

STROUD DISTRICT

LANDSCAPE SENSITIVITY ASSESSMENT



Final Report
for
Stroud District Council

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PART 1

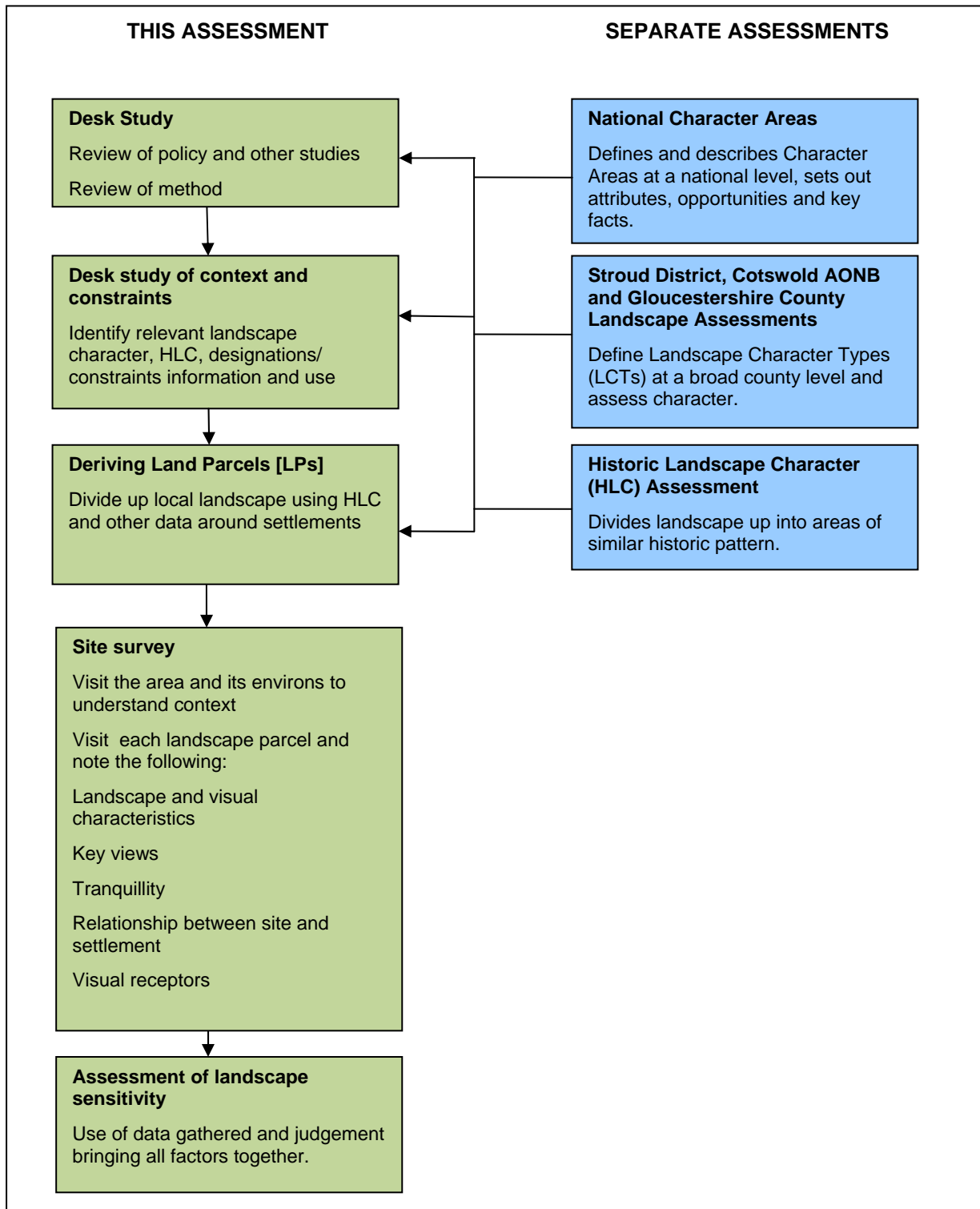
1. Introduction

- 1.1. White Consultants were appointed in August 2016 to undertake a landscape sensitivity assessment for land directly around the Tier 1, 2 and 3 settlements in Stroud District. The project offers an important opportunity to protect the most sensitive landscapes while identifying where development may be acceptable in the future around settlements.
- 1.2. Stroud District Council is undertaking a Strategic Assessment of Land Availability (SALA) to inform a review of its Local Plan and wishes to understand the most appropriate locations for future housing and employment growth from a landscape perspective. The aim of the study is to determine the sensitivity of the landscape around the principal settlements within Stroud district to accommodate future housing and employment uses. The landscape sensitivity appraisal should cover all land parcels immediately outside but adjacent to the defined settlement development limits.
- 1.3. A Stage 1 report has been undertaken which forms part of the desk study for the project, identifies the method and the land parcels to be assessed. This was agreed with the Stroud District Council before the site assessment and draft final report was undertaken.
- 1.4. This is the final report. It is divided into two parts. In Part 1 we discuss the method (2.0) and briefly set out a summary of sensitivity findings both for each settlement and for each land parcel (3.0). The detailed sensitivity assessments for each land parcel are set out in Part 2 in alphabetical settlement order. The terms used in the report are defined in the Glossary in Appendix A and definitions of area types in the historic landscape characterisation are set out in Appendix B.

2. Method for deriving landscape sensitivity

- 2.1. The tasks undertaken include the following:
 - Refinement of landscape sensitivity method
 - Obtaining contextual and constraints information
 - Identification of land parcels for assessment
- 2.2. A summary of the method is set out below.

Box 1: Summary of study method



CONTEXTUAL AND CONSTRAINTS INFORMATION

2.3. Contextual and constraints information has been obtained from national open data sets, Stroud District Council and from Gloucestershire County Council. These are mapped in the constraints plans and are as follows:

- Landscape character areas for Stroud, Gloucestershire and Cotswold AONB.
- AONBs
- Historic Landscape Character (Cotswold AONB and Gloucestershire HLC)

- Conservation Areas
- Scheduled Monuments
- Listed buildings
- Historic Parks & Gardens
- Ancient Woodlands
- Sites of Special Scientific Interest
- National Nature Reserves
- Local Nature Reserves
- Key Wildlife Sites
- National trails
- CROW/access land
- Public footpaths/bridleways
- Cycle routes- existing and proposed
- Open Space eg protected outdoor playspace
- Flood Zone 3

DERIVING LAND PARCELS AND SITE ASSESSMENT

- 2.4. Land Parcels (LPs) have been defined for the areas directly around settlements covering the majority of areas assessed in the SALA study. LPs can be defined as discrete areas of land bounded by roads, railways, water courses, field and parish boundaries, where similar patterns of land use, field pattern and tree cover are evident. They are derived primarily on differences in landform, land cover and historic pattern, with reference to:
- 1:10,000 OS base maps
 - 1:25,000 OS mapping for contours
 - Contextual landscape character assessments
 - Historic land characterisation (HLC)
 - Aerial photography
 - Various constraints
- 2.5. The focus is on land directly around each settlement including those sites identified for assessment in the SALA study. However, the land parcels identified for study are defined by the character of the landscape and settlement edge, not necessarily by the SALA site boundaries. Also, they do not necessarily include all of very large sites extending far beyond the settlement edge eg north of Stroud and north east of Kings Stanley.
- 2.6. The settlement edge is defined by the settlement development limits in the Stroud District Local Plan. The settlements and the areas around them, may include parts of other parishes. For example, the defined settlement of Stroud includes parts of the administrative parishes of Cainscross, Randwick and Rodborough as well as Stroud. Where another settlement lies directly next to the assessed settlement no land parcel is identified on this edge e.g Chalford's boundary with France Lynch.
- 2.7. Protected outdoor playspaces and allotments are considered to be community assets whose value goes beyond landscape considerations. They are therefore considered to be high sensitivity for the purposes of this study. These are generally excluded from the parcels to be assessed or, if included, due to size or location, are considered as independent of the sensitivity rating for the rest of the parcel.
- 2.8. Where there are steep wooded slopes, such as escarpments, which are clearly separate from other land parcels, these are excluded from the assessment as they are assumed to be highly unsuitable for site allocation and are assumed to be high sensitivity in any case.
- 2.9. Around 220 land parcels have been identified and assessed around the settlements.
- 2.10. The site survey of each land parcel has been carried out by two experienced qualified landscape architects together (one a chartered landscape architect) to broadly verify characteristics and boundaries and to record the aesthetic and perceptual aspects eg views, tranquillity etc.

TYPES OF DEVELOPMENT ASSESSED

- 2.11. Housing is taken to be low rise housing around 8m high at medium-low densities ranging from small through to larger estate developments of a size that might be expected to be allocated in a Local Plan. The use classes are C2 and C3.
- 2.12. Employment development is taken to mean medium scale business, commercial or hotel development. The depth of office buildings would typically be expected to be around 15-20m and industrial/warehouse uses a maximum of around 35m. Heights may exceed 8m with office blocks upto 3 storeys high and industrial units upto 12m to ridge. The use classes included are A, B and C1. A typical example of the scale of building and associated infrastructure expected is at Stonehouse Business Park.
- 2.13. The sensitivity to small scale employment built form where the floor plan and height is similar to housing and with low key environmental impact such as noise, dust etc. and limited signage/storage etc. within the B1 use class could, in some cases, be considered in the same way as housing capacity. An example may be small scale craft units or offices. It will be a matter of judgement depending on the character and location of the proposals and the site.
- 2.14. The sensitivity assessment is based on the expectation that any development would include landscape mitigation as far as reasonably possible to meet the standards set out by the local planning authority (LPA). There will be areas where such mitigation cannot adequately integrate the development and prevent significant adverse effects on the landscape character or on views in any given area. Where the study considers that there are opportunities for development the design should be consistent with the LPA's policies and ensure that the relationship between it and the settlement and the surrounding landscape is positive and demonstrates or reflects some of the essential qualities and local characteristics and environs.

SENSITIVITY DEFINITION AND FACTORS

- 2.15. Overall, sensitivity is taken to mean the ability of a given landscape to respond to and accommodate change. It reflects character, the nature of change and the way both are perceived and experienced by people. In the case of this study it is the sensitivity to residential or employment development. The judgement is arrived at by combining sensitivity (or susceptibility) to change with value. The factors which make landscape more or less sensitive or susceptible to development include:
 - Landform and water bodies present
 - Landscape pattern, elements and use
 - Settlement pattern within the area
 - Site features
 - Sense of enclosure
 - Intervisibility
 - Nature of the skyline
 - Key views
 - Tranquillity/noise sources
 - Functional relationship of the area with surroundings and the built-up area
 - Visual relationship of area with surroundings and the built-up area
 - The nature of the settlement edge
 - Visual receptors- types and sensitivity
- 2.16. The factors underpinning the landscape value of the site include:
 - Designations in and around the site for landscape e.g. national or local, cultural heritage i.e. historic or archaeological, or for biodiversity.
 - Indications of local or community interest or use e.g. local green spaces, village greens, allotments, area used for recreation where the landscape is important.

- Culture- e.g. art and literature, tourism or promotional literature including key views
 - Local conservation and/or landscape objectives
 - Assessment of integrity/condition, scenic quality, sense of place/ character, rarity, representativeness, perceptual qualities e.g. tranquillity.
- 2.17. The district is divided into two in landscape value terms by the Cotswolds Area of Outstanding Beauty (AONB). As value is an important factor, it is likely that there are a greater proportion of higher sensitivity land parcels within the AONB. Land parcels outside the AONB which have high landscape susceptibility may be categorised as high/medium. The relevant land parcel summaries make it clear if development is considered appropriate or not by explaining where there may be opportunities. If no opportunities are identified, development at any scale is considered inappropriate.
- 2.18. Consideration is given to the effect of development at a scale suitable for a site allocation and assuming that mitigation is to a good standard, as discussed above.
- 2.19. The sets of factors are combined and judgements are made. These are not based on a mathematical adding up. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it susceptible and therefore sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity.
- 2.20. The sensitivity assessment summary for housing and employment uses may involve duplication of text as the same sensitivity factors will apply. This is to avoid misunderstanding and to make each summary freestanding.
- 2.21. The calibration of the sensitivity is given on a five point scale in order to reflect the range of situations (see Table 1).

Table 1 Landscape Parcel Sensitivity Calibration

<i>Level</i>	<i>Definition</i>
Low	Landscape and/or visual characteristics of the land parcel are robust or degraded and/or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.
Medium/ low	Landscape and/or visual characteristics of the land parcel are resilient to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Medium	Landscape and/or visual characteristics of the land parcel are susceptible to change and/or its values are medium/low through to high/medium and/or it <i>may</i> have some potential to accommodate the relevant type of development in some <i>defined</i> situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
High/ medium	Landscape and/or visual characteristics of the land parcel are vulnerable to change and/or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects <i>if</i> defined in the relevant land parcel summary. Thresholds for significant change are low.
High	Landscape and/or visual characteristics of the land parcel are very vulnerable to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

- 2.22. It is important to note that there may be variations in sensitivity within a given land parcel. For instance, a land parcel which is stated as medium sensitivity is likely to have some opportunity for development within it. This is specifically defined in the land parcel summary text and other land within the parcel is considered to be an area of constraint in terms of landscape and visual factors. For high/medium areas there may be land which has high sensitivity with other parts which may have some very minor capacity for one or two houses. Overall, this level of sensitivity is considered to be a constraint on housing or employment use allocation in terms of landscape and visual factors.

3. Summary of findings

- 3.1. The landscape sensitivity findings are divided into a summary for each settlement indicating the preferred direction for growth and a summary of sensitivities for each land parcel below and a detailed assessment for each land parcel in Part 2. These are shown in Figures 1 to 4 after this chapter. All these conclusions clearly only relate to landscape and visual matters and not other factors which have to be taken into consideration in the Local Plan site allocation process.

- 3.2. Overall, the land parcels within the Cotswolds AONB generally have higher sensitivities than outside reflecting the qualities and character of the area as well as the value of the designation. However, there are exceptions deriving from the character of individual parcels such as highly open valley sides and association with designations such as Conservation Areas.

SETTLEMENT SUMMARIES

- 3.3. The following conclusions have been reached on the directions that settlements may grow in terms of landscape and visual sensitivity factors. They are based entirely on the land parcel evaluations and if there is any perceived conflict or difference in emphasis between the two, the detailed evaluations should be taken as the definitive position.

Amberley

- 3.4. The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

Berkeley

- 3.5. The preferred direction for housing growth for Berkeley is to the north west and west close to the settlement edge and contained by the B4066 road and away from the castle and approaches and the lower lying land/floodplain.
- 3.6. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Bisley

- 3.7. The preferred direction for housing growth for Bisley is to the north east either on arable land along the Cheltenham Road where there is an opportunity for settlement edge improvement or within the well screened former nursery enclosure.
- 3.8. There may be a very limited opportunity for small scale employment use to the north of the settlement and south of an existing commercial premises. Any development would have to be very small scale and designed to minimise adverse effects, especially to the south. Elsewhere landscape parcels around the settlement are considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Brimscombe

- 3.9. There are limited opportunities for housing growth around Brimscombe without significant adverse effects on landscape character. There is an opportunity to the south between school and cemetery in a highly enclosed field in Br06. Although undesirable, the only other potential is in the eastern part of Br01 and trees and hedges are retained to mitigate effects on the slopes.

- 3.10. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Cam

- 3.11. The preferred direction for housing growth for Cam is to the north/north east and east on relatively flat land or low lying slopes which are associated with existing or allocated development, are not widely visible and do not adversely affect river corridors. Care would be needed on the relationship with the M5 to minimise visual and other impact in both directions.
- 3.12. The preferred direction for employment growth for Cam is to the north/north east on relatively flat land which is associated with existing or allocated development and is not widely visible. Care would be needed on the relationship with the M5 to minimise visual and other impact in both directions.

Chalford

- 3.13. The preferred direction for housing growth for Chalford is to the west within Ch02 although the strong tree boundaries which should be conserved may mitigate against this.
- 3.14. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Coaley

- 3.15. The preferred direction for housing growth for Coaley is to the south close to the settlement edge and contained by a strong tree belt to the south and existing housing to the north.
- 3.16. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Dursley

- 3.17. The preferred direction for housing growth for Dursley is to the south east close to the settlement edge and contained by the valley slopes to the south and existing housing to the north, avoiding significant adverse effects on the nearby AONB.
- 3.18. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Eastington (Alkerton)

- 3.19. The preferred direction for housing growth for Eastington (Alkerton) is to the south east within three fields with outgrown hedges. There may also be some opportunities to the north west but avoiding significant adverse effects on Alkerton Court or wide visibility to the north and the M5.
- 3.20. Employment growth is not considered desirable but if considered necessary the preferred direction is to the north west, avoiding significant adverse effects on Alkerton Court or wide visibility to the north and the M5.

Frampton-on-Severn

- 3.21. The preferred direction for housing growth for Frampton is to the north east around Oatfield contained by commercial uses to the north and outgrown hedges to the east. There may be minor opportunities for one or two houses to the south east but these are limited to retain as far as possible the settlement's linear character.
- 3.22. Employment growth is not considered desirable but if considered necessary the preferred direction for employment growth for Frampton is to the north east, north of Oatfield contained by commercial uses to the north and outgrown hedges to the east. The scale of any built form should be limited and in character with the rural location, minimising effects on adjacent dwellings and the nearby marina.

Hardwicke

- 3.23. Overall, the optimum places for developing the fringes of Gloucester need to be looked at as

a whole to minimise the effects on landscape character and local communities. The comments below are within the limited context of this study.

- 3.24. The area around Hardwicke offers opportunity for housing growth east of the Gloucester and Sharpness Canal but avoiding significant adverse effects on the most sensitive parts of linear rural settlement of Hardwicke and creating green infrastructure along the watercourse and incorporating the linear settlement. The preferred locations in the short term are south of the existing settlement (Ha03) and near the A38 (Ha05).
- 3.25. The area south and east of Hardwicke may offer some opportunity for employment growth (Ha04) but this would need to avoid significant adverse effects on the most sensitive parts of linear rural settlement of Hardwicke. This may mean developing along the A38. Potential elsewhere appears limited.

Horsley

- 3.26. There are very limited opportunities for housing growth around the essentially linear settlement of Horsley without significant adverse effects on landscape character. The only limited potential may be for up to three houses with large gardens along The Street between hedge and road in the north eastern part of H03 avoiding significant effects on the church and churchyard and the more open parts of the land parcel.
- 3.27. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

King's Stanley and Leonard Stanley

- 3.28. The preferred direction for housing growth for King's Stanley and Leonard Stanley is to the north and north west. The relatively flat land parcel to the north (KS01) is overgrown with strong boundaries and development here may be possible provided it conserves the key wildlife interest as green infrastructure and respects and enhances the nearby listed buildings including the church and mill. The more recessive parts of the more undulating area to the west (LS02) may also have potential for housing development, avoiding the skyline to the north and keeping separation between the settlement and the Frome valley and Stanley Downton. There may be small opportunities next to the settlement in KS06 and in the southern part of KS03 but the context of the AONB should be carefully considered.
- 3.29. The preferred direction for employment growth for King's Stanley and Leonard Stanley is to the north. KS02 offers the most potential being brownfield land, avoiding the mill pond. KS01 may have potential for carefully designed high quality employment use, possibly at a smaller scale, provided it conserves the key wildlife interest as green infrastructure and respects and enhances the nearby listed buildings including the church and mill.

Kingswood

- 3.30. The preferred directions for housing growth for Kingswood are to the south west close to the settlement edge and contained by strong hedges with trees to the west (K03) and to the south east and contained by riparian corridor trees to the east (K04).
- 3.31. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Manor Village

- 3.32. The preferred direction for housing growth for Manor Village is to the north enclosed by outgrown hedges (MV01) and secondarily to the south west close to the settlement edge and contained by strong tree belts (north west part of MV03).
- 3.33. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Minchinhampton

- 3.34. The preferred direction for housing growth for Minchinhampton is to the east on the gently undulating wold top (M06 and the part of M07 south of the Cirencester Road).
- 3.35. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual

factors.

Nailsworth

- 3.36. The preferred direction for housing growth for Nailsworth is to the west in Na02. The land rises onto the ridge but there is an opportunity at the lower level immediately north of the junction of Nymphsfield Road and Nortonwood and close to the housing edge.
- 3.37. The landscape parcels around the settlement are almost all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors. The only opportunities lie in small areas within the valley bottom of Na05 which would need to respect the Conservation Area.

North Nibley

- 3.38. The preferred direction for housing growth for North Nibley is to the north of Innocks Estate on the wold top (NN04) avoiding visual impact on the valley floor. Secondly, there may be potential for a few houses west of Barrs Lane in land away from the valley sides and edge in NN02.
- 3.39. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

North Woodchester

- 3.40. There are limited opportunities for housing growth around North Woodchester. The only potential is to the north west for a few well spaced properties with an indented edge within land parcel NW04, west of Lavins Park. These would need to avoid affecting the setting of The Priory and create a diffuse well vegetated edge as the site is visible across the valley.
- 3.41. The landscape parcels around the settlement are generally considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors. The only exception may be NW02 north of the settlement where very small commercial premises may be acceptable adjoining the existing buildings.

Oakridge Lynch

- 3.42. The preferred direction for housing growth for Oakridge Lynch is to the north of The Crescent in land parcel OL01 where there is an opportunity to improve the settlement edge to become more diffuse and indented.
- 3.43. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Painswick

- 3.44. The landscape in and around Painswick is sensitive. If required, the preferred locations for small amounts of housing growth around the settlement are in P05 north of Brook House on King's Mill Lane, in the eastern part of P07 south west of the settlement core, and in the enclosed field south of Washwell Farm in land parcel P02 to the north.
- 3.45. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Sharpness/Newtown

- 3.46. It is understood that there is a comprehensive proposal for a large-scale mixed development between Newtown and Brookend/Wanswell. This has not been reviewed as this would exceed the terms of the brief. The conclusions in this study therefore use the same criteria as for other settlements whilst acknowledging that any conclusions have to be assessed in the light of a more comprehensive strategy.
- 3.47. Given the caveats above, the preferred direction for housing growth for Newtown/Sharpness is to the south east on the southern lower slopes of the relatively enclosed valley (Sh04) or to the east within the valley (Sh03), respecting the riparian corridor and field boundaries.
- 3.48. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

Slimbridge

- 3.49. The preferred direction for housing growth for Slimbridge is to the south west in land parcel SI03 where there is an opportunity to improve the settlement edge to become more planted and indented.
- 3.50. The landscape parcels around the settlement are all generally considered to be of high sensitivity to employment uses and offer limited opportunity for allocation in terms of landscape and visual factors. The land parcels adjoining the A38 are slightly less sensitive but development here would still adversely affect views to the church spire and/or receptors in the settlement and is undesirable.

Stonehouse

- 3.51. The preferred direction for housing growth for Stonehouse is to the west along the A419 corridor and/or to the north expanding beyond current site allocations outside the AONB. Development along the A419 in St04, St05 and St13 should be considered as part of a strategy, explained in more depth below. Care would be needed on the relationship with the M5 to minimise visual and other impact in both directions in St04 and St05. Development in St07/St08 should avoid overtopping the undulating landform to the north keeping the settlement contained, and also respect and avoid merging with the linear rural settlement at Nupend.
- 3.52. The A419 corridor has a mixed, rather incoherent character which is busy and appears under pressure. It has been assessed as part of the Industrial Heritage Conservation Area assessment and useful policies and guidelines have been produced. However, it would be helpful if an overall vision and strategy is developed which gives this important gateway to the district some legibility, coherence and reinforces a sense of place. For example, there is a need to differentiate between Stonehouse, Ebley and Stroud to the east. Green spaces are important to provide gaps and relief between development, public access and wildlife corridors as well as providing views to the wider countryside and the setting for the nearby parallel Stroudwater canal and the River Frome. Some of the green spaces are poorly maintained and some degree of certainty over their future, ie to be developed or retained, may bring them into beneficial use which would enhance the corridor and the main gateway into the District's hub.
- 3.53. The preferred direction for employment growth for Stonehouse is the same as for housing although St08 is considered to be too close to the AONB, and might adversely affect its setting.

Stroud

- 3.54. The locations for housing growth for Stroud are considered to be limited due to a range of sensitivities including the steep valley and hill slopes, the character of the built form, intervisibility and the Cotswolds AONB which wraps around the settlement. Modest interventions may be possible in a number of sites within land parcels such as Str01, Str08, Str11 and Str16 although these would need to be implemented very carefully and the rest of the land parcels are highly sensitive to development. In most cases it is considered that development has already extended as far as, or further than, desirable and major development is better located elsewhere in the district. The valley bottom land parcels are within the Industrial Heritage Conservation Area and also have significant wildlife as well as landscape and recreational value. Interventions here, if any, would be expected to be very small scale and related carefully to the canal corridor in line with the conservation area policies and guidelines and preferably would also need to be considered as part of an A419 vision and strategy.
- 3.55. The landscape parcels around the settlement are all generally considered to be of high sensitivity to employment uses and offer limited opportunity for allocation in terms of landscape and visual factors. If necessary the only areas that may be considered would be the valley bottom land parcels which have significant wildlife as well as landscape and recreational value. Interventions here, if any, would be expected to be very small scale and related carefully to the canal corridor and would need to be considered as part of an A419 vision and strategy.

Uley

- 3.56. The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or

employment allocation in terms of landscape and visual factors.

Upton St Leonards

- 3.57. Overall, the optimum locations for developing the fringes of Gloucester need to be looked at as a whole to minimise the effects on landscape character and local communities. The comments below are within the limited context of this study.
- 3.58. The preferred direction for housing growth for Upton St Leonards is to the south (US04) where there is an opportunity to improve the settlement edge to become better screened and indented. There is also potential west of Upton Lane in land parcel US01 in an enclosed field, away from the AONB.
- 3.59. The landscape parcels around the settlement are generally considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors. The only exception is potentially a small opportunity in US01 but the size of suitable site is very limited.

Whiteshill/Ruscombe

- 3.60. The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

Whitminster

- 3.61. The preferred direction for housing growth for Whitminster is to the north east and north west. In Wh06, north east of Kidnam's Walk, housing could be enclosed by existing development and vegetation. To the north west, in Wh03 and Wh04, it would be important to keep any housing edge well back from the break of slope and skyline and incorporate open space and planting to mitigate any potential effects in views from the west/south west and north/north east. This would mean developing only up to half of the arable field in Wh03 and up to half of Wh04.
- 3.62. The landscape parcels around the settlement are generally considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors. The only exception is potentially a small opportunity in Wh07 within the curtilage of the run down farm complex on the ridge top, but the size of suitable site is very limited.

Wotton-under-Edge

- 3.63. The potential for housing growth around Wotton-under-Edge is very limited. The only land parcels with slightly less sensitivity are Wo05 and Wo07. Any interventions would need to be very carefully designed and be at a limited scale.
- 3.64. The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer opportunity for allocation in terms of landscape and visual factors.

SUMMARY OF LAND PARCEL SENSITIVITIES

- 3.65. The landscape sensitivity of each land parcel to housing and employment development is set out below.

Table 2 Summary of landscape sensitivity of land parcels

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
Amberley	A01	High	High
Amberley	A02	High	High
Amberley	A03	High	High
Amberley	A04	High	High
Berkeley	BE01	High/medium	High
Berkeley	BE02	High	High
Berkeley	BE03	High	High
Berkeley	BE04	High	High
Berkeley	BE05	Medium	High
Berkeley	BE06	Medium	High
Berkeley	BE07	High/medium	High
Bisley	Bi01	Medium/low	High/medium
Bisley	Bi02	Medium	High
Bisley	Bi03	High	High
Bisley	Bi04	High	High
Bisley	Bi05	High	High
Bisley	Bi06	High	High
Bisley	Bi07	High/medium	High/medium
Brimscombe	Br01	High/medium	High
Brimscombe	Br02	High	High
Brimscombe	Br03	High	High
Brimscombe	Br04	High	High
Brimscombe	Br05	High	High
Brimscombe	Br06	High/medium	High
Brimscombe	Br07	High	High
Cam	C01	High	High
Cam	C02	High/medium	High
Cam	C03	Medium	High/medium
Cam	C04	High/medium	High
Cam	C05	Medium	High
Cam	C06	High	High
Cam	C07	Medium	High/medium
Cam	C08	Medium/low	Medium
Cam	C09	High/medium	High
Cam	C10	High/medium	High
Cam	C11	High	High
Cam	C12	High/medium	High
Cam	C13	High/medium	High
Cam	C14	High/medium	High
Cam	C15	High	High
Coaley	Co01	High/medium	High

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
Coaley	Co02	High/medium	High
Coaley	Co03	High/medium	High
Coaley	Co04	High/medium	High
Coaley	Co05	Medium	High
Dursley	D01	High	High
Dursley	D02	High	High
Dursley	D03	Medium	High
Dursley	D04	High	High
Dursley	D05	High	High
Dursley	D06	High/medium	High
Eastington	E01	Medium	High/medium
Eastington	E02	High	High
Eastington	E03	High	High
Eastington	E04	Medium/low	High
Eastington	E05	High/medium	High
Eastington	E06	Medium	High/medium
Frampton-On-Severn	F01	High	High
Frampton-On-Severn	F02	High	High
Frampton-On-Severn	F03	High/medium	High
Frampton-On-Severn	F04	High/medium	High
Frampton-On-Severn	F05	High	High
Frampton-On-Severn	F06	Medium	High/medium
Frampton-On-Severn	F07	High	High
Hardwicke	Ha01	High/medium	High
Hardwicke	Ha02	Medium	High/medium
Hardwicke	Ha03	Medium/low	High/medium
Hardwicke	Ha04	Medium	Medium
Hardwicke	Ha05	Medium/low	High/medium
Horsley	H01	High	High
Horsley	H02	High	High
Horsley	H03	High/medium	High
Horsley	H04	High	High
Horsley	H05	High	High
King Stanley and Leonard Stanley	KS01	Medium	Medium
King Stanley and Leonard Stanley	KS02	High/medium	Medium
King Stanley and Leonard Stanley	KS03	High/medium	High
King Stanley and Leonard Stanley	KS04	High	High
King Stanley and Leonard Stanley	KS05	High	High
King Stanley and Leonard Stanley	KS06	High/medium	High
King Stanley and Leonard Stanley	KS07	High/medium	High

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
King Stanley and Leonard Stanley	LS01	High	High
King Stanley and Leonard Stanley	LS02	Medium	High
King Stanley and Leonard Stanley	LS03	High/medium	High
Kingswood	K01	High/medium	High
Kingswood	K02	High/medium	High
Kingswood	K03	Medium	High
Kingswood	K04	Medium	High
Kingswood	K05	High/medium	High
Kingswood	K06	High	High
Kingswood	K07	High/medium	High
Manor Village and Chalford	Ch01	High/medium	High
Manor Village and Chalford	Ch02	High/medium	High
Manor Village and Chalford	Ch03	High	High
Manor Village and Chalford	Ch04	High/medium	High
Manor Village and Chalford	Ch05	High/medium	High
Manor Village and Chalford	Ch06	High	High
Manor Village and Chalford	Ch07	High/medium	High
Manor Village and Chalford	Mv01	Medium	High
Manor Village and Chalford	Mv02	High/medium	High
Manor Village and Chalford	Mv03	Medium	High
Manor Village and Chalford	Mv04	High	High
Minchinhampton	M01	High	High
Minchinhampton	M02	High/medium	High
Minchinhampton	M03	High	High
Minchinhampton	M04	High	High
Minchinhampton	M05	High	High
Minchinhampton	M06	Medium	High/medium
Minchinhampton	M07	Medium	High
Minchinhampton	M08	High	High
Nailsworth	Na01	High/medium	High
Nailsworth	Na02	Medium	High
Nailsworth	Na03	High	High
Nailsworth	Na04	High	High
Nailsworth	Na05	High/medium	Medium
Nailsworth	Na06	High	High
Nailsworth	Na07	High	High
Nailsworth	Na08	High	High
Nailsworth	Na09	High	High

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
Nailsworth	Na10	High	High
Nailsworth	Na11	High	High
North Nibley	NN01	High	High
North Nibley	NN02	High/medium	High
North Nibley	NN03	High	High
North Nibley	NN04	Medium	High
North Nibley	NN05	High	High
North Nibley	NN06	High	High
North Nibley	NN07	High	High
North Woodchester	NW01	High	High
North Woodchester	NW02	High	High/medium
North Woodchester	NW03	High	High
North Woodchester	NW04	High/medium	High
North Woodchester	NW05	High	High
North Woodchester	NW06	High	High
Oakridge Lynch	OL01	Medium	High
Oakridge Lynch	OL02	High	High
Oakridge Lynch	OL03	High	High
Oakridge Lynch	OL04	High	High
Oakridge Lynch	OL05	High	High
Painswick	P01	High	High
Painswick	P02	High/medium	High
Painswick	P03	High	High
Painswick	P04	High	High
Painswick	P05	High/medium	High
Painswick	P06	High	High
Painswick	P07	High/medium	High
Sharpness	Sh01	Medium/low	Medium
Sharpness	Sh02	High/medium	High
Sharpness	Sh03	Medium	High
Sharpness	Sh04	Medium	High
Sharpness	Sh05	High	High
Slimbridge	SI01	High/medium	High
Slimbridge	SI02	High/medium	High/medium
Slimbridge	SI03	Medium	High/medium
Slimbridge	SI04	High/medium	High
Slimbridge	SI05	High/medium	High
Stonehouse	St01	High	High
Stonehouse	St02	High	High
Stonehouse	St03	High/medium	High
Stonehouse	St04	Medium	Medium
Stonehouse	St05	Medium/low	Medium/low

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
Stonehouse	St06	High/medium	High
Stonehouse	St07	Medium	Medium
Stonehouse	St08	Medium	High/medium
Stonehouse	St09	High/medium	High
Stonehouse	St10	High	High
Stonehouse	St11	High	High
Stonehouse	St12	High/medium	High/medium
Stonehouse	ST13	Medium	Medium
Stroud	Str01	High/medium	High
Stroud	Str02	High	High
Stroud	Str03	High	High
Stroud	Str04	High	High
Stroud	Str05	High	High
Stroud	Str06	High	High
Stroud	Str07	High	High
Stroud	Str08	High/medium	High
Stroud	Str09	High	High
Stroud	Str10	High	High
Stroud	Str11	High/medium	High
Stroud	Str12	High	High
Stroud	Str13	High	High
Stroud	Str14	High	High
Stroud	Str15	High/medium	High/medium
Stroud	Str16	High/medium	High
Stroud	Str17	High	High
Stroud	Str18	High	High
Stroud	Str19	High	High
Stroud	Str20	High	High
Stroud	Str21	High	High
Stroud	Str22	High/medium	High/medium
Stroud	Str23	Medium	Medium
Uley	U01	High	High
Uley	U02	High	High
Uley	U03	High	High
Uley	U04	High	High
Uley	U05	High	High
Uley	U06	High	High
Upton St Leonards	US01	Medium	High/medium
Upton St Leonards	US02	High	High
Upton St Leonards	US03	High/medium	High
Upton St Leonards	US04	Medium	High
Upton St Leonards	US05	High/medium	High

Settlement	Land Parcel	Sensitivity to Housing	Sensitivity to Employment
Whites Hill/Ruscombe	WR01	High	High
Whites Hill/Ruscombe	WR02	High	High
Whites Hill/Ruscombe	WR03	High	High
Whites Hill/Ruscombe	WR04	High	High
Whites Hill/Ruscombe	WR05	High	High
Whitminster	Wh01	Medium	High/medium
Whitminster	Wh02	High	High
Whitminster	Wh03	Medium	High
Whitminster	Wh04	Medium	High
Whitminster	Wh05	High/medium	High
Whitminster	Wh06	Medium	High
Whitminster	Wh07	High/medium	Medium
Wotton under Edge	Wo01	High/medium	High
Wotton under Edge	Wo02	High	High
Wotton under Edge	Wo03	High	High
Wotton under Edge	Wo04	High	High
Wotton under Edge	Wo05	High/medium	High
Wotton under Edge	Wo06	High	High
Wotton under Edge	Wo07	High/medium	High

FIGURES

KEY

— Stroud District boundary

Sensitivity to Housing Development

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

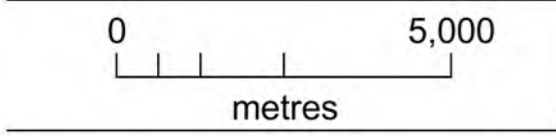
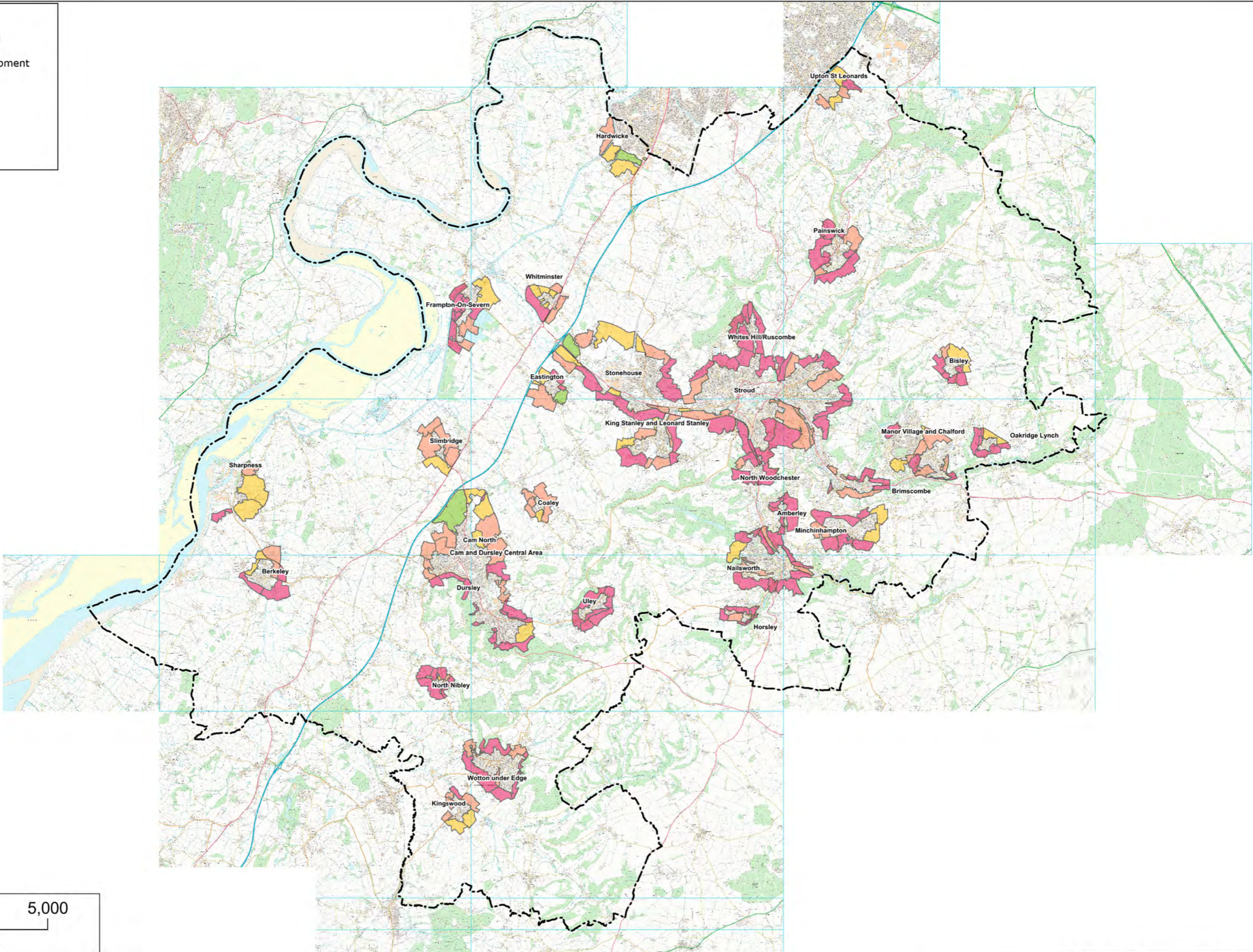


Figure 1 - Stroud District Landscape sensitivity to housing development

KEY

— Stroud District boundary

Landscape Sensitivity to Employment

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

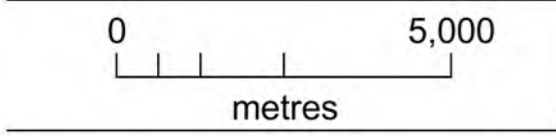
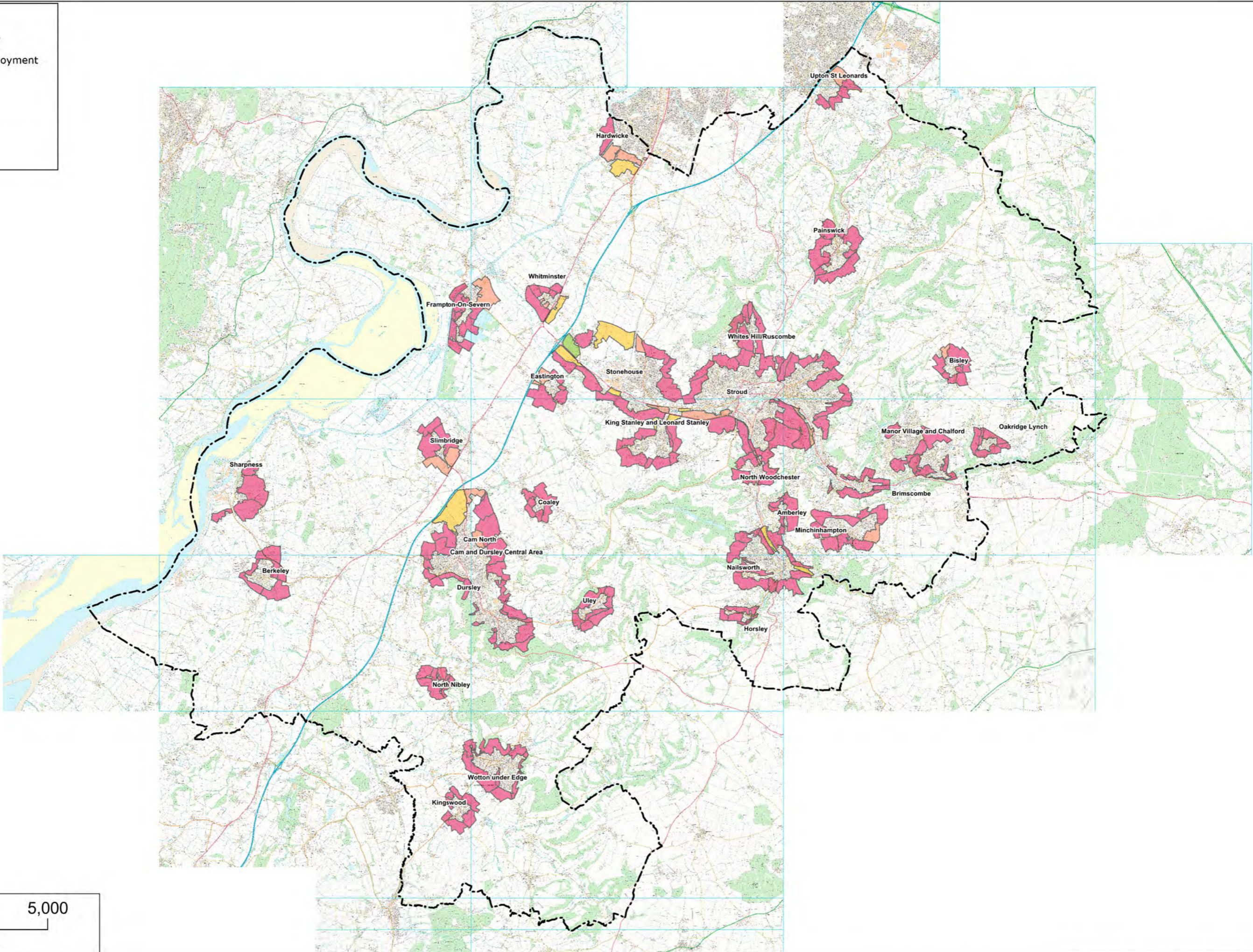


Figure 2 - Stroud District Landscape sensitivity to employment development

KEY
Sensitivity to Housing Development

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

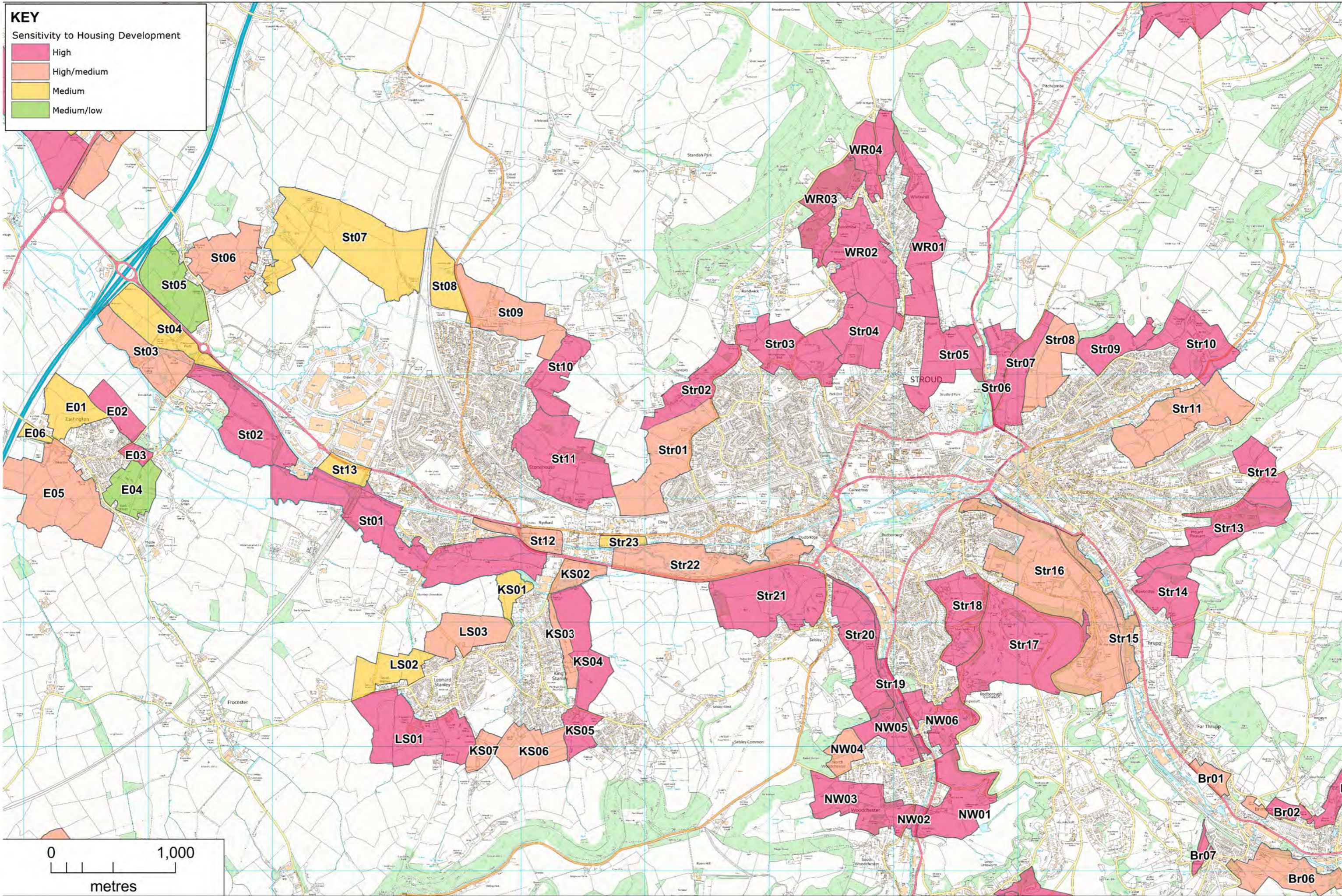


Figure 3 - Stroud and Stonehouse Landscape sensitivity to housing development

KEY
Landscape Sensitivity to Employment

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

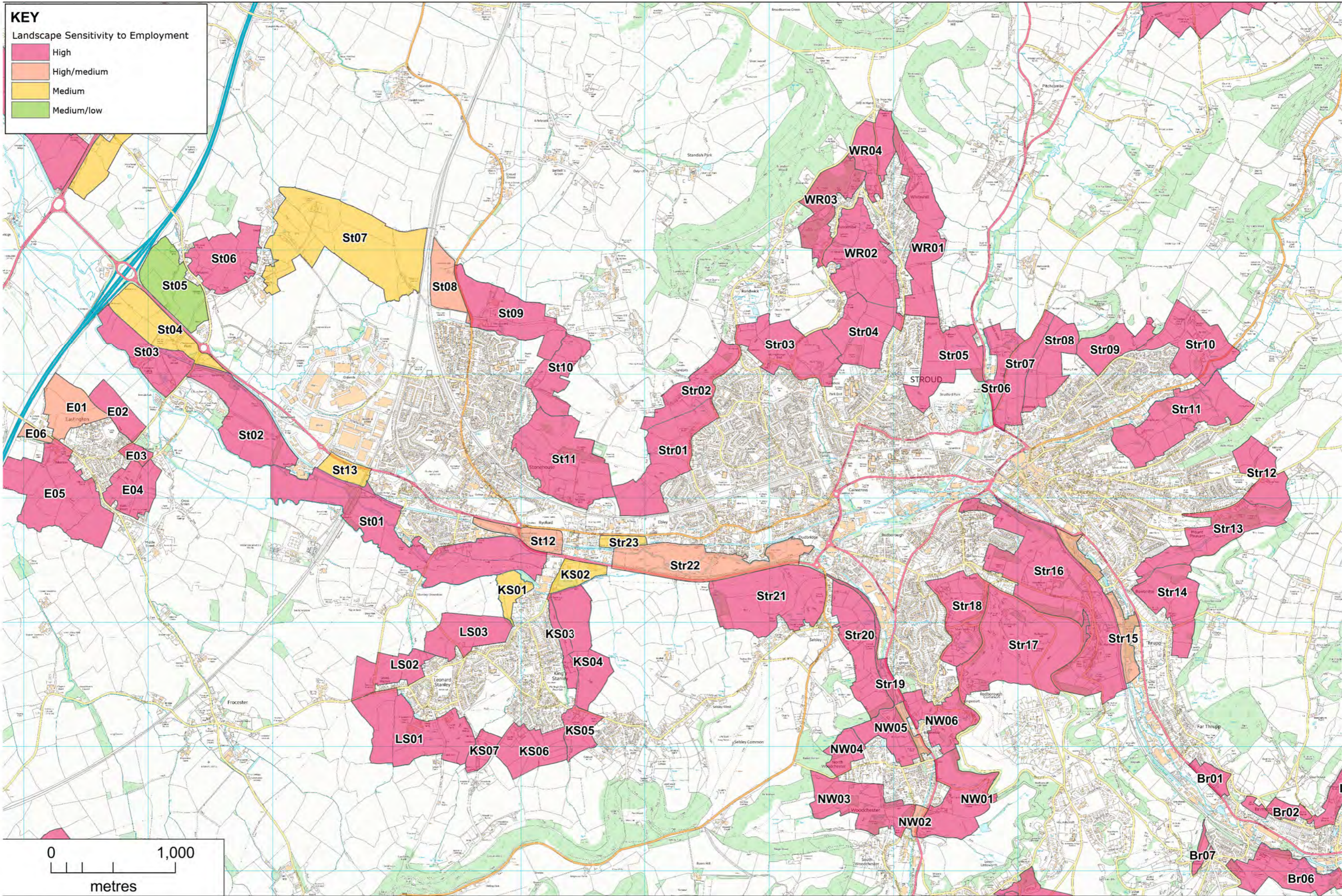


Figure 4 - Stroud and Stonehouse Landscape sensitivity to employment development