

Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis



Gloucester
City Council


CHELTENHAM
BOROUGH COUNCIL


Tewkesbury
Borough Council

Contents

page

Introduction

i-iv

Gloucester

Landscape Character Analysis

1-28

Sensitivity

29-48

Cheltenham

Landscape Character Analysis

49-60

Sensitivity

61-74

Tewkesbury

Landscape Character Analysis

75-90

Sensitivity

91-100

Appendices

Gloucester LCA Map

1

Cheltenham LCA Map

2

Tewkesbury LCA Map

3

Gloucester LSA Map

4

Cheltenham LSA Map

5

Tewkesbury LSA Map

6

INTRODUCTION

This work has been prepared as part of the evidence for the Joint Core Strategy to provide landscape character and sensitivity analysis around the urban centres of Gloucester, Cheltenham and Tewkesbury. The report has been broken down into the three JCS urban centres – land around Gloucester, land around Cheltenham and land around Tewkesbury. It also includes land around Bishop's Cleeve and though it is not considered that this settlement forms part of the urban area of Cheltenham, its proximity to Cheltenham has led to its wider exploration.

The analysis comprised of two distinct areas of work: The first was a landscape characterisation process where the landscape around the settlements was surveyed and divided into distinct character areas. Each area was then described following the standard methodology described below. Once the landscape character had been spatially identified and then described, the second area of work - a sensitivity analysis followed. The objective of this work was to assign relative value as to the sensitivity of the landscape to large scale development, with the main output being the maps that show the various sensitivities for the specific areas. The intention is that these are used as one part of the process to identify development sites within the JCS area.

The actual report is separated out by settlement where first the character is described and spatially identified, followed by the sensitivity analysis. It should be noted that the character areas do not necessarily correspond with the sensitivity areas. The methodology used for the characterisation and sensitively follow.

Landscape Characterisation - Methodology

Landscape characterisation is the process by which areas of distinctive landscape character are classified, mapped and described. This study builds on the Landscape Design Associates characterisation work for Gloucestershire (2006) commissioned by the county council and six districts. This provided a methodology template and a starting point for the work. In essence the JCS characterisation work is a more detailed study resulting in smaller more intricate character areas than the earlier LDA work. It was also based on the methodology as described in the Landscape Character Assessment Guidance for England and Scotland (2002) and Herefordshire Council LCA 2009. The aim of the JCS study was to collate, review and further research existing landscape information to support the on-site analysis of the physical, human, visual and, to some degree, experiential characteristics of the urban fringe of Gloucester, Cheltenham and Tewkesbury. The analysis was broken into two phases – desktop study and field survey.

Desktop Study Components

Review of existing landscape character type descriptions

- Planning designations.
- Designations relating to biodiversity and wildlife conservation.
- Designations relating to building conservation.
- Designations relating to historic park or garden conservation.
- Review of historic maps.
- Scheduled Ancient Monuments.
- Review of landscape characteristics and patterns identifiable by map studies

The urban fringe surveys were conducted predominantly on foot and took account of the following:

Field Survey Components

1. Physical influences and natural factors:

- Landform
- Hydrology
- Vegetation types (including tree cover)

2. Human influences and cultural factors:

- Land use
- Building and settlement pattern
- Boundaries and field pattern
- Communications and infrastructure
- Landmarks and heritage features
- Amenity value (to include formal and informal recreational facilities and observed intensity of use)

3. Views:

- Key views into and out of the area
- Number of people able to view the area

4. Quality and condition of landscape and component features.

5. Aesthetics and perceptual qualities to include:

- Aesthetics such as pattern, scale, texture and colour
- Perceptual qualities such as security, tranquillity, noise and naturalness

The site survey work placed some emphasis on the local perception and experience of a landscape. For example, a large landscape character area of a single landscape character type (as identified in the county LCA) may have had features that recurred across the area as a whole. However, this study identified the more localised impact of certain features such as proximity to infrastructure, built development, and topography and how they, in turn, may impact on perceptual or experiential features.

It was therefore the combination of physical features and human perception that helped demarcate the Landscape Character Areas for the study which resulted in deviations from, or additions to, the existing County level character area boundaries. It should be noted that the landscape character type subdivisions remain generally broad for the purposes of this study. The Landscape Sensitivity Analysis (see below) further dissected the landscape character study areas, after further analysis of the desktop study and field survey findings. Further details on geology and, in some cases, history can be found in the 2006 LDA work.

Sensitivity Analysis – Methodology

An Urban Fringe Sensitivity Analysis, for the three main settlements of the Joint Core Strategy Area, was undertaken during 2011, to inform the selection of potential development sites. It forms part of the evidence base of the Joint Core Strategy.

The aim of the Urban Fringe Sensitivity Analysis is to classify, at a broad scale, the level of sensitivity of the urban fringe landscape of Gloucester, Cheltenham and Tewkesbury. Sensitivity is a combination of the sensitivity of the landscape resource, including landscape as a physical resource, its historical features and elements and the visual sensitivity of the landscape itself such as views and visibility. Importantly it is also a function of landscape value.

This broad scale classification is one of the initial stages in a process of analysis to identify areas which have constraints to development, so that the search for development land can concentrate on those areas which are less constrained.

The aim of this stage is to discover which broad areas of the urban fringe should be protected from development on account of their high landscape and visual sensitivity. However, this does not mean that those areas deemed to be of lesser sensitivity in this exercise are suitable for development; these areas will be subject to further layers of constraint and sensitivity analysis to be undertaken on a range of topics, including historic environment, urban morphology, ecology, local landscape issues along with other factors such as transport and other infrastructure. Any of these “sieving” exercises might highlight additional constraints making parts of these less constrained areas unsuitable for development.

There is no standard methodology for the classification of landscape sensitivity, however, the following calibration is in line with current guidance and is influenced by the Herefords Council’s 2010 report. While

it does not include ecological sensitivity (this is dealt with separately), habitat and its typicalness is inherently bound up in landscape, an ecologically rich landscape is inherently more sensitive than one which is poor.

The intention is to utilise the evidence in this series of work to inform decisions on the eventual locations of development sites. As such the findings of this document are not a conclusion to the development site search process, and the document is to be read in conjunction with others forming part of the evidence base.

It is important that the this incremental process of identification of potential sites be respected, in order that locally valuable landscapes of the urban fringe can be preserved for future generations.

Landscape Classification

Low: Key characteristics of landscape are robust and/or of relatively low intrinsic value as a landscape resource.

Medium – Low: Key characteristics of landscape are resilient to change and/or area of limited intrinsic value as a landscape resource.

Medium: Key characteristics of landscape are vulnerable to change and/or have value as a landscape resource

High – medium: Key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.

High: Key characteristics of landscape are very vulnerable to change and/or have considerable value as a landscape resource.

Criteria for evaluating the sensitivity of the landscape

The aim of this process is to make a judgement about what is important and why. The criteria used to determine the category of landscape sensitivity of each of the areas identified included the following:

- Visibility and prominence of the area – this relates to topography and the density of public roads and rights of way, which affords view points.
- The degree of harmony between existing and built development and other elements of the landscape, including topography, woodland, hedgerow, water courses and association with Areas of Outstanding Natural Beauty (AONB)
- Landscape character – whether key characteristics, which include spatial character, land use, settlement pattern enclosure pattern, tree cover pattern are still present and contributing to local distinctiveness.
- Historic landscape- the richness of the historic landscape created by historic parks and gardens, historic buildings, archaeological sites, historic patterns of land use such as ridge and furrow and field hedgerows.
- The presence of landmark features, both natural and manmade, e.g. hills, individual trees, notable buildings, church spire and the degree of inter-visibility between landmark features.
- Scenic quality
- The presence or absence of visual detractors such as incongruous buildings, electricity pylons etc.
- Landscape condition: whether elements such as hedgerows, woodlands, pastoral land are appropriately managed.
- Amenity value which relates in part, to the accessibility of the landscape – the number of public rights of way and the amount of land accessible to the public.

- Level of tranquillity – proximity to roads, railways and airport infrastructure This study only considered the daytime sensitivity of the landscape, while it is understood that development may result in a significant change to peoples night time experience, resources and the difficulty in assessing the impact has meant that it in this instance it has not been studied.

Presentation of findings

The report looks at each settlement separately. For each settlement the characterisation analysis is detailed, and followed by the sensitivity analysis. Each sensitivity area defined has notes attached to it describing in effect how the decision on level of sensitivity was reached

The main outputs are the 3 sensitivity maps, these are attached as appendices and are colour coded into 5 categories depending upon the degree of sensitivity. Although there is no gradation in the level of sensitivity passing from one to another, it is recognised however, that on the ground the experience will be more subtle with a gradation of sensitivity from one zone to another. It is also recognised that within a defined sensitivity area there may well be pockets of more sensitive and indeed valuable landscape – a good example being Ashchurch church where the church and its graveyard have a quality and amenity that is obviously higher than the compartment as a whole.

How the Sensitivity Analysis is to be used

This is not a detailed visual appraisal, as that will be required as part of any planning application. It is a tool to inform strategic land use decisions such as large allocations as part of the Joint Core Strategy. The findings will be used in conjunction with other topic reports which form part of the evidence base for the JCS.

The aim is straightforward in that if all other matters are equal the most highly valued and sensitive landscapes are not developed or are developed in a manner that ensures their qualities are retained.

The following table summarises landscape input into the JCS process.

Sensitivity classification	Potential for development with regard to landscape sensitivity
Low Medium - low	Potential for housing and commercial development
Medium	Potential for housing and commercial development though will need to take account of landscape sensitivity and quality in any developable area
High - medium	Managed potential for housing and commercial development, any developable area study will need to take significant account of landscape sensitivity and quality
High	Inappropriate for anything other than small scale development

Conclusions

It is clear that the landscape around the three principal settlements in the JCS is varied, often attractive and can be sensitive to change. The Sensitivity Analysis is a tool that will enable evaluation of the relative sensitivity of landscape to change through development. This is important as previous assessments have not necessarily assigned a value to a landscape but judged it relative to others. Thus with all other matters equal a higher sensitive site will be more difficult to develop in an acceptable manner than a lower one.

GLOUCESTER

Landscape Characterisation Assessment and Sensitivity Analysis

Introduction

Gloucester sits at the head of the Severn Estuary the city itself sitting within the Vale of Gloucester. To east there is the Cotswold escarpment and the significant outliers of Robinswood and Churchdown (or Chosen) hill. To the South, North and West the flood plain of the Severn dominates, though the land rises gently to the Forest and Malvern hills. The landscape around the city is varied as reflected the 5 different landscape types identified in the LDA study. This report looks at each LDA landscape character type separately describing in more detail each separate character area.

See Appendix 1 for landscape character map.

Landscape Character Type: Settled Unwooded Vale

The landscape character type of 'Settled Unwooded Vale' (as classified in the Gloucestershire LCA, LDA 2006) is one of the most extensive character types within the Gloucester urban fringe. The character type is further subdivided into the Vale of Berkeley to the south of Gloucester, and the Vale of Gloucester to the east and north. The following key characteristics (drawn from the Gloucestershire LCA, 2006 and recent site investigation) can broadly be applied to the entire character area. Further to the Gloucestershire LCA the Settled Unwooded Vale has been divided into a number of areas based on frequency of certain features, proximity to built form, and sense of enclosure.

Key Characteristics

- Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- Area drained by a series of east west aligned tributaries of the Severn, including the Cam,

Frome and Chelt, and the Stratford Avon flowing into the Severn from the north;

- Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern;
- Limited woodland cover with mature hedgerow trees and occasional orchards;
- Rural areas bordered by large urban suburban areas and interspersed with commercial and industrial premises;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Proliferation of modern 'suburban' building styles and materials;
- Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and
- Widespread network of pylons and transmission lines.

G: Twigworth to Down Hatherley

Designations

- **Traditional Orchards**
- **Tewkesbury Local Plan: Green Belt**
- **Listed buildings**

A softly undulating landscape that gently rises above the lower floodplain farmland in the south and west, bound and dissected by busy but narrow country roads. A large golf course occupies much of the area. Within the golf course the Hatherley Brook follows a rough and vegetated course, while the adjacent land is heavily manicured with high density stands of deciduous young trees. The landscape to the north and north-west of the golf course is extremely rural, particularly around Down Hatherley where period buildings including the church, old school house, and scattered farmsteads combine with a number of fields with ridge and furrow to lend a historic character to the area. Field boundaries are predominantly hedgerows which vary in width and quality, however, post and wire fence is evident, usually where sheep or horse grazing prevails.

Mature trees are frequent around settlement and along the Hatherley Brook, and occasional along field boundaries. However the often expansive fields prevent the area from appearing heavily treed. This is less evident with regard to the golf course, which accommodates numerous mature trees in addition to swathes of young trees/saplings. From the adjacent fields the golf course is not immediately recognisable as a recreational resource and can easily be perceived simply as a considerably wooded area.

Despite pockets of a traditional rural character the area is in visual and audible proximity of military training buildings and light aircraft associated with Gloucestershire airport. Newer residential buildings and a small mobile home park are evident towards Twigworth, although interspersed by older properties. Larger metal sheds/units are associated with farmsteads, usually adjacent to original brick farm buildings. The proliferation of pylons and telephone wires found on the southern floodplain is not evident in this area.

Slight variations to the LDA, 2006 Landscape Character Assessment have been made; this has resulted in a very small area of Settled Unwooded Vale at Twigworth being included as Floodplain Farmland for the purposes of this study.

Visual context

Chosen Hill, Robinswood Hill and the Cotswold AONB Escarpment provide a visual backdrop to the south and east, while the gently ascending land in the north creates a subtle ridge that prevents views further a field. Directly from the floodplain area to the south (from the Gloucestershire Way) the gentle undulations in landform generally restrict views north, although the roofs of some buildings in Twigworth and towards Down Hatherley are clearly visible. Owing to the gently undulating landform the area is quite self-contained as regards views.

Visual receptors

- Users of the golf course;
- Users of the numerous 'C' roads;
- Users of the Gloucestershire Way;
- Residents of Twigworth and Down Hatherley;
- Residents of the numerous farmsteads of Twigworth and Down Hatherley;
- Users of the public footpaths directly south of Down Hatherley; and
- Residents of the northern periphery of Innsnorth (perhaps more likely during winter months).

H: Gloucestershire airport and surrounding land

Designations

- **Traditional Orchard**
- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: High Risk Flood Area**

A fragmented landscape consisting of the flat, grassed airport, surrounded by pockets of remnant farmland, much compartmentalised by infrastructure and built form. The small settlement of Bamfurlong consists of older properties and a small holding that lend a haphazard rural quality on a local scale. A very rural landscape, of mixed arable and pastoral use, is located south of the M40. Both are degraded by road and air traffic noise, and the railway and M40, with associated flyovers linking to the M5, are built on embankments which create strong physical and visual boundaries.

Around the artificially flat airport the landscape is gently undulating, with a notably raised area directly south of Bamfurlong. The character is very rural with generally medium sized fields bound by hedgerows of varying quality and structure (some being well maintained, others overgrown and scrubby). Some post and wire is evident around small holdings/farms. Public footpaths provide access in the east and west of the airport, and tunnels provide access under the A40. The landscape south of the A40 offers a strong rural character, created by the well vegetated and meandering Norman's Brook, numerous mature trees, medium sized fields, gently undulating landform and Home Farm buildings. There are numerous public footpaths within the small area which, in conjunction with a play area, allotments, and park to the west of the area, provide a well used recreational resource.

Visual Context

Owing to topography views are not extensive, although the Cotswold AONB Escarpment, Chosen Hill, Robinswood Hill, and the Forest of Dean provide a degree of distant enclosure. Elements of Cheltenham, such as the GCHQ building can be glimpsed from higher land. South of the A40, the landscape is visually well contained by raised infrastructure. However, there is a distinct rural view of Chosen Hill to the south-west. As the view is not significantly

interrupted by built form, it helps emphasise the rural character of the area.

Visual Receptors

- Residents of Bamfurlong;
- Residents of Home Farm;
- Users of the railway, A40, and possibly M5;
- Residents of Parton Court, Parton Farm, and Parton Manor;
- Workers at the northerly industrial estate and factories; and
- Residents of the north-easterly periphery of Innsworth and Churchdown.



Bamfurlong Lane looking east towards airport.



Home Farm/Brookfield Lane looking north.

I: West of Chosen Hill

Designations

- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: Special Landscape Area**
- **Listed buildings** – Pirton Court

This agricultural landscape is much fragmented and bound by infrastructure and urban development. However, the land adjacent to Chosen Hill is visually very much a part of the Chosen Hill landscape. Land use is predominantly arable and agricultural intensification has led to very large field size, this is particularly the case at the foot of Chosen Hill where field boundaries have been much degraded. Elsewhere field boundaries are a combination of low, but well maintained, hedges and treed or scrub screens.

The railway embankment creates a sporadically vegetated physical boundary, containing views at a very local scale, as do road corridors which tend to be partly screened by scrub and tree planting.

North of the A40 the landscape is a little less maintained and very much enclosed by residential development. Although noisy and consisting of degraded pasture, the area is used by dog walkers and a narrow vegetated stream with mature trees creates some natural interest. Further east the number of public footpaths increase and the landscape provides an important local recreational resource. However, within the site a small area of industrial units can be found, and pylons follow the western boundary of the area. Scale and enclosure vary from expansive and open at the raised land in the very south of the area, to more enclosed and low-lying in the northerly areas that abut Innsworth and Churchdown.

Visual context

The rural and wooded backdrop of Chosen Hill in the east creates an important view and sense of enclosure in an otherwise developed periphery. From the higher ground west of Zoons Court views south-west are very industrial in nature. Elsewhere, where land is low lying and flatter views are considerably less extensive and tend to consist of a treed horizon interspersed by immediate residential development. To the south the horizon is

punctuated by pylons and Gloucester Cathedral can be glimpsed in the distance.

Visual Receptors

- Users of Chosen Hill;
- Users of the public footpaths;
- Residents of south Innsworth and west Churchdown;
- Users of the A40, A417 and B4063; and
- Workers at Elmbridge Court.



Ridgemount Court looking west towards the Unilever complex.

K: Brockworth to Badgeworth

Designations

- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: High Risk Flood Area**
- **Traditional Orchards**
- **Listed Buildings** – numerous within Badgeworth

This landscape can be visually dissected in to smaller perceivable areas based on topographic view-sheds. However, on a broad scale Chosen Hill encloses the area to the west, with the Cotswold AONB Escarpment, to the distant east. The undulating landform, synonymous with the A417 cutting, divides the area from Brockworth. Running north-south, the larger M5 corridor has minimal visual impact, as its route is predominantly lower than the surrounding landscape (becoming visible only in the north of the area) and landform gradually rises in the west, helping to unify the landscape through which it passes. However, M5 signage can occasionally be glimpsed, and traffic noise has a significant impact in the immediate vicinity and across much, if not all, of the area. A single line of pylons cross the site diagonally, creating large industrial features at a local scale, and focal point from further afield. Scattered farmsteads are very typical of the area and offer a mix of building age and style from traditional to large and industrial (the latter can be a visual detractor at a local scale). Field pattern is quite regular with field size ranging from small to medium, with smaller fields generally being located around farms and settlement. The foot of Chosen Hill, west of the M5, offers a consistently medium to small field size, and has perhaps not, therefore, undergone the agricultural intensification evident in places east of the M5. Pasture is dominant within the area, but some arable land is evident, corresponding with larger field size. Field boundaries are usually low level, well maintained hedgerows with sporadically located mature deciduous trees. However, there are frequently taller, overgrown boundaries and bands of tree planting (including dense tree and scrub banks of the M5) which create the appearance of a heavily treed landscape in places. Small streams create small but steep valleys, which are often well vegetated and possibly of high wildlife value. Throughout the area pockets of traditional rural character exist,

these are often located where built form and ridge and furrow offer time depth e.g. west of the M5, at Badgeworth, and around various farmsteads. A basic network of footpaths pass through the area, including a section of the Gloucestershire Way.

Visual context

East of the M5 views are often locally contained, however, localised areas of higher ground e.g. Brook Farm at Badgeworth can offer more extensive views. From the foot of Chosen Hill, extensive views towards Cheltenham, the AONB, and Brockworth can be seen. In the north-east the built form of Cheltenham is clear, while in the east the proliferation of pines and conifers planted in Badgeworth create a distinct focal point. The area can most easily be viewed from Chosen Hill and the easterly AONB.

Visual receptors

- Residents of the many scattered farmsteads;
- Residents of Badgeworth;
- Residents of the easterly periphery of Churchdown;
- Residents of Hucclecote Lane;
- Residents of Shurdington;
- Users of the Gloucestershire Way and various other footpaths within the area;
- Users of the public footpaths across the west of Chosen Hill and the AONB Escarpment;
- Users of the M5 (in certain areas only); and
- Users of the peripheral and internal roads.



Badgeworth Lane looking south east.

L: North Brockworth (south of the A417)

Designations

- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: Housing site** (in the west and east of the area, development evident at both sites)
- **Tewkesbury Local Plan: Important Open Space** (eastern area of Norman's Brook)
- **Tewkesbury Local Plan: High Risk Flood Area**
- **Traditional Orchard**
- **Listed buildings** – numerous around Brockworth Court and Church

This gently undulating and predominantly arable landscape is bound by the A417 in the north, a major infrastructure confluence in the west and the residentially developed village of Brockworth to the south. The undulating topography and tree and scrub lined road network generally prevent views into the area north of the A417. This, in conjunction with the continuous proximity to residential development, gives a notable degree of separation from the northerly landscape, which is otherwise similar in character. To the west the landscape becomes more fragmented by infrastructure, including bridges and embankments, and field size increases.

A meandering brook follows the southern boundary, likely to be a biodiverse corridor important to wildlife. Although heavily vegetated its natural character is somewhat tainted by the proximity to private gardens, fencing and the fly-tipping of garden waste.

Central to the area are the historically significant Brockworth Church and Brockworth Court, around which ridge and furrow and well established native hedgerows were observed.

The M5 and A417 can be glimpsed and traffic noise is audible across the site.

Visual context

The area is visually self-contained due to topography, vegetation and built form. Indeed to the west the landscape can be subdivided further into individual visual pockets. Chosen Hill and the Cotswold AONB Escarpment provide an intermediate level of enclosure. Pylons, road lighting, housing, and the southern business

park provide clear or glimpsed industrial/urban features.

Visual receptors

- Users of the various public footpaths that pass through the area;
- Residents of the northern periphery of Brockworth, where breaks in vegetation cover will allow;
- Users of the Brockworth Road; and
- Users of the M5 and other elevated roads in the area may be able to see momentary glimpses of the landscape through tree and scrub boundaries

M: Upton St Leonards to Gloucester Business Park

Designations

- **SSSI**
- **Stroud Local Plan: Housing Allocations**
- **Stroud Local Plan: National Wildlife Site**
- **Stroud Local Plan: Protected Outdoor Playspace**
- **Stroud Local plan: Floodplain**
- **Listed buildings**

This once entirely rural area has been degraded by the M5 in the west and by new, substantial, housing development in the north, with industrial units beyond. However, despite considerable noise across the site, and significant degradation and loss of character around the new housing developments, areas of extremely rural, intact, and intimate landscape of good condition can be found. The proximity of the Cotswold AONB, including Nut Hill (with remnant parkland characteristics), creates a good quality rural setting to the south and east, and provides an immediate sense of enclosure. To the south the area is elevated and undulating. Although the M5 can be heard, and some localised views include the modern houses of the Upton St Leonards periphery, landform prevents views west to Gloucester. Landform descends and becomes flatter north of Upton St Leonards and directly adjacent to the M5, simultaneously views of the much developed north, and busy M5 become more prevalent, although heavily treed boundaries provide substantial summer-time screening. Boundaries are generally tall, treed, and in reasonable to good condition, however, post and rail/wire fencing further divide

fields where horse grazing prevails. The River Twyver and its tributaries cross the south of the area from south-east to north-west and follow naturally meandering and well vegetated routes. Land use is consistently pasture and meadow, and field pattern is somewhat irregular with small to medium field size around Upton St Leonards. Larger fields of a more formal arrangement are evident further north, and boundaries are lost entirely around the industrial and residential developments. The residential hub of Upton St Leonards consists of buildings of varying size, material and age. However, to the east individual and clustered old and traditional style properties (brick, timber and thatch) are located along narrow, enclosed, country lanes, and help retain a very rural and reasonably tranquil village character. Landform, tree/vegetation structure, and building type create an interesting and textured environment in the south of the area, with the Church tower providing a focal point.

Visual Context

Surrounded on 3 sides by development views are generally contained though it does afford glimpses of Robinswood and Churchdown hill, the Cotswold escarpment dominates to the East. Views towards the site are predominantly from the Cotswold escarpment in particular the A46 which looks directly down on the site and from the footpaths above Upton St Leonards.

Visual Receptors

- Residents of Upton St Leonards and the new development at Brockworth Airfield.
- Users of the A46
- Footpath users to the east of Upton St Leonards
- Users of M5 are afforded limited views of the site
- Visitors to Robinswood hill Country Park and Churchdown Hill.

N: South Matson

Designations

- **Traditional Orchard**
- **Scheduled Ancient Monument** – moated site at Sneedham's Green

This area is classed as Settled Unwooded Vale, although it can appear as highly treed locally owing to tree lined field boundaries, remnant orchard trees and close proximity to the wooded landscape of Robinswood Hill and the AONB. Field pattern is quite irregular, with medium to small sized fields of unimproved pasture bound by structurally diverse hedge/tree boundaries and post and wire fence. Field pattern, with the exception of the dissection in the east caused by the M5, is unaltered from the 1884 OS map. Indeed the road that borders the area to the west and north, moated site, Winnycroft Farm, and a single remnant orchard are all present as 1884 features. Significant urban expansion of Matson in the west, and the M5 located on the higher ground in the east, are large scale detractors in an otherwise very rural environment, and impact upon views and tranquillity. Furthermore, within the area the dilapidated state of the Winnycroft Farm sheds/shelters, the overly mature state of some boundaries, and occasional dilapidated fence (including a short section of much degraded high security fencing by Winnycroft Farm) give the area a poorly maintained, and somewhat unkempt, character. However, the rough grass; textural scrub and tree boundaries; old orchard and narrow and sporadically vegetated stream are likely to support significant biodiversity. The pasture becomes somewhat more improved and expansive in the very south of the area, and subsequently more in keeping with the character of the landscape south of Robinswood Hill. Although a very contained landscape, the area can be accessed by a number of public footpaths that cross the site and link with adjacent areas.

Visual Context

The area is very much enclosed by the landform of Robinswood Hill to the west, and the Cotswold AONB Escarpment to the east. Furthermore a small hill south of Snow Capel Farm and the built form of Matson contain views to the south and north, respectively. The M5,

with associated bridge and traffic, can be viewed from directly adjacent fields, although tall field boundaries provide notable screening in places. As the built form of Matson encroaches the ascending foot of Robinswood Hill, it is clearly visible from the low lying landform, however deciduous trees within and beyond the area provide visual softening, an effect that may be more prominent in summer. Despite some visual detractors the site retains strong visual continuity with Robinswood Hill and the AONB. From within the site views are very rural in nature and are predominantly contained at a local scale by tall vegetative boundaries, enhanced further by perceivably flat landform. The church tower at Upton St Leonards creates a built focal point in the north-west, and unobtrusive telephone posts/wires cross the site.

Visual Receptors

- Residents of Matson - those adjacent to the site, and further up the foot of Robinswood Hill;
- Residents of Winnycroft Farm;
- Residents of The Villa and other cottages located towards Sneedham's Green;
- Users of the road that abuts the site to west and north;
- Users of the M5;
- Users of the public footpaths that cross the site;
- Visitors to the Gloucester Golf Course and ski slope;
- Visitors to Robinswood Hill Country Park;
- Residents of the AONB in proximity to the area, such as Grove Court; and
- Users of the public footpaths that pass through the AONB directly east/south-east of the area.

P: Colethrop, Brookthorpe and west of Whaddon

Designations

- **Traditional Orchards** – at Sneedham's Green, but more notably around Brookthorpe
- **Stroud Local Plan: Special Landscape Area**
- **Stroud Local Plan: Floodplain**
- **Listed buildings** - at Whaddon, Brookthorpe, and Pool Farm

In keeping with the Settled Unwooded Vale character type, this area is gently undulating, appearing flat in places sometimes significantly sloping. Fields are medium in size becoming more irregular and smaller directly adjacent to settlement, with a mix of pastoral and arable land-use. Field size is generally slightly smaller south of the M5, where rural character is stronger owing to the immediate proximity of the AONB. A proliferation of country lanes linking small villages, individual farmsteads and hamlets; plus the Stroud Road, heavily used by commuters runs north - south. The M5 has fragmented the fields through which it passes and has led to notable degradation in places. It can be heard within much of the area and has a significant impact upon the perceived levels of tranquillity. Although a distinct boundary at a local scale, in the wider landscape the M5 has a reduced visual impact as it is generally located at a lower level than the surrounding landscape, however it can occasionally be readily viewed in its immediate vicinity due to topography and gaps in tree/scrub screening. Field boundaries are a mix of well maintained hedgerows of generally good condition and scrubby boundaries often of small boundary trees. Narrow, well vegetated, ditches are common place and add a textural quality to field boundaries, particularly as mature tree numbers increase in their vicinity. Mature trees are also found in field boundaries and within farmed fields. Building materials and age, small scale settlement pattern and farmstead, and frequent orchards in and around the villages south of the M5, lend a particularly traditional and rural quality to the immediate landscape.

Visual context

This area, combined with that directly south of Tuffley, forms an important rural link between

the Cotswolds AONB escarpment and Robinswood Hill. Subsequently, both of these higher landforms give the low lying area a notable sense of enclosure, particularly to the landscape at the foot of the Cotswold escarpment. The higher ground allows clear views across the entire area. However, views within the area can be varied due to the undulating landform and vegetation height.

As the M5 has been constructed at a lower level than its surroundings it has less visual impact than may initially be anticipated. Although visible from Robinswood Hill and the Cotswold Escarpment it does not consistently appear as a dramatic sever in the landscape, owing also to the often vegetated banks.

Visual receptors

- Users of the Wysis Way and other public footpaths that pass through the area;
- Visitors to Robinswood Hill;
- Users of the public footpaths of the higher ground between Harescombe and Edge;
- Residents, workers and visitors of Brookthorpe, Whaddon, Colethrop, and many of the scattered farmsteads in the area and
- Residents of the southern periphery of Tuffley



View south from Robinswood Hill.

Q: South of Tuffley

Designations

- **Traditional Orchard**
- **Stroud Local Plan: Special Landscape Area** (applicable to the majority of the area)
- **Stroud Local Plan: Floodplain**
- **Stroud Local Plan: Allocated or Protected Outdoor Play Space** (at Whaddon)
- **Listed buildings** – at Whaddon

A simplistic and gently undulating pattern of very large, predominantly pastoral, fields bound by neat, low, and often degraded hedgerows. Tree cover is sparse and confined to the occasional field boundary tree and a small orchard. The Daniel's Brook crosses the site but is not an obvious feature, possibly culverted beneath the ground. The area is notably compartmentalised by the bold linear railway embankment and dramatic line of Poplars to the west; residential development of Tuffley to the north; and the M5 to the south. Stroud Road and Naas Lane to the east and south west respectively demarcate a notable change in field size, with increasingly vegetated boundaries beyond.

The triangular area of land formed between Naas Lane, the railway and the M5 demonstrates a smaller, more intimate field pattern and character than the majority of this area, comparable with that of the Brookthorpe area. However, some degradation caused by proximity to industrial development and fragmentation by infrastructure is evident.

Visual context

The area plays a key role in integrating Robinswood Hill with the rural landscape to the south. From Robinswood Hill and the village of Edge the area is perceived as a single unit combined with the land to the east of Stroud Road and Whaddon. Although residential encroachment is visible to the north of the area, the visually dominant line of Poplars provide a very effective screen to the Waterwells development in the west, helping the area to retain a considerably rural character. The Cotswold AONB escarpment creates a degree of enclosure to the east and south east.

Visual receptors

- Users of the public footpaths of the higher ground between Harescombe and Edge;
- Users of the network of footpaths on the south side of Robinswood Hill;
- Residents of Tuffley who abut the area (Grange Road);
- Residents of Whaddon;
- Residents of the north-west side of Brookthorpe;
- Residents of Naas Farm and other scattered houses/bungalows along Naas Lane;
- Users of the numerous public footpaths that cross the area;
- Users of Stroud Road; and
- Pupils and visitors to the school in Whaddon.



Naas Lane looking north west.



Looking east towards St. Nicholas Church.

R: South Hardwicke and south Waterwells

Designations

- **Traditional Orchards** (generally located close to the periphery of Hardwick)
- **Stroud Local Plan: Mixed Use Allocations** (east of the A430)
- **Stroud Local Plan: Key Employment Land**
- **Stroud Local Plan: Floodplain**
- **Stroud Local Plan: Key Wildlife Site** (the canal corridor)
- **Numerous listed buildings** – particularly south of Hardwicke

South Hardwicke is very much in keeping with the key characteristics associated with the Settled Unwooded Vale character type.

A once rural village character with scattered farmsteads and cottages is now fragmented by residential encroachment, large-scale industrial development and an elevated hub of infrastructure.

West of the A38 (which follows the route of a Roman Road) remnants of Hardwicke village, including village green, church and cottages, stand apart from the urban sprawl but northern residential development has led to heavy traffic through the narrow Green Lane and Sellars Road. The parkland and listed house of Hardwick Court is located south of Hardwicke village, however the noise and views of the A38 and more easterly elevated roundabouts detract from its past grandeur. Further east, industrial development around Waterwells Farm (which is present on the 1884 OS map) has led to large industrial units dominating an otherwise rural landscape.

Footpaths connect to form a small circular route at Hardwicke Village, providing rural doorstep amenity resource for local residents. However pedestrian routes are extremely sparse in the area directly south of Waterwells.

Historic field pattern is evident, even so many boundaries have been lost due to the intensification of agriculture, leading to larger field size. Although local pockets of a very rural character can be perceived, traffic noise is audible across much of the site and only reduces towards the canal.

Visual context

Robinswood Hill to the north-east, the Cotswold AONB escarpment to the east and south-east, and Hockley Hill to the west create a distant backdrop to the area. On a local scale distinctly rural views can be achieved, however, industrial units, residential development and infrastructure frequently block or dominate views on a broader scale and provide focal points when viewed from the surrounding higher ground.

Visual receptors

- Residents and workers at scattered farmsteads including Colethrop Farm, Southfield Farm, and Road Farm;
- Users of the A and B roads and country lanes;
- Residents of Hardwicke Village;
- Residents of the Hardwicke urban extension which abuts the area, including those on Sellars Lane;
- Residents and visitors of Hardwicke Court; and
- Workers within the peripheral industrial units;
- Users of the public footpaths; and
- Limited views from the higher ground of the AONB.



Sharpness Canal looking towards Brockfield.

S: Longney to Lower Rea and the Sewage works

Designations

- **BAP priority habitats** – Coastal and floodplain grazing marsh and wet woodland (ancient and semi-natural)
- **Traditional Orchards**
- **Stroud Local Plan: Floodplain**
- **Stroud Local Plan: Key Wildlife Sites** (School Farm and canal corridor)
- **Stroud Local Plan: Existing Cycle Route**

Within and beyond the very south of this character area, the raised canal corridor provides quite extensive views across the flat, open and predominantly arable landscape. Urban expansion has not encroached the south of this area. However, to the north of the character area, the canal becomes a low-lying, well managed, treed corridor sandwiched between the undulating rural landscape to the west and the suburban development of Quedgeley in the east.

Within the area around The Pilot Inn public house, and Lower Rea, landform becomes gently undulating and occupied by smaller, somewhat irregular, and predominantly pastoral fields (grazed by horses) bound by a combination of neat hedgerows; rough, scrubby, or broken, hedgerows; or post and timber post and rail fencing. Farmsteads are scattered across the area lending old, new and industrial building form to the landscape, and pylons, telephone wires and the, often visible, built form of Quedgeley (north of The Pilot Inn) are a visual reminder of Gloucester's close proximity.

As a whole the area is less influenced by large scale infrastructure, industrial units, traffic and vehicular noise than its neighbouring region of south Hardwicke, east of the canal.

This study has extended the boundary of the Settled Unwooded Vale character into what the Gloucestershire LCA (LDA, 2006) class as Floodplain Farmland due to the topography (including a steep escarpment) and land use of the land directly south of the Netheridge Sewerage Works.

Visual context

Hockley Hill provides a visual backdrop to the west of the area while views from the north,

looking east, are often interrupted by residential development. Glimpsed views of the Cotswolds AONB escarpment can also be seen to the east and undulations in landform across the site can obscure development to give a very tranquil and rural character locally. There is limited woodland cover but mature boundary trees, occasional field trees and orchards have a localised impact on views.

Visual receptors

- Residents of Quedgeley, where built form abuts the canal corridor;
- Occupants of, and workers at, the scattered farmsteads;
- Users of the numerous public footpaths that cross the area and one which follows the route of the canal;
- Users of the canal inhabiting canal boats – transient or moored long-term;
- Residents of Sellars Road and Church Lane are likely to have views of the area (if only from upstairs rooms); and
- Occupants of the small residential outcrops near Hardwick Farm, at Lower Rea, and where Elmore Lane West meets the canal

W: Hempsted

Designations

- **Scheduled Ancient Monuments** – Our Lady's Well and the village cross.
- **Listed buildings** – within the village
- **Gloucester Local Plan: Landscape Conservation Area**
- **Gloucester Local Plan: Public Open Space and Private Playing Field**
- **Gloucester Local plan: Cordon Sanitaire**
- **Gloucester Local Plan: Conservation Area** (part of Hempsted village)
- **Gloucester Local Plan: Housing Commitment** (achieved since the publication of the Local Plan)

The village of Hempsted is located on a small elongated hill to the west of Gloucester and has undergone significant residential expansion. Several buildings and features of historic importance such as the village cross, church and various houses, remain to give a depth of time to the area. However, a variety of 20th century housing estates have led to a general loss of traditional small village character. This is very much reflected in the surrounding landscape. The western escarpment demonstrates remnant field patterns with reasonably well maintained hedge or treed field boundaries, and an orchard site dating back to the 1884 OS map. However, where residential estates have encroached across the hill, particularly along the eastern boundary of the area (A430), the landscape has been lost, fragmented or degraded. The somewhat degraded pastoral fields on the flatter hilltop and western bank play a vital role in keeping a rural character to the village.

Notable detractors include large industrial units which can be glimpsed to the south east, beyond the A430; and an abandoned MOD site which lends an industrial feel to the very north of the area.

This study has removed the low-lying land either side of the A430 (adjacent to the sewerage works) from Settled Unwooded Vale type as the landform, waterlogged condition, balancing ponds and raised A-road are more characteristic of the Floodplain Farmland landscape character type.

Visual context

Although scrub and tree planting that runs parallel with the A430 provides screening in the

east, the City of Gloucester and immediate industrial units can easily be viewed. Owing to the generally developed eastern edge of the Hempsted hill the views from Gloucester of the area are generally non-descript and of an urban nature.

To the south east Robinswood Hill can be easily viewed beyond the built environment of Gloucester. The Cotswold AONB escarpment can also be easily viewed in the distance.

The hill overlooks the Floodplain Farmland of Minsterworth Ham and Gloucester landfill site to the west, while the Vale Hillocks create a distant backdrop in the north-west. When viewed from the west the western escarpment of Hempsted provides an important visual continuation of rural character that screens the rural Floodplain Farmland from views of urban encroachment.

Clear views of the southern agricultural slopes can be gained from the A430.

Visual receptors

- Users of the Severn Way National Trail;
- Residents of Hempsted village;
- Users of the A430;
- Users of the public footpaths located to the base of the hill in the south and west;
- Residents of Rea Lane;
- Residents of Minsterworth with direct views to the south east (glimpsed/distant views); and
- Users of the public footpaths and Gloucestershire Way National Trail across Minsterworth Ham (glimpsed/distant views).



Looking towards Lady's Well from landfill road.

Landscape Character Type: Floodplain Farmland

Within the county LCA the landscape character type of 'Floodplain Farmland' is divided into three character areas, two of which are in close proximity to Gloucester – namely Elmore Back and Minsterworth Ham, and The Rea, Maisemore Ham and Longford.

Key Characteristics

- Flat floodplain landscape, with areas subject to annual winter flooding which provides fertile farmland and productive lush meadows and pastures for summer grazing;
- An open and expansive area as a result of the flat landform and very limited tree cover;
- Extensive pattern of ditches, streams, brooks, rivers and rhymes draining the floodplain landscape, a number of which provide important wetland habitats;
- A predominantly pastoral landscape with unimproved and improved grassland, with some areas of arable farming;
- Both active and disused canals present with the landscape;
- Urban and industrial land uses and influences in the vicinity of Gloucester together with road and rail infrastructure;
- With the exception of the section to the west and north of Gloucester, settlement is very limited, frequently associated with former as well as existing crossing points over the river and on higher land at the edges of the floodplain landscape;
- Access very limited with occasional roads, often linking to existing bridging points and former ford or ferry river crossings;
- Recreational activities, including camping and caravan sites and public houses, the latter often associated with former river crossing points or supply points; and
- Areas of wetland meadows, designated as SSSIs and Key Wildlife Sites, and Local Nature Reserves, and managed to retain high biodiversity interest.

B: River Leadon Corridor

Designations

- **BAP priority habitat** - Coastal and floodplain grazing marsh
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: Protected line of Herefordshire – Gloucestershire Canal**
- **Tewkesbury Local Plan: High Risk Flood Zone**

This is a narrow, enclosed, directional landscape of flat rough pasture grazed, in places, by horses. The River Leader gently meanders through the valley which is formed by the steep sides of the Maisemore Vale Hillock to the north and the more gently sloping arable and pastoral fields of the Highnam Vale Hillock to the south. The channel itself is sparsely vegetated. The corridor widens in the east at its confluence with the River Severn, and to the west broadens to form a much more extensive Unwooded Vale landscape that extends beyond the Severn Vale landscape and the boundaries of this study. The otherwise rural character is heavily punctuated by pylons, and access to the river channel is generally restricted by the post and barbed wire fence of the flat pasture fields. This landscape differs from other Floodplain Farmland landscape areas owing to the sense of enclosure, intimate nature and distinct lack of river bank vegetation.

This study has viewed the narrow river corridor as a single landscape type (Floodplain Farmland), based on the ease with which it is perceived as a single landscape unit. However, please note, the Gloucestershire LCA (LDA, 2006) regards the north westerly section to be Unwooded Vale.

Visual context

Views of the area are restricted to the higher ground of Lassington Hill and the Maisemore escarpment. From the valley floor extensive views are channelled to Robinswood Hill and the Cotswold AONB escarpment in the south east.

Visual receptors

- Residents of the scattered farmsteads on, and to the south, of the A417;
- Residents the of the more southerly houses and cottages of Maisemore;
- Residents of the housing development to the east of Over;
- Users of the Wysis Way Long Distance Route; and
- Users of Lassington Wood and of the public footpaths within its vicinity



River Leadon valley looking north from Over/Highnam cycle track.

D: Maisemore Ham and surrounding floodplain

Designations

- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: High Risk Flood Area**
- **BAP Priority Habitat** – Coastal and Floodplain Grazing Marsh
- **Traditional Orchards** – Abbot's Lodge
- **Listed buildings and features**

Physically, this is typical flat Floodplain Farmland landscape, consisting of broad, arable, open fields, and dominated by, generally vegetated, watercourses of varying size. Field size is sometimes very large with arable cultivation dominating. Between the River Severn and A38 subtle undulations in landform are apparent. Tree cover is restricted to river/stream banks, where it can form structurally diverse vegetative corridors and screens. However, some stream and ditch vegetation is lost or degraded by agriculture. Fields are generally very large and bound by low level, neat hedgerows, although not always of good condition. At Alney Island field pattern is very formal and linear. In some areas mature and semi-mature boundary trees are prolific and dense along boundaries. This is particularly the case along the banks of meandering watercourses and the more directional routes of infrastructure. However, conversely and owing to agricultural intensification, many areas are lacking boundary trees and subsequently have a very bland visual structure.

Although the area is bound by busy A roads to the west, south and east, only the country road of Sandhurst Lane and a smaller C road dissect the area and there is very limited built form. Although the settlements of Longford and Maisemore about the area, built form within the area is sparse and restricted to solitary farmsteads/lodges or small clusters of two to three houses. The area lacks an intricate network of footpaths but does offer several long and directional (often north-west to south-east) routes including the Severn Way which follows the east channel of the Severn.

There is a materials depot which is a visual detractor locally but telegraph poles and, more

significantly, pylons create industrial focal points throughout the area.

Visual context

Owing to topography and treed boundaries many views are restricted to within the site. To the distant east and south-east the Cotswold AONB can be viewed, and in closer proximity the Maisemore Hillock creates visual enclosure to the west.

Views into the site are gained from surrounding higher land, namely the raised fly-over of the A40, and the Maisemore Hillock.

Visual receptors

- Residents of the scattered farmsteads, lodges and courts;
- Residents of Longford;
- Residents of Maisemore;
- Users of Sandhurst Lane and smaller C road;
- Residents of Walham (gypsy site and scattered houses);
- Users of the A417, A40 and A38; and
- Users of the Severn Way and other public footpaths



Looking north east from A38.

E: Alney Island (south of A40) and Walham

Designations

- **Local Nature Reserve** – majority of Alney Island south of the M40.
- **BAP priority habitat** - Coastal and floodplain grazing marsh on Alney Island.
- **Key Wildlife Sites**
- **Traditional Orchard** – Walham only
- **Tewkesbury Local Plan: High Risk Flood Area** – Walham only
- **Scheduled Ancient Monument** – Over Bridge

Alney Island (south of the M40) is characterised by rough and textural wet grass land grazed by cattle and heavily compartmentalised by infrastructure. Permanent and seasonal ponds are common place. Roads on embankments, fly-overs, and bridges for both road and rail dominate views and give a local sense of enclosure. High traffic levels and traffic noise are a feature of the area.

Outside of the Alney Island Nature Reserve towards Sandhurst Road small to medium irregular fields, enclosed by notably treed boundaries, and grazed by horses, are prevalent. Textures remain rough while vegetation and built form create local enclosure.

There are numerous large landmarks of an industrial or urban nature, such as pylons and electricity substations, which punctuate the landscape. However, remnant railway features, Over Bridge and past land use (horse races), particularly at Alney Island, give the area historic interest.

Building and settlement is very varied, including scattered farmsteads, individual houses, a traveler site, new residential development, the large St Oswald's retail development and residential streets of Gloucester that abut the area.

The footpath network around the Alney Island Nature Reserve, cycle route, and Long Distance routes that meet in Alney Island provide an informal recreational resource for dog walkers, walker, joggers and cyclists. A rugby pitch and large recreation facility can be found on Alney Island and at Riverside Sports and Leisure Club respectively. Subsequently the landscape character is locally manicured/frequently mown.

Large amounts of rubbish and fly-tipping were observed in Walham and west of Sandhurst Lane having a detrimental impact on an otherwise quite remote and rural character. Indeed the areas of Walham and Mean Ham are very remote in character due to infrastructure, built form and lack of public rights of way through the area.

Visual context

Due to the low lying, fragmented and poorly accessed nature Alney Island, south of the A40 Walham and the Mean Ham the areas are not viewed as an expansive unit, particularly as trees, vegetation, and fly-overs create local screens. Views from the sites are also very limited; however Gloucester Cathedral and Highnam Spire can be glimpsed, and views across Alney Island and beyond are quite extensive from elevated positions such as Over Bridge. Owing to proximity to urban development, built form of a residential, business, retail or industrial nature often provides a local backdrop.

Visual receptors

- Users of the A40, A430, A38, and Sandhurst Lane;
- Users of the several car parks in the area;
- Users of the railway;
- Residents of the new St Oswald's development of flats and houses;
- Residents of the Walham gypsy site;
- Residents of the private properties that abut the Mean Ham area;
- Workers and residents of the offices and flats that overlook Alney Island from the east of the A430; and users of the Severn Way, Gloucester Way, the designated cycle route, and the various other public footpaths in the area



Castlemeads car park looking north.

F: Longford to Innsworth

Designations

- **SSSI** - Innsworth Meadow at Drymeadow Farm.
- **BAP priority habitats** – lowland meadow and coastal floodplain grazing marsh.
- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: High Risk Flood Area**
- **Tewkesbury Local Plan: Sewerage Treatment Works Odour Zone**

A flat to very gently undulating agricultural landscape dissected by several meandering streams and bordered by residential, military, and business development. Field size ranges from medium to large, and land use is a mix of arable and pastoral (the latter being sheep and horse grazing). Vegetation cover is generally sparse with mature trees scattered along hedged field boundaries and pollarded willows frequent along the course of three main brooks. A small wooded area is located directly adjacent to Drymeadow Farm. The hedgerows vary in condition and maintenance from degraded hedges to generally well maintained low hedges of reasonable condition. The natural meandering form of the Hatherley Brook is quite sparsely vegetated as its banks are mown where it abuts agricultural fields.

Although at a glance a very rural landscape there are numerous human interventions that detract from rural aesthetic. Abutting the site to the south are the residential properties of Longford, the A40, Longlevens (beyond the A40), and Innsworth which combine to create a distant sense of enclosure. Innsworth Technology park and associated car parking is also visible in the south. To the east the military base is visually prominent, and gunfire from within is audible across the site. Small aircraft are regularly viewed from within the site as they travel to and from Gloucestershire airport, which is located beyond the military base to the east. Within the site two sewerage works and small landfill/earthworks site are located. The sewerage works and earth bund, thought to be associated with landfill, to the south of the area are visually apparent but tree screening softens, and in part hides, their presence when viewed from the north. The small sewerage works and associated security fencing and concrete road to

the east is quite muted in colour and form, but an industrial presence none the less.

There are several public footpaths, including the Gloucestershire Way, that provide doorstep amenity value to local residents.

Visual context

Chosen Hill and the Cotswold AONB Escarpment provide an element of distant enclosure in the south-east, and Sandhurst and Norton Hill provide a similar effect in the north. Southerly views lack an undulating back drop but are punctuated by occasional built form on the horizon, including Gloucester Cathedral. Within the site pylons and telephone wires create strong linear features and large localised landmarks, and the occasional tall and dense vegetative boundary creates local enclosure.

Visual receptors

- Residents of Longford; Residents of Innsworth; Residents of Twigworth;
- Users of the Gloucestershire Way and other public footpaths;
- Staff of the Technology Park and Military Base; and Residents of Dry Meadow Farm.



A38 and Longford looking north east.

T: Minsterworth Ham

Designations

- **BAP priority habitat** – Coastal and floodplain grazing marsh and mudflats (along parts of the River Severn corridor)
- **Traditional Orchards**
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: High Risk Flood Area**

Site specific landscape character

Minsterworth Ham is very much in keeping with the flat, expansive, predominantly pastoral, and poorly accessed Floodplain Farmland landscape character type. The generally large to very large fields are bound by a mix of well maintained hedgerows interspersed with the occasional tree, broken hedges mixed with post and wire, and taller, overgrown, scrub and small tree boundaries. Although an open landscape, boundary and occasional field trees can create an image of a well treed landscape locally.

The landscape is sparsely populated in the east, becoming settled towards the A48 due to numerous farmsteads located near the gently ascending land at the foot of the village of Minsterworth.

To east, at the periphery of the study area, the proximity of Minsterworth and A48 to the River Severn is notably increased. Thereby creating a decidedly more intimate landscape characterised by smaller fields, a proliferation of traditional orchards, and old village buildings that combine to add a depth of time to the area.

Please note that this study has included land to the north of the railway as Floodplain Farmland, whereas the LDA 2006 study classes the area between the A40 and the railway as Unwooded Vale. The alteration has been made as the railway has little impact as a boundary at a broad scale, and

Visual context

From the higher ground towards the A48 the City of Gloucester can be viewed with focal points to include the Cathedral, Escarpment Outliers, Gloucester landfill site and the distant Cotswold AONB. Within the low lying floodplain views are generally less extensive and are frequently interrupted or marked by vegetation, trees, scattered farmstead, the occasional abandoned brick farmhouse, and pylons.

Visual Receptors

- Residents of Minsterworth;
- Users of the A48 and, to a lesser extent, users of the A40;
- Users of the Gloucestershire Way, Severn Way, and Wysis Way National Trails;
- Users of the several public footpaths in the southern proximity of Minsterworth; and
- Residents of Rea, Lower Rea, Elmore and Hempsted.
- The field survey identified the following receptors as having potential views towards or within the site; and
- Over Farm, visitors to Over Farm, and other farmsteads or residential properties sparsely scattered along the higher ground of the A40



Looking east towards Moorcroft and Minsterworth Ham.

X: Hempsted floodplain

Designations

- **Gloucester Local Plan: Landscape Conservation Area**
- **Gloucester Local Plan: Floodplain**
- **Gloucester Local Plan: two Sites of Nature Conservation Interest**
- **Gloucester Local Plan: small area of Housing Allocation and Employment Commitment** (apparently not addressed since the publication of the Local Plan)
- **Gloucester Local Plan: small area of Public Open Space**
- **BAP priority habitat** - Coastal and floodplain grazing marsh and Lowland Meadows

Sewerage works, landfill, disused gas works, pylons, and industrial units of the Gloucester periphery have a strong industrial influence upon an otherwise pastoral floodplain landscape. A stark contrast between typical Floodplain Farmland landscape and industrial land uses is evident.

Where landfill has been completed the landscape character is no longer in keeping with a Floodplain Farmland landscape due to the undulating landform and the small industrial pipe/chimney features. Views into and out of the area are subsequently significantly altered.

There is some evidence of remnant field boundaries and orchards shown on the 1884 OS map. However most have been altered by industry or infrastructure (A430).

The security fencing, loud noise, and windswept of the active landfill and adjacent industrial units have a detrimental effect on the rural aesthetic and reduces the sense of tranquillity and security to the north of the area.

Please note, this survey has altered the Floodplain Farmland – Settled Unwooded Vale interface south of Hempsted and at Lower Rea, to give a more accurate account of landscape character

Visual context

Access to the north of the site is generally restricted by industrial units and active landfill; views are therefore generally reduced to the immediate vicinity, although the floodplain to the west can be perceived as a visual extension of the area in places. Although the completed landfill area does offer a high viewing platform, it is not traversed by public footpaths. The undulating landfill is the notable landmark of the area and can be seen from the A48. The raised land of Hempsted provides an immediate visual backdrop to the area in the east. From the Severn Way National Trail the landscape to the west is clearly visible with the Vale Hillocks providing distant enclosure. To the south of the site the Vale Hillock of Monks' and Hockley Hills is an immediate visual feature, while pylons create focal points across the area.

Visual receptors

- Westerly residents of Hempsted;
- Residents of Rea and Rivers Mead farm;
- Possibly residents of Elmore;
- Easterly residents of Minsterworth;
- Users of the A48;
- Users of the Severn Way and possibly the Gloucestershire Way National Trails



Looking towards Hempsted across Church Farm Hams

Landscape Character Type: Vale Hillocks

There are a number of hillocks scattered along the western boundary of the Severn Vale. The hillocks of Lassington and Rodway Hills, and Woolridge Hill fall entirely, or in part, within the Gloucester urban fringe.

Key Characteristics

- Distinct area of low hills and ridges rising above the surrounding vale and floodplain landscape and associated with a succession of River Severn terraces;
- Rich fertile alluvial soils overlying the terrace deposits and supporting well drained pasture and arable land enclosed in fields of varying size;
- Scrub encroachment evident on steeper hillsides where grazing is not possible;
- Woodland blocks frequently found on sloping land, providing a textural backdrop to the surrounding vale and floodplain farmland;
- Small villages are located on the upper slopes of some of the hillocks taking advantage of the drier land and rich soils that lie above the floodplain; some hillocks are heavily settled, although overall they avoid the upper slopes and hillock tops;
- Access to the hillocks varies, with a combination of main roads and small winding rural roads, some of which represent ancient sinuous lanes traversing the landscape;
- Where roads border the lower slopes of the hills, they demarcate the boundary of the vale and floodplain landscape beyond; and
- Long distance views possible from roads and footpaths crossing the hillocks over surrounding areas

A: Lassington and Rodway Hills

Designations

- **RSPB Reserve** – Highnam Woods
- **BAP priority Habitat** – wet woodland
- **Ancient and semi natural woodland (with pockets of ancient replanted wood)**
- **Local Nature Reserve** – Lassington Wood
- **Tewkesbury Borough Council Landscape Protection Zone**
- **Tewkesbury Borough Council Important Open Spaces** – within Highnam village
- **Listed buildings** – at Lassington

The Rodway and Lassington Hills combine to form a Vale Hillock landscape. Physically the flatter fields between the two hills could be classed as Unwooded Vale, however, they are perhaps better perceived as a continuation of the Vale Hillock landscape. The two hills are both wooded with Rodway Hill offering a large, but poorly accessed, RSPB nature reserve, and Lassington Hill offering a smaller nature reserve surrounded by playing field, play area, and numerous footpaths, including the Wysis Way. Lassington Hill therefore offers high doorstep amenity value to the local residents of the Maidenhall development, although Rodway hill is occupied by a golf course (open to subscribing members). The dense Maidenhall development contrasts strongly with the older properties of Highnam, and particularly the Farmstead, ruin, and listed properties of Lassington hamlet (which gives considerable time depth to the area). The agricultural landscape associated with the hillock is mixed, although much weighted in favour of arable, with field size ranging from medium to large. Hedgerows of varying condition, interspersed by the occasional mature tree, demarcate fields, and small stands of scrub and small woodlands are common place, offering increased habitat potential for wildlife and a local sense of enclosure. The area is reasonably varied in terms of scale and enclosure, seeming quite bland in the flat area between the hills, but becoming more interesting and intimate where landform is undulating, views are more extensive, and/or where woodland and scrub stands create structure.

Visual Context

Views from the hillock vary locally due to belts of woodland, topography and, to some extent, built form. Extensive views towards Gloucester can be experienced from Lassington Hill, while woodland belts hinder views of the City from Rodway Hill, although the Cotswold AONB escarpment provides a distant feature from more elevated areas. Views to the south are also limited and Highnam Woods enclose the area to the west. However, extensive rural views can be gained to the north-west; and Maisemore and Woolridge Hill can be viewed to the north and north east, albeit punctuated with pylons. Although most views are rural or wooded in nature, the Maidenhall development can be viewed from the south of Over, from the Gloucestershire Way.

Visual receptors

- As previously highlighted, views vary significantly on a local scale due to existing tree belts and changeable topography. However visual receptors include:
- Users of the Wysis Way and various other public footpaths within the area;
- Users of the footpath between Lassington Hill and Maisemore Vale Hillock;
- Users of the golf course;
- Visitors to Highnam Church and Community Centre;
- Residents of Highnam;
- Residents of Lassington;
- Residents of the farmsteads along the A417;
- Some residents of Maisemore;
- Users of the A417, A40 and B4125; and
- Users of the Gloucestershire Way.



Golf course looking west to Rodway Hill.

C: Maisemore Hillock

Designations

Traditional Orchard

Listed buildings and features – numerous scattered throughout the village

Tewkesbury Local Plan: Regionally

Important Geological Site

Tewkesbury Local Plan: Landscape Protection Zone

The elevated landform of Maisemore Hillock is notably undulating. The landscape therefore, in conjunction with built form and vegetation, varies from open and exposed, to open with contained views, and locally enclosed. Field pattern is regular, with field size being medium to large. Land use is entirely agricultural in nature, with pasture (often horse-grazed) tending to be located close to settlement and arable land distributed throughout the area. Mature trees are confined to field boundaries and to the stream corridor, but formal and ornamental tree planting can be seen in close proximity to the settlement (e.g. a strong line of Poplars). Although some boundaries are locally well vegetated, creating screens and enclosure, many boundaries are low, neat hedges of average quality. Although Maisemore Village has expanded as a residential settlement it has retained a very rural character with arable land extending between the linear residential settlement and Maisemore Church and Court (now a small business centre) to the north. The landscape that surrounds, and is integrated within, the settlement is very important in retaining village character, and owing to the visual prominence of the area as a whole, is also vital in retaining a rural character to a much wider region.

The A417 is a frequently busy, and therefore noisy, road that is often visually prominent due to its route along a distinct ridge that continues to rise up towards Overton. Telephone posts and wires create linear features but the area is free from pylons and other industrial features. Time depth is indicated throughout the village via building age, monuments, and retained rural village character.

Visual context

Topography dictates that the entire area is highly visible, both from the adjacent hillock of Highnam, and also the lower lying floodplain to the south, east, and south-east. Subsequently views of Highnam, the Floodplain Farmland, and also the Unwooded Vale towards the Forest of Dean, are extensive. Some less extensive views can be gained towards the higher ground in the north-west.

Visual receptors

- Residents of scattered farmsteads and houses of the low-lying Floodplain Farmland;
- Residents of Maisemore;
- Possibly residents of Highnam;
- Visitors to Lassington Hill;
- Users of public footpaths on the Vale Hillocks and Floodplain Farmland;
- Users of the A417;
- Resident of the farmsteads on Maisemore hillock and Lassington Hill;



Overton Farm looking west.

Landscape Character Type: Escarpment Outliers

There are two 'Escarpment Outliers' within the county LCA, both of which lie within the Gloucester urban fringe. As the boundaries of the Robinswood Hill and Chosen Hill character areas have not been altered in this study, and as the character is both contained and distinct, it is recommended that the relevant sections of the Gloucestershire LCA (LDA, 2006) is perused for a detailed overview of each area.

Please note that specific visual receptors have not been identified for the Escarpment Outliers owing to their visual prominence to the majority of surrounding landscape, in both close and distant proximity.

Key Characteristics

- Distinctive isolated hills detached from the main Cotswolds escarpment, rising above the neighbouring vale;
- Varied and often steeply sloping sides;
- Lower, gentler slopes dominated by improved pastures and arable farmland, with rough grassland and scrub often found on steeper, upper slopes;
- Woodland and tree belts, often located on steeper slopes form interlocking patterns with hedgerows;
- Sparsely settled;
- Panoramic views possible from upper slopes towards the Cotswolds Escarpment, Severn Vale and Forest of Dean;
- Roads generally limited and largely confined to the base of the outliers; and
- Landscape crossed by numerous public rights of way.

O: Robinswood Hill

Designations

- **Geological SSSI** – Robinswood Hill Quarry
- **Regionally Important Geological Site (RIGS)** – Robinswood Hill Quarry
- **Country Park** – occupying the west of the hill
- **Local Nature Reserve**
- **BAP priority habitat** – Wet woodland (ancient and semi-natural) adjacent to ski centre
- **Traditional Orchard**
- **Local Wildlife Site**
- **Listed Buildings** – Well Cross and Well House
- **Gloucester Local Plan: Site of Nature Conservation**
- **Gloucester Local Plan: Landscape Conservation Area**

The numerous designations, historic importance, and high recreational value have not prevented residential encroachment to all but the southern periphery of this escarpment outlier. Further development includes a golf course and dry ski slope with associated vegetation management, tree and scrub clearance and coniferous planting that create localised but marked alteration in landscape character. They are clearly visible from the surrounding vale and contrast starkly with the more natural wooded pasture vegetation type.

Visual context

Owing to the topography Robinswood Hill is a focal point for much of the surrounding area, and views from the hill are extensive. Locally, tree cover can create small enclosed environments and block views, however, distant views can often be regularly glimpsed through the trees.

Importantly, the Settled Unwooded Vale landscape character type to the south provides green and rural visual continuity when viewed south from the hill (towards the Cotswold AONB), and from the south, looking north towards the hill.



Eastern flank of Robinswood Hill.

J: Chosen Hill

Designations

- **BAP priority habitat** – lowland meadow type at Churchdown Meadows
- **Chosen Hill Nature Reserve** – semi natural grassland
- **National Inventory of Woodland and Trees**
- **Tewkesbury Local Plan: Special Landscape Area**
- **Tewkesbury Local Plan: Green Belt**
- **Listed buildings** – various, associated with St Bartholomew's Church

Similar to Robinswood Hill, Chosen Hill is a prominent visual landmark of ecological, historic and recreational importance. Residential development has not significantly encroached to the foot of the hill, with only Churchdown abutting the area. However, there has been notable intervention at the summit which includes coniferous tree planting, the prominent St Bartholomew's church and Severn Trent Water covered reservoirs; the latter of which have a significant detrimental impact on local character type and views. The church and associated corridor of Pines are of cultural and historic importance and provide a direct link to the residents of Churchdown.

Visual context

Although not quite as visually prominent as Robinswood Hill, due to a lower ultimate height, Chosen Hill is a distinct landscape feature visible from all surrounding landscape. Views from the hill can be locally interrupted by woodland, the covered reservoirs and the church but are generally panoramic and extensive.



Chosen Hill Church looking north.

Landscape Character Type: Unwooded Vale

Key Characteristics

- A broad, gently rolling landscape that becomes gentler in places, and appearing almost flat in the context of the wider landscape, together with intermittent locally elevated areas;
- Underlain by Triassic mudstones and sandstones to the north west of the county and by Lias Group clays and mudstones to the east: Quaternary superficial deposits also mask many areas of the underlying solid geology;
- Open, productive agrarian landscape with mixed pasture and arable fields; dominance of improved pastures on heavier clays and arable farmland on freer draining soils;
- Medium to large scale mosaic of hedged fields with a combination of both regular and irregular field pattern;
- Narrow floodplains bordering the streams and small rivers that drain the vale, with occasional locally incised streams;
- Sparsely settled agrarian landscape with nucleated pattern of rural villages and scattered farms and dwellings. Few towns or other urbanising influences give the landscape a strong rural character;
- Woodland is not a characteristic of the landscape although scattered hedgerow and streamside trees, and occasional copses and shelterbelts, can sometimes give the impression of a well treed landscape;
- Surrounding hills, ridges, escarpment and outliers form a backdrop to many views across the Vale;
- Varied mix of building materials including brick, timber and stone, and slate and thatch roofing, indicative of the range of materials available from both the Cotswolds limestones and clay vales;
- Distinctive timber and half timbered barns associated with many farmsteads in the northern part of the Vale; and
- Quiet rural lanes connecting settlements and numerous isolated farms and hamlets.

U: West Minsterworth

Designations

- **Tewkesbury Local Plan: High Risk Flood Area**
- **Traditional Orchards**
- **Ancient and Semi-Natural woodland**
- **Ancient Replanted woodland**
- **BAP priority Habitat – wet woodland**

As regards landform, land-use, field pattern and the frequency of copses and shelterbelts, the area is very much in keeping with its allocated Unwooded Vale Character Type. West of the linear village of Minsterworth the landscape ascends to form a distinct ridge, while the landform of the Rodway Hill ridge also tapers down into the area. In close proximity to Minsterworth field size decreases considerably, the number of mature boundary trees appear to increase, and land-use becomes predominantly pastoral. Further still to the west the, mainly arable, land becomes decidedly flat with a less vegetated appearance. Long Brook crosses the site, its banks vary from well vegetated near the railway, becoming sparsely vegetated in the west.

Hygrove House, now a care home, is located on higher ground to the North West of the village, whilst the bulk of the settlement abuts the busy, fast paced, and noisy A48. The railway does not have a significantly detrimental visual impact on the area but causes occasional noise disturbance. There are several footpaths close to Minsterworth which provide circular walks of varying length.

Visual context

Views into the site from the east are restricted by landform and tree screens. Landform also creates strong view sheds locally. However views into and from the area in the south and west are very rural and can be quite extensive from the public footpaths within the site.

Visual receptors

- Residents of Minsterworth;
- Users of the various public footpaths within the area;
- Users of the A48 and A40 (with limited views from the latter);
- Residents of Hygrove House; and

- Elevated residents of the Gloucester periphery (distant views).



A40 looking south.

V: Highnam Court

Designations

- **Listed Park and Gardens** – Highnam Court
- **Listed buildings**

Although generally in keeping with the key characteristic of Unwooded Vale this area is dominated by a distinct listed parkland landscape consisting of a large proportion of pine planting, formally arranged mature deciduous trees, and a series of water bodies. Above the pines, the Highnam Church spire provides a highly visible focal point for much of the surrounding landscape. Adjacent to the parkland large, medium and small arable fields are bound by frequently treed boundaries in the east and low hedges in the west. Despite the often large field size the area is small and reasonably enclosed by Vale Hillock landform and vegetation; the narrow Two Mile Lane with clusters of older properties (some of which are grade two listed) help create a harmonious rural environment; and the parkland with Church, The Community Centre, and private Highnam Court offers a considerable heritage and amenity value. The area is, however, sandwiched between the A40 and B4215 which reduces the level of tranquillity to the periphery of the area, particularly at peak commuting times.

Visual Context

From within the area views are entirely contained by tree planting and/or higher landform of the Highnam Vale Hillock and southern Unwooded Vale. Some views to the south-east may be possible from the private area of Highnam Court (not surveyed due to access) but treed boundaries make this quite unlikely.

Highnam Church Spire is an important focal point (where landform and tree cover allow views) from much of the surrounding landscape. From Rodway Hill and local surroundings the pine planting around Highnam Church creates a visual feature that contrasts with the typical characteristics of an Unwooded Vale landscape.

Visual Receptors

- Residents of Two Mile Lane, including Highnam Farm and Home Farm;
- Visitors to Highnam Court gardens;
- Visitors to and users of Highnam Church and Community Centre;
- Users of the few public footpaths in the area;
- Users of the one public footpath leading up towards Rodway Hill;
- Users of the footpath leading south past Pipers' Grove;
- Users of the Rodway Hill Golf Club;
- Users of the A40 and B4215; and
- Some residents of the Maidenhall development.



Highnam Court from church looking south.

Y: Over Farm and surrounding landscape

Designations

- **Scheduled Ancient Monument** – Over earthwork

Generally this landscape area is in keeping with the Unwooded Vale character type. Specific to this area are the dominant infrastructural features of the A40 and raised railway corridor. The lower lying area between the railway and A40 can easily be perceived as part of the expansive Floodplain farmland from the higher ground of A48. However, the railway embankment, the proximity to the busy A40, and extent of the coastal and floodplain grazing marsh (BAP priority habitat) make it better recorded as a continuation of the sloping ground that descends towards the A40.

The highly trafficked A40 divides the area and has a detrimental impact on tranquillity. The rural land either side of the A40 is somewhat degraded arable land, although Over Farm grazes some animals as a visitor attraction. Fields are large with poorly vegetated boundaries, although some mature trees are located along boundaries and within fields, and the railway provides a well treed corridor. The Gloucestershire Way passes through the south of the area while the Wysis Way connects Over Farm with Lassington Hill. The area is otherwise poorly accessed but considerable amenity value is offered at Over Farm where a farm shop and farm animals can be visited, and fruit picked. Settlement consists of scattered farmsteads, the occasional cottage, a small caravan park, a Toby Carvery pub, and small but dense housing development on Horseshoe Drive. The Over earthworks are of historic importance and the A40 runs roughly parallel with the route of a Roman Road.

Visual context

From within the Floodplain Farmland of Minsterworth Ham locally treed boundaries, the railway embankment and scattered farmsteads reduce views to Over in the north. However, from the most northerly and elevated extent of this Unwooded Vale area there are extensive views across Minsterworth Ham and the built forms of Gloucester, distantly enclosed by Robinswood Hill and the Cotswold AONB escarpment. Pylons create focal points in part of

the character area and within views beyond the character area boundary.

Visual receptors

- Users of the A40 and railway transport routes;
- Users of the Gloucestershire Way and Wysis Way;
- Visitors of Over Farm and farm shop;
- Visitors to the pub;
- Residents of Horseshoe Drive; and
- Resident of Linton Farm.

Gloucester Sensitivity Written Statements

See Appendix 2 for Landscape Sensitivity Map.

G1 River Leadon valley: Medium sensitivity

Although clear views of Gloucester can be achieved from the most elevated areas of the compartment, strong rural associations can be made to the west and undulating and sloping landform generally helps to contain rural views. The landscape has been degraded by intensive agricultural use which has resulted in large field size, low hedgerows, a sparse number of mature boundary trees, and reduced textural interest and structural diversity. However, Lassington Wood, numerous small deciduous woodland stands at Lassington Hill, some scrub and small tree boundaries, and Highnam Wood in the distance do lend important structure, enclosure and habitat potential to the compartment. Visual interest is further emphasised by undulations in landform. The modern settlement of Maiden Hall is visually well contained, with only the most peripheral houses visible on the skyline. The small hamlet of Lassington and some of the buildings as Maisemore lend time-depth through building age, style and material; although pylons create industrial visual detractors along the entire length of the valley compartment. Doorstep amenity value is high between Lassington Wood and Lassington as short circular footpaths are available, the Wysis Way passes through the area, and a formal playing field and playground about the Maiden Hall development.

Reasons

- Strong rural associations and rural visual containment, although clear views of Gloucester are possible from the most elevated areas
- Woodland and small wooded stands are important for views, user experience, and biodiversity (Lassington Wood is managed as a Local Nature Reserve)
- Degraded landscape features owing to agricultural intensification
- High amenity value for local residents at Lassington Hill
- Tranquillity reduces towards the A417

G2 Maisemore ridge: Medium - low sensitivity

This elongated ridge is visually enclosed by undulations in local landform to the north, south and west. However views beyond Maisemore to Gloucester are achievable from the more elevated areas. Landscape features have been degraded by agricultural intensification, resulting in large field size. Some thick and well established hedgerows remain, however quality and condition are inconsistent. A small stream and two ponds provide hydrological interest but are sporadically vegetated and encroached by agricultural land-use. A public footpath follows the course of the stream and a short circular walk is available, however the A417 reduces tranquillity and can be visible (in conjunction with signage) on the southern horizon.

Reasons

- Rural character and component landscape features degraded by agricultural intensification
- Elevated, visible area with clear but distant visual associations with Gloucester
- Some amenity value - footpath continues to provide a river-side walk
- Some landscape feature are retained - stream, some thick hedgerows, occasional mature boundary tree

G3 Maisemore village: Medium Sensitivity

Although interspersed with large, intensively farmed fields and modern properties the Maisemore village has a stronger sense of time-depth and a more intimate rural character than the adjoining landscape to the north-west. Landscape features that have endured include the meandering and treed stream, some small fields, narrow winding village lanes, and some high and well established hedge boundaries. Maisemore Court and Church are of historic interest and are associated with duck pond, mature trees and orchard. The landscape becomes progressively more rural in the north. Within the area linear poplar belts occasionally demarcate field boundaries and occasional ornamental species and conifers are associated with private properties. The A417 reduces tranquility in the south.

Reasons

- Some landscape features and buildings of historic importance have endured
- Lack of association with Gloucester - although modern housing in Maisemore abuts the zone
- Agricultural intensification has degraded the field pattern and boundaries, while modern housing can screen the numerous old and traditional properties

G4 Over: Medium - low sensitivity

This compartment is visually contained in the north by landform; contained in the south by the railway; and is fragmented by the wide and fast paced A40. Tranquillity is therefore lost, and pylons create industrial landmarks within the compartment. Over Farm provides a commercial visitor attraction and the Wysis and Gloucestershire Way meet to provide the only public access across the zone. From the higher ground at Over Farm the landscape is visually associated with the rural Floodplain Farmland to the south, although Gloucester City is readily visible. The landscape character of this compartment (Un-wooded Vale) has been much degraded by agricultural intensification resulting in expansive fields, degraded hedgerow boundaries, a large amount of post and wire around Over Farm, and some scrub boundaries.

Although the occasional treed boundary is present the zone is generally sparsely treed and Highnam Court provides a treed boundary (including landmark pines) in the west. The housing estate to the east is visually well contained.

Reasons

- Fragmented by infrastructure
- Some landscape features have endured but agricultural intensification has caused degradation of the landscape character
- The elevated ground at Over is highly visible

G5 Maisemore Ham to Twigworth: Medium - low sensitivity

Although the treed River Severn, scattered traditional rural properties, and some lush pasture occupy this compartment the majority of the landscape has suffered agricultural intensification, where large fields of mixed use are bound by gappy or scrubby hedgerows and post and rail. Pollarded willows often demarcate the linear ditches, Horn's Ditch, Queen's Dyke, Broadboard Brook, and Cox's Brook; and the East Channel of the River Severn provides a vegetated corridor, likely to be important to wildlife. The landscape becomes less sensitive towards the city and A417 as tranquillity reduces and pylons create urban landmarks. To the north rural associations become stronger, and scattered farms/houses can be associated with smaller fields and the occasional remnant orchard. The northern section of Alney Island demonstrates a particularly regimented field pattern, which is visually enclosed by the well treed river corridors, access within this area is not readily sign posted.

Reasons

- Predominantly related to the rural hinterland and small settlement such as Twigworth and Maisemore, not the city.
- Degradation of landscape character owing to agricultural intensification
- Some landscape features have been retained and the River Severn (east and west)

channel) provide a generally well treed corridor

- Some amenity value as the Gloucestershire Way, Severn Way, and several other public footpaths pass through the area. There are few circular routes for local residents

G6 Longford to Innsworth: Medium - low sensitivity

This compartment has undergone agricultural intensification resulting in quite large fields, some heavily degraded hedgerow boundaries (replaced with post and wire) and a loss of brook corridor vegetation. Urban encroachment to the southern periphery is visually apparent, although occasionally softened and screened by road and field boundary vegetation. Within the zone two sewerage works, a technology park with associated car parking, small earthworks/quarry, and bold lines of pylons and telegraph wires create visual detractors. Furthermore tranquillity is reduced by distant road noise, over head air traffic (from the near by airport) and occasional gunfire from the military area in the east. A golf course occupies the eastern part of the zone. Although a contrived landscape, swathes of semi-mature trees, stands of mature deciduous and coniferous trees, and a roughly vegetated Hatherley Brook corridor create a visually unobtrusive landscape that helps to screen views of the military building. Modern houses, bungalows and a static caravan park are visually apparent towards Twigworth while large period farm houses, cottages and church create a small area of important historic landscape character at Down Hatherley (associated with ridge and furrow). Generally landscape intimacy, hedgerow condition, and historic importance increases north of the Hatherley Brook, however the SSSI at Drymeadow Farm is important to biodiversity.

Reasons

- Visually related to the city due to flat topography and peripheral housing areas
- Agricultural intensification has resulted in a degraded landscape character (particularly south of the Hatherley Brook)
- Some landscape features have endured including Innsworth Meadow SSSI (unfavourable recovering condition), mature willows (some once traditionally pollarded),

some intact and dense hedgerows, meandering Brooks, ridge and furrow, and buildings of historical importance

- Loss of tranquillity
- Good amenity access and value

Historic landscape at Down Hatherley is of particular interest and should be taken into account when considering the area for future residential development.

G7 South Innsworth: Medium - Low sensitivity

Physically contained by infrastructure and housing, the landscape character of this zone is retained despite its small size, and limited access. This compartment has some remaining landscape features of reasonable condition including a treed stream corridor, limited rough grassland, some hedgerow, and tall and often scrubby field boundaries. Views of infrastructure and housing are therefore partly softened, but tranquillity is lost and pylons create industrial landmarks within the zone. Land-use is compartmentalised into intensive arable, un-grazed pasture, and abandoned, scrub - encroached waste-land (being cleared at time of survey). The area is regularly used as an informal dog-walking route and 'cut-through' to the B4063 (although only a short section of recognised public footpath passes through the area). The site is flat with little internal topography and therefore permits views of Tinkers Hill and Churchdown Hill to the south east.

Reasons

- Highly fragmented by infrastructure, housing, and changes in land-use - resulting in a lack of visual and physical cohesion
- Visual associations with the rural Chosen Hill landscape
- Loss of tranquillity
- High doorstep amenity value - short informal circular walks

G8 Halfway Bridge: Low sensitivity

This very small compartment has been degraded by agricultural intensification resulting in a distinct lack of boundary and stream-side and diversity of vegetation generally. The site is open, almost flat and devoid of internal topography. Proximity to busy B4063 and airport coupled with lack of screening results in loss of tranquillity. Over managed low hedges mark the boundaries of the two large fields and some willows demarcate the Brook. A remnant orchard is recorded on the site, as is a large area of woodland - both however have been lost. .

Reasons

- Loss of landscape features due to agricultural intensification
- Earthworks, vegetation clearance associated with airport expansion
- Proximity to airport, B4063 and views of housing
- Almost flat arable with little internal topography or interest

G9 Gloucestershire Airport: Low sensitivity

This flat grassed environment has lost almost all rural characteristics and is predominantly managed as a commercial enterprise. The landform has been physically adjusted resulting in a large plateau and unnaturally steep north-east bank to Norman's Brook and the B4063. Numerous large industrial warehouses/sheds are located towards the periphery of the zone, although some remnant hedges and treed boundaries mark the periphery in places. To the south a single hedged arable field with adjacent rough grass land remains and a remnant orchard is located by the A40 in the north. The heavily treed A40 and B4063 boundaries and higher ground of Bamfurlong offer vegetative and rural enclosure, and clear associations can be made with Chosen Hill.

Reasons

- Loss of landscape character features
- Visual and physical dominance of industrial building type
- Amenity value - specific to the facilities provided by the airport
- Highly compartmentalised by infrastructure - lack of visual continuity with surroundings

G10 Parton Farm and Manor: Medium - low sensitivity

Undulating landform, small field size, remnant ridge and furrow and mature boundary trees and the meandering Norman's Brook lend a reasonably interesting rural quality to the compartment. Visual associations with adjacent housing appear to be weak. However this zone is small, fragmented by the elevated A40, and lacks cohesion with surrounding land-uses. Tranquillity is reduced by busy A40 and airport to immediate North

Reasons

- Some rural landscape features have been retained
- Visual associations with infrastructure and housing appear to be weak
- Tranquillity is lacking

G11 Parton Court (south of airport): High - medium sensitivity

Although this compartment is physically and visually contained by elevated infrastructure, and is subsequently lacking tranquillity, a strong rural character with some good quality component features is apparent. The well treed and meandering Norman's Brook, numerous mature boundary trees, some good quality hedgerows and scattered farmstead and house provide rural features. However, maintenance is variable and degradation is evident with some hedges replaced by post and wire. As the treed railway embankment screens views of Churchdown the zone is visually associated with Chosen Hill, furthermore dense tree planting helps to screen views of built form and infrastructure in the east and north. The zone provides high informal recreation value, cycle links to Cheltenham, and is occupied by a playing field and playground in the west.

Reasons

- Small but highly rural compartment with some mature landscape features
- Highly compartmentalised and visually contained by elevated infrastructure
- Visual association with Chosen Hill
- Important high value recreational resource for local resident (and route for cyclists)
- Loss of tranquillity
- Degradation of some landscape features

G12 Pirton Court: Medium - low

This landscape compartment is less associated with industrial features such as pylons and factories than the neighbouring compartment. However, visual associations with housing are clear and landscape character has been degraded by agricultural intensification. Pirton Court lends a degree of time depth to the area, but is associated with horsiculture and post and wire fencing. A woodland belt (Pirton Brake, national inventory of woodland and trees) and several taller and treed boundaries, including a narrow treed stream course, create some intimacy within the zone. Links over and under the railway from Chosen Hill to this compartment increase the amenity value of the area and join with public and informal footpaths. A small play area and football pitch also increase the amenity value for local residents.

Reasons

- Pedestrian links with Chosen Hill and good doorstep amenity value
- Some landscape features retained such as Pirton Brake tree belt
- Visually associated with Churchdown and Chosen Hill rather than M40 and the industrial periphery of Barnwood
- Landscape character degraded by intensive agricultural and horsicultural use

G13 West of Chosen Hill: Medium - low sensitivity

The component landscape features of this compartment have been much degraded by agricultural intensification, fragmentation has been caused by infrastructure, and pylons create bold landmarks within the zone.. At the foot of Chosen Hill field size is large, structural diversity and hedge boundaries have been lost, tranquillity is low and views south-west are highly urban in nature. However, the gently undulating landform remains important in providing rural continuity to the more sensitive landscape of Chosen Hill. Area adjacent A417 has undergone significant earth works due to Environment Agency flood alleviation scheme. When landscaped this should provide more visual and biodiversity. The meandering Horsbere Brook passes through the compartment and provides a heavily treed screen which in part significantly reduces the visual impact of the A417.

Reasons

- Landscape character degraded by agricultural intensification and pylons
- Lack of tranquillity
- Important physical and visual rural continuity to the sensitive landscape of Chosen Hill
- Reduced visual cohesion due to railway line
- Poorly maintained or signed public footpaths
- Current nature of flood alleviation scheme though will change as it matures

G14 Chosen Hill periphery: High - medium sensitivity

The southerly extent of this compartment remains strongly associated in landscape character with Chosen Hill. However, the area becomes degraded by pylons, proximity to M5, some gappy hedge boundaries, and some poorly maintained farm properties/structures. The north of this compartment is also visually associated with Chosen Hill. However, arable intensification has encroached on these lower slopes resulting in a loss of landscape features. Despite varying degrees and types of degradation throughout this compartment. the landscape plays an important role in retaining the integrity of the Chosen Hill character.

Reasons

- Visual and physical continuity of the Chosen Hill landscape
- Highly rural and intimate character to the south of the compartment
- Some landscape features lost or degraded by proximity to infrastructure, reduced maintenance or agricultural intensification
- High amenity value (in association with Chosen Hill)

G15 Chosen Hill: High sensitivity

Although degraded at its peak by the Severn Trent Water covered reservoirs this elevated compartment is a highly visible, well treed landscape offering ecological/habitat interest, time-depth, cultural importance, and high amenity value. A wide range of user experiences can be achieved based on varying degrees of intimacy and extent of view (some of which are panoramic). The Escarpment Outlier landscape character is predominantly in tact and the landscape is not severely encroached upon by residential development.

Reasons

- Visually prominent landform
- Important historical features such as St Bartholomew's church and tree lined link with Churchdown
- High amenity value
- Important transitional link between the City and the more rural east

G16 Bamfurlong: Medium sensitivity

This narrow zone consists of remnant landscape features such as thick, tall hedgerows, small fields, and scattered and clustered houses and small holdings (some of which lend time depth). Vegetative features are generally well established although hedge boundary degradation (and replacement with post and rail) has occurred in places. Associations can be made with peripheral industrial buildings and infrastructure, particularly from the elevated ground in the south of the compartment. However, tree screening significantly reduces the visual impact of adjacent built form. The zone is being further encroached upon by construction in the north (thought to be a single house or garage) and in the south of an extended car park for the airport.

Reasons

- A lack of visual or physical cohesion with adjacent landscapes - a small remnant rural compartment
- Loss of tranquillity
- Mature landscape features and remnant rural village character

G17 Chosen Hill East periphery: High - medium sensitivity

This compartment is similar in character to the adjacent landscape to the east, however, the gently sloping landform is visually perceived as part of the Chosen Hill landscape. Although the M5 is only visible in the southern part of the zone, it does significantly reduce the tranquillity. Extensive rural views to Cheltenham and the AONB are achievable, and landscape features have predominantly been retained, although some fields are large in size suggesting agricultural intensification. Mature boundary trees, some well established and maintained hedgerows, an orchard, and limited associations with settlement help retain a strong rural character.

Reasons

- Elevated and visible landscape offering extensive views to the east
- Proximity to (and views of) the M5 reduces tranquillity
- Rural landscape character reasonably well retained and strongly associated with Chosen Hill

G18 Churchdown to Shurdington: Medium sensitivity

Although viewed as a whole from elevated points (such as the foot of Chosen Hill) subtle view-sheds are created within the zone by gentle undulations in landform. Land-used is mixed and a pattern of very large fields are interspersed by areas of a slightly more intimate nature such as Badgeworth, Woodfield Farm, and Woodlands Farm where field size is smaller, and orchards or wooded stands add visual interest. The M5 and A417 are rarely visible, however, they reduce tranquillity levels and physically contain the area in their immediate vicinity. Although the detrimental impacts of agricultural intensification are apparent, visual associations can be made with Cheltenham in the distant north, and pylons create industrial focal points; the undulating area is very much in keeping with the landscape character type and offers a strong pattern of well established hedgerows, treed streams and ditches, scattered mature trees, and occasional wooded stand (Badgeworth creates a heavily treed landmark).

Reasons

- Important visual rural continuity for the elevated Chosen Hill and AONB landscapes - the area between Chosen Hill and the M5 is of particular visual importance
- Tranquillity lost owing to the M5, A417, A46 and, to a lesser extent, Badgeworth Lane
- Reasonable amenity value - long public footpaths (including link to Chosen Hill over the M5, and the Gloucestershire Way) but a limited number of circular walks
- Agricultural intensification has occurred but pockets of better retained landscape, and certain landscape features, have endured

G19 Badgeworth: High - medium sensitivity

Although dissected by the fast paced Badgeworth Lane, Badgeworth village consists of some buildings of historic interest and includes small pockets of landscape that are highly rural and intimate in nature. The Ham Brook and tributary of Norman's Brook provide well treed hydrological interest, the latter of which forms a narrow valley within an undulating landscape. Woodland belts and heavily treed boundaries increase enclosure (including visually prominent pines); however, strong visual associations can be made with Chosen Hill and the AONB from more elevated ground. The houses, farm and landscape features associated with Badgeworth Church is a particularly cohesive area of high landscape value, despite being small in size. The Gloucestershire Way and Cheltenham Circular Footpath pass through the compartment and several other footpaths provide amenity value, including several circular walks.

Reasons

- Intimate and rural character predominantly retained
- Landscape features of historic interest, particularly at Badgeworth Church
- Visually prominent landmark to the wider landscape due to elevated position, pine plantings and church tower
- Dissected by Badgeworth Lane which reduces tranquillity

G20 Brockworth Court to A46: Medium sensitivity

This compartment is deemed to be of slightly higher sensitivity than the adjacent area in the west due to a lack of visual association with infrastructure and the urban area (although tranquillity is lost due to the A417), a slightly less degraded landscape character, and higher recreational value (playing fields important to school, short public footpath, and allotments). The historically significant Brockworth Church (a visual landmark) and Brockworth Court with associated ridge and furrow and well established native hedgerows offer visual interest, amenity value and time depth locally; and a visually significant traditional orchard is located in the east.

Reasons

- Some landscape features have been retained including orchard, historic buildings, some mature trees
- Undulating landform creates visual containment at a local scale and visual associations can be made with surrounding AONB and Chosen Hill landform
- Agricultural intensification and fragmentation by the A417 has degraded the rural landscape character
- Some amenity provision for local residents and school
- Visually important mature orchard
- Loss of tranquillity

G21 North - west Brockworth: Medium - low sensitivity

To the west the landscape of this compartment becomes more fragmented by infrastructure (including embankments), and housing development has encroached from the south. Traffic noise is audible across the site and agricultural intensification has resulted in large field size. However, the Horsebere Brook passes through the entire length of the site and offers a diverse vegetation structure, possibly a locally important wildlife corridor. Furthermore, the area can, in part, be seen from the landscape north of the A417, and at present the built form of Brockworth is hidden from view, therefore the visual impact of proposed development to the compartment north of the A417 would need to be considered.

Reasons

- Horsbere Brook provides a well treed meandering corridor (albeit a little overgrown) and sparsely scattered mature trees and hedgerows are evident
- The compartment is highly fragmented by elevated infrastructure and housing development
- Agricultural intensification and the impact of urban development has resulted in degraded landscape features
- Loss of tranquillity

G22 Gloucester Business Park: Low sensitivity

This generally flat landscape has already been cleared for dense housing developments (which are in a partial state of completion), however the occasional vegetative feature remains, a SUDS scheme has been built, and proximity to the AONB landscape remains an important characteristic of the area. Views of the Business Park are prominent and the landscape character is disjointed and degraded.

Reasons

- Cleared for housing development - with new housing, infrastructure and earthworks evident
- Visually degraded by proximity to Gloucester Business Park buildings
- No public rights of way and currently no amenity value
- Proximity to AONB provides high quality rural views to the south and east

G23 Upton St Leonards to Gloucester Business Park: Medium sensitivity

This is a gently sloping landscape compartment that ascends towards Nut Hill and is strongly related to the AONB landscape. Regularly arranged, medium sized fields of pastoral land-use with well established, often tall hedgerows and treed boundaries prevail. However, the loss of some field boundaries and the proximity to the M5 has reduced the intimacy and tranquillity significantly. Despite visual associations with Gloucester and the new housing development at Gloucester Business Park the landscape features provide a strong rural character that is well used by dog walkers. A SSSI is also located on the site.

Reasons

- Views of the peripheral housing of Gloucester, the M5 and new housing at Brockworth
- Visually and physically related to Nut Hill/AONB landscape
- Loss of tranquillity

- Some landscape features have been retained and create a strong rural character
- Pedestrian links with Gloucester (over the M5), Upton St Leonards, Brockworth and the AONB - the landscape appeared to have high local amenity value

G24 East of Upton St Leonards: High sensitivity

This area is an elevated rolling landscape consisting of predominantly irregular pastoral fields, bound by thick and treed hedgerows offering high structural diversity. Parkland tree planting demarcates Bowden Hall Hotel. Although the built periphery of Upton St Leonards can appear as a dense visual boundary housing/farms within the area are varied in material and tend to offer textural interest and time depth to the area. Ridge and furrow, a meandering vegetated stream, and some boundaries which remain unaltered from the 1884 OS map (although tree cover appears to have reduced and housing 'infill' has occurred) increase the landscape interest and value. The landscape becomes less sensitive to the west of The Stanley (lane) where the built periphery of Upton St Leonards is visible and tree screening reduces.

Reasons

- Well established landscape features, often of historic interest (although maintenance of vegetation can vary),
- Reduced tranquillity due to proximity to M5
- Good network of public footpaths with links into the AONB
- Visually detached from Gloucester and strongly associated with the AONB landscape
- Less sensitive in the small compartment west of The Stanley (a lane) where housing becomes more visible and vegetation less diverse

G25 M5 Junction 11a: Low sensitivity

This infrastructural confluence consists of fragmented compartments created by fast-paced roads and slip roads that stand at various elevations. Tranquillity is therefore lost and accessibility is poor (a footpath does pass under the area but is not user-friendly). Vegetation is rough and textural in nature, including belts of young, semi-mature and some mature deciduous trees (particularly birch) and shrub and scrub planting. The Horsebere Brook is culverted beneath the constructions although part of it is visible and appears to be integrated with a small SUDs scheme. Despite noise and air pollution it is possible that the rough vegetation a small pool provide a degree of undisturbed habitat for wildlife.

Reasons

- Loss of landscape character
- The fragmented, 'man-made,' and fast-paced environment is inaccessible, unsafe and noisy
- Rough and textural vegetation and exposed area of the Horsebere Brook may provide some habitat potential despite noise and vehicular pollution.

G26 Upton St Leonards Play Area: Medium-low sensitivity

This extremely small compartment is physically detached from the Upton St Leonards landscape. A low lying, flat piece of land of contrasting land-use - rough horse-grazed pasture occupies the south and heavily maintained formal public sports pitch and play area in the north. The compartment is strongly contained by the heavily treed M5 embankment and B road, although a view of the ascending south-easterly rural landscape can be achieved from the north of the compartment.

Reasons

- Loss of tranquillity
- Small area much detached from adjacent landscapes due to the M5 embankment and dense tree screening

- Physical associations with the Church and graveyard - although tree and hedge planting limits visual associations
- High amenity value - tennis courts, football pitch, cricket facilities, childrens play area, community/sports building, public footpath

G27 South Matson: Medium sensitivity

This is a small compartment physically contained by landform to the east, west and south and by housing in the north. Furthermore the M5, which is visually prominent in its immediate vicinity, creates a loud boundary to the south-east. The area is visually associated with the AONB landscape and a pedestrian farm bridge provides amenity access across the M5, linking the two areas. Public footpaths also link with Robinswood Hill, although housing does, in part, interrupt the visual continuity between the landscape compartments. Land-use is entirely pastoral and landscape features such as well established dense hedgerows, mature trees and stream (supporting willows) are present, giving the area a well vegetated appearance, remnant orchard and small field pattern add to the attractiveness. However, low levels of maintenance have led to a dishevelled appearance in places and the degradation of some features, including the dilapidated Winnycroft Farm buildings.

Reasons

- Visual associations with Robinswood Hill and AONB
- Loss of tranquillity from M5
- Well established vegetative features that provide structural diversity
- Orchard and other historical associations (field pattern etc)
- Overlooked by housing at Matson

G28 Robinswood Hill: High sensitivity

Although signage is lacking the public amenity value of Robinswood Hill is high, providing both a resource for locals and a visitor attraction from which extensive views can be achieved. The hill has been heavily encroached upon by urban sprawl, however, strong rural links with the AONB have been retained. The significantly wooded landscape offers varying degrees of enclosure creating both intimate and exposed environs. The landscape has important historic and geological features, and is a highly visible landmark to all of the surrounding landscape.

Reasons

- Historic, cultural, geological and biodiversity importance
- Highly visible elevated landform - from which extensive views can be achieved
- High amenity value - although full potential has perhaps not been realised, particularly as it can be a disorientating environment

G29 Brookthorpe to Robinswood Hill: High - medium sensitivity

Despite the M5, which transects the area and becomes particularly visible in the north-east of the compartment, this zone provides rural continuity between Robinswood Hill and the AONB. Settlement consists of small villages and scattered farmsteads, rural character is retained, and many landscape features are intact (although condition can vary). Footpath links between the AONB and Robinswood Hill are interrupted by the M5; however a route from Whaddon to Robinswood Hill is available.

Reasons

- Highly visible from elevated AONB and Robinswood Hill landscapes
- Provides important continuity to the Robinswood Hill landscape – preventing the hill from becoming an island
- Landscape features retained, although quality and condition can vary
- Tranquillity reduced owing to containment by Stroud Road and the M5

G30 South of Tuffley: Medium-low

This compartment demonstrates a simplistic pattern of very large, predominantly pastoral fields bound by low and often degraded hedgerows. Tree cover is sparse, confined to the occasional field boundary tree and a small orchard. The Daniel's Brook crosses the site but is not an obvious feature, possibly culverted beneath the ground. The area is notably compartmentalised by the bold linear railway embankment and dramatic line of Poplars to the west; residential development of Tuffley to the north; and the M5 to the south. Despite a loss of landscape features this compartment acts as a green buffer between Gloucester and the AONB. The contrast between urban and rural is further emphasised by the linear railway/Poplar boundary and the bland nature of the landscape compartment.

Reasons

- Highly visible landscape with strong and important visual associations with Robinswood Hill, the AONB, and landscape beyond the M5 in the south
- Landscape character degraded by loss of landscape features resulting in simplistic and bland pattern and structure
- Good network of public footpaths linking Whaddon, south Tuffley and Waterwells
- Tranquillity reduced by proximity to M5
- Bold, boundary to industrial development at Waterwells – not in keeping with rural landscape character

G31 Colethrop to Brookthorpe: High sensitivity

This area is visually related to, and contained by, the elevated AONB landscape. Although sensitivity reduces adjacent to the M5, undulating landform limits visual associations with Gloucester and a rural landscape character has been retained. As the M5 is generally located below the level of the surrounding landscape its visual impact is minimal. The railway also has a low visual impact. Vegetative landscape features tend to be of good condition and field size is quite small scale in places. Scattered houses and farmsteads are characteristic of the area as are narrow country lanes.

Reasons

- Lack of visual relationship with Gloucester - visual and physical continuity with the ascending AONB landscape
- Strong rural character
- Network of public footpaths link Colethrop with Brookthorpe and provide good access to the rural south

Tranquillity reduces towards the M5, and Naas Lane can be heavily trafficked due to links with Waterwells business development

G32 Naas Farm: Medium - low sensitivity

This small zone is visually part of the larger landscape to the north of the area, however, the landscape character is more in keeping with the landscape south of the M5. Smaller field size (fragmented in the south by the M5), dense hedgerow boundaries, rough pasture (both grazed and ungrazed), and some semi-mature trees and scrub boundaries create a stronger rural character less affected by agricultural intensification than the adjacent northern compartment. Landform screens views of the M5 and subsequently helps to limit views from the south towards Gloucester. Despite some vegetative features tranquillity is low, an area of mobile homes is located on the site, and the areas is heavily compartmentalised by infrastructure and subsequently is quite inaccessible and remote in character.

Reasons

- Highly compartmentalised
- Limited access with the route running parallel with the M5 in places
- Rural character with some landscape features retained
- New built development in this area would be visible from the more sensitive landscape in the south

G33 South of Waterwells: Medium – low sensitivity

This once extensive rural landscape has been compartmentalised by large scale industrial/business units in the north and M5 to the south. Furthermore, the A38 and railway embankment provide enclosure to the west and east respectively. North of Haresfield Lane mature deciduous outcrops (including Hunts Grove), scattered boundary trees, a remaining isolated farmstead, vegetated stream corridor (thought to be Shorn Brook), and hedged boundaries of reasonable condition provide rural landscape features, and views of the industrial units are subsequently softened. South of Haresfield Lane tree numbers decrease significantly and the M5 becomes readily visible (despite increased vegetation and screening around Junction 12), hindering views further south and fragmenting historic field pattern (although agricultural intensification has also resulted in some lost field boundaries hedgerow degradation across the site). Despite physical containment visual associations with the AONB and, to a lesser extent Robinswood Hill, can be made.

Reasons

- Views of industrial built form, the M5 and the elevated Junction 12 roundabout (much softened by tree screening) – although visual associations can also be made with the AONB
- Loss of tranquillity
- Low amenity value
- Rural character has been partly conserved and some landscape features have endured – but many features are fragmented by development

G34 Hardwicke: Medium – low sensitivity

This perceivably flat landscape compartment demonstrates remnant elements of traditional village character and landscape features. However, the site is visually contained by dense residential development in the north and industrial units to the east. An increase in housing and a school have led to high traffic volumes through the narrow country lanes in the north of the area. Historic field pattern has in part been retained, but most small fields have been lost to agricultural intensification and industrial development. The 1884 OS map indicates many orchards have also been lost to agriculture. The condition of landscape features such as stream, ditches, hedge boundaries have been degraded by agriculture but are still natural elements important to rural village character; while a network of public footpaths within and to the south of the site provides amenity value for residents of the village and the dense housing development. This compartment is judged to be more sensitive than the landscape east of the A38 as it offers a slightly more intimate rural character that is more accessible. It also provides a buffer between the landscape west of the canal and urban encroachment of Gloucester.

Reasons

- Visually contained by treed canal corridor, housing and industrial units – although rural, visual associations can be made with Hockley Hill beyond the canal in the west
- Some landscape features have endured, such as vegetated stream corridor, vegetated ditches, hedgerows, pond and mature boundary trees
- Degradation of views and tranquillity owing to proximity of large industrial units, new housing, and the busy A38
- Important amenity value for existing residents, including links to the canal footpath, circular rural public footpaths, and formal football pitches off Green Lane
- Remnant village features, including narrow lanes, well-spaced cottages, village green, and village church lend time depth and interest to the area, characteristics that would be lost within a dense housing development

G35 Weir Farm to Sellars Bridge: Medium sensitivity

This compartment is visually contained by Quedgeley in the east, however, strong association can also be made with the rural Hockley Hill landscape and Minsterworth Ham (this is particularly the case from the Weir Farm area where the landscape begins to ascend towards Windmill Hill). Within the zone field size is quite large; Gloucester can be viewed from higher ground; pylons create landmarks in the east; some boundaries have become degraded; and large farm buildings can be visually prominent. However, in the west building age and style lends time-depth, while undulations in landform and smaller field pattern create intimacy. Across the compartment hedge quality and condition can be quite high (albeit intersperse with post and wire and post and rail), narrow roads are contained by thick hedge boundaries, the Dimore Brook provides hydrological interest, and orchards and scattered mature trees lend vertical structure. The rural character is partly retained and amenity value within the zone is quite low (some short public footpaths link with the Severn Way that skirts the zone).

Reasons

- Rural landscape character has been partly retained - intensive agricultural land use has degraded some the landscape features within the zone
- Visual associations with Gloucester - although visual links with Hockley Hill and Minsterworth Ham are also achievable
- Landscape intimacy and rural associations increase towards Elmore
- Tranquillity has predominantly been retained

G36 Lower Rea: Medium - low sensitivity

The northern section of this compartment is elevated and offers extensive views over Gloucester in the east, and Minsterworth Ham in the west. Although a well treed pond, remnant orchard, occasional tall scrub boundary, and some deciduous mature trees offer landscape interest within the elevated area field size is large, and hedge boundaries are degraded. Furthermore a dense conifer plantation occupies the steep western slope, and a row of poplars, and several mature pines at Riversmead Farm create bold features that are not in keeping with the landscape character. The landscape continues to be degraded by agricultural intensification in the south. Although extensive views of Gloucester are lost some association can still be made with the dense Quedgeley development in the east. Settlement pattern is scattered within the zone and two footpaths and links with the canal corridor provide some doorstep amenity value. Occasional orchard provides interest

Reasons

- Easily associated with Gloucester - both immediate and some extensive views
- Treed landscape features create a somewhat disjointed landscape character - and landscape character is generally degraded by agricultural intensification
- Good amenity value - some footpaths (and links with river-side walk) and road link to Quedgeley

G37 Hempsted and sewage works: Medium - low sensitivity

This predominantly low-lying compartment has been fragmented by the A430 and is encroached upon by industrial buildings. Tranquillity is therefore lost. Despite urban and industrial associations some well managed landscape features such as the ponds, orchard and small woodland adjacent to the sewerage works endure (although woodland is not characteristic of a floodplain landscape). Remnant agricultural land on scarp to south of Hempsted appears intensively managed as field size is large, boundaries have been lost, and remaining hedges are often low and degraded. Mature boundary trees are sparsely scattered across the zone, with tree and scrub cover increasing along Rea Lane and towards the sewerage works. Low lying topography, tree planting and built form provides visual containment and creates strong urban associations. However, the fields directly south of Hempsted occupy an elevated position and are subsequently highly visible and offer extensive views.

Reasons

- Visually related to the City, not the rural hinterland
- Some rural features are retained including hedges, ditches, ponds, and mature trees
- Rural character is degraded by intensive agricultural use, Hempsted markets, elevated infrastructure and proximity to industrial units

G38 West Hempsted floodplain: Medium sensitivity

This compartment has retained landscape characteristics typical of the floodplain landscape and is strongly visually associated to the rural west. Landform and treed boundaries prevent views to the urban east. Landscape features such as vegetated ditches, scrub and tree boundaries, low hedgerows, and wet grassland are evident. Scattered settlement, including some traditional brick cottages, follows the narrow Rea Lane. To the south the area becomes a narrow strip contained between landform in the east (with dense conifer belt) and the Severn in the west.

Reasons

- Visually related to the rural floodplain in the west, not the City
- Landscape character predominantly conserved

G39 West Hempsted Scarp: High - medium sensitivity

This compartment plays a key role in containing the urban east from the rural west. It is an elevated, sloping zone consisting of historic field pattern (albeit with degraded hedge boundaries in places), a scheduled monument, and is associated with the historic church and older part of the village. Housing at Hempsted is visible from the floodplain; pylons and landfill can be viewed from the zone; and a belt of conifers detract from the rural character. However, public footpaths provide doorstep amenity value and link with the Severn Way, and structural diversity is created by boundaries of varying height.

Reasons

- Elevated and visually prominent (although there are few visual receptors in the west)
- Historic importance and associations
- Rural character has largely been conserved
- Visually related to the rural floodplain farmland, not the City
- Important in visually containing the city from the rural west

G40 Hempsted Landfill: Low sensitivity

The floodplain landscape character of this compartment has been lost due to a significant change in land-use, and subsequently landform. There are a high number of industrial detractors including noise, windswept rubbish, pylons, and industrial structures associated with the active landfill and adjacent industrial/business units. The elevated landfill area is a visible feature from the higher ground at Minsterworth. Proximity to River Severn corridor and visual links with adjacent floodplain help retain a natural character to the westerly periphery of the area, although small pipes associated with the landfill do punctuate the area. Where the landfill has been completed the landscape has become undulating and pastoral. Although the completed landfill is visually less degraded than the active landfill landscape character has been lost and occasional industrial features are still apparent (linear ditches, pipes etc).

Please note: Gloucester Local Plan (2002) incorporates the landfill area in the Landscape Conservation Area. In its current, partly active, state the landfill is of a low sensitivity. However its proximity to the River Severn corridor, potential for remediation once landfill is complete (albeit with alterations to landform), and visibility from the higher ground at Minsterworth indicate that scenic quality and amenity value may increase significantly in coming years.

Reasons

- Loss of landscape character
- Loss of tranquillity
- Numerous industrial detractors - both permanent and temporary
- River Severn corridor provides an enduring landscape feature and the pocket of land to the very north of the compartment is of higher value due to a stronger floodplain character
- The Severn Way passes through the zone

G41 Hempsted village: Medium - low sensitivity

The remaining fields that form this compartment play a vital role in retaining a rural character within an otherwise highly developed village. This is reiterated by the status of Landscape Conservation Area. There are several grassed corridors in the village, which also help retain a rural village character. Although the remaining fields can be identified on the 1884 OS map, very little rural land remains and boundaries are much degraded, furthermore many properties about the site and few public footpaths pass through the area. Historic earth works/ buildings provide time depth. Views across the built form of Gloucester, Robinswood Hill, and beyond to the Cotswold AONB Escarpment are achievable. Remnant orchards and some new planting provides added interest. Pasture dominates

Reasons

- Some landscape features have endured (hedgerows, mature trees, period farm properties remnant orchard) but tend to be in poor condition
- Important in retaining a rural village character, helping to separate modern housing developments and allowing older properties to remain visible
- Elevated position
- Pasture/ grassland predominate

G42 Minsterworth Ham: Medium sensitivity

In keeping with the Floodplain farmland character type this flat and expansive compartment consists of large fields, bound by linear ditches, low hedges and mature boundary willows. From the low-lying land the predominantly pastoral landscape is visually contained by landform and strongly rural in character; however, pylons, large farm buildings/sheds, some poorly maintained hedgerows and scrubby boundaries, and the occasional dilapidated traditional farm house create visual detractors on varying scales. The landfill at Hempsted degrades distant views and those within its immediate vicinity and the railway provides visual containment in the north. In the south and south-east the landscape becomes more sensitive, with rural associations becoming stronger and important. Towards Calcott's Green field pattern becomes smaller and more intimate, remnant orchards about the Rive Severn, and narrow lanes wind through a rural village character.

Reasons

- Contributes to the transition between the edge of the city and the rural landscape of Elmore and towards the Forest of Dean
- Visual associations with Gloucester, particularly from the ascending ground at Minsterworth
- Landscape character predominantly retained
- Sensitivity increases to the south and south-east as rural associations increase

G43 West of Highnam: Medium - Low sensitivity

This compartment consists of predominantly large fields that ascend gently to Highnam Woods and Beauchamp Lodge; a manicured golf course; and the landscape between the B4215 and Lassington Court which forms a flat plateau, enclosed in part by Highnam and Lassington Hill and offering glimpsed views of distant rural landform in the north-west. Visual associations with the Maiden Hall estate and traditional properties along Two Mile Lane are clear, although the trees at Highnam Church restrict highly urban views of Gloucester. The landscape is intensively farmed, and landscape features have therefore been lost and degraded. Furthermore the busy A40, B4215, and, to a lesser extent, Two Mile Lane reduce tranquillity. Despite degradation Highnam Woods provides an important wildlife habitat; some boundaries are tall with a mix of mature and semi-mature trees; Piper's Grove is located south of the A40; older properties (associated with occasional remnant small field) lend time-depth within the zone; the golf course contains numerous semi-mature trees; and the fields adjacent to Highnam Church and Court maintain an important rural setting to the more sensitive environment.

Reasons

- Visually contained by landform and tree planting - Maiden Hall estate is visible but the zone is visually detached from Gloucester
- Landscape features degraded by intensive agricultural use and golf course
- Some important landscape features about the area and are visually prominent (Highnam Woods and Highnam Court)
- Reduced tranquillity

G44 Highnam Court: High sensitivity

This is a heavily treed compartment of historic interest and high amenity value. The mature parkland pines and church spire provide a highly visible landmark to much of the surrounding landscape, particularly the lower lying land in the east. The Community Centre and Church lend social value, and the Historic Park and Garden status of the private Highnam Court gardens highlights the historic importance of the zone.

Reasons

- Elevated position and with tall, visually prominent features
- Historic importance - buildings and landscape
- Community importance
- Located between the A40 and B4215 so tranquillity is reduced

G45 Alney Island: Medium sensitivity

This compartment has been highly fragmented and visually imposed upon by elevated road and rail corridors, fly-overs, bridges, electricity substations, pylons and telegraph poles. The built form of Gloucester dominates views to the east, and some extensive rural views can be achieved from Port Ham looking south-west. However infrastructural embankments, low-lying landform, and treed boundaries often combine to create visual enclosure. The zone is important for biodiversity (demonstrated by Local Nature Reserve status) and informal (and some formal) recreation. Despite a loss of tranquillity the rough landscape features of varying heights create a visually interesting and textural environment. The disused railway and Over Bridge lend historic interest.

Reasons

- Visually related to the city and visually degraded by industrial features
- High amenity value - regularly used by dog walkers and joggers, although access and signage should be increased
- Lacking tranquillity
- Features of urban/industrial historic interest
- Important for biodiversity

G46 Mean Ham and Walham: Medium - low sensitivity

The Mean Ham and Walham are contained and fragmented by infrastructure, housing, superstore and commercial property, electricity substation, pylons, railway, and gypsy site. Several ponds, ditches, the River Twyver, and the River Severn; some heavily treed boundaries; and rough horse-grazed pasture contrast strongly with urban features. Although post and wire is evident at Walham some dense scrub and tree boundaries are present at Mean Ham. Pedestrian access through the various sub-compartments is limited and the zone is predominantly visually self-contained, although rural associations can be made to the west, north, and north-east from Walham.

Reasons

- Fragmented and visually compartmentalised by infrastructure - often resulting in a remote character
- Some rural association at Walham
- Some landscape features have endured and become established including ditches, heavily treed boundaries, rough pasture and ponds

CHELTENHAM

Landscape Characterisation Assessment and Sensitivity Analysis

Cheltenham sits at the foot of the Cotswold escarpment. The AONB was not assessed as part of this study. The area subject to this report includes Bishop's Cleeve. The vast majority of the area sits within the LDA Settled Unwooded Vale landscape character type.

Notwithstanding this, the area surveyed does vary especially in the towards the escarpment where relief tends to be more pronounced and field sizes smaller. To the west the area is generally flatter more open subject to urbanizing influences such as the Motorway and railway. Between Cheltenham and Bishop's Cleeve the race course, horseculture and other more intensive land use types have an impact on the landscape.

See Appendix 1 for Landscape Character Map.

Landscape Character Type: Settled Unwooded Vale

The majority of the Cheltenham Urban Fringe falls within the landscape character type of Settled Unwooded Vale. A very small area to the west is classed as Floodplain Farmland landscape character type, where the river flood-zone is at its most easterly extent. Much of the urban fringe to the east is designated as part of the Cotswolds AONB, and is therefore not included within the sensitivity analysis.

The key characteristics listed below stand true for the majority of the study area. Further subdivisions have been made based on more local variations and factors such as proximity to infrastructure, view-sheds, topography, tranquillity, and proximity to settlement. As a whole, variations in land-use, tranquillity, impact of urban development, and views do vary. However it is important to note that the subdivided areas within the Settled Unwooded Vale Landscape Character Type

Key Characteristics

- Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Chelt, and the Stratford Avon flowing into the Severn from the north;
- Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern;
- Limited woodland cover with mature hedgerow trees and occasional orchards;
- Rural areas bordered by large urban suburban areas and interspersed with commercial and industrial premises;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Proliferation of modern 'suburban' building styles and materials;
- Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and
- Widespread network of pylons and transmission lines

A: Leckhampton

Designations

- **Scheduled Ancient Monuments** - Moated site and fishponds at Church Farm
- **Grade 2 listed buildings** - Six in total, including farmhouses, cottages and the Rectory.
- **Traditional Orchards**
- **Tewkesbury Borough Local Plan: Green Belt**

A very gently sloping, intimate landscape, consisting of numerous small holdings and nurseries (of varying condition), that are predominantly used as unimproved pasture. Enclosed almost entirely by built form in the north, west and east, with the Cotswold AONB Escarpment directly to the south and south-east, the area is further enclosed at a local scale by a strong and varied tree structure, albeit confined to field boundaries and remnant orchards. Formal Poplar planting, occasional conifer screening, and ornamental tree varieties tend to demarcate private gardens or grounds. Field size ranges from small to medium, bound by tree and scrub, and post and wire fence. Two tributaries of the Hatherley Brook provide natural and well vegetated features, and (although observed to be dry and somewhat overgrown) the Moat at Church Farm gives historical and potential hydrological interest. There are numerous public footpaths (including part of the Cheltenham Circular Footpath), while allotments and a formal playing field which abut the urban development provide further recreational opportunities.

Although the fast A46 passes the site other roads are narrower and somewhat less trafficked. The proximity to residential development with associated fencing; a commercial auction unit and associated car parking; dilapidated nursery greenhouses; and the often dishevelled aesthetic of the area can have a detrimental visual impact. However dense built form is often fully or partly screened by vegetation; settlement within the site takes the form of scattered farmsteads and cottages (often of historic importance); and the small holdings with varied animals (pigs, sheep, horses and chickens) and 'home-made' appearance lend a textural, intimate and personal quality to the area. Vegetation, fencing, and grass are often rough in nature and ridge

and furrow and other localised undulations add interest to the pasture.

Visual context

Views are well contained within the site owing to vegetation, built form, and perceivably flat landform. The Cotswold AONB Escarpment encloses the site to the south-east and can be viewed from the area. The site can be easily viewed, in its entirety, from the west of Leckhampton Hill.

Visual receptors

- Residents of Church Farm and Leckhampton Farm.
- Residents of the peripheral residential development (only upstairs windows in some cases).
- Residents of the few cottages and houses scattered across the area.
- Users of the public footpaths and Cheltenham Circular Footpath.
- Users of the playing fields.
- Users of the school.
- Visitors to the nurseries, small holdings and allotments.
- Users of the peripheral roads, including the A46.
- Visitors, users and residents of Leckhampton Hill



Kidnappers Lane looking north.

B: South Cheltenham – Leckhampton Farm to The Reddings

Designations

- **SSSI (favourable condition)** – NW of Cold Pool Lane, Badgeworth
- **Nature Reserve** – shared location with SSSI
- **Traditional Orchards**
- **Tewkesbury Borough Council Green Belt**
- **Tewkesbury Borough Council High Risk Flood Area** – along the Ham Brook
- **Grade 2 listed buildings** - At Badgeworth, Shurdington and Chargrove Lane

Very much in keeping with the Settled Unwooded Vale character type, this area demonstrates a strong rural character that is influenced by urban encroachment or infrastructure to much of its periphery. Within the rural area the perceivable impact of urban encroachment from Cheltenham, infrastructure, and extensions to isolated farms and villages is varied due to vegetative screening and undulating landform. However, constant traffic noise is audible across much of the site, particularly in the north-west. The A40 can be glimpsed as a raised view-shed to the north west from higher pastoral and arable land between Cold Pool Lane and Shurdington. Changes and undulations in landform; vegetated field boundaries; meandering brooks; and occasional irregularities in field size create varying degrees of enclosure at a local scale.

Fields of ridge and furrow are scattered but evident across the site, associated with proximity to small villages and clusters of houses (The Reddings, Shurdington, and between South Park and Chargrove). Generally field size decreases around small settlements and farmsteads, such as Badgeworth and Chalgrove, where intimate rural areas can be identified.

Although predominantly restricted to boundaries, tree cover appears quite sporadic and varied, and alters the local sense of enclosure, extent of view, and perceived tree cover and density across the site. The occasional deciduous trees within a low neat hedgerow; formal and linear treed boundaries; scrubby and rough thick boundaries; brooks demarcated by numerous pollarded willow; small stands of deciduous trees; and small outcrops of large pines and conifers associated with parkland and private

property are all characteristic of the site. The tall pines and conifers around South Park, some of the older properties on the southern boundary of Cheltenham, and significantly those on the higher ground of Badgeworth, contrast with the general character and provide focal points and vegetative screens.

The Ham Brook is the key natural hydrological feature within the area, and generally supports a structurally diverse vegetation type. However another naturally meandering, and well vegetated, stream, possibly a tributary of the Ham Brook is located a little further north within the area; while linear ditches that follow field boundaries are common place.

The southern residential periphery of Cheltenham creates a strong urban boundary to the site in the north, and residential extensions of Shurdington are clearly visible from within the area. There are several scattered farmsteads, often a mix of old brick buildings with sheds and stores of varying size, age and material. The newer farm out-buildings can create visual detractors of a quite industrial nature. Similarly, a small sewerage works at Badgeworth; pylons which run south west to north east; and telephone posts/wires that provide a liner feature west of Cold Pool Lane, also create visual detractors.

North-west of Cold Pool Lane infrastructure is more dominant (both loud and visual) and settlement increases in density. North-west of the railway the landscape becomes notably contrasting with a mix of property types (small farms, houses, and mobile homes), intimate pasture land with orchards in juxtaposition with large open fields with low hedge boundaries. Around The Reddings, the railway, and Up Hatherley, the landscape is more fragmented by residential development (including two mobile home parks) and infrastructure.

Visual context

Natural, and relatively subtle, ridges within the Settled Unwooded Vale, combined with proximity to Chosen Hill and the Cotswold AONB Escarpment to prevent extensive views beyond the immediate vicinity of the study area. The M40 creates a view shed, restricting views to the north-west. Only in the east of the area, beyond Cold Pool Lane, do genuinely extensive views link the area with the landscape south of Badgeworth. The easterly area is readily viewed from AONB escarpment.

The A46 creates a degree of visual separation between the majority of the character area to its west of the A46 and the pocket of land east of the A46. However some strong visual links can be made where built form and tree planting subside, and where pylons create physical links across the A46. The landscape east of the A46 has similar characteristics to the majority of the character area, however its location at the foot of the AONB Escarpment lends a significantly more rural appearance.

Visual receptors

- Residents of the southern periphery of Cheltenham, particularly from upstairs windows;
- Residents of villages located within the area; namely Badgeworth, Shurdington; Chargrove;
- Residents of urban extensions of Cheltenham, or villages that have become amalgamated with Cheltenham, located within the area. To include Leckhampton, Up Hatherley and The Reddings;
- Residents of scattered farmsteads including Sunfield Farm, Gables Farm, Church Farm, Greatfield Farm, Oak Farm, Leckhampton Farm, Middle Farm, Green Farm, and Reddings Farm;
- Users of the Cheltenham Circular Footpath and various other public footpaths that pass within the area;
- Users of footpaths on the AONB escarpment;
- Users of the A46, A40, a small section of the M5, and the B and C roads that skirt the periphery of, and pass within, the area.



Chargrove Lane looking south to Brickhouse Farm.

C: West Cheltenham – Bamfurlong to Uckington

Designations

- **Traditional Orchards**
- **BAP Priority Habitat** – Lowland Meadow at Fiddler's Green
- **Tewkesbury Borough Council Green Belt**
- **Tewkesbury Borough Council High Risk Flood Area** – along the Hatherley Brook and River Chelt

This area has characteristics very similar to that south of Cheltenham, however field size is generally a little larger, and landform is not as consistently undulating in this area.

Small settlements, including Hayden, Uckington, Bamfurlong, and Golden Valley are found within the area, and include a variety of building age and material. Scattered small settlements and isolated buildings, including farmsteads with associated out-buildings, houses and a pub, are characteristic and also demonstrate a variety of building age and material. Some buildings such as Hayden Knoll and the moated house at Uckington combine with scattered fields of ridge and furrow to lend interest and time depth to the area. In contrast, the sewerage pumping station in Uckington provides a localised visual detractor, while the substantial buildings, tanks and fencing associated with Hayden Green Sewerage Works is a highly visible detractor owing in part to its elevated position. The larger sewerage works is further demarcated, but also partly screened, by a row of large conifers and group of large pines which create a focal point that contrasts with the local character. Further urban features that detract from the rural character include the bold double line of pylons that cross the centre of the area from south-east to north-west; the visible and audible M5 (to the west), A4019 (to the north), B4634 (from south-west to north-east), B4063 (which passes through Golden Valley) and A40 (in the south); radio monitoring masts; and the strongly urban edge of Cheltenham in the east.

Landform is varied being notably flat in the west and north-west, ascending in the east to form a gentle ridge know as Hayden Hill, along which the Cheltenham Circular Footpath runs. The land forms a peak around Fiddler's Green, where the rural fields abut the built form of Cheltenham. A second smaller peak is found at Hayden Knoll to the very south of the area.

The River Chelt and Hatherley Brook cross the area from east to west. Pollarded willows and a heavily vegetated appearance are characteristic of both water courses and additional ditches. In Uckington the River Chelt is briefly channelled by an unattractive concrete culvert, but takes a natural form elsewhere.

Fields of grazed pasture and arable land are generally bound by quite well maintained hedgerows. However degraded or overgrown hedgerows and post and wire fencing can be found around Uckington; and post and rail, post and wire, old/ traditional metal fencing, and scrubby overgrown boundaries are evident around Fiddler's Green. Field size is generally quite large although irregularities in field size and pattern do occur. Trees are generally restricted to water courses, infrastructure, field boundaries and around scattered settlement. Locally, trees can create visual screens and, in conjunction with landform, impact upon the level of enclosure at a local level. The occasional orchard and small stand of trees can also be found across the site.

Visual context

From the low lying north at Uckington, roof tops and commercial greenhouses of the Cheltenham periphery can be glimpsed, however, the ascending land of Hayden Hill restricts views directly south and south west. The gentle ridge formed by Hayden Hill visually divides the east and west of the site. From the Cheltenham Circular Footpath the immediate residential periphery of Cheltenham can be viewed to the east, and at Fiddler's Green the GCHQ building provides a dominant focal point. From the more northerly part of the ridge more extensive views of Cheltenham, which include spire and tower land-marks, can be gained; while the Cotswold AONB Escarpment provides a prominent visual backdrop to all views to the west and south-west. Hayden Hill prevents views east from the low lying land in the west, however, the M5 is quite elevated and creates a visual boundary to the west. Looking west from Hayden Hill views extend beyond the M5 towards Sandhurst Hill and the Vale Hillocks west of the River Severn. Owing to topography the ridge of Hayden Hill can be viewed with ease from the landscape directly west of the M5, and subsequently plays an integral role in screening the rural west from the built form of Cheltenham.

Visual receptors

- Residents of, visitors to, and users of footpaths within, the Boddington area west of the M5;
- Residents of the villages of Hayden, Bamfurlong, Uckington, and Golden Valley;
- Residents of the numerous farmsteads and courts. To include Butler's Court, Millhouse Farm, Pilgrove Farm, Hope Farm, Fiddler's Green Farm, Harthurstfield Farm, Valley Farm, and Hayden Farm;
- Residents of the western periphery of Cheltenham, particularly from upstairs windows;
- Users of the Cheltenham Circular Footpath and various other public footpaths within the area;
- Users of the M5, A4019, and various B and C roads that transect the area; and
- Visitors to the nursery at Bamfurlong and other commercial properties and public houses within the area.



Looking north west towards sewage works from public footpath.



Looking west from Cheltenham circular footpath.



From B0463 looking south east towards Heydon sewage works.

D: West of M5, Knightsbridge to Down Hatherley

Designations

- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: Landscape Protection Zone** – in the north-west of the area only
- **Tewkesbury Local Plan: High Risk Flood Areas** – in the north of the area only
- **Traditional Orchards**
- **Ancient and semi-natural woodland**
- **Ancient replanted woodland**
- **BAP priority habitat** – wet woodland
- **BAP priority habitat** – coastal, floodplain, grazing marsh
- **Listed buildings** – at Staverton and Boddington

Ridge and furrow is evident across many of the pastoral fields, although land use is a mix of arable and pastoral (both grazed and none grazed). Field boundaries are generally well maintained low hedgerows of good to reasonable condition. Post and wire is occasionally used in conjunction with established hedgerows, and post and rail is apparent where horticulture prevails. Fields are generally medium to large in size, demonstrating agricultural intensification, but tend to notably decrease to a more intimate pattern within the vicinity of hamlets and villages. Generally mature trees are distributed in random and regular patterns along field boundaries (Oaks are frequently found to the south of the area while Horse Chestnuts become more frequent towards

Barrow). Tree cover becomes more varied, often including formal screens of conifers, and occasionally Lombardy Poplars around settlement and small woodlands and orchards of varying condition are scattered across the area.

Colour, texture and enclosure vary at a local scale due to changes in land use, tree cover and undulations in landform. Landform is gently undulating, appearing flat in places and clearly ascending in others. Soft ridges help to contain views and Barrow Hill Historic building form, including Victorian brick properties and farmsteads and the occasional older thatched property (such as Barrow Hill Farm) combine with the ridge and furrow and traditional orchards to lend a depth of time to the area. However, many newer properties or structures have developed within hamlets and farms respectively which can dilute the sense of history in the area. For example, Barrow demonstrates very mixed building type, while Boddington has undergone little development.

Visual context

Although the area has a strong rural character numerous urban features can still be seen. Tranquillity is reduced by the constant drone from the M5 and localised and periodical shouting/cheering from the recreation ground located behind the Meteor Business Park (in the south of the area). The M5 is visible, although not a dominant visual feature, to the east; industrial and airport buildings can be seen to the south west; and air traffic with associated noise is very regular; pylons cross the site from north-east to south-west

Visual receptors

- Residents of the villages of Down Hatherley;
- Residents of the numerous farmsteads and courts including Boddington manor;
- Residents of the western periphery of Cheltenham, particularly from upstairs windows;
- Users of the various public footpaths within the area;
- Users of the M5, and B463 and C roads that transect the area; and
- Visitors and users to the commercial area to the south of the area.



Borrow Hill looking south.



Boddington looking north along Staverton/Boddington road.

NORTH CHELTENHAM AND BISHOP'S CLEEVE URBAN FRINGE

The entirety of the urban fringe associated with north Cheltenham and Bishop's Cleeve is classed as Settled Unwooded Vale Landscape Character Type. The area (that reaches from the M5 to the AONB boundary; and from north Cheltenham to Gotherington) therefore demonstrates similar characteristics. However, undulating landform, localised built form, railway embankments, road boundary vegetation, and localised changes in land-use result in numerous physical boundaries that impact upon human perception. As regards Landscape Character, it would be as equally acceptable to treat the area as a whole as it would to separate it into smaller compartments. For the purposes of this study two visual boundaries have been identified. Firstly, the Stoke Orchard Road marks both the extent of the study area in the north-west and also abuts the Wingmoor Farm landfill site which restricts views north and south. Secondly, the busy A435 demarcates a somewhat inconsistent boundary which is created by industrial/business units south of Bishop's Cleeve and the ascending landform at Cheltenham Racecourse Station.

E: Swindon Village to Stoke Orchard

Designations

- **Tewkesbury Local Plan: Green Belt**
- **Tewkesbury Local Plan: High Risk Flood Area**
- **Traditional Orchards**
- **BAP Priority Habitat – Lowland Meadow**

On a local scale, this area offers a range of landscape experiences. However, most areas are in audible or visual proximity to one or more detractors.

The raised, and partly completed, landfill sites create a view-shed to all adjacent landscapes. They provide both an unobtrusive grassed backdrop, and grey industrial views, depending on location. Fencing; gathered and swooping seagulls; and the occasional metal unit, pipe or sign are associated with all areas of the landfill.

North of Brockhampton, fields of medium to large size follow a regular pattern, boundaries tend to be degraded and although land-use is mixed, meadow, horsiculture and sheep-grazed

pasture prevails. Landfill, business/industrial works, the heavily trafficked A435, and the residential periphery of Bishop's Cleeve detract from a rural character; although the densely vegetated stream corridor, occasional field of ridge and furrow, narrow country road and period buildings at Brockhampton lend time depth and a rural aesthetic.

South of Brockhampton, towards Cheltenham Racecourse Station, landform becomes dramatically elevated, and agricultural intensification has led to an increase in field size and entirely arable land-use. Well maintained, low hedges of reasonable condition are sparsely punctuated by mature deciduous trees; several small deciduous outcrops are evident; and a visually prominent stand of parkland pines occupy a very elevated and visible position at Prestbury Park. In contrast with the areas character, pine planting and coniferous screens are also evident at Hyde Farm and the sewerage works at Longacre Farm. In addition, unusual patterns created by car-parking for Cheltenham Racecourse creates a visual detractor on the easterly horizon.

Around Swindon Village and north of Dog Bark Lane vegetation height, structure and condition generally improves. A larger proportion of mature trees, dense visual screens, generally better quality hedgerows, and less managed 'scrubby' boundaries are evident along the vicinity of the River Swilgate. Land use is mixed, but predominantly rough and grazed pasture. A line of telegraph poles, proximity to landfill, and proximity to residential properties of Swindon Village provide visual detractors. West of the railway the River Swilgate corridor, and adjacent fields, are associated with well established and quite diverse vegetation structure. However, south and west of Elmstone-Hardwicke (towards the A4019 and M5 respectively) the condition and quality of vegetative features generally declines and proximity to heavily trafficked roads reduces tranquillity. Similarly Stoke Orchard is located adjacent to the M5 and subsequently suffers reduced tranquillity. Furthermore a large industrial works detracts from the village character, while the loss of boundary vegetation, dilapidated farm buildings, and agricultural intensification has degraded much of the landscape immediately associated with the village.

Visual Context

The elevated landform of the landfills and at Cheltenham Racecourse Station provide visual enclosure, and provide some extensive views from the Cheltenham Circular Footpath (although they predominantly look south). The railway embankment visually divides the area at a local scale, gentle undulations in landform create numerous subtle view-sheds, and some tall vegetative boundaries provide screens and local enclosure.

Visual Receptors

- Residents of Brockhampton, Elmstone-Hardwicke, Uckington, Swindon village and Stoke Orchard;
- Residents of the northern periphery of Cheltenham (Wymans Brook);
- Residents of the numerous scattered farms in the area - predominantly, but not exclusively, associated with the scattered villages;
- Users of the A4019, M5, Stoke Orchard Road, A435, narrow C roads and railway;
- Users of the Cheltenham Circular footpath and other footpaths within the area;



Lowdilow looking south-east Lush pasture surrounds traditional farm buildings at Home Farm. Natural landform in the middle distance helps to screen the incomplete landfill which provides a visual detractor. Landform creates enclosure in the distance which increases rural associations. Treed, scrub and tall hedge boundaries are evident.



Home Farm, Swindon Village looking north Large, intensely farmed, arable fields create a bold and simplistic pattern. Land ascends to Prestbury Park where a large stand of pines create a landmark feature. The striped effect created by car parking is visible and the AONB can just be glimpsed.

F: Gotherington to Stoke Orchard Road

Designations

- **Tewkesbury Local Plan: Special Landscape Area**
- **Traditional Orchards**

This compartment is further subdivided by the natural view-shed created by landform and broadly defined by the A435 and associated vegetation. Subsequently the landscape between Gotherington and Bishop's Cleeve is more closely associated with the AONB, but remains visually associated to built form, particularly to the houses at Bishop's Cleeve. To the west of the A435 the landscape is better identified as part of a much broader, subtly rolling, landscape that extends to the west. Within the landscape character area as a whole the key characteristic of Settled Unwooded Vale Character Type are generally upheld. Field size is generally large and used for both arable and pastoral land-use. Areas of vegetative degradation are apparent around Bishop's Cleeve and coincide with a stronger visual relationship with housing and the A435. The A435 has a detrimental impact on tranquillity; and the Gloucestershire Warwickshire Railway embankment creates a physical, but relatively inconspicuous, boundary to the east. In contrast with the housing and business park at Bishop's Cleeve scattered farms can provide some built interest and time depth. Boundaries are predominantly hedgerows of varying condition and boundary trees are frequent. Dean's Brook is vegetated but does not appear as a structurally diverse corridor owing to agricultural intensification.

Visual Context

Views are predominantly contained by landform, although more extensive views south and south-west can be achieved from the higher ground at Gotherington and Orchard Farm. Strong associations can be made with the AONB, which combines with Oxenton Hill to create an important rural backdrop to the landscape east of the A435. Modern housing easily viewed at Bishop's Cleeve and Bishop's Cleeve Church tower provided a focal point. From Gotherington Fields views of the rural northern and western landscape are readily achievable.

Visual Receptors

- Residents of the northern and eastern periphery of Bishop's Cleeve;
- Residents of Gotherington;
- Residents of the scattered farm in the area;
- Residents of Farms in the adjacent AONB landscape;
- Users of Gloucestershire Warwickshire Railway;
- Users of the various public footpaths in the area;
- Users of the public footpaths in the adjacent AONB landscape; and
- Users of the A435 and C roads



Looking north towards Bredon Hill from Bishops Cleeve to Stoke Orchard Road.



GWR railway line south west towards Bishops Cleeve.

G: Prestbury to Bishop's Cleeve

Designations

- **Tewkesbury Local Plan: Special Landscape Area**
- **Tewkesbury Local Plan: Green Belt**
- **Scheduled Ancient Monument** – Moated site west of Laxton Meadow Farm
- **Traditional Orchard** – single site south of Southam

This landscape character compartment demonstrates key characteristics associated with the Settled Unwooded Vale Character Type. With the exception of Cheltenham Racecourse (which is clearly defined by specific land-use, landform, features, buildings and maintenance) the condition of the rural character is broadly divided by the Gloucestershire Warwickshire Railway. In addition, the railway embankment in the south physically and visually dissects the compartment further. To the west of the railway landform is flat with generally degraded vegetative features, progressively improving in condition to the south. Formal recreation facilities and horseculture are the dominant land-uses and strong associations can often be made with houses and business units at Bishop's Cleeve, and the busy A435. To the east of the railway the undulating landform gradually ascends to unify with the AONB; rural characteristic become stronger (although maintenance and condition vary, and can be weak) and include a well vegetated stream corridor, ditches and mature boundary trees. Associations with built form become less consistent; the number of public footpaths increase slightly; and tranquillity is somewhat improved (the steam railway provides a loud, unusual but sporadic audible feature). North of Southam land-use is predominantly grazed pasture (sheep, cattle and horses), with amenity grassland and un-grazed meadow dominating towards Prestbury. Field size is medium to large across the entirety of the compartment, although occasional smaller fields are apparent (particularly towards Prestbury). Hedged boundaries with mature boundary trees are often degraded and areas of post and wire/post and rail become apparent where pastoral land-use increases.

Visual Context

Due to landform, the area as a whole is not strongly visually associated with Cheltenham, although towers and spires are visible on the horizon. The AONB provides immediate visual enclosure to the east and extensive views to the rural west can be gained from elevated areas such as Prestbury Park and Southam.

Visual Receptors

- Residents of Bishop's Cleeve southern periphery;
- Residents of Southam;
- Residents of Prestbury northern periphery;
- Residents of Kayte Farm and the house and stables south of Bishop's Cleeve;;
- Users of the Cheltenham Circular Footpath and other footpaths within the area;
- Visitors to Cheltenham Racecourse;
- Visitors to the Cemetery;
- Visitors to Southam de la Bere Hotel;
- Residents of the scattered settlements and farmsteads to the immediate east of the area on the elevated AONB;
- Users of the Gloucestershire Warwickshire steam railway (tourist attraction);
- Users of the public footpaths within the adjacent AONB landscape;
- Users of A435 & C roads within the area; and
- Users of the sports and recreation facilities



Looking north towards Southam.



Looking east towards B4632 from north Prestbury.



Looking west towards Cheltenham Race Course from north Prestbury.

Cheltenham Sensitivity Written Statements

See Appendix 2 for Landscape Sensitivity Map.

C1: Leckhampton (north): High - medium sensitivity

This compartment tends to be intimate and textural in nature which lends a sense of local distinctiveness. Rough pasture, small-medium irregular field pattern, independent nurseries (some of which are dilapidated), period properties, structurally diverse vegetated boundaries, orchards, ditches and the Hatherley Brook create varying degrees of enclosure and visual interest. Although maintenance and condition of features varies; the rural character is interspersed with formal/ornamental garden planting; and some buildings and boundaries appear in a state of disrepair the zone provides important continuity of the AONB landscape and an amenity resource for local residents.

Reasons

- Localised historic significance - moated site, ridge and furrow, traditional/period buildings
- Unkempt appearance and limited views within the site
- High doorstep amenity value – including a network of public footpaths
- Quite tranquil considering proximity to built form and A46
- Important green/rural 'buffer' between Cheltenham and AONB - readily viewed from the AONB
- Diverse vegetation structure with potential for high biodiversity

C2: Leckhampton (south): High - medium sensitivity

Proximity to the AONB increases the rural importance of this compartment. The very prominent landform and field pattern to the south adjacent to the AONB which is vulnerable to change is considered a valuable landscape resource. Most of the hedgerow boundaries are strong and dense with mature hedgerow trees. The Ham Brook and its tributaries provide an important landscape feature across the area as it is lined with strong vegetation with some mature trees. Pylons create industrial landmarks

within the otherwise cohesive rural compartment. However, the area lacks circular routes for local residents and has limited footpath connections with the AONB and landscape west of the A46.

Reasons

- Important green/rural 'buffer' between Cheltenham and AONB that is viewed from the AONB
- Quite tranquil considering proximity to built form
- Visual detractors – residential development (local detractor only) and pylons
- Prominent landform adjacent to AONB with strong field pattern characteristic to rural area.
- The Ham Brook and its tributaries with associated vegetation are a distinctive landscape feature across area.

C3: South Park: Medium sensitivity

This compartment ascends towards Cheltenham in the north where housing development, B road, and a supermarket abut the site. Although readily visible, views of the built form are often softened by boundary trees and the compartment provides amenity value for local residents – the public footpaths and Chargrove lane are well used by dog walkers and joggers. Owing to elevated landform associations with the rural south and AONB can be made. Landscape features within the zone include a sporadically treed meandering stream; large traditional orchard; parkland features at South Park (including landmark pines, traditional metal fencing, and buildings which lend time-depth to the zone); medium sized fields; and hedge boundaries of predominantly good condition. Oak Farm also offers an intimate rural character. Tranquillity reduces with proximity to the B road to the north and A46.

Reasons

- Rural character has predominantly been retained - intimate, well established, landmark, and historic/traditional features have endured
- Sloping topography prevents views of Cheltenham and strengthens associations with the AONB - peripheral housing at

Cheltenham is visually apparent to the north of the zone

- Tranquillity reduces with proximity to the B road (north) and A46 (east)

C4: The railway to Shurdington: Medium sensitivity

Although punctuated by pylons and offering glimpsed views of housing at Shurdington, and farms and houses towards Cheltenham, this compartment is predominantly rural in character. Enduring features include the meandering and treed Ham Brook and tall, well established hedgerows with mature boundary trees - sometimes forming treed screens. Ridge and furrow, and smaller field pattern can be found towards the villages of Shurdington, Badgeworth, and Chargrove. Large farm buildings (often industrial in appearance) are characteristic of the area and can be visually obvious due to the predominantly large, mixed land-use, fields - that have undergone agricultural intensification.

Reasons

- Large field pattern due to agricultural intensification and several large modern farm buildings
- Undulating landform provides visual interest and varying degrees of enclosure - associations with AONB can be made
- Some landscape features have endured including Nature Reserve, treed stream corridor, tall and thick hedgerows and frequent mature boundary trees
- Tranquillity reduces towards Badgeworth Lane and the A46

C5: Cotswold View to Reddings Farm: Medium - low sensitivity

This zone is readily associated with and fragmented by infrastructure (M5, railway, and A40 - the later two of which are elevated by earth embankments), and consists of large, intensively farmed fields. To the north of the A40 the number of boundary trees increases, the intensively farmed land is surrounded by smaller fields and treed boundaries, and associations with large urban development are limited due to topography. South of the A40 the elevated landscape offers clearer views towards the town, but is also strongly associated with Chosen Hill

and the AONB. To the south of the A40 the landscape pattern simplifies further as almost all vertical structure is lost, as only a remnant orchard and treed road and railway boundaries providing visual and vegetative interest. The area is used by local residents for dog walking as short circular routes are provided (and links can be made with a more extensive pedestrian network to the south, north and west).

Reasons

- Elevated landform - upon which development would be highly visible
- Large field pattern and loss of landscape features such as boundary trees
- Fragmented by infrastructure - subsequent loss of tranquillity
- Doorstep amenity value
- Visually associated with the town and rural hinterland - strong associations with Chosen Hill and the AONB

C6: The Reddings: Medium - low sensitivity

This small compartment demonstrates a reasonably strong contrast between urban and rural. The M40 and railway physically contain the zone; the dense residential Cheltenham periphery can be glimpsed in the east; and modern housing (including mobile home sites) mix with older properties to lend an intermittently settled character. However, private gardens, small to medium horse-grazed or arable fields, narrow lanes, small farmsteads, mature boundary trees, remnant orchards, and ridge and furrow combine to create an intimate landscape character at a local scale. Evidence of degradation can be seen in the occasional over mature or poorly maintained hedgerow; ornamental species such as pines and conifers are associated with private properties; and a dishevelled appearance can be associated with individual farmsteads/houses.

Reasons

- Heavily treed, intimate, and rural character at local scale
- Weak associations with Cheltenham - although peripheral housing developments are visible
- Contained by elevated infrastructure
- Loss of tranquillity

C7: Valley Farm to Junction 11: Medium – low sensitivity

This small compartment is heavily contained, and subsequently degraded, by the A40 and M5. A small to medium field pattern has been retained, with mixed land-use consisting of independent nurseries, police head quarters, private gardens, caravan/mobile home site, hotel with landscaped gardens, and pastoral hedged fields. Narrow lanes with properties of mixed age and style (some offering time depth to the area), some well treed boundaries, semi-mature and scrub boundaries, ornamental garden planting, and reasonably well maintained hedges lend visual interest and structural diversity that contrasts with the adjacent large arable fields some fields display good ridge and furrow structure plus occasional orchard trees.

Reasons

- Loss of tranquillity
- Intimate small-scale settlement and field pattern has in part been retained including some well established vegetative landscape features
- Fragmented and disjointed compartment due to infrastructure and adjacent agricultural intensification - the landscape was once highly rural but now is compartmentalised

C8: Staverton Industrial Estate to M5: Medium - low sensitivity

This compartment is readily associated with the factories and buildings located along the B4063 and the M5 corridor. Between Woods Farm and Staverton Bridge ascending landform to the north of the zone limits views of the northerly rural landscape. A sports pitch at the factories provides amenity value to workers, around which semi-mature tree screens and scrub boundaries are evident. Although the scrub boundaries create some visual enclosure views towards Staverton are possible. The landscape character has predominantly been degraded by intensive arable land-use (although pastoral use is also present), resulting in large field size and low (and occasionally gappy or lost) hedge boundaries. Mature boundary trees are frequent and willows demarcate the meandering Hatherley Brook. The Hatherley Brook is well treed but agriculture has encroached to its banks, resulting in a lack of vegetation gradation/structure between the brook corridor and adjacent land. The triangular zone formed between the B4634, B4063, and M5 differs from much of the compartment as field size is much smaller, land-use is pastoral, some boundaries are tall or scrubby, and the M5 is an immediate detrimental presence. The compartment as a whole has reduced levels of tranquillity however the triangular zone is particularly degraded by vehicular traffic noise.

Reasons

- Reduced visual associations with rural northern landscape due to topography and clear views of factories and industrial building in the south, despite softening by trees
- Reduced tranquillity due to regularly used B4063 and B4634 - tranquillity is lost towards the M5
- Degradation of rural character by agricultural intensification
- Future development should consider topography and how best landform may screen views of future development from the more rural north-east
- Public footpaths pass through the zone linking the factories with villages. Footpath signage and maintenance could be improved in places

C9: Barrow: High - Medium sensitivity

The rural character of this compartment has been retained and associations are predominantly with the rural east and north. Pylons and telegraph poles indicate the proximity to Cheltenham and Gloucester, but visual associations with the settlements are weak - with Cheltenham periphery and the M5 only easily visible from the elevated Barrow Hill. Undulating landform, Barrow Hill, woodland stands, scattered orchards, some large arable fields intermixed with small scale pasture leading to irregular field pattern, well spaced settlement pattern (with a mix of traditional and newer properties), mixed land-use, lake, and some ridge and furrow are features that contribute to the rural character. RAF Boddington is of local interest and importance, although the building detracts from the rural character at a local scale. Barrow Hill itself is a prominent landmark topped with woodland degraded environment around it lowers value of landscape.

Reasons

- Predominantly detached from Cheltenham and Gloucester and associated with the rural west and north
- M5 is still audible but tranquillity is partly retained
- Numerous landscape features combine to create a relatively intact landscape character
- Detached from commuter routes and infrequently trafficked

C10: Down Hatherley to Knightsbridge Medium Sensitivity

This compartment predominantly consists of large fields bound by hedgerows of generally good condition. The gently undulating landscape has undergone agricultural intensification; however, the expansive areas are interspersed by intimate village settlements (Staverton and Boddington). Staverton consists of small fields, orchards, some period properties and church. Similarly Boddington is of historic interest and is readily located by the Church tower. However buildings at Boddington (including Boddington Manor) are more dispersed. Small woodlands such as Prior's Grove and Barrow Wood, scattered farmsteads (often including buildings that lend time-depth), mature boundary trees, mixed land-use, and narrow country lanes are characteristic of the zone. As features of high sensitivity are dispersed throughout the compartment any development of the larger, blander field pattern would need to consider the visual and physical impact upon adjacent landscapes and landscape features. Although tranquillity is much reduced towards the M5 the landscape is predominantly associated with the more rural west and north.

Reasons

- Tranquillity is lacking in close proximity to the M5
- Highly rural features are dispersed throughout the compartment and lend intimacy and time-depth to the area
- Good footpath links throughout the compartment
- Visual associations with Cheltenham are weak

C11: M5 corridor: Medium - low sensitivity

This flat compartment consists of large fields (particularly towards the M5) interspersed with farmsteads and small settlements of varying traditional style and material (including brick and thatch properties). Mature boundary trees can create enclosure on a broad scale, and some hedgerows are tall and well maintained. However the landscape character has been degraded by intensive pastoral and arable use and clear visual associations can be made with the M5 owing to flat topography and inconsistent vegetative screening, while a double row of pylons create an industrial landmark. The compartment is entirely separate from Cheltenham owing to ascending rural landform in the east. Tranquillity is reduced by the presence of major transport routes, and the B4634 which provides a link between Gloucester and Cheltenham. Although deemed to be of relatively low sensitivity future development of this compartment would need to consider the visual impact on the near-by settlements of Staverton, Boddington, and Barrow in addition to the enduring features within the zone.

Reasons

- Loss of tranquillity
- Associated with the rural hinterland, not Cheltenham
- Visual and rural continuity interrupted by the M5 in the west and A4019 in the north
- Landscape character degraded by intensive agriculture - but some good quality rural features endure

C12: Uckington to Hayden Green: Medium sensitivity

This sloping compartment is visible from the rural landscape west of the M5 and screens views of Cheltenham. Rural features have endured including several period properties (such as Hayden Knoll, the moated house at Uckington, and scattered cottages); well established and maintained hedgerows; orchard; ridge and furrow; mature boundary trees; occasional field tree; and vegetated meandering stream (demarcated by numerous willows). Although lower-lying and subsequently less visible; Uckington offers a degree of intimacy as field size reduces; the River Chelt and tributary create field boundaries, and treed boundaries increase in frequency. However, agricultural intensification has impacted upon the zone resulting in large field size and reduced condition of some natural features e.g. concrete embankments to part of the River Chelt. Furthermore a large sewerage works with associated conifer and pine screening and tall fencing; large farm buildings; smaller sewerage access point; and a bold double row of pylons create visual detractors of an urban nature.

Reasons

- Tranquillity reduced due to proximity to M5, and the B4634
- Strong visual associations with the west
- Highly visible landform - important in screening views of Cheltenham
- Cheltenham Circular Footpath provides amenity value and utilizes the elevated landform

C13: Golden Valley: Medium sensitivity

This small, but intimate zone consists of a mix of private gardens and small fields, and is accessed by a narrow country lane. A diverse vegetation structure is apparent (albeit consisting of a large proportion of ornamental and coniferous species in private gardens) and includes tall hedges, some heavily treed boundaries, and vegetated meandering stream corridor. Some properties (such as Fiddlers Green Farm) and ridge and furrow lend time depth to the zone. However, fenced work/storage yards with occasional dilapidated shed, and a general lack of maintenance in some areas create localised detractors and a somewhat dishevelled appearance. The compartment is visually contained and visual associations with Cheltenham are weak as rural landform ascends in the north and south, and built vegetative form within the compartment creates enclosure.

Reasons

- Intimate and relatively rural, but small, compartment
- Some well established landscape features have endured including stream corridor, small wooded stand, mature boundary trees although degree of maintenance varies
- Visually self-contained, although proximity to infrastructure is audible
- Unkempt yards and small areas of hard-standing of various uses create localised visual detractors of an industrial or agricultural nature

C14: Cheltenham western periphery: Medium - low sensitivity

Owing to topography and proximity to housing this compartment is strongly associated with Cheltenham, and views to the west are restricted. The landscape is likely to be of visual importance to existing residents who abut the zone. Numerous features have been retained such as an orchard at Hope Farm, some dense hedgerows, mature boundary trees and semi-natural grasslands at Fiddler's Green. However there is evidence of reduced condition and maintenance of some landscape features; modern housing is consistently visible, albeit softened by treed boundaries. The GCHQ building provides a dominant focal point at Fiddler's Green; and some agricultural intensification has occurred. Public footpaths link Cheltenham with the Cheltenham Circular Footpath and provide doorstep amenity value for dog walkers.

Reasons

- Visually associated with Cheltenham, not the rural hinterland (and GCHQ is visually prominent)
- High number of visual receptors
- Likely to have high doorstep amenity value
- Rural character has been partly conserved
- Reduced tranquillity near the B4634

C15: Elmstone Hardwick: Medium - low sensitivity

This landscape compartment is physically, and often visually, bound by the busy M5 and A417, in the west and south respectively. Visual containment is generally due to heavily treed transport corridors. This area is very much a part of the landscape to the north of Elmstone-Hardwicke but the degradation and loss of vegetative features, and simplistic agricultural structure due to agricultural intensification create a subtle variation in quality and condition. A portion of the Cheltenham Circular Footpath passes through the area, while Dog Bark Lane links Kingsditch Industrial Estate with Elmstone-Hardwicke.

Reasons

- Lack of tranquillity, particularly towards major transport routes
- Degraded field boundaries and lack of diversity in vegetation height, cover and structure
- Simplistic and regular field pattern
- Lack of visual cohesion - the M5 corridor creates a visual and physical barrier in the west, with fly-overs, traffic and signage visible.
- Village settlements of mixed building type and age, some lending time depth to their immediate surroundings
- Some quality landscape features have endured, such as established hedgerows, small grassed fields around Elmstone-Hardwicke, and mature trees

C16: Stoke Orchard to Elmstone Hardwick: Medium sensitivity

This compartment is bound by the heavily treed River Swilgate in the north and is deemed to be of a slightly higher sensitivity rating than the surrounding landscape due to a generally stronger rural character. Visually enclosed by the landfill and M5, this landscape lacks consistently strong visual associations with urban development. Despite proximity to significant detractors a degree of intimacy is created at a local scale, landscape features are in generally good condition, settlement takes the form of individual buildings and villages of mixed age and material.

Reasons

- Rural character has been partly conserved and boundaries tend to be of good condition and heavily treed
- Proximity to landfill and transport routes, the latter of which reduce tranquillity across the area but have a significant impact on noise levels in their immediate vicinity
- Good amenity value – publicly accessible footpaths and lanes are located around Stoke Orchard and Hardwicke Brake, providing short circular routes.

C17 Brockhampton to Swindon Village: Medium – High sensitivity

This area is dominated by the meandering River Swilgate and its associated vegetation. Mature oaks and well established hedgerows also contribute to the rural landscape character. The river divides into two brooks which broadens the green network corridor across the area influencing and enhancing the diversity of the landscape. Swindon village to the south is visible but is well screened with small copses and hedgerows.. The railway visually and physically separates Brockhampton from Swindon Village. The medium size field pattern is enhanced by a strong network of mature hedgerows and hedge trees which increases the rural character.

Reasons

- Strong rural character with arable fields, mature hedgerows and trees and established green infrastructure
- A network of public rights of ways, farm tracks and bridle routes enables good public access
- River corridors and tributaries dominate the landscape providing strong green, wildlife and visual features within predominantly flat landscape.
- Limited visual association with large settlement – Swindon village is visible but much softened by tree planting, and visual associations with Bishop's Cleeve and Cheltenham are extremely limited

C18: Landfill and Surroundings: Medium - low sensitivity

The landscape character has been degraded in places by intensive arable use at Waterloo Farm, leading to a single vast field; the landfill sites (in various phases of completion); by poor maintenance of vegetative features; and close visual relationship with built form at Bishop's Cleeve. The level of tranquillity is reduced where the busy A435 abuts the area in the east, and the centrally located landfill sites offer features such as fencing, un-natural landform, gathering birds and metal pipes/equipment that very much contrast with the natural landscape character. The pocket of land between Lower Farm and the business/industrial works south of Bishop's Cleeve is particularly degraded by association with industrial form and loss of hedge boundaries.

Reasons

- Visually related to Bishop's Cleeve in the east due to flat topography
- Dominated by elevated landform of active landfill sites and associated detractors
- Landscape character degraded by intensive agricultural use
- Some landscape features have endured such as the occasional consistently treed boundary
- Limited amenity value – two public footpaths cross the periphery of the area but no circular routes or further facilities are available
- Detractors of an industrial nature include the business development south of Bishop's Cleeve and telegraph posts/wires

C19: Court Farm to Orchard Farm: Medium - Low Sensitivity

Generally flat or slightly undulating featureless landscape with poor over managed and gappy hedge structure and few trees with the exception of the water courses that are lined with willow. The willows along the water courses are characteristic to this area and are a prominent feature within the rural landscape. Area particularly degraded towards the south adjacent Stoke orchard road and along the northern boundary. Large arable fields dominate punctuated by small scruffy farmsteads around the periphery Good views out to Cotswold scarp and Bredon hill but distances impairs connectivity. Very few public footpaths cross the site. Busy Stoke Orchard Road and landfill site to South and A435 to East detract from tranquillity.

Reasons

- Large regular degraded field pattern dominated by arable cultivation
- Lack of hedge trees adding to featureless landscape
- Scruffy farmsteads on periphery
- Lack of public access and locally low tranquillity
- Characteristic I tree lines along water courses.

C20: Dean Farm: Medium – low sensitivity

This area is physically and visually part of the wider rural landscape west of the A435. However, pasture dominates and hedge structure better preserved. Hedge trees and good woodland belt to the south add to interest as does the allotment site. Some good ridge and furrow persists as do pollard willows. Better access than neighbouring C18 though shares loss of tranquillity with busy A435. Sewage works and scruffy farmsteads/buildings detract from overall experience.

Reasons

- Proximity to, and visibility of, the busy A435 which reduces tranquillity
- Mature pasture and pronounced ridge and furrow
- Moderate tree cover with hedgerow trees shelter belt and standards providing interest
- A low level of building and vegetation maintenance, and subsequently condition, around Dean Farm and sewage works resulting in a degraded appearance
- Good amenity value – public footpaths are present but rural circular routes are limited, however a large area of allotments provide important amenity value for local residents

C21: Gotherington to Bishop's Cleeve: Medium sensitivity

The busy A435 demarcates a view shed in the west and reduces tranquillity, while housing at Bishop's Cleeve creates a visible urban feature in the south (with the Church tower as a distinctive landmark feature). To the north Gotherington is visible, sitting at the foot of Woolstone Hill which visually encloses the area. Field size is medium to large owing to agricultural intensification, however, hedgerow boundaries, some with tall, hedgerow trees are apparent. A small compartment to the very south-east of the zone is of lower sensitivity owing to unattractive metal fencing, old and degraded playground, and poor footpath signage. Agricultural abandonment probably due to pending development creates an environment of neglect towards the south. Arable dominates with moderate to poor hedgerows but scattered hedgerow trees provide some visual interest. Visual connection to the AONB is strong.

Reasons

- Contributes to the rural village character of Gotherington and rural continuity of the AONB landscape
- Clear visual relationship with Bishop's Cleeve which is visible from much of the higher ground at Gotherington
- Moderate to high amenity value with footpath links between Bishop's Cleeve and Gotherington
- Medium to large field pattern predominantly arable with managed hedgerows boundaries

C22: Gotherington: Medium

This zone is visually related to Gotherington and is important in retaining rural character within the village. To the immediate east is the AONB, bounded by the GWR which provides interest. It is well related to the AONB scarp. Well established hedge and treed boundaries are present, although elevated landform and field size maintains an open character. Where the houses of Gotherington enclose fields a more intimate character is created, despite modern building style. The landscape east of Cleeve Road is of particular importance as views of Bishop's Cleeve are limited by topography and treed boundaries. A good public footpath network crosses the area and links with the surrounding landscape including AONB.

Reasons

- Elevated land which is visible from Bishop's Cleeve and visually related to AONB and Woolstone Hill, despite railway embankment and housing
- Good local amenity resource – several public footpaths
- Good to moderate hedge structure with interspersed trees
- Moderately large field size predominantly arable

C23: North of Southam: Medium -high sensitivity

This landscape compartment has retained key characteristics of a Settled Unwooded Vale landscape. Visual relationship with the AONB; a lack of industrial premises; and a lack of major transport routes within the area helps to strengthen the rural character. Extensive views can be achieved from the elevated landform at Southam (particularly to the north-west) and topography and tree cover limits associations with Cheltenham, although the occasional tower/spire can be glimpsed along with Cheltenham Racecourse. However, Bishop's Cleeve is visually prominent in the north; Cheltenham Racecourse provides a focal point to the south; and the railway demarcates the compartment to the west. Good tree cover providing park like environment with hedgerows and boundaries being well maintained. Generally small field pattern to pasture some displaying good ridge and furrow.

Reasons

- Rural character has predominantly been maintained and provides an important continuation of the AONB landscape
- Visually detached from Cheltenham but landscape north of Southam is visually associated with houses at Bishop's Cleeve
- Many landscape features have been retained such as vegetated ditches, well vegetated stream course, hedge boundaries, mature boundary trees, small woodland belts, and small field size (the latter directly north of Prestbury) Ridge and furrow
- Condition of hedged boundaries varies with some boundaries much degraded or lost
- Moderate to good amenity value – several public footpaths are apparent (including part of the Cheltenham Circular Footpath) which lead from Prestbury, Southam and Bishop's Cleeve. However they often link to roads that do not have pavements. An archery business is located within the area.

C24: NORTH PRESTBURY: Medium - high sensitivity

This landscape compartment offers an intimate rural character of predominantly good condition, consisting of non-grazed pasture/meadow, smaller field pattern and boundaries of reasonable condition. Although visually associated with Prestbury and Southam built form is often softened by boundary vegetation and the scale of settlement is small. This area is visually detached from Cheltenham, strongly associated with the AONB and is reasonably tranquil.

Reasons

- Associations with listed buildings such as Southam de la Bere Hotel with distinct pine planting – although the landscape directly adjacent to the hotel is somewhat degraded by recent earthworks, sheds and fencing
- Many landscape features have been retained including vegetated stream, and mature boundary vegetation - although maintenance and condition varies
- Good local amenity resource as two public footpaths link with Southam and provide a very rural route
- Direct views of Cheltenham Racecourse from the higher ground at Southam

C25: Cheltenham Racecourse: Low sensitivity

This landscape compartment has lost key characteristics associated with Settled Un-wooded Vale Character and is heavily maintained. Large buildings and car-parking located on elevated land provide a highly visible landmark to much of the surrounding landscape, particularly to the north-east. White fencing and marquees create local detractors.

Reasons

- Limited visual relationship with Cheltenham
- Distinct land-use resulting in lack of landscape cohesion
- Visually contained owing to landform, although large racecourse buildings provide a landmark to the wider landscape

Vegetation predominantly gang mown grassland. Few hedge and trees with exception of Austrian pines around GWR station.

C26: Sports Ground and Kayte Farm:
Medium-low sensitivity

This zone is physically and visually contained by the busy A435 and business/industrial premises in the west; housing at Bishop's Cleeve in the north; and landform restricts views towards Cheltenham in the south. Ridge and furrow lends time depth around Kayte Farm and some landscape features, including a stand of mature deciduous trees, have been retained providing a rural character where recreational facilities do not encroach.

Reasons

- Rural landscape character degraded by fencing and features associated with formal recreation. Loss of vegetation, and proliferation of post and wire fencing in association with horsiculture at Kayte Farm
- High amenity value due to formal recreation facilities (small play area, BMX track, rugby pitches and football pitches) but limited public footpath opportunities
- Land-use, flat land, and condition of remaining landscape features allow a strong association with the built form of Bishop's Cleeve, although the AONB is visually prominent

C27: Hyde Lane: Medium - low sensitivity

The compartment has three distinct elements- the main central area south of Hyde Lane, the elevated south-east corner and the land north of Hyde Lane. In general landscape character has been degraded by intensive arable use which has subsequently led to the loss of hedgerows and increased field size; patterns and structures are simple and bold, with small but significant stands of mature trees and line of low voltage electricity poles providing vertical structure. The main central area south of Hyde Lane typically has these characteristics. The elevated landform of the ridge in the south east restricts extensive views to the south from the majority of the compartment and contributes to the distinctive character on the northern periphery of Cheltenham - viewed from the south it emphasises the rural edge of the Cheltenham whilst views to the south from Cheltenham Circular Walk as it crosses the elevated land provide a panorama of historic Cheltenham in its broader landscape setting. North of Hyde Lane the landscape is more intimate with better hedge treatment and tree cover. However, housing at Wyman's Brook creates a strong visual southern boundary to the compartment. The route of the old railway provides interest and vegetation cover; while Cheltenham Racecourse buildings and car-park create an elevated focal point to the east. Hyde Lane and the A435 are heavily trafficked roads leading to loss of tranquillity for much of the site. There is limited public access other than the Circular Walk in the south.

Reasons

- Loss of landscape features on much of compartment due to intensive agriculture
- Visual prominence of elevated landform with visual receptors to include houses at Wymans Brook, users of Hyde Lane/ A435
- Low amenity value – public footpaths and part of the Cheltenham Circular Footpath skirt the north, east and south of the site respectively, however, circular routes within the compartment are lacking.
- Higher amenity value in south east with views of distinctive slope and across Cheltenham.
- Occasional landscape features of Tree stands and Railway line.

C28: Manor Farm Southam: Medium

Fairly large open fields with good well maintained hedgerow structure and hedge trees. Area slightly degraded by use as car boot and horsiculture archery etc with associated visual detractors. New parkland tree planting should allow landscape to mature in positive manner GWR provides Western boundary and vegetative interest. To the south Hyde brook provides relief and associated tree line. Again recent planting should eventually provide positive interest. Good association with AONB and quality landscape to North East.

Reasons

- Many landscapes have been retained such as stream hedgerow and standard trees
- Positive management has resulted in significant tree planting both formal and naturalistic
- Good association with AONB and quality landscape to NE
- Intensive use of site for car boot archery and other amenity uses has led to some visual detractors

TEWKESBURY

Landscape Characterisation Assessment and Sensitivity Analysis

Tewkesbury lies at the top of the tidal reach of the river Severn and is formed at the confluence of the river Severn and River Avon. Both these water courses have huge catchments resulting in frequent inundation of the surrounding landscape. Breedon Hill an outlier of the Cotswolds dominates to the East to the West are the Malvern Hills. The landscape around the town is generally flat and open, though it rises between the 2 rivers and is gently rolling to the South. This assessment builds on the LDA work, for each of their Landscape Character type subdivisions have been described, Each section begins with a brief overview of the LDA Characterization. Where the area concerned sits in Worcestershire an overview has not been included.

See Appendix 1 for Landscape Character Map.

Landscape Character Type: Settled Unwooded Vale

The landscape character type of 'Settled Unwooded Vale' (as classified in the Gloucestershire LCA, LDA 2006) is one of the most extensive character types within the Severn Vale in particular in the Tewkesbury area. The following key characteristics (drawn from the Gloucestershire LCA, 2006 and recent site investigation) can broadly be applied to the entire character area. Further to the Gloucestershire LCA the Settled Unwooded Vale has been divided into a number of areas based on frequency of certain features, proximity to built form, and sense of enclosure.

Key Characteristics

- Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- Area drained by a series of east west aligned tributaries of the Severn, including the Cam, Frome and Chelt, and the Stratford Avon flowing into the Severn from the north;

- Mixed arable and pastoral land use enclosed by hedgerow network, in places forming a strong landscape pattern;
- Limited woodland cover with mature hedgerow trees and occasional orchards;
- Rural areas bordered by large urban suburban areas and interspersed with commercial and industrial premises;
- Varied mix of building materials including brick, timber, and stone, and slate and thatch roofing;
- Proliferation of modern 'suburban' building styles and materials;
- Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and
- Widespread network of pylons and transmission lines.

C: Carrant Brook corridor

Designations

- **BAP Priority Habitat** - Coastal, Floodplain, Grazing Marsh
- **Wildlife Reserve** - informal designation only
- **Wychavon Local Plan: High Risk Flood Area**

This compartment falls within the category of Village Claylands (Worcestershire Landscape Character Assessment) and Settled Unwooded Vale (Gloucestershire Landscape Assessment 2006). However, it is very much physically and visually contained as a narrow isolated character zone.

The compartment does demonstrate several features of Village Claylands and Settled Unwooded Vale landscape character, such as proximity to major transport routes and commercial/industrial premises; pastoral land-use; hedgerow boundaries to fields; scattered hedgerow and streamline trees; and drained by east-west aligned tributaries of the River Severn. The area is strongly enclosed by landform in the north-west, tree screening and industrial units in the south-east, and the M5 in the north-east; and is only visually associated with Principle Village Farmland. However, the narrow elongated corridor consisting of small cattle-grazed fields and non-grazed rough grassland, allotments, meadow, and heavily treed and scrub areas is not a prime example of the character type and is quite isolated in nature.

The elevated disused railway corridor and dense deciduous tree screen segregate a small grassed compartment to the south of the area. The small area (located east of Morrisons Supermarket) is very much isolated from all other landscape compartments by infrastructure. However, it is more visually related to the lower lying landscape south of the A38.

Visual Context

The area is visually contained by landform, large industrial units, and infrastructure. Immediate views of the adjacent elevated Principal Village Farmland including housing at Mitton, Mitton Lodge, and Hardwick House are possible. The M5, private gardens, and industrial/commercial buildings and car parks provide further immediate views. Within the area, tall boundary

and brook vegetation create further localised enclosure, and highly vegetated, but localised, natural views can be achieved.

Visual Receptors

- Residents of Carrant Road, Mitton whose gardens abut the Brook;
- Residents of Mitton;
- Users of the allotments at the end of Station Lane;
- Users of the allotments at Mitton Lodge;
- Residents of the few houses on Northway Lane;
- Residents of Hardwick House;
- Employees of the various industrial units at Tewkesbury Industrial Estate;
- Users of the public footpath (that appears to informally become two paths in places);
- Residents of Mitton Lodge; and
- Users of the M5.



View of M5, industrial built form and associated landscaping.

D: Northway

Designations

- **Traditional Orchards** - Northway Mill only
- **Tewkesbury Local Plan: High Risk Flood Area** - Carrant Brook corridor only

In keeping with a Settled Unwooded Vale landscape character, this area is contained in the north by the Carrant Brook, by the M5 in the west and is dissected by the elevated railway corridor. Furthermore dense housing estates and large barrack/depot sheds contain the site to the south. The landscape is highly rural but has undergone notable degradation, particularly in the south. However, strong visual associations can be made to the rural north, north-west and east. The Carrant Brook corridor and second stream creates a meandering, reasonably well treed, natural feature in the north. The diversity and condition of landscape features tends to increase in the north and north east of the area. Tranquillity is significantly reduced adjacent to the M5, but conversely amenity value is high at Northway Mill where a popular dog walking route can be found.

Visual context

To the immediate south depot buildings and housing create a distinct visual boundary, although formal and informal deciduous tree boundaries help soften the depot sheds, and conifers occasionally screen housing in places. The landscape towards Ashchurch Church, the Carrant Brook, and the landscape to the north of the Carrant Brook appears heavily treed which contains views on a local scale. The ridge at Hardwick House is visible to the west and further undulations in landform are visible to the north, including the settlement of Bredon. Bredon Spire provides a focal point in the north-west. Bredon Hill creates visual enclosure to the north-east and promotes rural associations.

Visual Receptors

- Users of the public footpaths within the area;
- Users of the narrow country lane that passes through the site from west to east;
- Residents of Aston Fields Farm, Carrant Gardens, and other scattered properties along the central lane;
- Users of the railway;
- Residents of the Northway housing development;
- Residents of Bredon (distant views);
- Workers and residents of the Barracks and depot.



View across to Ashchurch and MOD site from Bredon Hill AONB.

F: Wheatpieces to Ashchurch Rural CP

Designations

- **BAP Priority Habitat** - Coastal, Floodplain, Grazing Marsh (small area west of the M5 only)
- **Traditional Orchards**
- **Tewkesbury Local Plan: High Risk Flood Areas**
- **Tewkesbury Local Plan: Key Wildlife Site** - towards Walton Cardiff
- **Tewkesbury Local Plan: Residential Development Boundary - Larger Settlements**

This landscape is classified as Settled Unwooded Vale and is in keeping with the key characteristics of the character type. For example commercial and industrial premises are visually dominant to the north of the site; a dense modern housing estate abuts the westerly periphery and scattered houses/farms of varying age can be found across the site. Major transport corridors pass north-south through the area, followed by a network of small winding lanes; the Tirl Brook runs east to west; pylons create urban focal points; and landform is gently undulating to flat. Furthermore the extent to which settlement and infrastructure impacts upon the landscape varies and strongly rural views can be achieved towards the south and east. Although the small settlements of Homedowns, Fiddington, and Pamington are often associated with a an intimate field pattern, increase in mature vegetation and buildings of traditional style and materials the majority of this landscape type consists of a relatively regular pattern of larger fields bound by low hedges, and is subsequently an expansive landscape divided by infrastructure, and occasional stand of mature trees.

Visual Context

Soft undulations in landform, sporadically treed boundaries/roads, occasional stand of trees, and elevated railway corridor provide a degree of visual containment at a local scale. Villages tend to be associated with taller hedge and tree boundaries which provide visual containment. South of Pamington the landscape becomes consistently open and Oxenton Hill provides enclosure to the east. Distant landform can be glimpsed to the west, south-east and east, with

Oxenton Hill and Bredon Hill visible in the middle distance.

Visual Receptors

- Residents of the new Wheatpieces housing estate;
- Users of Sherdons Golf Centre;
- Residents of Rudgeway Farm, Newton and Claydon Farm;
- Residents of Walton Cardiff;
- Residents of Fiddington;
- Residents of Homedowns;
- Residents of the Newtown periphery;
- Resident of Ashchurch to the south of the A46;
- Users of the M5, railway, A46, and narrow country lanes;
- Users of the Gloucestershire Way and other public footpaths within the area; and
- Users of the public footpaths on the north-west of Oxenton Hill.



View of Bredon Hill AONB along elevated railway corridor.

G: Rudegway Farm, Prior's Park and Walton Cardiff

Designations

- **BAP Priority Habitat** - Coastal, Floodplain, Grazing Marsh
- **Battlefield** - Battle of Tewkesbury 1471
- **Traditional Orchard** - at Walton Cardiff
- **Scheduled Ancient Monument** - deserted medieval village at Walton Cardiff
- **Tewkesbury Local Plan: High Risk Flood Area**
- **Tewkesbury Local plan: Local Policy TY2**

This landscape is strongly rural but dissected by elevated infrastructure, under which water courses and public footpaths pass. Further containment and compartmentalisation is created by dense housing developments. Land-use is predominantly pastoral although some arable fields are located at Walton Cardiff and Rudegway Farm. There is a clear juxtaposition of urban and rural. Infrastructure divides the landscape into 3 compartments - Prior's Park, Walton Cardiff and Rudegway Farm. All these areas fall within the landscape character type of Settled Unwooded Vale and are a good representation of this character type, although vegetative boundaries tend to lean toward a scrubby, overgrown or degraded character. Deviations from the character type can be found around the Wheatpieces development where rough, naturalistic grassland is enclosed by dense tree screens. Furthermore Walton Cardiff demonstrates a more intimate and historic village character which contrasts with much of the surroundings.

Visual context

On a broad scale housing, tree planting, road embankments and landform (features which are emphasised by the predominantly flat landform) tend to contain views, while street lighting, signage and the Morrisons building create localised urban focal points and features. The A38 and the lane leading to Rudegway Farm demarcate natural view-sheds in the west and east respectively, furthermore mature pine planting provides a focal point on the horizon at Stonehouse Farm. Prior's Park is strongly contained by infrastructure and built form, although vegetation has a significant screening and softening effect in places. The periphery of

Walton Cardiff is also associated with housing and infrastructure, however, more extensive views to the rural west and M5, and south are achievable. Distant views of elevated landform are possibly but predominantly from the easterly and southerly areas that are less visually contained by housing.

Visual Receptors

- Residents of properties at Newtown that abut the zone;
- Residents of properties at the Wheatpieces development;
- Residents of Walton Cardiff;
- Residents of the various scattered farms in the area - Chapel Farm, Walton Cardiff Farm, Rudegway Farm, Stonehouse Farm;
- Residents of the eastern periphery of Tewkesbury;
- Users of the Public footpaths, including the Gloucestershire Way;
- Users of the unofficial footpaths that cross Prior's Park;
- Users of the cycle track that crosses Prior's park;
- Users of the country lanes near Walton Cardiff and to the south of the compartment; and
- Users of the A38 Gloucester Road and A38 Eastern Relief Road and A38 to the north of the area.



New development softened by landscaping looking along River Swilgate.

H: Tewkesbury Park Hotel and Golf Course and Southwick Park

Designations

- **Traditional Orchard** - single orchard at Lincoln Green
- **Battlefield** - Battle of Tewkesbury 1471
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: Sewerage Treatment Works Odour Zone**
- **Tewkesbury Local Plan: High Risk Flood Area**

This is an undulating landscape that forms a prominent hill at Tewkesbury Park. The area can be divided into four character compartments, although it is broadly perceived as a single land unit. The landscape character at Tewkesbury Park Golf Course is highly manicured, although a variety of mature trees are present including semi-mature planting, remnant orchard (not designated as a Traditional Orchard), conifer screens, parkland pines and mature deciduous specimens. Ridge and furrow is dramatically apparent across a large proportion of the area, emphasised by the short mown grass. The dense 'Long Plantation' woodland belt contains the area to the west. The site is heavily used as a private recreational resource, although a public footpath passes through the area.

East of the golf course the land descends towards Lincoln Green Lane, with the landscape divided into regular field compartments of medium to small size. The land is used as rough pasture, grazed by horses and cattle, and boundaries include low hedgerows, timber post and rail (where horse grazing is prevalent) and taller boundaries of semi-mature small trees and large, mature deciduous trees. The condition of landscape features is generally good.

To the east of Lincoln Green Lane landform becomes more undulating and ascends towards Gloucester Road, which reduces tranquillity. Generally the area consists of irregular fields of rough grazed pasture, with fields becoming larger and intensively arable in the south.

North of the golf course an inaccessible and reasonably visually discreet sewerage works with associated fencing is located; and further north Bloody Meadow provides a well vegetated stream corridor which extends to Lincoln Green in the west and provides public pedestrian links to a playing field in the north and the Severn Way in the west. The narrow stream (which had been recently maintained and managed) provides a short amenity and wildlife corridor at Bloody Meadow and becomes a sporadically treed field boundary towards Southwick Park.

Relatively modern, dense housing borders the north-east and east boundaries, however, within the site individual buildings, or small clusters of cottages offer time depth. Tewkesbury Park Hotel and Southwick Park are both grand buildings, however, Southwick Park has undergone significant modern business expansion which is visible when approaching the town from the south along the Gloucester Road.

Visual context

The landform of Tewkesbury Park Golf Course provides visual enclosure to the landscape in the west. Further boundary definition is provided by the mature and deciduous Long Plantation, which occupies a steep embankment in the west. The Gloucester Road demarcates a local view-shed which is further emphasised by the dense housing estate in the east. The Tewkesbury Park Hotel provides a focal point to much of the surrounding landscape. Subsequently, extensive views can be gained from the elevated landform, and Tewkesbury Abby provides a focal point in the north-east from the golf club drive.

Visual receptors

- Peripheral housing to the north-east of Gloucester Road;
- Housing within the site including Ten Acre Cottages;
- Users of the Tewkesbury Park Hotel and Golf Course;
- Users of the public footpaths within, and skirting, the area (including the Severn Way);
- Users of public footpaths in the adjacent Home Farm area;
- Residents of, and visitors to, properties west of The Severn;
- Employees of, and visitors to, the Southwick Park business property; and
- Tewkesbury Borough Council Offices



Views of Tewkesbury Abbey with Bredon Hill.

Landscape Character Type: Settled Unwooded Vale (see above) Floodplain Farmland

The floodplain farmland landscape is prone to regular flooding – the rich alluvium giving rise to fertile agricultural land. There is a predominance of large flat grazed pastures with scattered arable fields. Field boundaries tend to be ditches with adjacent hedge often of hawthorn. Meadows are often of considerable biodiversity interest in particular for wintering wild fowl

Key characteristics

- Flat floodplain landscape, with areas subject to annual winter flooding which provides fertile farmland and productive lush meadows for pasture and summer grazing;
- An open and expansive area as a result of the flat landform and very limited tree cover;
- Extensive pattern of ditches, stream, brooks, rivers and rhynes draining the floodplain landscape;
- A predominantly pastoral landscape with unimproved and improved grassland, some with areas of arable farming;
- Settlement is limited and frequently associated with former crossing points over the river and on higher land at the edges of the floodplain landscape ;
- Access very limited with occasional roads often linking to existing bridging points and former ford or ferry river crossings;
- Recreational activities, including camping and caravan sites and public houses, the latter often associated with former river crossings; and
- Areas of wetland meadow designated sites and managed to retain high biodiversity interest.

I: Forthampton Court to Cork's Hill

Designations

- **BAP Priority Habitat** - Coastal, Floodplain, Grazing Marsh
- **Traditional Orchard** - poor condition, thought to be a remnant stand of Oaks, not fruit trees
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: High Risk Flood Areas**

Physically contained in the west by the River Severn this landscape character area actually comprises of Unwooded Vale and Floodplain Farmland landscape character types. However, for the purposes of this study the small area of Floodplain Farmland has been amalgamated with the Unwooded Vale. There is no dramatic physical or visual divide between the character type areas, although it should be noted that landform does ascend towards the Unwooded Vale, becoming a steep bank at Cork's Hill, which is not characteristic of a Floodplain Farmland landscape.

A fairly regular field pattern of medium size fields is apparent across the area, with arable land-use occupying the low Floodplain Farmland, and cattle grazed pasture dominating the higher and sloping land. A dramatic boundary line and stand of dead and dying overly-mature Oaks create bold features around Home Farm, with healthy mature tree cover increasing at the parkland landscape of Forthampton Court. Boundaries are generally low, overgrown, and degraded hedges with scattered mature and semi-mature trees. Post and wire creates field definition around Home Farm where hedgerows appear to have been lost. Around Lower Lode Inn, Forthampton Court and the River Severn vegetation height and density generally increases, although mature field trees are also frequent. Where maintenance appears infrequent structural diversity can increase. Ditches support wet-loving species in the lower Floodplain Farmland and a heavily screened rectangular pond and the wide River Severn provide well treed hydrological features in the east.

Tranquillity is maintained across the area and settlement consists of scattered brick houses and farms which lend time depth to the area (several are grade two listed). The caravan, camping and fishing enterprise at Lower Lode Inn increases the amenity value of the area but visually detracts from the rural character at a local scale. There is a reasonable network of footpaths that offer enclosed and elevated

routes, however, signage was found to be lacking at Home Farm.

Visual context

Between Lower Lode Inn and Home Farm, where the land is flat to gently sloping views south are contained by mature tree planting; views south-east extend to the near-by hill at Tewkesbury Park, with the hotel providing a focal point; and views north are generally contained by landform and treed boundaries. From the elevated land between Home Farm and Cork's Hill the visual context is much altered as strong visual associations are made with the rolling Greenhill and Bushley Park landscape of the north-west; extensive views are possible across the Severn Ham and urban fringe of Tewkesbury; and Brendon Hill provides distant enclosure in the north-east. The elevated landform forms a plateau that can appear visually detached from the easterly landscape at times, and also provides enclosure to the low-lying Severn Ham.

Visual receptors

- Users of the public footpaths that pass through and skirt the area;
- Residents of Forthampton Court, Home Farm and the properties at Cork's Hill;
- Residents, visitors and holiday makers at Lower Lode Inn;
- Members of the fishing club at Lower Lode Inn;
- Residents and visitors of Tewkesbury Park Hotel;
- Users of the public footpaths in the surrounding landscape;
- Users of the Severn Way; and
- Visitors and residents at the lock located at the foot of Cork's Hill.



Views across the Severn Ham SSSI from the east.

Landscape Character Type: Riverside Meadows

These sit to the north and west of Tewkesbury and border the rivers Severn and Avon. They are drained by a network of brooks and ditches and are subject to frequent flooding. While similar to the floodplain farmland they are smaller in scale though land use is similar with pasture and arable farming with little woodland cover. Due to floodplain development is very limited the flat open landscape only being punctuated by pollard willows which form an important component of the landscape

Key Characteristics

- Flat low lying riverine meadows, overlying river alluvium and subject to periodic flooding;
- An open character with general absence of hedgerows or fences;
- Limited tree cover but intermittent oaks are notable local features;
- A predominantly pastoral landscape with unimproved and improved grassland, some with areas of arable farming;
- Evidence of earlier sand and gravel extraction with restored workings including the creation lakes;
- Occasional structures such as water treatment works have a significant local impact;
- Historic links at bridging points particularly at the confluence of the Severn and Avon, and former ferry connections across the Avon signifying the importance of river edge sites, and
- Meadows and hams provide important recreational spaces and are also important for their biodiversity interest associated with the meadowland and areas of natural grassland

J: Severn Ham to Bushley

Designations

- **SSSI (x2)**- Unfavourable recovering condition at the Severn Ham, Favourable condition at the Old River Severn, Upper Lode
- **BAP Priority Habitat** - Coastal, Floodplain, Grazing Marsh
- **Tewkesbury Local Plan: Conservation Area**
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: Key Wildlife Site** - Fishing ponds at Mythe Hook and area adjacent to disused railway; at Upper Lode; and the Severn Ham
- **Tewkesbury Local Plan: High Risk Flood Areas** - adjacent to River Severn only
- **Malvern Hills Local Plan: Site of Regional or Local Wildlife Importance** - River Severn corridor
- **Malvern Hills Local Plan: Conservation Area** - Bushley and associated farms

This compartment is strongly divided into six further sub-compartments by the heavily treed River Severn, River Avon, landform and elevated and treed infrastructure (although glimpsed views are often achievable across the river). The entire character area is classified as Riverside Meadow landscape character type in both the Gloucestershire and Worcestershire Landscape Character Assessment. Although the compartment as a whole is a good example of the character type, arable land-use at, and north of, the A438 'Osiers' is not in keeping with the lush, seasonally-grazed land-use typical of the area.

This landscape is predominantly a flat, low lying, expansive, pastoral landscape entirely enclosed by rural ascending landform to the south and west, and contained by landform and the built form of Tewkesbury in the east and north-east. The lock area near Cork's Hill and the triangle of land at the foot of Shuthonger Common are two small scale intimate sub-compartments separated from the adjacent Riverside Meadow landscape by broad and well vegetated river corridors, and enclosed by steep landform in the west and east respectively. Field size is medium to large with a reasonably regular field

arrangement. However, in keeping with the character type, the Severn Ham is generally void of field boundaries providing an expansive hay meadow. Field boundaries consist of post and wire and somewhat scrubby or degraded hedges punctuated by mature deciduous trees. Mature field trees are a feature of the landscape compartment through which the A438 passes.

The large Mythe Water Treatment Works buildings and associated earth-works, structures, and fencing provide a visually prominent detractor to the landscape south of the A438 and Mythe Bridge. Several large buildings, including brick mill and modern agricultural shed also encroach within the area, but proximity to the Tewkesbury periphery softens their visual impact somewhat (unlike the Water Works which stands in isolation). Telegraph poles and occasional river signage create less intrusive detractors, while tranquillity reduces with proximity to A38, A438 and Tewkesbury town centre.

Public footpaths network the area but limited access across the River Severn can hinder circular routes and help increase the segregation of the sub-compartments.

Visual Context

Landform and the built form of Tewkesbury town provide visual containment on a broad scale. Although predominantly an expansive landscape dense tree belts associated with elevated infrastructure, the river corridor and the Long Plantation create visual enclosure on a local scale. Views of the landscape are achievable from the periphery of higher landform such as Cork's Hill and Shuthonger Common. The landscape provides an important backdrop to riverside properties at Tewkesbury despite the visual impact of the large Water Treatment Works.

Visual Receptors

- Residents of the western periphery of Tewkesbury;
- Users of the Severn Way and other public footpaths within the area;
- Visitors to the caravan site at the western periphery of Tewkesbury;
- Users of the Lower Lode Inn and pubs located at Beaufort Bridge;
- Users of the river corridors - boat day trips and visitors by boat;
- Residents of Bushley, Bushley Green, and Bushley Park;
- Residents of The Mythe, to the west of the A38 (where tree cover allows);
- Residents of Double Gate Farm and Church Farm;
- Users of the small C roads that pass within the area near Bloody Meadow and Bushley; and
- Users of the A38 (where tree cover allows)



View across flood meadows towards Water Treatment Works.

A: Marina to Fleet Lane

Designations

- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: High Risk Flood Area** - south of compartment
- **Wychavon Local Plan: High Risk Flood Area**
- **Wychavon Local Plan: Low to Medium Flood Risk Area** - ascending ground towards the B4080

This landscape compartment consists of several Worcestershire County landscape character types - Settled Farmlands on River Terraces, Riverside Meadows (both Worcestershire and Gloucestershire Landscape Character Assessments), and Principal Village Farmland. Although these character types are very much correct and easy to interpret, the landscape is very readily perceived as a single unit due to the distinct view shed of the B4080, sheep grazed pastoral land-use, poor and over-mature condition of landscape features, very limited pedestrian access and water-based recreational facilities. The eastern slope of the Low Hills and Commons area can also be read as part of the valley landscape, however, it has been included as part of the Mythe End to Shuthonger Common area due to the more extensive nature of the hillside.

The flat river floodplain is purely pastoral and transacted by several public footpaths (Shakespeare's Avon Way, a short, poorly accessed route at Fleet Lane, and two routes that link Tewkesbury with the Mythe) the ascending easterly banks are occupied by scattered farmsteads and the small village of Bredon's Hardwick. Proximity to Tewkesbury is only apparent due to clear views of housing developments at the Marina and on the higher ground of Mitton. Although strongly a rural landscape, numerous boats at the marina create an interesting feature, while caravans at Croft Farm Water Park detract from the local character.

Tranquillity reduces with proximity to the M5 although the B4080 and A38 also provide a constant audible presence.

Visual context

No extensive views are possible due to the physically enclosed nature of the area. Landform contains views east and west, while glimpsed views of the M5 in the north-east and Mythe Water Works and new housing in the south-west can be seen. From Fleet lane the elevated M5 creates a view shed in the north-east with Bredon Hill beyond. On a local scale the disused railway embankment visually contains the flat landform in the south-west.

Due predominantly to low vegetation height, large to medium field size, gappy hedgerows often replaced by post and wire, and limited built form, the area is open in nature and views within it and from the B4080 are extensive.

Visual receptors

- Visitors and residents of Croft Farm Water Park;
- Users of the public footpaths to the west of the area;
- Users of Shakespeare's Avon Way and other public footpaths in the area;
- Residents of Mitton Farm, Mythe Farm, Fleet Lane Farm and of farmsteads north of the study area boundary;
- Residents of Brendon's Harwick and Twynning;
- Peripheral residents of Mitton;
- Residents of the new marina housing development;
- Users of the Marina;
- Users of the River Avon (various boats and barges);



View along the River Avon of typical riverside meadows across the vale.

Landscape Character Type: Low hills and Commons

This is a small character area in Gloucestershire comprising the Twyning Hills between the Severn and Avon rivers. Although only reaching 50m AOD, the sense of elevated landform appears more pronounced as a result of the low lying Riverside meadows that surround the Hills. The landscape displays a distinctive pattern, with open commons, frequently invaded by scrub contrasting with surrounding pasture and arable fields enclosed by gappy hedgerows and post and wire fencing. Tree cover comprises occasional woodland copses and scattered hedgerow trees with isolated orchards.

Key Characteristics

- Low hilly terrain overlying a complex solid geology of Triassic and lias group rock formations and further masked by a mosaic of drift deposits;
- Soils and vegetation cover are influenced by the overlying drift deposits which include boulder clay, and sand and gravel terrace deposits;
- Notable areas of commons on acid sandy soils wit distinctive vegetation of regenerating birch and gorse;
- Commercial nurseries with glasshouses as well as open ground tree nurseries impart the sense of managed and working landscape;
- Wider range of dwelling types ranging from a concentration of isolated Georgian mansions or houses, village settlements, new housing and thatched dwellings along the perimeter of the commons;
- Iron age hill fort occupying a prominent site overlooking the Severn is indicative of earlier occupation or area;
- Recreational uses such as golf courses and caravan/camping sites , and
- Expansive views to the Malvern hills from the more elevated areas, as well as to the Cotswold and Forest of Dean

K: The Mythe to Shuthonger Common

Designations

- **BAP Priority Habitat** - Lowland Dry Acidic Grassland (small area south-west of Shuthonger Common)
- **Traditional Orchard** - large site adjacent to The Stalls Farm
- **Tewkesbury Local Plan: Landscape Protection Zone**
- **Tewkesbury Local Plan: Regionally Important Geological Site** - at The Mythe Tute or Royal Hill
- **Tewkesbury Local Plan: Key Wildlife Site** - Shuthonger Common

This compartment is an elevated, undulating, pastoral (seasonally and permanently sheep and cattle grazed) landscape generally in keeping with the landscape character type of the area - Low Hills and Commons (as per the Gloucestershire County Landscape Character Assessment). As this compartment occupies the southerly extent of the Low Hills and Commons landscape character area it is less influenced by the M5 and M50 than the Gloucestershire Landscape Character Assessment (LDA, 2006) would suggest, and is not strongly visually associated with the Malvern Hills to the north. Campsites and a golf course are also not characteristic of this compartment, although a static home/caravan site can be found adjacent to the study area boundary.

The easterly slope (east of Mythe Farm and Woodend Farm) is visually much related to the River Avon valley as land-use and condition of landscape features (with the exception of two larger fields adjacent to Mythe Farm) is representative of the sheep-grazed, much degraded, but strongly rural valley floor. Where vegetative cover and diversity is lost on the south-east slope of the Mythe two grand Georgian houses provide interesting focal points and lend time depth to the area.

East of the A38 around Mythe End the undulating landscape becomes a less heavily grazed, pastoral landscape with more consistent and dense vegetative boundaries (consisting of small semi-mature and some mature deciduous trees) and small intimate fields are associated with the scattered houses, particularly along the lane that marks the northerly extent of the study area. Views are surprisingly contained within this

area due to vegetation and landform - although the top of distant landform can be glimpsed in the east.

West of the A38 undulating landform, interesting built form (including Georgian housing at Shuthonger Common and the tall water tower at The Mythe), intimate and steep treed valley with small stream, and numerous mature trees around houses (along the A38) lend important visual interest, varied experiences, time-depth, and some good quality landscape features which create a strongly rural area. Although tree cover increases areas of rough grazed pasture with gappy hedges are apparent and Shuthonger Common is importantly rough and open in appearance.

Tranquillity is reduced by proximity to the A38, and possibly due to noise from the A438. A good footpath network provides circular routes around the site with links to the town

Visual Context

From the south and west the area appears heavily treed and separate from the adjacent Riverside Meadow landscape owing to woodland planting on the steep westerly embankments. However from the east the land is visually related to, and contains views within, the River Avon valley. From the visually prominent landform glimpsed views of distant hills (such as the Cotswolds and Bredon Hill) can be achieved, however directly adjacent landform prevents extensive views. Views of the flat Riverside Meadows tend only to be achievable from the lower slopes as views are well contained on the higher levels.

Visual receptors

- Residents of Shuthonger and the area called The Mythe;
- Residents of the scattered farmsteads in the area (Mythe Farm, The Stalls Farm, Bradley's Farm);
- Residents of scattered houses within the area;
- Residents of Bushley Green and Bushley Park;
- Users of the public footpaths within the area;
- Users of the public footpaths within the low-lying land to the east and west of the area;

Landscape Character Type: Principal Village Farmland (Worcestershire)

B: Mitton to Hardwick House

Designations

- **Wychavon Local Plan: Low to Medium Flood Risk Area**
- **Wychavon Local Plan: High Risk Flood Area** - towards Carrant Brook corridor only

This landscape character area is classed as Principal Village Farmland in the Worcestershire Landscape Character Assessment. However, it is not entirely in keeping with the key characteristics of this character type. For example, housing consists of peripheral dense residential development and scattered houses/farms, land-use is purely pastoral (with sheep and horse grazing), and boundary definition can be poor due to gappy and degraded hedgerows - features not in keeping with the general character.

This landscape area is visually related to the Carrant Brook corridor to the south-east however, land-use, landform, appearance, and vegetation structure is very different between the two compartments. Physically, the sloping ground to the west of the B4080 is part of this landscape character compartment. Although characteristics are consistent along this ridge, landform and the B4080 with associated vegetative screens visually divides the area, leading to the land in the north-west being better perceived as part of the River Avon corridor.

Visual Context

The ridge created by this landform creates a distinct view-shed between the River Avon and Carrant Brook corridors, and subsequently provides visual enclosure to the adjacent landscapes in the north-west and south-east. From the ridge some extensive views can be achieved but as the area is devoid of public footpaths the extent of such views is difficult to corroborate. Importantly, Hardwick House in the north-east is highly visible as a rural landscape from the Northway CP area and the elevated landform prevents views further east beyond the ridge.

Visual Receptors

- Residents of Mitton;
- Residents of Mitton Lodge;
- Residents of Hardwick House;
- Users of the public footpath in the Carrant Brook corridor area;
- Users of the B4080 (currently only glimpsed views due to vegetation);
- Employees of the various industrial units at Tewkesbury Industrial Estate;
- Residents of the very northern periphery of the northway residential area; and
- Users of the public footpaths in the Northway CP area, along the Carrant Brook corridor and towards Aston on Carrant



Views across farmland and the Carrant Brook towards Mitton.

Landscape Character Type: Urban

E: Ashchurch and St Barbara Barracks

Designations

- **Tewkesbury Local Plan: Important Open Space** - south of St Nicholas's Church
- **Tewkesbury Local Plan: Protected Potential Freight Railhead** - railway corridor and area of buildings/structures
- **Tewkesbury Local Plan: Residential Development Boundary - Larger Settlements**

This area is dominated by extremely large military sheds with an area of military housing in the west. Although interspersed with grassed amenity areas, and softened by arranged tree planting the area is generally of low value and is not representative of any landscape character type. Further west, between the railway and barracks a pocket of more rural landscape is evident and includes Ashchurch Church which lends time depth to an area much degraded by infrastructure and residential encroachment. The most northerly part of the 'rural' area is classed as Settled Unwooded Vale, however, the single field is much detached from the northern Settled Unwooded Vale landscape by tree screening. For the purposes of this study the landscape sensitivity of the depot area has not been assessed as it is deemed to be already developed and residential built form of a similar or smaller size would not have a higher visual impact on the surrounding landscape.

Visual context

The depot buildings are visible to much of the surrounding landscape. However, natural and formal tree screening softens views, and creates linear features, in places. The more rural compartment to the west is heavily visually contained by built form to the east and west, and by tree screening in the north, and within the area.

Visual receptors

- Residents of St Barbara Barracks;
- Residents of Ashchurch and Aston Cross;
- Users of Ashchurch Church;
- Workers of and visitors to the depot and barracks;
- Users of the public footpath that passes through the west of the site;
- Users of the A46, B road, and C road that abut, or pass close to, the site; and
- Users of the railway



View from A38 of MOD site at Ashchurch.



Nicholas Church, Ashchurch with associated mature and historic landscaping.

Tewkesbury Sensitivity Written Statements

See Appendix 2 for Landscape Sensitivity Map.

T1: Mythe Hook: Medium sensitivity

This small compartment deviates from the River Meadow character type as arable fields, cattle grazing, and an area of woodland occupy the zone. Fishing lakes, presumably a man made features, are fed from the River Severn and provide an amenity resource to paying members and are allocated Key Wildlife Site status. A riverside route with associated amenity grassland abuts the woodland in the south where a more natural character prevails. However land use becomes more intensive in the north and a mobile home site further detracts from the landscape character. The loss of traditional hay meadow to arable agricultural intensification degrades the landscape character, however the woodland (including pond) creates treed continuity with the disused railway embankment and undulating landscape of the Low Hills and Commons and the River Severn separates the compartment from the adjacent Bushley landscape. The wooded area and ponds are also designated as a Key Wildlife Site

Reasons

- Loss of Riverside Meadow landscape character
- Entirely rural associations, both physical and visual
- Continuity of the elevated Shuthonger/The Mythe highly sensitive landscape
- Area of woodland with pond
- One of two public footpaths overgrown and difficult to access

T2: The Mythe to Shuthonger Common: High Sensitivity

This elevated and sloping landscape compartment has a strong rural character and is a good representation of the landscape character type. Undulating landform, spring, occasional orchard and often tall vegetated boundaries create an intimate and varied landscape experience with extensive views available where vegetation cover and landform allow. Land-use is predominantly sheep, cattle and horse grazed pasture, and post and wire and post and rail fencing is evident amongst hedgerows of varying maintenance and condition. Buildings of mixed age, style, size and material lend visual interest and time depth to the area. The tall red brick water tower provides an unusual landmark, while King John's Castle, and several grand Georgian houses provide localised focal points. There is evidence of hedgerow degradation and lack of maintenance resulting in gappy or scrubby boundaries in places, however as a whole this landscape compartment offers a wide range of habitats and user experiences. Several footpaths, a garden centre and caravan site (directly to the north of the study area) provide amenity facilities.

Reasons

- Landscape features have endured including spring/stream, orchard, hedges (although condition and quality varies significantly), ditches and pond (dry at time of survey) dense wooded belt, and mature feature trees
- Extensive views to directly adjacent landforms and to distant landform in the south-east, north-east and west
- Tranquillity is reduced with proximity to A38
- Visually interesting and varied building form
- Lack of visual relationship with Tewkesbury
- Elevated and visually prominent
- Landscape character intact

T3: The Marina to Fleet Lane: Medium - low sensitivity

This compartment is visually contained by landform in the south-east and north-west, and by infrastructure and housing to the north-east and south-west respectively. Although rural in character, with urban encroachment only significantly visible in the south, vegetative landscape features are predominantly over-mature and degraded and the area is intensively sheep and cattle grazed. This, combined with generally large field size, results in an expansive landscape divided by gappy hedgerows with post and wire. The sinuous River Avon creates an interesting, albeit sparsely vegetated, feature and large ponds provide further hydrological interest at Croft Farm. Although a sparsely treed landscape, views would suggest that tree cover increases towards Tewkesbury and Twynning. Recreation opportunities are quite high with boating on the river, a caravan and water park at Croft Farm, and occasional public footpath (including Shakespeare's Avon Way). The stands of caravans at Croft Farm and just north of the study boundary visually detract from the landscape, as does the M5 (which is visible only from the very north of the area), and housing at the Marina. Although unusual, the Marina lends vertical and colourful interest to the south of the area.

Reasons

- As sparsely vegetated landscape with much degraded, gappy, or lost field boundaries
- Reduced tranquillity due to B4080 and M5
- Strong visual cohesion - the landscape reads as a single unified unit (despite consisting of three landscape character types)
- High doorstep amenity value by A38 (not the area as a whole)

T4: Carrant Brook corridor - Mitton to Tewkesbury Industrial Estate: Medium sensitivity

Although this narrow stream corridor is physically related to the sloping land in the north-east which it abuts, the landscape character between the two areas is contrasting. This compartment is strongly contained by landform, industrial units, and housing (private back gardens about the site in places). Although somewhat unkempt in appearance and clearly encroached upon by industrial units, commercial premises, and housing, the area demonstrates hedgerows of good condition; variety in vegetation structure and density; a well used dog-walking route (public footpath); informal wildlife reserve status; and cattle grazing. The public footpath becomes less well used in the north and links to the Northway Mill area are lost. Tranquillity is low due to proximity to the M5 and industrial units, and tall vegetation, a lack of regular maintenance, and narrow form can create an isolated and remote experience for the user.

Reasons

- Small fragmented compartment, heavily visually contained
- High public amenity value for local residents
- Isolated, directional landscape heavily contained by large industrial units and associated linear tree screening
- Structurally diverse vegetation possibly important to wildlife
- Low level of maintenance

T5: Carrant Brook corridor South West of M5:

Medium – low sensitivity

In keeping with the southerly section of this stream corridor this small compartment consists of rough grassland vegetation and generally well treed stream banks. Landform, industrial units with associated bold tree screen, and the M5 contain the linear fields. Sensitivity is deemed to be lower in this section of the stream corridor as the M5 is highly visible, a lack of maintenance has caused the public footpath to be lost (despite new timber bridge and stile access), and access to the start public footpath in the north is poor (the footpath joins a fast paced C road that has no pedestrian access or grass verge).

Reasons

- Low maintenance resulting in poor access
- Some well established stream side vegetation
- Loss of tranquillity
- Isolated compartment – lack of visual cohesion with surrounding landscapes

T6: Mitton Lodge to Hardwick House:

Medium - low sensitivity

This relatively isolated ridge is separated from the river valley to the west by descending landform and the well treed B4080; and is contained in the south by residential development and in the east by industrial development and the M5. Tranquillity is subsequently quite low. The regular, medium to large size, sheep grazed, fields are bound by over-mature, much degraded or lost hedgerows (often in conjunction with post and wire); horse grazing is apparent at Hardwick House; no footpaths cross the area, although what appear to be allotments are located near Mitton Lodge; and the occasional row of semi-mature trees is apparent but, with the exception of the heavily treed road that creates the northern boundary of the study area, planting density is consistently low and mature trees are sparsely scattered along boundaries. The landscape features on the flatter land at the top of the ridge is of slightly better condition, and the south-east facing slope is highly visible from the Northway CP landscape.

Reasons

- Degraded landscape features including field boundaries of consistently over-mature and poor condition
- Visual prominence of, and containment by, industrial units, housing, and M5
- Loss of tranquillity due to proximity to M5 and B4080
- No public access (although a public footpaths runs the length of the Carrant Brook corridor at the foot of the slope)
- Provides rural visual containment to the Northway landscape

T7: Northway Mill to Aston Carrant: Medium sensitivity

Although many hedgerow boundaries appear under-managed (with post and rail or post and wire infilling) to the centre of this compartment, the condition and number of vegetative features increases along the Carrant Brook corridor, around Northway Mill and towards Aston on Carrant. Visual association with the rural north, including elevated Bredon and Bredon Hill is quite high, and rural landform is visually prominent in the south-east. However, housing and the depot is visible in the south and tranquillity is much reduced towards the M5. A number of public footpaths transect the area - the most heavily used of which is the informally extended path at Northway Mill. Field pattern is regular and fairly intimate with significant pasture and some good ridge and furrow. Carrant Brook corridor lends natural form and breaks the monotony of an otherwise fairly formal landscape.

Reasons

- Some landscape features have endured such as mature boundary trees, meandering brook corridor, hedgerow boundaries, field ditches, ridge and furrow, occasional stand of mature trees (often willow dominated)
- Strong visual associations with rural north, although Tewkesbury periphery is visible in the south
- Poor maintenance and condition of hedge boundaries
- Loss off tranquillity adjacent to M5
- Lack of visual cohesion from east to west due to railway embankment

T8: Aston Fields Farm: Low sensitivity

This small compartment is visually degraded by proximity to railway corridor (and associated structures), large depot sheds, and dense housing development. Rural association can be made to the north, but subtly undulating landform within the zone tends to limit views. Agricultural intensification has occurred resulting in one very large arable field in the west, while the smaller remnant sheep-grazed fields have suffered significant hedgerow degradation and loss. The formal tree screen to the south-east of the compartment offers no structural diversity, although the vegetated and treed dry ditch in the south-west creates a more naturalistic boundary.

Reasons

- Significant loss and degradation of hedgerow boundaries
- Arable intensification
- Visually related to large depot sheds, adjacent housing areas and railway with associated structures
- Sporadically reduced tranquillity due to railway and distant traffic noise

T9: Ashchurch Church: Medium - low sensitivity

This compartment is highly fragmented and degraded by the presence of the railway and associated fence, bridge and signage; proximity to housing; and the busy A46. Despite the obvious detractors and a lack of maintenance within the area, some strong landscape features endure and a degree of intimacy is created through dense tree screens. Landscape features of note include numerous mature trees including feature Yews at the entrance to the church; the historic form of church and adjacent house; ridge and furrow; rough grass with scrubby boundaries; and a well treed ditch to the north. These important and distinctive features create a higher quality of landscape increasing the sensitivity within the immediate area around the church. It should be noted that the dense belt of trees that visually contains the area to the east is predominantly located within the St Barbara Barracks boundary.

Reasons

- Highly fragmented and visually self-contained
- Some landscape features have endured
- Doorstep amenity value (despite small size of compartment)
- Loss of tranquillity

T10: Pamington: Medium Sensitivity

This small compartment is easily associated with the A46 and depot in the north, although the land descends towards the village. Large farm buildings, industrial in appearance, are also present. However, village character is still evident with a narrow country lane providing the only road through the linear settlement. The Tirl Brook, private properties, roads, and field boundaries are frequently well treed; ditches/stream runs parallel with the road lending ecological interest, while small bridges increase the traditional village character; ridge and furrow and buildings of age and traditional materials offer time depth to the area; some fields are small occupied by orchards (undergoing regeneration); and public footpaths provide short routes within the area and links with the west, south and east.

Reasons

- Reduced tranquillity due to proximity to A46
- Many landscape features have endured - brook, mature vegetation, orchard, small fields
- Some vegetative features are degraded and agricultural intensification has occurred within the north of the area
- Linear village character predominantly retained - although large agricultural buildings dominate in places

T11: Wheatpieces to B4079: Medium - low sensitivity

Agricultural intensification and fragmentation by infrastructure (road and rail) have significantly degraded the landscape character and condition of landscape features within this compartment. This has resulted in a loss of boundary vegetation, reasonably large field size and a lack of tranquillity (particularly in proximity to the M5 and A46). The M5 is visible to much of the immediate landscape, the railway embankment creates a view-shed between the east and west, and associations can be made with the industrial and residential north and west, although the landscape can be perceived as part of the rural landscape that extends east (to Oxenton Hill) and south. Some landscape features have endured and are well maintained. For example occasional treed boundaries, scattered traditional properties, ridge and furrow, occasional wooded stand, narrow hedged lanes, and some well established and maintained hedgerows. A good footpath, including part of the Gloucestershire Way, connects the majority of the zone.

Reasons

- Rural landscape character degraded by infrastructure and agricultural intensification
- Tranquillity reduced by proximity to major transport routes
- Some landscape features have endured including hedged boundaries, occasional orchard, ridge and furrow, occasional tree and scrub boundary
- Predominantly rural associations in the east, visually detached from the Town

T12: Homedowns to Fiddington: Medium sensitivity

This compartment is in close proximity to the M5, railway corridor and A46 and therefore has reduced tranquillity. Views are degraded by the M5 in the west and industrial units to the north, while visual cohesion with the expansive rural east is lost due to the railway embankment. Vegetation tends to be over-mature, pastoral and rough in nature but small fields, with tall tree and hedge boundaries, create an intimate rural landscape on a local scale. Scattered houses and farms are often traditional in character and can lend visual interest and time depth.

Reasons

- Reduced tranquillity
- Views of urban development and infrastructure where vegetation allows
- Intimate rural village character retained but with some degradation
- Lack of cohesion with surrounding open agricultural landscape

T13: Walton Cardiff Village: Medium sensitivity

This small compartment has been allocated a slightly higher sensitivity rating than adjacent landscape owing to intimate village character that has been retained despite a loss of tranquillity and views of the M5 and modern housing estates. An intimate landscape pattern is created by small field size, tall hedge and tree boundaries, narrow winding lanes and bridal way, clustered farmsteads and housing (some lending time depth to the area through building style, age, and material), the occasional orchard and stand of willows, and occasional ridge and furrow.

Reasons

- Loss of tranquillity
- Proximity to modern housing estates and M5 on a broad scale but intimate enclosed views are achievable on a local scale
- Many landscape features have been retained (although condition varies) including ditches, tall vegetated boundaries, orchard, ridge and furrow
- Rural village character broadly retained, a large proportion of land is occupied by private gardens with associated ornamental species, occasional conifer screen, and fencing
- High number of public footpaths, including the Gloucestershire Way, that link the landscapes to the east and west of the village

T14: River Swilgate and Walton Cardiff periphery: Medium - low sensitivity

This landscape zone is compartmentalised and visually contained by elevated infrastructure and housing developments. Medium sized fields follow a slightly irregular pattern (with the occasional small field) and predominantly consist of grazed (sheep and cattle) pasture and amenity grassland, although the occasional arable field is evident towards Walton Cardiff and Rudgeway Farm. The River Swilgate, ponds and stream near Walton Cardiff provide hydrological features of visual and habitat importance, although riverside vegetation and trees are sporadic and the meandering course is not easily identified in parts of Prior's Park. Tranquillity is low and views often include modern housing, infrastructural embankments, and the M5, although housing form softened in places by tree swathes. The landscape character has been particularly altered and degraded around the Wheatpieces CP development where tree screens have been planted and peripheral land-use has changed from agricultural to amenity.

Reasons

- High informal amenity value with pedestrian (and cycle) links under the road embankments providing routes south and east
- Landscape features have endured including a hydrological Key Wildlife Site, treed river, well established hedge boundaries, and ponds (possibly created)
- Loss of tranquillity
- Large fields in places and degraded or scrubby, overgrown hedgerows
- Low lying land, visually contained by built form and subtle elevations in landform
- Localised visual impact of urban features such as street lighting, the Morrisons building, road signage, concrete structure associated with infrastructure

T15: Southwick Park to Council Offices:
Medium - low landscape sensitivity

Land-use within this compartment varies from informal and formal public open space, sewerage works, and agricultural land which stand in juxtaposition to form a somewhat disjointed character. Some structurally diverse vegetative features are retained with well treed boundaries and views available at a local scale. Irregular field pattern, small field size, proximity to clustered and scattered period properties, ridge and furrow, narrow sporadically vegetated stream, narrow lane, and visual association with the rural south creates a strongly rural landscape. However, proximity to the A38 reduces tranquillity; housing in the east creates a strong visual boundary; modern building type is evident within the area (albeit scattered); and it appears that field boundaries have been lost in the south-east where arable intensification has occurred. Landscape condition and maintenance is also lacking in places and a bland landscape prevails around the sewerage works (although, with the exception of tall fencing, associated structures are well concealed).

Reasons

- Good amenity value – some public footpaths, pockets of amenity land, and links to rural and riverside walks
- Intimate rural and natural landscape character in places due to some enduring landscape features such as stream, mature vegetation, established hedgerows
- Buildings of historic interest within the area
- Lack of cohesion and fragmented landscape character
- Reduced tranquillity

T16: Tewkesbury Park: High - medium sensitivity

Owing to elevated landform this zone is visibly prominent from much of the surrounding area. Despite the manicured golf course character, the appearance of this compartment is particularly important as the landform and hotel can be readily viewed when entering the town from the A38. The Long Plantation provides visual containment in the west with glimpsed views extending across rural Forthampton area. Visual associations can be made with residential development in the east but the landform helps to screen urban views from the rural west. The distinctive golf course and parkland character does not have a detrimental impact on rural views from further afield.

Reasons

- Some mature landscape features retained including well established hedgerows, mature trees, strong woodland belt, and vegetated stream corridor
- Visual prominence of landform, tree belt and hotel
- Public footpaths skirt the area, although only one footpath pass through the site
- Amenity landscape - not in keeping with landscape character type

T17: Forthampton Court: High Sensitivity

This small, gently undulating but perceivably flat, compartment forms part of an expansive rural landscape that extends west and south-west. However this zone is of particularly high sensitivity owing to its parkland character which includes large period property; high proportion of mature feature trees (deciduous and pine species) of good condition; narrow, infrequently trafficked, and occasionally formally tree lined country lanes; and traditional metal fencing and signage. Tranquillity has been retained and visual associations are entirely rural. Tree and vegetation density prevents views across to the somewhat degraded landscape at Home Farm. Public footpaths do not pass through the zone but do skirt the boundaries, and the River Severn, Severn Way, and facilities at Lower Lode Inn can be accessed with ease.

Reasons

- Distinctive parkland character with strong traditional features and materials
- Well established tree species that provide local landmarks
- Visually self contained with only rural visual associations
- Landscape features of good condition - although some evidence of boundary degradation
- Tranquillity has been retained

T18: Home Farm to Cork's Hill: Medium sensitivity

This sloping and rolling compartment is part of a more extensive, strongly rural, and tranquil landscape that extends west. The south of the zone is visually contained by landform and tree cover, and Tewkesbury Park Hotel is visible in the east. However, from the elevated ground in the north of the compartment open views of Tewkesbury Abbey, the Severn Ham and the town are achievable. On the lower sloping ground arable land-use prevails and on the ridge and plateaux at Home Farm, cattle grazing is dominant. Although part of a much more extensive rural setting, and providing an important backdrop to the Severn Ham, this landscape demonstrates a mix of strong landscape features tainted by poor condition and quality, possibly due to agricultural intensification. Some ecological interest is created near Lower Lode Inn, where ditches are occupied by wet-loving vegetation, and a large pond is screened by tall hedge and tree planting. However, static homes/caravans detract from the visual aesthetic at a local scale. Towards Home Farm hedgerow condition varies from good to degraded and lost, with post and wire infill; building type is traditional and of historic importance; field size is medium to large; and the area is scattered with impressive Oaks in various states of decay.

Reasons

- Predominantly in keeping with Floodplain Farmland and Unwooded Vale character types
- Visually well contained in the south, becoming highly visible in the north offering views towards Tewkesbury
- Traditional building style, scattered rural settlement pattern
- Degraded landscape features – the numerous dead and dying large Oaks have a significant impact on the perceived quality of the landscape

T19: Severn Ham: High - medium sensitivity

As a very good representation of a Riverside Meadow landscape character type this compartment is inherently flat, open, uninhabited, and lacking structural vegetation and field boundaries. Occasional mature Oaks are present but sparse, while Willows (some traditionally pollarded) and scrub sporadically demarcate small watercourses (brooks and ditches). The landscape was observed to be harvested hay meadow and the botanical and wildlife interest of the area is identified by the SSSI designation, although it should be noted that it is deemed to be of unfavourable recovering condition. The large red brick Mythe Water Treatment Works are an obvious detractor in the north, while occasional river signage creates more localised features. However, infrastructure has limited impact within the compartment. Enclosed by landform in the west and built form in the east this landscape compartment provides an important buffer zone of high amenity value between the rural west and urban east.

Reasons

- Riverside Meadow character has predominantly been conserved with limited impact from urban development and infrastructure
- High historical/cultural, ecological, and amenity value
- Mythe Water Works provide a large scale visual detractor
- Tranquillity reduced towards roads and settlement but generally has been maintained

T20: The Lock at Cork's Hill: High - medium sensitivity

This small compartment is narrow, enclosed and sinuous in nature. Contained by landform in the west and river bank vegetation in the east this zone is further enclosed and dissected by a series of remnant, natural and managed (the lock) watercourses, and swathes of scrub-woodland. Subsequently the area is divided into a wooded island; long and narrow arable field bound by steep landform; small, flat horse-grazed fields with post and rail; and rough grassland bound by vegetation of medium to tall height. The lock and two brick buildings within, and on the periphery of, the area lend historic and visual interest. Vegetation is generally irregular, however a formal row of pollarded Willows demarcate the Riverside Meadow-Unwooded Vale boundary. Views towards Tewkesbury and the Abbey are achievable from certain locations.

Reasons

- Tranquillity is somewhat reduced due to proximity to A438
- Intimate landscape compartments - varying degrees of enclosure provides variation in user experience and views
- Strongly related to the River Severn corridor
- Historic interest - lock and associated buildings
- Landscape features retained and variety in vegetation structure is evident

T21: Beaufort Bridge and The Oxhey:
Medium - low sensitivity

This landscape compartment is divided into two by the River Severn– the area south of the A438 and the pocket of land contained by the River Avon–River Severn confluence and elevated A38. Both areas share the detrimental visual impacts of the Mythe Water Treatments Works, particularly to the east of the Severn where associated earthworks, gabions, and test station are evident. Both are also contained by infrastructure and river corridors, although the A438 is much better screened by established vegetation than the A38. The smaller compartment at Beaufort Bridge is in keeping with Riverside Meadow character, provides a short pedestrian route (part of the Severn Way), and abuts residential development (some of which is of historic and of visual interest) and an attractive lock in the east. However, it is highly compartmentalised, small, and dominated by views of the Water Works and agricultural shed, road, and the town. To the south of the A438 landscape character has been altered by arable land-use, scattered mature Oaks are interspersed with telegraph poles and the hedge boundaries to large fields are degraded or lost.

Reasons

- Reduced tranquillity
- Visual dominance of large Water Treatment Works
- Further compartmentalised by infrastructure and no bridge links to the Severn Ham
- Loss of Riverside Meadow character south of the A438 and degraded character at Beaufort Bridge

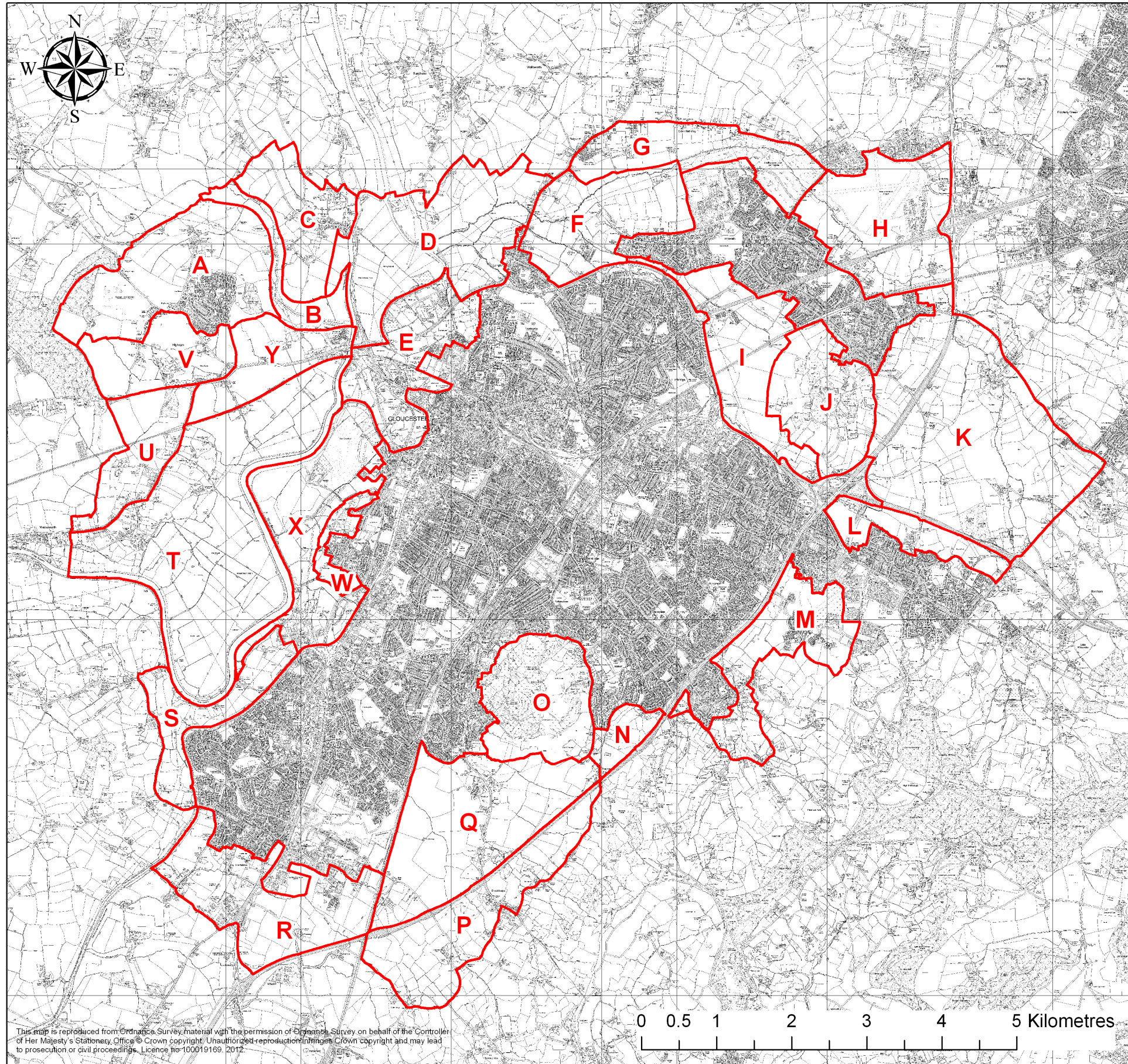
T22: Bushley Riverside Meadows: Medium-low sensitivity

This compartment is visually and physically separated from the town by the historic and elevated A438 with interesting Mythe Bridge detail. Subsequently tranquillity is much reduced, although dense deciduous tree screening helps retain a rural character and provides a mature vegetative feature. However, land-use across the compartment is predominantly arable with hedged field boundaries often degraded and gappy. Scattered boundary and field Oaks are evident and provide vertical interest, although interspersed with telegraph poles. The arable intensification has resulted in a loss of Riverside Meadow character and public access is not always clear (although the Severn Way passes through the area). However, the River Severn provides a permanent feature of interest and the area is important in providing rural visual continuity to the wider landscape (a rural link between the high quality Shuthonger region and Bushley area).

Reasons

- Loss of typical Riverside Meadow character through agricultural intensification (including arable land-use and large field size)
- Reduced tranquillity towards A438
- Some landscape features endure, such as mature trees, but degradation of features is evident
- Almost entirely rural associations (both physical and visual)
- Rural visual continuity between the elevated rural landforms to the east and west
- Low lying, flat landform, not visually prominent and much detached from the town

Appendix 1 – Gloucester Landscape Character Area

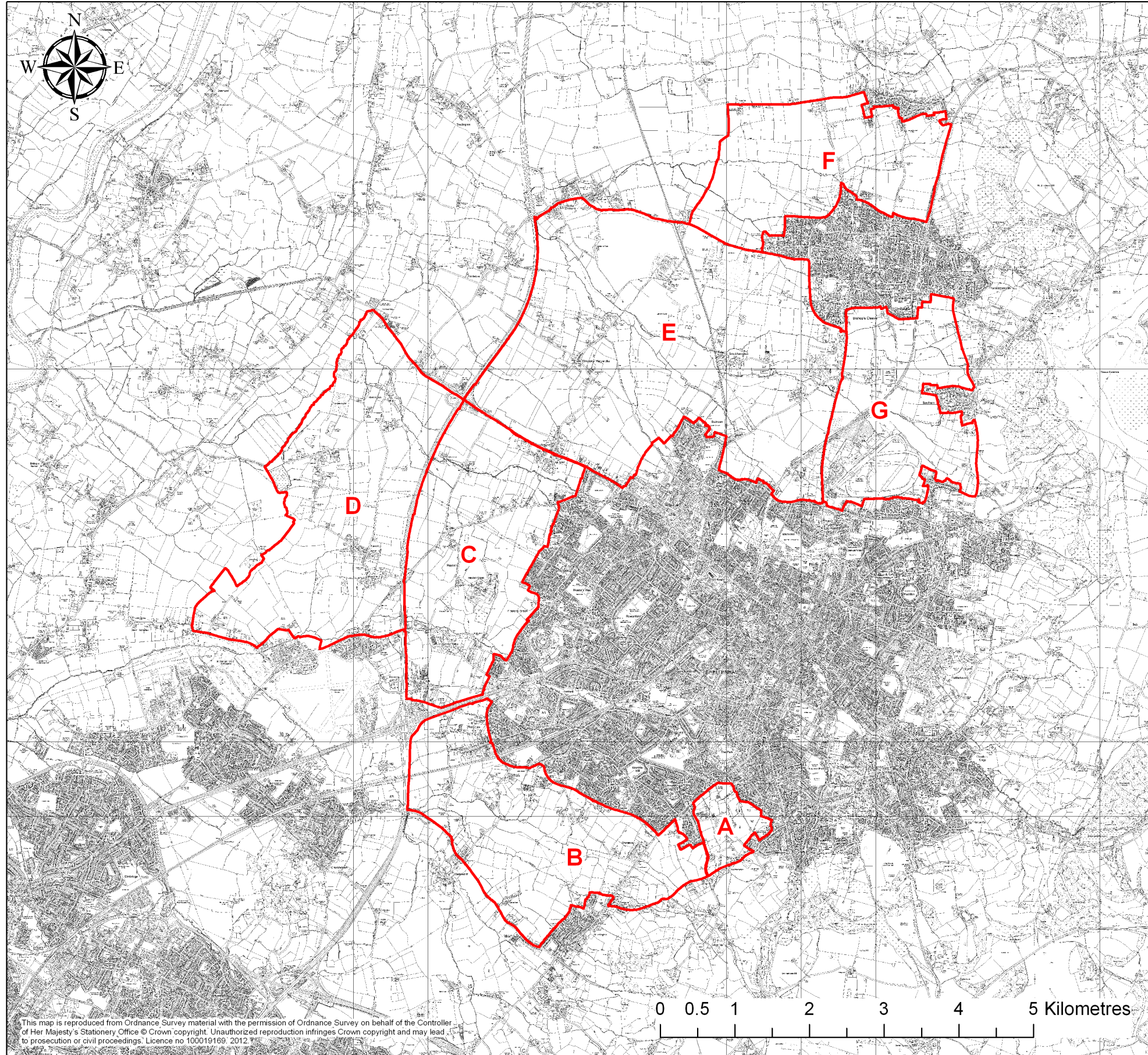


Gloucester Landscape Character/Study Area

- A - Lassington & Rodway Hills
- B - River Leadon Corridor
- C - Maisemore Hillock
- D - Maisemore Ham & surrounding floodplain
- E - Alney Island (S of A40) & Walham
- F - Longford to Twigworth
- G - Twigworth to Down Hatherley
- H - Gloucestershire Airport & surrounding land
- I - West of Chosen Hill
- J - Chosen Hill
- K - Brockworth to Badgeworth
- L - North Brockworth
- M - Upton St Leonards to Gloucester Business Park
- N - South Matson
- O - Robinswood Hill
- P - Colethrop, Brookthorpe & West of Whaddon
- Q - South of Tuffley
- R - South Hardwicke & South Waterwells
- S - Longney to Lower Rea & Sewage Works
- T - Minsterworth Ham
- U - West Minsterworth
- V - Hignam Court
- W - Hempsted
- X - Hempsted floodplain
- Y - Over Farm & surrounding landscape

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no: 100019169. 2012

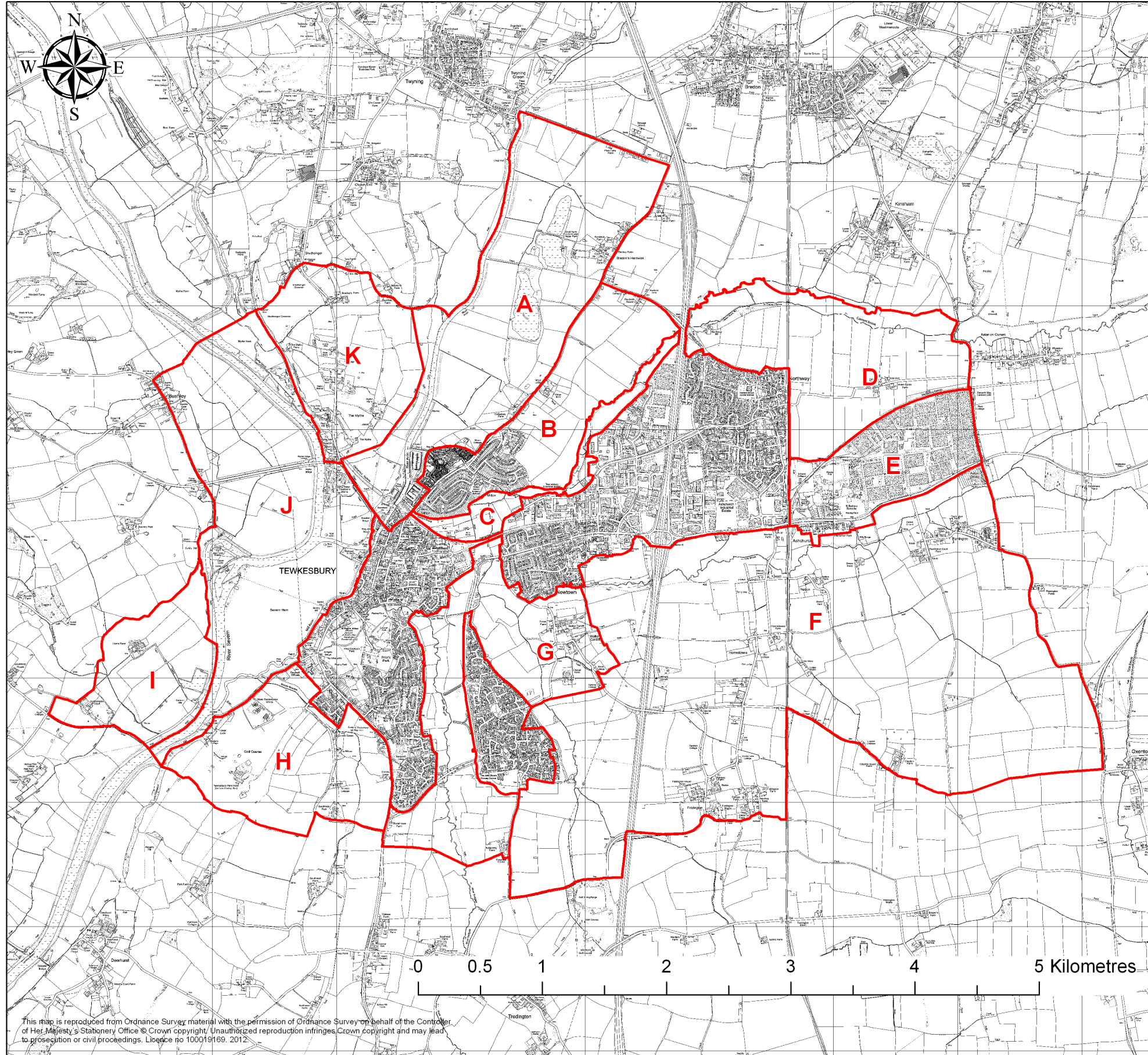
Appendix 1 – Cheltenham Landscape Character Area



Cheltenham & Bishop's Cleeve Landscape Character/Study Area

- A Leckhampton
- B South Cheltenham, Leckhampton Farm to the Reddings
- C West Cheltenham, Bamfurlong to Uckington
- D West of M5, Knightsbridge to Down Hatherley
- E Swindon Village to Stoke Orchard
- F Gotherington to Stoke Orchard Road
- G Prestbury to Bishop's Cleeve

Appendix 1 – Tewkesbury Landscape Character Area



Tewkesbury Landscape Character/Study Area

A: The Marina to Fleet Lane

Landscape Character Types - Settled Farmlands on River Terraces
 (from Worcestershire
 Landscape Character Assessment)
 - Riverside Meadows
 - Principal Village Farmland
 - Riverside Meadows (Gloucestershire Landscape Character Assessment)

B: Milton to Hardwick House

Landscape Character Type - Principal Village Farmland

C: Carrant Brook Corridor

Landscape Character Types - Village Claylands (Worcs) / Settled Unwooded Vale (Gloucs)

D: Northway

Landscape Character Types - Settled Unwooded Vale

E: Depot & Ashchurch

Landscape Character Types - Not Applicable

F: Wheatpieces to Ashchurch Rural CP

Landscape Character Types - Settled Unwooded Vale

G: Ridgeway Farm, Prior's Park & Bloody Meadow

Landscape Character Types - Settled Unwooded Vale

H: Tewkesbury Park, Southwick Park & Bloody Meadow

Landscape Character Types - Settled Unwooded Vale

I: Forthampton Court to Cork's Hill

Landscape Character Types - Unwooded Vale and Floodplain Farmland

J: Severn Ham to Bushley

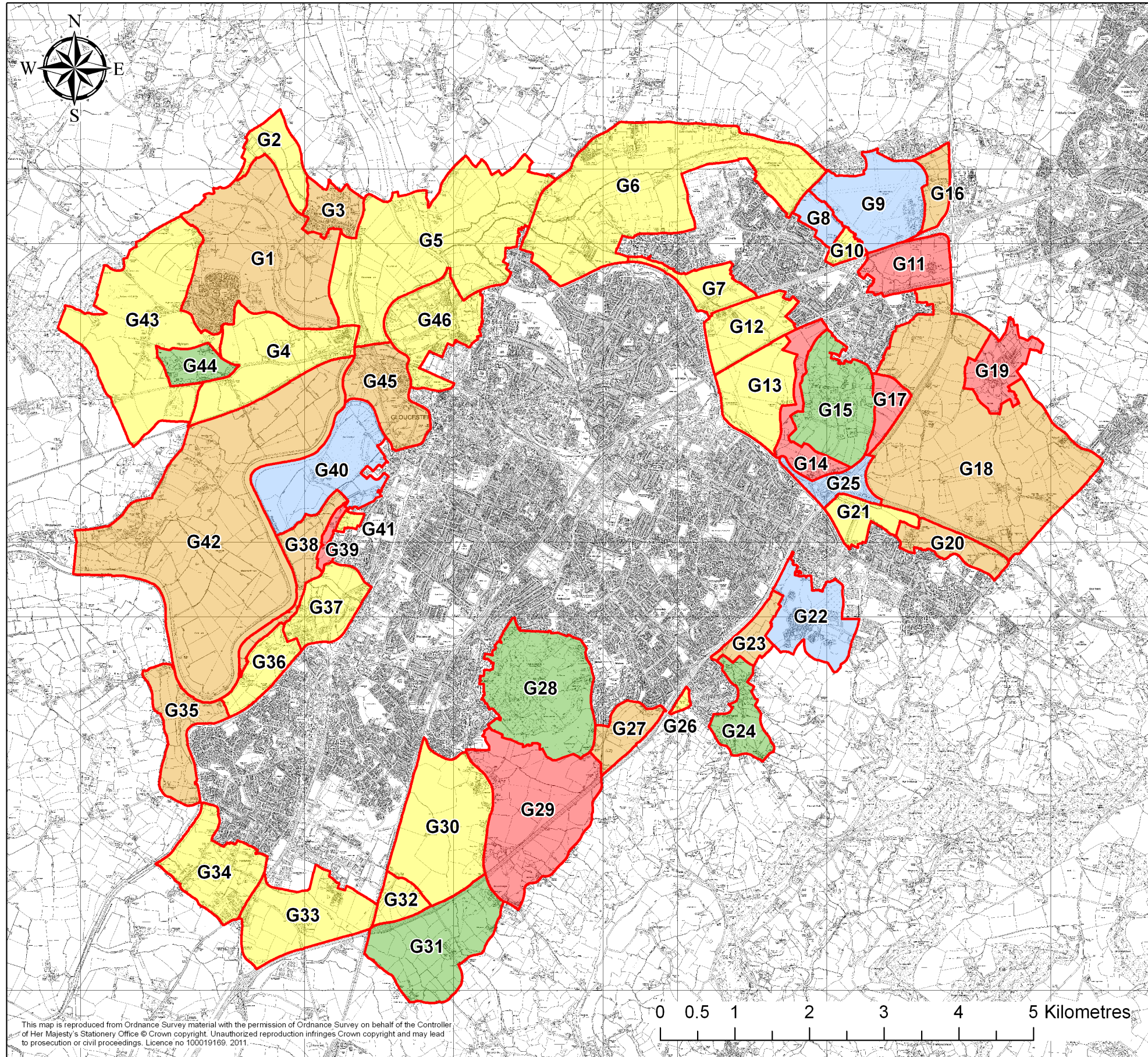
Landscape Character Types - Riverside Meadows

K: The Mythe to Shuthanger Common

Landscape Character Types - Low Hills and Commons

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2012.

Appendix 2 – Gloucester Landscape Sensitivity Area



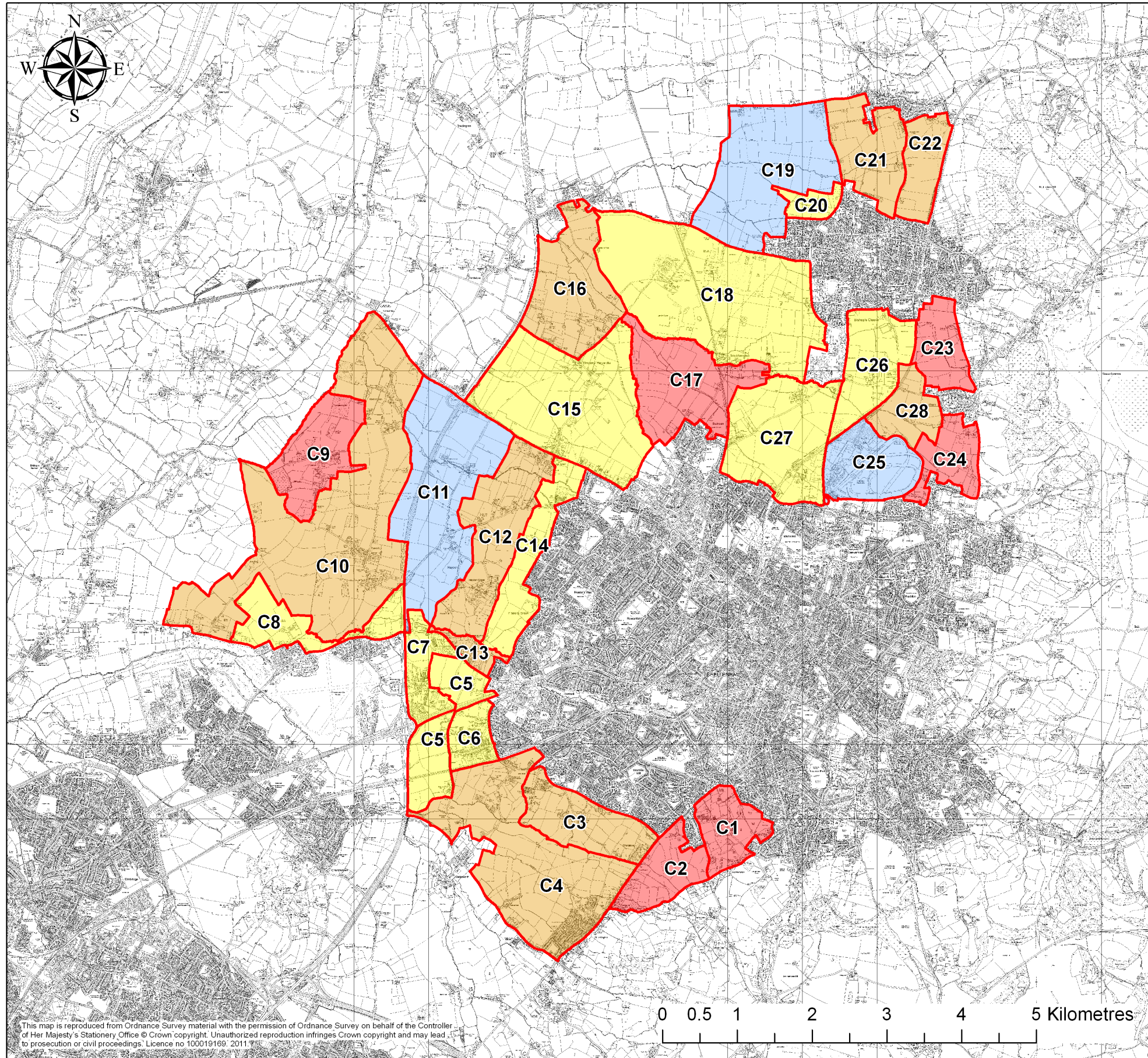
Gloucester Landscape Sensitivity Area

- High Sensitivity
- High-Medium Sensitivity
- Medium Sensitivity
- Medium-Low Sensitivity
- Low Sensitivity

- G1 - River Leadon Valley
- G2 - Maisemore Ridge
- G3 - Maisemore Village
- G4 - Over
- G5 - Maisemore Ham to Twigworth
- G6 - Longford to Innsworth
- G7 - South Innsworth
- G8 - Halfway Bridge
- G9 - Gloucester Airport
- G10 - Parton Farm & Manor
- G11 - Parton Court (South of Airport)
- G12 - Pirton Court
- G13 - West of Chosen Hill
- G14 - Chosen Hill Periphery
- G15 - Chosen Hill
- G16 - Bamfurlong
- G17 - Chosen Hill East Periphery
- G18 - Churchdown to Shurdington
- G19 - Badgeworth
- G20 - Brockworth Court to A46
- G21 - North West Brockworth
- G22 - Gloucester Business Park
- G23 - Upton St Leonards to Gloucester Business Park
- G24 - East of Upton St Leonards
- G25 - Junction 11a
- G26 - Upton St Leonards Play Area
- G27 - South Matson
- G28 - Robinswood Hill
- G29 - Brookthorpe to Robinswood Hill
- G30 - South of Tuffley
- G31 - Colethrop to Brookthorpe
- G32 - Nass Farm
- G33 - South of Waterwells
- G34 - Hardwicke
- G35 - Weir Farm to Sellars Bridge
- G36 - Lower Rea
- G37 - Hempsted & Sewage Works
- G38 - West Hempsted Floodplain
- G39 - West Hempsted Scarp
- G40 - Hempsted Landfill
- G41 - Hempsted Village
- G42 - Minsterworth Ham
- G43 - West of Highnam
- G44 - Highnam Court
- G45 - Alney Island
- G46 - Mean Ham & Walham

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2011.

Appendix 2 – Cheltenham Landscape Sensitivity Area



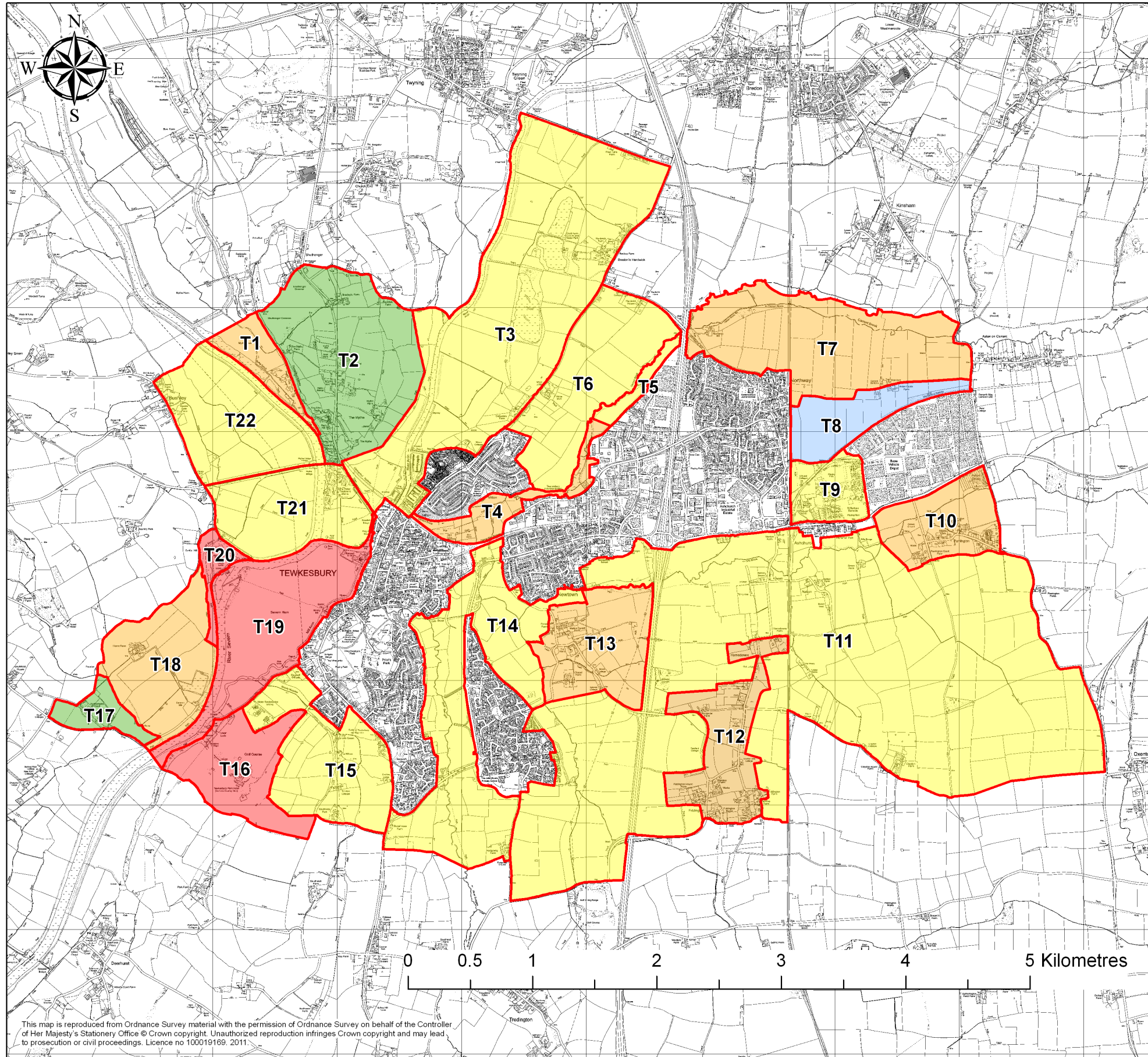
Cheltenham Landscape Sensitivity Area

- High Sensitivity
- High-Medium Sensitivity
- Medium Sensitivity
- Medium-Low Sensitivity
- Low Sensitivity

- C1 - Leckhampton (north)
- C2 - Leckhampton (south)
- C3 - South Park
- C4 - The railway to Shurdington
- C5 - Cotswold View to Reddings Farm
- C6 - The Reddings
- C7 - Valley Farm to Junction 11
- C8 - Gloucester Industrial Estate to M5
- C9 - Barrow
- C10 - Down Hatherley to Knightsbridge
- C11 - M5 corridor
- C12 - Uckington to Hayden Green
- C13 - Golden Valley
- C14 - Cheltenham western periphery
- C15 - Elmstone Hardwicke
- C16 - Mill Farm to Swindon Village
- C17 - Landfill and surroundings
- C18 - Court Farm to Orchard Farm
- C19 - Dean Farm
- C20 - Tom Bridge
- C21 - Gotherington to Bishop's Cleeve
- C22 - Gotherington
- C23 - North of Southam
- C24 - North Prestbury
- C25 - Cheltenham Racecourse
- C26 - Sports ground and Kayte Farm
- C27 - Hyde Lane
- C28 - Manor Farm Southam

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2011.

Appendix 2 – Tewkesbury Landscape Sensitivity Area



Tewkesbury Landscape Sensitivity Area

- High Sensitivity
- High-Medium Sensitivity
- Medium Sensitivity
- Medium-Low Sensitivity
- Low Sensitivity

- T1 Mythe Hook
- T2 The Mythe to Shuthonger Common
- T3 The Marina to Fleet Lane
- T4 Carrant Brook corridor - Milton to Tewkesbury Industrial Estate
- T5 Carrant Brook corridor - south west of M5
- T6 Mitton Lodge to Hardwick House
- T7 Northway Mill to Ashton Carrant
- T8 Aston Fields Farm
- T9 Ashchurch Church
- T10 Pamington
- T11 Wheatpieces to B4079
- T12 Homedowns to Fiddington
- T13 Walton Cardiff Village
- T14 River Swilgate Walton Cardiff periphery
- T15 Southwick Park to Council Offices
- T16 Tewkesbury Park
- T17 Forthampton Court
- T18 Home Farm to Cork's Hill
- T19 Severn Ham
- T20 The Lock at Cork's Hill
- T21 Beaufort Bridge and The Oxhey
- T22 Bushley Riverside Meadows

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2011.