

EVALUATION OF SITE LANDSCAPE AND VISUAL ISSUES

Final Report

for

Stroud District Council

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1. Introduction

- 1.1. White Consultants were commissioned by Stroud District Council [SDC] in June 2019 to carry out an independent appraisal of the landscape and visual issues relating to sites within or in the setting of the Cotswolds AONB.
- 1.2. The brief required advice on the following issues:
 - A view on the landscape points raised by Natural England and the AONB Conservation Board relating to potential site impacts on the AONB.
 - A view on any potential options for amending site boundaries to reduce or remove potential impacts.
 - Consideration of broad mitigation measures and a commentary on landscape material provided by site promoters, if available, to aid discussions regarding site concept plans and policy wording.
- 1.3. The sites within the AONB are:
 - PS04 South of Cirencester Road, Minchinhampton
 - PS05 East of Tobacconist Road, Minchinhampton
 - PS07 Nymphsfield Road, Nailsworth
 - PS41 Washwell Fields, Painswick
- 1.4. The sites within the setting of the AONB are:
 - PS19a North of Stonehouse
 - PS29 Ganzell Lane, Dursley
- 1.5. The assessment has been carried out within the context of the Stroud Landscape Sensitivity Study 2016 carried out by White Consultants which suggested that the above sites may have capacity for development, subject to careful design and mitigation. The relevant assessments are located in **Appendix 1** in alphabetical order.
- 1.6. After an initial desk study a series of meetings were held between Stroud District Council, the Cotswold Conservation Board and relevant promoters to discuss the sites within the AONB on 5 July 2019. This allowed for issues to be discussed and further information requested. This has now been submitted and reviewed as part of the report which makes recommendations for each site.
- 1.7. It is expected that there will be ongoing dialogue between parties further to this report in order to resolve outstanding issues and lead to appropriate site allocations being made.

2. Site appraisals

2.1. Each site has a short appraisal structured as follows:

- Contextual landscape evidence relevant to the site eg LCA, landscape sensitivity study area and evaluation, qualifying comments.
- Evidence provided by promoters
- Summary of Cotswolds AONB Conservation Board's comments with response.
- Summary of Natural England's comments with response.
- Summary of Councillors' comments where relevant
- Recommendations on further information required, location/siting of development and potential mitigation measures.
- Conclusions

Sites within the AONB

Site reference: PS04	Settlement: Minchinhampton - south of Cirencester Road
Landscape and designation context	
National Character Area	Cotswolds
Stroud District LCA landscape character type	Wold Tops and Secluded Valleys to the north
Cotswolds AONB LCA Landscape character type	High Wold Dip-Slope
Stroud Landscape Sensitivity land parcel ref.	M07
Stroud Landscape Sensitivity to housing use	Medium
Landscape designations	Cotswolds AONB
Historic designations	-
Biodiversity designations	-
Other potential constraints	PROWs about the area to the south and east with CROW access to the south.
(This report) comments on context	There is potential within this area for development and this site was suggested as a possible candidate site.
Local Plan Emerging Strategy context	
Potential development and site capacity	The Emerging Strategy (November 2018) states that the site may be appropriate for up to 50 self-build/custom build dwellings.
Evidence provided by promoters	
Evidence	<p><i>Documents provided:</i></p> <ul style="list-style-type: none"> • Davies Landscape Architects (DLA) Landscape & Visual Baseline Sept 2018; • DLA.1899.L001.11 - Landscape Strategy Rev A; • Cirencester Road Development Proposal September 2018; • Site submission Part B <p>Proposal for 50 custom and self-build dwellings.</p> <p><i>Justification in Landscape & Visual Baseline report by Davies Landscape Architects Sept 2018</i> ‘the site has the capacity to accommodate development for community, sports and leisure or low density housing of up to 50 dwellings’ ‘the main area of sensitivities ... could, through careful design, be mitigated or provide enhancement, minimising the potential for negative impacts.’</p> <p><i>Documents provided after meeting on 5 July 2019: (16/08/19)</i></p> <ul style="list-style-type: none"> • Landscape and Visual Assessment (LVA), DLA.1899 Report 01.v4. • LVA summary, DLA.1899 Report 03.v1. • Appendix E Graven Hill Design Code.
Comments	<p>The range of material provided is as requested and is sufficient to inform decisions. This includes an LVA and how the site and proposals meet the High Wold Dipslope landscape strategy and guidelines (LVA, Table 9, page 48).</p> <p>The Graven Hill Design Code is provided as an example of how a custom and self-build development may be controlled. It is noted that this is for a former MOD site in Bicester. This is a significantly less sensitive site and the code is relatively lenient in terms of style and development form, even in the most controlled areas eg there is no roof pitch specification and a wide range of materials are permitted. As such, this example does not give confidence that sufficient control can be achieved with this method of building on the northern and eastern edges of this site.</p>
Past LVIA/Decisions	
LVIA/decision	N/A
Comment	N/A

Cotswolds AONB Conservation Board's response	
Response summary/ date	<p>18 Jan 2019: The Board does not object but they note that: <i>'we are concerned about the amount of potential development that the Emerging Strategy Paper identifies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and within the setting of the AONB ... This scale of development could potentially undermine the purpose of AONB designation (to conserve and enhance the natural beauty of the AONB) and erode the special qualities of the AONB'</i>.</p> <p>16 August 2019: A major development assessment would need to address the full range of factors that contribute to the natural beauty of the AONB - including natural heritage, cultural heritage and tranquillity - not just landscape and visual sensitivity.</p> <p>Further comments regarding what constitutes major development: <i>'In the AONB, it is important to ensure that new development is proportionate and does not overwhelm the existing development. If an allocation (or allocations) was to increase the number of dwellings in a settlement (such as Minchinhampton) by, say, more than 10% then serious consideration should be given to classing it / them as major development. Also, the Board's Planning & Infrastructure Working Group has taken the view that any development in the AONB of 100 dwellings or more should constitute major development, regardless of the size of the settlement. If a potential allocation is deemed to be major development, the allocation should not go forward, except in exceptional circumstances and where it can be demonstrated that the allocation would be in the public interest (for which the three major development tests outlined in paragraph 172 of the NPPF would have to be applied).'</i></p>
Comments	This development at 50 dwellings is less than 100 dwellings and therefore may not be considered major development. However, combined with the Tobacconist Road site, it would comprise a substantial addition to the settlement.
Natural England's response	
Response summary/ date	<p>22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site <i>'Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities'</i>. <i>'Symptoms of pressure may include:</i> <ul style="list-style-type: none"> • <i>Compaction and erosion of woodland soils</i> • <i>Trampling and erosion of associated ground flora</i> • <i>Physical disturbance of soils and flora through the creation of tracks and structures.'</i> <i>'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</i></p> <p>18 January 2019: They raise concerns regarding the proposed allocation in terms of the Cotswolds AONB and its setting. They would welcome further dialogue regarding the site and impacts upon the AONB's special qualities.</p>

	<p>08 April 2019: An email from Natural England: 'The Parish Council expresses its concern about the proximity of these potential allocations to the Minchinhampton Common SSSI.'</p>
<i>Comments</i>	<p>A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough Common SAC. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). Table 4 of the document sets out the screening for sites. This site is within 3km of Rodborough Common and so mitigation measures are required. The site is beyond the mitigation zones for the Severn Estuary SAC and Cotswolds Beechwood SAC so detailed assessment and mitigation are not required.</p> <p>The comments in relation to the developer's LVA and below address the AONB and setting.</p> <p>The Minchinhampton SSSI is located over 1km away from the site on the other side of Minchinhampton so development would not affect the SSSI directly. It is not clear how the site might adversely affect the common other than a very small proportional increase in the number of people who may use the common. Mitigation/management measures may need to be considered by an appropriate ecological consultancy.</p>
Councillors' response	
<i>Response summary/date</i>	See Parish Council response above.
<i>Comments</i>	See above
Recommendations	
<i>Further information required</i>	None
<i>Location/siting of development if relevant</i>	<p>The main issues relating to the site are views along the Cirencester Road from the north and east and from public footpaths to the south and east. As such, these are the most sensitive edges.</p> <p>The site lies on the main road approach to Minchinhampton from the east. Though there is some intermittent rural development to the east on the road, development would be highly visible locally and will act as a gateway development to the settlement itself.</p> <p>The proposed masterplan indicates that plots to the north, south and east have a dual aspect with either roads on both sides or road and open space (best illustrated on page 9 of the development proposal dated September 2018). This means that the rear of the dwellings either face a road or open space, neither of which is desirable. Whilst this may be necessary on the northern frontage to avoid parking on the Cirencester Road it is not a desirable development form and should be avoided on the other boundaries. Proposed houses should face at least the eastern and south-eastern boundaries and may be acceptable sideways on to the southern boundary. Though this is a design and landscape mitigation issue it may have implications for the number of units possible on site.</p> <p>Buffers of 20m to the east, 12m to the south east and 15m to the south are proposed along with substantial tree planting. A minimum</p>

	<p>of 20m to the east and 15m open space buffer to the south and south east would be desirable, also avoiding the root protection area of the tree belt to the south. Reinstatement of the Cotswolds stone wall along the Cirencester Road frontage along with suitable tree and shrub planting in character with the surrounding landscape may form an appropriate landscape frontage.</p> <p>A design code is recommended in the LVA to form part of any policy for the site. This is essential. Of most importance are the northern and eastern boundaries where strict controls such as roof pitch and a limited palette of materials would be needed to ensure that development reflected the Cotswolds vernacular and Minchinhampton in particular- in order to minimise adverse effects on the Cotswolds AONB special qualities. It is considered that that self-build along these frontages would not be able to deliver this level of control, and there is no firm evidence that custom build would achieve this either.</p>
<i>Potential mitigation measures if relevant</i>	As above.
<i>Conclusions</i>	<p>The Stroud Landscape Sensitivity Study suggested this as a potential candidate site. However, there are landscape and visual concerns over this model of development in this site within the AONB directly adjacent to, and highly visible from, a well-used road. If taken forward, the layout and mitigation measures above should be taken into account and the SAC mitigation measures should also be defined and implemented.</p>

Site reference: PS05	Settlement: Minchinhampton - East of Tobacconist Road
Landscape and designation context	
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA landscape character type</i>	Wold Tops
<i>Cotswolds AONB LCA Landscape character type</i>	High Wold Dip-Slope
<i>Stroud Landscape Sensitivity land parcel ref.</i>	M06
<i>Stroud Landscape Sensitivity to housing use</i>	Medium
<i>Landscape designations</i>	Cotswolds AONB
<i>Historic designations</i>	Bank and ditch scheduled monument at Glebe Farm abuts site to the west
<i>Biodiversity designations</i>	-
<i>Other potential constraints</i>	PROW crosses site south west to north east.
<i>(This report) comments on context</i>	Suggested as a potential candidate site.
Local Plan Emerging Strategy context	
<i>Potential development and site capacity</i>	The Emerging Strategy (November 2018) states that the site may be appropriate for up to 100 dwellings, doctors surgery/community uses and open space.
Evidence provided by promoters	
<i>Evidence</i>	<p><i>Documents provided:</i> Site Submission Form B by Archstone Minchinhampton Ltd; Concept Masterplan 21673_9300_rev B-A3, dated 27/3/18. 2019 Concept Option 2 21673_9314_rev A, dated 28/6/19</p> <p><i>Documents provided after meeting on 5 July 2019:</i> (15/7/19): Landscape and visual impact assessment, July 2015. EDP1965_03a (based on Concept Masterplan 21673_PL_03 rev H dated 27/10/15). Proposed number of dwellings: 150. ZTVs with (Year 1) and without development- 9 July 2019. EDP1965_d025 and d026</p> <p>(6/9/19): 2019 Concept Plan: 21673/9315 Environmental Appraisal, September 2019, EDP 1965_03a</p>
<i>Comments</i>	<p>The submitted LVIA is based on an older concept masterplan (2015) with associated landscape proposals. This layout is similar to the 2019 Concept Plan although with less planting mitigation and open space on the eastern boundary.</p> <p>The comparative ZTVs reveal that development on the site at Year 1 would be visible primarily from the north east and east including associated public footpaths. Visibility to the north, south and west would not be increased due to the existing built form, topography and vegetation.</p> <p>The Environmental Appraisal, September 2019, is effectively an addendum to the LVIA and addresses comments made in the 5 July 2019 meeting and based on the 2019 Concept Plan. The Plan does not state the number of units/dwellings accommodated. It incorporates a better defined footpath/green corridor through the site (on the original line of the PROW), a more generous amount of open space and screen/ buffer planting on the eastern and south-eastern parts of the site, and proposes a health centre on the western boundary close to the bank and ditch scheduled monument. The latter would need careful treatment in terms of juxtaposition of buildings and parking with appropriate mitigation but is considered potentially appropriate in terms of landscape and visual treatment, taking existing development into account.</p> <p>The LVIA and Environmental Appraisal supplemented by ZTVs appear to be sufficiently comprehensive. The Appraisal addresses</p>

	<p>how the site and proposals meet the High Wold Dipslope landscape strategy and guidelines as far as possible for a housing site. In the LVIA, the assessment of visual effects from Viewpoints 4 and 6 to the east appear to be understated on the evidence of the ZTVs and a site visit. However, based on the 2019 Concept Plan this level of effects could be achieved once the proposed planting is established. The extent of any adverse effects is localised and limited by landform, tree cover and hedgerows to the east. This means it is unlikely to be significant once the improved mitigation proposed is established.</p>
Past LVIAs/Decisions	
<i>LVIA/decision</i>	Previous application for one house refused (source: Site Submission Form B: 7 Dec 2015 - 18 Jan 2016 by Andrew Watton).
<i>Comment</i>	This has limited relevance to the proposal.
<i>LVIA/decision</i>	Decision- Woefulthane Bottom Builder's Yard APP/C1625/W/19/3229480. Appeal for 6 houses dismissed 18/9/19.
<i>Comment</i>	The site is to the south in another landscape sensitivity parcel (M05) which has a higher sensitivity rating, potentially exposed to wider views to the south. The decision therefore has limited relevance to consideration of this site.
Cotswolds AONB Conservation Board's response	
<i>Response summary/date</i>	<p>18 Jan 2019: They object 'because we consider it to be major development.'</p> <p>16 August 2019: A major development assessment would need to address the full range of factors that contribute to the natural beauty of the AONB - including natural heritage, cultural heritage and tranquillity - not just landscape and visual sensitivity. In the context of the Tobacconist Road allocation, for example, the potential impacts on the adjacent Scheduled Monument could be a significant factor.</p> <p>Further comments regarding what constitutes major development: <i>'In the AONB, it is important to ensure that new development is proportionate and does not overwhelm the existing development. If an allocation (or allocations) was to increase the number of dwellings in a settlement (such as Minchinhampton) by, say, more than 10% then serious consideration should be given to classing it / them as major development. Also, the Board's Planning & Infrastructure Working Group has taken the view that any development in the AONB of 100 dwellings or more should constitute major development, regardless of the size of the settlement. If a potential allocation is deemed to be major development, the allocation should not go forward, except in exceptional circumstances and where it can be demonstrated that the allocation would be in the public interest (for which the three major development tests outlined in paragraph 172 of the NPPF would have to be applied).'</i></p>
<i>Comments</i>	<p>The above indicates that:</p> <ul style="list-style-type: none"> The possibly Iron Age bank and ditch to the west of the site may be adversely affected. This would need to be assessed in terms of effect on a heritage asset to give the Board assurance that this is fully taken into account. In terms of its landscape and visual setting, it is considered that the proposed layout with associated open space and planting sufficiently respects this isolated feature which already has playing fields, caravan site and settlement to the west and dwellings to the east. The proposed development of 100 dwellings would be likely to be considered as major development by the Board. In

	<p>terms of landscape and visual impact, the development is considered to be relatively discreetly located with existing settlement to the north and west the combination of screening or filtering landform and vegetation to the south and east.</p>
<p>Natural England's response</p>	
<p><i>Response summary/date</i></p>	<p>22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site <i>'Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities'</i>. <i>'Symptoms of pressure may include:</i> <ul style="list-style-type: none"> • <i>Compaction and erosion of woodland soils</i> • <i>Trampling and erosion of associated ground flora</i> • <i>Physical disturbance of soils and flora through the creation of tracks and structures.'</i> <i>'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</i></p> <p>18 January 2019: They raise concerns regarding the proposed allocation in terms of the Cotswolds AONB and its setting. They would welcome further dialogue regarding the site and impacts upon the AONB's special qualities.</p> <p>08 April 2019: email from Natural England: <i>'The Parish Council expresses its concern about the proximity of these potential allocations to the Minchinhampton Common SSSI.'</i></p>
<p><i>Comments</i></p>	<p>A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough Common SAC. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). Table 4 of the document sets out the screening for sites. This site is within 3km of Rodborough Common and so mitigation measures are required. The site is beyond the mitigation zones for the Severn Estuary SAC and Cotswolds Beechwood SAC so detailed assessment and mitigation are not required.</p> <p>The comments in relation to the developer's LVA and below address the AONB and setting.</p> <p>The Minchinhampton SSSI is located around 1km away from the site on the other side of Minchinhampton so development would not affect the SSSI directly. It is not clear how the site might adversely affect the common other than a very small proportional increase in the number of people who may use the common. Mitigation/management measures may need to be considered by an appropriate ecological consultancy.</p>

Councillors' response	
<i>Response summary/date</i>	N/A
<i>Comments</i>	N/A
Recommendations and conclusions	
<i>Further information required</i>	None
<i>Location/siting of development if relevant</i>	<p>The potential effects of most concern are views from the east and the setting of the scheduled monument. The 2019 Option appears to allow sufficient area and planting to mitigate views from the east although the means for protecting the hedgerow to the south from removal by future residents is an issue. The proposed health centre may be an issue in relation to the scheduled monument and its setting but siting the building to the south of the plot with appropriate planting to break up parking with native trees and hedging on the western boundary could be sufficient mitigation. It is suggested that a review of the heritage asset setting could address this issue.</p> <p>If numbers need to be reduced to satisfy the AONB Board's concerns about major development it is suggested that the edge of development in the 2019 Concept Plan is drawn back from the southern boundary with additional open space and more substantial tree planting to soften the edge of development. Alternatively, if phasing over a longer period needs to be considered (e.g. over two Local Plan periods) then the area to the north could be implemented with associated linear open space first and the area to the south could be considered in the longer term.</p>
<i>Potential mitigation measures if relevant</i>	See above.
<i>Conclusions</i>	The Stroud Landscape Sensitivity Study suggested this as a potential candidate site. It is still considered to be suitable for housing development providing it is designed to reflect and respect the Cotswold vernacular with the associated proposed landscape proposals. The SAC mitigation measures should also be defined and implemented.

Site reference: PS07	Settlement: Nailsworth - North of Nympsfield Road
Landscape and designation context	
National Character Area	Cotswolds
Stroud District LCA landscape character type	Secluded Valleys
Cotswolds AONB LCA Landscape character type	Settled Valley
Stroud Landscape Sensitivity land parcel ref.	NA02
Stroud Landscape Sensitivity to housing use	Medium
Landscape designations	Cotswolds AONB
Historic designations	Listed buildings at Wood Farm to the west.
Biodiversity designations	Woodchester Park SSSI lies to the north west.
Other potential constraints	PROW passes the site at its north western corner. Protected outdoor play space lies adjacent to the north east.
(This report) comments on context	Site is noted as having potential for carefully designed housing development.
Local Plan Emerging Strategy context	
Potential development and site capacity	The Emerging Strategy (November 2018) states that the site may be appropriate for 25 dwellings and open space.
Evidence provided by promoters	
Evidence	<p><i>Documents provided:</i> Stroud LPES Representations Nailsworth Freeman-Homes_issue; Appendix 1- Site Plan_Wood Farm Nailsworth</p> <p>Justification in review paper by Black Box Planning on behalf of Freeman Homes, Jan 2019: <i>'The proposed allocation for the site is 25 dwellings. However, initial assessments of the site suggest its capacity is closer to 40 dwellings'...</i> <i>'opportunities for development growth within or adjacent to established settlements with good service provision, such as the proposed allocation at land north of Nympsfield Road in Nailsworth, should be maximized...'</i></p> <p><i>Documents provided after meeting on 5 July 2019:</i> (received 30/08/19) Landscape and Visual Statement, Viridian Landscape Planning, August 2019.</p>
Comment	The LVA provides a sufficient appraisal of the likely landscape and visual effects and an iterative opportunities and landscape strategy which sets out the parameters for development on the site (illustrated in Figure L4). This is suitable as a basis for decision-making although the LVA does not indicate that 40 houses can be accommodated.
Past LVIA/Decisions	
LVIA/decision	N/A
Comment	N/A
Cotswolds AONB Conservation Board's response	
Response summary/date	<p>18 Jan 2019: The Board does not make a site-specific comment or objection. <i>'However, we are concerned about the amount of potential development that the Emerging Strategy Paper identifies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and within the setting of the AONB ... This scale of development could potentially undermine the purpose of AONB designation (to conserve and enhance the natural beauty of the AONB) and erode the special qualities of the AONB.'</i></p> <p>16 August 2019: A major development assessment would need to address the full range of factors that contribute to the natural beauty of the AONB - including natural heritage, cultural heritage and tranquillity - not</p>

	<p>just landscape and visual sensitivity.</p> <p>Further comments regarding what constitutes major development: <i>'In the AONB, it is important to ensure that new development is proportionate and does not overwhelm the existing development. If an allocation (or allocations) was to increase the number of dwellings in a settlement (such as Minchinhampton) by, say, more than 10% then serious consideration should be given to classing it / them as major development. Also, the Board's Planning & Infrastructure Working Group has taken the view that any development in the AONB of 100 dwellings or more should constitute major development, regardless of the size of the settlement. If a potential allocation is deemed to be major development, the allocation should not go forward, except in exceptional circumstances and where it can be demonstrated that the allocation would be in the public interest (for which the three major development tests outlined in paragraph 172 of the NPPF would have to be applied).'</i></p>
<p>Comments</p>	<p>The potential allocation of between 25 and 40 dwellings is unlikely to constitute major development, particularly in relation to a settlement the size of Nailsworth.</p>
<p>Natural England's response</p>	
<p>Response summary/date</p>	<p>22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site <i>'Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities'</i>. <i>'Symptoms of pressure may include:</i> <ul style="list-style-type: none"> • <i>Compaction and erosion of woodland soils</i> • <i>Trampling and erosion of associated ground flora</i> • <i>Physical disturbance of soils and flora through the creation of tracks and structures.'</i> <i>'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</i></p> <p>18 January 2019: They raise concerns regarding the proposed allocation in terms of the Cotswolds AONB and its setting. They would welcome further dialogue regarding the site and impacts upon the AONB's special qualities.</p>
<p>Comments</p>	<p>A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough Common SAC. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). Table 4 of the document sets out the screening for sites. This site is within 3km of Rodborough Common and so mitigation measures are required. The site is beyond the mitigation zones for the Severn Estuary SAC and Cotswolds</p>

	<p>Beechwood SAC so detailed assessment and mitigation are not required.</p> <p>The comments in relation to the developer's LVA and below address the AONB and setting.</p>
Councillors' response	
<i>Response summary/date</i>	N/A
<i>Comments</i>	N/A
Recommendations	
<i>Further information required</i>	None for the LVA. However, a developable site area should be enumerated based on the landscape strategy drawing L4 and a number of dwellings agreed which the site can reasonably accommodate.
<i>Location/siting of development if relevant</i>	A developable site area including gardens/curtilages as defined on the landscape strategy drawing L4 is reasonable.
<i>Potential mitigation measures if relevant</i>	<p>The proposed landscape strategy in Section 5 of the LVA sets out a reasonable approach to developing the site whilst protecting the AONB's special qualities and character ie:</p> <ul style="list-style-type: none"> • Enhancing the approach to Nailsworth on the southern boundary by setting back new housing with a broad green corridor and an additional new hedge. • Arranging houses on the southern boundary to give the appearance of a group of cottages and farm buildings. • Protecting the hedgerow on the western/north western boundary through providing a root protection buffer for existing trees and hedge with additional new tree planting to provide succession. • Tree planting along the northern boundary with the playing fields to filter views of proposed houses. • Provision of additional pedestrian links.
<i>Conclusions</i>	The Stroud Landscape Sensitivity Study suggested this site as having potential for carefully designed housing development. It is still considered to be suitable providing it is designed to reflect the proposed layout and landscape proposals set out above. The SAC mitigation measures should also be defined and implemented.

Site reference: PS41	Settlement: Painswick - Washwell Fields
Landscape and designation context	
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA landscape character type</i>	Secluded Valleys
<i>Cotswolds AONB LCA Landscape character type</i>	High Wold Valley
<i>Stroud Landscape Sensitivity land parcel ref.</i>	P02 (pocket South of Washwell Farm)
<i>Stroud Landscape Sensitivity to housing use</i>	High/Medium
<i>Landscape designations</i>	Cotswolds AONB
<i>Historic designations</i>	-
<i>Biodiversity designations</i>	-
<i>Other potential constraints</i>	PROW touches the south eastern corner. Site maintains gap with Washwell farm suggested in P02 summary.
<i>(This report) comments on context</i>	The site is suggested as a possible option with caveats as to its extent.
Local Plan Emerging Strategy context	
<i>Potential development and site capacity</i>	The Emerging Strategy (November 2018) states that the site may be appropriate for 20 dwellings and open space.
Evidence provided by promoters	
<i>Evidence</i>	<p><i>Documents provided:</i> Site Submission Form B: Dec 7th 2015 -Jan 18th 2016 by Andrew Watton of Hawkins Watton Ltd; 67b Map_Washwell Fields, Painswick. In the Site Submission Form B the agent notes ‘There are no constraints as listed.’(Does not acknowledge AONB).</p> <p><i>Documents provided after meeting on 5 July 2019:</i> Letter dated 3 September 2019 from Andrew Watton with three photo views and a location map.</p>
<i>Comments</i>	<p>The site boundary in the site submission is shown as running along the southern boundary of the Washwell Farm complex, and reaching the A46 Cheltenham Road. It is understood from the meeting on 5 July that the proposed northern boundary to the site runs roughly from the northern boundary of Beechcroft to the east to just south of the northern boundary of Washwell House to the north. This needs to be confirmed as the rough and small-scale location map submitted subsequently (3/9/19) appears to show a boundary lying further north, intruding into the green corridor south of Washwell Farm.</p> <p>The letter (3/9/19) indicates that roads and public footpaths to the south and east of the settlement were reviewed in order to assess the likelihood of views of the site and potential development from across the valley. Views from the south are considered not to be possible due to screening of intervening trees and those around the site, but views from around Longridge are possible and these are illustrated by the three photo views.</p> <p>The location of the site boundaries in the photo views is slightly inaccurate in terms of the proposed northern boundary in viewpoints A and B- however, this is not critical as the actual boundary would be screened from these views by trees in any case. Viewpoint C illustrates the proposed northern boundary slightly more accurately than the other photo views but the line is still not correct towards the west as it runs up the hill- the boundary would take more of the retained green space/field to the north. The photos illustrate that the site is steeply sloping and does form a definite green space penetrating this part of the settlement and breaking up its mass. In one view (B) it is shown in juxtaposition with the open space to the south, further reinforcing it. The mix of mature and semi-mature trees around the site, especially to the south east are important in contributing to the character of the</p>

	<p>settlement and in screening part of the site and any potential development and acting as a backcloth to development, separating it from further existing housing to the north. It is important that these trees are substantially retained, although it is recognised that a significant proportion are not on the site, but within and adjacent properties. It is also suggested that sufficient space is allowed within the development to allow for substantial trees in the public realm to break up the building form.</p> <p>The visibility of the site was explored on a site visit around 20 September 2019. The view from Yokehouse Lane was assessed. Between blocks of woodland oblique views were possible toward the site and settlement over the overgrown hedge at a limited number of points. However, the site itself was screened by mature broadleaf trees on the northern edge of the playing fields. These already screen houses on the southern edge of the site. A field which may have been construed as the site is to the west of the A46 at a higher level.</p> <p>The views from Longridge were verified and it is clear that the strategy of limiting the northern boundary to provide for a wide field gap south of Washwell Farm complex as well as breaking up the development with substantial trees should be followed.</p> <p>Views were also assessed from the public footpath to the north of Washwell Farm. Views of the site itself are possible but framed and partially screened by the farm buildings. It would be desirable to have a native hedge and tree boundary on the northern edge of the site, preferably outside private curtilages to ensure that it is retained in the long term.</p> <p>The Conservation Area does not extend this far north with development to the south, east and west being outside it. The site, whilst contributing to the settlement character, does not appear to be critical to it, with views being relatively limited and with the Conservation Area not apparently reliant on it for setting or as a link with the wider countryside.</p>
Past LVIA/Decisions	
<i>LVIA/decision</i>	-
<i>Comment</i>	-
Cotswolds AONB Conservation Board's response	
<i>Response summary/date</i>	<p>18 Jan 2019: They object 'because a more definitive Landscape and Visual Impact Assessment is required to assess the potential landscape character and visual impacts of development on this specific parcel of land.'</p> <p>16 August 2019: A major development assessment would need to address the full range of factors that contribute to the natural beauty of the AONB - including natural heritage, cultural heritage and tranquillity - not just landscape and visual sensitivity.</p> <p>Further comments regarding what constitutes major development: <i>'In the AONB, it is important to ensure that new development is proportionate and does not overwhelm the existing development. If an allocation (or allocations) was to increase the number of dwellings in a settlement (such as Minchinhampton) by, say, more than 10% then serious consideration should be given to classing it / them as major development. Also, the Board's Planning & Infrastructure Working Group has taken the view that any</i></p>

	<p><i>development in the AONB of 100 dwellings or more should constitute major development, regardless of the size of the settlement. If a potential allocation is deemed to be major development, the allocation should not go forward, except in exceptional circumstances and where it can be demonstrated that the allocation would be in the public interest (for which the three major development tests outlined in paragraph 172 of the NPPF would have to be applied).'</i></p>
<p>Comments</p>	<p>At the meeting on 7 July the likely effects were discussed and an assessment of the visibility of the site and possible landscape and visual effects was requested, including from Yokehouse Lane. The letter from Watton Hawkins goes some way to providing this and the assessment in this report provides additional information.</p> <p>With regard to the second point, the potential allocation of 60 dwellings may constitute major development on this site as it appears to be in excess of the site capacity (see discussion below).</p>
<p>Natural England's response</p>	
<p>Response summary/date</p>	<p>22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site 'Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities'. 'Symptoms of pressure may include: • Compaction and erosion of woodland soils • Trampling and erosion of associated ground flora • Physical disturbance of soils and flora through the creation of tracks and structures.' 'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</p> <p>18 January 2019: They raise concerns regarding the proposed allocation in terms of the Cotswolds AONB and its setting. They would welcome further dialogue regarding the site and impacts upon the AONB's special qualities.</p>
<p>Comments</p>	<p>. A A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough Common SAC. Table 4 of the document sets out the screening for sites. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). This site is within 5km of the Cotswolds Beechwood SAC and so mitigation measures are required. The site is beyond the mitigation zones for the Severn Estuary SAC and Rodborough Common so detailed assessment and mitigation are not required.</p> <p>The comments above and below address the AONB and setting.</p>

Councillors' response	
<i>Response summary/date</i>	N/A
<i>Comments</i>	N/A
Recommendations	
<i>Further information required</i>	<p>The Watton Hawkins letter combined with the site assessment above should be sufficient at this stage with the exception of the following:</p> <ul style="list-style-type: none"> • A key issue is the capacity for the number of houses as sufficient space is needed to accommodate larger trees to break up the development. Density will also contribute to the potential for mitigation/softening the built form. • A revised red line boundary showing the proposed revised extent of the site taking into the comments in this report is required.
<i>Location/siting of development if relevant</i>	<p>The emerging strategy site allocation area is considered suitable for housing development. It respects the Landscape sensitivity study recommendations which stated that a minimum 50m gap should be retained between the development and the Washwell Farm complex southern boundary. This should be adhered to and the gap should be open grazing land excluding gardens and associated boundaries so the remaining corridor runs unbroken up to the A46 Cheltenham Road, with associated trees.</p> <p>The housing would result in a loss of green space visible from across the valley, but the spread of views is relatively limited and could be mitigated by tree and hedge planting on the northern boundary, retaining the gap to the north, accommodating the existing mature trees in and adjacent/overhanging the site and provision of further large species trees within the site's public realm.</p> <p>60 houses are proposed in the site submission form 2015/16. This is far in excess of the capacity of the site and would create too dense a block in this area of the settlement. There are 11 houses in the slightly larger block to the east, albeit in relatively large gardens. A reduced number is needed to retain space for mitigation measures above. The 20 units proposed in the emerging local plan appears to be reasonable.</p>
<i>Potential mitigation measures if relevant</i>	See above.
<i>Conclusions</i>	The Stroud Landscape Sensitivity Study suggested the site as a possible option with caveats as to its extent. It is still considered to be suitable providing it is designed to reflect the proposed layout and landscape proposals set out above. The SAC mitigation measures should also be defined and implemented.

Sites within the setting of the AONB

Site reference: PS19a	Settlement: Stonehouse - North/north west of Stonehouse
Landscape and designation context	
<i>National Character Area</i>	Severn and Avon Vales
<i>Stroud District LCA landscape character type</i>	Escarpment foot slopes
<i>Cotswolds AONB LCA Landscape character type</i>	Settled Unwooded Vale
<i>Stroud Landscape Sensitivity land parcel ref.</i>	St07
<i>Stroud Landscape Sensitivity to housing use</i>	Medium
<i>Landscape designations</i>	Cotswolds AONB lies 400m to the east at closest point.
<i>Historic designations</i>	-
<i>Biodiversity designations</i>	-
<i>Other potential constraints</i>	Flood zone in south east corner. Several PROWs cross the site or run to the west.
<i>(This report) comments on context</i>	The site is identified as a potential candidate site with provisos. Key issues are the context of intervisibility with scarp/AONB, the extension of Stonehouse's built form to the north and potentially overtopping the gentle ridge to the north that currently encloses Stonehouse. The AONB is 400m to the east of the site at its closest point on the B4008, and views from the Cotswold Way on the closest scarp top are 2km distant.
Local Plan Emerging Strategy context	
<i>Potential development and site capacity</i>	The Emerging Strategy (November 2018) states that the site may be appropriate for up to 500 dwellings plus open space and 5ha of employment.
Evidence provided by promoters	
<i>Evidence</i>	Landscape and Visual Appraisal of Land Parcel PS19a, MHP Design Ltd, 7/8/19.
<i>Comments</i>	<p>This brief appraisal covers the main issues relating to the site. It appropriately identifies the intervisibility with the scarp and the rising land of the low ridge, also identifying the most sensitive parts of the site as the north east and north (Figure 9). The potential green infrastructure plan (Figure 10) puts forward a green buffer to the north and west, a wider buffer along the farm track running north of Stagholt Farm, and a copse on part of the eastern boundary, leaving a gap on the northern section of this boundary. The report suggests that the more sensitive eastern field could accommodate suitably designed employment uses and some housing of a more rural character, with high-density housing to the south and west. The location of different development types with associated access is not set out. This would be useful.</p> <p>The approach appears to place buildings on the highest part of the site to the north east, also closest to the sensitive receptors within the AONB. It is considered that the suggested lower density and more rural type of development would not adequately mitigate effects from elevated views in the AONB.</p>
Past LVIAs/Decisions	
<i>LVIA/decision</i>	N/A
<i>Comment</i>	N/A
Cotswolds AONB Conservation Board's response	
<i>Response summary/date</i>	18 Jan 2019: The Board objects 'because the local planning authority has not complied with the requirement to give great weight to conserving and enhancing the landscape and scenic beauty of the AONB, which is adjacent to site 19b.'
<i>Comments</i>	Development on the site could be accommodated without harm to the landscape setting of the AONB providing the appropriate landscape infrastructure and layout approach is taken- especially addressing the sensitive areas to the north, north east and eastern parts. This is discussed above and below.

Natural England's response	
<i>Response summary/date</i>	<p>22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site '<i>Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities</i>'. <i>'Symptoms of pressure may include:</i></p> <ul style="list-style-type: none"> • <i>Compaction and erosion of woodland soils</i> • <i>Trampling and erosion of associated ground flora</i> • <i>Physical disturbance of soils and flora through the creation of tracks and structures.</i>' <p><i>'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</i></p> <p>18 Jan 2019: Natural England raises concerns over '<i>The AONB setting and scale of development.</i>'</p>
<i>Comments</i>	<p>A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough Common SAC. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). Table 4 of the document sets out the screening for sites. This site is within 7.7km of the Severn Estuary SAC and so mitigation measures are required. The site is beyond the mitigation zones for Rodborough Common SAC and Cotswolds Beechwood SAC so detailed assessment and mitigation are not required.</p> <p>The concerns regarding AONB setting and scale of development are addressed above and below.</p>
Councillors' response	
<i>Response summary/date</i>	N/A
<i>Comments</i>	N/A
Recommendations	
<i>Further information required</i>	The location of different development types with associated access and revised green infrastructure proposals to reflect comments above.
<i>Location/siting of development if relevant</i>	It is recognised that the area forms an extension of Stonehouse northwards. However, this could be softened and integrated by appropriate planting as well as a sensitive approach to development pattern. A large amount of the north-east corner of the site should be planted as a woodland copse which should also be linked to, and cover, the steeper slopes adjacent the watercourse east of Stagholt Farm. This would ensure that the north eastern and eastern boundary planting forms a strong buffer to development, integrating it with the wider landscape. This would still allow for some development within the eastern parcel which could be of the lower density rural character described in the LVA, avoiding high buildings on the northern and eastern edges. Overall, this approach

	<p>of planting on higher land and steeper slopes should substantially mitigate the potential effects of development extending north from Stonehouse on views from the AONB. Other proposed buffers in MHP Figure 10 should be retained.</p> <p>The planting approach set out above would also avoid any argument of precedent for any development closer to the AONB to the east which would be much more exposed to view from the scarp.</p>
<p><i>Potential mitigation measures if relevant</i></p>	<p>As above.</p>
<p><i>Conclusions</i></p>	<p>The Stroud Landscape Sensitivity Study identified this as a potential candidate site with provisos. Provided the above measures are taken, the site is considered suitable for housing and employment development. The SAC mitigation measures should also be defined and implemented.</p>

Site reference: PS29	Settlement: Dursley - North of Ganzell Lane
Landscape and designation context	
<i>National Character Area</i>	Cotswolds
<i>Stroud District LCA landscape character type</i>	Secluded Valleys
<i>Cotswolds AONB LCA Landscape character type</i>	Rolling Hills and Valleys
<i>Stroud Landscape Sensitivity land parcel ref.</i>	D03
<i>Stroud Landscape Sensitivity to housing use</i>	Medium
<i>Landscape designations</i>	The Cotswolds AONB lies close to the southern edge and to the east.
<i>Historic designations</i>	-
<i>Biodiversity designations</i>	-
<i>Other potential constraints</i>	PROW runs along the southern edge of the site. Protected outdoor play space lies to the north.
<i>(This report) comments on context</i>	The landscape sensitivity study identifies the fields put forward in the site allocation (those directly south, east and west of the current pumping station).
Local Plan Emerging Strategy context	
<i>Potential development and site capacity</i>	The Emerging Strategy (November 2018) states that the site may be appropriate for 80 dwellings plus open space.
Evidence provided by promoters	
<i>Evidence</i>	<p>The promoters were invited to provide further landscape evidence before this report was finalised. Information made available included:</p> <ul style="list-style-type: none"> • Landscape and Visual Impact Assessment, 2014, relating to the Land adjacent to Shakespeare Road development which was dismissed at public inquiry (see below). • Illustrative masterplan option 1 877.1/02A December 2017
<i>Comments</i>	<p>The LVIA does not relate to the precise proposed candidate site development area and so has not been relied on in this assessment.</p> <p>The master plan shows development in two fields either side of the pumping station which is in line with the Landscape Sensitivity study findings above. The indicative road layout is around the edges of the site which means that the boundary vegetation will be protected by being in public space, and the proposed houses would face outwards, both of which would be positive. Boundary vegetation is retained and strengthened and the stream corridor is landscaped with SUDS which is welcomed. The prominent field to the north towards Downham View is retained as public open space with ecological enhancement which is positive as it protects this in perpetuity, including its role as part of the setting of the AONB. Similarly the field to the south towards Ganzell Lane is retained as public open space with some play with the public footpath running through it. Again, this would be protected in perpetuity which would help to protect the setting of the AONB. The only note of caution is the optional link to the neighbouring development parcel north of Castle Stream Farm. Whilst the Landscape Sensitivity study mentioned that this might be possibly acceptable, it would be desirable to keep this free of development in order to maintain some degree of separation of development from Castle Stream Farm as a rural farm complex close to the AONB.</p>
Past LVIAs/Decisions	
<i>LVIA/decision</i>	<p>Planning application Landscape Design Statement, March 2014: <i>'the development of the land, as set out on the proposed parameter plans, would continue the relationship of the built form with the AONB boundary without significant harm to its landscape setting.'</i></p> <p>The Planning Inspectorate, Appeal Decision, 2 September 2015 : Appeal Dismissed - <i>'the main issue is the effect of the proposed development on the character and appearance of the area, including the adjacent Cotswolds Area of Outstanding Natural Beauty... the proposal would detract from the open qualities of the</i></p>

	<i>landscape and reduce views to the countryside and AONB beyond the site.'</i>
<i>Comment</i>	This decision should be taken into account when considering the site. The proposed development extended further north and south than proposed, but not so far east. The field to the south bounds the AONB and is higher up the valley slope and is considered to be more noticeable than the fields in the potential site allocation from views from the AONB. The primary concern for a site in the setting of an AONB is the effect on views from it rather than views towards it (Justice Ouseley, Stroud/Gladman judgement, 2015). In any case, the revised site boundaries mean that the public footpath running parallel to Ganzell Lane is no longer within proposed built development and retains views to the AONB in most directions. There are therefore important differences between the previous and proposed candidate site.
Cotswolds AONB Conservation Board's response	
<i>Response summary/date</i>	18 Jan 2019: The Board objects ' <i>because the local planning authority has not given great weight to conserving and enhancing landscape and scenic beauty of the Cotswolds AONB, with regards to these sites, as required under paragraph 172 of the National Planning Policy Framework (NPPF).</i> '
<i>Comments</i>	Land parcel D03 identified in the Stroud landscape sensitivity study is considered to have the greatest capacity for expansion within Dursley which bounds the AONB on several sides. The fields put forward for the site allocation are the most discreet within the land parcel D03 as discussed in the conclusions/recommendations below. As such, the site could be considered to give great weight to conserving and enhancing the AONB.
Natural England's response	
<i>Response summary/date</i>	22 Aug 2018: They note, in respect of Cotswolds Beechwoods SAC and the Severn Estuary SAC, SPA & Ramsar Site ' <i>Recreation pressure on relevant European Sites due to additional visitor pressure associated with the delivery of new homes in the JCS area and neighbouring authorities</i> '. <i>'Symptoms of pressure may include:</i> <ul style="list-style-type: none"> • <i>Compaction and erosion of woodland soils</i> • <i>Trampling and erosion of associated ground flora</i> • <i>Physical disturbance of soils and flora through the creation of tracks and structures.</i>' <i>'We advise that a case by case basis will be needed. Taking account of the recent People over Wind CJEU ruling we advise that residential development involving a net increase in dwellings within the zone of influence will need to be subject to appropriate assessment. If the relevant LPA is unable to conclude no adverse effect on the integrity of the SAC then planning permission should be refused.'</i>
	18 Jan 2019: They query the impact on the AONB setting and welcome further dialogue.
<i>Comments</i>	A Habitat Regulations Assessment of the Stroud Local Plan at Emerging Strategy Stage was prepared by Footprint Ecology in November 2018. This considered the implications of the Plan and site allocations for European wildlife sites in terms of any possible harm to habitats and species. A variety of buffers were devised to screen for potentially significant effects- 400m, 1km and variable buffers/mitigation zones- 7.7km for the Severn Estuary SAC, 5km for the Cotswolds Beechwoods SAC and 3km for Rodborough

	<p>Common SAC. For potential site allocations within these areas appropriate detailed assessments including visitor surveys and potential mitigation strategies are proposed (by an appropriate ecological consultancy). Table 4 of the document sets out the screening for sites. The site is beyond the mitigation zones for the Severn Estuary SAC, Rodborough Common SAC and Cotswolds Beechwood SAC so detailed assessment and mitigation are not required.</p> <p>The concerns regarding the AONB are addressed in this report's comments above and below.</p>
Councillors' response	
<i>Response summary/date</i>	N/A
<i>Comments</i>	N/A
Recommendations	
<i>Further information required</i>	-
<i>Location/siting of development if relevant</i>	<p>The fields put forward for the site allocation are stated as the most discreet within the land parcel D03 in the Stroud landscape sensitivity study. This is because they are in a slight dip with either trees or mature hedgerows to the north, south and east, and the settlement to the west. They avoid the minor spur to the north east and east and the rising land to the south. The proposed site allocation is separated from the AONB by this field which is considered more prominent up the valley side. As such, the site allocation takes into account views from the AONB to the south, from Downham Hill to the north east and Cam Peak to the north. It is generally not visible from lower areas. It also does not extend further east than housing at Downham View and is outside the AONB which is 140m at its closest point, beyond several hedgerows. It responds to landscape character by retaining the field pattern and hedgerows, and enhancing tree cover.</p> <p>The development may be apparent from some locations within the AONB so very careful siting and arrangement of properties, including control of height to 2 storeys maximum should be a feature of the site. The illustrative masterplan Option 1, dated December 2017 sets out useful principles which should be followed apart from the proposed access to a neighbouring land parcel to the east. Positive principles include that no rears of properties should back onto external field boundaries in order to avoid their degradation. These should also be retained at their outgrown height and reinforced with additional tree planting within publicly accessible areas.</p> <p>As such, carefully designed development on the site within the proposed landscape framework above could be considered to give great weight to conserving and enhancing the AONB.</p>
<i>Potential mitigation measures if relevant</i>	As above.
<i>Conclusions</i>	The Stroud Landscape Sensitivity Study identified the fields put forward in the site allocation (those directly south, east and west of the current pumping station). Provided the above measures are taken, the site is considered suitable for housing development.

Appendix 1: Stroud Landscape Sensitivity Study 2016- relevant land parcel assessments

LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

Summary

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

Sensitivity to Employment Use High

Summary

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

KEY CHARACTERISTICS AND FACTORS

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

CONSTRAINTS/DESIGNATIONS

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

Other (floodplain, PROWs)

Public footpaths run through the area

LANDSCAPE CONTEXT

National Character Area

Cotswolds

Stroud District LCA Landscape

Character Type

Secluded Valleys

County/AONB LCA Landscape

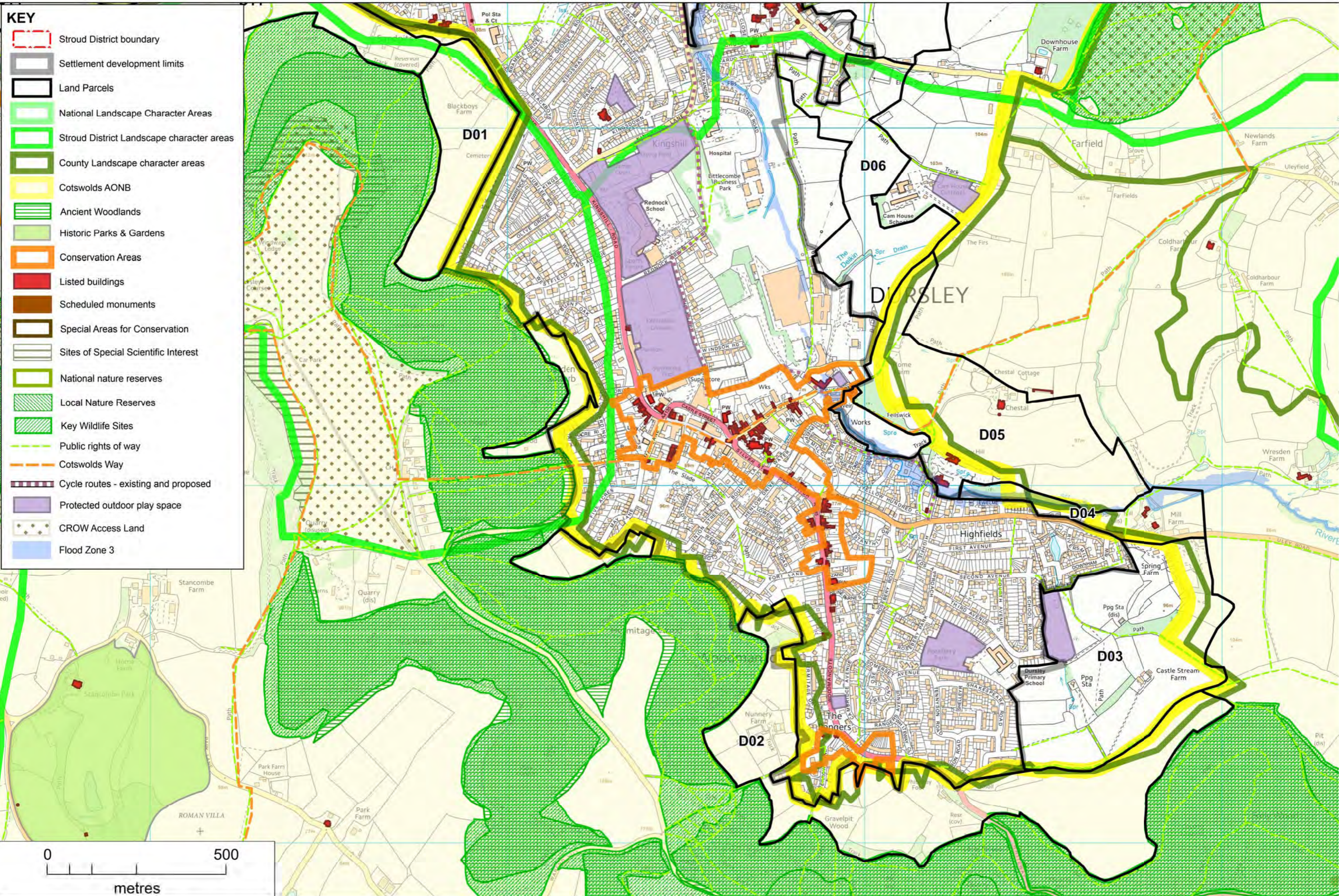
Character Type

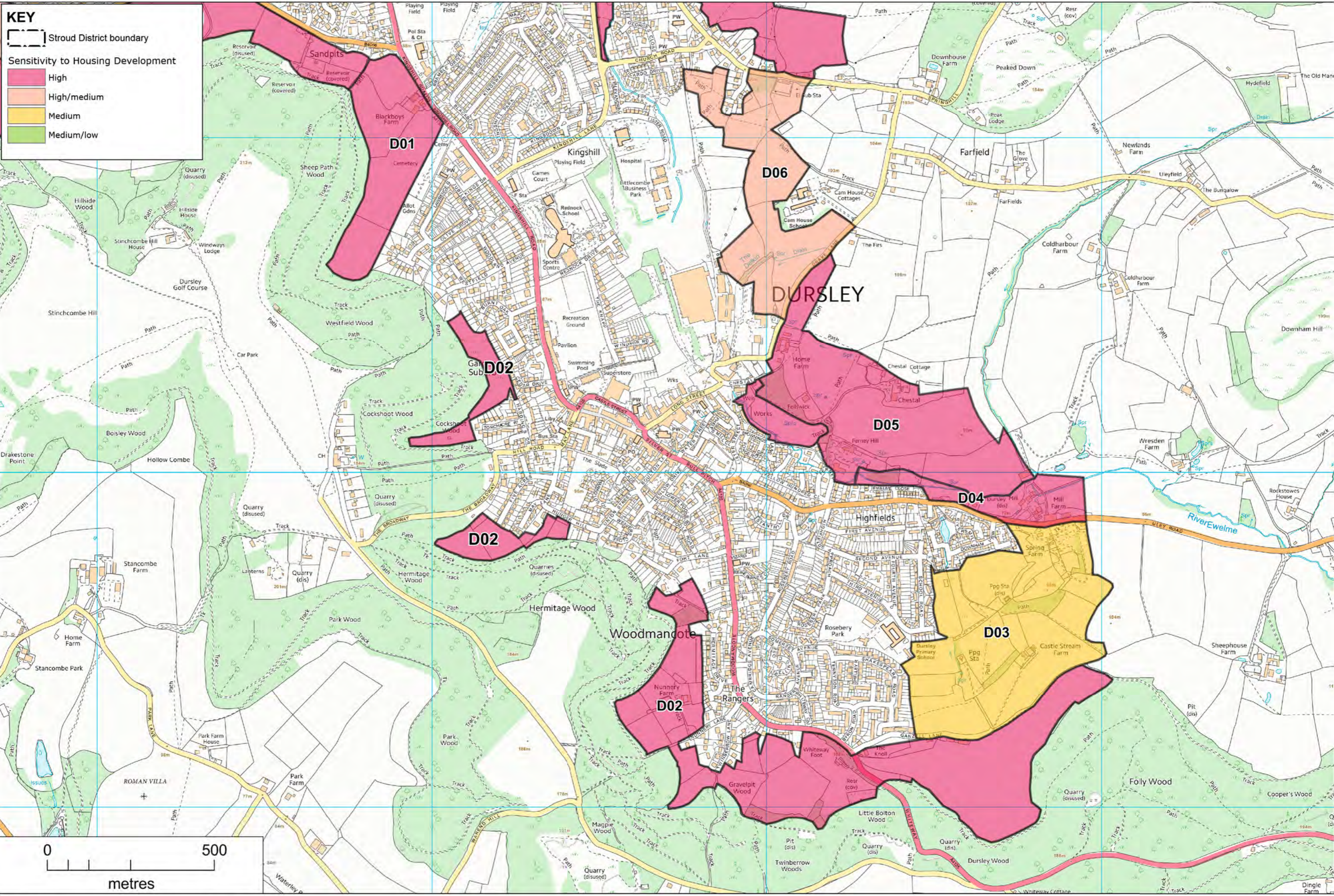
Rolling Hills and Valleys

HLC type

Irregular enclosure reflecting former unenclosed cultivation patterns

- 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



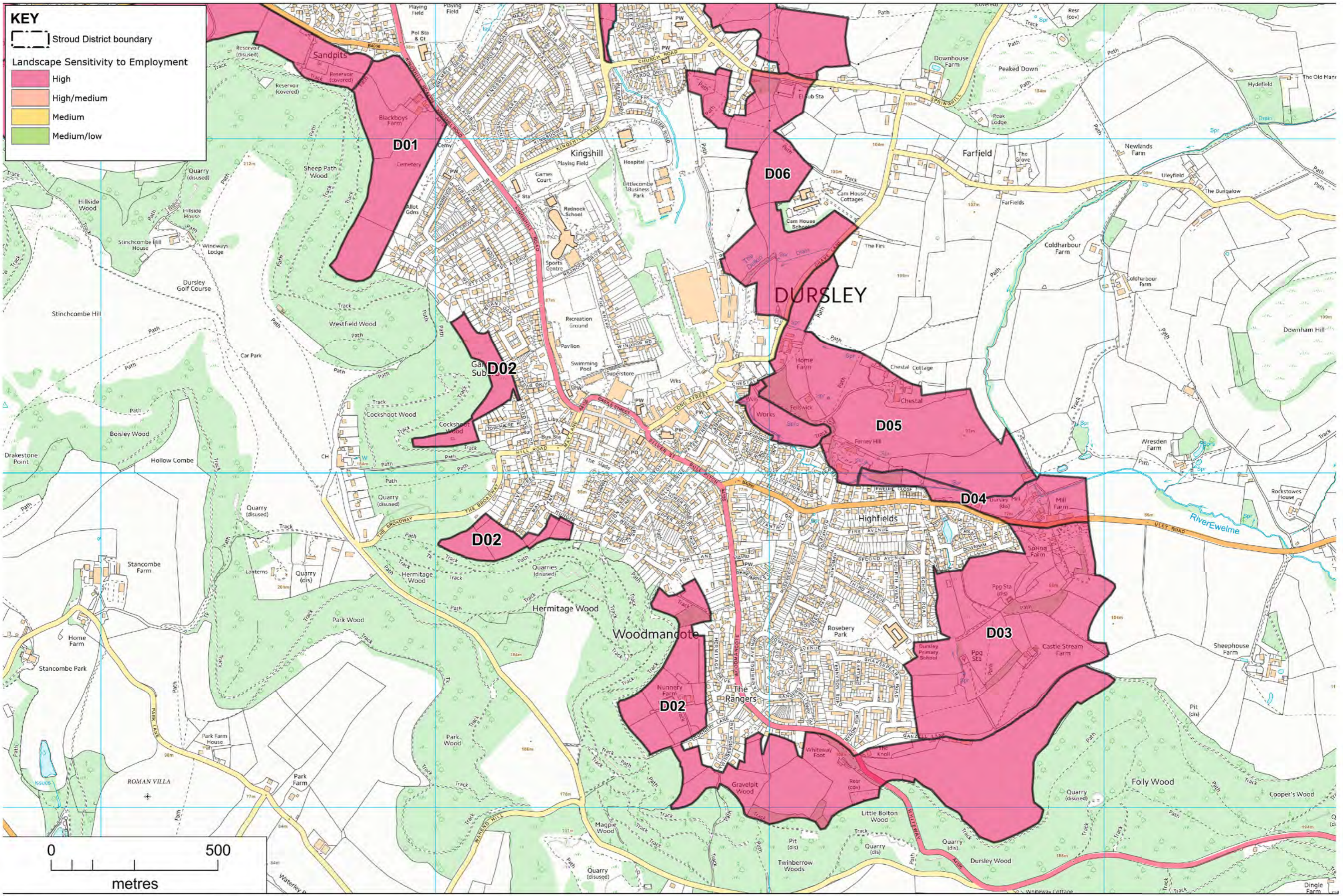


KEY

— Stroud District boundary

Landscape Sensitivity to Employment

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



LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

Summary

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

Sensitivity to Employment Use High/medium

Summary

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

KEY CHARACTERISTICS AND FACTORS

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

CONSTRAINTS/DESIGNATIONS

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

LANDSCAPE CONTEXT

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

LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

Summary

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

Sensitivity to Employment Use High

Summary

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

KEY CHARACTERISTICS AND FACTORS

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

CONSTRAINTS/DESIGNATIONS

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

LANDSCAPE CONTEXT

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

Character Type

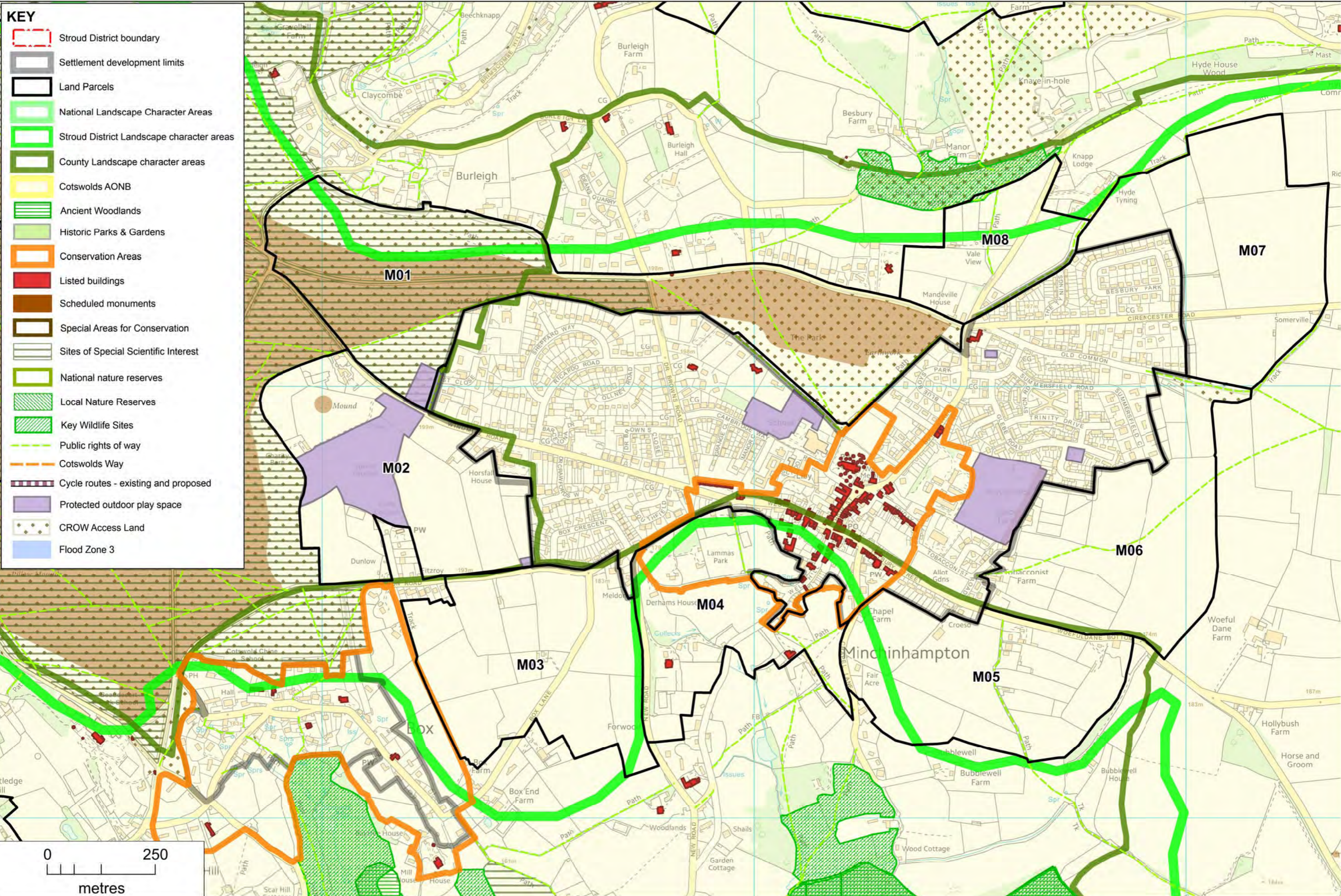
County/AONB LCA Landscape

Character Type

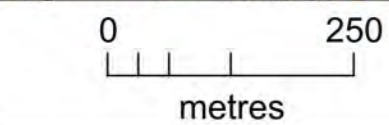
HLC type

High Wold Dip-Slope

A2



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

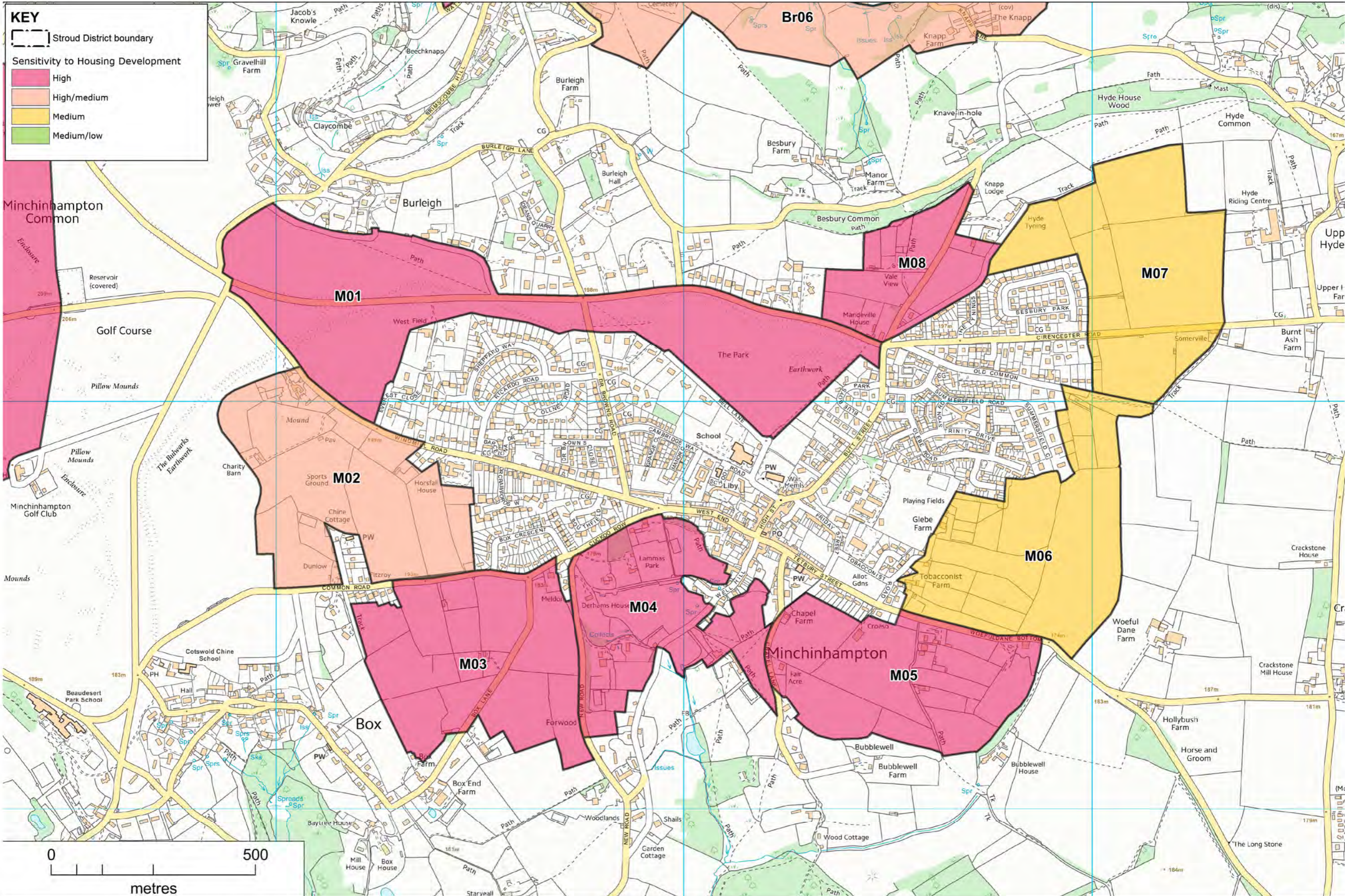


KEY

Stroud District boundary

Sensitivity to Housing Development

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

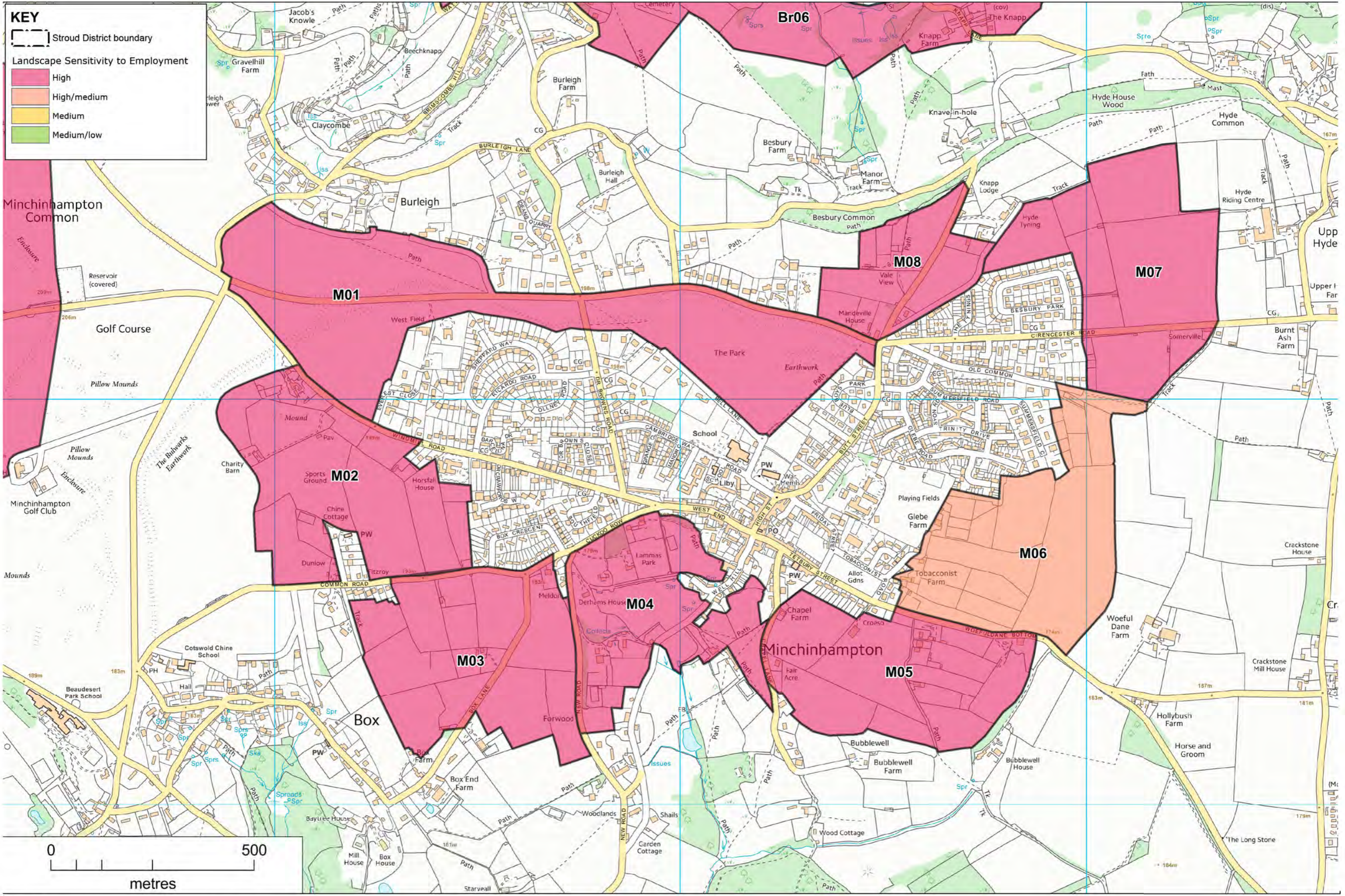


KEY

Stroud District boundary

Landscape Sensitivity to Employment

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



LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

Summary

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

Sensitivity to Employment Use High

Summary

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

KEY CHARACTERISTICS AND FACTORS

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

CONSTRAINTS/DESIGNATIONS

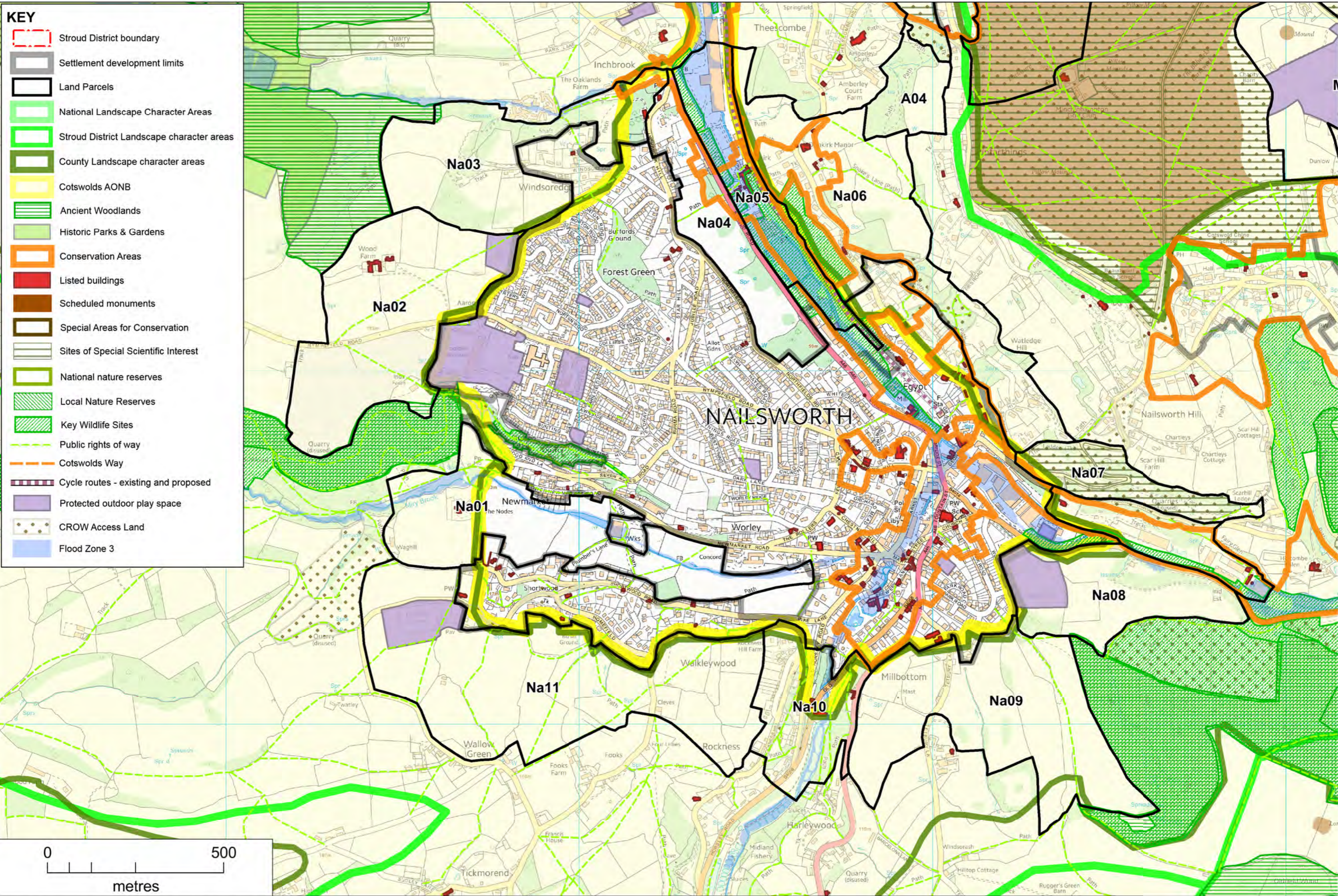
<i>Landscape</i>	Cotswolds AONB to the west. Ancient Woodland borders the area to the North and South.
<i>Historic</i>	Listed building lies within the area.
<i>Biodiversity</i>	Woodchester Park SSSI lies to the north. High Wood & Bowlas Wood Key Wildlife Site adjacent to the south.
<i>Other (floodplain,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

LANDSCAPE CONTEXT

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

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

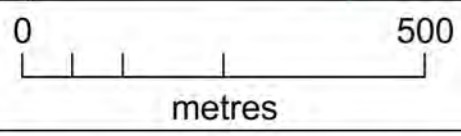
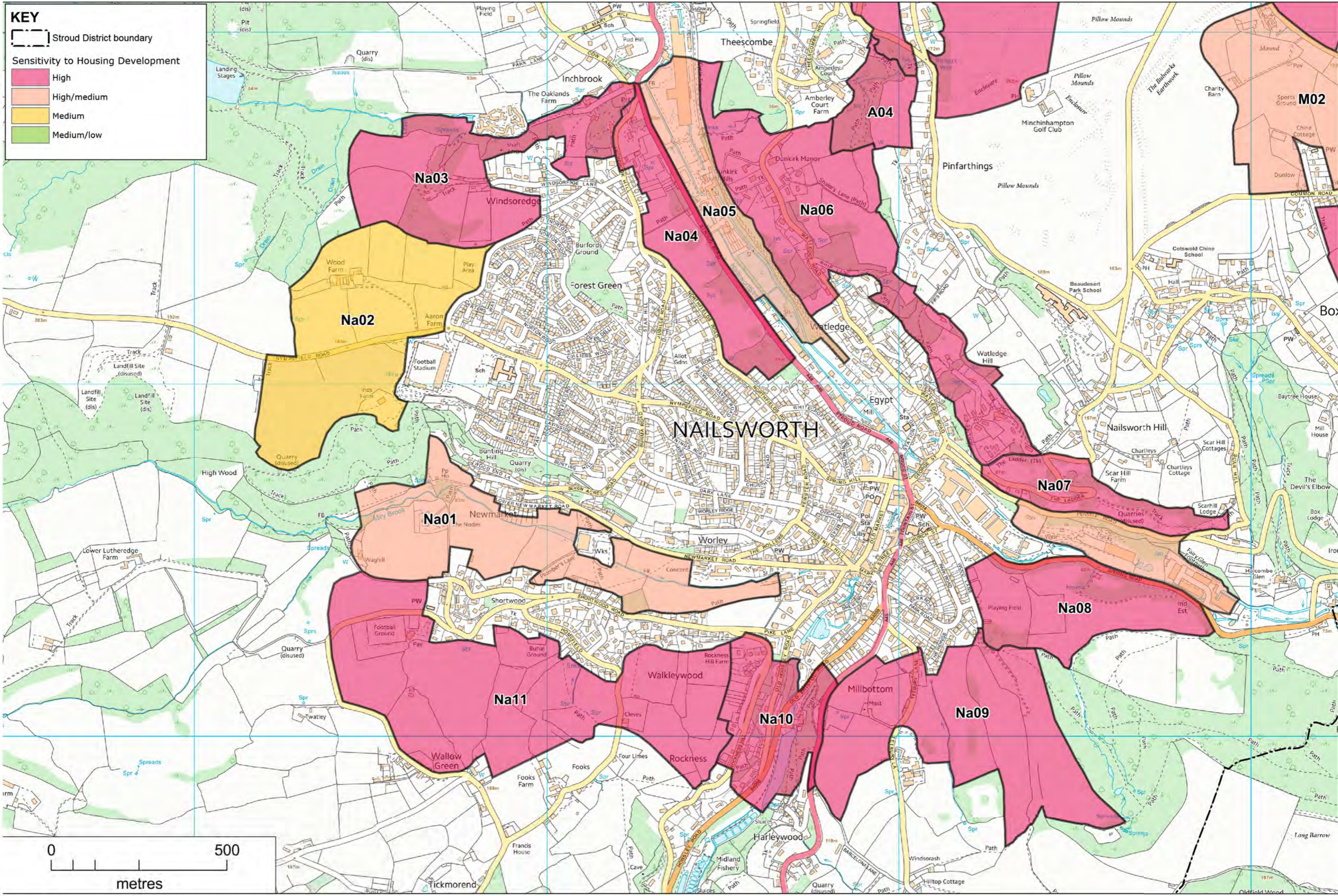


KEY

Stroud District boundary

Sensitivity to Housing Development

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

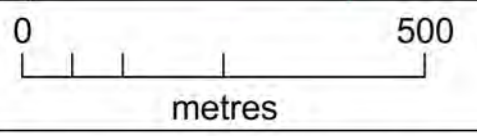
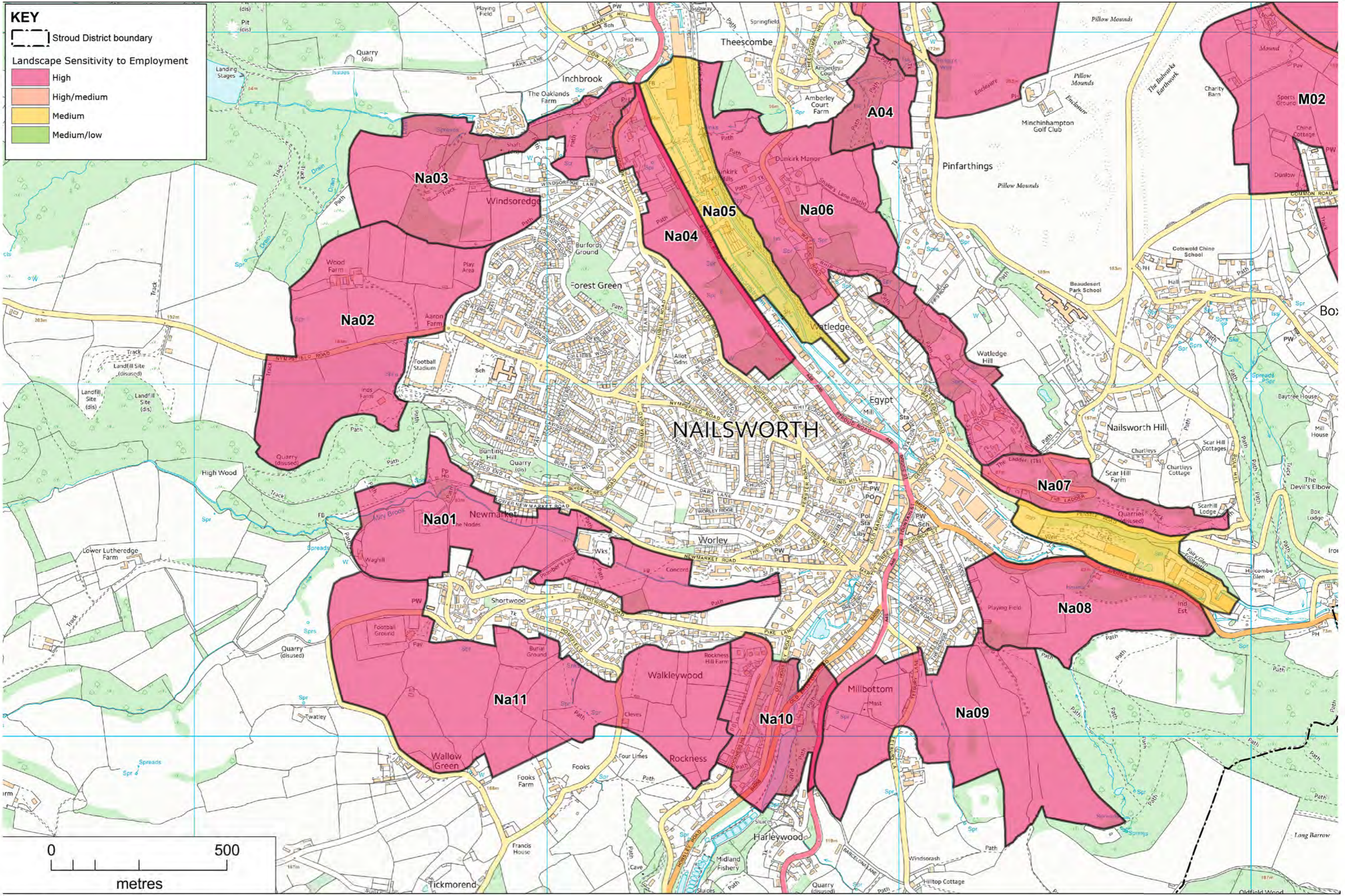


KEY

Stroud District boundary

Landscape Sensitivity to Employment

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



LANDSCAPE SENSITIVITY

Sensitivity to Housing Use 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.

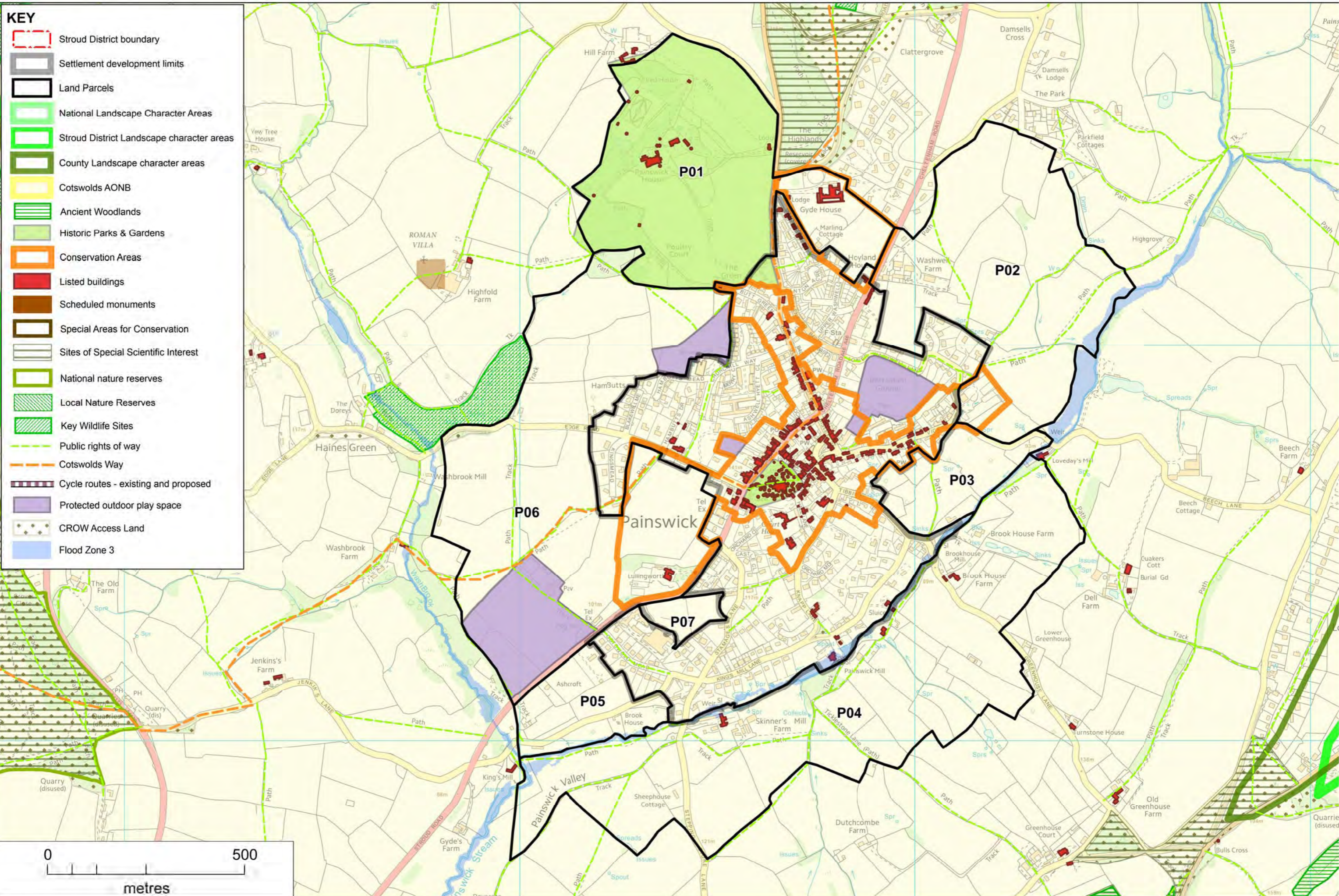
CONSTRAINTS/DESIGNATIONS

<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

- 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
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 -  CROW Access Land
 -  Flood Zone 3

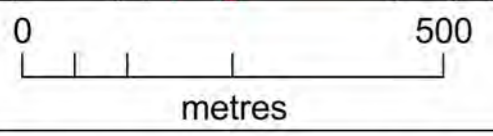
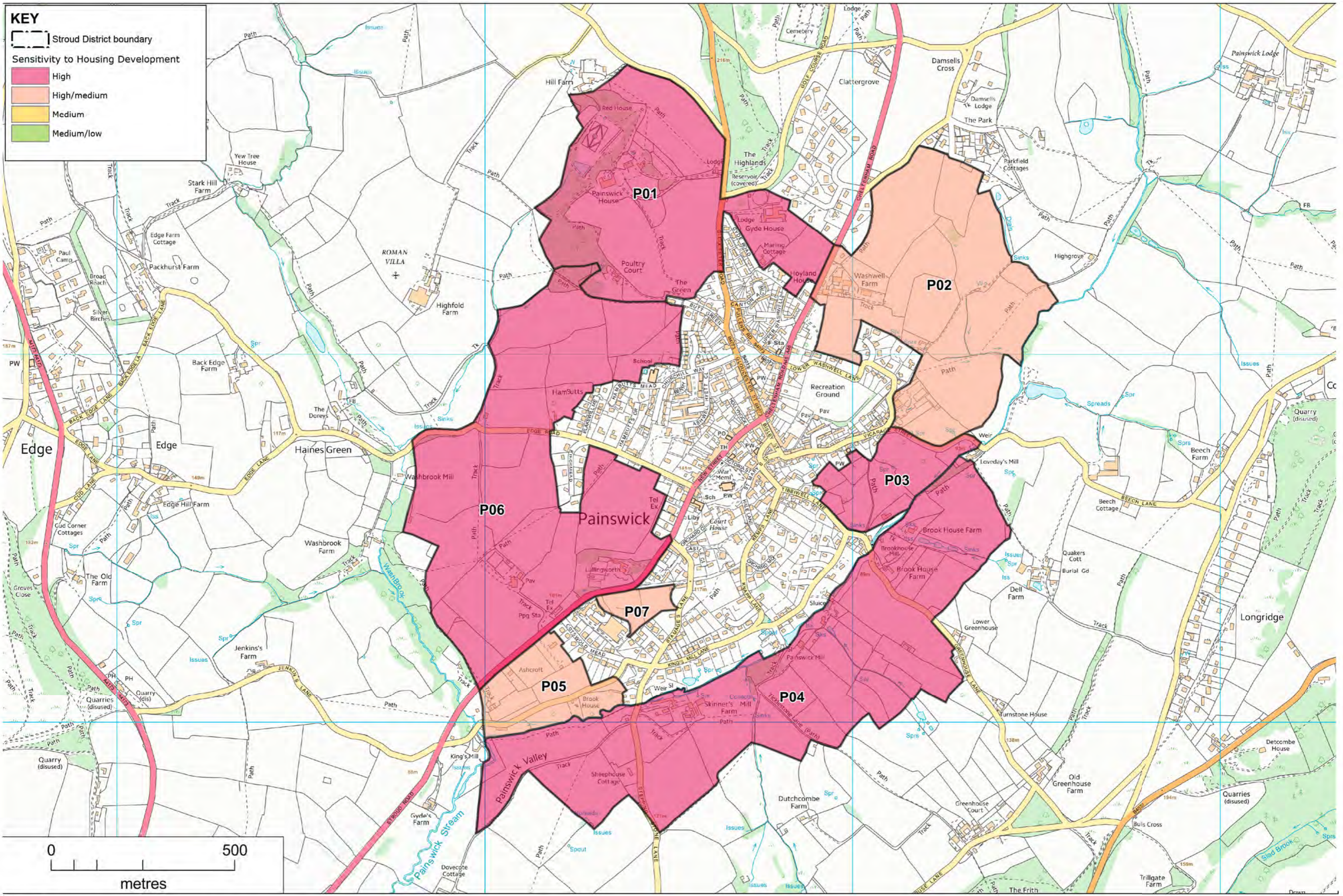


KEY

— Stroud District boundary

Sensitivity to Housing Development

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

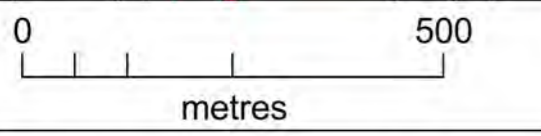
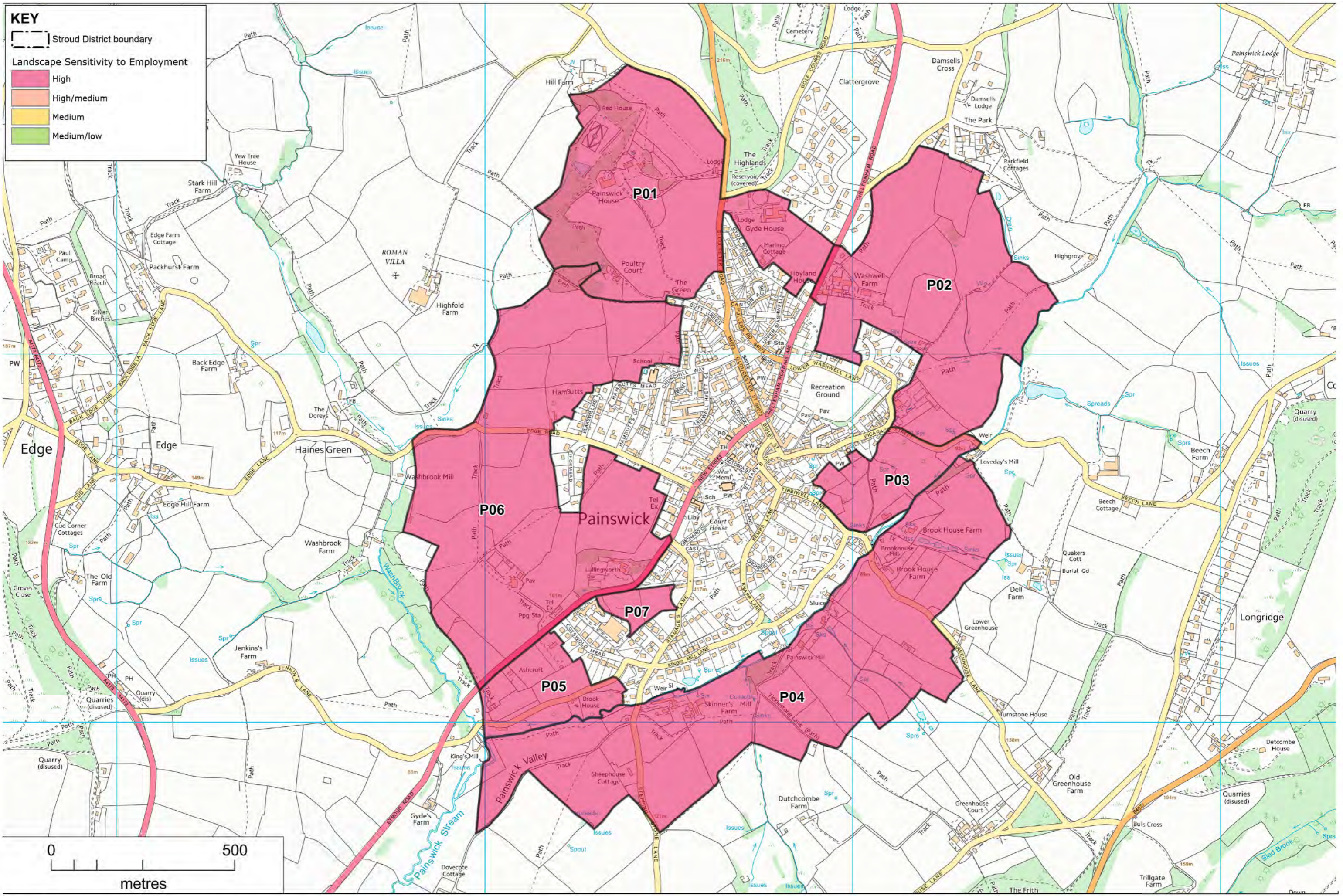


KEY

Stroud District boundary

Landscape Sensitivity to Employment

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



LANDSCAPE SENSITIVITY

Sensitivity to Housing Use Medium

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

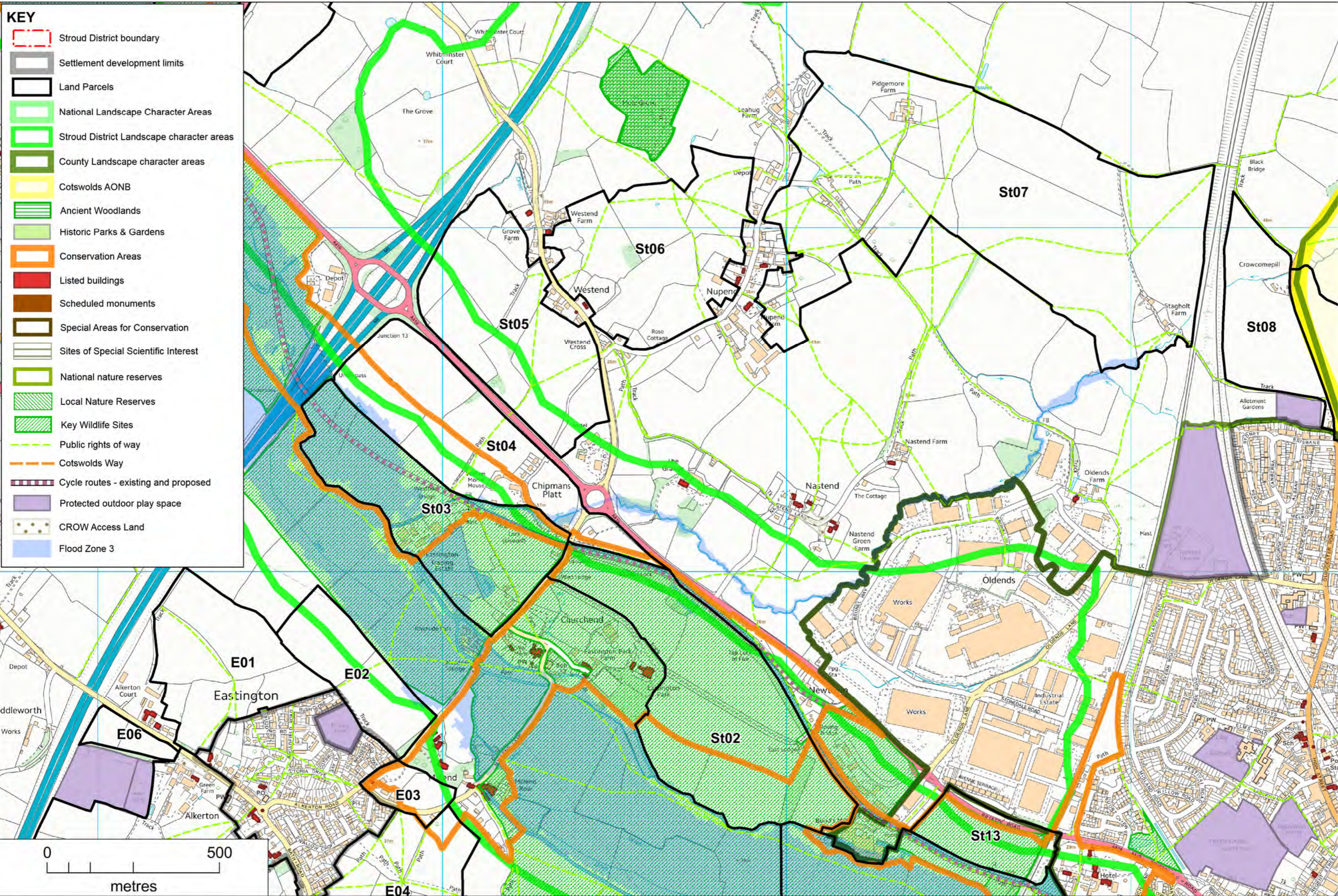
<i>Landscape</i>	None
<i>Historic</i>	Listed buildings in Nupend.
<i>Biodiversity</i>	None
<i>Other (floodplain, PROWs)</i>	PROWs cross the area, especially to the west.

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

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
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-  Cotswolds Way
-  Cycle routes - existing and proposed
-  Protected outdoor play space
-  CROW Access Land
-  Flood Zone 3

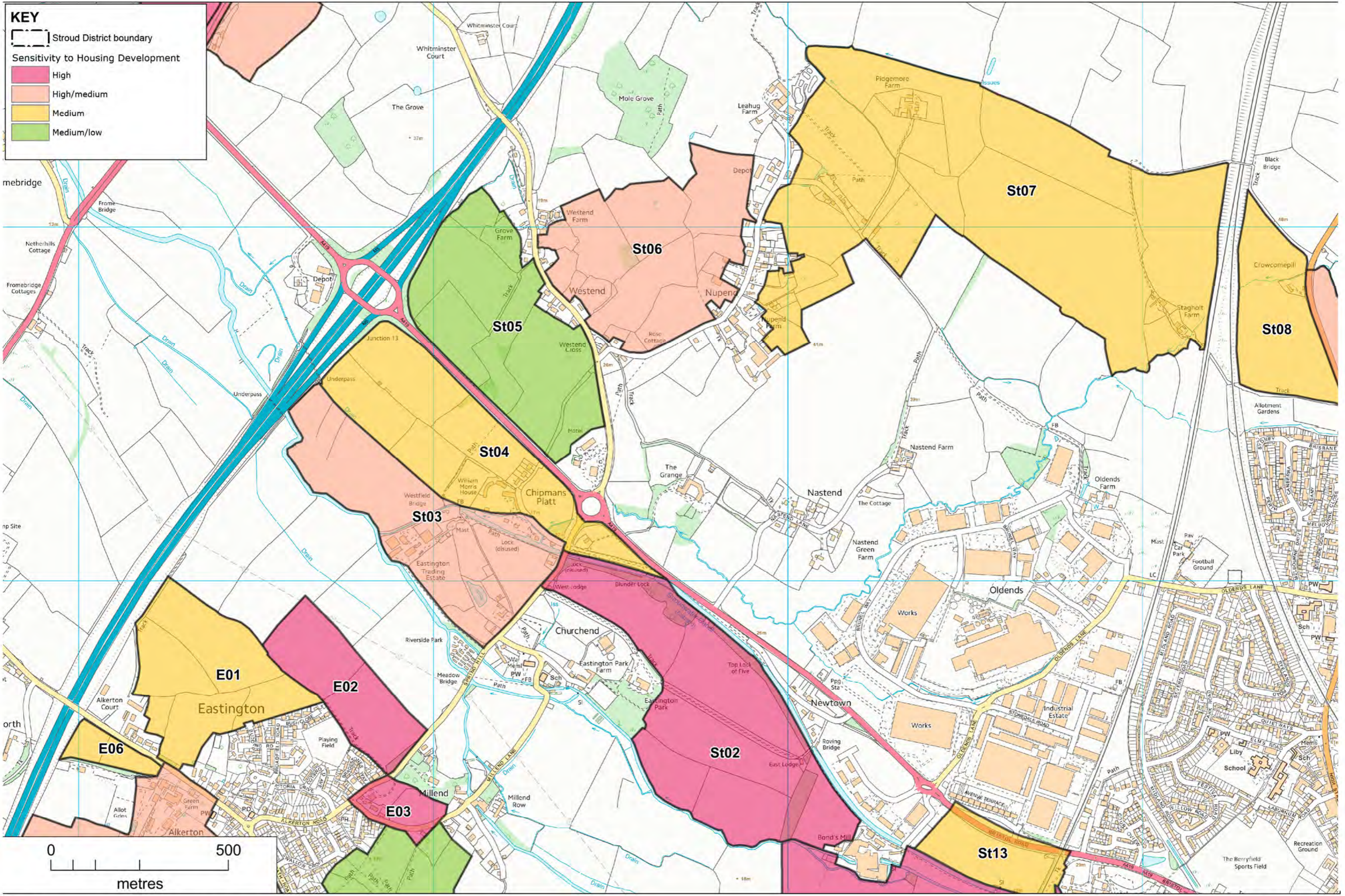


KEY

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

