

# Appendix 4: Landscape Assessment Criteria and Broad Area Proformas


<b>Landscape and Visual Sensitivity Assessment Criteria</b>				
<p><b>Physical character (including topography and scale)</b></p> <p>This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. Smooth, gently undulating or flat landforms are likely to be less sensitive to development than a landscape with a more dramatic landform, distinct landform features or incised valleys with prominent slopes.</p> <p>This criterion considers how developments fit with the scale of the landform (understanding the scale of the development proposed is important when applying this criterion). Larger scale, simple landforms are likely to be less sensitive to larger scale developments than smaller scale, enclosed landforms (where large scale developments could appear out of scale with the underlying landform). Conversely, smaller developments may be able to be screened within enclosed landforms, therefore reducing landscape sensitivity. Existing small-scale features in the landscape in the form of existing buildings or trees will influence the scale of development that can be accommodated in the landscape.</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<i>e.g. the landscape has smooth, gently undulating or featureless landform with uniform large-scale landscape pattern and low density of overlying landscape features.</i>		<i>e.g. the landscape has an undulating landform and some distinct landform features; it is overlain by a mixture of small-scale and larger scale field patterns and a moderate density of small-scale landscape features.</i>		<i>e.g. the landscape has a dramatic landform or distinct landform features that contribute positively to landscape character; the area has a high density of small-scale landscape features and is overlain by a small-scale field pattern.</i>
<p><b>Natural character</b></p> <p>This criterion considers the 'natural' qualities of the landscape in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows) which could be vulnerable to loss from development. Areas with frequent natural features (including large areas of nationally or internationally designated habitats) result in increased sensitivity to development, while landscapes with limited natural features (including intensively farmed areas or areas with high levels of existing development) will be less sensitive. This criteria also looks at role as part of a wider network of natural features (Nature Recovery Network).</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<i>e.g. much of the landscape is intensively farmed or developed with little semi-natural habitat coverage and few valued natural features.</i>		<i>e.g. there are areas of valued semi-natural habitats and features found in parts of the landscape, whilst other parts are intensively farmed or developed.</i>		<i>e.g. large areas of the landscape are nationally or internationally designated for their nature conservation interest; there is a frequent occurrence of valued natural features across the landscape.</i>
<p><b>Historic landscape character</b></p> <p>This considers the extent to which the landscape has 'time-depth' (a sense of being an historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to landscape character (i.e. Conservation Areas, Scheduled Monuments, listed buildings, archaeological features and remains or other features listed in the landscape character assessment).</p> <p>Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular scale parliamentary field patterns.</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<i>e.g. A landscape with relatively few historic features important to the character of the area and little time depth (i.e. large intensively farmed fields).</i>		<i>e.g. A landscape with some visible historic features of importance to character, and a variety of time depths.</i>		<i>e.g. A landscape with a high density of historic features important to the character of the area and great time depth (i.e. piecemeal enclosure with</i>

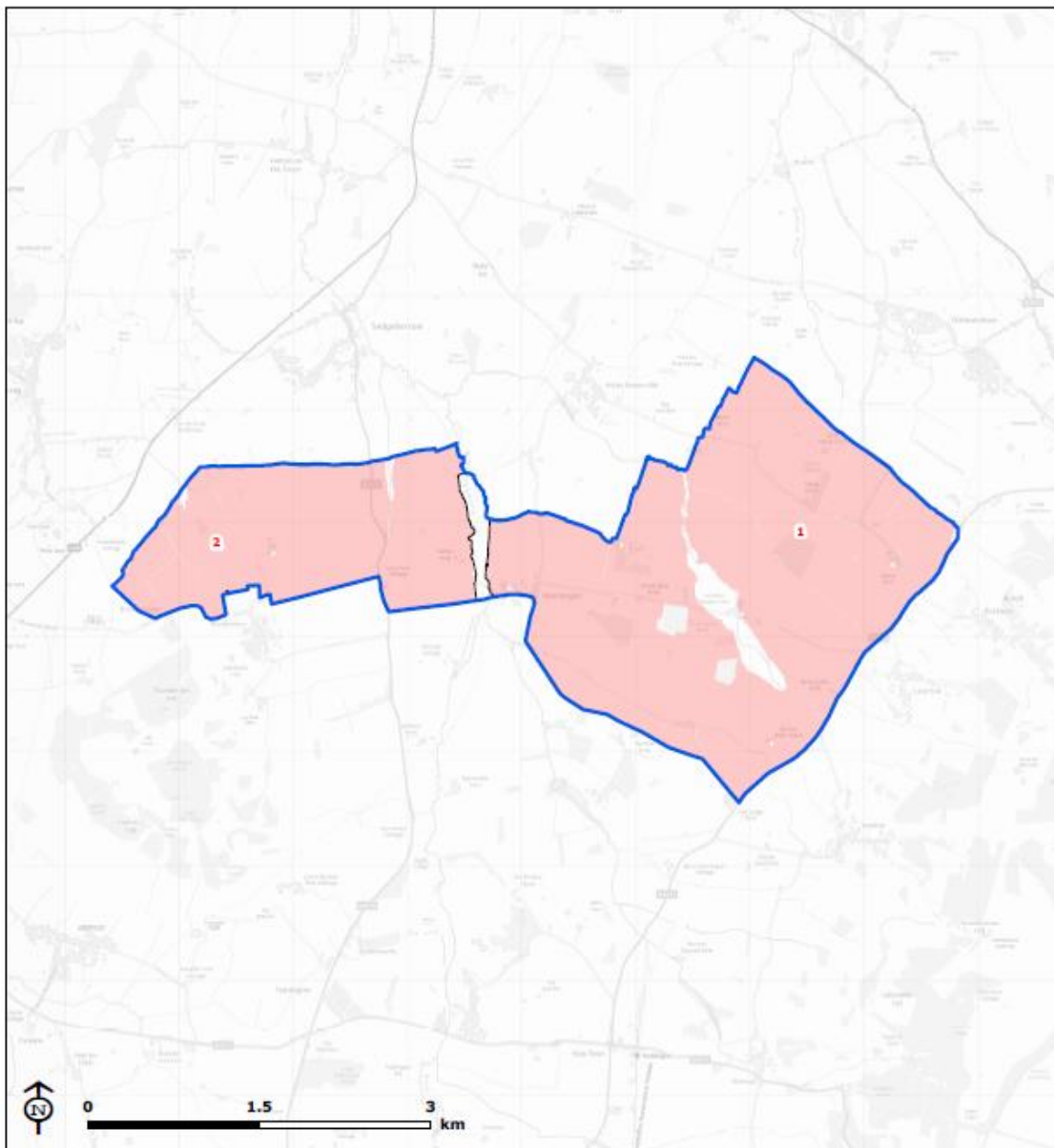
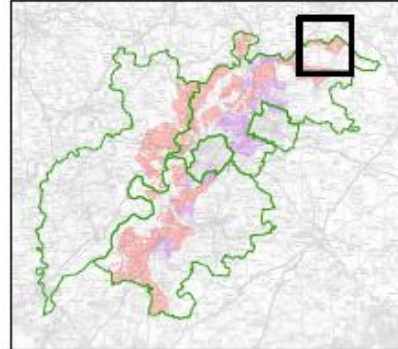
<b>Landscape and Visual Sensitivity Assessment Criteria</b>				
				<i>irregular boundaries, ridge and furrow)</i>
<p><b>Form, density, identity and setting of existing settlement/ development</b></p> <p>This considers the overall settlement form and character of existing settlement and considers whether development in the landscape would be in accordance with the general pattern, setting and form of current development and relationship with the existing settlement edge. It includes an understanding of the landscape pattern associated with settlement edges (where relevant), for example if it is well integrated by woodland cover or open and exposed to form a 'hard edge' to the adjoining landscape.</p> <p>This criterion also considers the extent to which the landscape contributes to the identity and distinctiveness of settlements, by way of its character and/or scenic quality, for example by providing a backdrop/ setting, or playing an important part in views from a settlement. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence).</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<i>e.g. the area does not contribute positively to the setting of the settlement or play a separation role. Development in the assessment area would have a good relationship with the existing settlement form/ pattern, and could provide the opportunity to improve an existing settlement edge.</i>		<i>e.g. the area provides some contribution to the setting of the settlement by providing, or plays some part in views from the settlement, or play a role in the perception of a gap between settlements. Development in the assessment area may be slightly at odds with the settlement form/ pattern, and may adversely affect the existing edge to some extent.</i>		<i>e.g. the area provides an attractive backdrop/ setting to the settlement, plays an important part in views from the settlement, or forms an important part in the perception of a gap between settlements. Development in the assessment area would have a poor relationship with the existing settlement form/pattern, and would adversely affect an existing settlement edge (which may be historic or distinctive).</i>
<p><b>Views and visual character including skylines</b></p> <p>This considers the visual prominence of the assessment area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of inter-visibility with the surrounding landscape (i.e. the extent to which potential development would be visible).</p> <p>Visually prominent landscapes are likely to be more sensitive to development than those which are not so visually prominent. Landscapes which are visually prominent and inter-visible with adjacent landscapes (both urban and rural) are likely to be more sensitive to development than those which are more hidden or less widely visible.</p> <p>It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline. Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to development because new buildings/structures may detract from these skylines as features in the landscape. Important landmark features on the skyline might include historic features or monuments.</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<i>e.g. the area is enclosed/visually contained and/or has a low degree of visibility from surrounding landscapes and the area does not form a visually distinctive or important undeveloped skyline</i>		<i>e.g. the area is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes, and may have some visually distinctive or undeveloped skylines within the area.</i>		<i>e.g. the area is open and/or has a high degree of visibility from surrounding landscapes, and/or the area forms a visually distinctive skyline or an important undeveloped skyline.</i>

<b>Landscape and Visual Sensitivity Assessment Criteria</b>				
<b>Access and recreation</b>				
<p>This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. They may include public rights of way, bridleways, open access land, and outdoor tourist / visitor attractions with facilities. Recreation activities such as walking, cycling, horse riding or more formal recreation activities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation as long distance footpaths or recreation routes, national cycle routes, proximity to areas of local population, presence of National Trust land ownership, and outdoor tourist attractions often marked on Ordnance Survey maps.</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<p><i>e.g. recreation value limited to community sports facilities and local open spaces.</i></p> <p><i>Limited provision of access routes which are likely to be of community importance, e.g. local footpaths, bridleways and limited areas of open access land.</i></p>		<p><i>e.g. landscapes with green spaces or recreation areas valued in the local context.</i></p> <p><i>Well-used landscapes with some access land, footpaths and public rights of way, possibly with long distance recreation routes or presence of land under National Trust ownership.</i></p>		<p><i>e.g. landscapes regionally important for access and enjoyment of the landscape, e.g. with popular outdoor tourist attractions, country parks, land under National Trust ownership, or a concentration of locally important outdoor attractions with visitor facilities. Presence of well-connected long-distance routes and public rights of way linking centres of population.</i></p>
<b>Perceptual and experiential qualities</b>				
<p>This considers qualities such as the rural character of the landscape (traditional land uses with few modern human influences), sense of remoteness or tranquillity. Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development. High scenic value and dark night skies also add to sensitivity in relation to this criterion. This is because development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/naturalness.</p>				
<b>Low sensitivity</b>	<b>Low-moderate sensitivity</b>	<b>Moderate sensitivity</b>	<b>Moderate-high sensitivity</b>	<b>High sensitivity</b>
<p><i>e.g. the area is significantly influenced by development/ human activity, where new development would not be out of character.</i></p>		<p><i>e.g. A landscape with some sense of rural character, but with some modern elements and human influences.</i></p>		<p><i>e.g. A tranquil or highly rural landscape, lacking strong intrusive elements. A landscape of high scenic value with dark skies and a high perceived degree of rural character and naturalness with few modern human influences.</i></p>

# Broad Area 1

## Assessment Areas 1 and 2

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Open, very gently rolling land. The River Isbourne crosses north-south through the landscape.</li> <li>Low hedgerows give the area an open and expansive feel.</li> <li>Moderate to large regular rectilinear fields. Where field boundaries are defined by watercourses, the field pattern tends to be irregular.</li> </ul>	L-M
Natural character	<ul style="list-style-type: none"> <li>Predominantly moderate-large scale arable fields with some pasture.</li> <li>Small woodland blocks are located amongst the farmland. These include ancient woodland, BAP priority habitat deciduous woodlands and Key Wildlife Sites at Wormington Brake and Wynniatt's Brake.</li> <li>Field boundaries are mostly well established hedgerows with some mature trees.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The area provides a rural setting to historic features such as the listed buildings in Wormington, (including the Grade II* Listed Church of St Catharine) and the adjacent Conservation Areas of Laverton and Dumbleton (within the Cotswolds AONB).</li> <li>The majority of field patterns are of likely of post-medieval or 18<sup>th</sup>-19<sup>th</sup> century origin.</li> </ul>	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>The area is largely unsettled. Settlement includes the small, nucleated village of Wormington and occasional farms/farmsteads.</li> <li>Built features often exhibit traditional vernacular styles (including the majority of those in Wormington) such as red brick, Cotswold stone and some Tudor style houses.</li> <li>The landscape provides an attractive rural backdrop to the village of Wormington, which contains many buildings with traditional vernacular.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Flat and open landscape with low-lying hedgerows creating wide open vistas.</li> <li>Skylines in the area are mostly open and undeveloped, marked by occasional hedgerow trees or small woodland copses.</li> <li>There is intervisibility between the Broad Area and the Cotswolds AONB to the east and south. The elevated ridges and Alderton Hill are particularly prominent in views.</li> <li>A communications mast is located to the northeast of Wormington but is often concealed by woodland.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>Public footpaths and bridleways provide access from villages to the surrounding countryside.</li> <li>The B4078 crosses the area north-south. Other roads are limited to narrow rural lanes which link the villages.</li> <li>A dismantled railway line is located in the east of the area.</li> </ul>	L-M

<sup>1</sup> Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

Perceptual and experiential qualities	<ul style="list-style-type: none"><li>• The area has vast and open perceptual qualities, creating a sense of tranquillity and isolation.</li><li>• Manmade disturbance is minimal, with no major transport links or infrastructure within the area.</li><li>• Some continuation of characteristics of the Cotswolds AONB into the Broad Area including areas of ancient broadleaved woodland, high levels of tranquillity and dark night skies.</li></ul>	<b>M-H</b>
---------------------------------------	---	------------

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 1 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Area 2 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

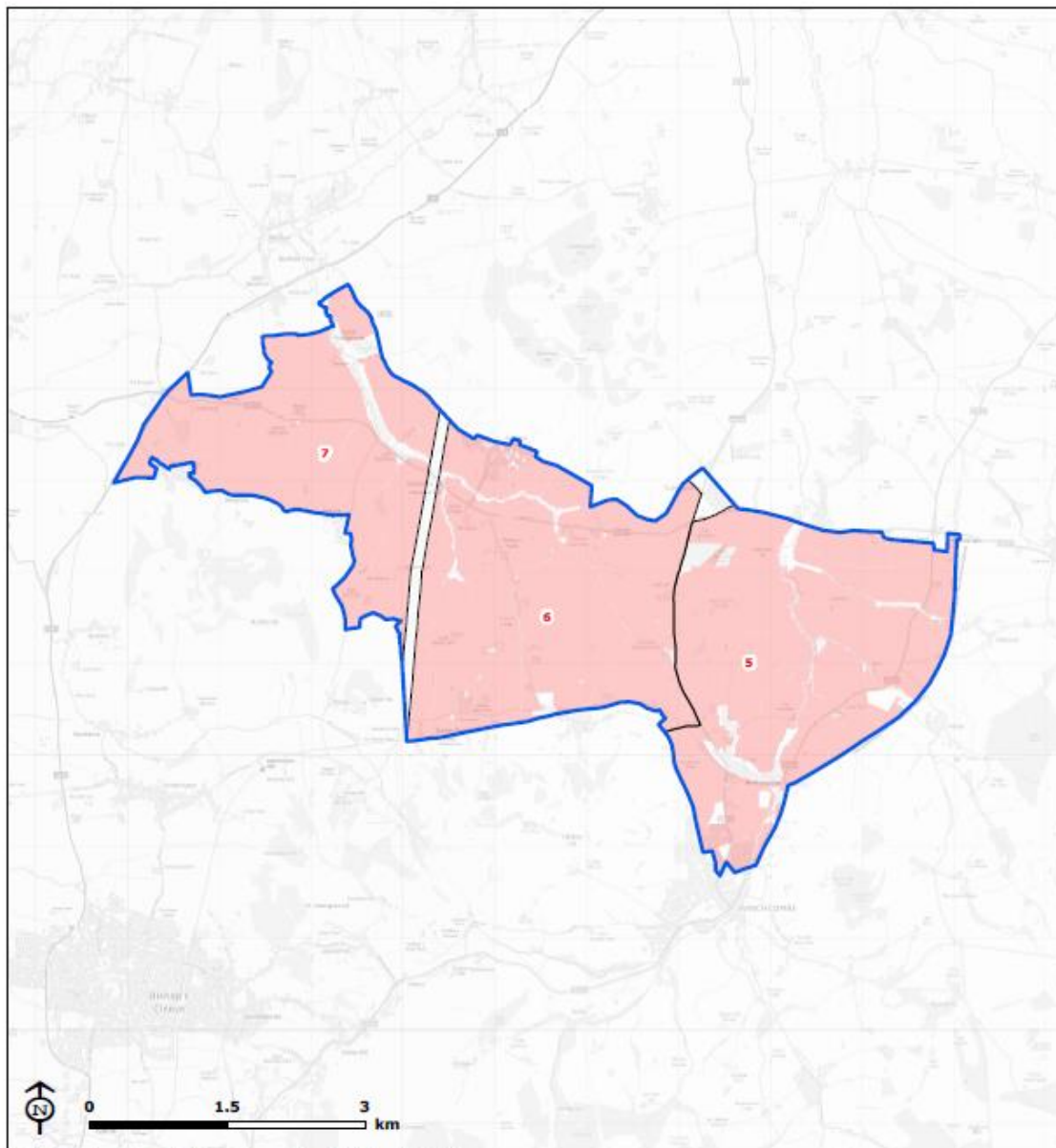
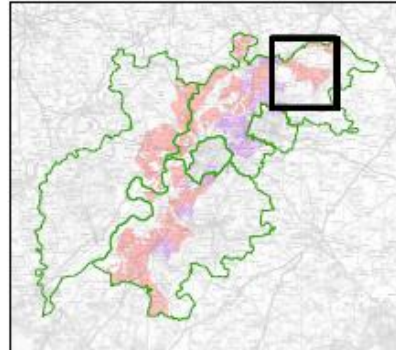
- Rural agricultural character, with limited built development throughout.
- Open expansive feel due to the flat landform of the area.
- Prominent views to the elevated land of the Cotswolds AONB southwest, south and southeast can be seen throughout the whole of the Broad Area. Areas directly adjacent to the protected landscape (south-eastern, southern and south-western edges) having an increased landscape sensitivity.
- Pockets of woodland including some BAP priority habitat deciduous woodlands and ancient woodlands.
- Tranquil rural and removed perceptual qualities, with minimal disturbance from built development or transport infrastructure.
- Unsettled character, with development limited to the small village of Wormington and isolated farms.



# Broad Area 2

## Assessment Areas 5, 6 and 7

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



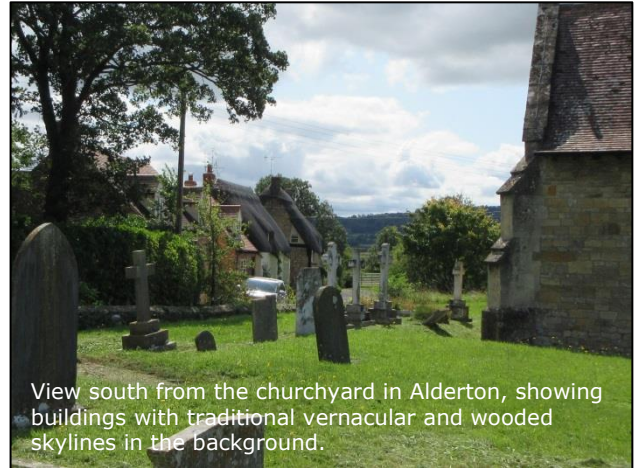
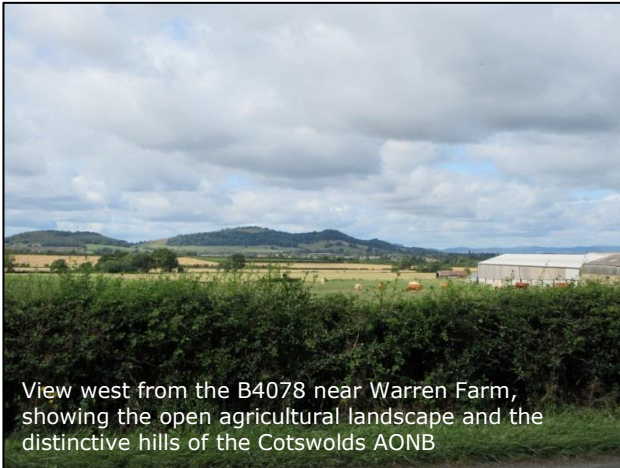
## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Undulating topography including a steep hill at The Warren, which is a prominent feature within the landscape.</li> <li>Open and expansive character, with low field boundaries giving the perception of a larger scale landscape. Some areas are more enclosed due to the presence of well-established hedgerows.</li> <li>Mixture of large scale, arable fields and small strip fields, often associated with settlement.</li> <li>The stream valley of the River Isbourne is located in the east of the area.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Scattered BAP priority habitats within the agricultural landscape including deciduous woodland and traditional orchards.</li> <li>Shetcombe Wood is an ancient woodland and is locally designated as a Key Wildlife Site.</li> <li>Well-established hedgerow boundaries with mature trees and streamside trees.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The area provides rural setting to heritage features including two Roman Scheduled Monuments, two Grade II* listed buildings, Toddington Manor (Grade II listed Registered Park and Garden) and the Conservation Areas of Winchcombe, Gretton, Teddington and Great Washbourne.</li> <li>The Gloucestershire and Warwickshire Heritage Railway runs along the eastern edge of the Broad Area.</li> <li>The majority of the agricultural land is likely to be parliamentary enclosure or large scale organised enclosure of 18<sup>th</sup>-19<sup>th</sup> century origin.</li> </ul>	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Settlements include the small nucleated village of Alderton, the linear village of Greet and several smaller settlements. Linear settlements are often located along road and rail routes.</li> <li>The landscape contributes to the rural setting of villages both within the Broad Area and in the surrounding Cotswolds AONB.</li> <li>Building vernacular is mostly red brick or Cotswolds stone; there are new-build town houses on the northern outskirts of Winchcombe and some thatched properties within Alderton.</li> <li>Undeveloped land between Greet and Winchcombe in the southeast has an elevated sensitivity due to its role in maintaining the sense of separation between these settlements.</li> </ul>	M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>A pylon route crosses the area, with the towers and overhead lines marking the otherwise undeveloped skylines. However from the east the visual impact of these pylons is minimised by the elevated topography of the Cotswolds AONB behind them.</li> <li>Extensive intervisibility with the hills and escarpments of the surrounding Cotswolds AONB, including Oxenton Hill to the south and Alderton to the north.</li> <li>There are long distance views from elevated ground including The Warren.</li> </ul>	M-H
Access and	<ul style="list-style-type: none"> <li>Parts of the Winchcombe and Wychavon Way long distance recreational routes pass through the area. These are</li> </ul>	M

<sup>1</sup> Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

recreation	supplemented by a network of public rights of way. <ul style="list-style-type: none"> <li>Major transport infrastructure includes the B4077, B4632 and part of the A46.</li> </ul>	
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>Rural, removed and tranquil character, with limited human disturbance away from the main roads.</li> <li>Open and expansive character associated with rolling topography and minimal built skyline features.</li> <li>Relatively undeveloped road network means noise pollution from traffic is minimal, limited to some disturbance from A-roads in the north-west.</li> <li>There is a continuation of some of the characteristic features of the Cotswolds AONB into this area, including its tranquillity, dark night skies and intervisibility with topographical features of the surrounding AONB.</li> </ul>	<b>M-H</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 5 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Area 6 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Area 7 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- Open and expansive agricultural character, with well-established hedgerows enclosing the area in some parts.
- Well-established hedgerow boundaries especially along river tributaries and diverse BAP priority habitats including a high frequency of traditional orchards.
- Setting to historic features including scheduled monuments, Toddington Manor Registered Park and Gardens and numerous listed buildings.
- Long distance views from elevated ground.
- Elevated parts of area 5 at The Warren are visually prominent on skylines as well as being an area

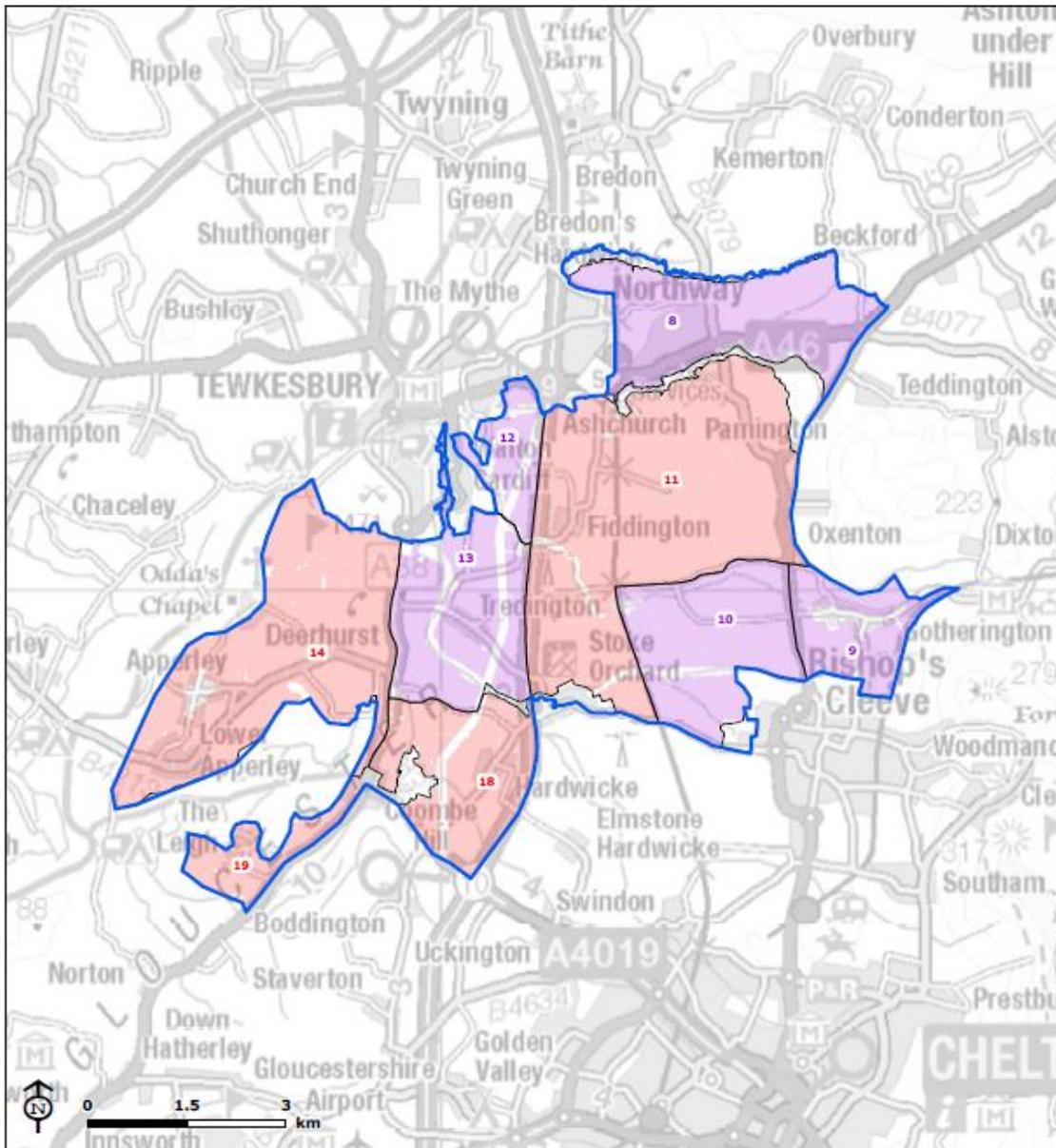
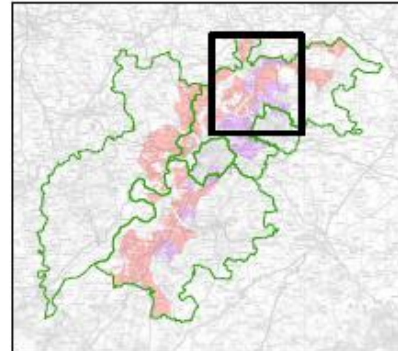
with a high concentration of BAP priority habitats.

- Part of the Winchcombe Way and Wychavon Way long distance recreational routes pass through the area.
- Rural and removed perceptual qualities with the area having an overall tranquil character.
- Overlooked from the adjacent Cotswolds AONB, with the elevated topography of this protected landscape being visually prominent in views throughout the area.

# Broad Area 3

Assessment Areas 8, 9, 10, 11, 12, 13, 14, 18 and 19

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



Contains Ordnance Survey data © Crown copyright and database right 2020

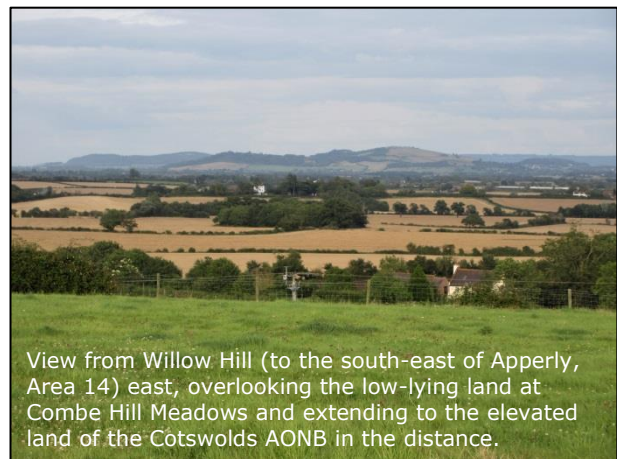
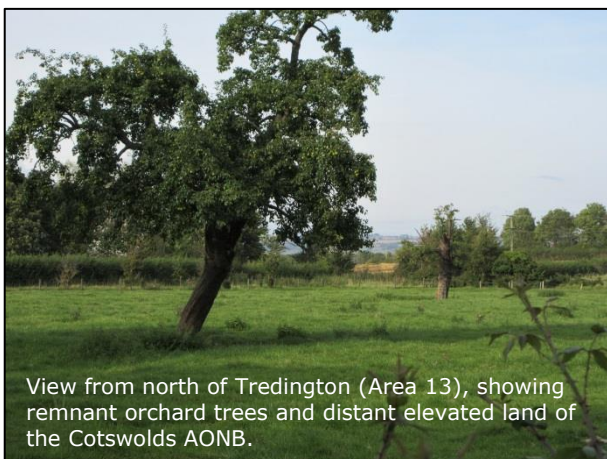
## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Flat/gently undulating landform, with some hillocks in the west.</li> <li>Agricultural land follows a rectilinear, moderate-scale field pattern, which becomes more irregular near Apperley in the west. The flat topography and low field boundaries create the perception of a larger scale landscape.</li> </ul>	<b>M</b>
Natural character	<ul style="list-style-type: none"> <li>Land use is dominated by arable fields divided by low hedges with some mature hedgerow trees.</li> <li>Occasional small woodlands are located amongst the farmed land, some of which are BAP priority habitats. Other BAP priority habitats include floodplain grazing marsh, traditional orchards and good quality semi-improved grassland.</li> <li>The Walton Cardiff Ponds Key Wildlife Site is located in the north of the area.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>The HLC indicates that the majority of fields are post-medieval in origin.</li> <li>The landscape provides rural setting to historic features such as the deserted medieval village Scheduled Monument at Walton Cardiff and listed buildings including the Grade I listed Church of St John and the Baptist and Church of St Catherine as well as many Grade II* and II listed buildings.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Several villages are dispersed throughout the Broad Area including nucleated settlements such as Apperley, The Leigh and Fiddington and the linear settlements of Tredington, Deerhurst Walton and Gotherington.</li> <li>The area has intervisibility with parts of southern of Tewkesbury and provides a rural setting to the town.</li> <li>An MOD depot is situated in the north, on the eastern outskirts of Tewkesbury.</li> <li>Buildings are often red brick although traditional timber framed buildings are also common.</li> <li>The landscape contributes to the physical and perceived sense of separation between Bishop's Cleeve, Tewkesbury and other smaller villages.</li> </ul>	<b>M</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Views are long reaching due to the open and expansive character of the area.</li> <li>Elevated parts of the Broad Area such as assessment area 14 have open and expansive views, whereas assessment area 9 has a more enclosed feel due to the presence of surrounding elevated Cotswolds to the north and west.</li> <li>There is intervisibility with the elevated areas of the Cotswolds AONB to the east throughout the whole Broad Area.</li> </ul>	<b>M-H</b>

<sup>1</sup> Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

	<ul style="list-style-type: none"> <li>• The A435 and A38 are slightly elevated compared to their surroundings resulting in long distance views from these roads.</li> <li>• A pylon route crosses the area, marking the open skylines.</li> <li>• The gently undulating landform can create the illusion of well-wooded skylines in some parts.</li> </ul>	
Access and recreation	<ul style="list-style-type: none"> <li>• A series of major north-south transport links cross this area including the M5, the A38, the A435 and the railway line.</li> <li>• There is a well-developed network of public rights of way in the south-west of the area near Apperley, The Leigh, and Hardwicke as well as near Gotherington in the east. Elsewhere Public Rights of Way are sparse.</li> <li>• The Gloucester Way long-distance route passes through the area.</li> </ul>	<b>L-M</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• Open and expansive, with intact rural character and high levels of tranquillity away from the urban edges and main transport corridors.</li> <li>• The area has limited intervisibility with existing built development.</li> <li>• Noise disruption is experienced adjacent to the main transport routes.</li> </ul>	<b>M</b>

### Representative photographs





## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 8 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +					H

### Assessment Area 9 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

### Assessment Area 10 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

### Assessment Area 11 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 12 (urban extension)

Development scenario	Landscape Sensitivity				
----------------------	-----------------------	--	--	--	--

Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H

#### Assessment Area 13 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

#### Assessment Area 14 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

#### Assessment Area 18 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

#### Assessment Area 19 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

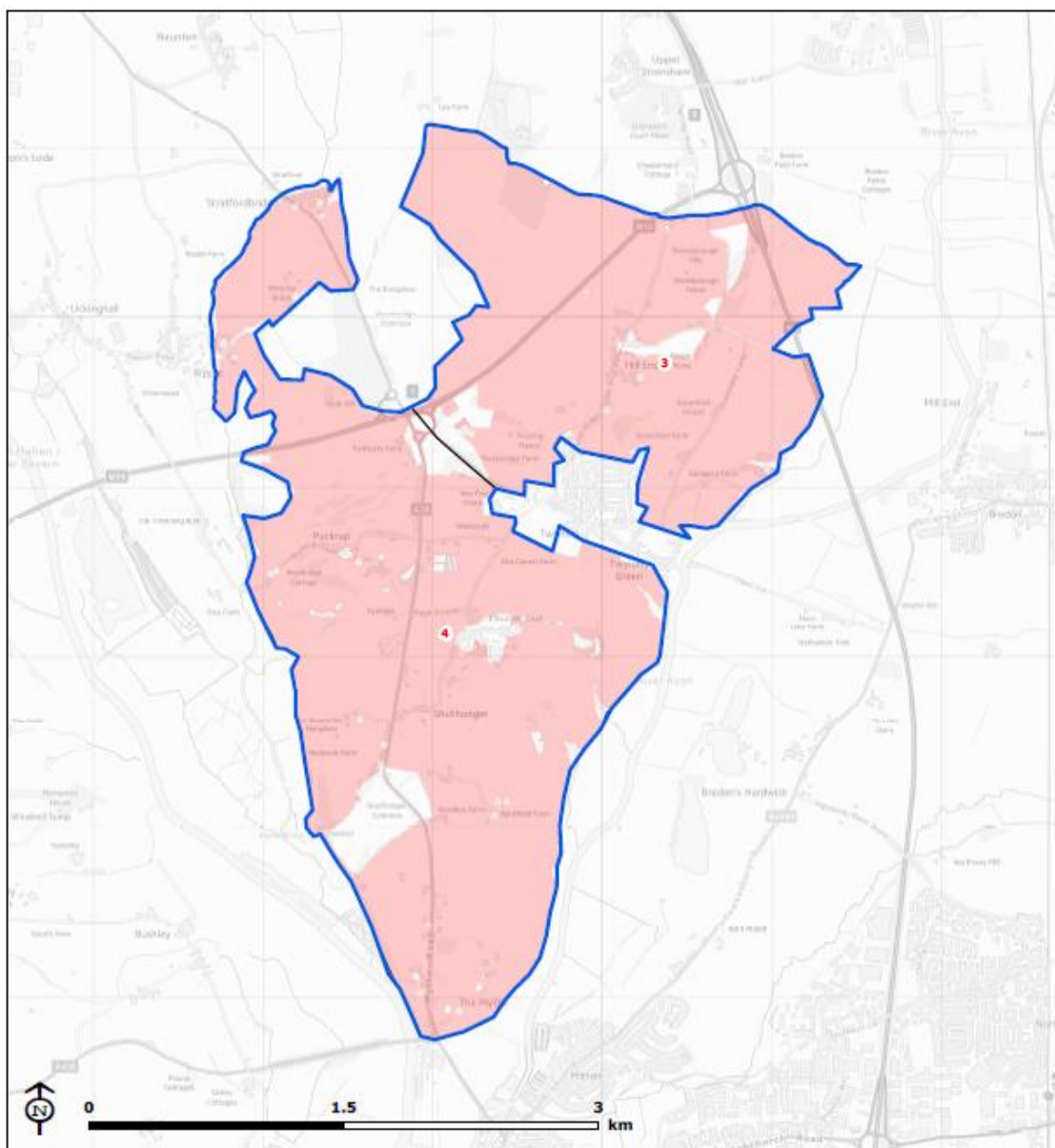
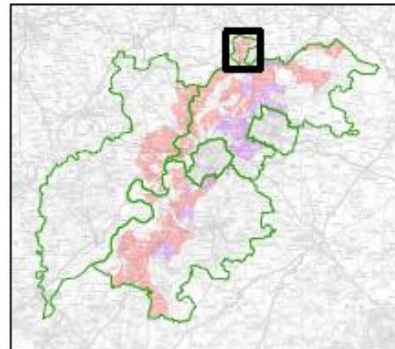
- Open and exposed landscape character with the gently undulating landform providing a high level of intervisibility across the Broad Area.
- More elevated areas such as that near Apperley provide panoramic open views.
- A high level of intervisibility with the elevated land of the Cotswolds AONB to the east.

- Occasional woodlands as well as BAP priority Habitats are located within the area.
- Rural and agricultural landscape character
- Risk of coalescence of small villages with larger urban settlements such as Gotherington with Bishop's Cleave.
- Intact rural character, with a sense of tranquillity due to open expansive character and lack of disturbance major transport routes (except the M5) throughout much of the Broad Area.
- Rural setting to the historic character of villages such as Tredington, Gotherington and Apperley containing high concentrations of listed buildings. In close proximity to these villages often have irregular field patterns and more pastoral character.
- Risk of coalescence between Tewkesbury and Newton.

# Broad Area 4

## Assessment Areas 3 and 4

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>The landform rises from the adjacent River Severn (west) and River Avon (east) to a maximum of 50 metres AOD. There are some steep slopes, ridges and small hills. Land immediately adjacent to the river tends to be flatter.</li> <li>Fields are moderate in scale and irregular in pattern.</li> </ul>	<b>M-H</b>
Natural character	<ul style="list-style-type: none"> <li>Land use is mixed with small scale pastoral land use common on the more steep and undulating landform and larger arable fields where the landform is flatter. Other significant land uses include the large golf course at Puckrup.</li> <li>The area contains numerous BAP priority habitats including floodplain grazing marsh, deciduous woodlands, lowland meadows, good quality semi-improved grassland and traditional orchards. Some are locally designated as Key Wildlife Sites.</li> <li>Wooded character as a result of frequent mature trees in hedgerow boundaries and tracts of mature woodland at Puckrup golf course.</li> <li>Upham Meadow and Summer Leasow SSSIs are adjacent to the east of the area.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>The area provides rural setting to Towbury Hill Camp scheduled monument, Church End Conservation Area and several Listed Buildings.</li> <li>There are diverse field patterns/origins within the area with a mixture of post-medieval and parliamentary enclosure.</li> <li>The landscape associated with Puckrup Hall has a parkland estate character, with numerous specimen trees. This area is now used as a golf course.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Settlement comprises scattered small villages and farms.</li> <li>Twyning and Hill End are nucleated settlements, however some of the other small villages have a linear pattern. Detached properties occur along the A38.</li> <li>The building vernacular is has a mixed character although red brick is a common building material.</li> </ul>	<b>M</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are expansive views to the east and west over the lower lying ground of the floodplains.</li> <li>There is intervisibility with elevated parts of the Cotswolds AONB to the northeast, including Bredon Hill.</li> <li>Frequent hedgerow trees and small copses mark skylines and give the area a well wooded appearance.</li> </ul>	<b>M-H</b>
Access and recreation	<ul style="list-style-type: none"> <li>Good network of public rights of way including footpaths, bridleways, traffic free cycle routes and part of Shakespeare's Avon Way long distance recreational route.</li> <li>A significant amount of land in the area is dedicated to recreational pursuits including holiday parks, golf courses and riding schools, however the majority is open to members only.</li> <li>The M50, M5 and A30 cross the Broad area. Other roads comprise narrow, rural lanes.</li> <li>The Broad Area is adjacent to large areas of common land in the north-west.</li> <li>A significant proportion of land in the west is part of the landscaped golf course at Puckrup.</li> </ul>	<b>M</b>

Perceptual and experiential qualities

- Open and expansive character overlooking the adjacent river floodplains.
- In the south of the area (away from major roads) the landscape has a rural and removed character. Noise disturbance associated with traffic on the M50 and M5 can detract from the rural and tranquil qualities of the landscape.

**M**

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 3 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Areas 4 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

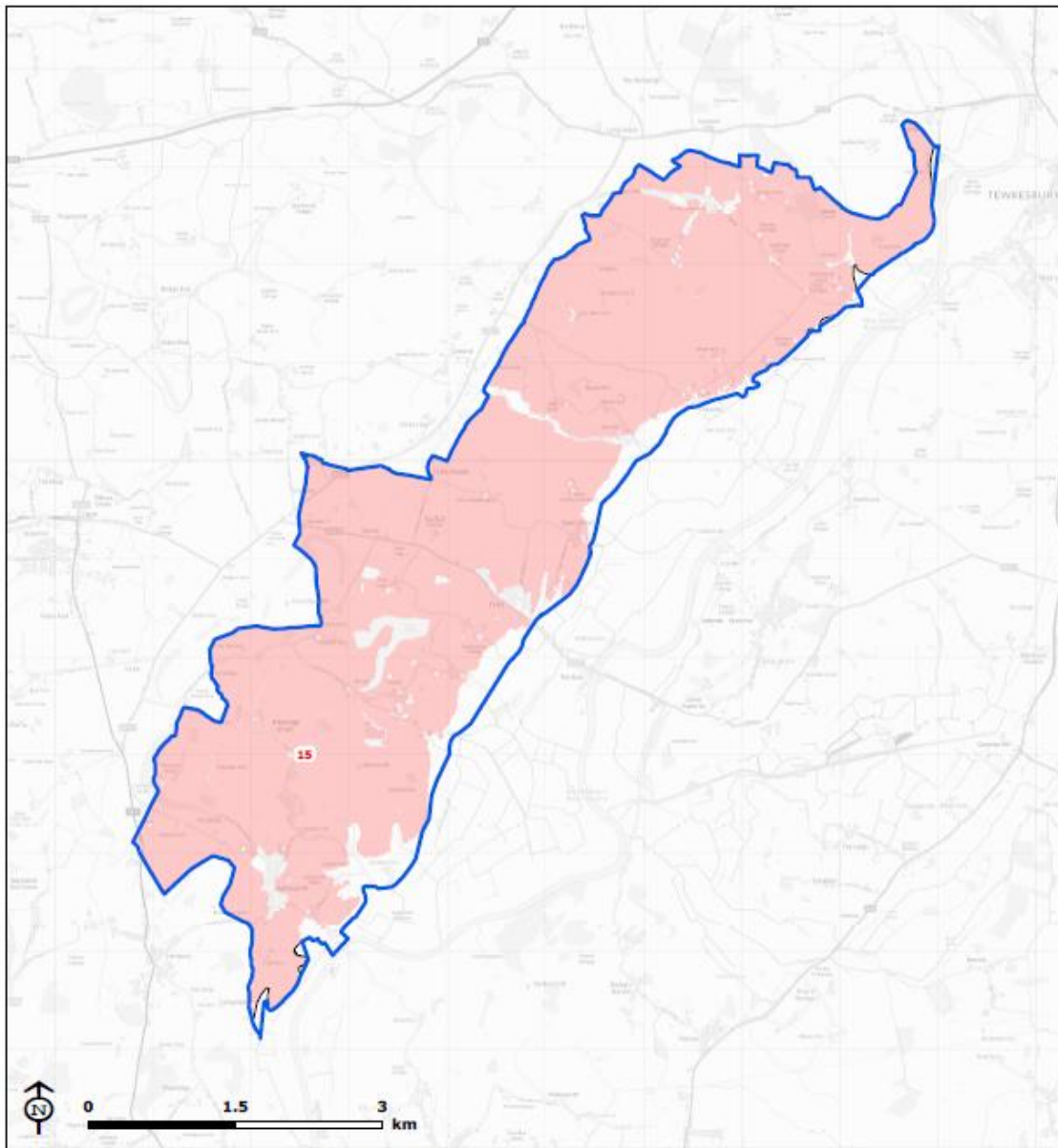
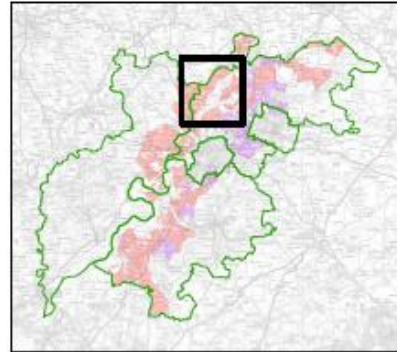
### The following provides a summary of the key landscape sensitivities within the Broad Area:

- Steep valley landform of the River Severn to the west and the River Avon to the east creating a strong sense of place.
- The steeply sloping land in the south of the Broad Area has a visual prominence from the surrounding landscape.
- Ecological habitats present varied BAP Priority habitats Key Wildlife Sites and adjacent SSSI.
- Setting to scheduled monument, Conservation Areas and listed buildings.
- Large areas of adjacent common land.
- Strong rural character with small nucleated villages.
- Long distance views over low lying river valleys.
- Shakespeare's Avon Way long distance recreational route.

# Broad Area 5

## Assessment Area 15

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions





## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Landform is a series of steeply undulating ridges and valleys. The landscape is punctuated by hills including Round Hill, Corse Wood Hill and Barrow Hill.</li> <li>Landform gives many parts of the area an intricate small scale character – particularly in the south near Hasfield and Wickridge Street. In the north an open and expansive feel is common as elevated areas such as Round Hill allow long reaching views over the surrounding land.</li> <li>Small tributaries of the adjacent River Severn carve the landscape including Paradise Brook and Newhall Brook.</li> </ul>	H
Natural character	<ul style="list-style-type: none"> <li>The primary land use is mixed arable and pasture. Fields are moderate to small scale and bound by hedgerows containing frequent mature trees. Ponds are a frequent feature within fields.</li> <li>Corse Grove and Forthampton Oaks are locally designated as Key Wildlife Sites.</li> <li>Woodland blocks are a common feature within the landscape and are often located on the steep slopes on the hills and ridges. Much of the woodland is identified as BAP Priority Habitat while some is also defined as ancient woodland.</li> <li>Orchards are commonly associated with farms and villages.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The HLC indicates that the majority of fields are medieval and post-medieval in origin. In the west there is some large scale irregular enclosure of 18th-19<sup>th</sup> century origin, likely to be parliamentary enclosure.</li> <li>The villages of Forthampton and Ashleworth contain Conservation Areas.</li> <li>The area contains several listed buildings including the Grade I listed Church of St Mary, Church of St Michael and The Great House.</li> </ul>	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Settlement comprises scattered small villages and farms. There are nucleated and linear villages. Occasional manor houses are also located within the area. The rural setting the landscape provides to the small villages is a key part of their identities.</li> <li>Building vernacular is diverse including a large proportion of red brick properties, but also some Cotswolds stone and Tudor style brick and wood frame buildings.</li> <li>The north of the area provides part of the wider rural setting to Tewkesbury.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are long distance views over the adjacent Severn Valley, particularly from elevated ground. The distinctive landform of the Cotswolds AONB is visible across the Severn Vale to the east.</li> <li>The ridges and hills within the area are visually prominent and have undeveloped skylines.</li> <li>Frequent trees within field boundaries and on the steep slopes</li> </ul>	M-H

	created wooded skylines.	
Access and recreation	<ul style="list-style-type: none"> <li>• Complex network of public rights of way including bridleways, and parts of National Cycle Route 45 and the Three Choirs Way long distance recreational route.</li> <li>• Access is primarily by a network of winding, sometimes steep rural lanes. The B4213 crosses the area and runs through Tirley.</li> </ul>	<b>M-H</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• A traditional rural landscape, with few modern influences and high levels of tranquillity. Traffic noise from the nearby A417 can impact on tranquillity locally.</li> <li>• There is a sense of openness and exposure on the elevated ridges and hills.</li> <li>• The area has a strong sense of place due to its location adjacent to the River Severn.</li> </ul>	<b>H</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 15 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings					H
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

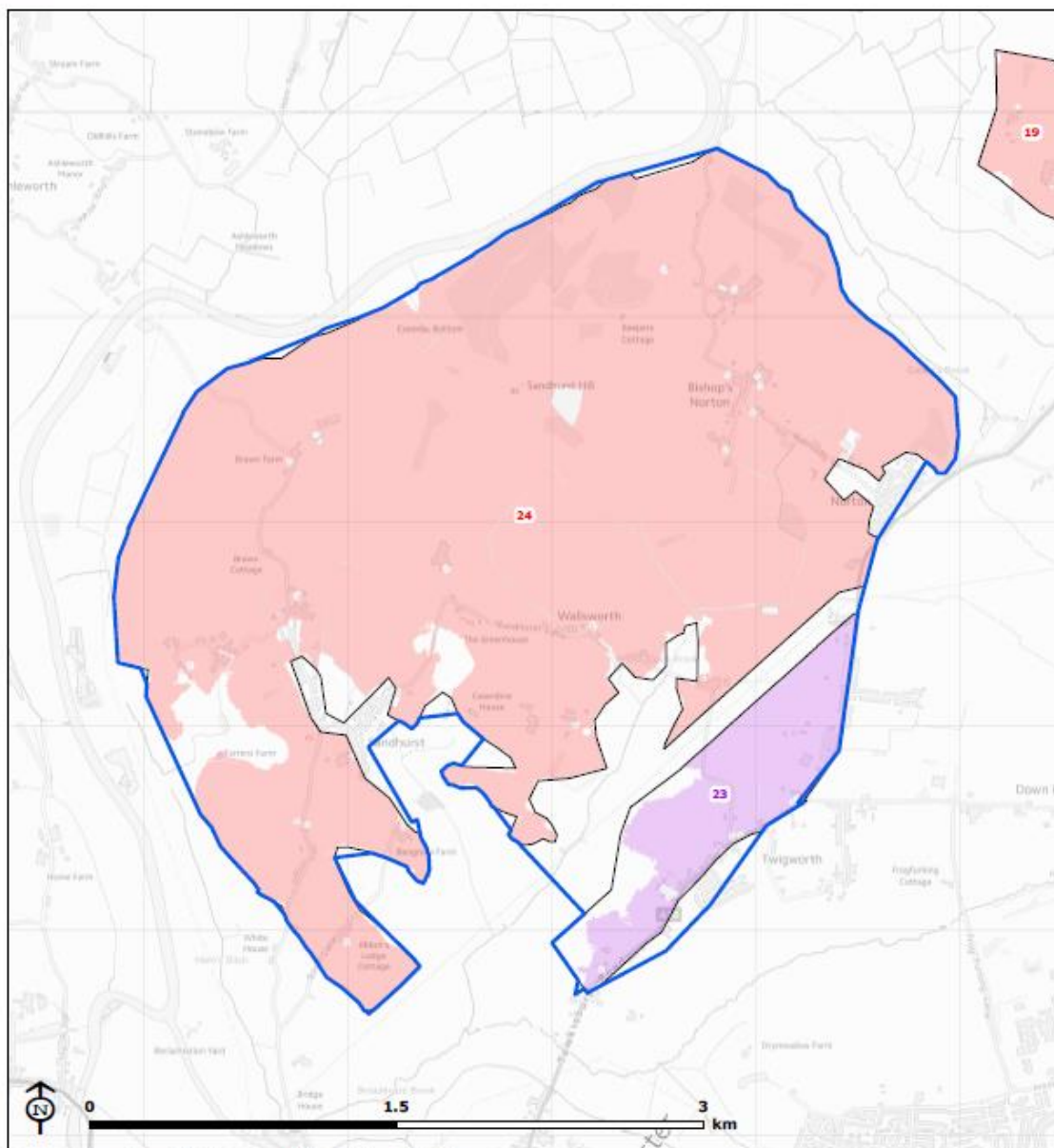
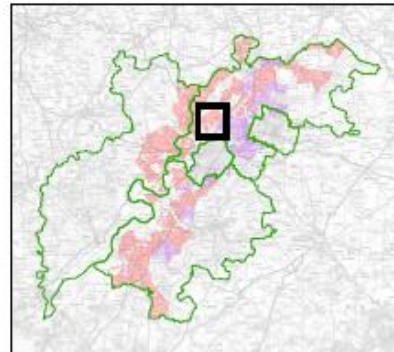
**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- Steeply undulating ridge, valley and hills landform, particularly in the south of the area.
- BAP priority habitats including frequent deciduous woodlands, traditional orchards and some areas of calcareous grasslands.
- Setting to historic villages often containing listed buildings and/or conservation areas.
- Long distance views over surrounding valleys.
- Slopes create visually prominent undeveloped skylines.
- Complex public rights of way network including the Three Choirs Way.
- Rural and removed area with tranquil perceptual qualities and little in the way of built development.

# Broad Area 6

## Assessment Area 23 and 24

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
<p>The area is situated to the north of Gloucester and to the east of the River Severn. The area contains Sandhurst Hill which is locally distinctive on the otherwise gently undulating landscape. The area is relatively rural with agriculture forming the main land use. The villages of Sandhurst and Norton are located in the area and are linked to the surrounding area by a network of rural lanes. The north of the area is within the Vale Hillocks Gloucestershire Landscape Character Area whilst the south is in the Settled Unwooded Vale Gloucestershire Landscape Character Area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>The undulating landform rises steeply in the north west of the area, culminating in the distinct features of Sandhurst Hill and Norton Hill.</li> <li>The valley of the River Severn defines the western edge of the Broad Area. Cox's Brook and smaller tributaries also pass through the area.</li> <li>Field pattern is medium-large scale and irregular.</li> </ul>	<b>M-H</b>
Natural character	<ul style="list-style-type: none"> <li>Majority of fields under arable cultivated and are bound by well-established hedgerows.</li> <li>Some large woodland areas, particularly on hills, these include BAP Priority Habitat deciduous woodlands and some ancient woodland. To the north of the Broad Area is surrounded by floodplain grazing marsh associated with the River Severn.</li> <li>Orchards are associated with the settlements; these are often identified as BAP Priority Habitats.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>The HLC indicates that a significant proportion of enclosure is irregular piecemeal enclosure which is likely to be medieval or early post-medieval in date. There are some areas of regular post-medieval parliamentary enclosure.</li> <li>To the north of Bishop's Norton is an area with a designed parkland character resulting from specimen trees and avenues.</li> <li>The area provides rural setting to listed buildings including the Grade II* listed Wallsworth Hall and the Church of St Lawrence in Sandhurst. Many of the farm buildings within the landscape are also listed.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>The area provides setting to the small villages of Sandhurst and Norton. Farms are scattered across the area.</li> <li>The building vernacular is most commonly red brick, although rendered buildings are also present.</li> <li>Twigworth has a linear settlement pattern following the A38.</li> <li>The landscape contributes to the wider rural setting to the north of Gloucester. Hatherley and Broadboard Brook form a barrier between the city and the Broad Area.</li> <li>The area provides a sense of separation between and prevents the coalescence of Twigworth with Gloucester.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are long distance views from elevated areas such as Sandhurst Hill. These extend across the River Severn towards the Forest of Dean and to the distinct landform of the Cotswolds AONB to the east.</li> <li>Low cut hedgerows and the gently undulating landform also enable long views.</li> <li>The wooded skylines of Sandhurst Hill are a distinct feature.</li> <li>A pylon route passes through the area in the south east and is prominent on skylines. There are also two TV relay station towers to the south of Wallsworth.</li> </ul>	<b>M-H</b>
Access and recreation	<ul style="list-style-type: none"> <li>A network of footpaths and bridleways link the settlements and farms.</li> <li>A small section of the Severn Way long distance recreational route passes through the north of the area.</li> <li>The east of the area is bound by the A38. Rural lanes provide access between the villages and farmsteads.</li> </ul>	<b>L-M</b>

Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>Strongly rural with high levels of tranquillity resulting from lack of modern influences within the landscape.</li> <li>Strong sense of place, owing to the distinct landform, location adjacent to the River Severn and views to the Cotswolds escarpment.</li> <li>Noise from the A38 can intrude on the rural and tranquil perceptual qualities on the eastern edge of the area.</li> </ul>	<b>M-H</b>
---------------------------------------	---	------------

## Overall assessment of landscape sensitivity

### Area 23 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

### Area 24 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Representative photographs



## Summary of key sensitivities to development





Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

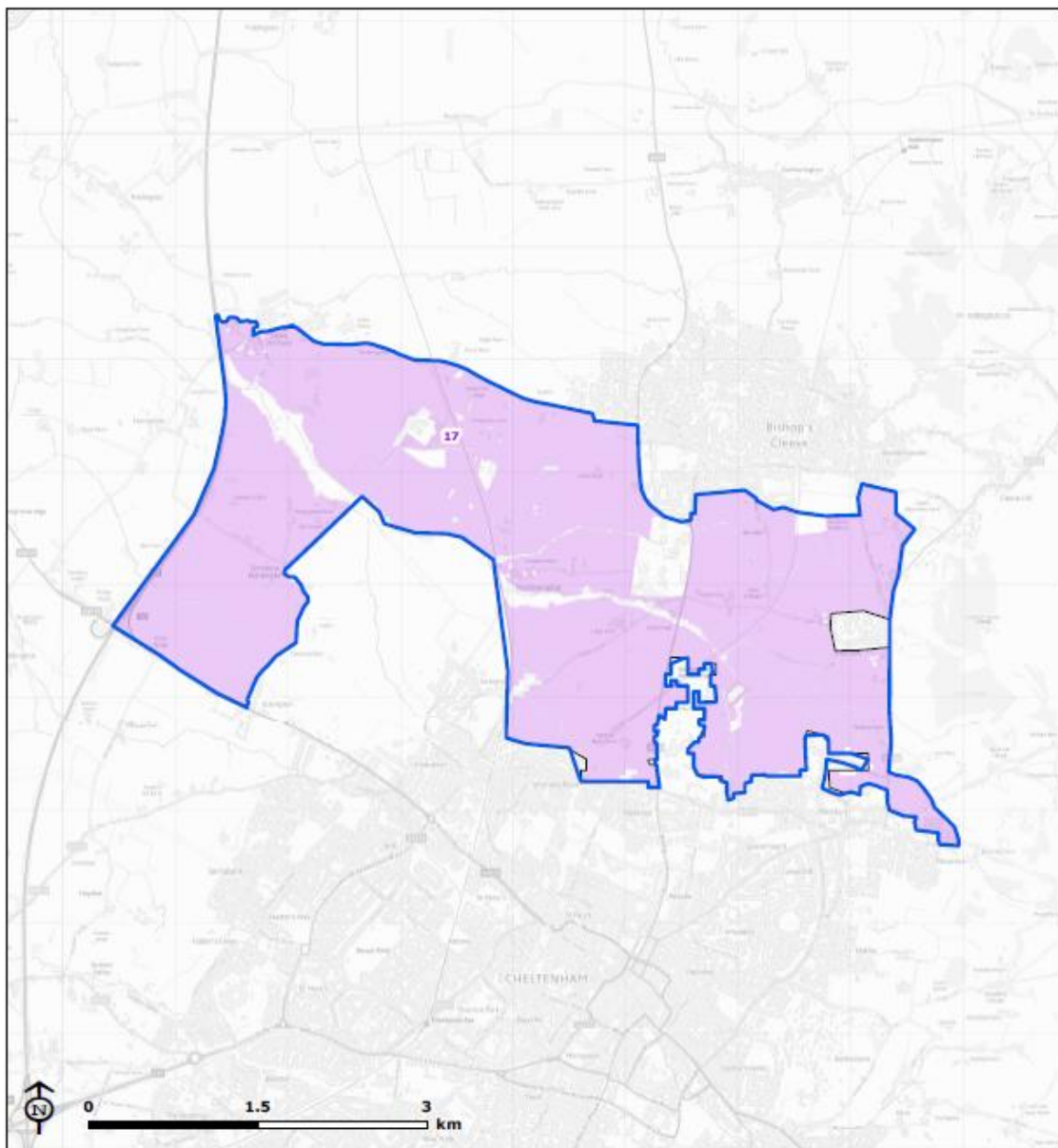
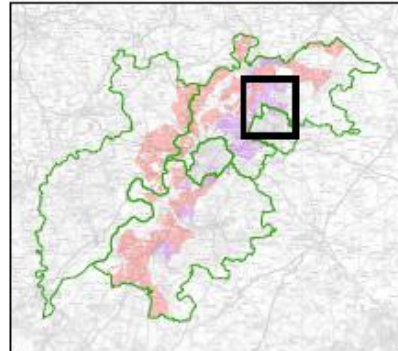
### **The following provides a summary of the key landscape sensitivities within Broad Area:**

- Undulating landform containing the distinct features of Sandhurst Hill and Norton Hill due to the visual prominence of these landforms on the local landscape
- Good provision of habitats including BAP Priority Habitat deciduous woodlands and some ancient woodland.
- Rural setting to existing settlement and historic merit such as the Grade I listed Church of St John the Evangelist in Slimbridge and Grade I listed Frampton Court accompanied by the Frampton Court Grade II\* Listed Parks and Gardens.
- The area provides a sense of separation and prevents the coalescence of the small villages of Twigworth, Walsworth and Sandhurst with Gloucester.
- Long distance views from elevated areas such as Sandhurst Hill.
- Network of rural lanes and public rights of way.
- Rural and removed with tranquil perceptual qualities, despite proximity to Gloucester.

# Broad Area 7a

## Assessment Area 17

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions





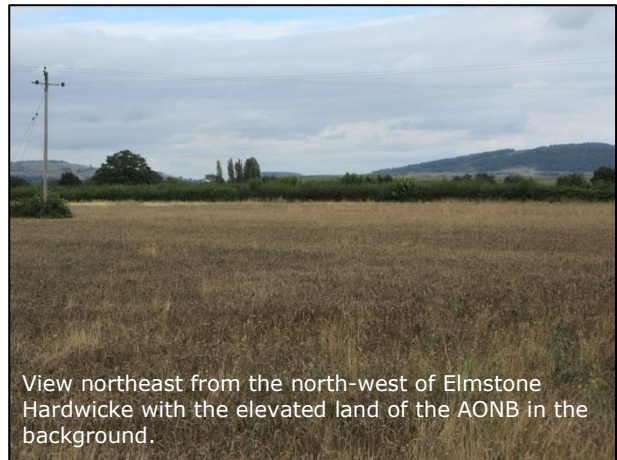
## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>A flat to gently rolling landscape with more steeply sloping topography in the south and southeast as the landform transitions to the sloping adjacent Cotswolds AONB.</li> <li>Field pattern is mixed with some regular and irregular patterns, but usually of moderate scale.</li> <li>The River Swilgate crosses the north of the area.</li> </ul>	L-M
Natural character	<ul style="list-style-type: none"> <li>Mix of arable and pastoral agriculture as well as areas of sand and gravel extraction, a landfill site and Cheltenham Race Course.</li> <li>Hedgerows contain frequent mature trees, in places enclosing the otherwise open and expansive landscape.</li> <li>BAP Priority Habitats include deciduous woodlands, traditional orchards and lowland meadows. Some are locally designated including the Key Wildlife Site at Wingmoor Farm Meadow.</li> <li>Wingmoor Farm Sand &amp; Gravel Pit is identified as a RIGS.</li> </ul>	L-M
Historic landscape character	<ul style="list-style-type: none"> <li>The area provides rural setting to historic assets including the moated site Scheduled Monument adjacent to Cheltenham Race Course, the Conservation Areas of Woodmancote and Swindon and numerous listed buildings including the Grade I listed Chapel of St James the Great at Stoke Orchard.</li> <li>The Gloucestershire and Warwickshire Heritage Railway crosses the landscape.</li> <li>The HLC indicates a mix of field origins. Many fields have experienced boundary removal and reorganisation.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>There is some intervisibility between existing settlement in Cheltenham and Bishop's Cleeve, however in many places the landform conceals the existing settlements. The landscape maintains the perceived and actual sense of separation between Cheltenham and Bishop's Cleeve.</li> <li>The area provides rural setting to properties on the northern settlement edge of Cheltenham, within Southam and on the southern outskirts of Bishop's Cleeve.</li> <li>Development within the area consists of isolated farms, clusters of cottages and some industrial estates. Residential properties are often built in red brick.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Escarpmnts within the Cotswolds AONB to the east are prominent in views and form distinctive skyline features. The Broad Area has high levels of intervisibility with the AONB. The area is overlooked by the viewpoint on Cleeve Common.</li> <li>Generally open and expansive area with long distance views where hedgerows allow.</li> <li>Skylines are mostly undeveloped and are often marked by trees or woodland.</li> </ul>	M-H
Access and	<ul style="list-style-type: none"> <li>Part of the Cheltenham Circular Footpath recreational route crosses the south of the area. This is supplemented by a good network of public rights of way (which is more developed in the</li> </ul>	M

<sup>1</sup>Special Landscape Areas are referred to within Policy LND2 in the 'Tewkesbury Borough Local Plan to 2011 – March 2006'. This policy has been carried forward as Policy ENV1 in the 'Tewkesbury Borough Plan: Draft policies and site options for public consultation 2011-2031', which is yet to be adopted.

recreation	<p>south).</p> <ul style="list-style-type: none"> <li>• The area is crossed by two railway lines (one of which is the Gloucestershire Warwickshire Heritage Railway).</li> <li>• The A435 links Bishop's Cleeve with the north of Cheltenham and the M5 is adjacent to the west of the area. Several narrow rural lanes also cross the landscape.</li> </ul>	
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• Although the landscape has an open character, there is minimal intervisibility between built features and the surrounding landscape.</li> <li>• Strong sense of place afforded by the location of the area adjacent to the Cotswolds escarpment.</li> <li>• Despite its often rural agricultural land uses frequent industrial estates and busy roads detract from the overall rural character.</li> <li>• Transport and extractive infrastructure create localised sound pollution, but are generally well concealed visually.</li> </ul>	<b>M</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 17 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

## Summary of key sensitivities to development

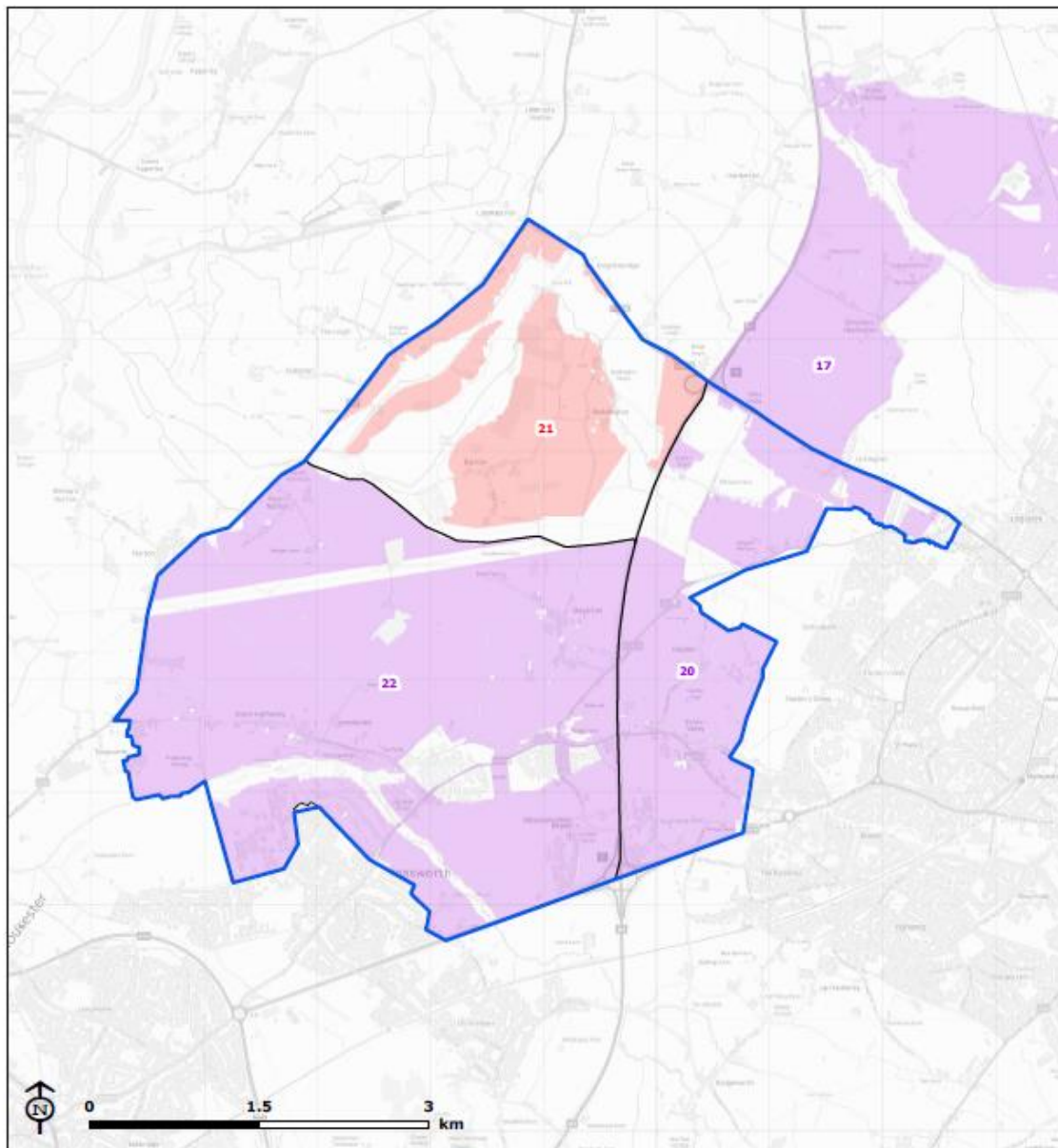
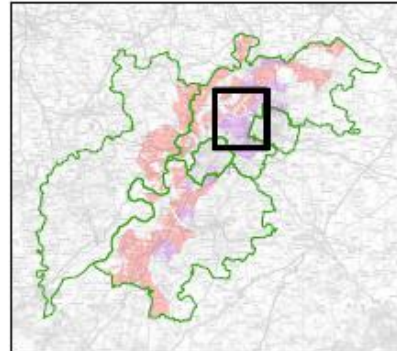
### The following provides a summary of the key landscape sensitivities within the Broad Area:

- Gently rolling landform with some slopes in the east.
- Ecological resources including BAP Priority Habitats, adjacent Local wildlife sites and well-established mature tree hedgerows.
- Rural setting for existing settlement and historic features including two listed buildings and a scheduled monument.
- Enclosed landscape character due to frequent mature hedgerow trees.
- The area plays an important role in retaining the sense of separation between the Cheltenham and Bishop's Cleeve to the north.
- Intervisibility with the escarpment landscapes of the nationally important landscape of the Cotswolds AONB to the east.
- Good network of public rights of way including the Cheltenham Circular Footpath recreational route.

# Broad Area 7b

## Assessment Areas 20, 21 and 22

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity Assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Broad Area 7b lies to the west of Cheltenham and to the north east of Gloucester, with the A40 marking the southern boundary of the area and the A4019 marking the northern boundary. The area is mostly large scale agricultural land; however urbanising features from the nearby settlements influence the landscape including several active industrial sites. The area is mostly within the Settled Vale Gloucestershire Landscape Character Area, although parts are within the Floodplain Farmland Landscape Character Area.		
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Flat to gently undulating landform with the River Chelt, Leigh Brook, Hatherley Brook and other small watercourses defining the landscape. Other topographical features include small hills including Barrow Hill and the hill at Prior's Norton.</li> <li>Moderate to large irregular fields, with a more regular pattern in the west.</li> </ul>	L-M
Natural character	<ul style="list-style-type: none"> <li>The primary land use is arable farming. Fields are normally enclosed by well-established hedgerows or ditches, containing frequent mature ash, oak and willow trees.</li> <li>Areas of BAP Priority Habitats including deciduous woodlands, floodplain grazing marsh and traditional orchards, some areas of BAP priority habitat are locally designated including Prior's Grove.</li> <li>Woodland blocks are common amongst the farmed landscape, including some areas of ancient woodland.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The area provides setting to several historic features including the Moat House Scheduled Monument and listed buildings such as the Grade I Church of St Mary Magdalene as well as several grade II* and II listed buildings.</li> <li>Some areas have a parkland estate character, including Boddington Manor and Butler's Court.</li> <li>The HLC identifies a mixed of field origins. Many areas have undergone field boundary loss or reorganisation.</li> </ul>	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Contains a series of small villages and hamlets including Staverton, Prior's Norton, Bamfurlong, Hayden, Down Hatherley, Boddington and Barrow. In places, these are dwarfed by large industrial estates.</li> <li>The area maintains the physical and perceived sense of separation between Gloucester and Cheltenham.</li> <li>There is some intervisibility with properties on the western settlement edge of Cheltenham, although this is often screened by mature tree hedgerows.</li> <li>Closer to the A40 there are large business parks, a sewage treatment works and Gloucestershire Airport.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>This area is generally open and expansive with some long distance views. There is some intervisibility with built features in the south of the area.</li> <li>The Malvern Hills can be seen in distant views. Views include the ridges and hills to the west of the River Severn. Cotswolds AONB escarpment is prominent throughout the area.</li> <li>Two pylon and overhead line routes cross through the area forming prominent skyline features on the otherwise open landscape. Skylines are frequently marked by woodland.</li> </ul>	M
Access and recreation	<ul style="list-style-type: none"> <li>Busy transport links including the M5 and several A and B roads run through this area. Narrow rural lanes provide access to the villages, although these are often busy with traffic.</li> <li>Part of the Gloucestershire Way long distance recreational route follows the Hatherley Brook through the area. There is a good, interconnected network of public rights of way, particularly in the west near Down Hatherley.</li> </ul>	M

Perceptual and experiential qualities

- Remaining rural character, particularly in the north of the area.
- Significant sound pollution and movement in the landscape from transport links including major roads and the airport.
- Intervisibility with built features throughout the area, due to the frequency of large industrial estates and the open character of the rural landscape.
- Cotswold escarpment creates a strong sense of place.

**M**

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 20 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

### Assessment Area 21 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 22 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

## Summary of key sensitivities to development

### The following provides a summary of the key landscape sensitivities within the Broad Area:

- Locally prominent hills including Barrow Hill and the hill at Prior's Norton.
- High levels of intervisibility with the Cotswolds AONB escarpment which creates a strong sense of place.
- Semi-natural habitats including BAP Priority Habitats, ancient woodlands and well-established hedgerows with frequent mature trees.
- Rural setting provided to small dispersed villages and isolated farms.
- The role of the area in maintaining the sense of separation between Gloucester and Cheltenham.

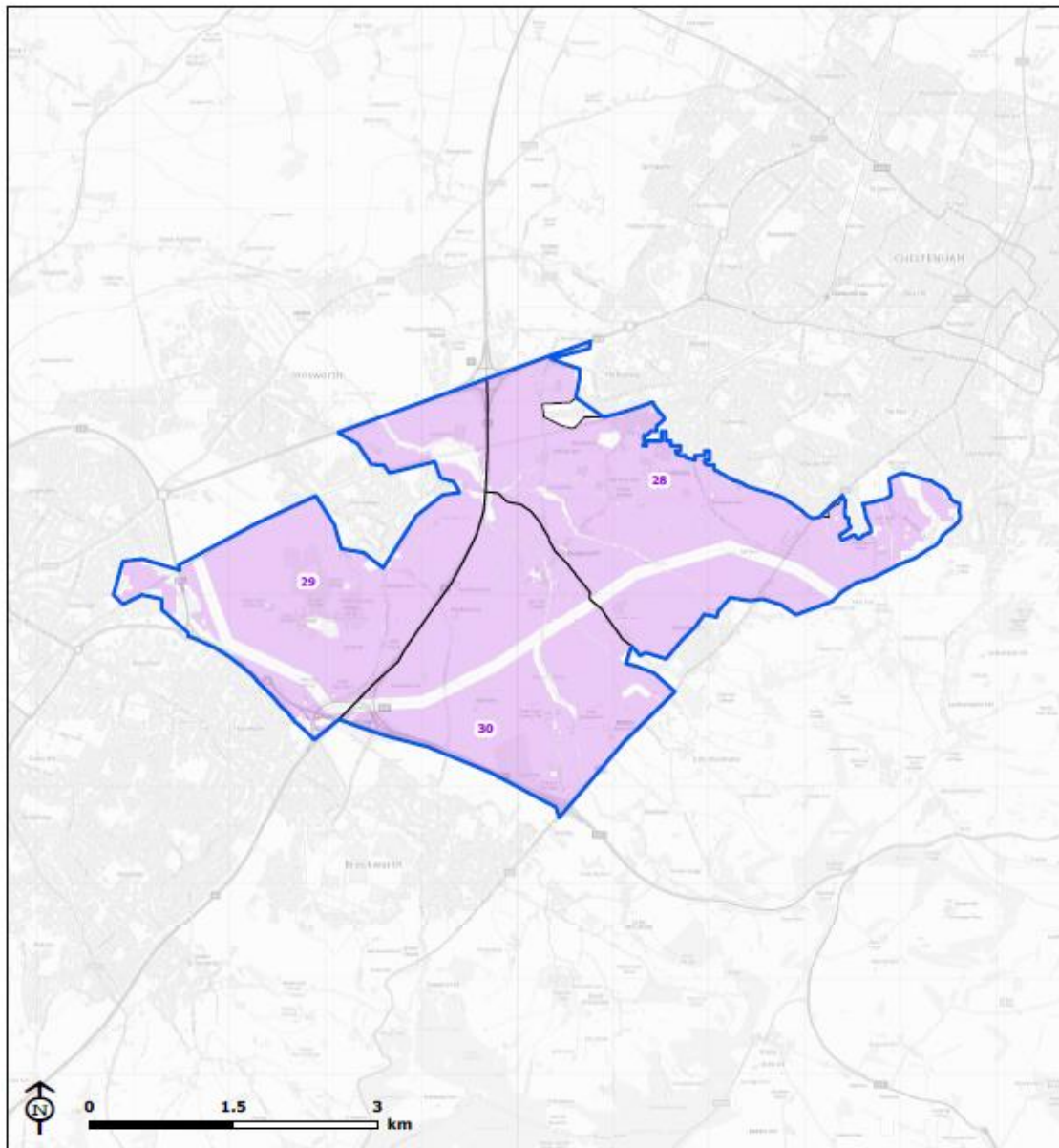
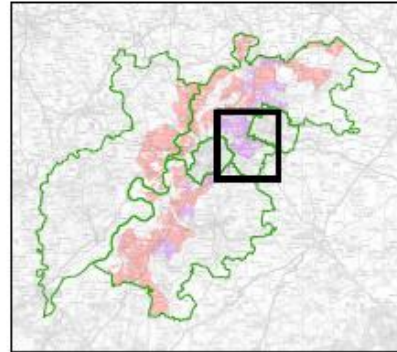
- Open and expansive landscape character with long distance views.
- Well-developed network of public rights of way including part of the Gloucestershire Way long distance recreational route.



# Broad Area 7c

Assessment Areas 28, 29 and 30

- Study Area
- Broad Area
- Broad Development Site
- Assessment Area - New Settlements
- Assessment Area - Urban Extensions

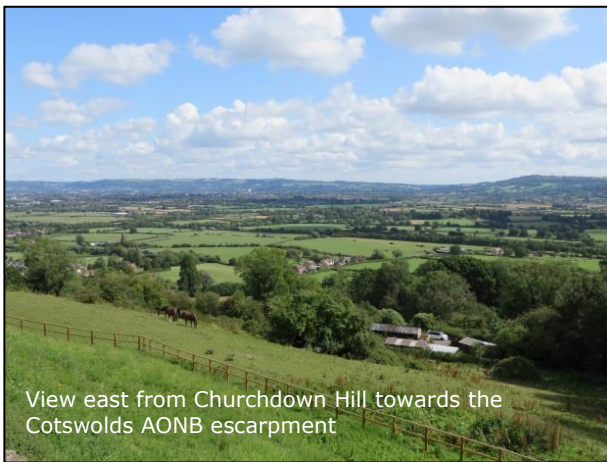


## Landscape sensitivity Assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Relatively flat to gently undulating topography. Churchdown Hill and Tinker's Hill are steep landforms located to the south of Churchdown. Small streams including Ham Brook and Norman's Brook cross the landscape.</li> <li>Mixture of mostly moderate scale, irregular fields, with some larger amalgamated fields.</li> </ul>	<b>M-H</b>
Natural character	<ul style="list-style-type: none"> <li>Land use is primarily arable agriculture with some pasture.</li> <li>Fields are divided by low cut hedgerows with occasional trees. Mature in-field trees also contribute to the wooded character. Woodland often follows the watercourses.</li> <li>BAP Priority Habitats include deciduous woodlands, lowland meadows and traditional orchards. Some of these habitats are designated including Key Wildlife Sites (Churchdown Hill Meadows and Chosen Hill Nature Reserve) and the nationally important Badgeworth SSSI.</li> <li>Shurdington Sand &amp; Gravel Pit RIGS is located in the south of the area.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>The landscape provides a rural setting for several heritage assets including the Churchyard Cross Scheduled Monument, the Moated site and fishponds at Church Farm Scheduled Monument and the Grade I listed Church of St Bartholomew and Church of The Holy Trinity as well as several grade II* and II listed buildings.</li> <li>Field pattern has a mixture of origins according the HLC. Many areas have experienced boundary loss and/or reorganisation. There are also areas of post medieval cleared woodland.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>Existing settlement is limited to the small village of Badgeworth and scattered farms in the north. Buildings are typically local stone or brick.</li> <li>The area provides rural setting to southern parts of Cheltenham, Churchdown, Shurdington and northern parts of Gloucester. Churchdown Hill is a distinctive backdrop.</li> <li>The area contributes to the perceived and actual sense of separation between Cheltenham and Gloucester.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are expansive views over surrounding landscape from Churchdown Hill. The hills form distinctive woodland skylines.</li> <li>There is intervisibility with the elevated ridges of the Cotswolds AONB located to the east of the area.</li> <li>Skylines within the area are mostly undeveloped and marked by occasional woodland, although a pylon route crossing the area also marks the skyline.</li> <li>Sense of openness and exposure on elevated ground at Churchdown Hill. Trees/woodland provide localised enclosure where present.</li> </ul>	<b>M-H</b>

<p>Access and recreation</p>	<ul style="list-style-type: none"> <li>• Major transport routes including the M5, A471 and the railway line cross the area. The majority of road access to the area is via minor rural lanes.</li> <li>• The area contains part of the Cheltenham Circular Footpath and Gloucestershire Way long distance recreational routes as well as a strong network of other public rights of way, particularly in the west.</li> <li>• There are areas of Open Access Land on Churchdown Hill/Tinker's Hill.</li> </ul>	<p><b>M</b></p>
<p>Perceptual and experiential qualities</p>	<ul style="list-style-type: none"> <li>• Mostly intact rural character with high levels of tranquillity despite the proximity of urban development.</li> <li>• Noise and movement associated with transport infrastructure, including the M5 and Gloucester Airport.</li> <li>• Open and exposed elevated ground including Churchdown Hill.</li> </ul>	<p><b>M</b></p>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 28 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

### Assessment Area 29 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

### Assessment Area 30 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

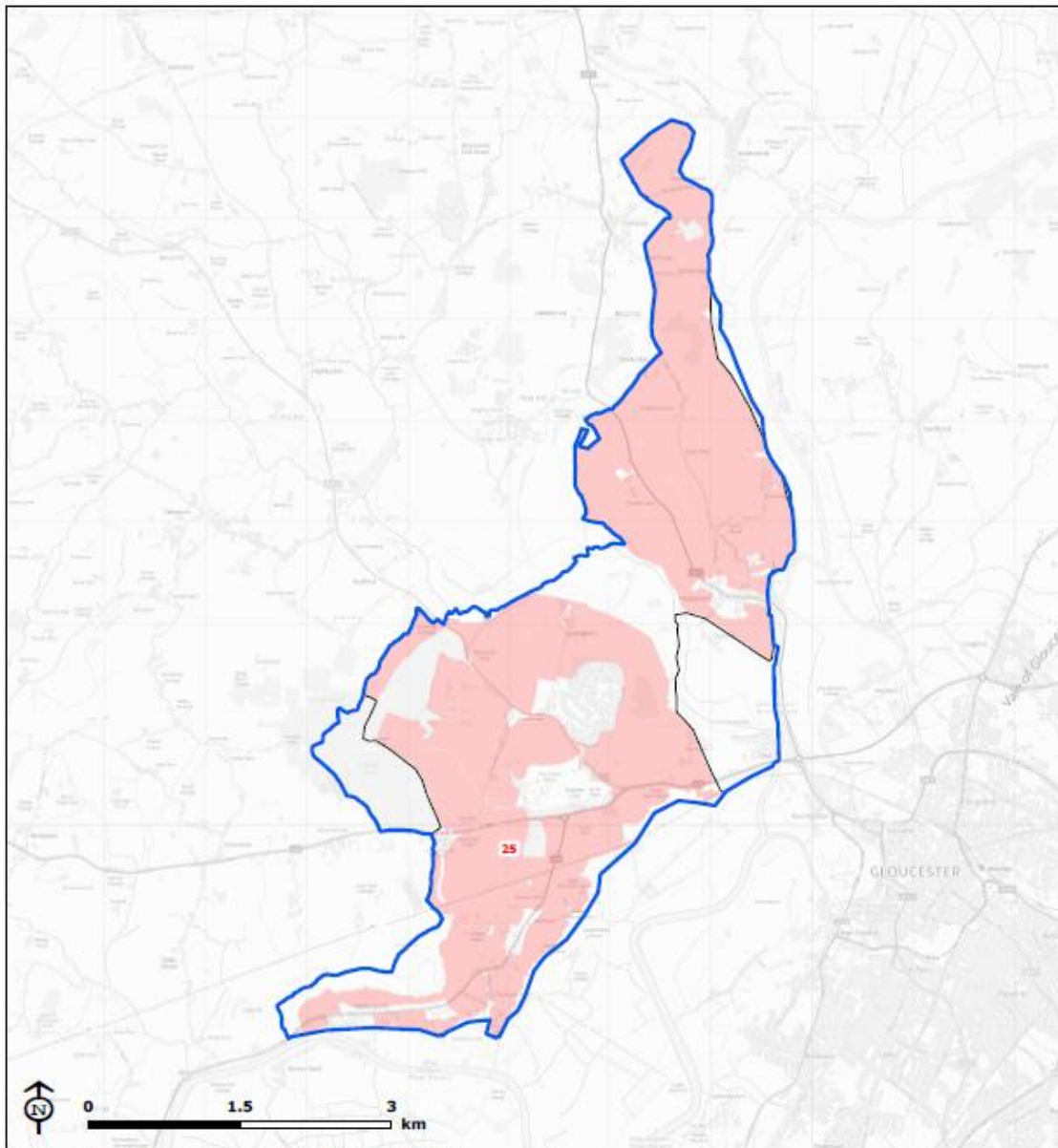
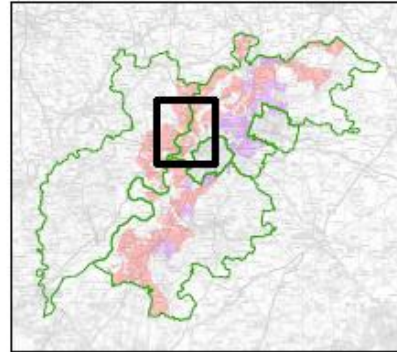
- The steep landscape feature of Churchdown Hill, which provides panoramic views over the surrounding low-lying landscape and a distinctive backdrop to existing settlements.
- Good provision of ecological habitats including BAP Priority Habitats, Key Wildlife Sites and SSSIs.
- Sparsely settled character including the village of Badgeworth and scattered farms.
- Intervisibility with the elevated ridges of the nationally significant Cotswolds AONB.
- Sense of separation the landscape provides between Gloucester and Cheltenham.
- Distinct rural character despite some modern influences.



# Broad Area 8

## Assessment Area 25

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions

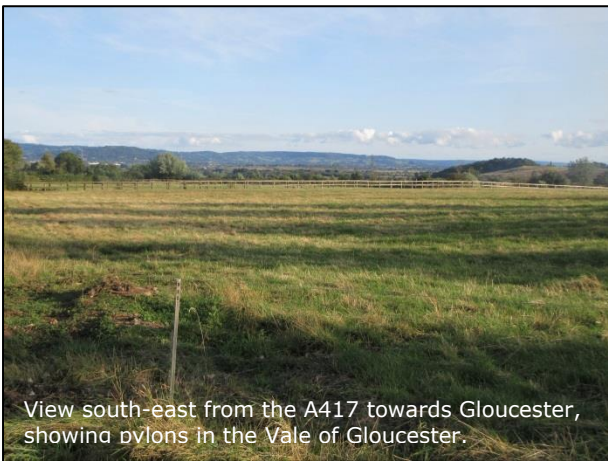


## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Sloping land associated with the River Severn (to the east) and River Leadon (which crosses the area to the north of Highnam).</li> <li>Distinctive ridges and hills which rise above the surrounding vale and floodplain landscape, including Lassington Hill, Clay Hill and Woolridge. Landform is particularly dramatic north of Highnam.</li> <li>Medium to large scale mosaic of hedged fields with a combination of both regular and irregular field pattern.</li> </ul>	<b>M-H</b>
Natural character	<ul style="list-style-type: none"> <li>Mixed arable and pasture land use, with some areas of scrubby land on the steeper slopes. Arable land use is more common in the north of the area, whilst pasture becomes the predominant land use south of the A48. At Higham Court there is an area of parkland estate planting.</li> <li>Woodland blocks (including ancient woodland) provide a textural backdrop to the surrounding vale and floodplain farmland. Some are locally designated as Key Wildlife Sites including Lassington Wood and Highnam Complex</li> <li>Hedgerow, streamside trees and shelterbelts also contribute to the wooded character of the landscape.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>Highnam Court Registered Park and Garden (Grade II* Registered Park and Garden) is located in the centre of this Broad Area. The surrounding countryside provides rural setting to this heritage asset.</li> <li>Clusters of listed buildings are associated with the settlements.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>A sparsely settled landscape; nucleated villages include Highnam and Maisemore. Elsewhere, development is limited to scattered farms and rural dwellings.</li> <li>Mixed vernacular of traditional brick, timber and stone and slate and thatch roofing, with material form the Cotswolds limestones and clay vales.</li> <li>The landscape forms part of the wider rural setting to the west of Gloucester.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Long views from roads and footpaths across the adjacent low lying plain from higher ground. Surrounding hills, ridges, escarpment and outliers form a backdrop to many views across the Vale.</li> <li>Skylines and mostly undeveloped and wooded. Pylons and overhead lines mark the skylines in the centre of the area.</li> <li>Some localised enclosure from woodland and trees.</li> <li>Views over the lower lying land of the Severn Valley to the Cotswolds AONB in the east and the elevated landscapes of the Forest of Dean/ Malvern Hills to the west/north-west.</li> </ul>	<b>H</b>
Access and recreation	<ul style="list-style-type: none"> <li>The road network is generally undeveloped, with limited A-roads passing through the area. Other roads tend to be narrow ancient sinuous lanes.</li> </ul>	<b>M</b>

	<ul style="list-style-type: none"> <li>• Network of public rights of way including parts of the Three Choirs Way footpath and cycle route. (which links to the Severn Way).</li> <li>• Rodway Hill Golf Club is located in the wet of the area.</li> </ul>	
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• Strong rural character with high levels of tranquillity resulting from an absence of significant urban development.</li> <li>• Sense of remoteness despite the close proximity of Gloucester and strong sense of place due its location adjacent to the rivers.</li> <li>• Major roads including the A417, A40 and A48 cross the landscape, introducing noise to the otherwise tranquil area.</li> </ul>	<b>M-H</b>

### Representative photographs





## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within an assessment area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each Assessment Area profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Area 25 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

## Summary of key sensitivities to development

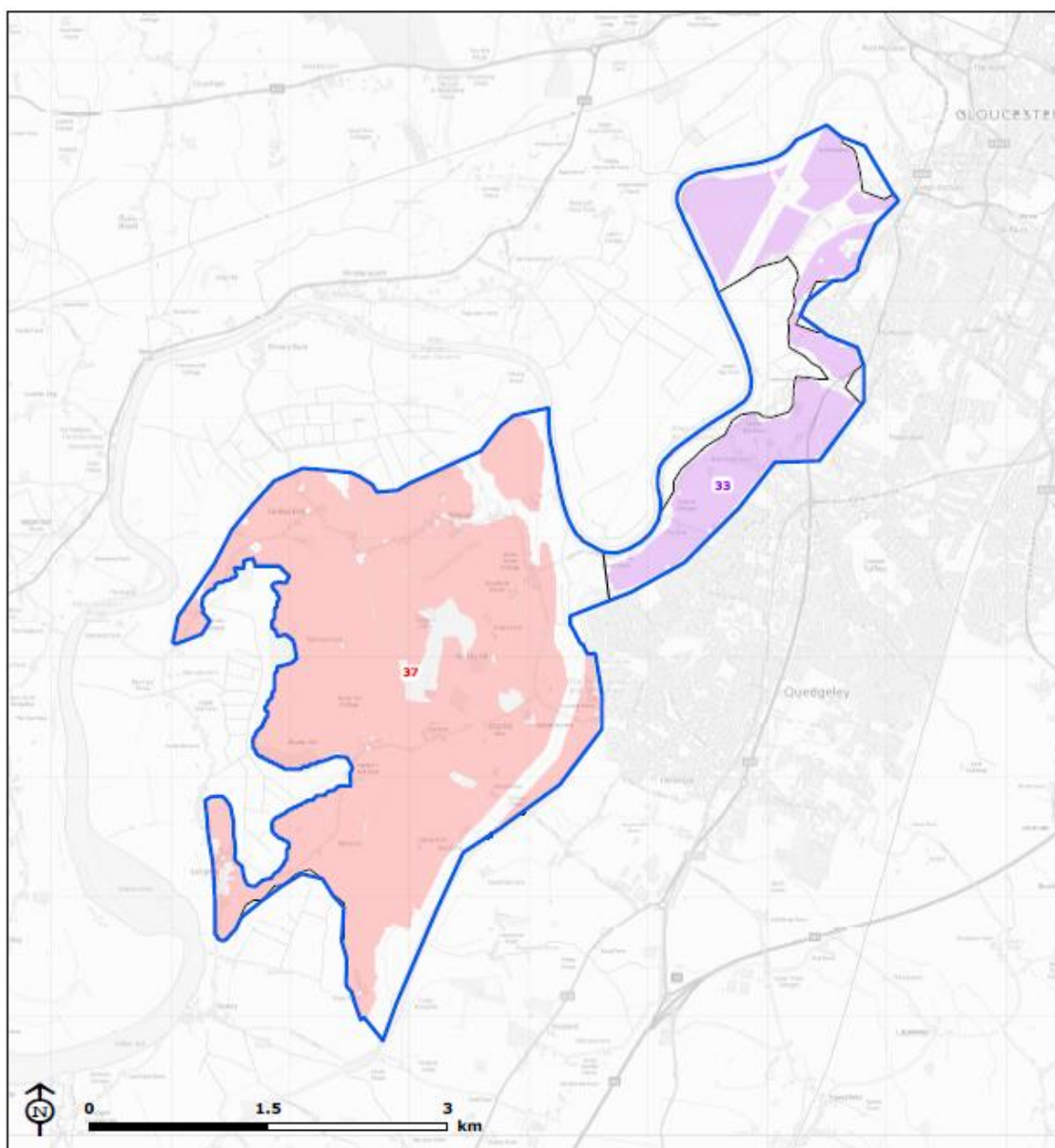
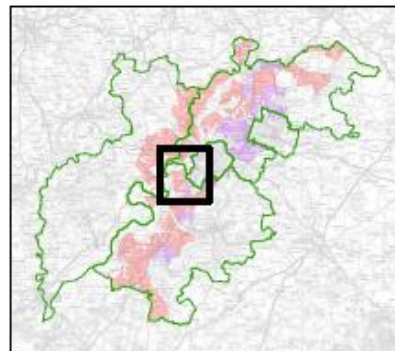
**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- The steep slopes associated with the River Severn which are visually prominent and locally distinct.
- Nucleated settlements constructed in a traditional vernacular.
- Strong rural character as a result of limited urban development.
- Minor rural lanes which are vulnerable to highway improvements
- Areas of ancient woodland and hedgerow trees.
- Long views across the adjacent low lying plain
- Network of footpaths which are valued for recreation.

# Broad Area 9a

## Assessment Areas 33 and 37

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
<p>Broad Area 9a is situated directly to the southwest of Quedgeley, and east of the River Severn. The area extends from Longney in the south, through the narrow section of land between Quedgeley and the River Severn, to near the confluence point of the East Channel. The topography of this area is undulating and characterised by small hillocks. The Broad Area contains the following Gloucestershire Landscape Character Area: Settled Unwooded Vale, Vale Hillocks and Floodplain Farmland.</p>		
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating landform which is punctuated by hills including Hockley Hill, Windmill Hill and Monk's Hill.</li> <li>Fields are generally small-moderate scale and irregularly shaped. Frequent woodland creates a sense of enclosure.</li> <li>The Gloucester and Sharpness Canal marks the southeast boundary of the area.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>The primary land use is mixed arable and pastoral agriculture. Fields are enclosed by hedgerows. There are frequent mature oaks as in field and hedgerow trees.</li> <li>Pockets of woodlands on steeper hill slopes including Monk's Hill and Hockley Hill, some of which are ancient woodlands.</li> <li>BAP priority Habitats including floodplain grazing marsh along watercourses, frequent traditional orchards and deciduous woodlands. Several sites are locally designated as Key Wildlife Sites.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>Parkland estate character associated with Elmore Court (Grade II* listed building)</li> <li>The area provides rural setting for many listed buildings including the Grade I listed Our Lady's Well, Church of St John the Baptist and the Church of St Laurence along with many Grade II* and II listed buildings. Our Lady's Well is also a Scheduled Monument.</li> <li>The historic area of Gloucester Docks is adjacent to the north of the Broad Area.</li> <li>Most fields are irregular enclosure, which possibly dates to the medieval or early post medieval period.</li> </ul>	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>The area is sparsely settled and includes the linear village of Longney as well as dispersed smaller settlements and farm complexes. It provides part of the rural setting to the west of Quedgeley (Gloucester).</li> <li>Red brick is a common building material with some rendered and some half-timbered buildings.</li> </ul>	M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Distinctive landform features including hills which form skyline features and enable long views. Skylines are mostly undeveloped and often marked by woodland.</li> <li>The landscape generally has an open character although the undulating landform can limit long distance views.</li> <li>A pylon route runs near the course of the Gloucester and Sharpness Canal, which is locally prominent on the skyline. There are also pylons located outside the area to the west.</li> <li>Where landform and woodland cover allows, there are views west to the Forest of Dean and east to Robins Wood Hill and the Cotswolds AONB.</li> </ul>	M
Access and recreation	<ul style="list-style-type: none"> <li>A network of footpaths and bridleways cross the landscape, including some which link up with the Severn Way (adjacent to the estuary). This includes parts of National Cycle Route 41.</li> <li>The Gloucester and Sharpness Canal runs through the area.</li> <li>Roads are limited to narrow, sinuous lanes. Much of the landscape is inaccessible by road.</li> </ul>	M
Perceptual and	<ul style="list-style-type: none"> <li>Strong rural character, largely removed from existing settlement and with limited modern influences.</li> <li>Contrast between open and exposed areas including the hills</li> </ul>	M-H

experiential qualities

and areas which are enclosed by high hedgerows and dense woodland.

- The north of the area has greater urban influences due its location on the settlement edge of Quedgeley and Gloucester with the A430 crossing into the area.

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 33 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

### Assessment Area 37 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village: 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

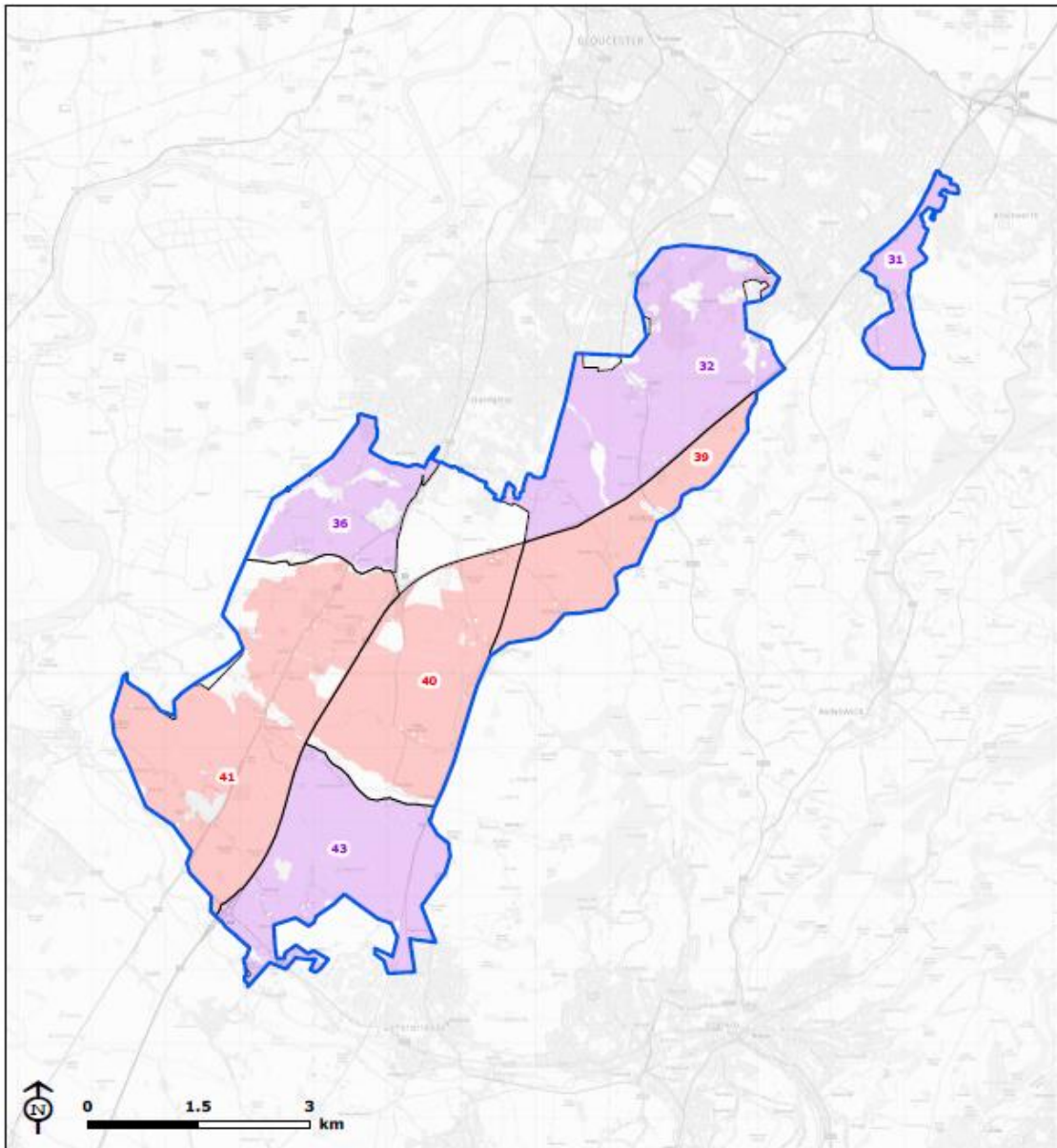
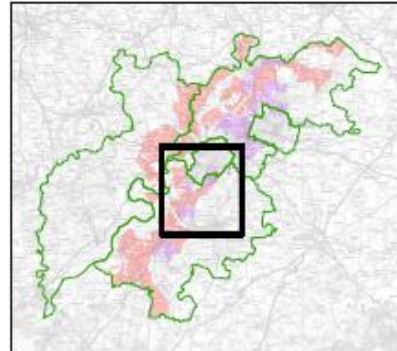
### The following provides a summary of the key landscape sensitivities within the Broad Area:

- Undulating topography with hills forming notable landscape features.
- Strong wooded character, including areas of ancient woodland and locally designated sites.
- The undeveloped setting provided to existing settlement in the west of Gloucester.
- Dispersed settlement pattern of small villages and farmsteads.
- Well-connected network of footpaths and bridleways, including parts of the Severn Way and National Cycle Route 41.
- Intact rural character of the landscape despite its proximity to urban development.
- Strong sense of place due to the location of the area adjacent to the River Severn.

# Broad Area 9b

Assessment Areas 31, 32, 36, 37, 39, 40, 41 and 43

- Study Area
- Broad Area
- Broad Development Site
- Assessment Area - New Settlements
- Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Mostly flat to gently undulating topography becoming more sloping to the east as the landscape transitions to the Cotswold escarpment in the east. Robins Wood Hill is a distinct landform feature in the north east of the area.</li> <li>The scale of the landscape varies with the changing field sizes, landform and amount of tree cover. Scale tends to be larger on lower ground, becoming more enclosed and intimate on higher ground.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Land uses include both pasture and arable agriculture. Mature oaks are frequent in field and hedgerow trees.</li> <li>Blocks of mixed and deciduous woodland are located throughout the agricultural land and include areas of ancient woodland and locally designated Key Wildlife Sites.</li> <li>There is wood pasture BAP Priority Habitat at Hardwicke Court and Haresfield. Orchards are often associated with farms and villages.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>Many of the villages are historic and contain clusters of listed buildings. There are also numerous moated sites, some of which are scheduled monuments.</li> <li>There is a parkland estate character associated with Haresfield Court and Hardwicke Court.</li> <li>The most common field enclosure pattern is piecemeal enclosure, particularly in the south which possibly dates to the medieval or early post medieval period.</li> </ul>	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> <li>The landscape provides part of the wider rural setting to the north of Stonehouse and the south of Gloucester.</li> <li>Settlement within the area comprises scattered nucleated villages with dispersed farms. Red brick is a common building material with some rendered and some half-timbered buildings.</li> <li>The north-east of the area is located between existing development and contains the Gloucester Business Park. The large structure housing the Gloucester Energy from Waste plant is located adjacent to the M5.</li> </ul>	M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>The area is overlooked from the adjacent escarpment within the Cotswold AONB to the east.</li> <li>Views are often open and expansive although are sometimes limited by woodland.</li> <li>Robins Wood Hill is a highly prominent and distinctive landform feature which provides a backdrop to existing development in Gloucester.</li> <li>Skylines tend to be undeveloped and either open or marked by woodland. Pylons and associated overhead lines are intrusive features on the skyline. The chimney of the Gloucester Energy from Waste plant is also prominent.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>The area is dissected by transport routes including the M5, A38, A4173 and mainline railway. Other roads comprise narrow lanes which are often winding and sinuous.</li> <li>The area is well served by public rights of way including parts of the Wysis Way and routes which link to the Severn Way. Sometimes rights of way are restricted by the major transport corridors.</li> </ul>	M

Perceptual and experiential qualities

- There is an intact rural character away from the transport corridors, with high levels of relative tranquillity. A strong sense of place is afforded by the presence of the adjacent Cotswolds AONB escarpment.
- The M5 motorway, A38 and mainline railway cross through the area and introduce noise and visual disturbance.

**M**

### Representative photographs



Pasture fields with the Gloucestershire Energy from Waste plant adjacent to the M5.



The Cotswold escarpment viewed from Naas Lane



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 31 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings		L-M			
Medium urban extension 1,500-3,500 dwellings		L-M			
Large urban extension 3,500 dwellings +			M		

### Assessment Area 32 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +				M-H	

### Assessment Area 36 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings			M		
Large urban extension 3,500 dwellings +				M-H	

### Assessment Area 39 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village: 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 40 (new settlements)

Development scenario	Landscape Sensitivity				
----------------------	-----------------------	--	--	--	--

Small village 1,500-5,000 dwellings				M-H	
Large Village:5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

#### Assessment Area 41 (new settlements)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village:5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

#### Assessment Area 43 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings			M		
Medium urban extension 1,500-3,500 dwellings				M-H	
Large urban extension 3,500 dwellings +					H

### Summary of key sensitivities to development

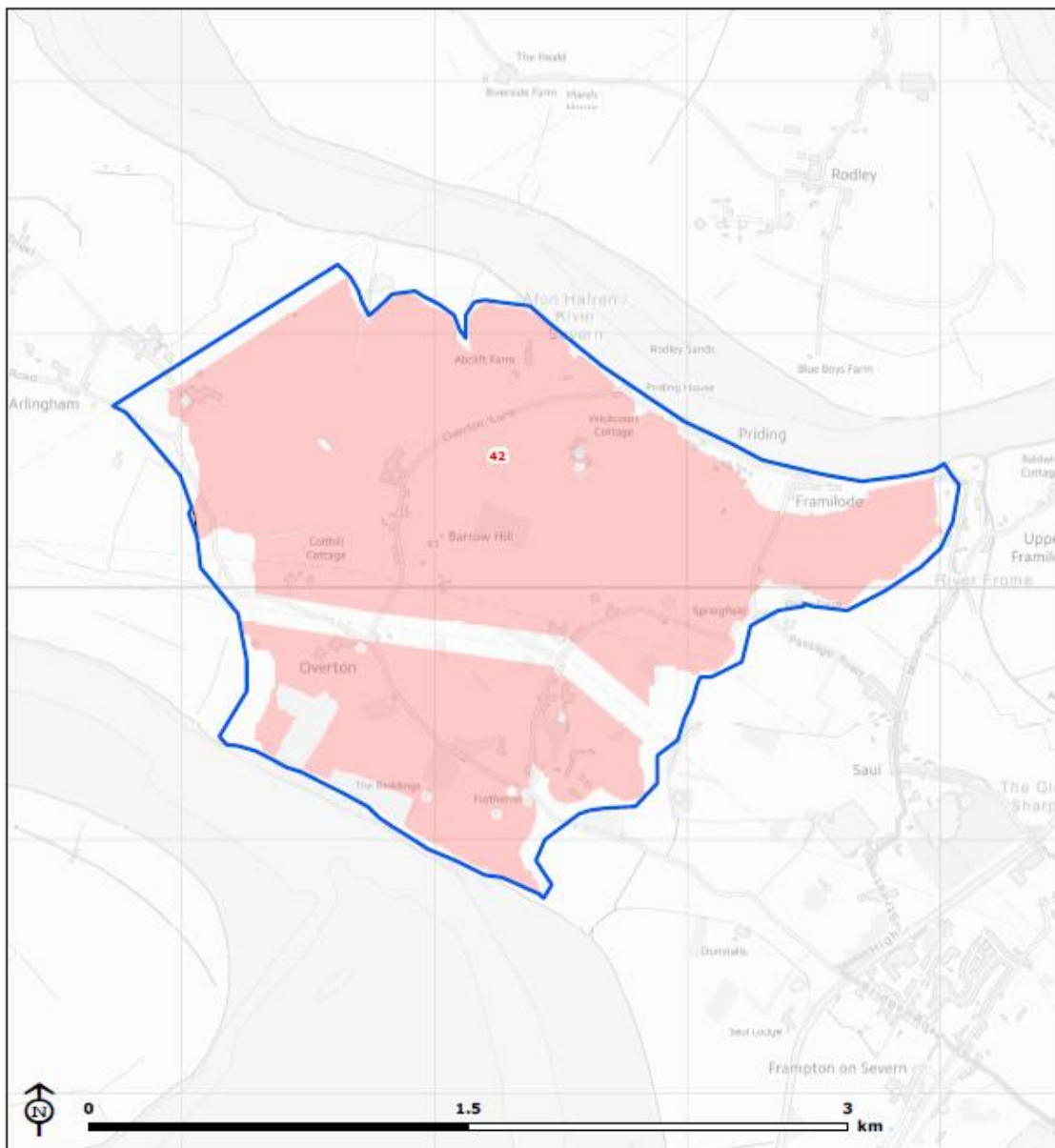
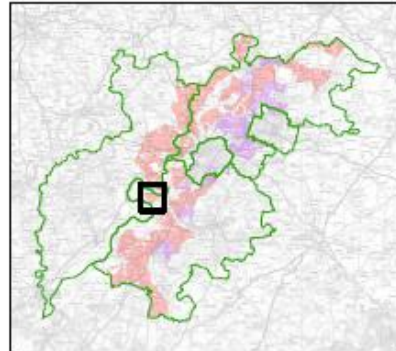
**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- Distinctive and visually prominent landform features including Robin's Wood Hill.
- Strong hedgerow boundaries including Elm and mature oaks
- Wood pasture BAP Priority Habitat at Hardwicke Court and Haresfield. Orchards are often associated with farms and villages Scheduled monuments
- Rural setting provided to existing settlement and historic features such as of listed buildings. There are also numerous moated sites, some of which are scheduled monuments.
- Dispersed settlement pattern of small villages and farmsteads, which many buildings constructed in a traditional vernacular.
- Overlooked by Cotswolds AONB to the east, which forms a distinctive visual backdrop and sense of place to the area.

# Broad Area 10

## Assessment Area 42

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
The Broad Area is located within a meander of the River Severn on the eastern side of the river. The majority of the area lies within the Vale Hillocks Gloucestershire Landscape Character Area, although small parts in the east are in the Settled Unwooded Vale, whilst parts in the south are in the Drained Riverine Farmland and Grazed Salt Marsh Landscape Character Area.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Low lying, mostly flat land adjacent to the River Severn. The flat landform creates a sense of expansiveness and the perception of the large-scale landscape. Other places are more enclosed and small-scale due to the presence of woodland and thick hedgerows.</li> <li>Barrow Hill is a small, rounded hill which rises to approximately 63 metres AOD.</li> </ul>	L-M
Natural character	<ul style="list-style-type: none"> <li>Land use comprises mixed arable and pasture farmland. Fields area enclosed by well-managed hedgerows.</li> <li>The landscape appears well-wooded with significant blocks of ancient woodland and hedgerow trees. Long Wood and Smith's Wood are locally designated as Key Wildlife Sites.</li> <li>Orchards are clustered around settlements and often identified as BAP Priority Habitat.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The nearby settlement of Arlingham is identified as a Conservation Area.</li> <li>The landscape provides a setting to listed farm buildings. The Grade II* Church of St Mary is constructed of ironstone and is a distinctive structure.</li> <li>There is a remnant parkland character around Fretherne and Wick Court including stone walls with gateposts and frequent specimen trees.</li> <li>Wick Court and the associated moat date from the medieval period.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>The majority of the landscape is unsettled. There are small linear settlements located along the rural roads. Settlements are characterised by a mixed vernacular of brick and render.</li> <li>The elevated land of Barrow Hill forms a backdrop to the lower lying settlement.</li> <li>The River Severn meanders around the area and provides a setting to existing development and a distinct sense of place.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Barrow Hill is a visually prominent feature within the low-lying landscape.</li> <li>From elevated areas and where woodland allows, there are views west across the River Severn to the Forest of Dean (where coniferous woodland creates distinct skylines). There are also distant views to the Malvern Hills.</li> <li>Numerous pylons and overhead lines are prominent features on the open skylines.</li> <li>Woodland and trees within hedgerows also mark skylines. The church spire of the grade II* listed Church of St Mary in Fretherne is prominent on the skyline.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>Vehicular access is provided by narrow rural lanes, which are often straight.</li> <li>Good network of footpaths which link up with the Severn Way (adjacent to the estuary), particularly in the area around Overton.</li> </ul>	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>Within the landscape there is often a sense of enclosure experienced due to the extensive woodland cover. This contrasts with the open areas adjacent to the River Severn.</li> </ul>	M-H

- The landscape is far removed from urban development and has high-levels of tranquillity.
- The River Severn provides a distinctive sense of place to the area.

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within an LCA, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 42 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

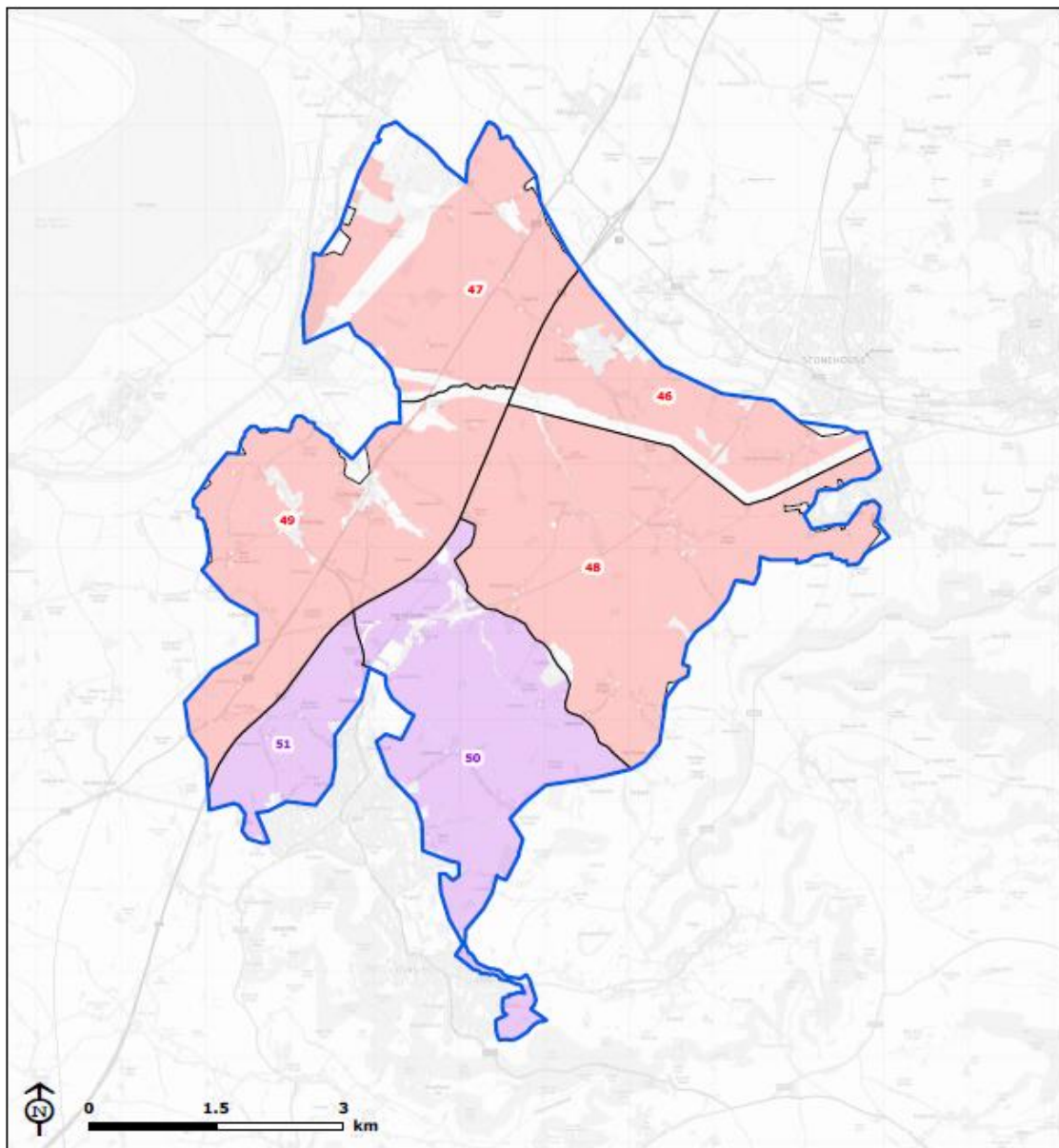
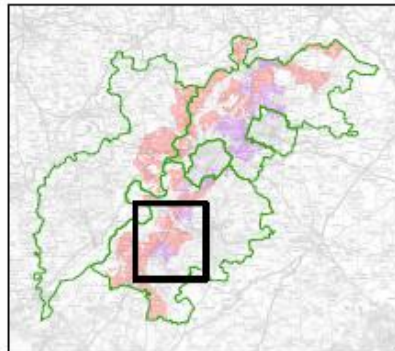
Visual prominence of Barrow Hill which rise above the adjacent low lying plain.

- Significant areas of ancient woodland, including sites which are locally designated for biodiversity.
- Minor rural lanes which are vulnerable to highway improvements.
- Rural setting provided to historic settlements and buildings including Arlingham Conservation Area and the Grade II\* Listed Church of St Mary in Fretherne.
- Network of public rights of way which are valued for recreation and provide an opportunity to access the countryside.
- Strong rural character as a result of limited modern development.
- Open and expansive with long views across the River Severn to the Forest of Dean and the Malvern Hills.

# Broad Area 11

Assessment Areas 46, 47, 48, 49, 50 and 51

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



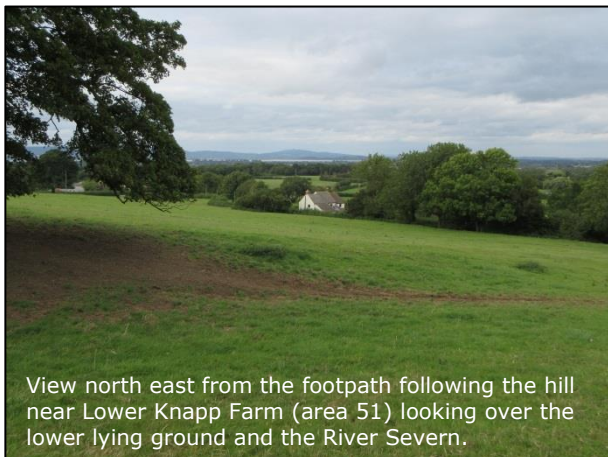
## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>The south and eastern parts of the area are characterised by undulating, sloping topography, associated with the adjacent Cotswolds Escarpment. The sloping land transitions to a relatively flat lowland plain in the western and northern parts of the area.</li> <li>Where the landform is flatter, there is an open and large scale landscape character.</li> <li>Large lakes and gravel pits, associated with historic extraction are located in the west.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Mixed farmland; arable is the dominant land use on the lowland to the west, whilst pasture is more common on the more undulating escarpment footslopes.</li> <li>There are remnant areas of estate planting at Frampton Court.</li> <li>BAP Priority Habitats including floodplain grazing marsh, deciduous woodland, good quality semi-improved grassland, and traditional orchards. A large area of land in the northwest is designated as Frampton Pools SSSI.</li> <li>Blocks of mixed woodland are located amongst the farmed landscape and create a treed character. Small orchards and hedgerows with elm also contribute to the wooded character. In the south-east of the Broad Area are frequent hedgerow and in field trees.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The majority of agricultural land is classified as irregular enclosure; some boundaries within this type are thought to be medieval or post medieval in origin. There are small amounts of regular organised enclosure of post medieval origin.</li> <li>The landscape provides rural setting to two Scheduled Monuments; Slimbridge moated site and Leonard Stanley Priory.</li> <li>There is a high concentration of historic buildings within villages, with settlements often still displaying their historic vernacular.</li> <li>Frampton Court is a Grade II* Registered Park and Garden with a parkland estate character.</li> </ul>	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>The land is scattered with small villages and hamlets of medieval origin. Some of which have been extended with modern development although these are often in keeping with the historic settlement vernacular.</li> <li>There are isolated farms and clusters of dwellings within the wider landscape.</li> <li>Existing settlements have a strong vernacular character. The primary building material is weathered stone and brick.</li> <li>The landscape adjacent to Cam and Dursley and provides part of the wider rural setting to the settlement edge.</li> </ul>	M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are high levels of intervisibility with the Cotswolds AONB. Views from the western edge of the escarpment overlook the footslopes and the lowland plain and in some places there are views of the River Severn.</li> <li>There are panoramic views from elevated land within the area</li> </ul>	M-H



	<ul style="list-style-type: none"> <li>• There is an open, expansive character particularly on the lowland plain, with skylines undeveloped and marked by hedgerow trees.</li> <li>• Pylons on skyline to the south of Eastington form intrusive modern features on the otherwise undeveloped open skylines.</li> <li>• The church spire of the Grade I listed Church of St John the Evangelist in Slimbridge is locally distinctive.</li> </ul>	
Access and recreation	<ul style="list-style-type: none"> <li>• There is a strong network of footpaths and public rights of way although these become sparser to the west of the M5 and are sometimes severed by the major transport routes crossing through the landscape.</li> <li>• The A38 follows the historic route of a straight Roman road. The M5 motorway runs through the centre of the Broad Area.</li> <li>• Generally access to the villages is via minor rural lanes.</li> </ul>	<b>M</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• On the lowland plain, the landscape has an open and expansive character.</li> <li>• Noise and visual disturbance from major transport routes including the M5, A38, A419 and Gloucester to Bristol railway.</li> <li>• Areas adjacent to Cotswold AONB possess some of the characteristics of the designated landscape including high levels of tranquillity and undulating landform, creating a flow of character. The area has a strong sense of place.</li> </ul>	<b>M-H</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within an assessment area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 46 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Area 47 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 48 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings				M-H	
Large Village 5,000-10,000 dwellings					H
Town/city 10,000 + dwellings					H

### Assessment Area 49 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 50 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

### Assessment Area 51 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings				M-H	
Medium urban extension 1,500-3,500 dwellings					H
Large urban extension 3,500 dwellings +					H

## Summary of key sensitivities to development

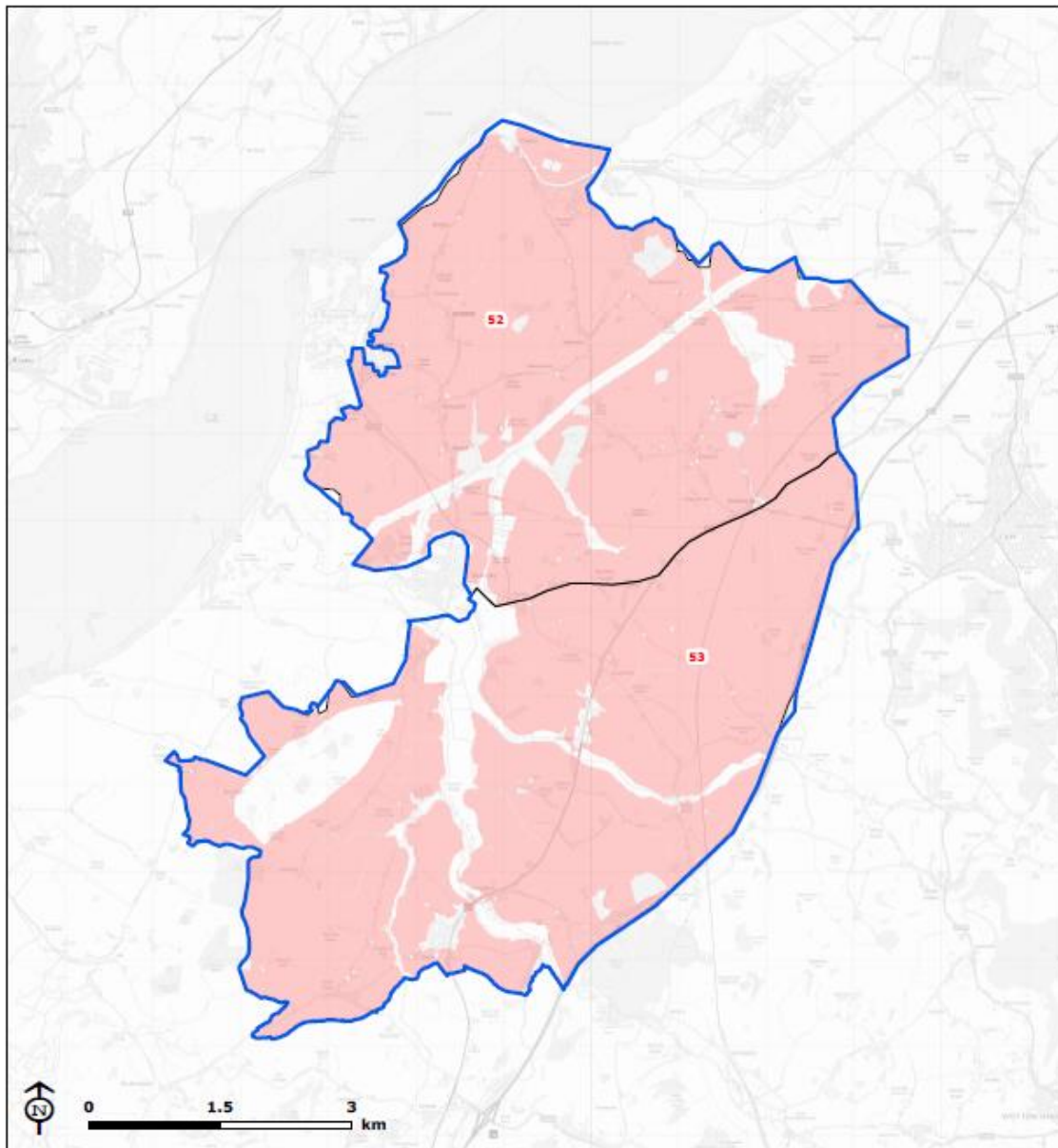
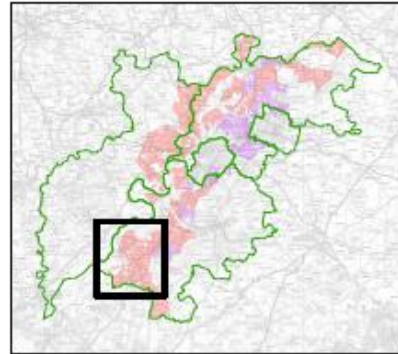
**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- Sloping landform of the Escarpment Foothills which form a transitional landscape from the Cotswolds AONB and are likely to be visually prominent.
- A well-wooded agricultural character with elm hedgerows, mature oak trees and blocks of mixed woodlands.
- Rural setting provided to the existing settlement and features of historic interest Grade I listed Church of St John the Evangelist in Slimbridge and Grade I listed Frampton Court accompanied by the Frampton Court Grade II\* Listed Parks and Gardens.
- Open and expansive with panoramic views from elevated areas including views to the Cotswolds AONB and the River Severn.
- A well developed and interconnected network of public rights of way.
- Some areas in the east possess a continuation of the characteristics of the Cotswolds AONB such as high levels of tranquillity and the distinctive undulating landform.

# Broad Area 12

## Assessment Areas 52 and 53

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating land with some steep ridges, the most prominent of which is Whitcliff Deer Park.</li> <li>Several small watercourses cross the area, including Billow Brook and Dovert Brook.</li> <li>Fields associated with the floodplain are generally large scale, whereas fields on higher ground are small scale and irregular.</li> </ul>	<b>M</b>
Natural character	<ul style="list-style-type: none"> <li>The primary land use is mixed farmland. Permanent pasture is more common adjacent to the Cotswolds escarpment. Fields are divided by hedgerows with oak and ash hedgerow trees.</li> <li>Strong wooded character. There are blocks of mixed woodland amongst the farmland, including areas of ancient woodland. Streams are lined by willow.</li> <li>BAP priority habitats include floodplain grazing marsh, lowland meadows and traditional orchards. Several of these habitats are locally designated as Key Wildlife Sites.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>Strong sense of time depth, especially around Whitcliff Deer Park and Berkeley Castle which are a Grade II* Registered Park and Garden.</li> <li>The Gloucester and Sharpness Canal crosses the north of the area and was important for transporting goods.</li> <li>Berkeley Conservation Area includes many listed buildings including the Grade I listed Berkeley Castle.</li> <li>There are several historic moated sites designated as scheduled monuments.</li> <li>The HLC indicates that the majority of fields are piecemeal enclosure of post-medieval origin.</li> </ul>	<b>M-H</b>
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>Settlement is limited to the small town of Berkeley, the villages of Stone, Newport, Wanswell and Newtown. There are also numerous farms and rural properties scattered throughout the landscape, many of which are historic.</li> <li>There is some linear development along the A38.</li> <li>Buildings are typically constructed in a redbrick or stone vernacular.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There is intervisibility with the elevated Cotswolds AONB, adjacent to the east. The area is overlooked from the Drakestone Point viewpoint and the Tyndale Monument is often prominent in views.</li> <li>Berkeley Hill forms a skyline feature in the east.</li> <li>Views extend across the River Severn in the north and west and include the distinctive landform of the Forest of Dean.</li> <li>Views across the relatively flat land are expansive where in field and hedgerow trees allow.</li> <li>Small-scale pylons and overhead lines and moving traffic on the M5 are visual intrusions.</li> </ul>	<b>M-H</b>

<p>Access and recreation</p>	<ul style="list-style-type: none"> <li>• The A38 crosses roughly north-south through the area, while the M5 forms the eastern boundary. Other roads tend to be narrow rural lanes. The mainline railway is located between the A38 and M5.</li> <li>• A network of footpaths and bridleways provide access to the countryside. Part of the Severn Way Long Distance Route crosses the north of the area. National Cycle Route 41 is located in the north.</li> <li>• The Gloucester-Sharpness Canal cross through the area at Purton.</li> </ul>	<p><b>M</b></p>
<p>Perceptual and experiential qualities</p>	<ul style="list-style-type: none"> <li>• Strongly rural, working agricultural landscape. There are high levels of tranquillity throughout much of the area.</li> <li>• Noise pollution from traffic on the M5 and A38.</li> <li>• A strong sense of place, particularly in areas where there are views of the Severn Estuary. The landscape tends to be open and exposed close to the river and on the flood plain. This contrasts with areas enclosed by the undulating landform or woodland.</li> </ul>	<p><b>M-H</b></p>

### Representative photographs



View east from Whitcliff Deer Park towards the escarpment within the Cotswolds AONB



Undulating land close to the Severn Estuary

## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 52 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

### Assessment Area 53 (new settlement)

Development scenario	Landscape Sensitivity				
Small village 1,500-5,000 dwellings			M		
Large Village 5,000-10,000 dwellings				M-H	
Town/city 10,000 + dwellings					H

## Summary of key sensitivities to development

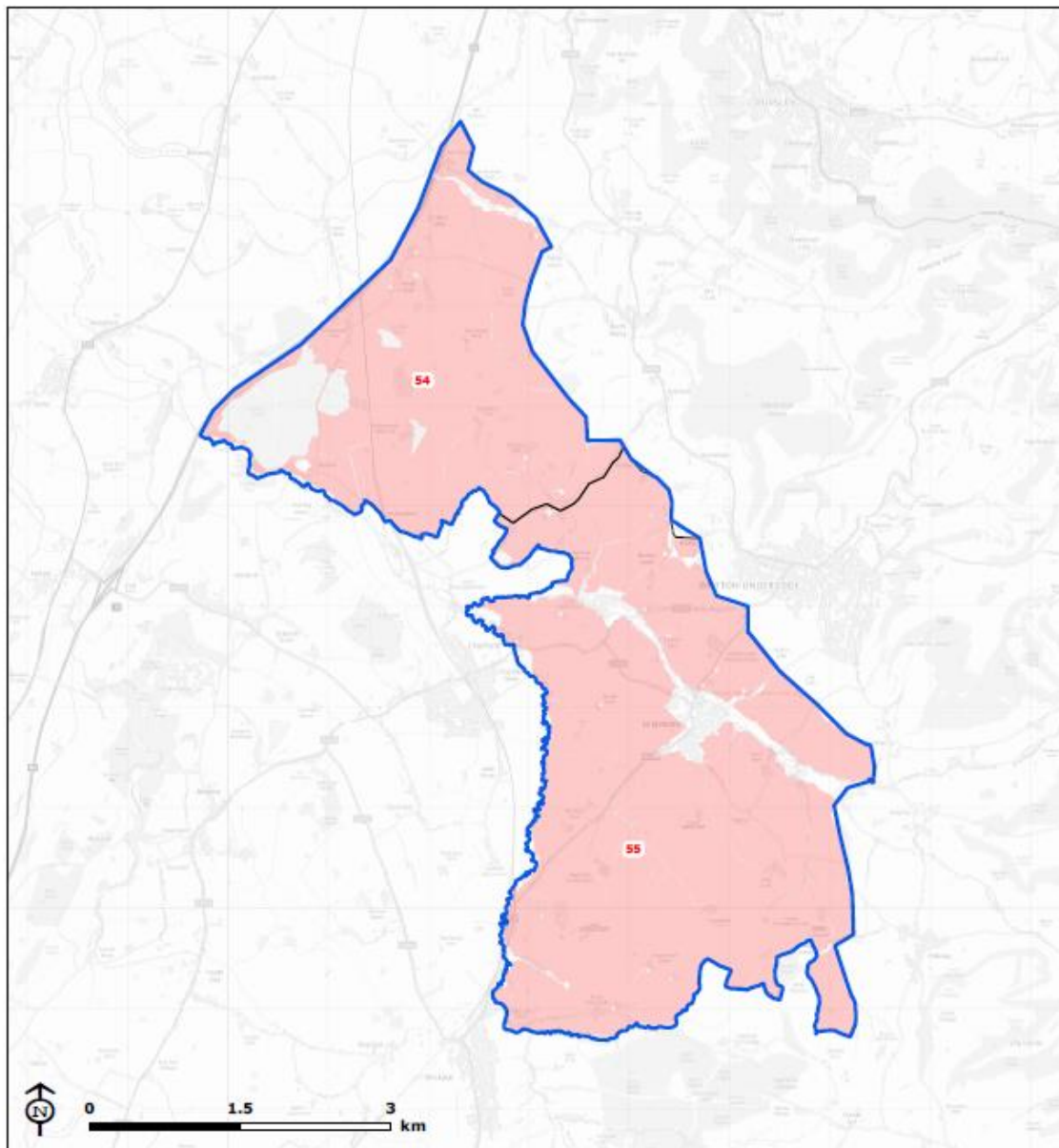
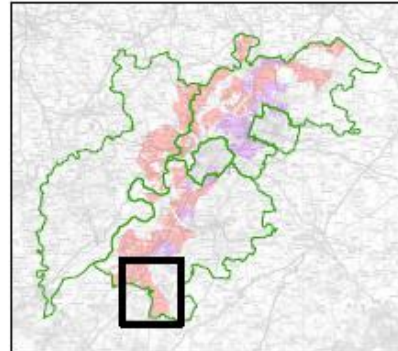
### The following provides a summary of the key landscape sensitivities within the Broad Area:

- The elevated ridge of Whitcliff Deer park which forms a prominent feature on skylines in the east of the area.
- Intact rural character, particularly away from modern intrusions including major roads and electricity infrastructure.
- The strong wooded character, with areas of mixed woodland (including some ancient woodland, orchards and frequent hedgerow trees. Some are locally designated at Key Wildlife Sites.
- Sense of time-depth, particularly associated with the Berkley Castle Grade II\* Registered Park and Garden.
- Sparsely settled character, with small dispersed and often linear villages and the small historic town of Berkeley.
- Areas adjacent to the River Severn, particularly if characterised by a steeper landform.

# Broad Area 13

## Assessment Areas 54 and 55

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



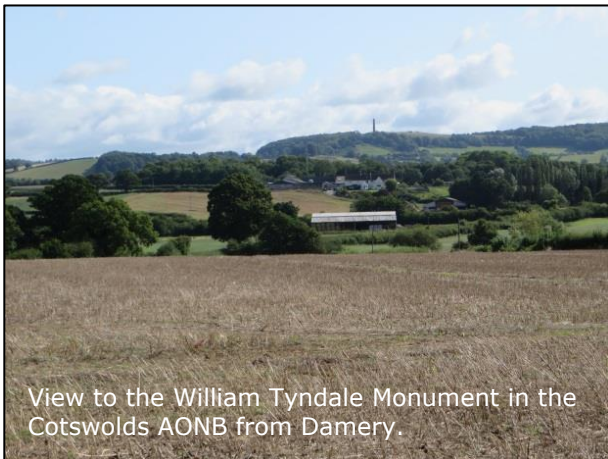


## Landscape sensitivity assessment

Landscape character context		
<p>This Broad Area is located less than a kilometre to the west of Wotton-Under-Edge and east of Charfield. The area contains the small town of Kingswood and its northern boundary is defined by the route of the M5. The area is mostly within the Unwooded Vale Landscape Character Area, with a small part in the northwest within the Low Wooded Hills Landscape Character Area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>• Medium-scale gently undulating landform, occasionally carved by small-scale stream valleys.</li> <li>• There are small hills located within the area.</li> <li>• The scale of the landscape varies depending on the landform and land cover. Elevated areas to the south of Kingswood tend to be larger-scale.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>• Land use is mostly mixed farmland. Permanent pasture is more common adjacent to the Cotswold escarpment.</li> <li>• Fields are divided by hedgerows with oak and ash hedgerow trees. Streams are often lined by willow trees.</li> <li>• Michael Wood is ancient woodland (also identified as a Key Wildlife Site) interspersed with conifer planting in the north of the area. There are also pockets of ancient and/or deciduous woodland throughout the farmed landscape.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>• The HLC indicates that the majority of fields were enclosed during the post-medieval period.</li> <li>• The landscape contains several Scheduled Monuments including the Old Castle Earthworks, Damery Camp and Kingswood Abbey Gatehouse.</li> <li>• Disused quarries provide evidence of past industrial land uses.</li> <li>• The village of Kingswood contains Conservation Area. There are clusters of listed buildings in settlements.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>• Generally rural with settlement consisting of scattered farmsteads and hamlets. The market town of Kingswood is located in the south of the area. Kingswood is characterised by a mixture of stone and brick buildings, which are often rendered.</li> <li>• The Cotswold escarpment is a distinctive backdrop to the settlements within the area.</li> <li>• The landscape provides part of the rural setting to Kingswood and Wotton-under-Edge.</li> <li>• Swinhay House is a distinctive futuristic mansion located in extensive grounds off Swinhay Lane.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>• Skylines are mostly undeveloped and marked by trees in hedgerows. Several farm-scale wind turbines are located in the area.</li> <li>• There is frequent intervisibility with the distinctive escarpment of the Cotswolds AONB which is adjacent to the east and north.</li> <li>• The hills to the north-west are locally prominent.</li> <li>• Furzeground/Michael Wood create wooded skylines.</li> <li>• The landscape is visible/overlooked from the designated viewpoint by the William Tyndale Monument at North Nibley, to the north-east of the area.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>• Sparse road network. Most roads are minor country lanes, although some B-roads (B4058, B4060, B4062) cross the</li> </ul>	M

	<p>centre of the area between Wotton-under-Edge and Charfield. The mainline railway crosses the north of the area before running adjacent to the western edge of the area</p> <ul style="list-style-type: none"> <li>• The landscape is well-served by footpaths and bridleways, particularly in the south. Some of these link to the Cotswold Way National Trail.</li> <li>• Canons Court Golf Course is located west of Wotton-under-Edge.</li> </ul>	
<p>Perceptual and experiential qualities</p>	<ul style="list-style-type: none"> <li>• Strongly rural, working agricultural landscape.</li> <li>• There is noise pollution from traffic on the M5 in the north.</li> <li>• On higher ground, the landscape has an open and expansive character. This contrasts with areas where views are limited by dense woodland and hedgerows.</li> <li>• The presence of the Cotswold escarpment adjacent to the area creates a strong sense of place.</li> </ul>	<p><b>M-H</b></p>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 54 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

### Assessment Area 55 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

## Summary of key sensitivities to development






### The following provides a summary of the key landscape sensitivities within the Broad Area:

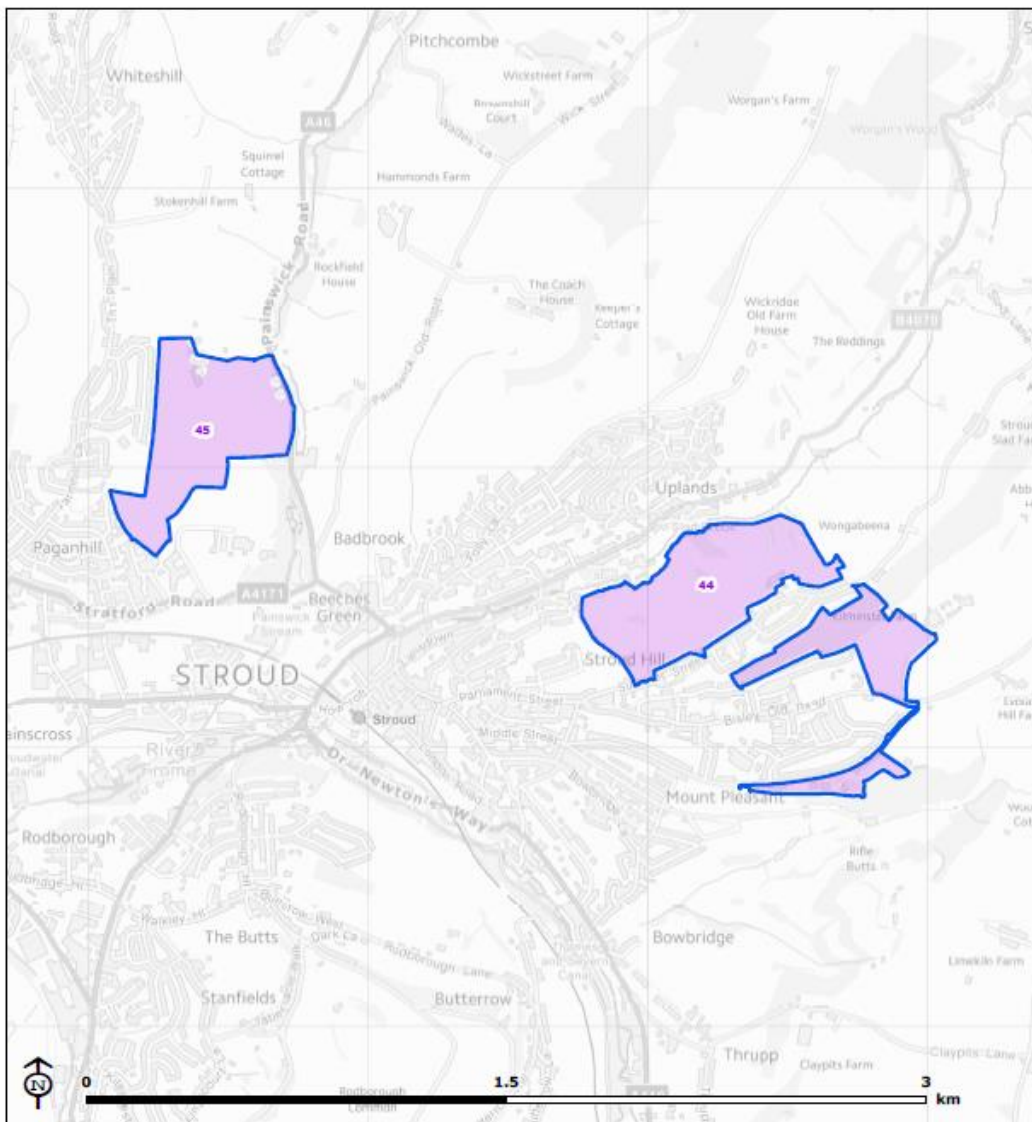
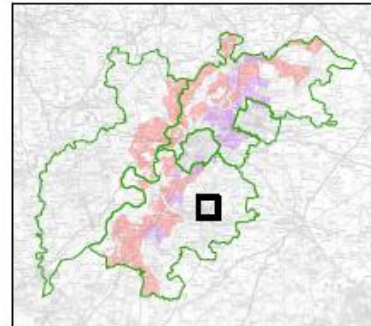
- Undulating topography including some prominent slopes and small hills.
- Steeply sloping areas associated with ridges and hills have greater landscape sensitivity.
- Areas of ancient woodland and BAP priority habitats, including some which are locally designated as Key Wildlife Sites.
- Frequency of features of historic interest.
- The rural setting the landscape provides to existing settlement.
- Road network primarily made up of minor roads and rural lanes.
- Intervisibility with the adjacent Cotswolds AONB, including the William Tyndale Monument, which creates a strong sense of place.
- Strongly rural perceptual qualities, particularly in the south away from the M5 motorway.
- Open and expansive landscape character on elevated ground, with long distance views.
- Parts of the Broad Area are immediately adjacent to and/or have intervisibility with the Cotswolds AONB.



# Broad Area 14

## Assessment Areas 44 and 45

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions

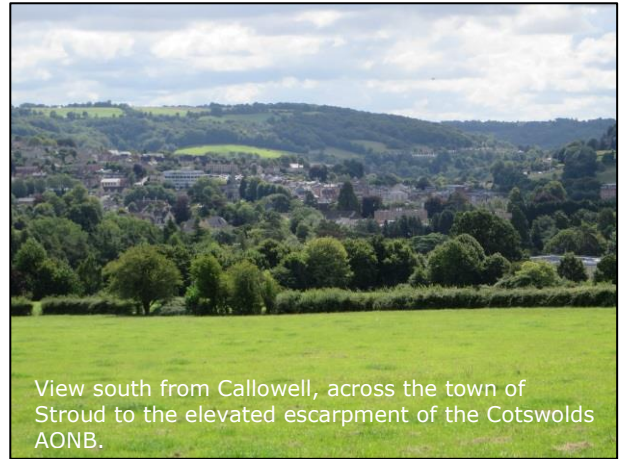


Contains Ordnance Survey data © Crown copyright and database right 2020

## Landscape sensitivity assessment

Landscape character context		
This Broad Area is located on the north and northeast settlement edge of Stroud and comprised of two sub-areas: one to the east of Paganhill and one to the east of Stroud Hill. Both areas have intricate steeply sloping topography and a rural character despite their proximity to existing development. The small land parcels on the settlement edge of Stroud are all within Secluded Valleys Gloucestershire Landscape Character Area.		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Steep, intricate valley topography associated with Slad Brook and Painswick Stream.</li> <li>Large-scale open and exposed slopes, overlain by small scale irregular fields.</li> </ul>	<b>H</b>
Natural character	<ul style="list-style-type: none"> <li>Land use is primarily small pasture fields bound by hedgerows. Some appear scrubby and unmanaged. Allotments are located on Stroud Hill.</li> <li>Slade Wood is BAP priority habitat deciduous woodland which is also locally designated as a Key Wildlife Site.</li> <li>Wooded character, with well-developed hedgerow boundaries (oak and ash), apple trees and young woodland. Woodland is also located along the adjacent watercourses.</li> </ul>	<b>M</b>
Historic landscape character	<ul style="list-style-type: none"> <li>Provides setting for listed buildings, including one grade II* listed building.</li> <li>The sub-area east of Paganhill is adjacent to the Stratford Park estate, which is a Conservation Area.</li> </ul>	<b>M</b>
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>The area contains farm buildings and houses at Callowell. These are constructed of Cotswold stone.</li> <li>All subsections are adjacent to existing settlement associated with the settlement edge of Stroud. The slopes form a key part of the setting of the town, including its historic core.</li> </ul>	<b>M-H</b>
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are expansive, long-distance views from the elevated slopes. The areas are directly adjacent to the Cotswolds AONB and have high levels of intervisibility with the protected landscape as well as extensive views across Stroud.</li> <li>The sloping landform is visually prominent from existing development.</li> <li>Existing houses on Barrowfield Road (west of Callowell) are prominent on the skyline and overlook the area to the east of Paganhill.</li> <li>The spire of St Mary's Church in Painwick is visible to the north. The wooded skylines of the Cotswolds escarpment characterise views.</li> </ul>	<b>M-H</b>
Access and recreation	<ul style="list-style-type: none"> <li>There are some public footpaths crossing through the sub-areas.</li> <li>Rural lanes which link Stroud to the Cotswolds AONB cross through the areas.</li> </ul>	<b>L-M</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>Rural with high levels of tranquillity despite the proximity and intervisibility with existing settlement. Road noise from the A46 can detract from these qualities.</li> <li>Special qualities of the Cotswolds AONB which flow across the protected landscape boundary, including steep sloping escarpments.</li> </ul>	<b>M-H</b>

## Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 44 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H

### Assessment Area 45 (urban extension)

Development scenario	Landscape Sensitivity				
Small urban extension 500-1,500 dwellings					H
Medium urban extension 1,500-3,500 dwellings					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

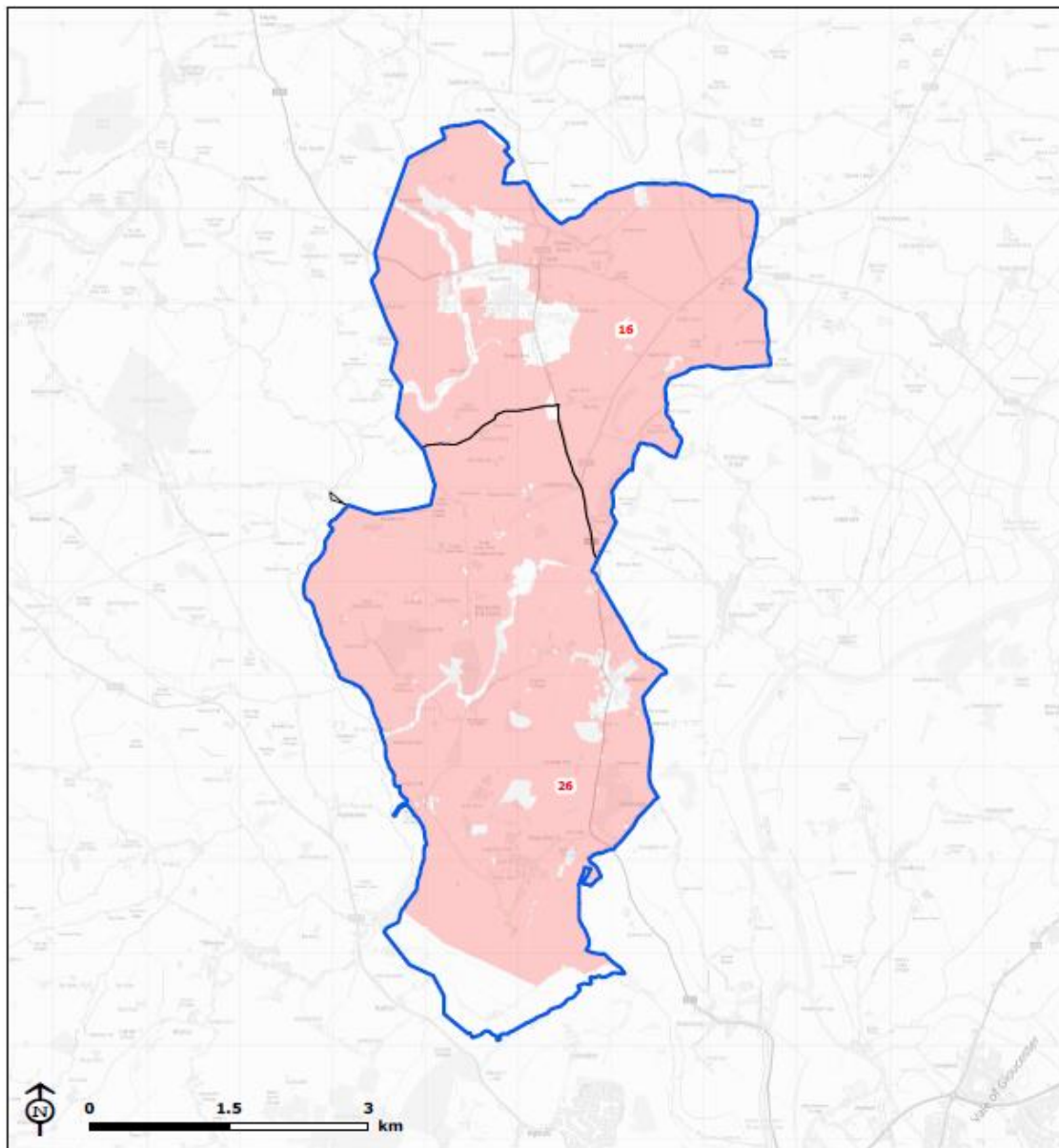
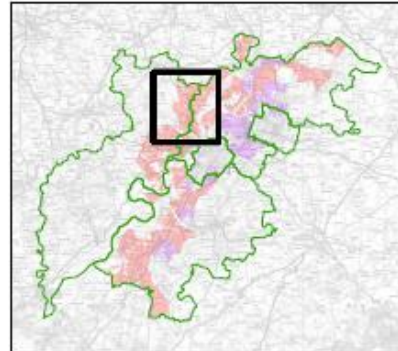
- Steeply sloping and visually prominent landform which provides a distinctive setting and sense of place to the adjacent town of Stroud, including the historic core.
- Semi-natural habitats including locally designated BAP Priority Habitat deciduous woodlands.
- Listed buildings at Callowell, constructed of Cotswold Stone.
- Extensive views across Stroud between areas of elevated land.
- High levels of tranquillity, despite the proximity of development.
- The location of the areas adjacent to the nationally protected landscape of the Cotswolds AONB.



# Broad Area 15

## Assessment Areas 16 and 26

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating landform, with occasional areas of more dramatic landform including Limbury Hill and Catsbury Hill. Steep slopes are associated with the adjacent ridges to the east. Shallow valleys are carved by Collier's Brook and Glynch Brook.</li> <li>The scale of the landscape varies depending on the landform and land cover. The low lying areas in the south tend to have larger fields than the areas to the north which are characterised by a more intricate field pattern.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Land use is mostly mixed farmland. Fields are divided by low-cut hedgerows with oak and ash hedgerow trees. Streams are often lined by willow trees.</li> <li>Orchards are a frequent feature. Large orchards are found at Stone End House and Blackwells End.</li> <li>Mixed woodland is associated with hills and ridges. Several areas are classified as ancient woodland.</li> <li>Oridge Street Meadows SSSI is a nationally important lowland meadow.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>Fields are a mix of irregular and regular post-medieval enclosure.</li> <li>Staunton/Corse Conservation Area is located in the north of the area. There are a number of historic churches.</li> <li>A moated site at Hartpury Court is designated as a scheduled monument.</li> <li>There is a parkland estate character associated with Hartpury House/Hartpury College.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>Generally rural and sparsely settled, containing the villages of Staunton and Hartpury. Other settlement is limited to scattered farms and agricultural buildings.</li> <li>Hartpury University/College campus contains several large buildings but these are not visually prominent.</li> <li>Timber and brick are the prevalent building materials used throughout the vale.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Varied visual character depending on topography and woodland/tree cover.</li> <li>Ridges to the east are visually prominent and create wooded skylines. There are expansive views from these areas across the lower lying landscape.</li> <li>There are occasional long distance views which include the Cotswolds AONB and Malvern Hills AONB.</li> <li>The spire of St Margaret's Church is visible above the trees.</li> <li>Two pylon routes crossing the south of the area form prominent skyline features.</li> </ul>	M-H

<sup>1</sup> Referred to in the Forest of Dean District Council: Allocations Plan 2006 to 2026 (Adopted June 2018) page 294.

Access and recreation	<ul style="list-style-type: none"> <li>• The A417 runs along the length of the Broad Area. Other roads consist of narrow rural lanes, with many terminating at farms.</li> <li>• Parts of the Three Choirs Way long distance route cross the landscape. This is supplemented by a network of public rights of way.</li> <li>• National Cycle Route 45 crosses through Hartpury.</li> </ul>	<b>L-M</b>
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• Strongly rural, working agricultural landscape.</li> <li>• Noise pollution from traffic on the A417 can detract from rural qualities.</li> <li>• On higher ground and close to the River Leadon in the south of the area, the landscape has an open and expansive character.</li> </ul>	<b>M-H</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 16 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

### Assessment Area 26 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

## Summary of key sensitivities to development

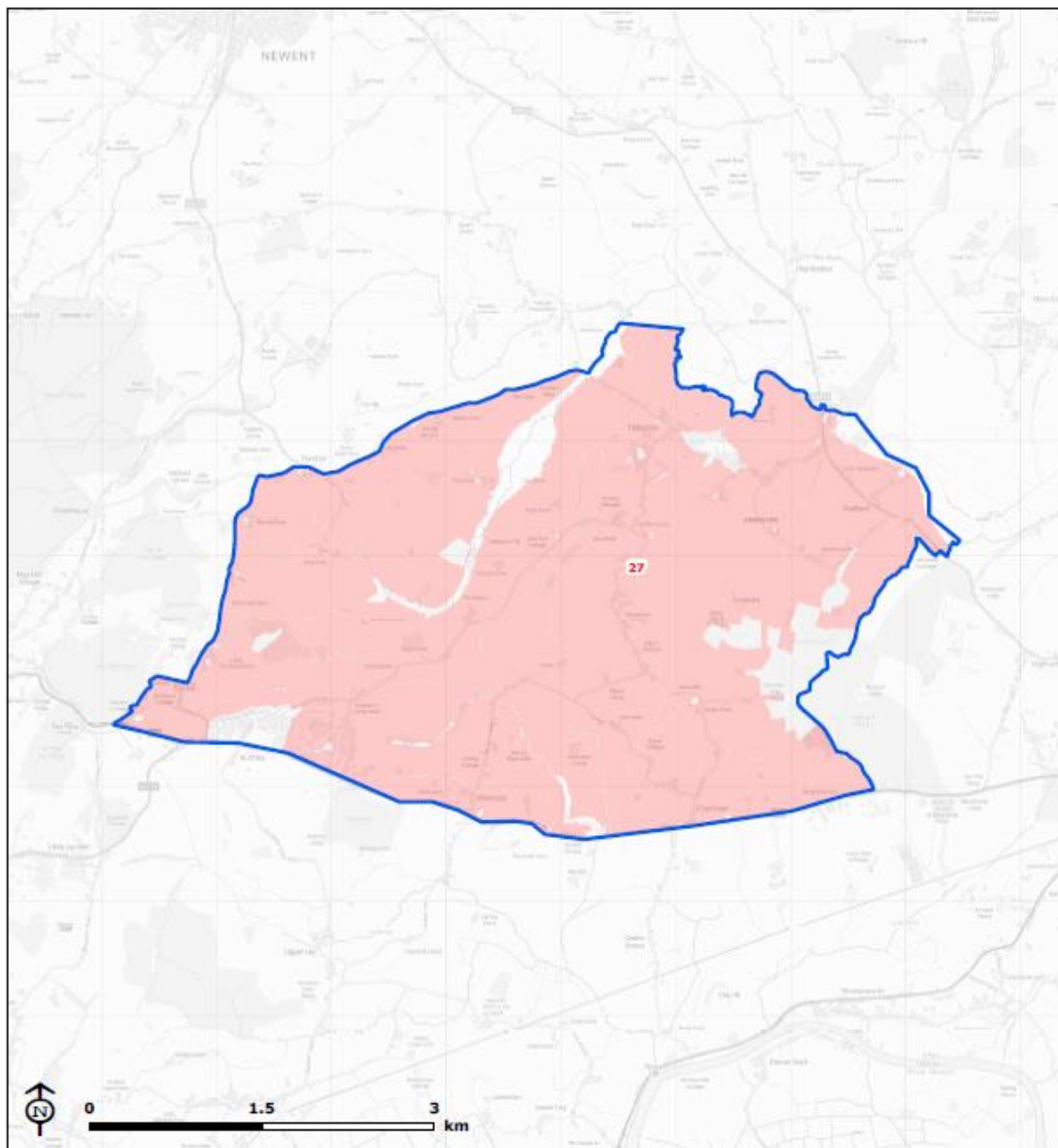
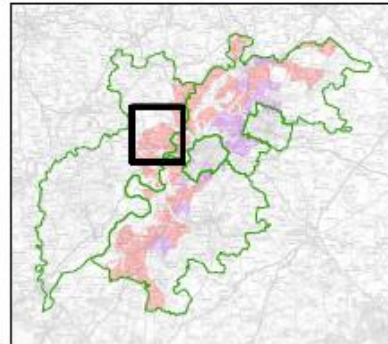
**The following provides a summary of the key landscape sensitivities within the Broad Area**

- Ridges and small hills, which are prominent in the gently undulating landscape.
- Wooded character, with frequent orchards, hedgerow trees, and blocks of woodland amongst the agricultural landscape, which include ancient woodlands and BAP priority habitats.
- Undeveloped, wooded skylines.
- Strongly rural perceptual qualities, with limited modern influences within the landscape.
- Open and expansive character, with long views.
- Road network primarily made up of minor roads and rural lanes.
- Sparsely settled character, with existing settlement consisting of small villages and farms.

# Broad Area 17

## Assessment Area 27

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions



## Landscape sensitivity assessment

Landscape character context		
<p>Broad Area 17 is located in the northern parts of the Forest of Dean District. The Broad area contains the Villages of Tibberton and Huntley, whilst the A40 forms the southern boundary of the Broad Area. This area is within the Unwooded Vale Gloucestershire Landscape Character Area.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating landscape with occasional small hills. The landform tends to become more complex as it transitions to the Wooded Hills of the Forest of Dean.</li> <li>Several watercourses cross through the area the River Leadon in addition to smaller tributaries.</li> <li>Medium-scale gently undulating landform, occasionally carved by small-scale stream valleys.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Land use is mostly mixed arable and pasture farmland. Fields are divided by low-cut hedgerows with oak and ash hedgerow trees. Streams are often lined by trees.</li> <li>Areas of deciduous woodland throughout the farmed landscape including some which are defined as ancient woodland. Parts of Highnam Woods are locally designated as part of the Highnam Complex Key Wildlife Site.</li> <li>Orchards are a frequent landscape feature associated with the edges of settlements and farms.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The HLC indicates a mix of field origins, including both irregular and regular enclosed which may be medieval or post-medieval.</li> <li>There is a moated site to the west of Huntley.</li> <li>Taynton Parva medieval settlement Scheduled Monument.</li> <li>Clusters of listed buildings are located within settlements and often including historic churches such as the Grade I Church of the Holy Trinity at Tibberton and Church of St John the Baptist at Huntley.</li> <li>There is a parkland estate character at Tibberton Court.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>Sparsely settled character. Settlements include Huntley and Tibberton. Elsewhere, settlement is limited to scattered farms. Most buildings in constructed of red-brick and are often rendered.</li> <li>The adjacent wooded high ground of Newent Woods forms a backdrop to existing settlement.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Visual character is varied depending on the topography and woodland cover.</li> <li>Skylines are mostly wooded and undeveloped, although some are marked by large scale farm buildings.</li> <li>Two large-scale pylon lines cross the north of the area from west to east, forming prominent features on skylines.</li> <li>Woodland on elevated ground in the Forest of Dean to the south and west is prominent in views and on skylines, including Bright's Hill, Newent Woods and Castle Hill Wood.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>The Three Choirs Way/Wysis Way long distance route crosses through the area. It is linked to a dense network of footpaths and bridleways which provide access to the countryside.</li> <li>The A40 forms the southern boundary of the Broad Area. Other roads comprise a network of narrow winding lanes.</li> </ul>	L-M

Perceptual and experiential qualities

- High levels of tranquillity and strong rural character as a result of limited modern influences in the landscape. The A4136 introduces traffic noise to the area.
- Varied perceptual character depending on field sizes and tree cover. Views of the Forest of Dean create a strong sense of place.
- On higher ground, the landscape has an open and expansive character.

M-H

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 27 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

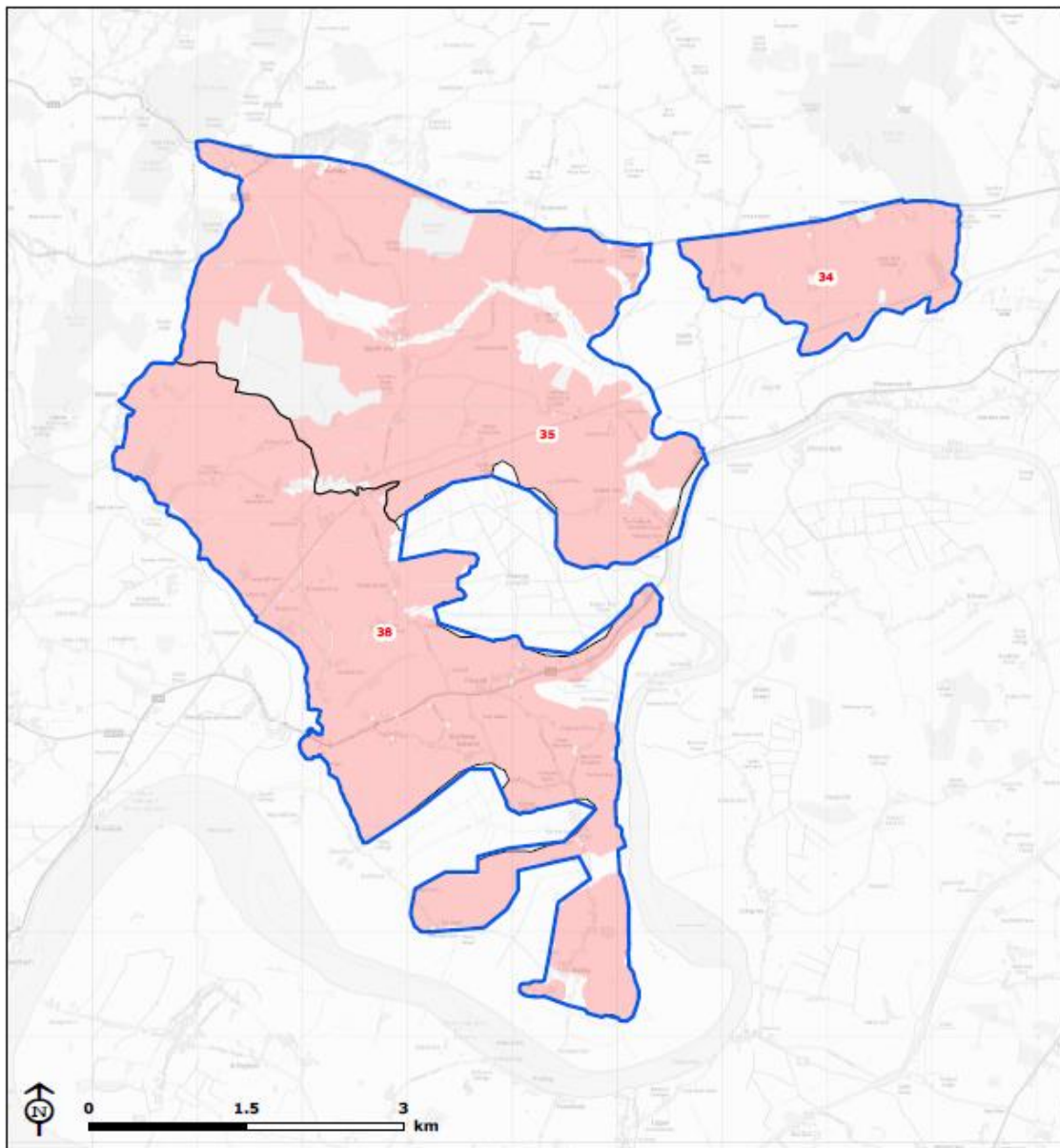
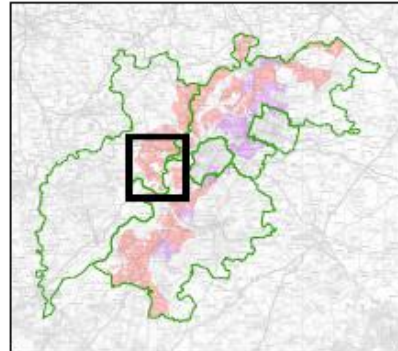
- Sparsely settled character, with existing development limited to small villages and scattered farms.
- Strong sense of place due to the location of the area adjacent to the Forest of Dean
- Intact rural character and high levels of tranquillity due to minimal modern influences within the landscape
- Areas of steeper ground, particularly where the area rises up to the wooded hills of the Forest of Dean.
- Deciduous woodlands within the farmed landscape, including locally designated ancient woodland at the Highnam Complex.



# Broad Area 19

Assessment Areas 34, 35 and 38

-  Study Area
-  Broad Area
-  Broad Development Site
-  Assessment Area - New Settlements
-  Assessment Area - Urban Extensions

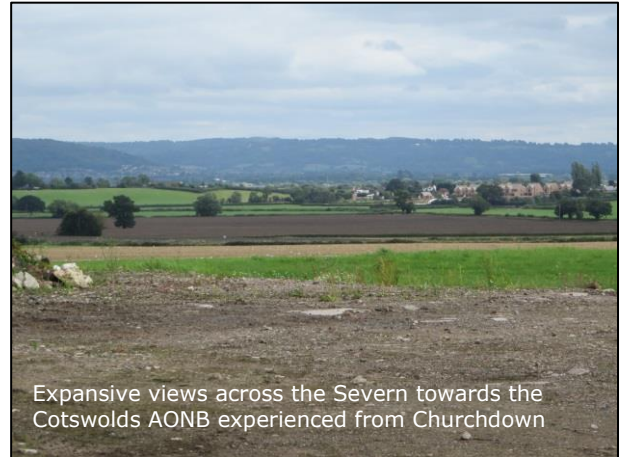


## Landscape sensitivity assessment

Landscape character context		
<p>Broad Area 19 is located in the south east of the Forest of Dean District. The landscape is characterised by undulating mixed farmland, interspersed with blocks of woodland including significant areas at Ley Park and Birdwood Coppice. The elevated landform of the Forest of Dean is adjacent to the west and overlooks the area. The area contains the Unwooded Vale, Floodplain Farmland and small parts of Drained Riverine Farmland and Grazed Salt Marsh Gloucestershire Landscape Character Areas.</p>		
Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently undulating topography, although there are some areas of more complex landform including the areas around Chaxhill, Flaxley and Lower Ley.</li> <li>There are small hills located within the area including Lewis Hill and Round Hill.</li> <li>The scale of the landscape varies depending on the landform and land cover. Lower lying areas adjacent to the River Severn tend to be larger scale.</li> </ul>	M
Natural character	<ul style="list-style-type: none"> <li>Land use is mostly mixed pasture and arable land. Fields are divided by hawthorn hedgerows with trees. Ditches are a common field boundary on lower ground.</li> <li>Blocks of woodland are interspersed throughout the farmland, including some significant areas such as Ley Park and Birdwood Coppice. Some of these woodlands are classified as ancient woodland.</li> <li>Frequent orchards. Woodland along watercourses.</li> </ul>	M
Historic landscape character	<ul style="list-style-type: none"> <li>The HLC indicates that enclosures are primarily irregular post-medieval fields.</li> <li>Clusters of listed buildings are located within settlements, including historic churches.</li> <li>Westbury Court is a Grade II* Registered Park and Garden partially within the area. It is now managed by the National Trust.</li> </ul>	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> <li>Generally rural with settlement consisting of scattered farmsteads and hamlets. The small settlements of Northwood Green, Blaisdon and Westbury-on-Severn are located within the area.</li> <li>Vernacular tends to be a mixture of red brick and stone.</li> <li>The elevated land of the Forest of Dean to the west is a distinctive backdrop to the settlements within the area.</li> </ul>	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>The distinct wooded skylines of the Forest of Dean are prominent on skylines in views to the west. The elevated landform of the Forest of Dean overlooks the Broad Area.</li> <li>Clumps of woodland located on hills and higher ground created wooded skylines.</li> <li>From elevated ground, there are long views over the Severn Vale towards the Cotswolds AONB escarpment.</li> <li>Pylons and overhead lines to the south are prominent in views.</li> </ul>	M-H
Access and recreation	<ul style="list-style-type: none"> <li>The Gloucestershire Way long distance path crosses through the area and forms part of a good network of public rights of way which link the farms and settlements.</li> <li>The A40 forms the northern boundary of the area. The A48 crosses through the east and south of the area and is adjoined by the A4151. Access between the settlements and farms is via a network of narrow rural lanes.</li> </ul>	M

	<ul style="list-style-type: none"> <li>The railway line running between Newham and Over crosses through the area.</li> </ul>	
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>The area has a strong sense of place due to its location between the River Severn and the Forest of Dean.</li> <li>The area has an intact rural character and high levels of tranquillity. Some modern influences include views of pylons and traffic noise from the A40.</li> </ul>	<b>M-H</b>

### Representative photographs



## Overall assessment of landscape sensitivity

Please note: Landscape sensitivity often varies within a given area, with areas exhibiting higher and lower sensitivity. It is therefore very important to take note of the explanatory text supporting the assessments in each landscape sensitivity assessment profile. Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they should not be interpreted as definitive statements on the suitability of individual sites for a particular development. All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

### Assessment Area 34 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)					H
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

### Assessment Area 35 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

### Assessment Area 38 (new settlement)

Development scenario	Landscape Sensitivity				
New settlement (1,500-5,000 dwellings)				M-H	
New settlement (5,000-10,000 dwellings)					H
New settlement (10,000+ dwellings)					H

## Summary of key sensitivities to development

**The following provides a summary of the key landscape sensitivities within the Broad Area:**

- Steep, prominent landform with long views across the Vale of Gloucestershire towards the escarpment within the Cotswolds AONB.
- Frequent orchards which are important ecological and heritage features.
- Intact rural character, with limited existing settlement.

- Strong sense of place due to the setting of the Forest of Dean and the River Severn.
- Provides rural setting to important heritage features including the Grade II\* Church of St Andrew as well as clusters of historic buildings.
- Areas of mixed woodland amongst the farmland, including Ley Park and Birdwood Coppice.
- Steep slopes associated with the undulating land and occasional hills within the area.