the settlement to the wider countryside to the south west. Employment use would be incongruous and out of scale on the enclosed valley slopes within the AONB and adjacent to residential properties.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gentle rounded valley slopes falling to a watercourse running to the north west.
<i>Landcover pattern/use/ elements</i>	Irregular small to medium-sized pasture fields with mainly outgrown hedges, and some fences. There is strong tree cover along the riparian corridor and along the High Street to the North East. There are a few detached dwellings in mature gardens.
<i>Settlement pattern within parcel</i>	A few detached dwellings in mature gardens along High Street.
<i>Landscape features</i>	Trees and large stone dwelling on High Street.
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The area is generally enclosed by the valley landform, trees and outgrown hedgerows, but is more open to the South East as the land rises up the hill with fewer trees.
<i>Skyline</i>	N/A
<i>Key views</i>	From PROWs within and adjacent to the area, from adjacent minor roads, and from the recreation ground to the North.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil away from the settlement edge, enhanced by tree cover and watercourses.
<i>Settlement edge character</i>	20c settlement edge is linear but generally contained by roads and/or hedgerows so is neutral in wider landscape.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms part of the valley landscape of the escarpment foot slopes within the Cotswolds AONB adjacent to the settlement. It also acts as part of the rural approach to the core of the settlement from the West, as a setting to the listed building to the west, as a wildlife corridor along the watercourse and there are PROWs linking the settlement to the wider countryside to the south west.
<i>Potential visual receptors</i>	Users of PROWs and minor roads, and adjacent residents including within listed buildings.

## CONSTRAINTS/DESIGNATIONS

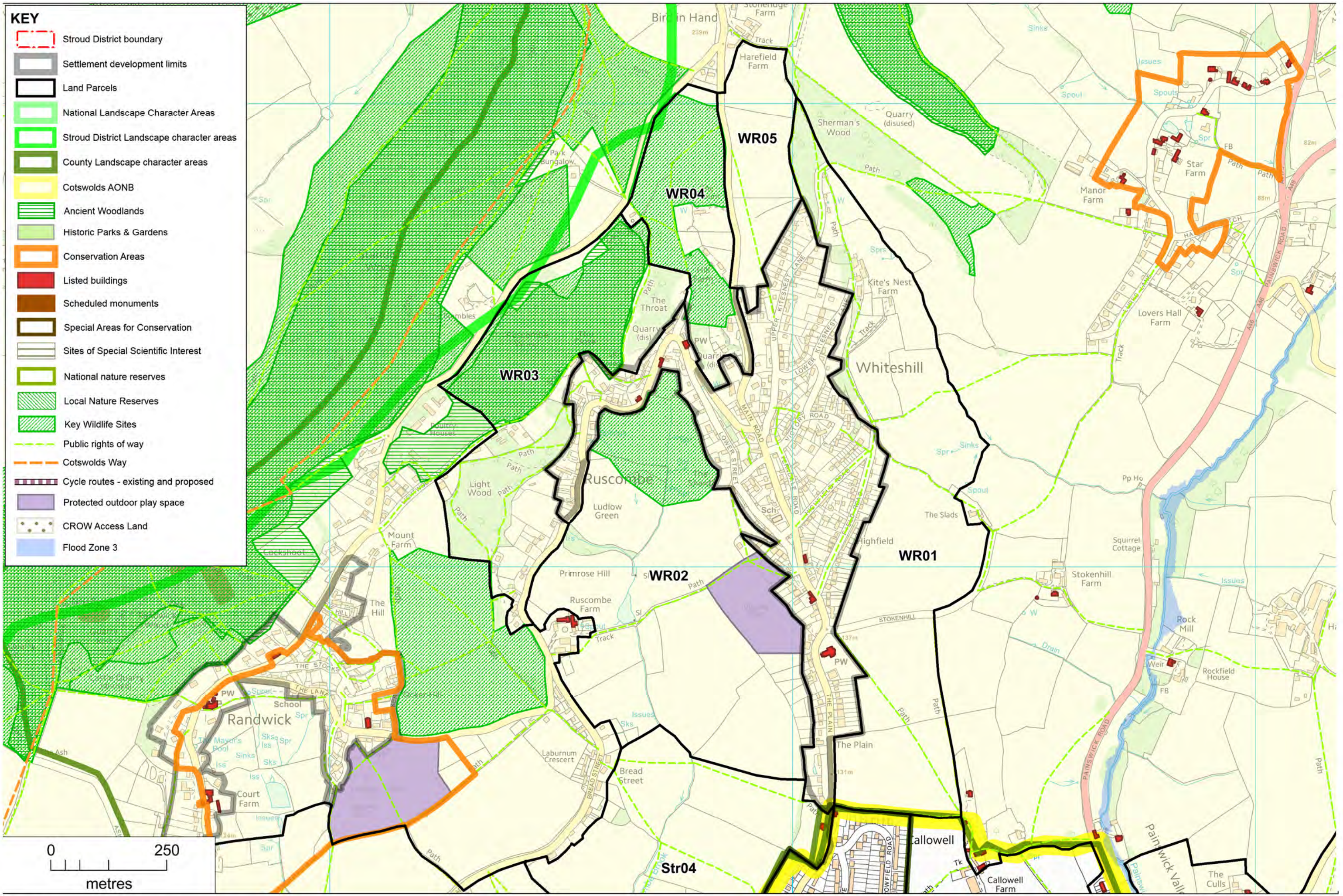
<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	Little Court adjacent is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW runs through the area.



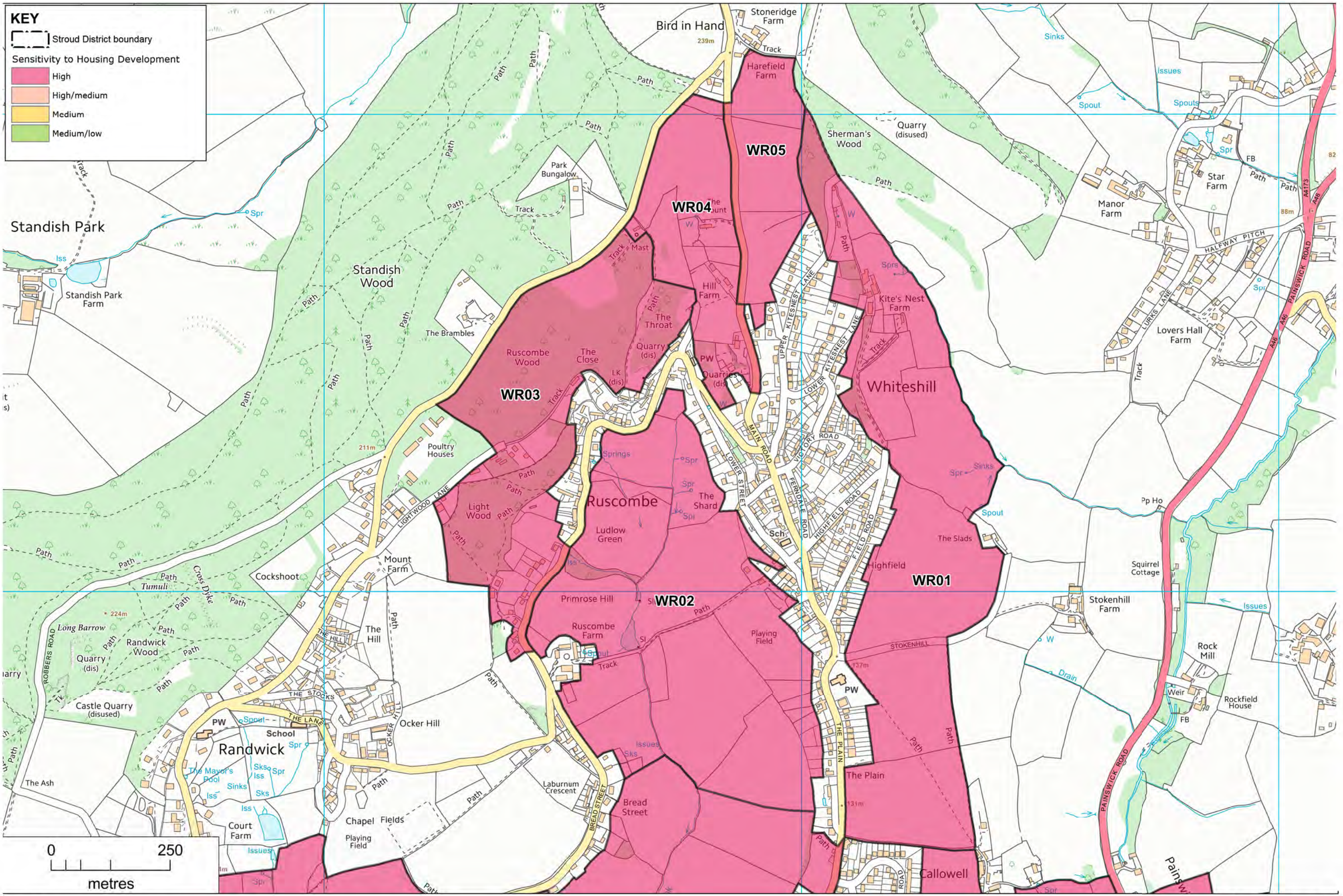
## LANDSCAPE CONTEXT

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

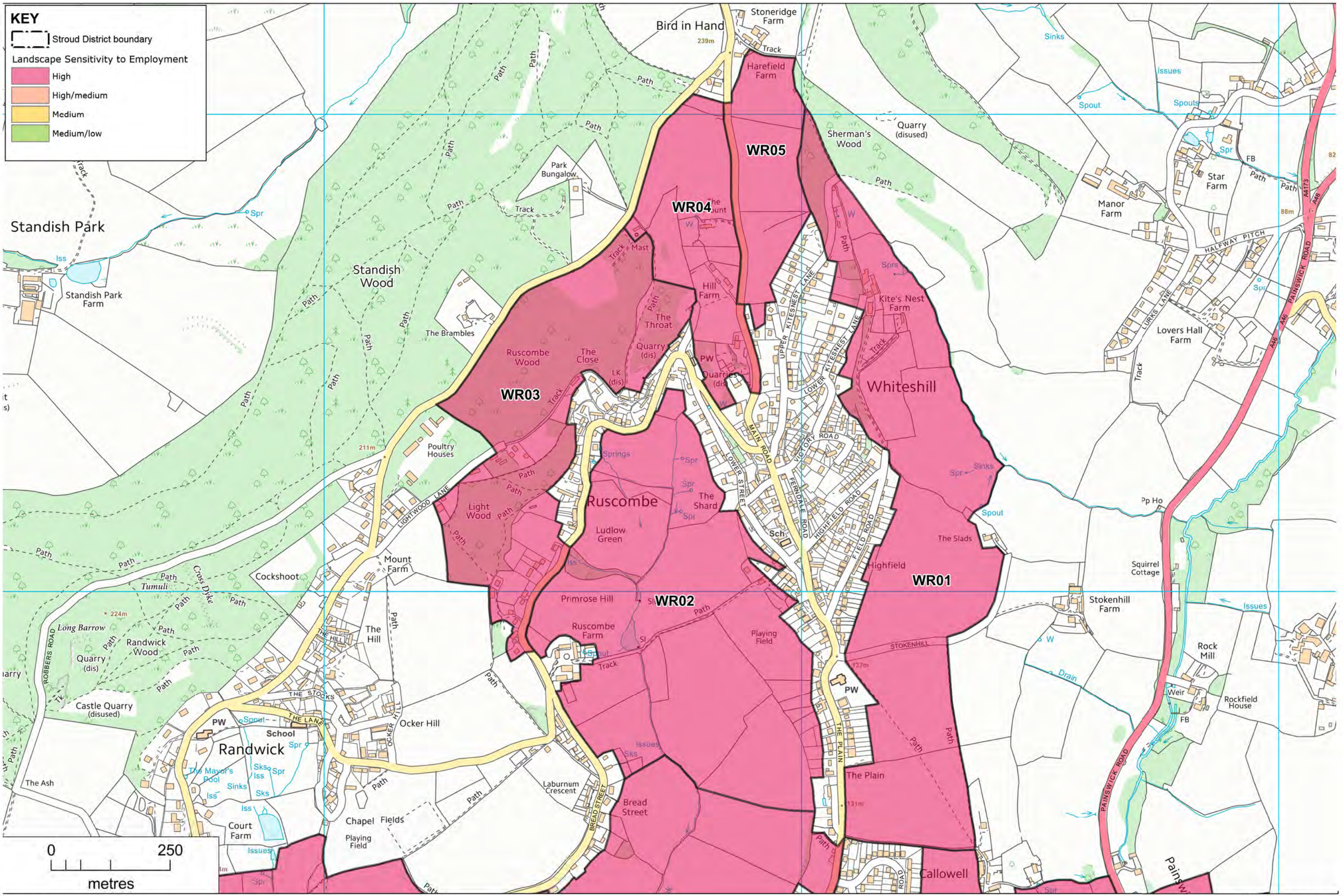














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the prominent open slopes which are widely visible falling away from the ridgetop settlement and which contribute to the rural character of the Painswick valley, the role as setting to St Paul's Church and the role as green gap between Whiteshill and Callowell which is in effect Stroud. The value lies in its location in Cotswolds AONB and the proximity to the listed St Paul's church. Housing would extend the built form which is extensive enough on the ridge, adversely affecting the valley's character, or, if implemented to the south, would close the gap between the two settlements, both of which are highly undesirable.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the prominent open slopes which are widely visible falling away from the ridgetop settlement and which contribute to the rural character of the Painswick valley, the role as setting to St Paul's Church and the role as green gap between Whiteshill and Callowell which is in effect Stroud. The value lies in its location in Cotswolds AONB and the proximity to the listed St Paul's church. Employment use would be highly out of character with the elevated open rural valley slopes within the AONB and be incompatible with the essentially residential village.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	High wold valley sides increasing in steepness to the north.
<i>Landcover pattern/use/ elements</i>	Irregular and semi-regular small to medium-sized fields, increasing in size and regularity towards the south. Boundaries are a mix of outgrown and trimmed hedgerows with generally few trees. Tree cover is located in Sherman's Wood to the north and along Stokehill, a linking PROW and along the watercourse.
<i>Settlement pattern within parcel</i>	Kites Nest Farm- minor farm complex.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use for pasture.
<i>Intervisibility/openness/enclosure</i>	Prominent, open slopes highly intervisible with land to the south and east.
<i>Skyline</i>	Adjacent housing forms the skyline for views from the valley floor and sides.
<i>Key views</i>	From St Paul's church, PROWs within the area and to the east and from The plain road.
<i>Detractors</i>	20c settlement edge to west.
<i>Tranquillity</i>	Tranquil as rural countryside increasing away from the settlement edge.
<i>Settlement edge character</i>	Linear 20c houses with minor indentations generally form a negative edge although more discreet to the north within trees. The church is a highlight which acts as a visual focus.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area comprises of prominent unspoilt open rural valley sides contributing to the Painswick valley, running down from the essentially ridgetop settlement of Whiteshill. This open land also provides a green gap between Whiteshill and the housing estate at Callowell. PROWs run through the area linking the settlement with the wider countryside. The open area also provides the setting to St Paul's Church.
<i>Potential visual receptors</i>	Users of PROWs, The Plain, the churchyard and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswolds AONB
<i>Historic</i>	St Paul's Church adjacent is listed.
<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



County/AONB LCA Landscape  
Character Type  
HLC type

High Wold Valley  
L1A



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the distinctive, bowl-like head of valley form edged and overlooked by linear rural settlement, its inherently open character with wider views up and down the valley, its watercourses and tree cover. Its value lies in its location within the Cotswolds AONB, the key wildlife site on the northern apex of the area and the listed building at Ruscombe Farm which acts as a focal point in some views. Housing would depart from the sinuous linear settlement form and intrude into the valley, adversely affecting its distinctive character. It is therefore inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the distinctive, bowl-like head of valley form edged and overlooked by linear rural settlement, its inherently open character with wider views up and down the valley, its watercourses and tree cover. Its value lies in its location within the Cotswolds AONB, the key wildlife site on the northern apex of the area and the listed building at Ruscombe Farm which acts as a focal point in some views. Employment use would be highly out of character with the residential rural settlement and intrude into the valley, highly adversely affecting its distinctive character. It is therefore highly inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping minor valley of the Ruscombe Brook, sloping down from Ruscombe Road and Farmhill Lane.
<i>Landcover pattern/use/ elements</i>	Improved pasture fields in a small- medium semi-regular field pattern with outgrown hedge field boundaries. There is riparian tree cover which can be strong in places, eg to the north. There is a playing field to the east.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Valley landform steepening to an apparent head of the valley formed by the settlement backed by trees.
<i>Landscape condition/ intensity of use</i>	Poor to moderate pasture depending on the intensity of use.
<i>Intervisibility/openness/enclosure</i>	Open internally, contained by valley landform. Intervisible with much of Str04 to the south, and across valley between Ruscombe Road/Ludlow Green and Whiteshill.
<i>Skyline</i>	N/A
<i>Key views</i>	From Ludlow Green there are fine views across and down the valley; from PROWs crossing the valley.
<i>Detractors</i>	Linear settlement edge to east
<i>Tranquillity</i>	Generally tranquil.
<i>Settlement edge character</i>	Mainly linear 20c to the east and west, infill to scattered 18/19c individual houses. The settlement appears more rural and gappy with large gardens and paddocks to the west. The highlight is the chapel at the apparent head of the valley.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	This area functions, with Str04, as part of a small rural open valley that sweeps around below Ocker Hill and separates Randwick and Ruscombe from Stroud.
<i>Potential visual receptors</i>	Residents and drivers on Ruscombe Road and Ludlow Green; users of PROWs within the area and to the south.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswold AONB
<i>Historic</i>	Listed buildings lie adjacent including Ruscombe Farm.
<i>Biodiversity</i>	Ruscombe Farm Meadows KWS
<i>Other (floodplain, PROWs)</i>	PROW crosses the area. There is a playing field within the area.

**LANDSCAPE CONTEXT**



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

Cotswolds  
Secluded Valleys  
High Wold Valley  
A1rs



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the wooded character, the steep landform, and the contribution of both to the backcloth to the settlement, and the distinctive linear character of the settlement form in large gardens and plots. Its value lies in its location within the Cotswolds AONB and the listed ancient woodland designation of Ruscombe Wood. Housing development would potentially remove woodland or diverge from the fine grain linear pattern of settlement. It would therefore adversely affect the overall character of the area and would be inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the wooded character, the steep landform, and the contribution of both to the backcloth to the settlement, and the distinctive linear character of the settlement form in large gardens and plots. Its value lies in its location within the Cotswolds AONB and the listed ancient woodland designation of Ruscombe Wood. Employment use would be highly out of character with the steep slopes, woodland and residential rural settlement and intrude into the valley, highly adversely affecting its distinctive character.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping valley sides including old quarry.
<i>Landcover pattern/use/ elements</i>	Ancient and secondary woodland interspersed with pre-19c and 20c residential development in large plots with some rough grass enclosures scrubbing up.
<i>Settlement pattern within parcel</i>	Linear settlement pattern at two levels.
<i>Landscape features</i>	Strong woodland on steep slopes.
<i>Landscape condition/ intensity of use</i>	Moderate condition. Low intensity of use in woodland and high intensity in many gardens.
<i>Intervisibility/openness/enclosure</i>	The woodland and dwellings are highly visible enclosing the valley but there is strong enclosure within the woodland.
<i>Skyline</i>	Trees act as the valley skyline.
<i>Key views</i>	From Ludlow Green there are fine views across and down the valley; from PROWs crossing the valley.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Tranquil within woodland.
<i>Settlement edge character</i>	The settlement edge is linear with some gaps in places between dwellings, especially at the upper level. It is more positive where the dwellings are within larger plots and the older dwellings are better integrated. The linear pattern helps to define the valley character.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The woodland forms an important backcloth and skyline to the valley, integrating the traditional linear settlement pattern. Ruscombe Wood is also ancient woodland.
<i>Potential visual receptors</i>	Users of PROWs within the area and to the east, and users of Ludlow Green, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswold AONB. Ruscombe Wood is ancient woodland.
<i>Historic</i>	Listed buildings lie nearby including the United Reformed Church.
<i>Biodiversity</i>	Ruscombe Wood KWS within area and The Throat Meadows & Quarry KWS and Cockshoot Fields 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>	High Wold Valley



HLC type

C1+ G3 + G4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the distinctive very steep valley slopes, the open head of the valley at the higher level, the small scale of the field pattern to the south and the substantial tree cover. Its value lies in its location within the Cotswolds AONB and the key wildlife sites at The Throat Meadows & Quarry. Housing use would be out of scale with the pattern of the area, would move the settlement onto higher open countryside further intruding into the AONB, would be impractical/damaging on the very steep slopes and would adversely affect the key wildlife sites. It would be inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the distinctive very steep valley slopes, the open head of the valley at the higher level, the small scale of the field pattern to the south and the substantial tree cover. Its value lies in its location within the Cotswolds AONB and the key wildlife sites at The Throat Meadows & Quarry. Employment use would be highly out of character with the elevated open countryside character, impractical on the steep slopes, and would highly adversely affect the area's character and key wildlife sites.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Valley head with slopes gentle to the north and increasing to very steep to the south.
<i>Landcover pattern/use/ elements</i>	Semi-regular small to medium-sized pasture fields with mainly outgrown hedgerows with some trees. Stone walls enclose the upper fields. There is a strong riparian vegetated corridor and trees on the steep slopes to the south. There are a series of separate dwellings within large gardens interspersed with small fields or woodland.
<i>Settlement pattern within parcel</i>	There are a series of separate dwellings, some pre-19c and some 20c, within large gardens interspersed with small fields or woodland.
<i>Landscape features</i>	Very steep valley
<i>Landscape condition/ intensity of use</i>	Moderate condition and intensity of use for the pasture/grassland.
<i>Intervisibility/openness/enclosure</i>	Generally enclosed to the south by landform and tree cover but opens out to the north on higher ground with less enclosure especially to the east.
<i>Skyline</i>	Valley tops form local skyline for views from within valley itself.
<i>Key views</i>	From PROWs within the area, from Main Road to the east and from the minor road to the west.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil within valley and away from roads.
<i>Settlement edge character</i>	Settlement edge to the south is set down and integrated by woodland and so is neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area forms the upper valley with distinctive very steep partly treed valley sides with the gentler sloping open head of valley clearly in open countryside running towards the woods in the escarpment landscape to the north west. The steep slopes to the south are visible in framed views towards the head of the valley. Existing settlement within it is clearly separated from the main part of the settlement and is rural in character.
<i>Potential visual receptors</i>	Users of PROWs, Main Road, the minor road to the west, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswold AONB
<i>Historic</i>	Listed buildings lie nearby including the United Reformed Church.
<i>Biodiversity</i>	The Throat Meadows & Quarry KWS, Ruscombe Wood KWS adjacent.
<i>Other (floodplain, PROWs)</i>	PROWs cross the area.

**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  
High Wold Valley  
B4 + G4



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the prominent unspoilt open rural wold top/upper valley sides acting as part of the skyline and falling towards the settlement of Whiteshill, forming the green backcloth to the settlement in longer views. The value lies in its location in Cotswolds AONB. Housing would extend the built form, which intrudes far enough up the hill, into the AONB, adversely affecting the hillside and valley's character. It is therefore inappropriate.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the prominent unspoilt open rural wold top/upper valley sides acting as part of the skyline and falling towards the settlement of Whiteshill, forming the green backcloth to the settlement in longer views. The value lies in its location in Cotswolds AONB. Employment use would be highly out of character with the elevated and prominent open rural hill slopes within the AONB and be incompatible with the essentially residential village.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Convex/crowned high wold valley sides sloping to the east.
<i>Landcover pattern/use/ elements</i>	Semi-regular medium-sized fields, Boundaries are a mix of outgrown and gappy hedgerows with fences or stone walls including along the road to the west. Generally very few trees with tree cover in Sherman's Wood adjacent to the east.
<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 for pasture.
<i>Intervisibility/openness/enclosure</i>	Prominent, open slopes intervisible with land to the south and south east.
<i>Skyline</i>	Adjacent trees to the north form the skyline, although the area itself also forms the skyline in some wider views.
<i>Key views</i>	From PROWs to the south east across Painswick valley, from PROWs within the area and to the north and from Main Road.
<i>Detractors</i>	None
<i>Tranquillity</i>	Tranquil as rural countryside increasing away from the road and settlement edge.
<i>Settlement edge character</i>	Linear 20c houses at a lower level slightly mitigated by hedges and garden vegetation- a neutral edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area comprises of prominent unspoilt open rural wold top/upper valley sides and skyline contributing to the Painswick valley, running down to the ridgetop settlement of Whiteshill. This open land also provides a green gap between Whiteshill and the rural cluster at Harefield. A PROW runs through the area linking the settlement with the wider countryside.
<i>Potential visual receptors</i>	Users of PROWs and Main Road, and residents.

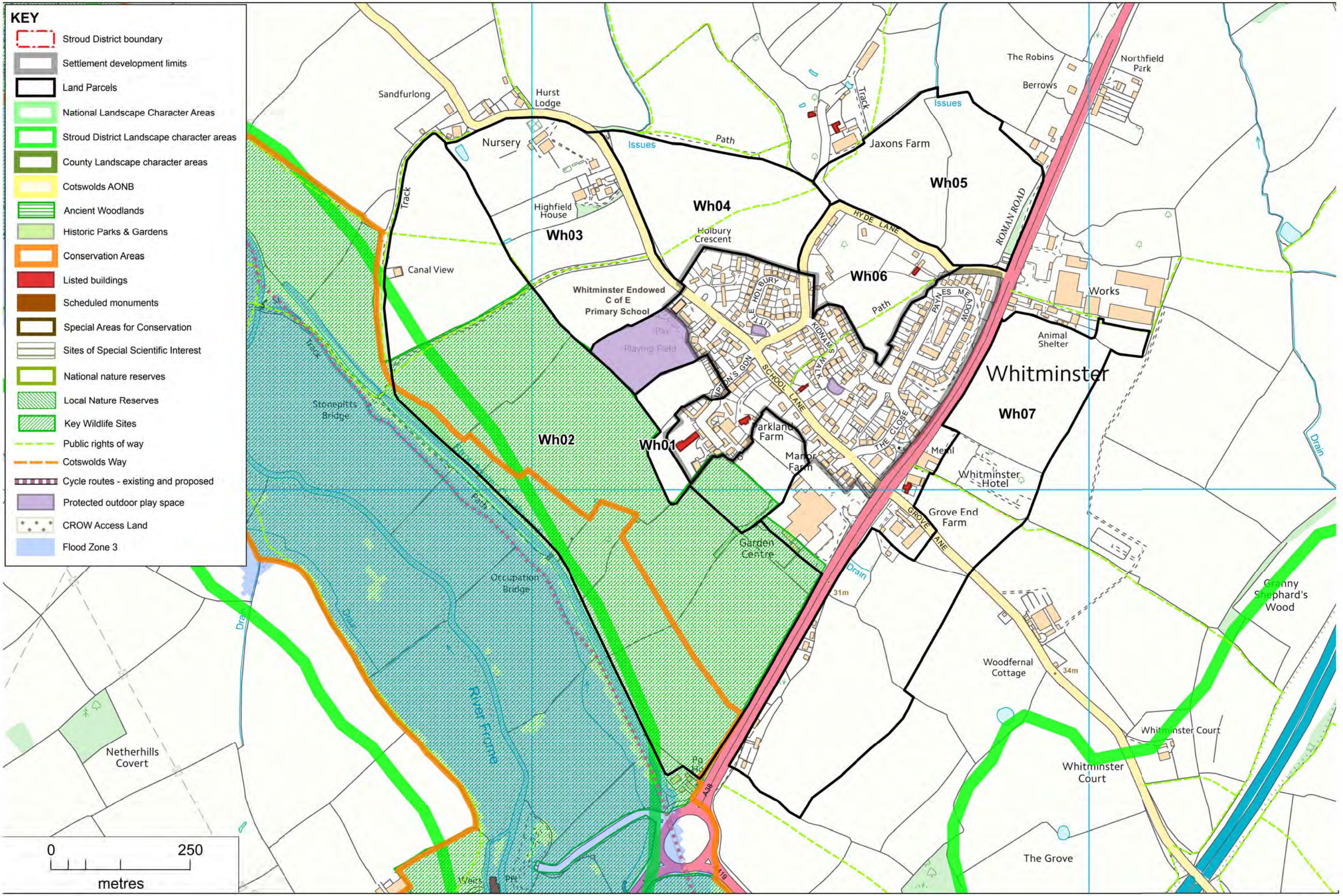
**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Cotswold AONB
<i>Historic</i>	None
<i>Biodiversity</i>	The Throat Meadows & Quarry KWS adjacent across road.
<i>Other (floodplain, PROWs)</i>	PROW crosses the area.

**LANDSCAPE CONTEXT**

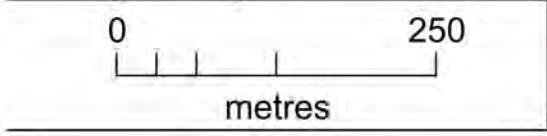
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA Landscape Character Type</i>	Secluded Valleys
<i>County/AONB LCA Landscape Character Type</i>	High Wold Valley
<i>HLC type</i>	B4





**KEY**

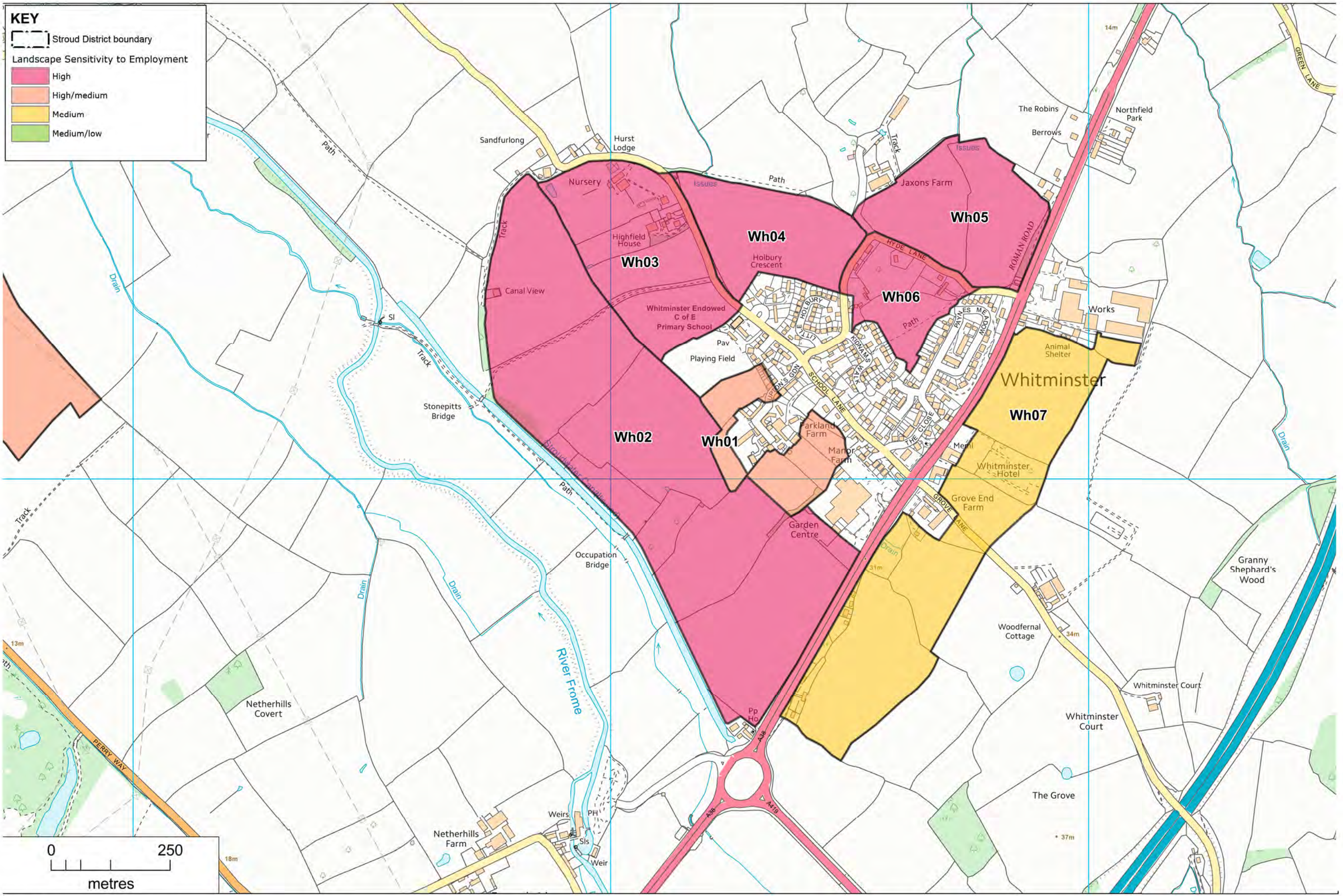
- Stroud District boundary
- Settlement development limits
- Land Parcels
- National Landscape Character Areas
- Stroud District Landscape character areas
- County Landscape character areas
- Cotswolds AONB
- Ancient Woodlands
- Historic Parks & Gardens
- Conservation Areas
- Listed buildings
- Scheduled 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* Medium

*Summary*

The sensitivity of these to land parcels lie in their location on the top and edge of the low ridge forming part of the skyline west of the settlement, which means that development on their South Western parts would be open to view. They are also sensitive in that they contribute to the setting of Upton House as open countryside to the north and south and the trees in both parcels contribute to integrating the built form of the settlement. The value of the parcels lie in their relationship with the listed Upton Gardens and the southern parcel is also partly designated within the River Frome key wildlife site. If located on their South Western parts, housing would extend the impact of the settlement and would adversely affect views from, and the setting of, Upton Gardens. Housing development on the North Eastern halves of the land parcels may be appropriate providing that existing tree boundaries are protected and enhanced and placed in publicly accessible areas, and new strong South Western planted boundaries are put in place to screen the development and form a new permanent edge to the settlement.

*Sensitivity to Employment Use* High/medium

*Summary*

The sensitivity of these to land parcels lie in their location on the top and edge of the low ridge forming part of the skyline west of the settlement, which means that development on their South Western parts would be open to view. They are also sensitive in that they contribute to the setting of Upton House as open countryside to the north and south and the trees in both parcels contribute to integrating the built form of the settlement. The value of the parcels lie in their relationship with the listed Upton Gardens and the southern parcel is also partly designated within the River Frome key wildlife site. If located on their South Western parts, Employment use would extend the impact of the settlement and would adversely affect views from, and the setting of, Upton Gardens. The land parcel to the North would be too small to accommodate employment use. Low commercial/retail development on the North Eastern half of the southern land parcel may be appropriate providing that existing tree boundaries are protected and enhanced and placed in publicly accessible areas, and new strong South Western planted boundaries are put in place to screen the development and form a new permanent edge to the settlement.

## KEY CHARACTERISTICS AND FACTORS

<i>Landform/water bodies</i>	Gently sloping land on the top of a low ridge, rolling over to the South west.
<i>Landcover pattern/use/ elements</i>	Semi-regular small fields of rough grass and a remnant orchard to the south separated by Upton's Gardens house and development. Trees lie on three boundaries of the Northern field. Whilst the southern fields have some trees on their South Eastern boundary and a mix of outgrown and fenced boundaries.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Trees on boundaries.
<i>Landscape condition/ intensity of use</i>	Poor condition and low intensity of use.
<i>Intervisibility/openness/enclosure</i>	The Northern field is partly enclosed by trees with the South Western boundary the most open. There is intervisibility between part of the site and Upton Gardens. Southern field is open on its South Western boundary with intervisibility to the South West but has some enclosure on its other sides.
<i>Skyline</i>	The trees and vegetation on each parcel contribute to the skyline when viewed from the South West.
<i>Key views</i>	From countryside to the south west including PROW and future Stroudwater Canal/cycle path link, also A38 in winter.
<i>Detractors</i>	Adjacent retail centre (in parts).
<i>Tranquillity</i>	Tranquillity limited by adjacent development.
<i>Settlement edge character</i>	Listed Upton Gardens and associated grounds are positive as a well maintained edge to the settlement. The new estate associated with it is raw and noticeable at present, especially the houses closest to the ridge skyline. The older housing set further back is recessive/neutral. The retail centre is slightly detractive although the prominent buildings on the south western edge are simple and coherent.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The enclosures lie on the top and edge of the low ridge forming part of the skyline west of the settlement. They contribute to the setting of Upton Gardens as open countryside to the north and south. The trees in both parcels



contribute to integrating the built form of the settlement.

*Potential visual receptors*

Users of PROWs to the South West, the A38 in winter, adjacent listed buildings, and residents.

#### CONSTRAINTS/DESIGNATIONS

<i>Landscape</i>	None
<i>Historic</i>	Upton Gardens listed building adjacent.
<i>Biodiversity</i>	River Frome key wildlife site on southern part of southern 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>	Vale of Berkeley
<i>HLC type</i>	A2 + G4 to the north



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The sensitivity of the area lies in its role as the simple sweeping, relatively open, rural slopes of a low ridge forming part of the skyline west of the settlement and separating it from the canal corridor, contributing to the setting of Upton Gardens and the canal corridor. The hedgerows contribute to integrating the built form of the settlement. The value of the area lies in its proximity to the listed building, as a key wildlife site and in the PROWs that cross and run alongside the area. Housing would be highly visible and prominent or noticeable within the area obviously extending the settlement down the slopes from its relatively recessive ridge top location. It would also adversely affect the key wildlife site.

Sensitivity to Employment Use High

*Summary*

The sensitivity of the area lies in its role as the simple sweeping, relatively open, rural slopes of a low ridge forming part of the skyline west of the settlement and separating it from the canal corridor, contributing to the setting of Upton Gardens and the canal corridor. The hedgerows contribute to integrating the built form of the settlement. The value of the area lies in its proximity to the listed building, as a key wildlife site and in the PROWs that cross and run alongside the area. Employment use would be highly visible and prominent within the area obviously extending development down the slopes. It would also adversely affect the key wildlife site.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Even sweeping slopes on the sides of a low ridge falling to the South west to the Stroudwater Canal.
<i>Landcover pattern/use/ elements</i>	Mainly large semi-regular fields of arable land and a remnant orchard to the south west. Trees lie on three boundaries of the Northern field. The majority of boundaries are outgrown hedges, with some trimmed hedges in places. Tree cover is mainly apparent on or near the route of the Stroudwater Canal.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Stroudwater Canal, trees on boundaries and orchard.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	The area is generally open to view from the South West and West, and also in views from the A38 from the South East. Hedges down the slopes tend to limit views along the slopes.
<i>Skyline</i>	The hedges contribute to the skyline when viewed from lower land.
<i>Key views</i>	From countryside to the south west, west and north west including PROW and future Stroudwater Canal/cycle path link, also the A38.
<i>Detractors</i>	Adjacent retail centre (in parts).
<i>Tranquillity</i>	Tranquillity limited by adjacent development and the A38 but increases to the west.
<i>Settlement edge character</i>	Listed Upton Gardens and associated grounds are positive as a well maintained edge to the settlement. The new estate associated with it is raw and noticeable at present, especially the houses closest to the ridge skyline. The older housing set further back is recessive/neutral. The retail centre is slightly detractive although the prominent buildings on the south western edge are simple and coherent.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies on the simple slopes of the low ridge forming part of the skyline west of the settlement and separating it from the canal corridor. They contribute to the setting of Upton Gardens and the canal corridor as open countryside. The hedgerows contribute to integrating the built form of the settlement. The majority of the area is also a key wildlife site, contributing to the River Frome key wildlife site. PROWs cross and run alongside the area.
<i>Potential visual receptors</i>	Users of PROWs to the South West, the A38 in winter, adjacent listed buildings, and residents.

**CONSTRAINTS/DESIGNATIONS**

Landscape None



<i>Historic</i>	Upton Gardens listed building adjacent.
<i>Biodiversity</i>	River Frome key wildlife site covers the majority of the area excluding
<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>	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* Medium

*Summary*

The sensitivity of the area lies in its location on the top and northern slopes of the low ridge forming part of the unspoilt skyline north of the settlement, and the specimen trees at Highfield House which are local landscape features. The value lies in the PROW that crosses the area. Housing development could increase the extent and impact of the settlement and, if on the skyline, would adversely affect views from, the north, west and south west. Housing development on the North Eastern half of the arable field may limit wider views, although substantial tree screening on the South Western boundary would be necessary to limit effects. Housing to the North towards or within the nursery would extend housing too far into the rural area.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its location on the top and northern slopes of the low ridge forming part of the unspoilt skyline north of the settlement, and the specimen trees at Highfield House which are local landscape features. The value lies in the PROW that crosses the area. Employment development would be inappropriate on this rural side of the village and could increase the extent and impact of the settlement on the skyline, would very adversely affect views from, the north, west and south west.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned land on the top of a low ridge, rolling over to the North and south west.
<i>Landcover pattern/use/ elements</i>	Semi-regular large arable field with trees lying on the northern and southern boundaries and mainly trimmed hedges to the east and west. Highfield House farm complex with mixed parkland trees and nursery with small scale meadows surrounded by trees and high hedges.
<i>Settlement pattern within parcel</i>	Highfield House and new small housing estate on south eastern corner.
<i>Landscape features</i>	Specimen trees at Highfield House and other trees on boundaries.
<i>Landscape condition/ intensity of use</i>	Moderate condition and high/moderate intensity of use.
<i>Intervisibility/openness/enclosure</i>	The main intervisibility is to the West and South West towards the Frome valley and lower lowland plain. The trees to the North and South generally limit visibility in these directions.
<i>Skyline</i>	The trees on the northern parcels and South Western hedgerow boundary contributes to the skyline when viewed from the South West and North East.
<i>Key views</i>	From countryside to the south west and West including PROWs and the future Stroudwater Canal/cycle path link.
<i>Detractors</i>	The new estate adjacent is a minor detractor.
<i>Tranquillity</i>	Tranquillity is limited by adjacent development and use as nursery.
<i>Settlement edge character</i>	The new estate adjacent is a minor detractor, with a poor hedge as limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies on the top and northern slopes of the low ridge forming part of the unspoilt skyline North of the settlement. Highfield House and the nursery are well integrated into the rural landscape by the existing trees, hedges and other vegetation. The trees to the South contribute to integrating the built form of the settlement.
<i>Potential visual receptors</i>	Users of PROWs and minor road within the area and surrounding land, and residents.

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



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of the area lies in its location on the top and northern slopes of the low ridge forming part of the unspoilt skyline north of the settlement. The value lies in the PROW that crosses the area. Housing development could increase the extent and impact of the settlement and, if on the skyline, would adversely affect views from, the north, North East and East. Housing development on the South Eastern half of the arable field may limit wider views, although substantial tree screening on the North Eastern boundary would be necessary to limit effects.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its location on the top and northern slopes of the low ridge forming part of the unspoilt skyline north of the settlement. The value lies in the PROW that crosses the area. Employment development would increase the extent and impact of the settlement on the skyline, would adversely affect views from, the north, North East and east. It would be inappropriate adjacent to residential development on the ridge top on this side of the settlement.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned land on the top of a low ridge, rolling over to the North and north-east.
<i>Landcover pattern/use/ elements</i>	Semi-regular large arable field with mainly trimmed hedges on three boundaries with some hedgerow trees.
<i>Settlement pattern within parcel</i>	None
<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 main intervisibility is to the North and north-east across to lower land. The minor rise to the South West and the housing to the South generally limit visibility in these directions.
<i>Skyline</i>	The northern hedgerow boundary contributes to the skyline when viewed from the East and north-east.
<i>Key views</i>	From countryside to the north, east and north-east including PROWs and A38.
<i>Detractors</i>	The housing estate adjacent is a detractor.
<i>Tranquillity</i>	Tranquillity is limited by the adjacent settlement.
<i>Settlement edge character</i>	The 20c linear housing estate adjacent is a detractor, with a poor hedge as limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area is open countryside which lies on the top of the low ridge and so the field and its hedges form part of the unspoilt skyline North of the settlement.
<i>Potential visual receptors</i>	Users of PROWs and minor road within the area and surrounding land, and residents.

**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>	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



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its openness and location on the slopes of the low ridge forming part of the skyline north of the settlement which leaves it open to view from the north and north-east, its separation from the main part of the settlement in open countryside and its trees, particularly adjacent to the A38. Its value lies in the Roman Road which runs alongside the A38 and in the PROW which runs alongside the north western boundary. Housing development would be highly visible acting as a major extension to the settlement to the north in open countryside with very limited connection to the main part of the settlement.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its openness and location on the slopes of the low ridge forming part of the skyline north of the settlement which leaves it open to view from the north and north-east, its separation from the main part of the settlement in open countryside and its trees, particularly adjacent to the A38. Its value lies in the Roman Road which runs alongside the A38 and in the PROW which runs alongside the north western boundary. Employment development would be highly visible acting as a major extension to the built form to the north in open countryside with only limited connection of the commercial development. It would also impinge on the adjacent residential properties.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Slopes on the sides of a low ridge falling to the North East.
<i>Landcover pattern/use/ elements</i>	Irregular medium-sized fields of arable/ley land. Trees lie on the boundary with the A38, adjacent to a remnant of Roman road and also on the North Western boundary. The majority of boundaries are trimmed hedges.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	Trees and Roman road adjacent to the A38.
<i>Landscape condition/ intensity of use</i>	Good/moderate condition and high/moderate intensity of use as arable land.
<i>Intervisibility/openness/enclosure</i>	The area is generally open to view from the North and north-east, and also in views from the A38. Trees have some screening effect from the South East.
<i>Skyline</i>	The Western hedge contributes to the skyline when viewed from lower land.
<i>Key views</i>	From countryside to the North and north-east including PROWs and the A38.
<i>Detractors</i>	Adjacent roadside commercial development to the North East and South East.
<i>Tranquillity</i>	Tranquillity limited by adjacent development and the A38 but increases to the west.
<i>Settlement edge character</i>	The 20c housing to the South is relatively low-lying but has limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies on the slopes of the low ridge forming part of the skyline north of the settlement. It contributes to the rural setting of the settlement and the trees and hedgerows contribute to integrating the built form of the settlement. PROWs run alongside the area.
<i>Potential visual receptors</i>	Users of PROWs to the North, the A38, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	None
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses edge of 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>	A1



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* Medium

*Summary*

The sensitivity of the area lies in its location on the slopes of the low ridge and its contribution to the rural setting of the settlement with the trees, scrub and hedgerows contributing to integrating the built form of the settlement, as well as the traditional, incremental settlement form along the lanes to the North. The area's value lies in the listed dwelling and in the PROW that runs through the field. Housing development could be appropriate within the southern field and possibly within the scrubbed up area providing the listed dwelling and traditional houses to the North maintain their character and setting, and the strong field boundary and best of the trees are retained to break up any development.

*Sensitivity to Employment Use* High

*Summary*

The sensitivity of the area lies in its location on the slopes of the low ridge and its contribution to the rural setting of the settlement with the trees, scrub and hedgerows contributing to integrating the built form of the settlement, as well as the traditional, incremental settlement form along the lanes to the North. The area's value lies in the listed dwelling and in the PROW that runs through the field. Employment development in the irregular sloping enclosures between housing the settlement and incremental dwelling development on the lanes would be inappropriate.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Slopes on the sides of a low ridge falling to the North East.
<i>Landcover pattern/use/ elements</i>	Irregular medium-sized field of grassland, an area of rough grass, scrub and trees, possibly a former orchard, and houses of varying ages in plots along the adjoining minor roads. The boundaries are outgrown hedges to the North and a mix of trimmed hedges and fences along the settlement boundary.
<i>Settlement pattern within parcel</i>	Incrementally built houses in plots along the adjoining minor roads.
<i>Landscape features</i>	Listed dwelling.
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and low intensity of use grassland/rough grassland and scrub.
<i>Intervisibility/openness/enclosure</i>	The area is generally enclosed by outgrown hedges and settlement. There are slight openness to view to the North/North East.
<i>Skyline</i>	N/A
<i>Key views</i>	From countryside to the North and north-east including PROWs and the A38.
<i>Detractors</i>	Adjacent roadside commercial development to the North East and South East.
<i>Tranquillity</i>	Tranquillity limited by adjacent development and the A38.
<i>Settlement edge character</i>	The linear 20c housing to the South West is relatively unmitigated and is noticeable in views from the North East. The settlement edge to the South East is more recessive.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies on the slopes of the low ridge and contributes to the rural setting of the settlement and the trees and hedgerows contribute to integrating the built form of the settlement. PROWs run through the area.
<i>Potential visual receptors</i>	Users of PROW in area and to the North, the A38, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	Oak Cottages listed building.
<i>Biodiversity</i>	None
<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
<i>County/AONB LCA Landscape Character Type</i>	Vale of Berkeley







**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The sensitivity of the area lies in its location on the top and slopes of the low ridge and therefore, its visibility to the North East and South West, its separation from the settlement by the A38 and its contribution to the rural setting of the settlement to the South East with hedgerows and some trees. The area's value lies in the listed dwelling adjacent at the Old Forge and in the PROW that runs through the area. Expanding housing development across the A38 would be counterintuitive and it would be potentially visible over a wider landscape. It is therefore considered inappropriate.

*Sensitivity to Employment Use* Medium

*Summary*

The sensitivity of the area lies in its location on the top and slopes of the low ridge and therefore, its visibility to the North East and South West, its separation from the settlement by the A38 and its contribution to the rural setting of the settlement to the South East with hedgerows and some trees. The area's value lies in the listed dwelling adjacent at the Old Forge and in the PROW that runs through the area. Employment development could be noticeable on the ridge top and more prominent on the sides, but may respond more appropriately to the adjacent land uses than housing. The area of land available on the ridge top in the area of the run down farm complex south west of Grove Lane is limited and the height of development would have to be relatively low with significant screening to allow screening and integration into the landscape. Any development would also have to be of an appropriate design to respond to the listed building and rural setting, and allow retention for the parts of the complex in beneficial farm use.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Gently crowned land on the top and sides of a low ridge, rolling over to the south west and north east.
<i>Landcover pattern/use/ elements</i>	Semi-regular large mainly pastoral fields with mainly trimmed hedges and very limited trees. The Whitminster Hotel complex with car park and trees lies centrally.
<i>Settlement pattern within parcel</i>	Grove End farmhouse.
<i>Landscape features</i>	None
<i>Landscape condition/ intensity of use</i>	Moderate/poor condition and moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	The main intervisibility is to the South West towards the Frome valley and lower lowland plain and to the north east.
<i>Skyline</i>	The buildings and associated vegetation on the ridge top form the skyline.
<i>Key views</i>	From countryside the A38, the future Stroudwater Canal/cycle path link and PROWs to the east.
<i>Detractors</i>	The commercial buildings along the A38 are detractors.
<i>Tranquillity</i>	Tranquillity is limited by the A38 and adjacent development.
<i>Settlement edge character</i>	The 20c linear edge across the A38 is detractive although mitigated to an extent by hedgerows and some trees.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The area lies on the top and slopes of the low ridge forming part of the rural countryside to the South East of the settlement, and separated from it by the A38 which forms a strong barrier. A PROW crosses the area.
<i>Potential visual receptors</i>	Users of the A38, PROW and minor road within the area and surrounding land, and residents.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	None
<i>Historic</i>	The Old Forge adjacent is listed.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROW crosses area.

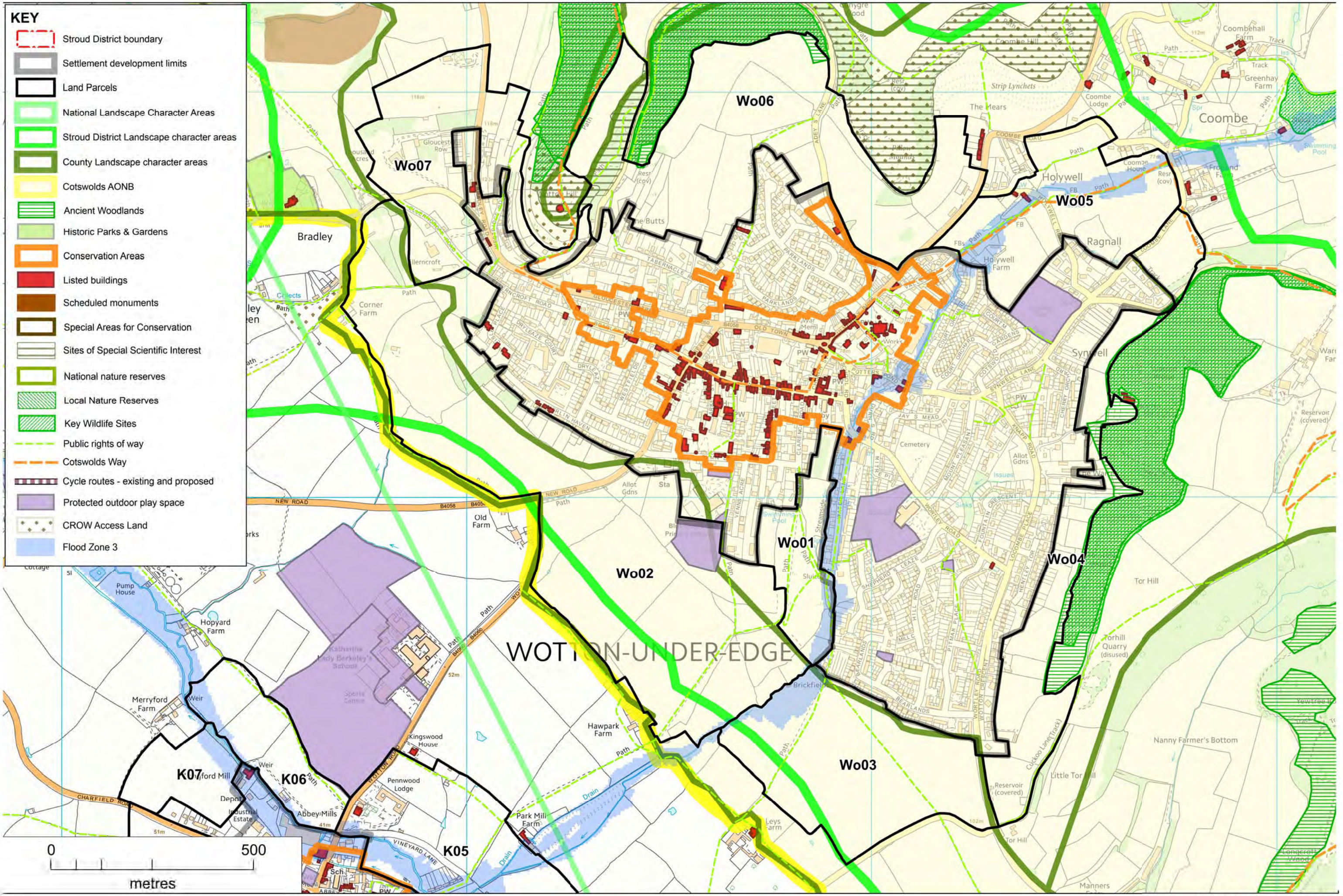
**LANDSCAPE CONTEXT**

<i>National Character Area</i>	Severn and Avon Vales
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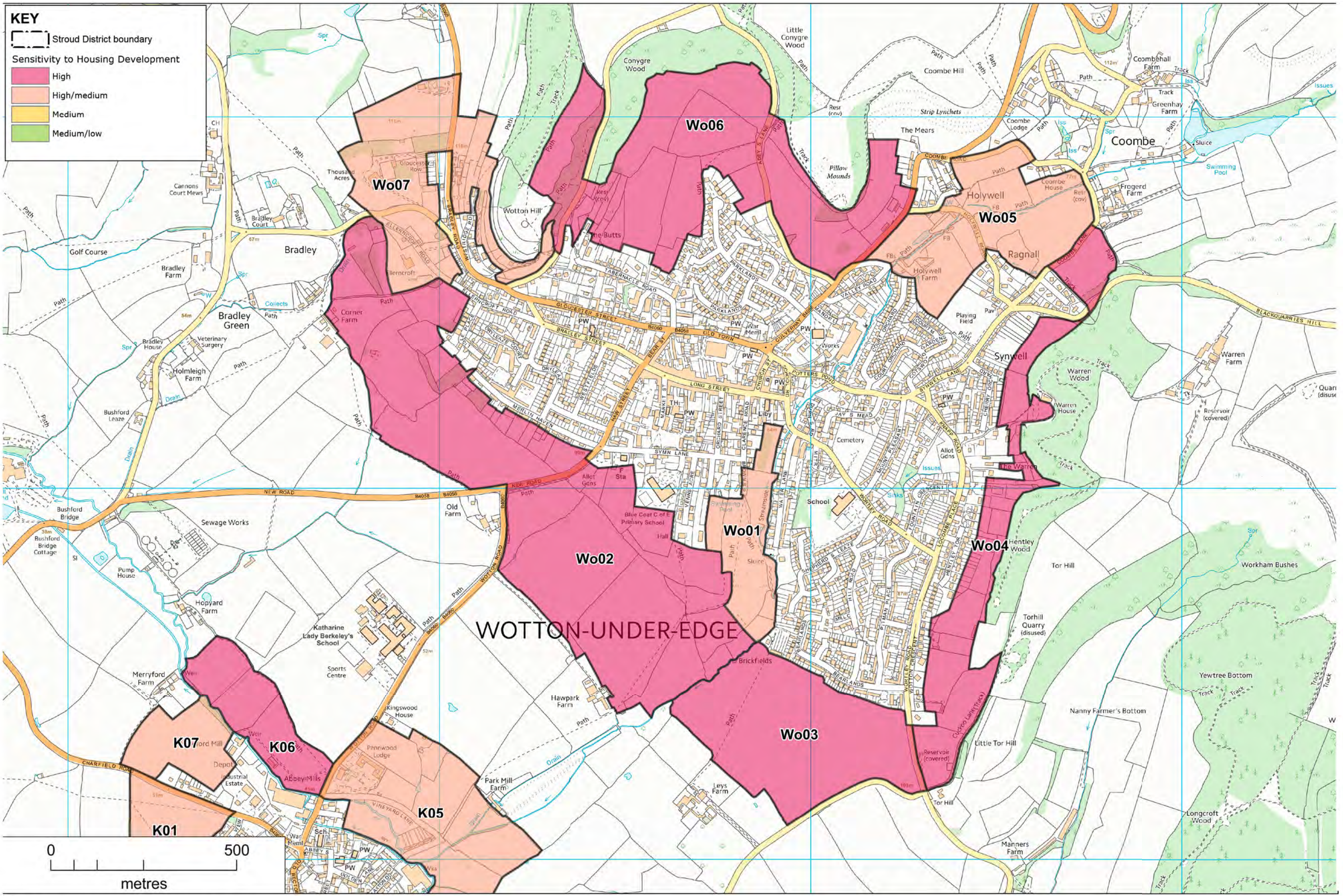


<i>Stroud District LCA Landscape</i>	Lowland Plain
<i>Character Type</i>	
<i>County/AONB LCA Landscape</i>	Vale of Berkeley
<i>Character Type</i>	
<i>HLC type</i>	A2

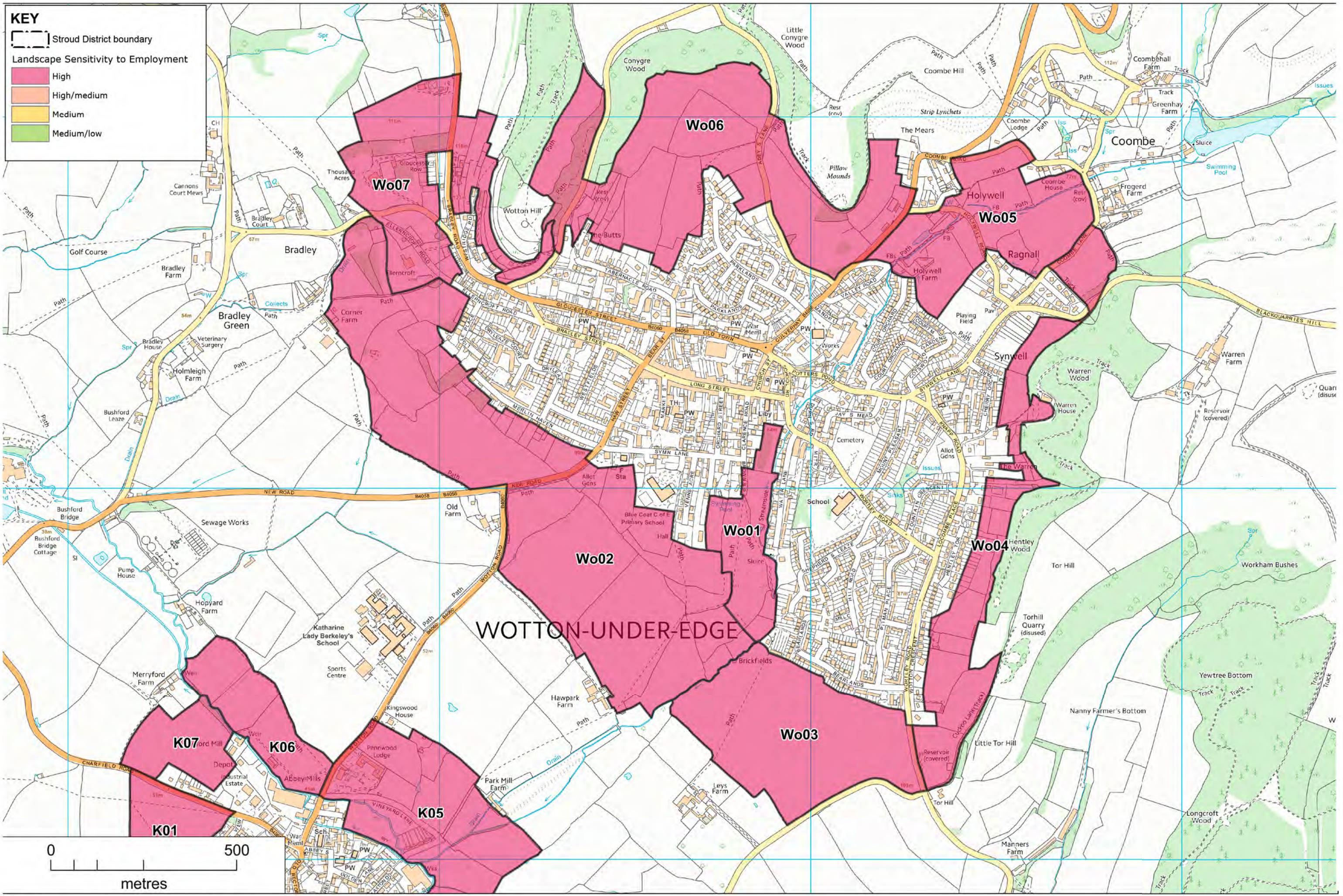














**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its proximity to the scarp edge, its openness to view across the valley and its contribution as a green corridor used for walking and providing a view corridor towards the church. The tree cover provides occasional enclosure which contributes to the character. It also lies within the Cotswolds AONB. Housing would be very apparent to the south east and east and would erode the green corridor on a sensitive edge. It would be difficult to accommodate and mitigate on the steep slopes.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its proximity to the scarp edge, its openness to view across the valley and its contribution as a green corridor used for walking and providing a view corridor towards the church. The tree cover provides occasional enclosure which contributes to the character. It also lies within the Cotswolds AONB. Employment use would not be feasible on the steep slopes, and would be inappropriate adjacent to residential use on these open valley slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very steeply sloping valley cut into escarpment with small watercourse running south.
<i>Landcover pattern/use/ elements</i>	Small scale remnant field pattern with limited enclosing fences or outgrown hedges. Rough grassland with encroaching scrub including brambles and bracken. Grassland is wet in the narrow valley floor. Occasional trees along old field boundaries and tree clumps.
<i>Settlement pattern within parcel</i>	None
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Poor condition. Some fields/paddocks appear to be used for limited grazing or other purposes but generally the fields are abandoned with limited management input.
<i>Intervisibility/openness/enclosure</i>	Strong intervisibility with the other side of the valley; open to views in and out.
<i>Skyline</i>	Mature trees lie on the skyline to the west.
<i>Key views</i>	Up valley towards the church and scarp slope from the PROWs running along the valley side
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity as away from traffic but housing across the valley is very noticeable so the site feels on the settlement edge
<i>Settlement edge character</i>	Linear, partly 20/21C and partly tradition halfway up the slope. The settlement edge is neutral and generally integrated.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Wildlife, recreation and view corridor running into the settlement from the scarp edge
<i>Potential visual receptors</i>	PROW users, adjacent settlement residents

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	None
<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>	Escarpment
<i>County/AONB LCA Landscape Character Type</i>	3. Rolling Hills and Valleys



HLC type

A2m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the highly prominent scarp slope with its strong intervisibility with the vale to the south west and its coherent field pattern and trees to the north. PROWs down the slopes offer wide views. Its value lies in its location as a strong edge to the AONB and its role acting as the setting of the listed buildings on the settlement edge to the north. Housing would extend the current visible linear but broken edge over onto the slope and would be highly inappropriate running down the slopes compromising a key characteristic of the AONB.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the highly prominent scarp slope with wide views over the vale to the south west and its coherent field pattern and trees to the north. Its value lies in its location as a strong edge to the AONB and its role acting as the setting of the listed buildings on the settlement edge to the north. Employment use would extend the current visible linear but broken edge over onto the slope and would be highly inappropriate running down the slopes compromising a key characteristic of the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steeply sloping escarpment slopes and edge.
<i>Landcover pattern/use/ elements</i>	Irregular enclosed improved medium-sized pasture fields with a mix of trimmed and outgrown strong hedges. Large mature gardens with trees associated with houses lie on the top of the slope. Trees are located to the north or are occasional elsewhere.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	None other than the scarp itself.
<i>Landscape condition/ intensity of use</i>	Good condition with moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Highly prominent slope intervisible with wider landscape to the south west.
<i>Skyline</i>	Trees in gardens form the skyline with occasional large houses apparent behind.
<i>Key views</i>	Many views from across the vale towards the slopes, including from PROWs.
<i>Detractors</i>	Adjacent wireless mast and associated fire station.
<i>Tranquillity</i>	Generally tranquil except adjacent to the roads running up the slope.
<i>Settlement edge character</i>	Linear housing adjacent to the north with fire station and primary school being noticeable structures on the skyline.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The land parcel forms a strong linear slope edge and buffer to the settlement facing out to the south west.
<i>Potential visual receptors</i>	PROW users, road users.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Various listed buildings on the northern edge
<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>	Escarpment + Kingswood Vale South
<i>County/AONB LCA Landscape Character Type</i>	19. Unwooded Vale
<i>HLC type</i>	A2m + A1m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in the role of the land parcel as part of the prominent scarp slope its strong intervisibility with the vale to the south west, PROWs along the slopes offering wide views, and its field trees. Its value lies in its location as part of the strong edge to the AONB acting as the transitional lower slopes linking the vale with the steeper scarp slopes behind. Housing would extend the current visible linear edge over onto the slope and would be inappropriate running down the slopes compromising a key characteristic of the AONB. Housing would also noticeably extend the built form out of the side valley onto the lower scarp slopes.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the role of the land parcel as part of the prominent scarp slope its strong intervisibility with the vale to the south west, PROWs along the slopes offering wide views, and its field trees. Its value lies in its location as part of the strong edge to the AONB acting as the transitional lower slopes linking the vale with the steeper scarp slopes behind. Employment use would extend the current visible linear edge over onto the slope and would be highly noticeable and inappropriate running down the slopes compromising a key characteristic of the AONB.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Part of lower scarp slope rising slightly less steeply than to the north (Wo02) and facing west.
<i>Landcover pattern/use/ elements</i>	Irregular large improved pasture with strong trimmed hedgerows and a few field trees, possibly remnants of former field enclosures. A strong tree boundary lies at a lower level to the north west.
<i>Settlement pattern within parcel</i>	None.
<i>Landscape features</i>	Field trees.
<i>Landscape condition/ intensity of use</i>	Good condition, with moderate intensity of use as a pasture.
<i>Intervisibility/openness/enclosure</i>	Prominent slope intervisible with wider vale landscape to the south west as well as steep slopes to the north and north west.
<i>Skyline</i>	N/A
<i>Key views</i>	Many views from across the vale towards the slopes, including from PROWs.
<i>Detractors</i>	None.
<i>Tranquillity</i>	The field is tranquil although the settlement edge is apparent.
<i>Settlement edge character</i>	Negative linear 20c housing with limited mitigation.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	PROWs across the field link the settlement with the wider countryside.
<i>Potential visual receptors</i>	PROW and adjacent minor road users, and residents on the settlement edge.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Listed Lays Farm lies to the south
<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>	Escarpment + Kingswood Vale South
<i>County/AONB LCA Landscape Character Type</i>	19. Unwooded Vale
<i>HLC type</i>	A2m



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its relationship with the upper scarp slopes and contribution to their character and its openness to view across the valley. It also lies within the Cotswolds AONB. Housing would be very apparent to the south west and west and would erode the characteristic scarp slope edge combining pasture with woodland. It would be difficult to accommodate and mitigate on the steep slopes.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its relationship with the upper scarp slopes and contribution to their character and its openness to view across the valley. It also lies within the Cotswolds AONB. Housing would be very apparent to the south west and west and would erode the characteristic scarp slope edge combining pasture with woodland. It would be very difficult to accommodate and mitigate on the steep slopes as well as being out of character with the existing residential edge.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep sloping
<i>Landcover pattern/use/ elements</i>	Less irregular improved pasture with a mix of trimmed and outgrown hedges. Trees are located in woodland to the east on adjoining higher slopes. Some gardens from adjacent housing extend up the slopes.
<i>Settlement pattern within parcel</i>	None (gardens only).
<i>Landscape features</i>	None.
<i>Landscape condition/ intensity of use</i>	Good condition with moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Strong intervisibility with the other side of the valley; open to views in and out.
<i>Skyline</i>	Mature woodland forms the skyline to the east.
<i>Key views</i>	From PROWs across the valley to the slopes.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity as away from traffic but lies on the settlement edge.
<i>Settlement edge character</i>	Linear and slightly indented, mainly incremental 20/21C development. The settlement edge is negative.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	Visually the area forms an important part of the rural sinuous steep scarp slopes. There is no public access and apart from the gardens there is limited functional connection between the area and the settlement.
<i>Potential visual receptors</i>	PROW users across the valley, road users and residents on the settlement edge.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	None
<i>Biodiversity</i>	Ancient woodland lies adjacent
<i>Other (floodplain, PROWs)</i>	PROW runs along the south eastern edge of the area

**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>	A2s



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in its steep slopes which are exposed to view from the other sides of the valley, the presence of the Cotswold Way and the intrinsic value of the watercourse and hedgerow trees. Its value lies in its location in the Cotswolds AONB and the presence of listed buildings at Holywell and Coombe. Housing would be visible from one side of the valley or the other, as well as from the Cotswold Way and would be difficult to integrate and mitigate on the steeper slopes. Only the field directly adjacent to the playing field may be a possibility (excluding the field adjacent to Holywell Road). If implemented it would have to be very high quality to improve the settlement edge i.e. dwellings with vernacular layout and materials, character and form responding to the slopes and an indented/staggered edge and a wide buffer to the Cotswold Way.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in its steep slopes which are exposed to view from the other sides of the valley, the presence of the Cotswold Way and the intrinsic value of the watercourse and hedgerow trees. Its value lies in its location in the Cotswolds AONB and the presence of listed buildings at Holywell and Coombe. Employment use would be out of character with this residential edge to the settlement and not feasible on the steep slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Steep sided lower valley slopes with narrow valley floor and watercourse.
<i>Landcover pattern/use/ elements</i>	A mix of small and medium-sized irregular improved pastures and meadows. Field boundaries are a mix of trimmed and outgrown hedges. There is a strong riparian corridor of trees and trees lie adjacent to the recreation ground/playing field opposite West View. Other hedgerow trees are scattered.
<i>Settlement pattern within parcel</i>	Listed dwelling at Holywell near the valley bottom. There are outlying clusters of settlement/hamlets around the area such as Holywell and Coombe.
<i>Landscape features</i>	Watercourse is a strong feature.
<i>Landscape condition/ intensity of use</i>	Good condition with moderate intensity of use as pasture.
<i>Intervisibility/openness/enclosure</i>	Strong intervisibility across each side of the valley in parts restricted in places by high hedges and trees, and riparian vegetation.
<i>Skyline</i>	N/A
<i>Key views</i>	From B4058 and minor roads across the valley and from Cotswold Way which runs along the valley floor.
<i>Detractors</i>	None
<i>Tranquillity</i>	Some tranquillity away from B4058 but settlement and settlement clusters/hamlets.
<i>Settlement edge character</i>	Indented, mainly incremental 20/21C development of limited quality, with playing fields which almost separate Ragnall from the rest of the settlement. The settlement edge is negative/neutral.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The parcel provides a green corridor into the settlement with the Cotswold Way and other PROWs linking the settlement with the wider countryside.
<i>Potential visual receptors</i>	Users of the Cotswold Way and other PROWs, users of the B4035 and minor roads; residents in the settlement and hamlets including from listed buildings.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Listed building at Holywell Road and listed Frogend Farm lies to the east
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswolds Way crosses the area. PROWs cross the 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

3. Rolling Hills and Valleys  
A1s



**LANDSCAPE SENSITIVITY**

Sensitivity to Housing Use High

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its relationship with the wooded upper scarp slopes and contribution to their character, the intrinsic character of the parkland, the area's role as backcloth to the settlement and key buildings such as the church and auction rooms and associated openness to view across the town and environs. Its value lies in the parkland, its location within the Cotswolds AONB and the listed buildings adjacent. Housing would be highly prominent and would adversely affect the open scarp slope character. It would be difficult to accommodate and mitigate on the steep slopes.

Sensitivity to Employment Use High

*Summary*

The area's sensitivity lies in its very steeply sloping slopes, its relationship with the wooded upper scarp slopes and contribution to their character, the intrinsic character of the parkland, the area's role as backcloth to the settlement and key buildings such as the church and auction rooms and associated openness to view across the town and environs. Its value lies in the parkland, its location within the Cotswolds AONB and the listed buildings adjacent. Employment use would be highly prominent and would not be feasible on the steep slopes, and would adversely affect the open scarp slope character.

**KEY CHARACTERISTICS AND FACTORS***Landform/water bodies*

*Landcover pattern/use/ elements* Irregular small to medium-sized improved pastoral fields with hedges, occasional trees and long gardens to the west. To the east, there is apparently unimproved pasture parkland grazed by Belted Galloway cattle with fine parkland trees and remnant mature field boundaries. The area is contained by woodland on the upper slopes.

*Settlement pattern within parcel* None.

*Landscape features* Parkland trees such as sequoia, adjacent listed building on Adey's Lane and Wotton Hill slopes.

*Landscape condition/ intensity of use* Good condition and moderate intensity of use as pasture.

*Intervisibility/openness/enclosure* Prominent slopes acting as an important backcloth to the town including the church and other key buildings such as the listed Wotton Auction Rooms. The lower slopes to the east are more enclosed by trees.

*Skyline* The trees in the area to the east acts as the local skyline.

*Key views* Across the area and across Wotton and the vale from a seat by Adey's Lane; from open space and other locations to the south where it acts as a backcloth to the church and settlement.

*Detractors* None.

*Tranquillity* Very tranquil away from settlement edge.

*Settlement edge character* Slightly indented and neutral set into the slopes.

*Functional and/or visual relationship between the area and the settlement/key features* Acts as a backcloth to the church and settlement and there is some access with two PROWs passing through the area.

*Potential visual receptors* PROW users, road users along A4035 and minor roads, adjacent residents.

**CONSTRAINTS/DESIGNATIONS**

*Landscape* Within Cotswolds AONB

*Historic* Conservation Area lies to the South

*Biodiversity* Ancient woodland lies adjacent

*Other (floodplain, PROWs)* PROWs cross the area

**LANDSCAPE CONTEXT**

*National Character Area* Cotswolds

*Stroud District LCA Landscape Character Type* Escarpment

*County/AONB LCA Landscape Character Type* 3. Rolling Hills and Valleys



*HLC type*

A1s + A1rs



**LANDSCAPE SENSITIVITY**

*Sensitivity to Housing Use* High/medium

*Summary*

The area's sensitivity lies in the steep slopes to the east, strong tree cover, small scale pattern of properties and enclosures and the relatively exposed nature of the nursery field to the north west beyond the main tree cover. The value of the area is in the location within the AONB and the listed buildings adjacent. Housing on a site allocation scale would disrupt and change the pattern of the majority of the area and would significantly extend the settlement into open countryside if located in the nursery field to the north. There may be one or two opportunities for single houses in discreet and enclosed locations.

*Sensitivity to Employment Use* High

*Summary*

The area's sensitivity lies in the steep slopes to the east, strong tree cover, small scale pattern of properties and enclosures and the relatively exposed nature of the nursery field to the north west beyond the main tree cover. The value of the area is in the location within the AONB and the listed buildings adjacent. Employment uses would be out of character with the residential and rural character of the area and would be unfeasible on the steeper slopes.

**KEY CHARACTERISTICS AND FACTORS**

<i>Landform/water bodies</i>	Very steep escarpment slopes of Wotton Hill and more gentle intermediate slopes between two scarps west of the B4060.
<i>Landcover pattern/use/ elements</i>	Mix of large and small houses and their curtilages with large properties and associated large gardens on the gentler slopes. A nursery/market garden/farmshop lies to the north, now mainly rough grass.
<i>Settlement pattern within parcel</i>	As above.
<i>Landscape features</i>	Large houses in mature gardens with trees, visible from vale to the south west
<i>Landscape condition/ intensity of use</i>	Good condition, and intensively used as gardens or as a nursery.
<i>Intervisibility/openness/enclosure</i>	Highly enclosed by trees, vegetation, walls and hedges which limit intervisibility. However, the trees and some houses can be seen from the lower land to the west, and the slopes of the nursery can be seen from the B4060 from the north approaching the settlement
<i>Skyline</i>	The trees on the northern hedge form the local skyline screening the settlement edge.
<i>Key views</i>	From vale to westtowards the area.
<i>Detractors</i>	None.
<i>Tranquillity</i>	Moderately tranquil although disturbed by B4060 and housing.
<i>Settlement edge character</i>	Highly dispersed and well treed- positive edge.
<i>Functional and/or visual relationship between the area and the settlement/key features</i>	The trees and other vegetation gives a soft green edge to this part of the settlement. A PROW links the settlement to the wider countryside to the north west.
<i>Potential visual receptors</i>	Residents, users of PROWs, B4060 and minor roads.

**CONSTRAINTS/DESIGNATIONS**

<i>Landscape</i>	Within Cotswolds AONB
<i>Historic</i>	Wootton Hill lies adjacent with listed Jubilee Clump and various listed buildings lie along Bradley Road. Bradley Mote scheduled monument lies to the north west.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	Cotswolds Way crosses the area. PROWs cross the area

**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



HLC type

A1m+ A1rs



## **APPENDIX A**

### **GLOSSARY OF TERMS**



## Abbreviations used in text

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
CROW	Countryside and Rights of Way Act 2000
EIA	Environmental impact assessment
GLVIA	Guidelines for landscape and visual impact assessment
GIS	Geographic information system
km	kilometres
KWS	Key Wildlife Site
LCA	Landscape character assessment <i>or</i> landscape character area
LDP	Local Development Plan
LP	Land parcel
LVIA	Landscape and visual impact assessment
m	metres
PROW	Public right of way
SDC	Stroud District Council
SAC	Special Area for Conservation
SAM	Scheduled Monument
SPA	Special Protection Area
SPG	Supplementary planning guidance
SSSI	Site of Special Scientific Interest



## Glossary of landscape character and visual terms

Term	Definition
Amenity Planting	planting to provide environmental benefit such as decorative or screen planting.
Analysis	the process of dividing up the landscape into its component parts to gain a better understanding of it.
Ancient Woodland	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent	object visible in the landscape.
Approach	the step-by-step process by which landscape assessment is undertaken.
Arable	land used for growing crops other than grass or woody species.
Assessment	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape or assessing impacts on landscape and visual receptors.
Biodiversity	the variety of life including all the different habitats and species in the world.
Character	see landscape character.
Characteristics	elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	concerned with dividing the landscape into areas of distinct, recognisable and consistent common character in grouping areas of similar character together. It requires the identification of patterns in the landscape, created by the way the natural and human influences interact and are perceived and experienced to create character in the landscape.*
Compensation	the measures taken to offset or compensate for adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Combined visibility and effects	the observer is able to see two or more developments from one viewpoint. This divided into ' <i>in combination</i> '- several wind turbine developments are within the observer's arc of vision at the same time OR ' <i>in succession</i> ', where the observer has to turn to see various wind turbine developments.
Complexity	(in the context of describing a skyline) how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Conservation	the protection and careful management of natural and built resources and the environment.
Consistent	relatively unchanging element or pattern across a given area of landscape.
Cumulative Impacts	the changes caused by a proposed development in <i>addition</i> to other similar developments or as the <i>combined</i> effect of a set of developments, taken together. This may be an on-going process as new applications are made. The assessment of these impacts (a CLVIA) is normally carried out as part of an environmental impact assessment.
Cumulative landscape effects	cumulative effects as defined above on landscape can impact on either the physical fabric, or character of the landscape.
Cumulative visual	cumulative effects as defined above on people who have differing sensitivity depending on what they are doing and where they are



effects	located.
<b>Term</b>	<b>Definition</b>
Description	capturing the overall essence of the character of the landscape with reference to geology, landform, landscape pattern, vegetation, settlement, historical and cultural associations etc, drawing out the ways in which these factors interact together and are perceived and experienced and are associated with events and people.
Distinctiveness	see sense of place
Diversity	(in terms of the function of an area) the variety of different functions of an area.
Dominant	main defining feature or pattern.
Effects, direct	where development lies within a landscape and physically removes or affects an element or feature e.g. rocks, cliff, coastal vegetation, watercourses, drainage
Effects, indirect	non-physical effects such as perceived change of character or from associated development such as transport infrastructure
Elements	individual component parts of the landscape such as hedges, walls, trees, fields.
Environmental Impact Assessment	the process used for describing, analysing and evaluating the range of environmental effects that are caused by a wind energy proposal.
Environmental Statement	the document supporting a planning application that sets out the findings of the environmental impact assessment
Features	particularly prominent or eye-catching elements such as churches, castles, rock outcrops.
Field Boundary	the defined edge of a field eg fence, hedge, bank, ditch or wall.
Field Size	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Impact	used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects. See effects.
Improved (in relation to soils or pasture)	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.
Integrity	unspoilt by large-scale, visually intrusive or other inharmonious development
Key characteristics	those combination of elements which help give an area its distinct sense of place.
Landcover	combinations of natural and man-made elements including vegetation that cover the land surface.
Landform	combinations of slope and elevation which combine to give shape and form to the land.
Perception	perception combines the sensory (that which we receive through our senses) with the cognitive (knowledge and understanding gained from many sources and experiences).
Landscape	an area of land, as perceived by people, whose character results from the actions and interactions of land with natural and/or human factors.



<i>Term</i>	<i>Definition</i>
<b>Landscape Capacity</b>	the degree to which a particular landscape character type or area is able to accommodate change of a particular <i>type</i> , <i>scale</i> and <i>amount</i> without unacceptable adverse effects on its character.
<b>Landscape Capacity Assessment/study</b>	The process of describing, analysing and evaluating the landscape capacity of an area. This is normally carried out as a strategic baseline study for a local authority area.
<b>Landscape character</b>	landscape character is a distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
<b>Landscape character assessment (LCA)</b>	LCA is the process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make seascape distinctive. *
<b>Landscape character areas</b>	these are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity.
<b>Landscape character types</b>	these are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different locations but wherever they occur they share broadly similar combinations of geology, topography and landcover characteristics.
<b>Landscape guidelines</b>	actions required to ensure that distinctive landscape character is maintained, enhanced or if appropriate, changed through the creation of new character.
<b>Landscape quality</b>	the physical state of the landscape. It includes the extent to which typical character is represented in individual areas, sometimes referred to as strength of character, the intactness of the landscape from visual, functional and ecological perspectives and the condition or state of repair of individual elements of the landscape.
<b>Landscape Resource</b>	the overall stock of the landscape and its component parts. (the landscape considered as a measurable finite resource like any other e.g. minerals, land, water).
<b>Landscape sensitivity</b>	the ability of the landscape to respond to and accommodate change. It reflects character, the nature of change and the way both are perceived and experienced by people.
<b>Landscape Sensitivity Assessment/study</b>	the process of describing, analysing and evaluating the landscape sensitivity of an area. This is normally carried out as a strategic baseline study for a local authority area.
<b>Landscape value</b>	the relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value. An indication of how an area is valued may also be gained from observation of how it is used- e.g. a popular path to a hilltop viewpoint.
<b>Landscape and Visual Impact Assessment (LVIA)</b>	is an established methodology which is used to assess the impact of the development or other use change on seascape, landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses.
<b>Magnitude of effect</b>	degree of change
<b>Micro-generation</b>	very small scale power generation schemes, typically providing energy to



	a single dwelling
<i>Term</i>	<i>Definition</i>
Mitigation	measures including any process, activity or design to avoid, reduce or remedy adverse effects of a development proposal. It does not include compensation.
Mixed Farmland	a combination of arable and pastoral farmland
Mosaic	mix of different landcovers at a fine grain such as woodland, pasture and heath.
Objective	method of assessment in which personal feelings and opinions do not influence characterisation or judgements.
Perceived effects	The perceptions of the impact on the landscape by people who <i>know</i> of other developments even when they cannot <i>see</i> them.
Physiography	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon	discrete digitised area in a geographic information system(GIS).
Prominent	noticeable feature or pattern in the landscape.
Protect	to keep from harm.
Qualities	aesthetic (objective visible patterns)or perceptual ( subjective responses by the landscape assessor) attributes of the landscape such as those relating to scale or tranquillity respectively.
Receptor, visual	people in different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public rights of way, open access land, people in and around their own homes and tourists.
Receptor, landscape	landscape character areas, designations, elements or features which may be affected by development.
Remoteness	physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement and noise.
Renewable Energy	collective term for energy flows that occur naturally and repeatedly in the environment without significant depletion of resources. It includes energy derived by the sun, such as wind, solar hot water, solar electric (photo-voltaics), hydro power, wave, tidal, biomass, biofuels, and from geothermal sources, such as ground source heat pumps.
Resource	see landscape resource.
Sensory	that which is received through the senses i.e. sight, hearing, smell, touch.
Scenic quality	landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition ( <i>derived from LANDMAP visual and sensory aspect</i> ).
Semi-natural vegetation	theoretically any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to uncultivated areas managed at a low intensity such as heathland, herb and fern, rough grassland, wetland/mire, scrub and woodland.
Sense Of Place	the character of a place that makes it locally identifiable or distinctive i.e. different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
Sequential cumulative visual effects	where the observer has to move to a series of viewpoints to see different developments. This can be <i>frequently sequential</i> where



features appear with short time lapses in between to *occasionally sequential* where there are long time lapses between locations where wind turbines are visible.

<i>Term</i>	<i>Definition</i>
<b>Setting, of a heritage asset</b>	the surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance/ significant effect</b>	in environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making.
<b>Subjective</b>	method of assessment in which personal views and reaction are used in the characterisation process.
<b>Topography</b>	term used to describe the shape of geological features of the Earth's surface e.g. mountains, hills, valleys, plains.
<b>Unity</b>	consistency of pattern over a wide area i.e. the repetition of similar elements, balance and proportion, scale and enclosure.
<b>Value</b>	see landscape value
<b>Viewing distance</b>	The distance between the eye and an image/visualisation of a development.
<b>Visibility in succession</b>	Where the observer at a static viewpoint has to turn to see various wind turbine developments.
<b>Visual Effects</b>	the likely visual effects undergone by people that would result from a development proposal or change in land management.
<b>Wind Energy Development</b>	development consisting of one or more wind turbines, access tracks, ancillary buildings, substation, anemometer masts and supporting infrastructure.
<b>ZTV</b>	ZTV or ZVI (Zone of Visual Influence) analysis is the process of determining the visibility of an object in the surrounding landscape. The process is objective in which areas of visibility or non-visibility are determined by computer software using a digital elevation dataset. The output from the analysis is used to create a map of visibility.

\* An Approach to Landscape Character Assessment, Natural England, (2014).



## **APPENDIX B**

# **GLOUCESTERSHIRE COUNTY HISTORIC LANDSCAPE CHARACTERISATION**



# **HISTORIC LANDSCAPE CHARACTERISATION**

**Gloucestershire**

**The Cotswolds Area of Outstanding  
Natural Beauty**

**The Wye Valley Area of Outstanding  
Natural Beauty**

Jon Hoyle  
Gloucestershire County Council  
Environment Department  
Archaeology Service

September 2006



- Many of the areas designated B3A (Regular enclosure of former unenclosed long-term pasture containing evidence of previous use as unenclosed cultivation) as part of the Cotswolds AONB HLC were suffixed w to indicate a level of uncertainty in the identification of the precise boundaries of former unenclosed cultivation.

## 2.2 Historic landscape characterisation structure

The basic building block of the historic landscape characterisation consists of the Primary Type, each of which is identified by a letter, followed by a single figure number.

The letter denotes the landscape category within which the primary historic landscape type is found. There are 19 landscape categories (A-L, N, P, R, S, T, W and Y) and these indicate either:-

- The predominant earlier landuse or landscape from which the present landscape was derived. This was recognised either from information inherent within the present landscape or from any of the other identified sources.
- The predominant present landscape form. This mainly applies to landscapes or large-scale landscape features dating to the post-medieval period.

The numbers, which follow the letter, are used in the following ways:-

- Where the letter indicates the predominant earlier landuse from which the present landscape was derived, the number denotes the form of the present landscape, generally derived from the present enclosure pattern. Thus:-
  - An area in which the present landscape was derived from former unenclosed cultivation was identified with the letter A.
  - Where evidence suggested that the enclosure of these former unenclosed areas was undertaken in an irregular way which reflected the former open field divisions, this was recognised with the addition of the number 1.
  - The Primary Type indicating irregular enclosure reflecting former unenclosed cultivation patterns was, therefore, designated A1.
- Where the letter represents the present form of the landscape, the number indicates whether the Primary Type is still active, or the extent to which its earlier form is still recognisable as a visible landscape feature. Thus:-
  - An area in which the present landscape consists of a large limestone quarry was identified with the letter H.
  - Where this quarry was no longer in use, this was recognised by the addition of the number 1.
  - The Primary Type indicating a disused quarry was, therefore, designated H1.

57 Primary Types were identified during the project, 36 of which were mapped as polygons, three as lines and a further six as symbols.

**Table 1: Historic landscape Primary Types**

Type	Tag	Description
Area	A1	Irregular enclosure reflecting former unenclosed cultivation patterns
Area	A2	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Area	A3	Regular organised enclosure ignoring former unenclosed cultivation patterns
Area	A4	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Area	A5	Irregular enclosure reflecting former unenclosed cultivation patterns; regularised as large fields
Area	A6	Regular enclosure largely ignoring former unenclosed cultivation patterns - long narrow fields
Area	B1	Largely unenclosed pasture



Type	Tag	Description
Area	B2	Regular organised enclosure of former unenclosed pasture - boundaries constrained by topography
Area	B3	Regular organised enclosure of former unenclosed pasture
Area	B4	Less regular organised enclosure of former unenclosed pasture
Area	B5	Large scale irregular enclosure of former unenclosed pasture
Area	C1	Surviving early woodland
Area	C2	Early woodland cleared in the post-medieval period
Area/Line	C3	Early woodland boundary
Area	C4	Probable assarting of early woodland
Area	C5	Large modern woodland plantation
Line	C6	Post-medieval Crown woodland enclosure boundaries
Area	D1	Riverine pasture, probably meadows now largely enclosed
Area/Point	D2	Meadow placename not in area of riverine pasture
Area	D3	Floated watermeadow system
Area	D4	Valley side meadow below spring line
Area/Line	E2	Medieval deer park boundary
Area/Point	E3	Former medieval deer park: Site known from documentary sources
Area/Point	E4	Former medieval deer park: Site suggested by Park name
Area	F1	Surviving post-medieval designed ornamental landscape
Area	F2	Former post-medieval designed ornamental landscape
Area/Point	G1	Deserted medieval or later settlement
Area/Point	G2	Existing settlement of medieval or earlier origin
Area	G3	Existing settlement - extent by mid 19th century
Area	G4	Existing settlement - present extent
Area	G5	Existing settlement - 19th century linear settlement infilled in 20th century
Area	H1	Disused industrial site
Area	H2	Active industrial site
Area	I1	Disused 20th century military site
Area	I2	Active 20th century military site
Area	J1	Active recreational site
Area	K1	Artificial area of standing water
Area	K2	Tidal river and estuary
Area	L1	Irregular enclosure. Former landuse not identified
Area	L2	Less irregular enclosure. Former landuse not identified
Area	L3	Regular segmentation of less regular parallel boundaries; former landuse not identified
Area	N1	Large modern fields created from former organised enclosure
Area	N2	Large modern fields created from former piecemeal enclosure
Area	P1	Modern settlement - irregular, dispersed squatter type settlement
Area	P2	Modern settlement - organised urban patterns derived from former irregular dispersed squatter type settlement
Area	P3	Modern settlement - less irregular dispersed squatter type settlement.
Area	R3	Regular organised enclosure of former unenclosed heath
Area	S1	Modern horticultural buildings
Area	S2	Extensive orchard or vineyard
Area	T1	Modern landfill site
Area	W1	Regular organised enclosure of former unenclosed waste
Area	W2	Largely unenclosed estuarine waste



Type	Tag	Description
Area	W3	Partly enclosed former waste - irregular enclosure patterns
Area	W4	Cliff
Line	Y1	Boundary of post-medieval Forest lodge
Point	Y2	Site of post-medieval Forest lodge

### 2.3 Limited time depth and discrete archaeological features

It is clear that the present landscape is the result of many influences, including human impact on the environment. In the case of both areas covered by the two HLC projects, this is usually considered to have begun during the mesolithic period, from c. 12,000 BP. It is recognised that many areas of landscape contain features from a number of different periods, and that any characterisation based on the adopted system was likely to be heavily biased in favour of identifying visible medieval and post-medieval landscape features.

This was considered to be acceptable for the following reasons:-

- The present form of the landscape within the area covered by the two HLC projects is actually largely made up of features and enclosure patterns which are the result of medieval and post-medieval landuse influences.
- Earlier features, such as prehistoric funerary mounds, relict field boundaries or hillforts, whilst clearly a part of the present landscape, rarely influence its current character at the scale at which the landscape was characterised in this project. These are likely to survive as discrete features within a landscape, the broad structure of which has resulted from medieval and post-medieval processes. Consequently no attempt was made to separately categorise these features, although the methodology is flexible enough to have included any which were found to have had a significant impact on the present landscape.

Some medieval and post-medieval landscape features, such as rabbit warrens, small areas of piecemeal quarrying or moated sites, were also not separately designated. Although these features may have been indicative of the historic processes which had formed the present landscape (e.g. rabbit warrens and piecemeal quarrying were most common in areas of former long-term open pasture), it was felt that, individually, they were at too small a scale to warrant separate designation within this project. They were often recognised as attributes of the Primary Types in which they were found.

### 2.4 Use of suffixes

Even within this relatively limited timescale, the complexity of the landscape within the two areas covered by the HLC is such that representing only two principal landuses or enclosure patterns was frequently too simplistic. Consequently a system was devised by which an additional time depth could be recognised by suffixing Primary Types with one or more letters. This generally denoted an identified earlier landuse and was derived from the letter of the relevant landscape category. Thus:-

- An area of very regular, organised enclosure where the most recent documentary or place name evidence suggests that the area was long-term unenclosed pasture prior to enclosure, was designated B3.
- An area of very regular, organised enclosure, of former long-term unenclosed pasture where other evidence indicates that this pasture had been converted from former unenclosed cultivation (a former landuse indicated by category A) was designated B3A.

Where the validity of historic landscape type identification was in doubt and alternative designations had been considered, the decision-making process and details of any alternatives were recorded on a pro-forma retained as part of the project archive. In some instances where no alternative designation was considered,



the historic landscape type was suffixed with a question mark (?) to indicate its unclear status.

Sixteen suffixes, all of which were lower case letters, were also used to recognise other factors, such as landuse potential, which did not necessarily indicate identified former landuse. The detailed meaning of these is discussed in 3.19 below, and they are summarised here:-

**Table 2: Suffixes used in historic landscape characterisation**

Suffix	Meaning
a	Status of post-medieval ornamental landscape unclear
d	Larger enclosures than the norm
e	Reorganised enclosure patterns
f	Enclosures reorganised by boundary removal
g	Enclosed "Doles"
h	Enclosures reorganised by both boundary removal and addition
i	Enclosure patterns less regular than the norm
k	Enclosure patterns smaller than the norm
m	Rich wet grassland
n	Chartist land company settlements
p	Presence of parliamentary enclosure award within selected parishes
q	Dispersed settlement
r	Enclosure patterns more regular than the norm
s	Marginal slopes
w	Former pasture or heath containing evidence of former unenclosed cultivation where the precise boundaries of this are unclear
x	Absence of parliamentary enclosure award within selected parishes

These suffixes were used in the following way:-

- An area of irregular enclosure reflecting former unenclosed cultivation patterns was designated A1.
- An area of irregular enclosure reflecting former unenclosed cultivation patterns where the distribution of springs, streams, conservation designations, place names or underlying geology suggested that this was found in an area with the potential for rich wet grassland (represented by the m suffix) was designated A1m.

In general up to two suffixes were added to each to each Primary Type resulting in every polygon, line or symbol being assigned up to four identification characters. In three instances, however, polygons were assigned three suffixes (i.e. five separate characters).

As suffixes were only assigned where additional information was recognised from the sources used, many polygons, lines or points were only designated a Primary Type (e.g. A1, C3, or D2), as this reflected all the historic landscape information available from the sources. Thus an historic landscape character type can consist of either a two digit Primary Type, or a two digit Primary Type with the addition of one, two or three suffixes.

This system allowed for approximately 85,000 different historic landscape types, although even with the entire possible suffix combinations only 301 different historic landscape types were identified in the study area and many of these were simply minor variations of Primary Types (e.g. the difference between A1 and A1m or A1s).

Any problems caused by the potential complexity of the system were also counteracted by the use of a GIS in which it was possible to search on the basis of individual characters or any combinations of characters which made up a type.



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