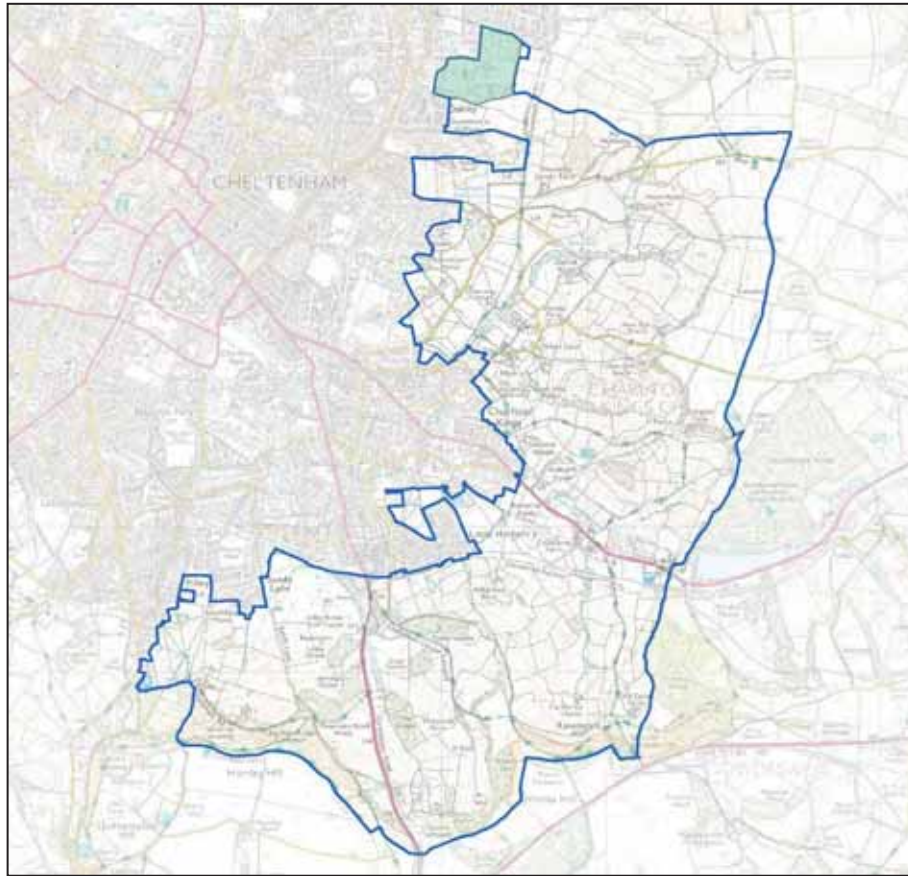


1. CEMETERY



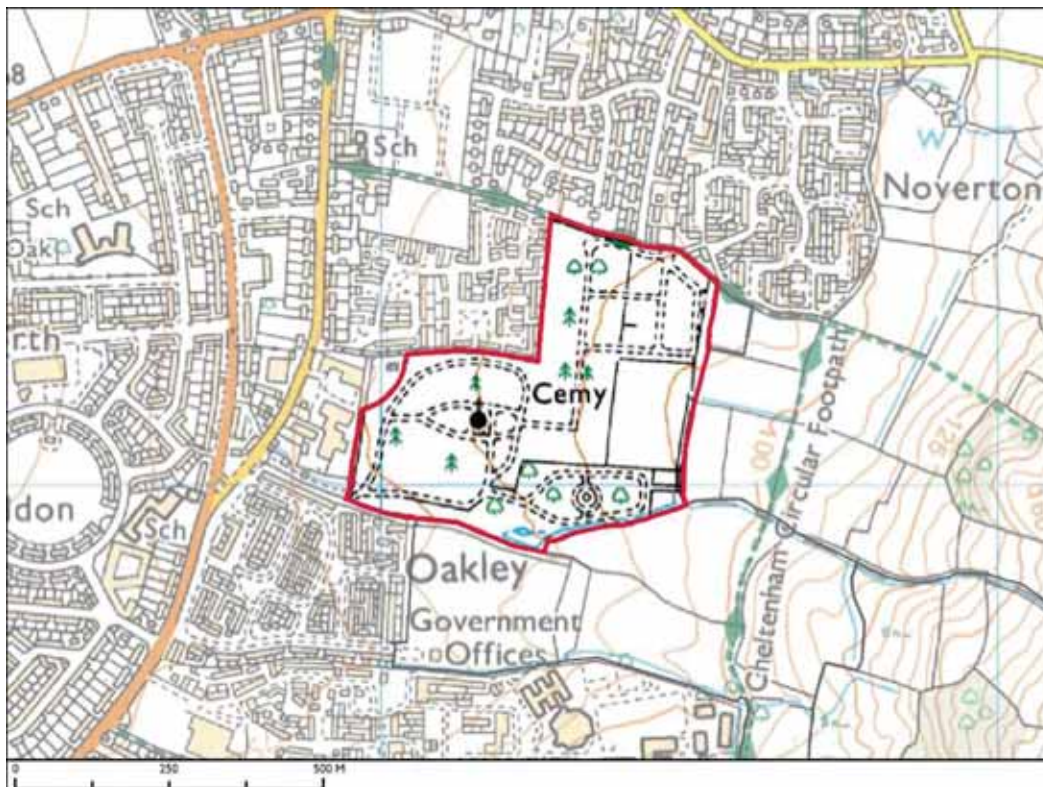
Reflecting the typical character of cemeteries, this character type is small to medium scale and comprises a specific land use. The character type within the study area is well maintained, with Bouncers Lane cemetery being designated as a Grade II Listed Registered Park and Garden. Mature tree stock and Listed buildings support the well maintained and high quality character of this character type.

Boundaries are often mixed but generally formed by post and wire fencing and close board fencing. Located along the urban edge of Cheltenham, residential built form is often a visual influence of the areas, with views out towards the rising scarp slopes of the Cotswolds AONB also forming a visual influence.

Landscape Character Type: Cemetery
Landscape Character Area: Bouncers Lane Cemetery
Site Ref: LCA 1.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

A small to medium scale, gently sloping site, rising slightly in topography towards the east

Land Cover:

Cemetery including mature tree planting, gardens of remembrance, a Church and a Crematorium

Influence of human activity:

Residential built development, particularly to the north of the site and commercial development to the west

Aesthetic and perceptual aspects:

Wide, expansive views to the east looking out towards rising escarpment slopes, moderate to high tranquillity given the existing land use and the influence of the adjacent rural landscape character to the east

Summary of individual elements:

High quality well maintained elements including footpath trails, buildings, trees and ornamental planting

Distinctive landscape character types:

Rare, given the Grade II Listed Park and Garden status

Overall character of the landscape:

Historic Cemetery with mature vegetation and views towards the rising escarpment slopes to the east.

Designations:

Western area of Cemetery is designated as a Grade II Listed Registered Park and Garden

Landscape Character Appraisal:

A gently sloping landscape, rising slightly towards the east, with wide views towards the escarpment slopes to the east and northeast. Comprising use as a Cemetery, the site is still in regular use. The boundaries to the site are formed by a combination of mature hedges and trees, a number of fencing types and walls with railings.

A small watercourse and associated mature vegetation is located along the north boundary to the site, along with a public right of way (CHP/16/1).

Well vegetated boundaries define the site to the north and south. The boundary to the east comprises a combination of mature hedgerow vegetation and open fence lines, allowing views out towards the rising slopes of the Cotswolds AONB to the east.

The landscape to the east is rural in nature, including numerous woodland blocks.

Given the above the overall Landscape Character is rated as high.

Visual Issues Appraisal:

Views from the site looking east are medium distance and open, looking towards the rising Escarpment slopes of the Cotswolds AONB. Views are restricted to middle distance only by the topography of the Escarpment slopes.

Views of the lower slopes to the east are restricted in places by the mature vegetation along the eastern boundary of the Cemetery.

Views to the north and west comprise principally of residential development, screened in places by mature boundary vegetation, associated with the urban edge of Cheltenham.

Filtered views into the area are available from adjacent residential properties to the north of the site, along with elevated views looking into the site from the Cheltenham Circular Footpath to the east of the site.

Given the above the overall Landscape Visual is rated as high.

Key Visual Receptors:

- Residents along the northern boundary of the area (along Willowherb Close and Bramble Rise)
- Residents along the southern boundary to the area (along Burma Avenue)
- Footpath users along the Cheltenham Circular Way to the east of the area.

Visual Sensitivity:

As summarised in the visual issues appraisal above, the views from the area looking east are open and take in the rising slopes of the Cotswolds AONB. Overall the visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well-maintained boundary vegetation, slightly rising topography and views into the area from adjacent residential properties and The Cheltenham Circular footpath, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

Given the existing use as a Cemetery and the public open access (during opening hours), the area has high recreational value. The visual connections with the escarpment slopes to the northeast and east of the area are valuable perceptual aspects. The quality of the landscape elements are high, with predominantly hedgerow boundaries in good condition and mature tree stock throughout. Given a large portion of the area is designated as a Registered Park and Garden, and taking into consideration the visibility of the site from local footpaths and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 1.1 – Cheltenham Cemetery



VP1. View looking east from Main Entrance



VP2. View looking north from centre of area



VP3. View looking north from centre of area



VP4. View looking east from east of area

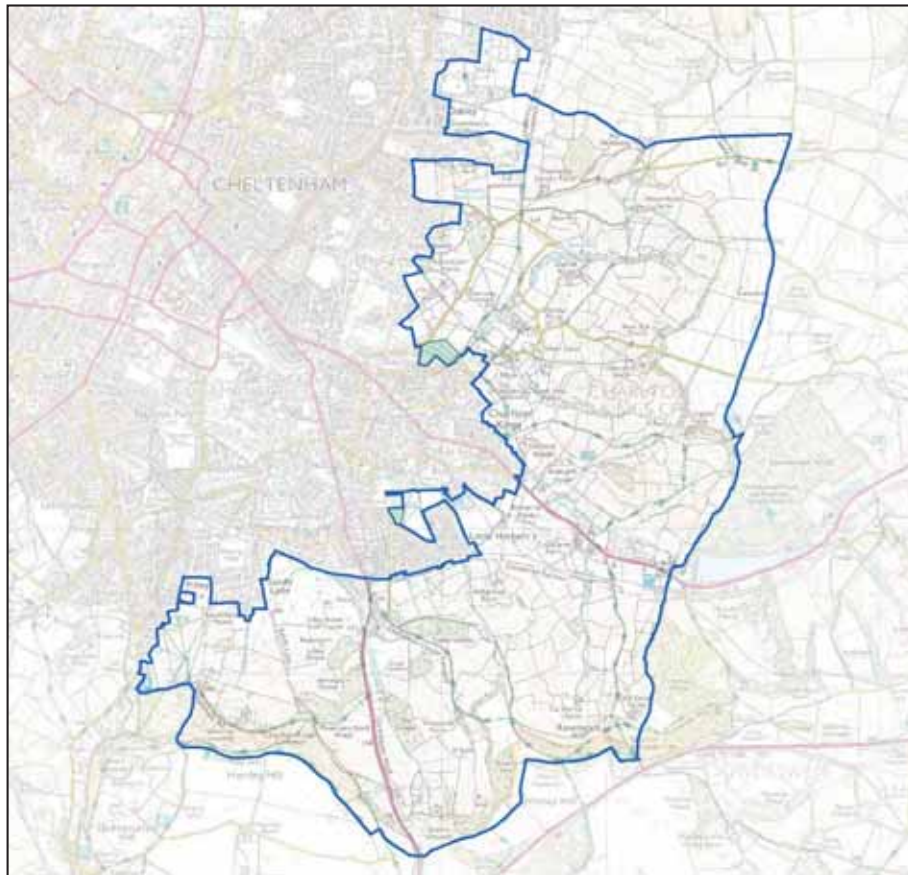


VP5. View looking east from southwest edge of area



VP6. View looking east from western edge of area

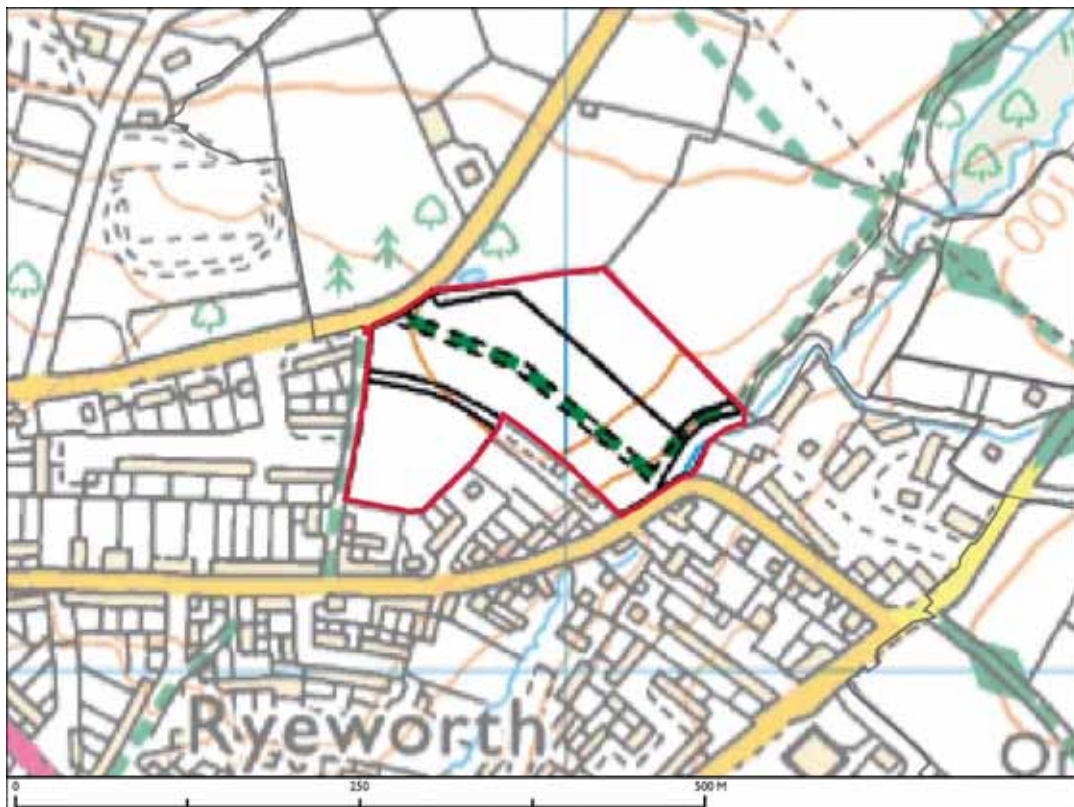
2. COMMUNITY ALLOTMENT



Reflecting the typical character of allotments, this character type is small scale and comprises a specific land use with solely allotment use. Boundaries are often mixed but generally formed by post and mesh wire fencing and close board fencing. Numerous small structures are a common feature with sheds and greenhouses within the character type. Footpaths are also a common feature, providing access both within the area or to the boundaries.

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping topography rising to the northwest, small to medium scale site

Land Cover:

Land use comprises allotment use entirely, including numerous sheds and greenhouses

Influence of human activity:

Residential built development to the south, southeast and west

Aesthetic and perceptual aspects:

Views of the elevated escarpment slopes of the Cotswolds AONB to the east, medium tranquillity given the influence of the adjacent rural landscape character to the north and northeast

Summary of individual elements:

Medium quality elements comprising infrastructure associated with allotments such as sheds and greenhouses, well-tended allotment beds and mature hedgerow boundaries

Distinctive landscape character types:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development

Overall character of the landscape:

Small to medium scale allotments with mature boundary vegetation.

Designations:

- Allotments (Local Policy Designation)

Landscape Character Appraisal:

A generally flat landscape with medium distance views of the escarpment slopes of the Cotswolds AONB to the east.

Comprising entirely allotment use, numerous sheds and greenhouses are present on site. Boundaries are defined by mature vegetation and residential boundary fencing to the west, providing some sense of enclosure to the site.

A footpath runs through the centre of the site on a northwest to southeast orientation, linking areas of residential housing that surround the site to the west, south and southeast.

Given the above, the overall Landscape Character Sensitivity is rated as high.

Visual Issues Appraisal:

Views from the site are generally contained by boundary vegetation and residential built development to the west, south and southeast. Medium distance views looking towards the rising escarpment slopes of the Cotswold AONB are available to the northeast, east and southeast and have a strong influence on the characteristics of the site. Views into the area are available from residential properties to the south and west of the area, along with views by users of the footpath running through the centre of the area.

Key Visual Receptors:

- Residents to the west along Ashley close
- Residents to the south along Ryeworth Road
- Footpath users along footpath ZCK/26/1 through the centre of the site
- Footpath users along ZCK/6/5 to the east of the site.

Visual Sensitivity:

As summarised in the visual issues appraisal, the views are generally contained, though with some medium distance views looking towards the rising escarpment slopes of the Cotswold AONB to the northeast, east and southeast. In combination with the views available from adjacent residential properties and the footpath through the area, the overall visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties the overall landscape sensitivity is assessed as **High**.

Landscape Value:

With the defined use of the area as allotments, along with the footpath that exists through the centre of the area, the area is considered to have moderate recreational value. With the sloping topography of the landscape, the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 2.1 – Ryeworth Allotments



VP1. View looking east, SE from west boundary of area



VP2. View looking east from centre of area



VP3. View looking east, southeast from centre of area



VP4. View looking southwest along southeast boundary



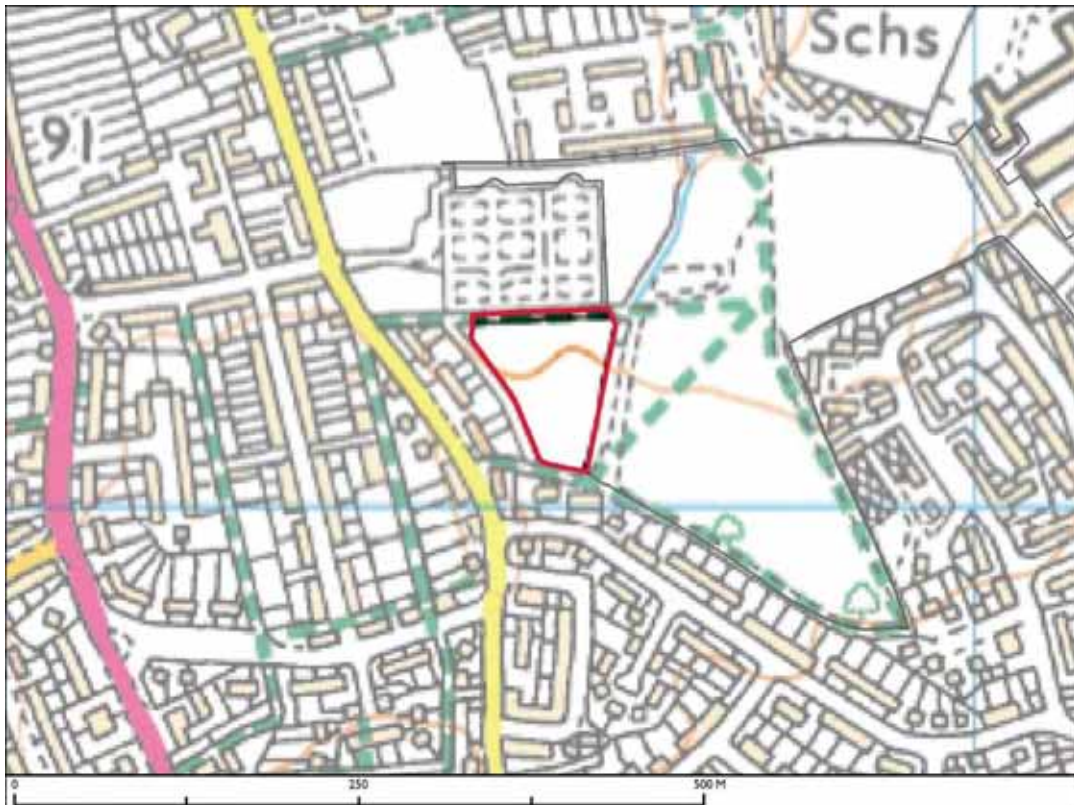
VP5. View looking southwest along southern boundary



VP6. View looking northwest from southeast of area

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat topography, small scale site

Land Cover:

Land use comprises allotment use entirely, including numerous sheds and greenhouses

Influence of human activity:

Residential built development to the south and west. Cemetery located to the north and Playing fields to the east

Aesthetic and perceptual aspects:

Views of the elevated escarpment slopes of the Cotswolds AONB to the east, medium tranquillity given the influence of the adjacent landscape character

Summary of individual elements:

Medium quality elements comprising infrastructure associated with allotments such as sheds and greenhouses, well-tended allotment beds and mature hedgerow boundaries

Distinctive landscape character types:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development

Overall character of the landscape:

Small scale allotments with mature boundary vegetation.

Designations:

- Allotments (Local Policy Designation)

Landscape Character Appraisal:

A generally flat landscape with medium distance views of the escarpment slopes of the Cotswolds AONB to the east. Comprising entirely allotment use, numerous sheds and greenhouses are present on site. Boundaries are defined by mature vegetation and a combination of close board fencing and chain link fencing, providing some sense of enclosure to the site. A footpath runs along the northern boundary of the site, linking the playing fields to the east with the residential development to the west of the site.

Visual Issues Appraisal:

Views from the site are generally contained by boundary vegetation and residential built development to the west and south. Medium distance views looking towards the rising escarpment slopes of the Cotswold AONB are available to the northeast and east and have a strong influence on the characteristics of the site. Views are available into the area by adjacent residential properties to the west and south, by users of the footpath along the northern boundary of the area and by users of the playing fields to the east of the area.

Key Visual Receptors:

- Residents to the west along Little Herbert's Road
- Residents to the south along Beeches Road
- Footpath users along footpath ZCK/40/1 to the north of the site
- Footpath users along ZCK/64/1 to the south of the site
- Footpath users along ZCK/41/1 to the east of the site
- Users of The Beeches Playing Field to the east.

Visual Sensitivity:

As summarised in the visual issues appraisal above, the area is visible by a number of receptors including residential, footpath and playing field users. As such, the overall visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

With the numerous footpaths that exist adjacent to the character area, along with the use as allotment gardens, the area has high recreational value. Given the proximity of adjacent residential properties overlooking the area, the area has an elevated visual sensitivity. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

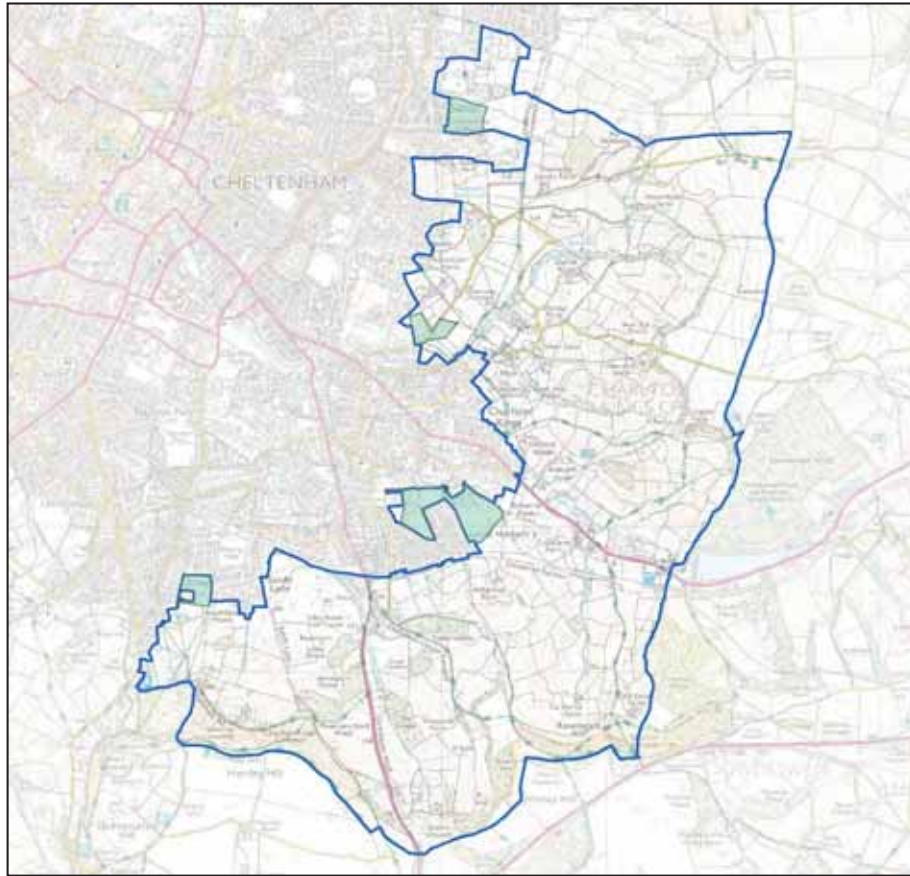
National Landscape Character Area:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 2.2 – Little Herbert's Allotments



VP1. View looking west from eastern boundary of site

3. COMMUNITY OPEN SPACE



This character type encompasses community open space with use as playing fields and cricket grounds. Reflecting the typical character of this character type is small to medium scale and comprises a specific land use. The character type within the study area is well maintained, with open spaces

Mature tree stock and Listed buildings support the well maintained and high quality character of this character type.

Boundaries are often mixed but generally formed by post and wire fencing and close board fencing. Located along the urban edge of Cheltenham, residential built form is often a visual influence of the areas, with views out towards the rising scarp slopes of the Cotswolds AONB also forming a visual influence.

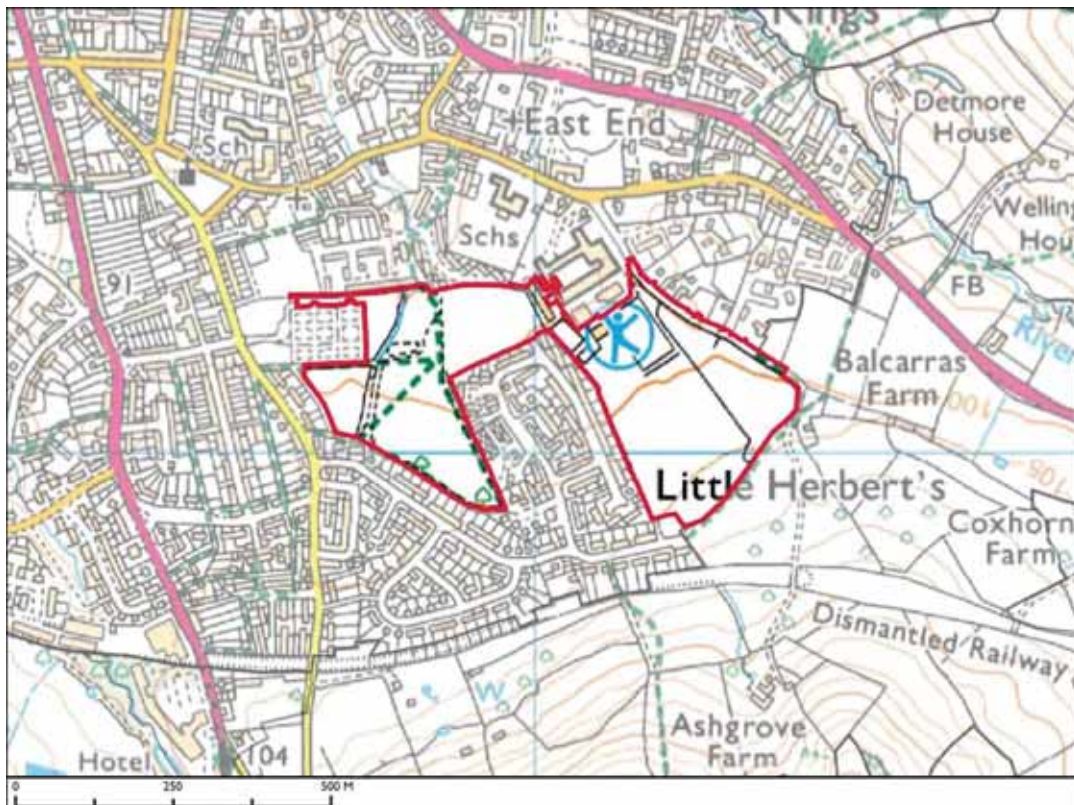
Landscape Character Type: Community Open Space

Site Name: Little Herbert's Playing Fields

Site Ref: LCA 3.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Open, medium to large scale area with flat topography

Land Cover:

Open large scale playing fields

Influence of human activity:

Residential built development to the north, west and south

Aesthetic and perceptual aspects:

Views to the rising escarpment slopes of the Cotswolds AONB to the east, low to medium tranquillity given the influence of the adjacent urban landscape character to the west, south and north

Summary of individual elements:

Medium quality elements comprising infrastructure associated with allotments such as sheds and greenhouses, well-tended allotment beds and mature hedgerow boundaries.

Distinctive landscape character types:

Distinctive landscape character type, more commonly found along the urban edge associated with residential development.

Overall character of the landscape:

Open, large scale recreational playing fields

Designations:

- None

Landscape Character Appraisal:

A generally flat and open landscape comprising recreational playing fields land use.

Boundaries are mixed and comprise a mix of fencing types and hedgerows, associated with the adjacent residential development. Allotment gardens to the west of the playing fields increase the vegetation levels in this direction and provide a sense of community land use. Balcarras School located directly to the north of the site has a strong influence on the site and results in the playing fields being well used by the students of the school.

Influence of the rural and wooded character of the adjacent pastoral land use to the east and the distant views of the rising escarpment slopes of the Cotswolds AONB to the east.

Visual Issues Appraisal:

Views from the site looking east look towards the rural and wooded slopes of the Cotswolds AONB are medium distance. Views to the north, west and south are restricted predominantly by the combination of flat topography and the adjacent residential development associated with the urban edge of Cheltenham.

Key Visual Receptors:

- Residents along Balcarras Road to the northeast
- Residents along Willow Road and Maple Drive to the south
- Residents along Glymrose Road and Buckles Close to the north
- Residents along Beeches Road
- Users of the allotment gardens to the west
- Staff and students of Balcarras School to the north of the site
- Footpath users along Footpaths ZCK/41/1 and ZCK/64/1 to the west and south of the site respectively
- Footpath users along Footpath ZCK/25/2 to the southeast of the site.

Visual Sensitivity:

As summarised in the visual issues appraisal above, views are generally contained, except to the east where medium distance views across to the rising escarpment slopes of the Cotswolds AONB are available. Views looking into the area are widely available by residents of the adjacent properties to the south, west and north and by users of the numerous footpaths in the area and by users of the playing fields. The overall visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale of the landscape character area, high levels of boundary vegetation, flat topography and the land use as recreational playing fields, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

With the footpaths that exist nearby the character area, the area has moderate recreational value. Given the proximity of adjacent residential properties to the south of the area, visibility is elevated from these properties. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Taking into consideration the visibility of the site, the high recreational value and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium-High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 3.1 – Little Herbert’s Playing Fields



VP1. View looking north from SE of area



VP2. View looking west from footpath ZCK/41/1



VP3. View looking east from Footpath ZCK/41/1



VP4. View looking north Footpath ZCK/41/1



VP5. View looking east from Footpath ZCK/41/1

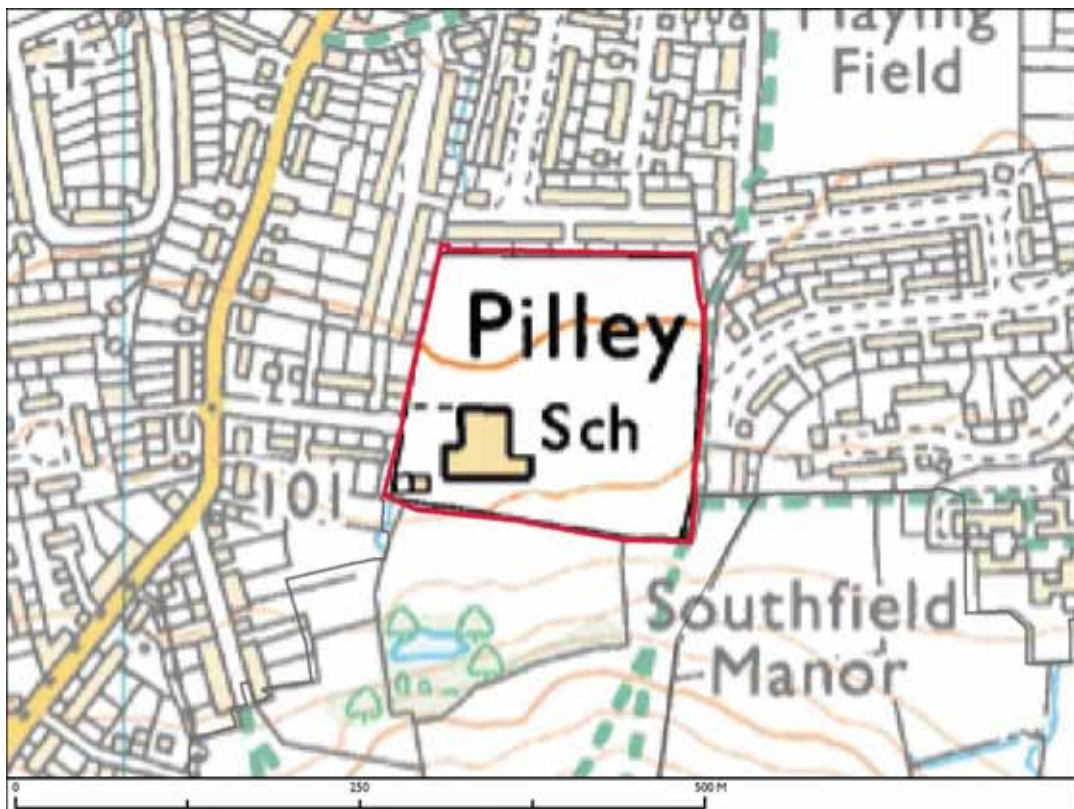
Landscape Character Type: Community Open Space

Landscape Character Area: Pilley Playing Fields

Site Ref: LCA 3.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat topography, open and medium scale area

Land Cover:

Playing fields associated with Pilley school

Influence of human activity:

Residential built development to the west, north and east

Aesthetic and perceptual aspects:

Short distance views in all directions, limited by both residential development to the west, north and east and by strong vegetation and rising topography to the south. Low to medium tranquillity given the influence of both the adjacent residential character and rural landscape character

Summary of individual elements:

Medium quality elements comprising infrastructure associated with playing fields

Distinctive landscape character types:

Distinctive landscape character type, more commonly found along the urban edge associated with residential development.

Overall character of the landscape:

Open, medium scale recreational playing fields character.

Designations:

- None

Landscape Character Appraisal:

A flat and open landscape comprising recreational playing field use associated with the Richard Pate School to the southwest. Boundaries types are mixed, with varied fence types to the north and west associated with residential development. Strong vegetation boundaries are present to the east and south associate with footpath ZCK/51/3 to the east and the pasture land to the south. Small woodland blocks and pasture on rising slopes (rising to the south) comprise the land use to the south.

Visual Issues Appraisal:

Views from the site are generally contained due to the flat topography and the adjacent residential development and the well vegetated boundaries to the south and east. Views are also shortened by the rising topography to the south and the small woodland blocks that exist on the rising slopes.

Open views across the site currently exist for the properties along Tensing Road to the north and Hillary Road to the west. Views across the site are also available for users of the Richard Pate School. Intermittent, glimpsed views across the site are available from footpath ZCK/51/3 to the east of the site, however these views are heavily restricted by the mature vegetation that exists along the footpath.

Key Visual Receptors:

- Residents along Tensing Road to the north
- Residents along Hillary road to the west
- Users of the Richard Pate School
- Footpath users along footpath ZCK/51/3

Visual Sensitivity:

As summarised in the visual issues appraisal above, views looking across the area are widely available by adjacent residential properties. However, views looking out, the area is generally contained by built development and boundary vegetation. As such, the overall visual sensitivity of the area is assessed as **Medium**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, flat topography and views into the area from adjacent residential properties to the west, north and east, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

With the footpath that exists to the east of the area and the innate use as a recreational area, the area has moderate recreational value. With the flat topography of the landscape and the overlooking residential properties to the north, east and west of the area, the area has high visibility. The visual connections with the escarpment slopes to the south of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries and residential fenced boundaries in predominantly good condition. Taking into consideration the visibility of the site, the innate use as a recreational area and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 3.2 – Pilley Playing Fields



VP1. View looking north from footpath ZCK/51/3



VP2. View looking southwest from footpath ZCK/51/3



VP3. View looking southwest from footpath ZCK/51/3

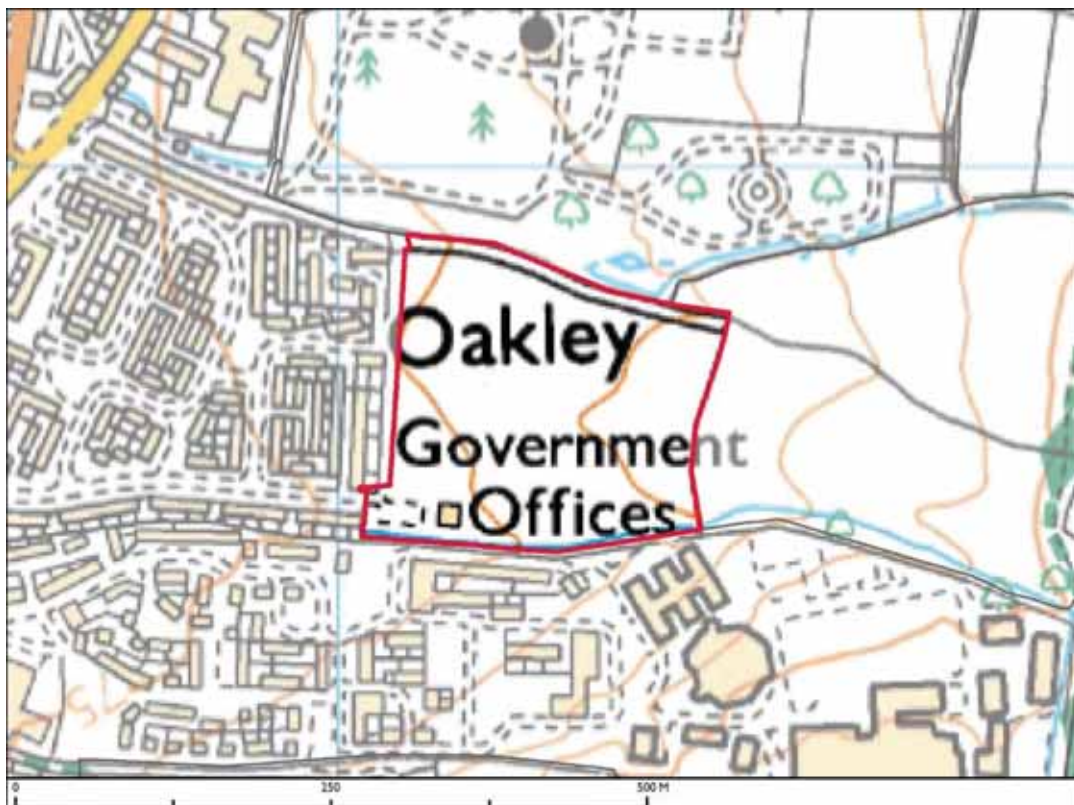
Landscape Character Type: Community Open Space

Landscape Character Area: Oakley Playing Fields

Site Ref: LCA 3.3

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat and open topography, medium to large scale

Land Cover:

Playing fields associated with Oakley

Influence of human activity:

Residential built development to the west and south, Bouncer's Lane Cemetery to the north

Aesthetic and perceptual aspects:

Wide, expansive open views to the east, medium tranquillity given the influence of the adjacent rural landscape character to the east and the Cemetery to the north

Summary of individual elements:

Medium quality elements including footpaths, play equipment and boundary treatments

Distinctive landscape character types:

Distinctive landscape character type, more commonly found along the urban edge associated with residential development

Overall character of the landscape:

Open, medium scale recreational playing fields.

Designations:

- None

Landscape Character Appraisal:

A flat and open landscape comprising recreational playing field use. The site is located on rising topography, resulting in its slightly elevated location, however the site itself is flat. Boundaries types are mixed, with varied fence types to the south and west associated with residential development. Strong vegetation boundaries are present to the east associated with the rural land use. Small woodland blocks and pasture on rising slopes (rising to the east) comprise the land use to the east.

Demolition works are currently underway of the Government Offices to the south of the site, where works are visible from the playing fields.

Visual Issues Appraisal:

Views from the area are contained to the north and south by well vegetated boundaries associated with residential development and the Cemetery to the north. Views to the west are elevated and look across residential development associated with the urban edge of Cheltenham. Views to the east look towards the rising escarpment slopes of the Cotswolds AONB and the associated pasture and small woodland blocks.

Open views across the site currently exist for the properties along Goodrich Road to the south and Kimberley and Salamanca Roads to the west.

Views across the site are also available for users of the Cheltenham Circular Footpath to the east of the site, however these views are restricted in places by the intervening mature vegetation.

Key Visual Receptors:

- Residents along Salamanca road and Kimberley road to the west
- Residents along Goodrich Road to the south
- Users of the Cheltenham Circular Footpath to the east

Visual Sensitivity:

As summarised in the visual issues appraisal above, views from the area are contained by boundary vegetation and residential development to the north and south, however views to the east and west take in elevated views across Cheltenham and towards the rising slopes of The Cotswold AONB. Taking this into account, the overall visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties and Harp Hill, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

With the innate recreational use that comes with the playing fields land use, the area has moderate recreational value. With the rising topography that the playing fields are situated on, the area is visible, particularly from the urban area of Cheltenham to the west. The visual connections with the escarpment slopes to the northeast and east of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Taking into consideration the visibility of the site, the high recreational use and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

PHOTO SHEET FOR SITE LCA 3.3 – Oakley Playing Fields



VP1. View looking NE from SW corner of playing fields



VP2. View looking east from southwest corner of playing fields



VP3. View looking west from SE corner of playing fields



VP4. View looking northwest from southeast corner of playing fields



VP5. View looking NE from SE corner of playing fields



VP6. View looking east from southeast corner of playing fields

Landscape Character Type: Community Open Space

Landscape Character Area: Battledown Cricket Ground and Playing Fields

Site Ref: LCA 3.4

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat, small scale topography

Land Cover:

Currently utilised as a Cricket Ground and a Playing Field, the land cover comprises principally open grassland

Influence of human activity:

Residential built development to the north, Battledown Estate to the west and Ryeworth Allotment to the southwest

Aesthetic and perceptual aspects:

Views are generally contained by the surrounding mature well tree boundaries, moderate to high tranquillity given the influence of the adjacent rural landscape character to the east

Distinctive landscape character types:

Distinctive and becoming more rare, given the pressure placed on the landscape by development

Overall character of the landscape:

Flat, small to medium scale grassed recreational ground with mature vegetation to boundaries.

Designations:

- Cotswolds AONB to the southeast of the area. Remainder of area not designated.

Landscape Character Appraisal:

A generally flat and gently sloping (to the southeast) and small to medium scale landscape with two key areas. To the southeast the area comprises principally grass associated with the cricket ground land use including a small timber club house and with mature, well vegetated boundaries. The Cricket ground falls within an area designated as The Cotswold's AONB. To the northwest, the area comprises a medium scale flat area associated with paying fields, with open grassed land cover. The boundary to the northwest is defined by mature trees beyond which residential development is located. Greenway Lane divides the playing fields and the Cricket Ground through the centre of the area and is lined on both sides with mature tree vegetation.

Visual Issues Appraisal:

Views from the site looking southeast are generally filtered by intervening vegetation, though where views are available, they are medium distance, looking towards the elevated and wooded escarpment slopes within the Cotswolds AONB. Views to the north, west and south are contained by the mature well vegetated boundaries to the site.

Key Visual Receptors:

- Residents on Ashley Road
- Visitors to the allotment gardens to the southwest
- Road users along Greenway Lane
-

Visual Sensitivity:

As summarised in the visual issues appraisal above, views are predominantly filtered and screened by mature boundary vegetation. However, visual connections exist to the southeast to the rising slopes of the Cotswolds AONB. As such, the overall visual sensitivity is assessed as **Medium**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls partially within the designated area known as the Cotswolds AONB, which is a national designation. Given the nature of the community open spaces, the area has high recreational value. With the gently sloping topography of the landscape the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Given the LCA falls partially within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 3.4 – Battledown Cricket Ground and Playing Fields



VP1. View looking southeast from west of area

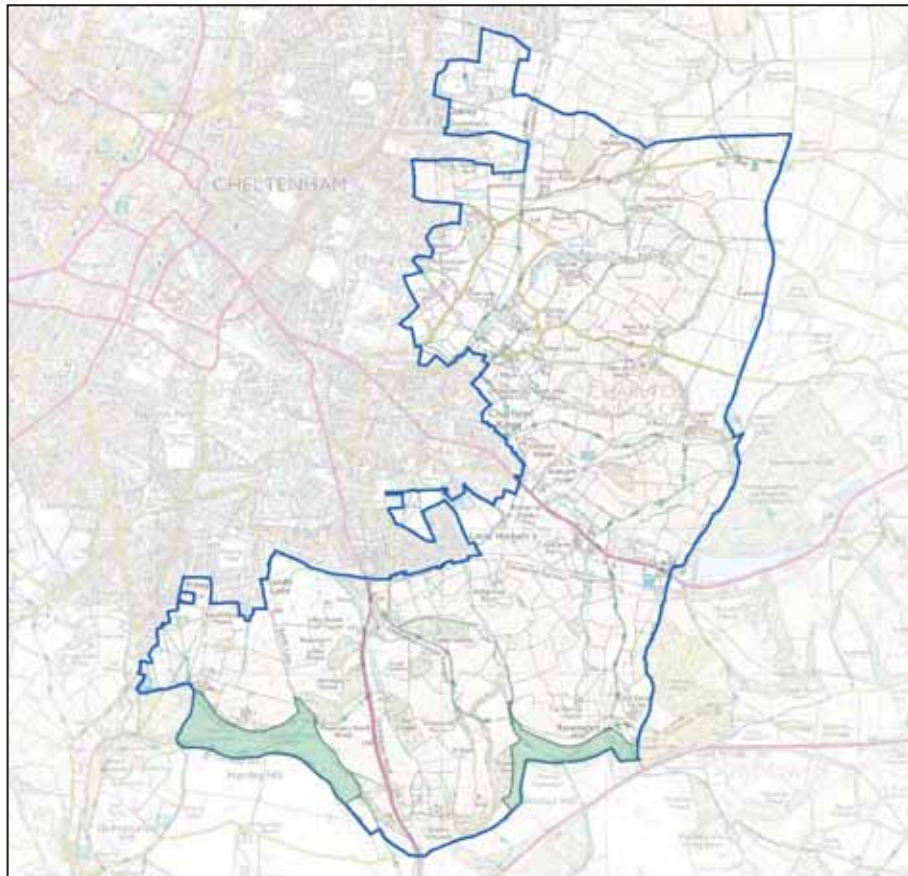


VP2. View looking southeast from west of area



VP3. View looking southeast from west of area

4. ESCARPMENT



The scarp slope of the Cotswolds forms a major landscape feature within the study area, particularly prevalent to the south and southeast. It forms an abrupt face of Jurassic limestone and Lias clay rising in concave profile from the plain below, the slopes steepening towards the top edge. In some areas outcrops of exposed rock occur. The scarp face is outward looking, elevated and exposed.

Land cover comprises principally rough pasture, scrubby moorland with bracken, broom and gorse. Small areas of native woodland towards the lower elevations of the escarpment.

Settlement is very sparse throughout this character type, due to the steeply sloping topography. A small number of individual farmstead properties occur.

Roads within this character type are not a feature, however footpaths including the Cotswold Way National Trail are a common feature.

Landscape Character Type: Escarpment
 Landscape Character Area: Hartley Hill Escarpment
 Site Ref: LCA 4.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and open, large scale topography

Land Cover:

Escarpment moorland and pasture farmland

Influence of human activity:

Distant views of residential built development to the north

Aesthetic and perceptual aspects:

Wide, expansive open views to the north, high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, gorse and escarpment moor

Distinctive landscape character types:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Open, large scale, elevated pasture and moorland character.

Designations:

- Cotswolds AONB
- Local Nature Reserve
- Site of Special Scientific Interest
- The Cotswolds Way National Trail

Visual Issues Appraisal:

Views from the site are wide and long distance panoramic, looking north across the built development of Cheltenham. Views to the northeast take in the elevated hill ranges of the Cotswold AONB to the northeast and east.

Landscape Character Appraisal:

An elevated and sloping landscape with wide and long distance panoramic views, particularly to the north. Comprising principally open moorland and pasture with some grazing use, the landscape is generally open with areas of Gorse and Broom and small areas of woodland.

The landscape is tranquil in nature given the rural context and the adjacent rural landscape character to the north and south and the lack of built features within the landscape character area itself.

Key Visual Receptors:

- Footpath users of the Cotswold Way National Trail
- Residents of properties along Daisy Bank Road
- Residents of Cheltenham (particularly those to the south and east)
- Footpaths throughout Cheltenham Borough, particularly to the east and south of the Borough.

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium to large scale of the landscape character area, open characteristics, numerous footpaths including the Cotswold's Way National Trail, sloping topography and open, expansive and panoramic views from the area, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the numerous footpaths that exist across the character area, including the Cotswold Way National Trail, the area has high recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the north of the area. The visual connections looking north across the urban form of Cheltenham and the escarpment slopes to the northeast of the area, these are considered to be valuable perceptual aspects. The quality of the landscape elements are high. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:

NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:

LCT: 2. Escarpment

LCA: 2D – Cooper's Hill to Winchcombe

LCT: 7. High Wold

LCA: 7C – Cotswold's High Wold Plateau

PHOTO SHEET FOR SITE LCA 4.1 – Hartley Hill Escarpment



VP1. View looking northwest from The Cotswold Way



VP2. View looking north, northwest from The Cotswold Way



VP3. View looking northeast from The Cotswold Way



VP4. View looking east from the Cotswold Way



VP5. View looking north from the Cotswold Way

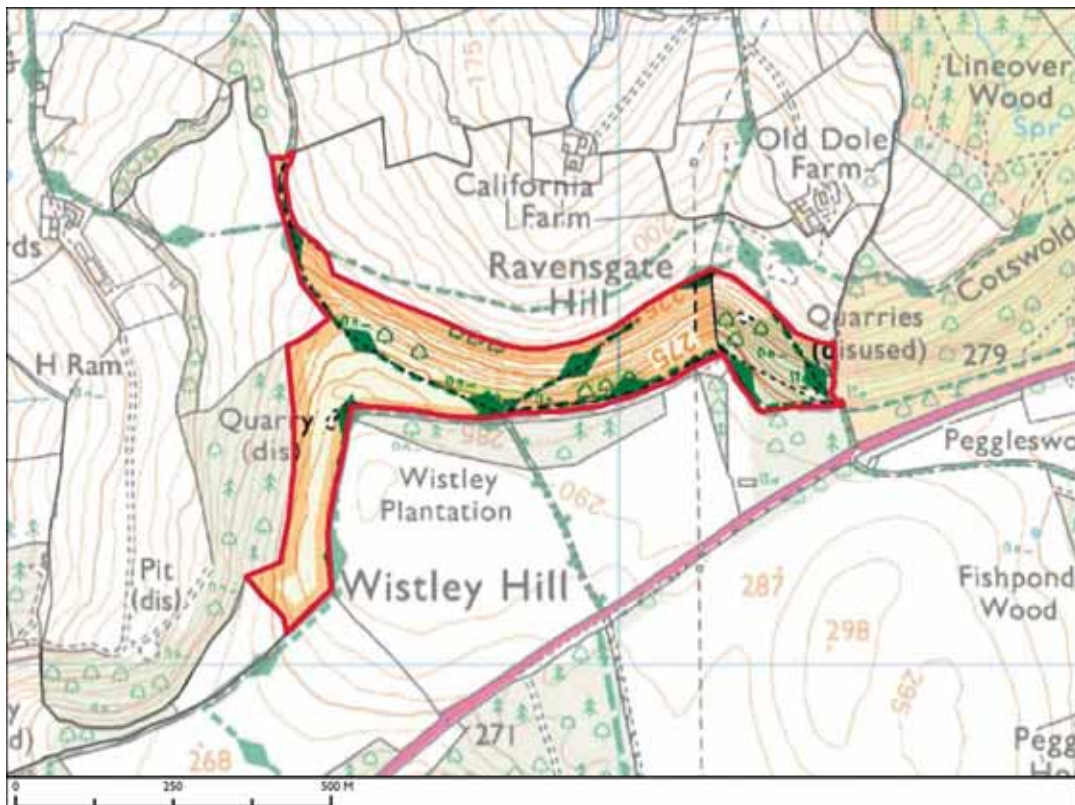


VP6. View looking west from footpath ZCK/58/2

Landscape Character Type: Escarpment
Landscape Character Area: Wistley Hill Escarpment
Site Ref: LCA 4.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and open, large scale topography.

Land Cover:

Escarpment moorland and pasture farmland.

Influence of human activity:

Distant views of residential built development to the north and northwest

Aesthetic and perceptual aspects:

Wide, expansive open views to the north, high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, gorse and escarpment moor.

Distinctive landscape character types:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Open, large scale, elevated pasture and moorland character.

Designations:

- Cotswolds AONB
- The Cotswolds Way National Trail

Landscape Character Appraisal:

An elevated and sloping landscape with wide and long distance panoramic views, particularly to the north. Comprising principally open moorland and improved pasture with some grazing use, the landscape is generally open with areas of Gorse and Broom and small woodland copse. The landscape is tranquil in nature given the rural context, the adjacent rural landscape character to the north and south and the lack of built features within the landscape character area itself.

Visual Issues Appraisal:

Views from the site are wide and long distance panoramic views, looking north across the built development of Cheltenham. Views to the northeast take in the elevated hill ranges of the Cotswold AONB to the northeast and east.

Key Visual Receptors:

- Footpath users of the Cotswold Way National Trail
- Residents of properties along Daisy Bank Road
- Residents of Cheltenham (particularly those to the south and east)
- Footpaths throughout Cheltenham Borough, particularly to the east and south of the Borough.

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium to large scale of the landscape character area, open characteristics, a number of footpaths including the Cotswold's Way National Trail, sloping topography and open, expansive and panoramic views from the area, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the various footpaths that exist across the character area, the area has moderate recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are high. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

LCT: 7. High Wold
LCA: 7C – Cotswold's High Wold Plateau

LCT: 8. High Wold Valley
LCA: 8C – Upper Churn Valley

PHOTO SHEET FOR SITE LCA 4.2 – Wistley Hill Escarpment



VP1. View looking south from footpath ZCK/62/1



VP2. View looking southeast from footpath ZCK/62/1



VP3. View looking south from footpath ZCK/62/1



VP4. View looking southwest from footpath ZCK/62/1

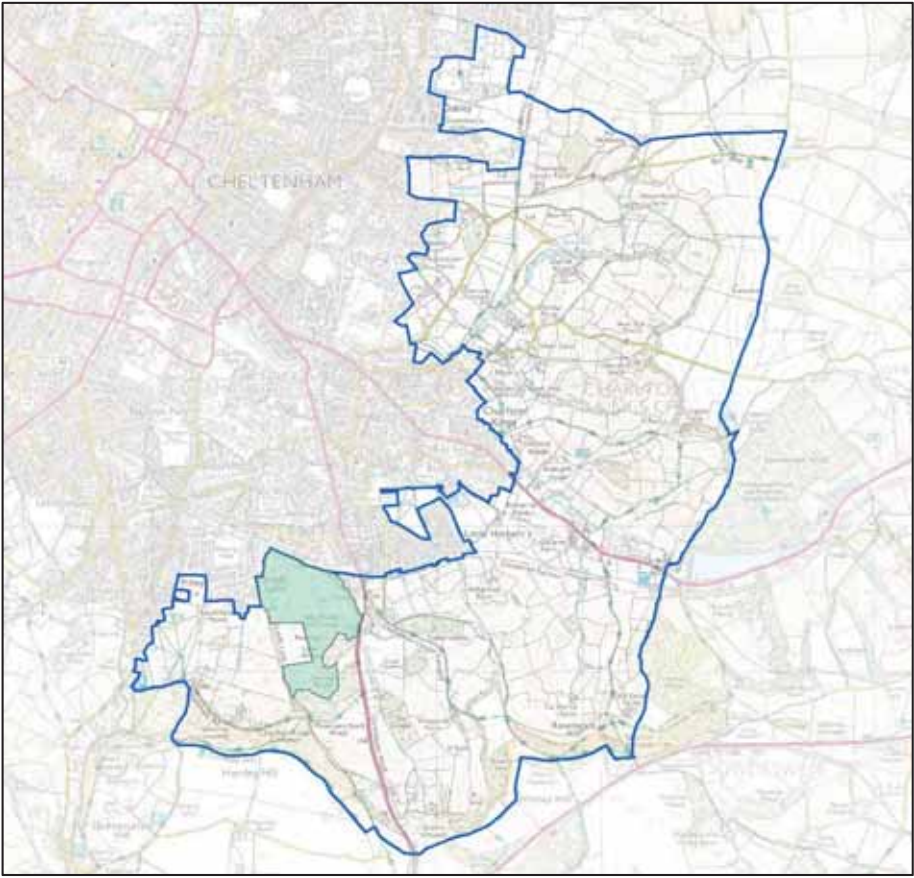


VP5. View looking southeast from footpath ZCK/53/5



VP6. View looking east from footpath ZCK/53/6

5. GOLF COURSE



Reflecting the typical character of golf courses, the character type is well maintained and exists on the rising slopes of the escarpment character type. The boundaries are generally well vegetated with mature trees. Access into the type is limited as under private useage, though adjacent local footpaths allow some visibility of the type.

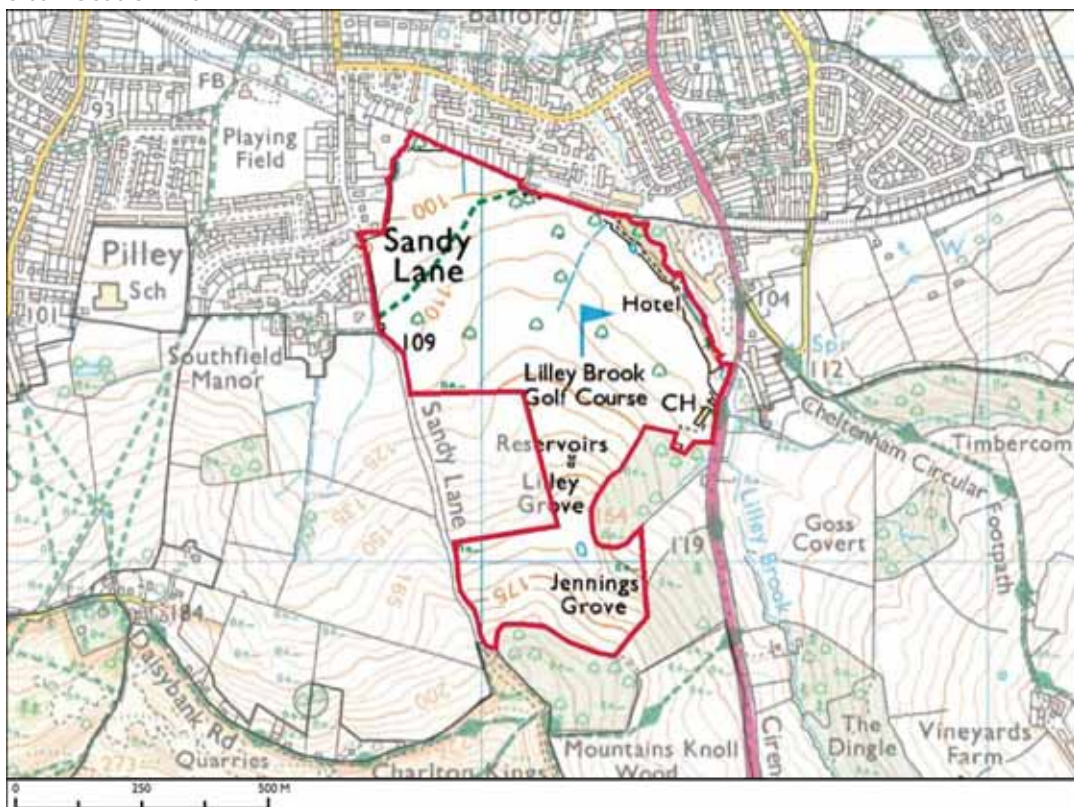
Landscape Character Type: Golf Course

Lilley Brook Golf Course

Site Ref: LCA 5.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and undulating, open, medium scale topography

Land Cover:

Golf course with small scattered areas of woodland

Influence of human activity:

Residential built development to the north

Aesthetic and perceptual aspects:

Open views to the north, medium to high tranquillity given the influence of the adjacent escarpment landscape character to the south

Summary of individual elements:

High quality well maintained elements associated with the golf course including well maintained greens, bunkers, tree stock and boundaries

Distinctive landscape character types:

Very distinctive within the study area

Overall character of the landscape:

Open, medium scale golf course character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and undulating landscape with elevated views to the north, looking across the urban edge of Cheltenham. Land use is defined by the Lilley Brook Golf Course. The boundaries to the Golf course are very well vegetated with mature vegetation along the length of Sandy Lane to the west and riparian vegetation associated with Southfield Brook to the northwest and Lilley Brook to the east, along with Lilley grove, Jennings Grove and Mountains Knoll Woods to the east and south of the are respectively.

Visual Issues Appraisal:

Views from the site looking south are contained by mature woodland and rising topography associated with Hartley Hill escarpment. Views are also contained to the east and west due to mature woodland on both sides. Views are available looking across the residential development associated with Cheltenham urban edge to the north, including an industrial estate and hotel immediately to the north.

Views looking into the site are limited in places due to the surrounding vegetation, however views are available from residential properties to the north along Longway Avenue and Parkwood Grove and from local footpaths ZCK/58/1 and ZCK/52/1.

Elevated views into the area are available from the Cotswold Way to the south, looking into the site from Hartley Hill / Charlton Kings Common.

Key Visual Receptors:

- Residents along Longway avenue and Parkwood Grove to the north
- Footpath users along Sandy Lane to the west
- Footpath users along local footpaths ZCK/58/1 and ZCK/52/1
- Footpath users along Cotswold Way National Trail to the south

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and long distance particularly towards the south of the area, with open views into the area by adjacent residential properties and footpath users, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties and Harp Hill, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the sole use of the area as recreational ground, the area has a high recreational and amenity value. With the sloping topography of the landscape the land is particularly visible from residential properties to the north of the area. The visual connections with the escarpment slopes to the east and south of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly outgrown hedgerow and woodland boundaries in good condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 5.1 – Lilley Brook Golf Course



VP1. View looking north from Hartley hill escarpment



VP2. View looking east from footpath Sandy Lane



VP3. View looking east from Sandy Lane



VP4. View looking northeast from Sandy Lane

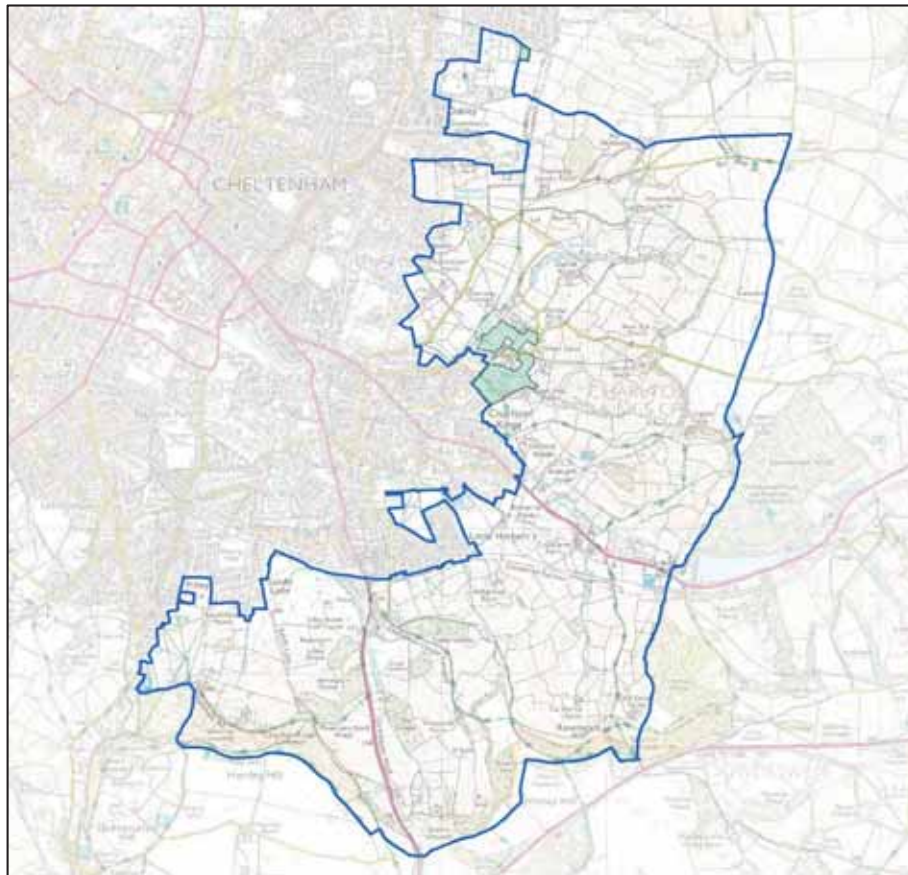


VP5. View looking east from Sandy Lane



VP6. View looking west from the Cheltenham Park Hotel

6. LOWLAND PASTURE



The lowland pasture character type is located along the lowland area immediately adjacent to the eastern urban edge of Cheltenham from the urban edge of Cheltenham. Generally flat in nature, the lowland pasture is located before the slopes begin to rise towards the east.

Land cover comprises principally pasture, in varying degrees of condition. Boundaries are generally in good condition and principally comprise hedgerows (some well maintained and some outgrown) and post and rail fencing.

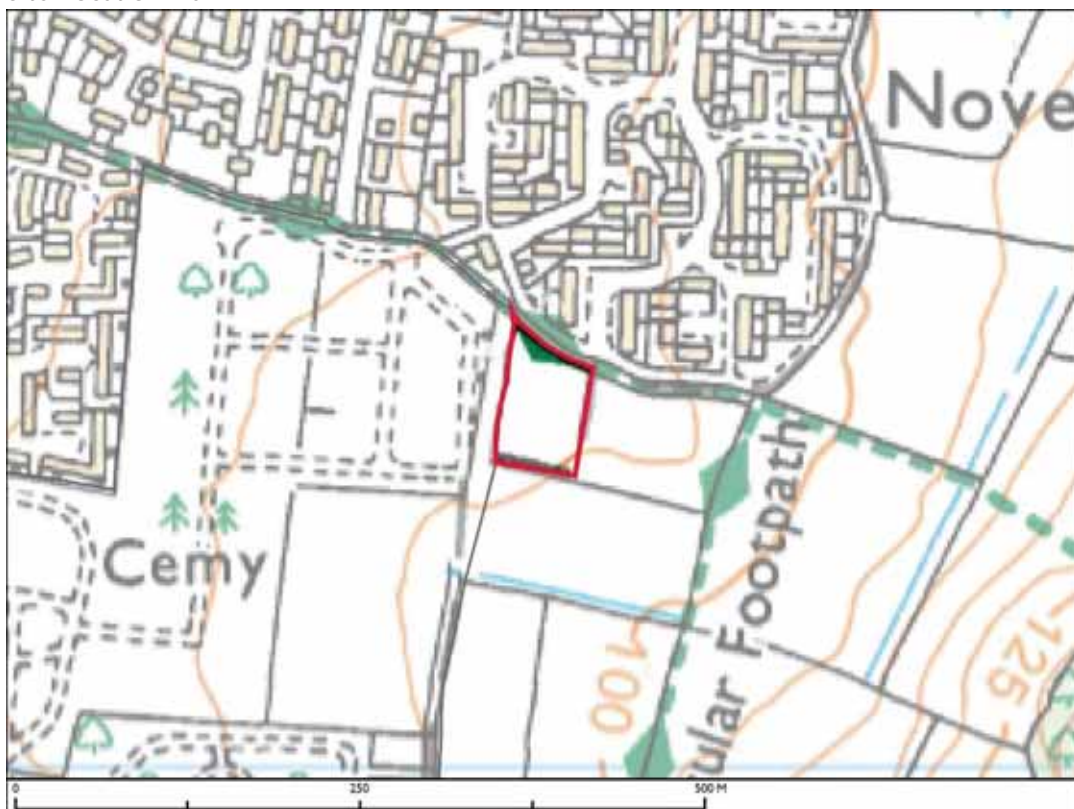
Settlement is very sparse throughout this character type. A small number of individual farmstead properties occur.

Roads within this character type are not common, although those that do exist align generally on an east to west orientation. However local footpaths including the Cheltenham Circular Trail are a common feature.

Landscape Character Type: Lowland Pasture
 Landscape Character Area: Noverton Lowland Pasture
 Site Ref: LCA 6.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat, small scale topography

Land Cover:

Pasture farmland with mature, well vegetated boundaries

Influence of human activity:

Residential built development to the north and Bouncers Lane Cemetery to the west

Aesthetic and perceptual aspects:

Wide, expansive open views to the east, medium to high tranquillity given the influence of the adjacent rural landscape character to the east

Summary of individual elements:

Medium quality elements including footpaths and mature outgrown boundary vegetation and post and rail fencing

Distinctive landscape character types:

Distinctive and becoming more rare, given the pressure placed on the landscape by development

Overall character of the landscape:

Flat, small scale pastoral character.

Designations:

- Local Green Space

Landscape Character Appraisal:

A generally flat and small scale landscape with comprising principally pastoral land use with mature, well vegetated boundaries. The boundary to the north is defined by mature riparian trees and vegetation associated with a water drain which runs along the northern boundary, beyond which residential development is located.

To the west Bouncers Lane Cemetery is located, which currently has a fenced boundary along with mature outgrown hedgerow vegetation. To the south, mature outgrown hedgerow vegetation also forms the boundary. To the east, the boundary has a number of gaps, with a post and rail fence forming the key boundary treatment.

The area appears to be well used by dog walkers accessing the land beyond to the east.

Visual Issues Appraisal:

Views from the site looking east are open and medium distance, looking towards the elevated and wooded scarp slopes within the Cotswolds AONB.

Views to the north, west and south are contained by the mature well vegetated boundaries to the site.

Local footpath users have visibility into the area from footpath CHP/16/1 to the north and footpath ASM/90/2 to the east.

Strong and mature well vegetated boundaries to the north limit views into the site from adjacent residential properties to the north.

Key Visual Receptors:

- Residents on Westwood Lane and Roberts Road to the north
- Visitors to Bouncers Lane cemetery to the west
- Local footpath users along footpath CHP/16/1 to the north and footpath ASM/90/2 to the east

Visual Sensitivity:

As summarised above, the views looking from the area to the east are expansive look towards the rising slopes of the Cotswold's AONB, with views in other direction being generally contained by boundary vegetation and fencing, resulting in an overall visual sensitivity of **Medium**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of boundary vegetation and very gently sloping topography, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

With the numerous footpaths that exist across the character area, the area has moderate recreational value. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements is moderate, with predominantly hedgerow boundaries in good condition. The area is known locally as the Alan Robson Memorial Field, and was acquired by the local Parish Council in 1976. The area has been left as a natural open space with public access for the quiet enjoyment of the countryside. Taking into consideration the high levels of community use by local dog walkers and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium	Medium - High	MEDIUM - HIGH	High	MAJOR / MODERATE OVERALL	LOW / MEDIUM OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Area:
NCA 106: Severn and Avon Vales

PLANNING PRINCIPLES

Landscape Principles Plan:



Principles for development:

The adjacent cemetery, surrounding settled residential context to the north, and lack of commercial or industrial development indicates that if development were to be considered in this location, residential development would be the most appropriate. With the flat topography of the area, the strong existing boundary vegetation and the local context of residential housing, it is recommended that should development be considered here, one of the key suggestions would be to retain the existing strong boundary vegetation. Provision of well-established and thoughtful boundary planting, particularly to the west of the area to ensure views into the site from the adjacent Cemetery are not compromised.

Site Integration:

Fields and boundaries are comprised of a combination of timber post and rail fencing and mature hedgerow vegetation. Improvement to the existing fencing infrastructure and gapping up of existing hedgerow and planted boundaries is recommended.

PHOTO SHEET FOR SITE LCA 6.1 – Noverton Lowland Pasture



VP1. View looking south from north of area



VP2. View looking southeast from east of area



VP3. View looking north from southeast of area



VP4. View looking northeast from centre of area



VP5. View looking southeast from NW corner of area

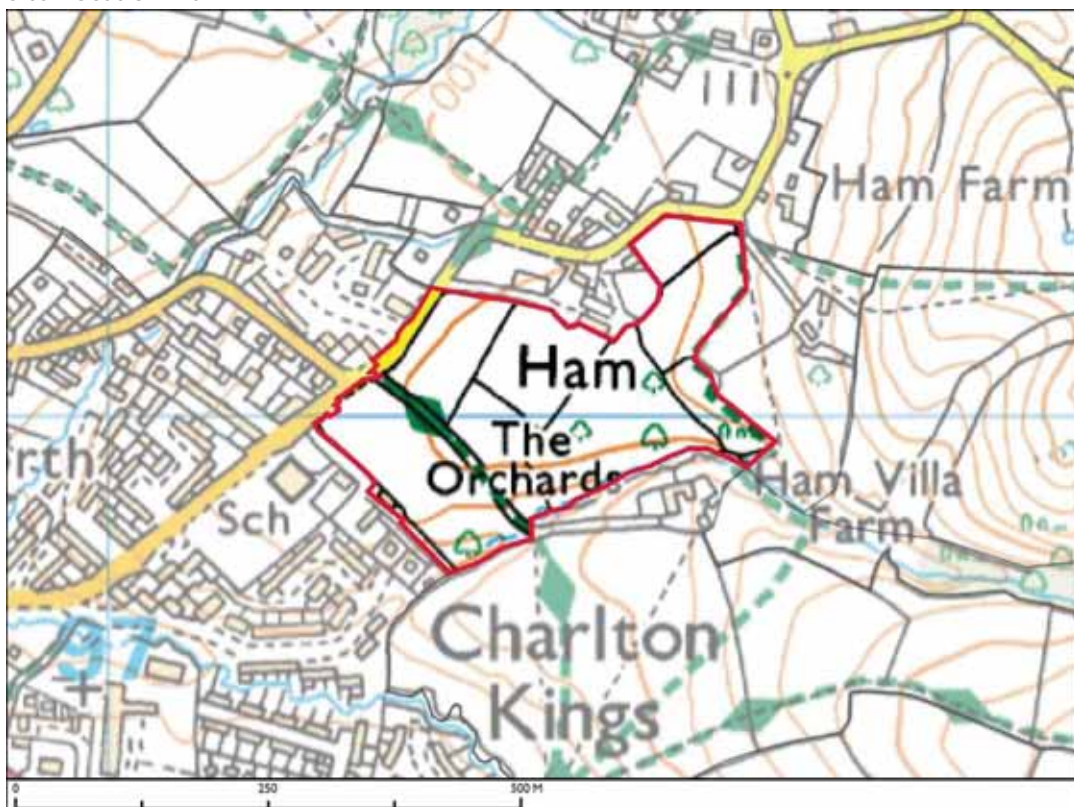


VP6. View looking north from northwest corner of area

Landscape Character Type: Lowland Pasture
Landscape Character Area: Ham Lowland Pasture
Site Ref: LCA 6.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping with a uniform fall from east to west with lower ground at the south west

Land Cover:

Pastoral farmland including mature well treed boundaries

Influence of human activity:

Residential built development to the west and southwest

Aesthetic and perceptual aspects:

Wide views to the south, medium to high tranquillity given the influence of the adjacent rural landscape character

Summary of individual elements:

Medium quality elements including footpath trails, post and rail fencing and tree stock

Quality and Condition:

Generally moderate quality. Some signs of degradation with post and rail boundary fencing in poor state of repair and moderate levels of hedgerow management evident

Overall character of the landscape:

Open, small to medium scale pastoral landscape character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally gently sloping area, more flat towards the northwest of the site and sloping more towards the south. Comprising principally pastoral land use with small to medium scale fields defined primarily by mature hedgerow and post and rail fencing.

A watercourse drain forms the boundary to the south of the area, along which mature vegetation exists.

Boundaries throughout the area comprise a combination of post and rail fencing (in generally poor condition), along with mature tree planting, gappy hedgerow planting and ornamental shrub planting associated with residential boundaries.

Visual Issues Appraisal:

Views are generally filtered and screened in places looking into and out of the area by boundary vegetation, however this vegetation is gappy in places and allows views into and out of the area at intermittent points.

Views from the area looking south are elevated and look across the River Chelt Valley and the rooftops of the urban edge of Cheltenham, towards the escarpment slopes of Hartley Hill and Wistley Hill to the south.

A number of residential properties are located along the boundaries of the area and consequently have views into the area, particularly properties along the southwest, northwest and northern boundaries.

Views looking from the north of the area are slightly more contained, given the flatter topography, with views looking east towards the escarpment slopes of Ham Hill available.

Key Visual Receptors:

- Residents along northern boundary of site (Glenfall Way)
- Residents along western boundary of site (Hartlebury Way)
- Residents along New Lane
- Road users along Glenfall Way to the north of the area
- Footpath users along ZCK/24/2

Visual Sensitivity:

Views from the site are contained in places by mature boundary vegetation and adjacent residential development. However views looking south from the elevated position of the area look towards the rising escarpment slopes of the Cotswold's AONB. Views into the area are available from adjacent residential properties, surrounding footpaths and by road users along Glenfall Way road to the north, resulting in an overall assessed visual sensitivity of **High**.

Landscape Sensitivity:

As summarised in the landscape character appraisal, given the small to medium scale of the landscape character area, high levels of boundary vegetation, sloping topography and views into the area from adjacent residential properties and Glenfall Way, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the designated Cotswolds AONB, which is a national landscape designation. With the numerous footpaths that exist within and nearby the character area, the area has moderate recreational value. With the sloping topography, particularly to the south of the area, the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the south of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, however degraded in places such as the post and rail fencing to the north of the area and the poorly managed hedgerow boundaries. Given the LCA falls within a nationally recognised AONB designation, the overall value of the landscape character area is assessed as **High**. However it is noted there are elements of degraded landscape that may reduce this value slightly.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW / MEDIUM OVERALL

The Landscape Capacity for the Landscape Character Area as a whole is assessed to be High. However it is noted that there are areas within the study area which are slightly more degraded, more visually contained and less accessible by public rights of way and therefore have a slightly reduced landscape value. The area to the northwest of the character area comprises flat topography, is located adjacent to a school and is visually contained by surrounding vegetation, with additional tree planting which is yet to reach full maturity. It is therefore considered that this location has a slightly reduced landscape value and therefore the capacity rating for residential development = **LOW / MEDIUM**.

Should the identified area within the landscape character area be considered for development, the following sheet assesses the potential planning principles with regard to landscape and visual matters.

Please refer to section 2 of the main report for the description of the methodology used.

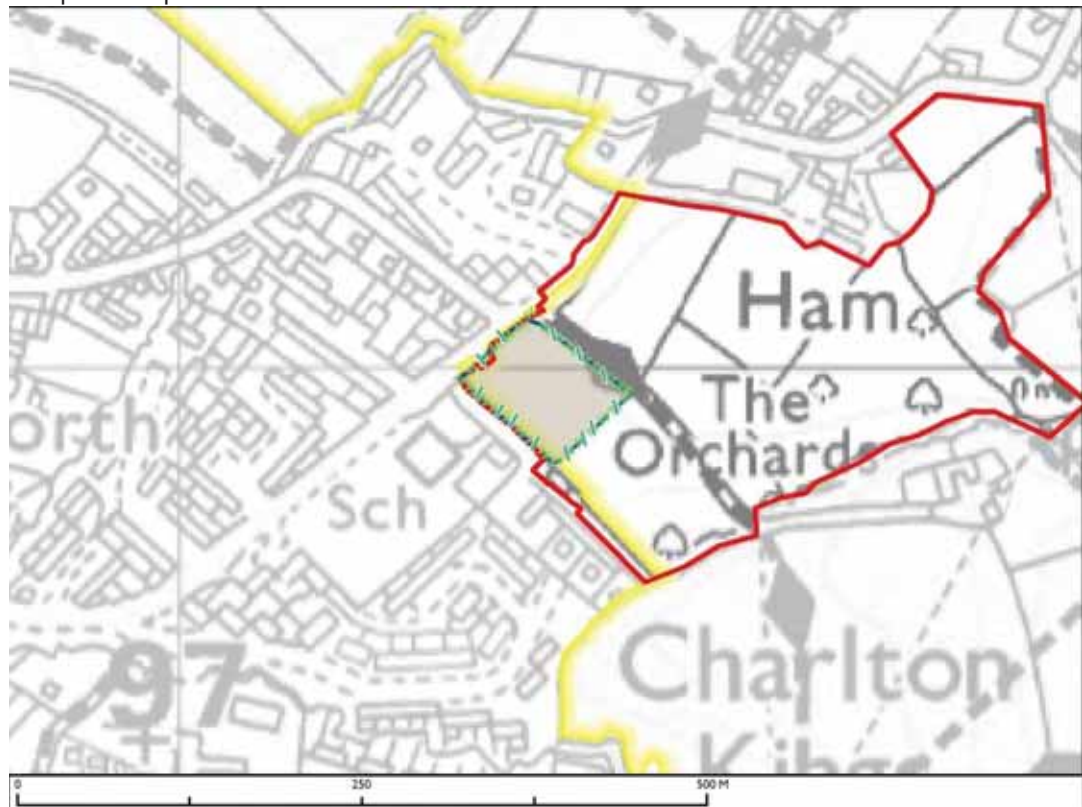
Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales
NCA 107: Cotswolds

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PLANNING PRINCIPLES

Landscape Principles Plan:



Principles for development:

The surrounding settled residential context and lack of commercial or industrial development, indicates that if development were to be considered in this location, residential development would be the most appropriate. Given the flat topography of the northwest corner of the landscape character area and the slight visual containment this affords, the existing boundary vegetation and the local context of residential housing, it is considered that should development be considered here, this location would be the most visually contained and have some mitigation potential given the existing newly planted area to the south-western part of the character area. Provision of well-established and thoughtful boundary planting would be essential, particularly to the south and east of the area to ensure long distance views into the site are not compromised. Improved boundary planting adjacent to the school to the northwest edge and along Glenfall Way is also recommended.

Site Integration:

Fields and boundaries are comprised of a combination of timber post and rail fencing and mature hedgerow vegetation. Improvement to the existing fencing infrastructure and gapping up of existing hedgerow and planted boundaries is recommended.

PHOTO SHEET FOR SITE LCA 6.2 – Ham Lowland Pasture



VP1. View looking northwest from footpath ZCK/24/2



VP2. View looking northeast from footpath ZCK/24/2



VP3. View looking south from footpath ZCK/24/2



VP4. View looking southwest from footpath ZCK/24/2



VP5. View looking north from footpath ZCK/24/2

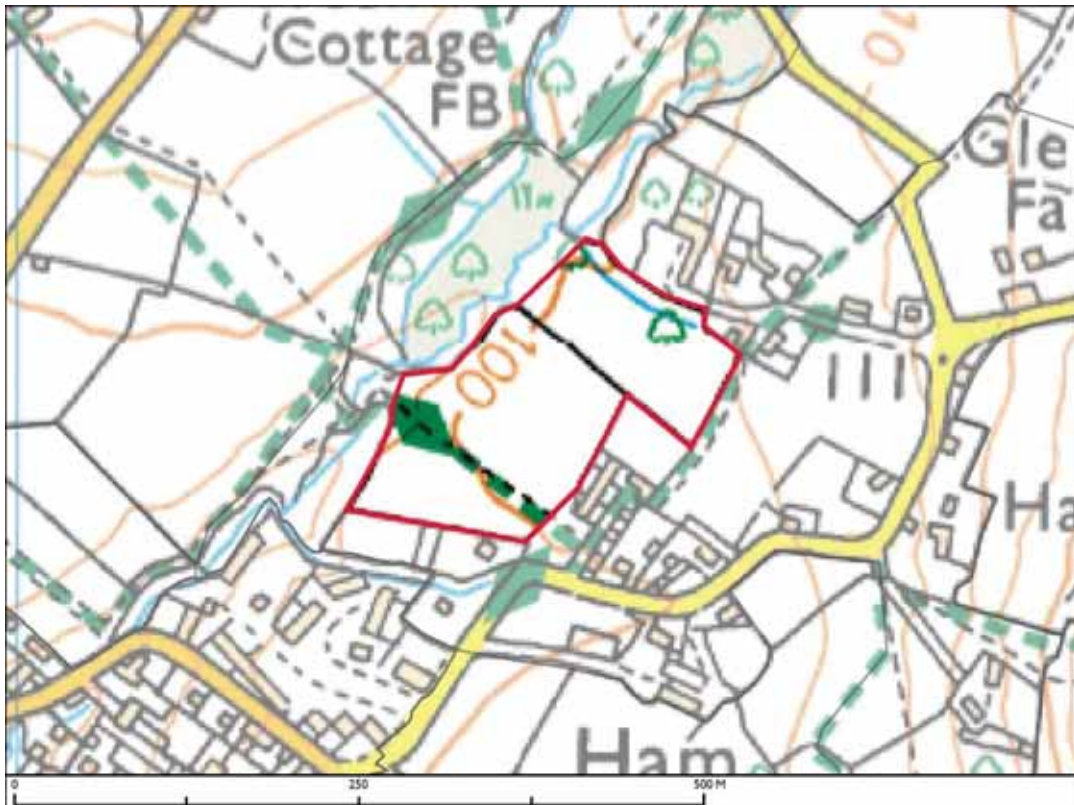


VP6. View looking southwest from footpath ZCK/24/2

Landscape Character Type: Lowland Pasture
Landscape Character Area: Greenway Lowland Pasture
Site Ref: LCA 6.3

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping with a uniform fall from east to west with lower ground at the north west.

Land Cover:

Pastoral farmland including mature well treed boundaries.

Influence of human activity:

Residential built development to the west and southwest and southeast.

Aesthetic and perceptual aspects:

Views looking across the narrow valley to the west, medium to high tranquillity given the influence of the adjacent pastoral landscape character to the northwest.

Summary of individual elements:

Medium quality elements including footpath and post and wire fences

Quality and Condition:

Generally moderate quality. Field boundaries in good condition

Overall character of the landscape:

Open, small to medium scale pastoral landscape character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally gently sloping area, more flat towards the southeast of the area and sloping more towards the northwest.

Comprising principally pastoral land use with small to medium scale fields defined primarily by mature hedgerow and post and wire fencing.

A watercourse (Ham Brook) forms the boundary to the northwest of the area, along which mature riparian vegetation exists.

Boundaries throughout the area comprise a combination of post and rail fencing (in generally good condition), along with mature tree planting, hedgerow planting and ornamental shrub planting associated with residential boundaries.

Visual Issues Appraisal:

Views are generally filtered looking into and out of the area by boundary vegetation and riparian vegetation associated with Ham Brook to the west, resulting in a predominantly visually contained area.

A number of residential properties are located along the boundaries of the area and consequently have views into the area, particularly properties along the south, southeast and northeast boundaries.

A footpath runs through the area, resulting in open views across the area by footpath users.

Key Visual Receptors:

- Residents along southwest boundary of site (Ham Close)
- Residents along southeast boundary of site (Ham Road)
- Residents along northeast boundary of site (Ham Lane)
- Footpath users along ZCK/6A/1

Visual Sensitivity:

As summarised in the visual issues appraisal, views are generally well contained, however direct views into the area are available from adjacent residential properties and from the footpath that exists within the area, resulting in an overall assessment of **High** visual sensitivity.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, given the small to medium scale of the landscape character area, high levels of boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the designated Cotswolds AONB, which is a national landscape designation. With the numerous footpaths that exist within and nearby the character area, the area has moderate recreational value. The area is visible from surrounding residential properties to the south, east and northeast. The visual connections with the rising slopes associated with the escarpments to the east of the area are valuable perceptual aspects. The quality of the landscape elements are moderate to high with boundary treatments in generally good condition. Given the LCA falls within a nationally recognised AONB designation, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales
NCA 107: Cotswolds

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 6.3 – Greenway Lowland Pasture



VP1. View looking southeast from footpath ZCK/6A/1



VP2. View looking south from footpath ZCK/6A/1



VP3. View looking southwest from footpath ZCK/6A/1



VP4. View looking northwest from footpath ZCK/6A/1

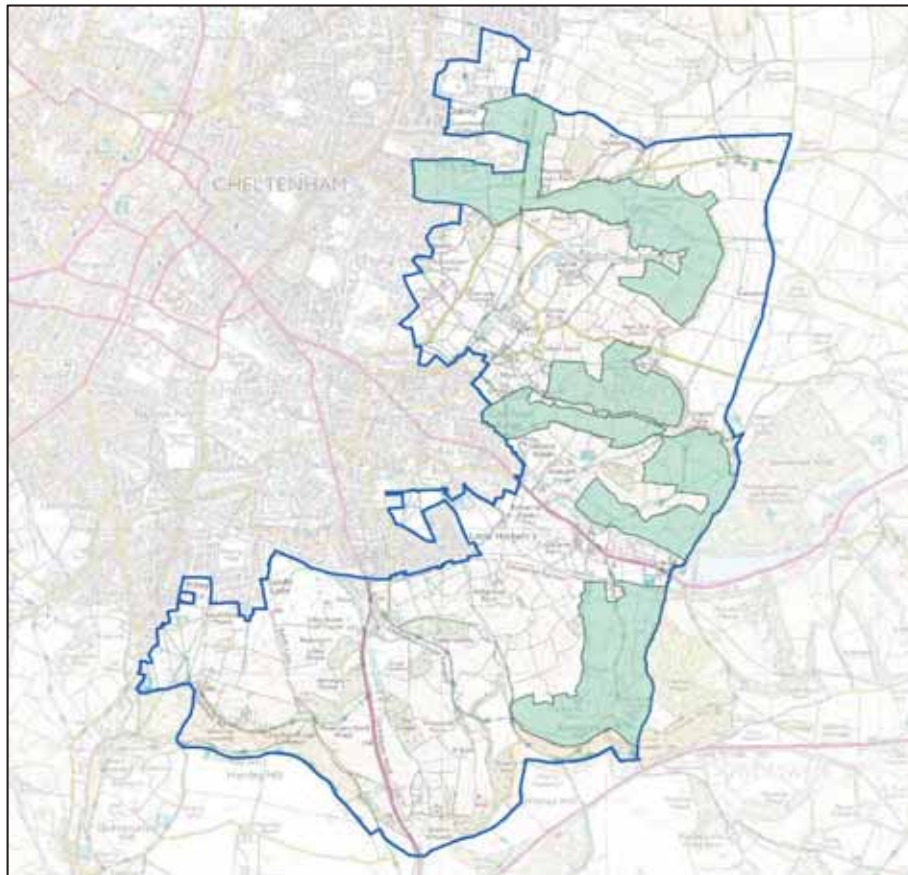


VP5. View looking northwest from footpath ZCK/6A/1



VP6. View looking southeast from footpath ZCK/6A/1

7. PASTURE SLOPES



The pasture slopes character type is located along the rising slopes from the urban edge of Cheltenham to the west of the study area, upwards to the east of the study area, where the slopes rise to meet the escarpment character type.

Land cover comprises principally pasture, in varying degrees of condition. Boundaries are generally in good condition and principally comprise hedgerows (some well maintained and some outgrown) and post and rail fencing.

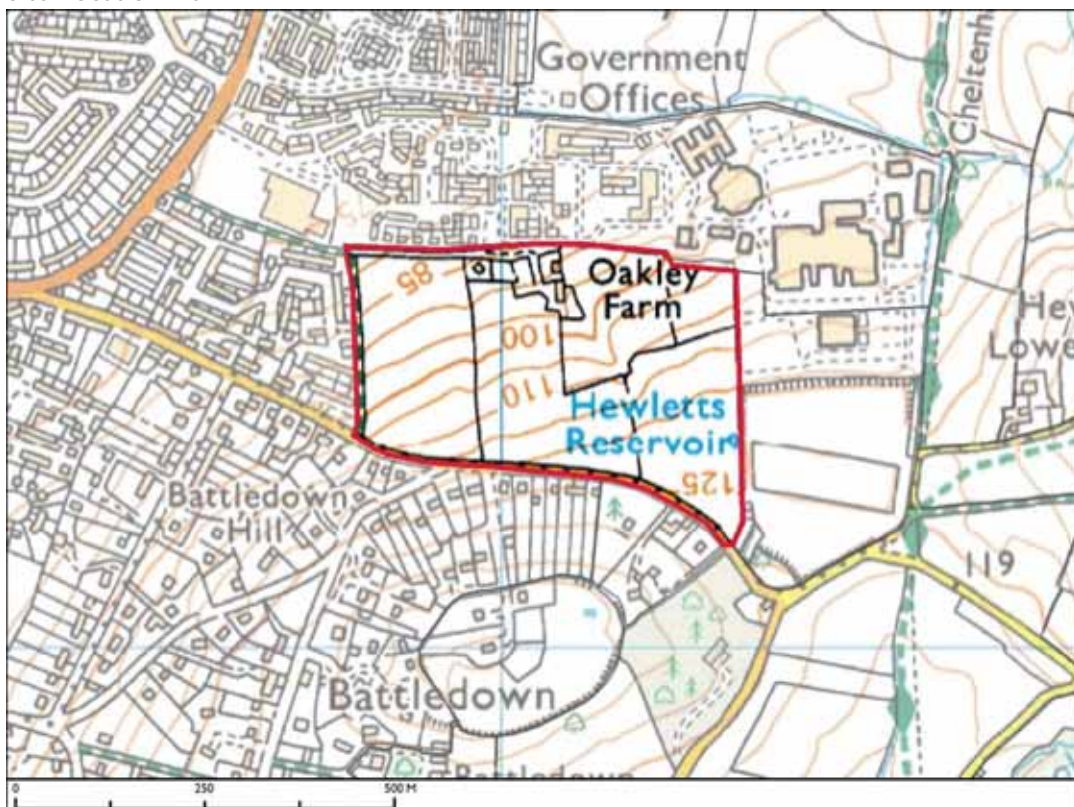
Settlement is very sparse throughout this character type, principally due to the sloping topography. A small number of individual farmstead properties occur.

Roads within this character type are not common, although those that do exist align generally on an east to west orientation. However local footpaths including the Cheltenham Circular Trail are a common feature.

Landscape Character Type: Pasture Slopes
Landscape Character Area: Oakley Farm Pasture Slopes
Site Ref: LCA 7.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping topography with small to medium scale landscape

Land Cover:

Pastoral farmland including mature hedgerow boundaries

Influence of human activity:

Residential built development to the north, west and south

Aesthetic and perceptual aspects:

Wide, expansive open views to the north, medium to high tranquillity given the influence of the adjacent landscape character

Summary of individual elements:

Medium quality elements including hedgerow and post and rail boundaries

Quality and Condition:

Generally high quality pasture with mature parkland setting trees and well maintained hedgerow boundaries

Overall character of the landscape:

Open, small to medium scale landscape.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A sloping landscape with open and expansive views particularly looking out to the northwest, north and northeast. Comprising principally of pastoral land use with small to medium scale fields.

Boundaries are formed by mature, well maintained hedgerows in the main, however post and wire fencing is also evident to the western boundary of the area.

Visual Issues Appraisal:

Views from the site looking northwest, north and northeast are long distance and open, looking across Cheltenham and the escarpment slopes of the Cotswolds AONB to the northeast.

Views are generally uninterrupted with the exception of intermittent mature boundary trees within boundary hedgerows.

Residential development to the south of the area sits atop elevated topography and as such allows expansive views across the landscape character area. To the north of the area, more recent housing development exists, which looks directly across the northwest corner of the area. To the northeast of the area, a parcel of land previously used as Government Offices is in the process of being demolished, with planning permission granted for the construction of further residential properties, which will overlook the landscape character area.

Key Visual Receptors:

- Residents along northern boundary of site (along Pillowell Close and Brockweir Road)
- Residents along western boundary of site (along Wessex Drive)
- Residents along the southern boundary of the area (along Harp Hill)
- Footpath users along the path that runs the western boundary of the area (ZCH/86/1)
-

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties and Harp Hill, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the numerous footpaths that exist across the character area, the area has moderate recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the northeast of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.1 – Oakley Farm Pasture Slopes



VP1. View looking southwest from north of area.



VP2. View looking north from south of area



VP3. View looking northeast from southeast of area

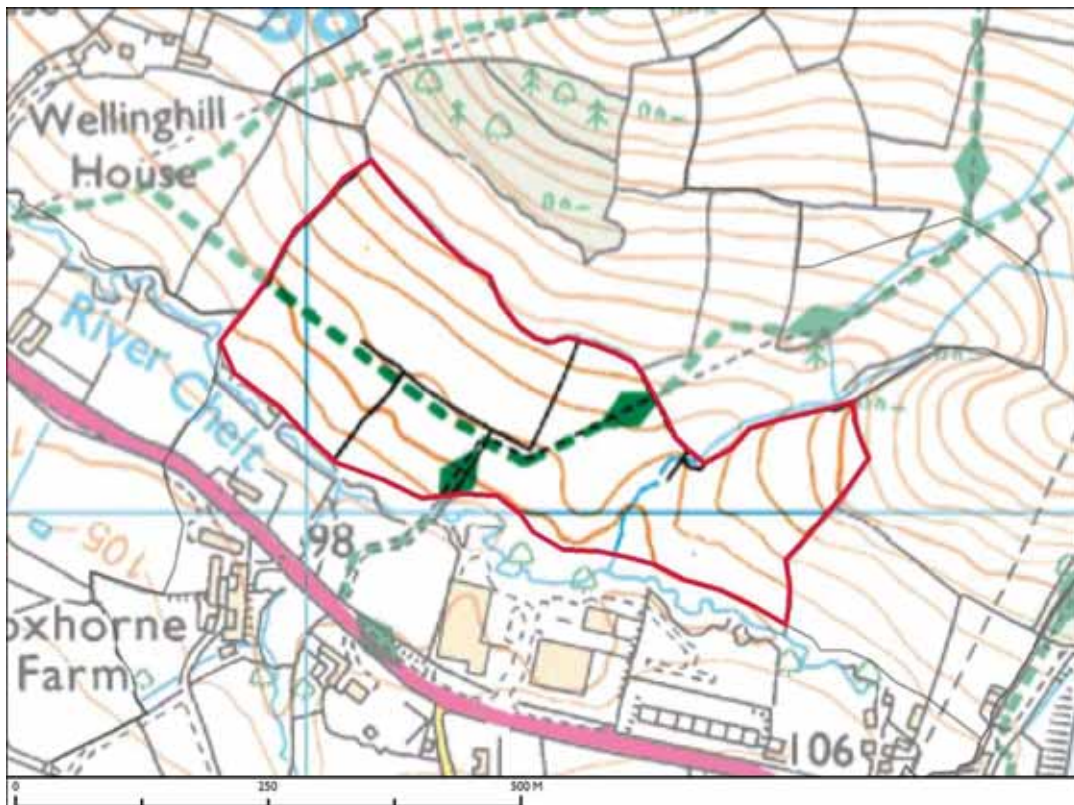


VP4. View looking east along Harp Hill from south of area

Landscape Character Type: Farmed Slopes
Landscape Character Area: Wellinghill House Farmed Slopes
Site Ref: LCA 7.10

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and open, medium scale topography

Land Cover:

Small to medium scale pasture farmland with well maintained hedgerow boundaries

Influence of human activity:

Some residential and commercial development to the south of the area

Aesthetic and perceptual aspects:

Wide, expansive open views to the south, medium to high tranquillity given the influence of the adjacent rural landscape character

Summary of individual elements:

Medium quality elements including footpaths and hedgerows

Distinctive landscape character types:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Open, large scale arable character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and open landscape with wide views and medium distance skylines particularly to the south. Comprising principally agricultural land use with improved pasture and arable field uses. River Chelt and associated riparian woodland to the south of the area.

Field boundaries generally comprise mature well maintained hedgerows with some intermittent trees.

Visual Issues Appraisal:

Views from the site looking south and southeast are long distance and open, looking towards the rising slopes of Ravensgate Hill. Views looking west are elevated and look across pasture and woodland landscape on sloping topography. Views looking north look towards an elevated mature deciduous woodland which contains views beyond.

Views looking into the area available from residents to the south of the site, particularly along the A40. A number of footpaths exist within the landscape character area itself and surrounding it, resulting in accessibility of views from local footpath users.

Key Visual Receptors:

- Residents along the A40, particularly on the rising slopes to the south (The Bungalow and Redwood)
- Footpath users (ZCK/16/3, ZCK/17/1 and ZCK/16/2)
- Road users along the A40

Visual Sensitivity:

As summarised above, the views looking from the area look towards the escarpment slopes of the Cotswolds AONB to the south of the area, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties to the south, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the footpaths that exist across the character area, the area has moderate recreational value. The sloping topography of the landscape results in the land is particularly visible from residential properties to the south of the area. The visual connections with the escarpment slopes to the northeast and south of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.10 – Wellinghill House Farmed Slopes



VP1. View looking north from footpath ZCK/18/3



VP2. View looking northeast from footpath ZCK/18/3



VP3. View looking south from footpath ZCK/17/1



VP4. View looking southwest from footpath ZCK/17/1



VP5. View looking west from footpath ZCK/17/1

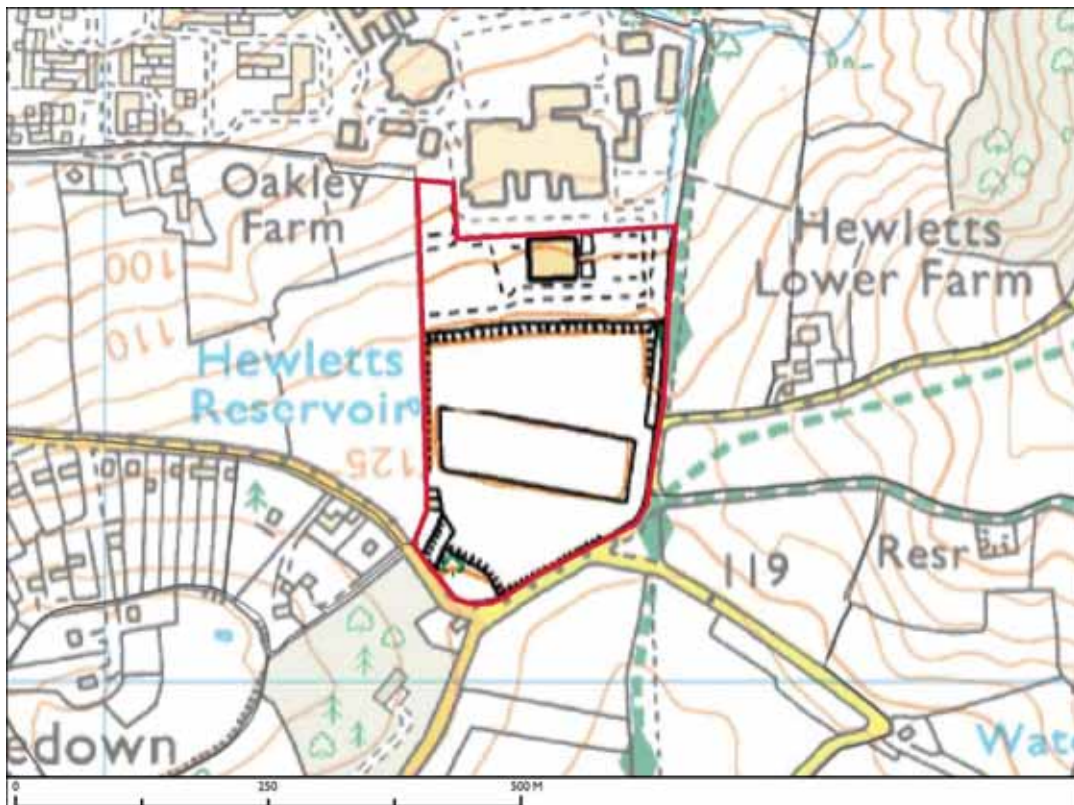


VP6. View looking west from footpath ZCK/17/1

Landscape Character Type: Pasture Slopes
Landscape Character Area: Hewlett's Reservoir
Site Ref: LCA 7.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat and medium scale topography

Land Cover:

Pasture land associated with Hewlett's Reservoir

Influence of human activity:

Demolition works associated with the Government Offices currently underway to the north of the area. Residential properties to south of area

Aesthetic and perceptual aspects:

Wide, expansive open views to the north, moderate to high tranquillity given the influence of the adjacent rural landscape character

Quality and Condition:

Generally moderate quality. Security boundary fencing and associated disruption from adjacent demolitions result in a diminished quality to the east of the area

Overall character of the landscape:

Open, small to medium scale landscape character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A predominantly flat site, currently under use as a Reservoir. Grass slopes follow the embankment lines associated with the reservoir and combination of brick walls, security chain link fencing and wall with railing forms the boundary to the area. A small area of deciduous woodland lies to the south of the site.

Visual Issues Appraisal:

The area is generally very well contained and views into it are restricted particularly to the east through embankment landform and security fencing. Views into the area are possible from the southwest, looking in from Harp Hill road. However moving along the road to the east, views into the area are restricted and screened by the intervening woodland block in the south of the area. One public right of way exists in proximity to the area, running along the east boundary (footpath ZCH/85/1). However views into the area are screened by embankment landform. It is anticipated that the views from the area out to the surrounding landscape would be restricted to the south by the woodland block, filtered and screened by security fencing looking towards the north. However, given the elevated nature of the area, views would be expansive and panoramic looking across the escarpment slopes of the AONB to the northeast and Cheltenham to the northwest, should the security fencing not screen the view.

Key Visual Receptors:

- Footpath users along the footpath to the east boundary (ZCH/85/1)
- Road users along Hag Hill to the south.

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

Although the area is located within the Cotswolds AONB designation, given the current land use as a reservoir and the inaccessibility to the site by publically accessible routes, the landscape sensitivity of the landscape character area is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls within the designated area known as the Cotswolds AONB, which is a national designation as represents a high value landscape. There are few visual receptors in proximity to the area and the area has limited recreational value. However the land use as a reservoir has inherent value in it and as such the overall landscape value is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.2 – Hewlett’s Reservoir Pasture Slopes



VP1. View looking east, northeast from south of area



VP2. View looking north from south of area



VP3. View looking north, northeast from south of area



VP4. View looking northeast from south of area



VP5. View looking north, northeast from SE of area



VP6. View looking southwest from southeast corner of area



VP7. View looking east along southern boundary of area

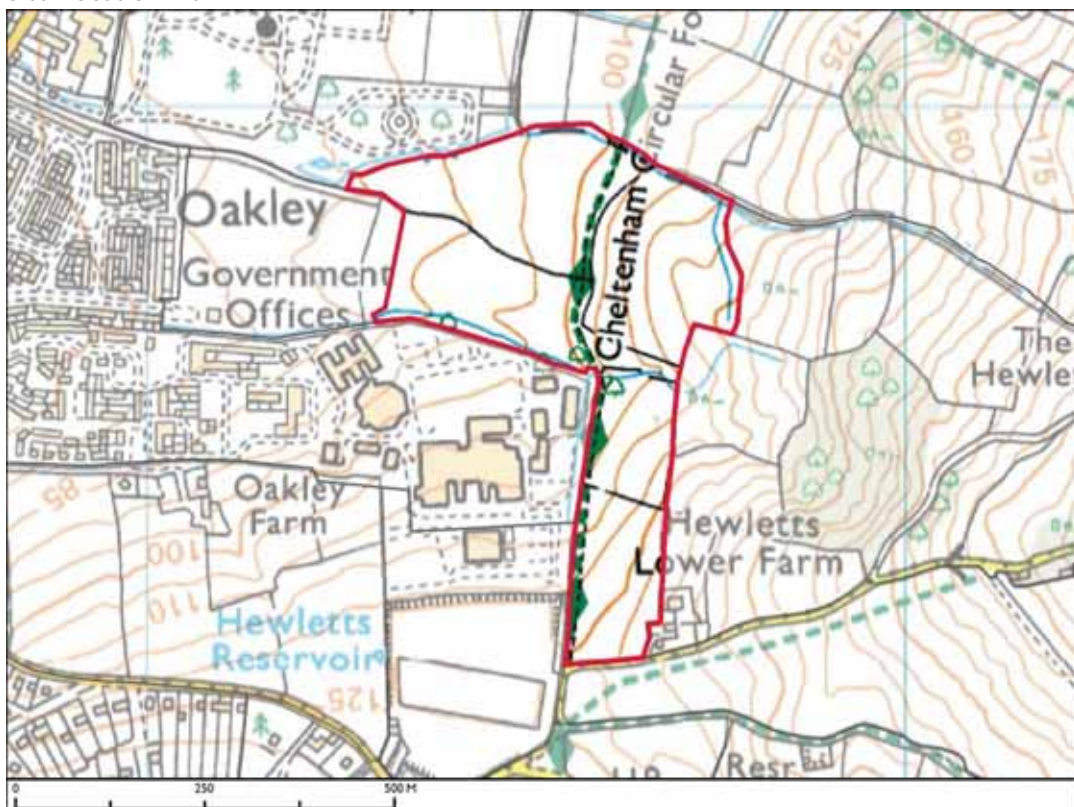


VP8. View looking southeast from southwest corner of area

Landscape Character Type: Pasture Slopes
Landscape Character Area: Oakley Pasture Slopes
Site Ref: LCA 7.3

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Bouncers Lane Cemetery to the northwest, Playing Fields to the west, demolition of Government offices to the southwest

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes

Summary of individual elements:

Medium quality well maintained elements including footpaths and hedgerow boundaries

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB
- Local Green Space

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The area is well used by dog walkers as represented by the Local Green Space designation.

The Cheltenham Circular Footpath runs through the area on a generally north to south orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents along the eastern edge of Cheltenham, east of Hale's Road

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Cheltenham Circular Way, residential properties to the west of the area and from the Oakley Playing Fields, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The area is regularly used by walkers, particularly on the Cheltenham Circular Way and the area is further designated as a Local Green Space, reflecting this use. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR / MODERATE OVERALL	LOW / MEDIUM OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

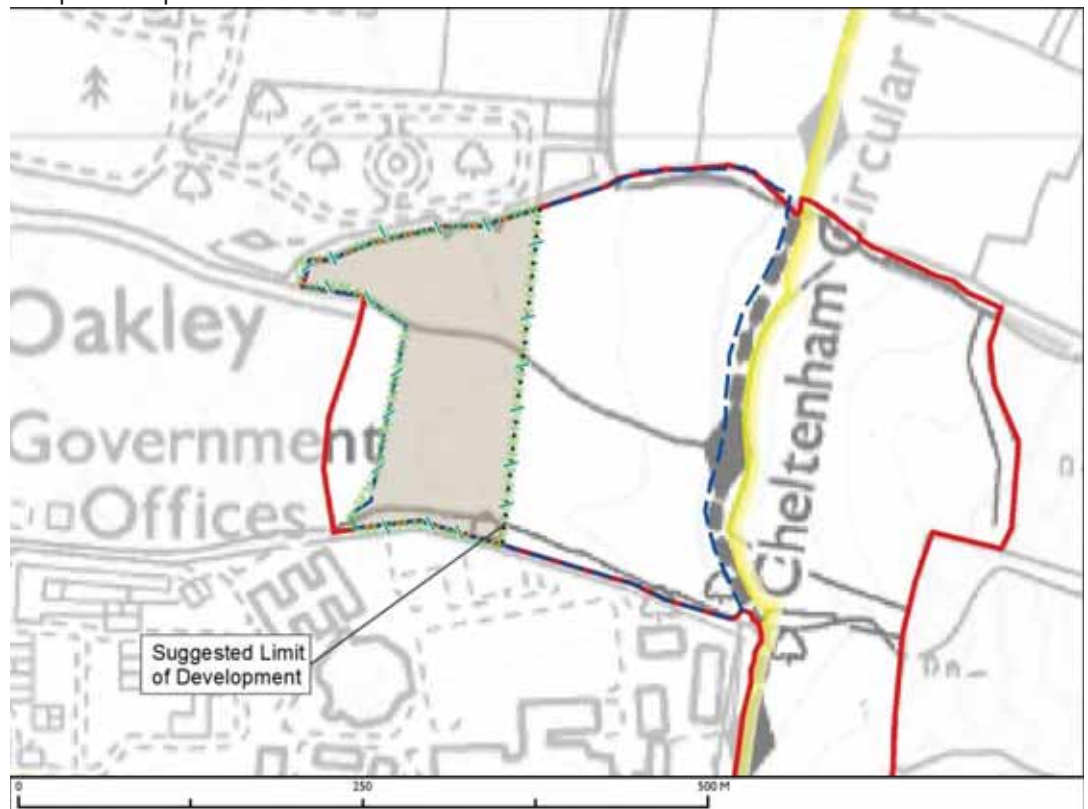
National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

Landscape Character Type: Pasture Slopes
Landscape Character Area: Oakley Pasture Slopes
Site Ref: LCA 7.3

PLANNING PRINCIPLES

Landscape Principles Plan:



Principles for development:

The surrounding settled residential context and lack of commercial or industrial development indicates that if development were to be considered in this location, residential development would be the most appropriate.

Given the increased visibility of the area further to the east and the increased value to the land in the east attributed due to the Cotswolds AONB designation. Should development be considered in the landscape character area, the area to the west of the landscape character area is visually more contained and has more mitigation potential than the area to the east. The eastern edge to this parcel of land is offset at a suitable distance from the National Trail, fits in with the landform / contours / topography and would include mature trees within its boundary edge.

Provision of well-established and thoughtful boundary planting would be recommended, particularly to the western boundary of the area to ensure long distance views looking out of and into the site from visual receptors on the eastern urban edge of Cheltenham are not compromised.

Site Integration:

The existing structure of field boundaries is strong and it is recommended this is improved upon through further structure planting with hedgerow and tree planting.

PHOTO SHEET FOR SITE LCA 7.3 – Oakley Pasture Slopes



VP1. View looking north from southwest of area



VP2. View looking northeast from southwest of area



VP3. View looking east from southwest corner of area



VP4. View looking south from west of area



VP5. View looking north from west of area



VP6. View looking northeast from west of area



VP7. View looking west from centre of area

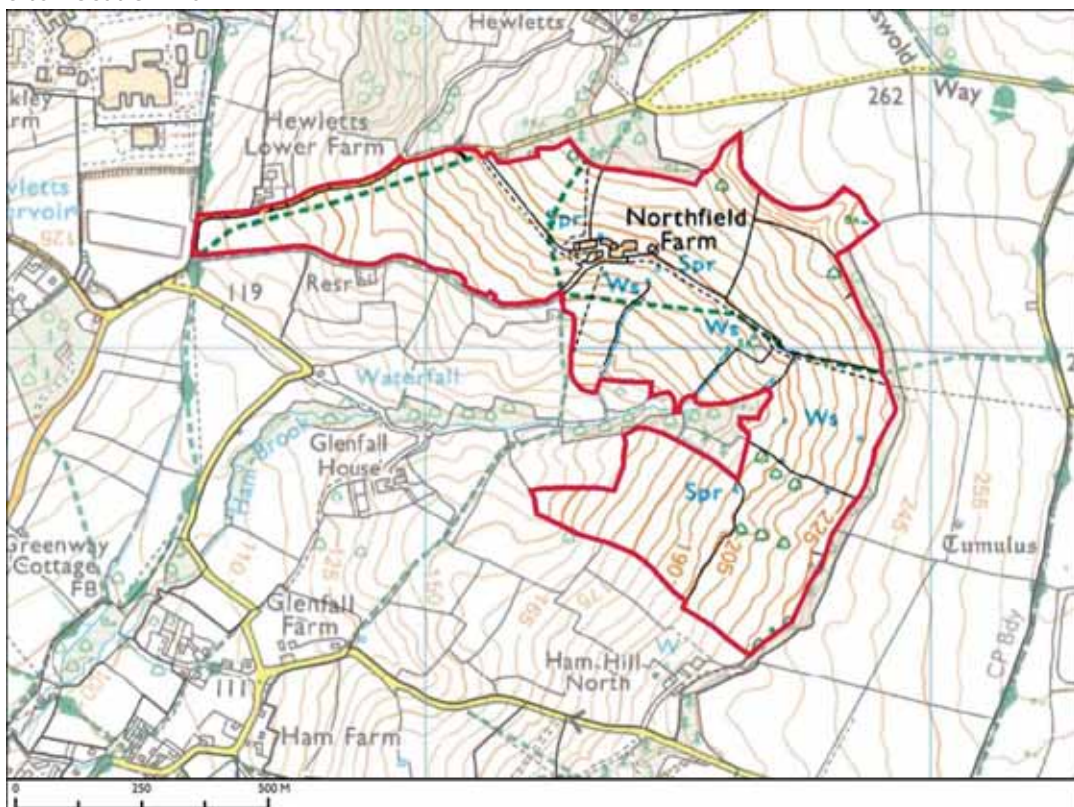


VP8. View looking southeast from south of area

Landscape Character Type: Pasture Slopes
Landscape Character Area: Northfield Farm Pasture Slopes
Site Ref: LCA 7.4

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes down to the west

Land Cover:

Medium to large scale pastoral farmland with post and rail and hedgerow boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity aside from the property of Northfield Farm

Aesthetic and perceptual aspects:

Wide, expansive open views to the west, medium to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, gorse and escarpment moor

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, medium to large scale pastoral character

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, and sloping pastoral landscape with well-defined boundaries formed by principally with post and wire fencing and hedgerows. Medium to large scale, the area is largely unsettled, with only one farmhouse located on the slopes (Northfield Farm). Mature individual trees exist throughout the fields and represent a characteristic of the landscape character area.

Visual Issues Appraisal:

Views from the site looking west are long distance and open, looking towards and across the built form of Cheltenham and to the landscape beyond. To the south and southwest, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswold's AONB. Views to the north are contained by mature woodland that follows the route of the Aggs Hill road oriented east to west leading up the slopes.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/8/4; ZCK/12/1 and ASM/91/1)
- Residents of Northfield Farm
- Road users along Aggs Hill road

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswold's AONB and comprises open pastoral farmed slopes, leading down to the west to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with high quality drystone walls and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with numerous footpaths and little settlement in the area aside from Northfield Farm which is a Listed building. Views to the west are open, long distance and panoramic taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.4 – Northfield Farm Pasture Slopes



VP1. View looking south from north of area



VP2. View looking southwest from north of area



VP3. View looking southwest, west from north of the area



VP4. View looking west from north of the area



VP5. View looking southwest, west from north of area



VP6. View looking east from west of area



VP7. View looking southeast from west of area

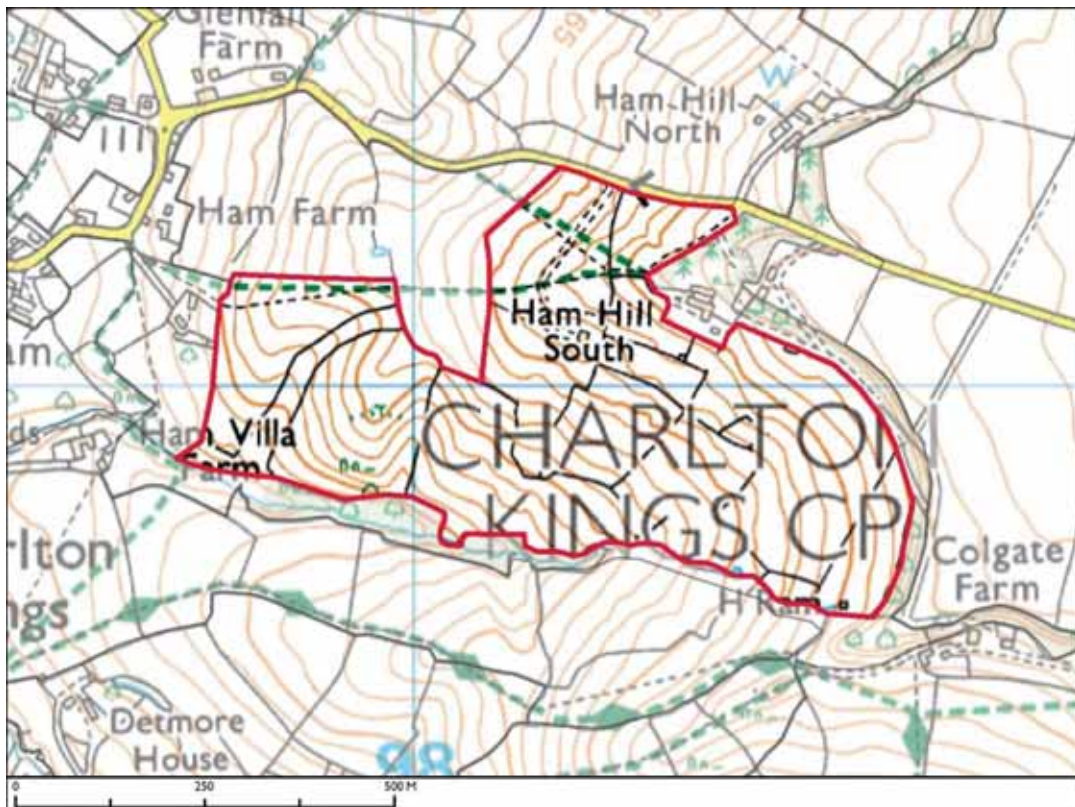


VP8. View looking south from west of area

Landscape Character Type: Pasture Slopes
Landscape Character Area: Ham Hill South Pasture Slopes
Site Ref: LCA 7.5

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes to the west

Land Cover:

Medium scale pastoral farmland with post and rail and hedgerow boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity

Aesthetic and perceptual aspects:

Wide, expansive open views to the west, medium to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpaths and hedgerow boundaries

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, large scale pastoral character.

Designations:

- Cotswold's AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with post and rail fences and hedgerows. Medium scale, the area is largely unsettled, with no properties within the area itself. Mature individual trees exist throughout the fields and represent a characteristic of the landscape character area.

Visual Issues Appraisal:

Views from the site looking west are long distance and open, looking towards and across the built form of Cheltenham and to the landscape beyond. To the south and southwest, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswold's AONB. Views to the north are contained by mature woodland that follows the route of the Aggs Hill road oriented east to west leading up the slopes.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/21/1; ZCK/22/1 and ZCK/12/2)
- Residents of Ham Hill North
- Road users along Ham road

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswold's AONB and comprises open pastoral farmed slopes, leading down to the west to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with high quality drystone walls and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with numerous footpaths and little settlement in the area aside from Ham Hill South. Views to the west are open, long distance and panoramic taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.5 – Ham Hill Pasture Slopes



VP1. View looking southwest from northwest of area



VP2. View looking west from northwest of area



VP3. View looking west from north of area



VP4. View looking south from east of area



VP5. View looking north from east of area



VP6. View looking east from east of area

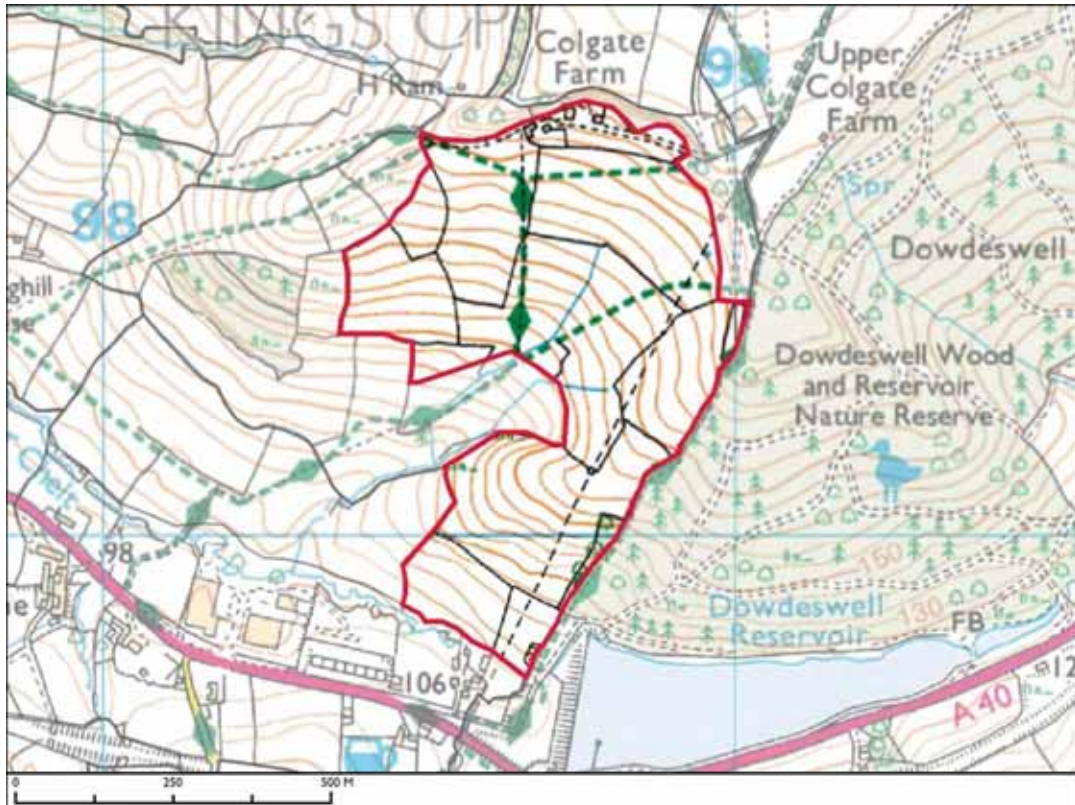
Landscape Character Type: Pasture Slopes

Landscape Character Area: Dowdeswell Woods Pasture Slopes

Site Ref: LCA 7.6

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes to the west

Land Cover:

Small to medium scale pastoral farmland with post and rail, hedgerow and woodland boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity

Aesthetic and perceptual aspects:

Wide, expansive open views to the southwest, moderate to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails and hedgerows

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, small to medium scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with post and rail fencing, hedgerows and woodland associated with Dowdeswell Wood to the east. Small to medium scale, the area is largely unsettled, with only one farmhouse located on the slopes (Colgate Farm).

Visual Issues Appraisal:

Views from the site looking southwest are long distance and open, looking towards and across the built form of Cheltenham and to the landscape beyond. To the south and southwest, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswold's AONB. Views to the north are contained by mature woodland and rising topography.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/20/3, ZCK/20/4, ZCK/16/1 and ZCK/15/1)
- Residents of Colgate Farm

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises open pastoral farmed slopes, leading down to the southwest to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with post and rail fencing and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with numerous footpaths and no settlement within the landscape character area itself. Views to the west are open, long distance and panoramic taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:

NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:

LCT: 2. Escarpment

LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.6 – Dowdeswell Woods Pasture Slopes



VP1. View looking east from centre of area



VP2. View looking southeast from centre of area



VP3. View looking south, southeast from centre of area



VP4. View looking southeast from northeast of area



VP5. View looking southwest from northeast of area

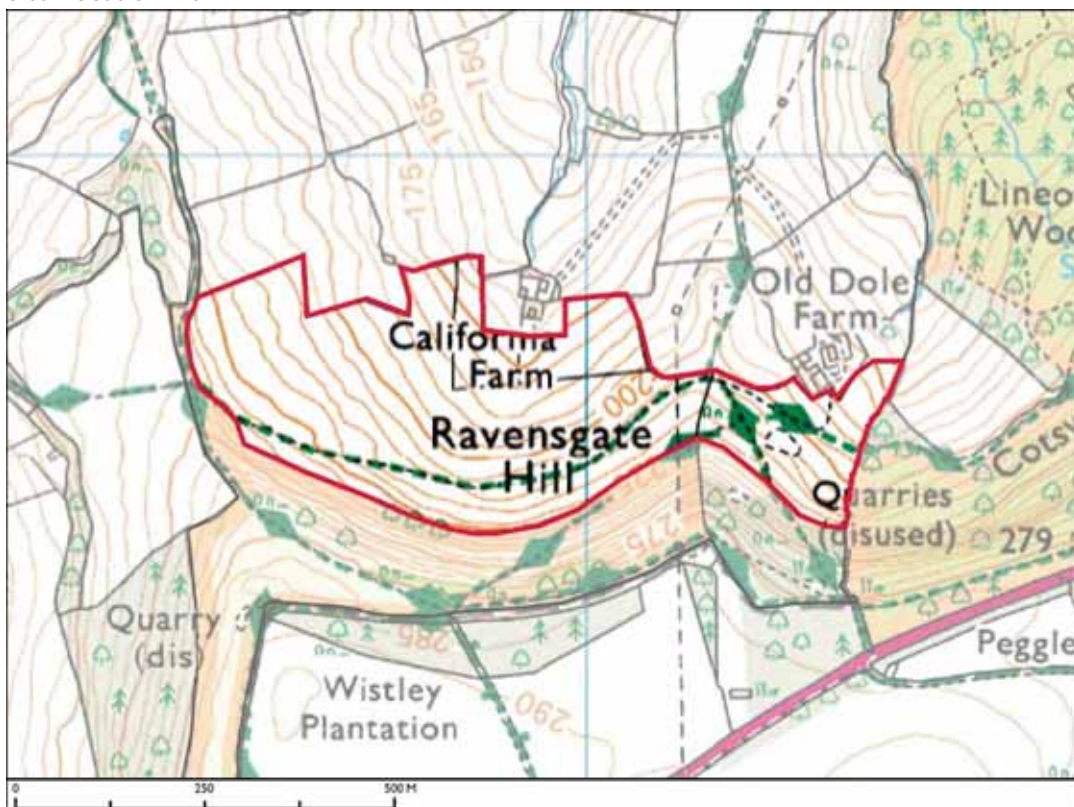


VP6. View looking west from northeast of area

Landscape Character Type: Pasture Slopes
Landscape Character Area: Ravensgate Hill Pasture Slopes
Site Ref: LCA 7.7

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes down to the north

Land Cover:

Medium to large scale arable farmland with post and rail and hedgerow boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity

Aesthetic and perceptual aspects:

Wide, expansive open views to the north, moderate to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpaths, post and rail fences and hedgerows

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, medium to large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with post and rail fencing and hedgerows. Medium to large scale, the area is largely unsettled. A number of footpaths bisect the area including The Cotswold Way National Trail.

Visual Issues Appraisal:

Views from the site looking north and northeast are long distance and open, looking towards and across the built form of Cheltenham and to the landscape beyond. To the south and southwest, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswold's AONB.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/53/6, ZCK/61/1 and KDO/24/1)
- Residents of California Farm
- Footpath users along the Cheltenham Way to the south of the area

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises open pastoral farmed slopes, leading down to the west to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with post and rail fencing and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with numerous footpaths and little settlement in the area. Views to the north are open, medium to long distance and elevated taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.7 – Ravensgate Hill Pasture Slopes



VP1. View looking west from south of area



VP2. View looking northwest from south of area



VP3. View looking north from south of area



VP4. View looking northeast from south of area



VP5. View looking east from south of area

Landscape Character Type: Pasture Slopes
Landscape Character Area: Lineover Wood Pasture Slopes
Site Ref: LCA 7.8

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes to the west

Land Cover:

Medium to large scale pastoral farmland with post and rail and hedgerow boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity aside from two farming properties (Old Dole Farm and California Farm)

Aesthetic and perceptual aspects:

Wide, expansive open views to the north and northwest, medium to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath, post and rail fencing and hedgerows

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, medium to large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed principally with post and rail fencing and hedgerows. Medium to large scale, the area is largely unsettled, with only two farmhouses located on the slopes (Old Dole Farm and California Farm). Small copses of deciduous tree exist throughout the area. A pylon line bisects the landscape on a northeast to south orientation.

Visual Issues Appraisal:

Views from the site looking north are long distance and open, looking towards the sloping landscape beyond. To the north and northeast, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswolds AONB.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/62/1)
- Residents of Old Dole Farm and California Farm

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises open pastoral farmed slopes, leading down to the west to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with high quality drystone walls and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with a footpath running through the centre of the area and little settlement in the area aside from Dole Farm and California Farm. Views to the north are open, long distance and panoramic taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.8 – Lineover Wood Pasture Slopes



VP1. View looking east from north of the area



VP2. View looking north from footpath ZCK/62/1



VP3. View looking southeast from footpath ZCK/62/1



VP4. View looking south from footpath ZCK/62/1



VP5. View looking southwest from footpath ZCK/62/1

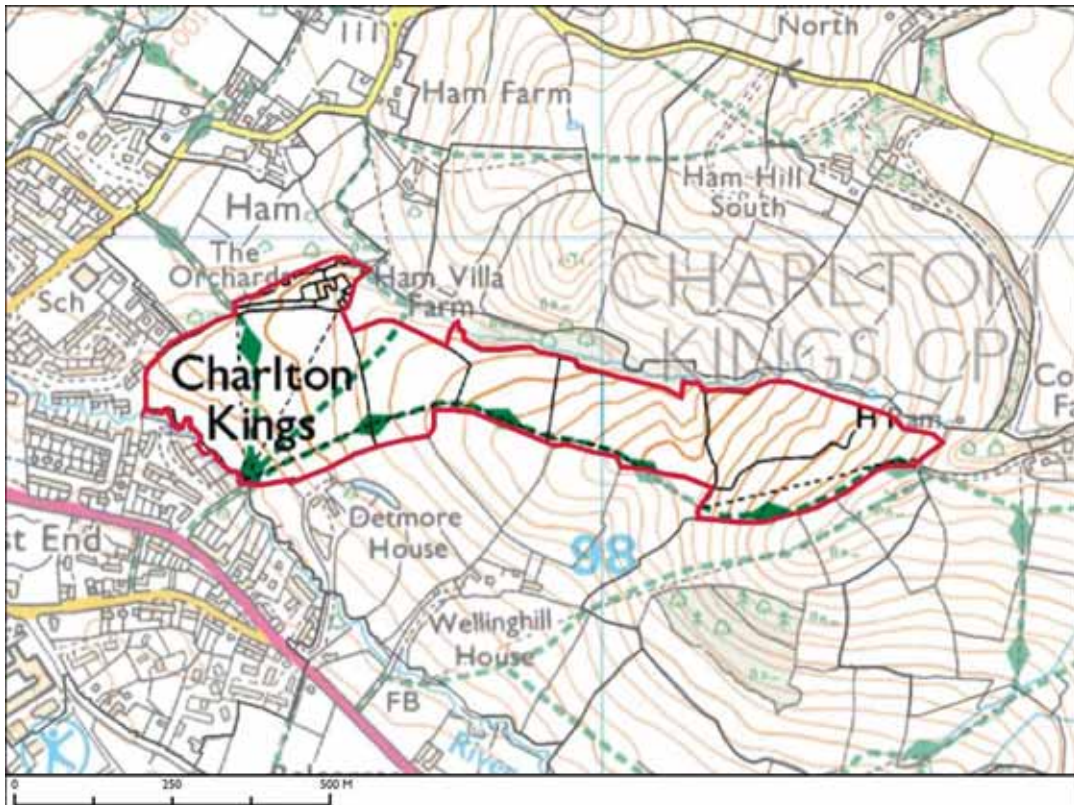


VP6. View looking west from footpath ZCK/62/1

Landscape Character Type: Farmed Slopes
Landscape Character Area: Charlton Kings Pasture Slopes
Site Ref: LCA 7.9

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and open, medium scale topography

Land Cover:

Pasture farmland with post and wire and mature outgrown and gappy hedgerow boundaries

Influence of human activity:

Residential built development to the west and south

Aesthetic and perceptual aspects:

Wide views to the south and southeast, medium tranquillity given the influence of the adjacent rural landscape character to the east

Summary of individual elements:

Medium quality elements including footpath and outgrown and gappy hedgerows and post and wire fencing

Distinctive landscape character types:

Distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Open, medium scale pasture and arable character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and open landscape with wide views and medium distance skylines particularly to the south. Comprising principally of agricultural land use with pasture field uses, including some small to medium scale pastoral fields associated with domestic use to the west. River Chelt and associated riparian woodland to the west of the area and small stream to north of site with associated riparian vegetation.

Ham Villa Farm is located within the area and introduces a somewhat degraded character to the vicinity of the property due to numerous agricultural related detritus. However, the property is well screened from the remainder of the area with a combination of mature vegetation and topography.

Field boundaries generally comprise post and wire fencing with mature, outgrown hedgerows, which has gaps in places.

Visual Issues Appraisal:

Views from the site looking southeast are long distance and open, looking towards the rising slopes of Ham Hill South and Ravensgate Hill. Views looking west are elevated and look across the rooftops of residential development on the urban edge of Cheltenham. Views looking north look towards a pasture field on rising topography with intervening mature vegetation which allows glimpsed views beyond, but more generally restricts views. Views looking east are restricted by rising topography. Views looking into the site area available from residents to the west of the site, particularly along Chase Avenue, where the elevated nature of the landscape character area results in it being very visible from these properties. Numerous footpaths exist within the landscape character area itself and surrounding it, resulting in accessibility of views from local footpath users.

Key Visual Receptors:

- Residents along western boundary of site (Chase Avenue)
- Residents along northwest boundary of site (Hartlebury Way)
- Footpath users along local footpaths within the site (ZCK/24/2, SCK/23/1, ZCK/20/1)

Visual Sensitivity:

As summarised above, the views looking from the area are elevated, looking across the urban edge of Cheltenham. With a number of footpaths within the area and views from adjacent residential properties with open views looking into the area, the overall visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of mature boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the numerous footpaths that exist across the character area, the area has moderate recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the west of the area. The visual connections with the escarpment slopes to the east of the area are valuable perceptual aspects. The quality of the landscape elements are moderate (low in places however with moderate visual screening), with predominantly mature outgrown hedgerow boundaries with some post and wire fences present. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 7.9 – Charlton Kings Farmed Slopes



VP1. View looking south from footpath ZCK/24/2



VP2. View looking southwest from footpath ZCK/24/2



VP 3. View looking west from footpath ZCK/24/2



VP 4. View looking northwest from footpath ZCK/24/2

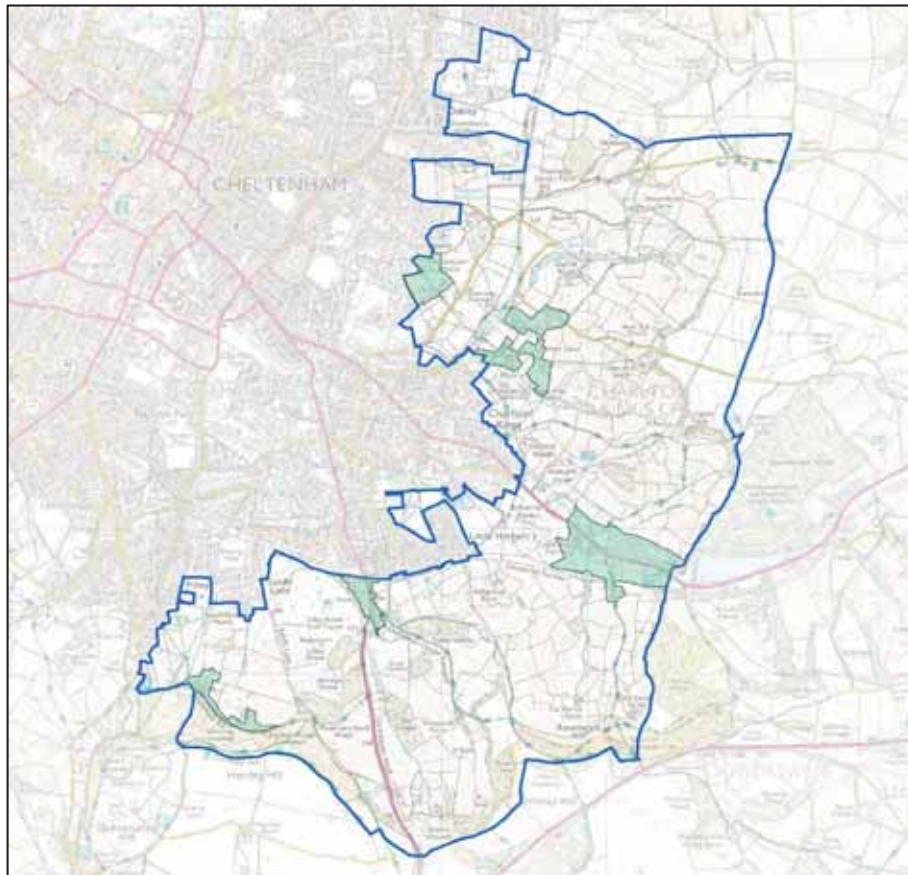


VP 5. View looking southeast from footpath ZCK/23/1



VP 6. View looking southwest from footpath ZCK/23/1

8. SETTLED LOWLANDS



The settled lowlands character type is located both throughout the study area, principally closer to the urban edge of Cheltenham. The land on which the type is located is more generally flatter topography enabling the settlement of it, however it is sloping in places.

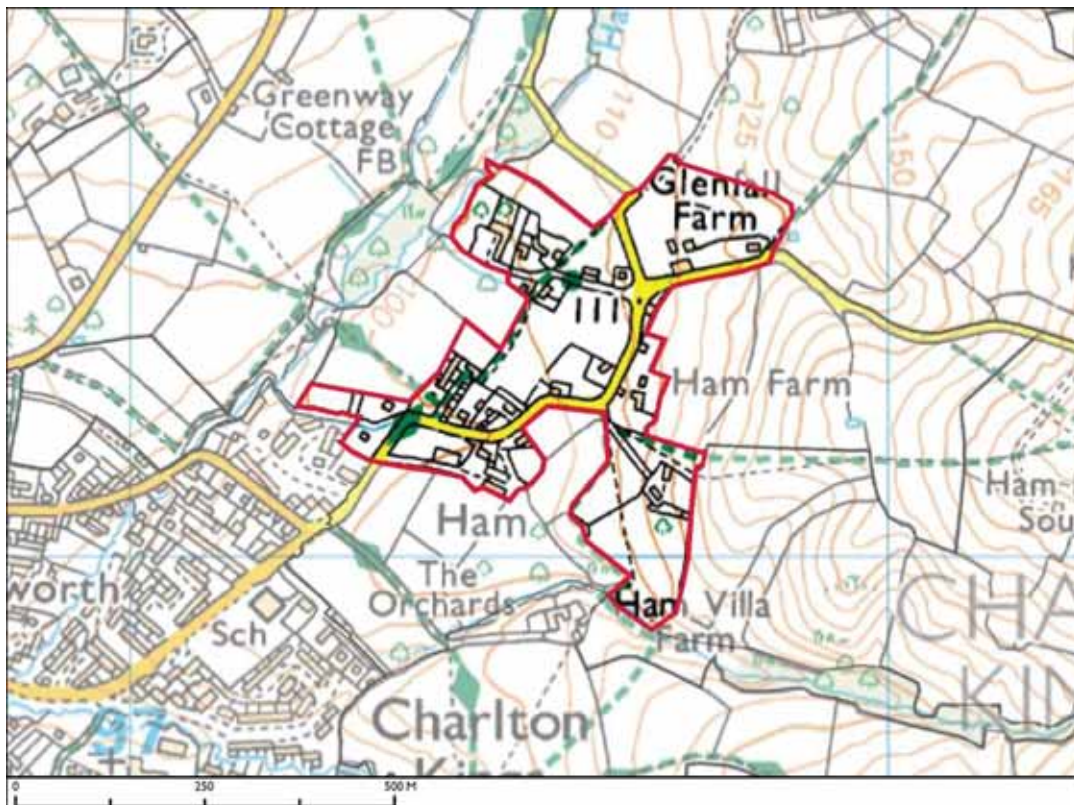
Land cover comprises a combination of ornamental planting associated with the property curtilages and

Settlement is commonplace throughout this character type and generally comprises detached properties with associated garden spaces and mature garden vegetation.

Landscape Character Type: Settled Lowlands
Landscape Character Area: Ham Settled Lowlands
Site Ref: LCA 8.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and rolling topography

Land Cover:

Pastoral landscape, well vegetated along the boundaries

Influence of human activity:

Residential built development to the west and south.

Aesthetic and perceptual aspects:

Views are contained by topography and vegetation, with medium to high tranquillity

Summary of individual elements:

Medium quality well maintained elements including footpaths, post and rail fencing and hedgerows

Quality and Condition:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development

Overall character of the landscape:

Enclosed, small to medium scale settled pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with post and rail fencing and hedgerows. Small to medium scale, the area is settled with detached properties with large associated curtilages.

Visual Issues Appraisal:

Views from the site looking south are filtered by intervening vegetation and medium distance, looking towards the rising slopes of Ham Hill. Views to the north, east and west are short distance and contained by mature well treed and vegetated boundaries and residential development.

Footpath users and residents of the properties within the area will have open views looking throughout the area.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/13/1)
- Residents of properties along Ham Road including Ham Farm and Glenfall Farm
- Road users along Ham Road

Visual Sensitivity:

As summarised above, the views within the area are generally contained by mature vegetation and topography, however local views by footpath users and residents within the area are available throughout the area. As such, the overall landscape sensitivity of the area is assessed as **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises enclosed pastoral farmed slopes. The area is encompassed by surrounding rural, settled landscape character areas and boundaries throughout the character area are defined with high quality hedgerow boundaries and post and rail fencing. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally residents of properties and recreational viewers on footpaths through the area. Filtered views to the east are available looking towards the elevated escarpment slopes associated with Ham Hill. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 8.1 – Ham Settled Lowlands



VP1. View looking southeast from centre of area



VP2. View looking southwest from centre of area



VP3. View looking south from north of area



VP4. View looking southeast from north of area



VP5. View looking southeast from centre of area

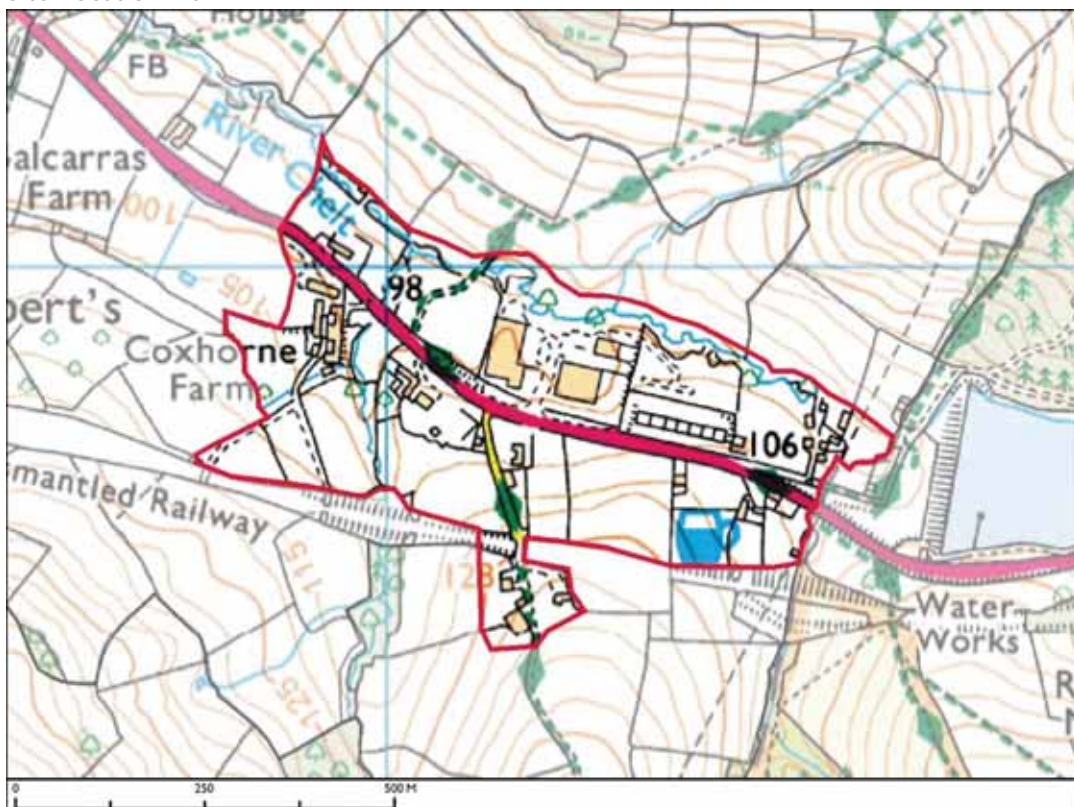


VP6. View looking northwest from centre of area

Landscape Character Type: Settled Lowlands
Landscape Character Area: Coxhome Farm Settled Lowlands
Site Ref: LCA 8.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and rolling topography

Land Cover:

Pastoral landscape, well vegetated along the boundaries

Influence of human activity:

Residential built development to the north and south.

Aesthetic and perceptual aspects:

Views are contained by topography and vegetation, including the busy London Road through the centre of the area, with medium overall tranquillity

Summary of individual elements:

Medium quality elements including footpaths, roads, residential and commercial properties and a pylon line to the east of the area.

Summary of Condition:

The overall condition of the area is good, however declines slightly in the vicinity of the busy London Road and associated with the commercial development to the north of the road

Overall character of the landscape:

Enclosed, small to medium scale settled pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed principally with post and rail fencing and hedgerows. Small to medium scale, the area is settled with detached properties with large associated curtilages.

Visual Issues Appraisal:

Views from the site looking south are filtered by intervening vegetation and medium distance, looking towards the rising slopes of Ham Hill South to the north and of Wistley Hill to the south. Views to the east and west are short distance and contained by mature well treed and vegetated boundaries and residential development.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/62/1)
- Residents of properties along London Road including Coxhome Farm
- Road users along London Road

Visual Sensitivity:

As summarised above, the views looking from the area are a combination of medium distance looking towards the adjacent hills of Ham Hill South and Wistley Hill to the north and south respectively, and short distance, contained by the mature vegetation associated with the built development, resulting in an overall visual sensitivity of **Medium - High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises enclosed pastoral farmed slopes. The area is encompassed by surrounding rural, settled landscape character areas and boundaries throughout the character area are defined with high quality hedgerow boundaries and post and rail fencing. Overall, the sensitivity of the landscape is considered to be **Medium - High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally residents of the properties in the area and recreational viewers on footpaths through the area. Filtered views to the south are available looking towards the elevated escarpment slopes associated with Wistley Hill. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium - High	Medium - High	MEDIUM - HIGH	High	MAJOR / MODERATE OVERALL	LOW / MEDIUM OVERALL

With an overall landscape capacity of **Low - Medium** identified, this indicated some small potential for development. However it is considered that the localised area where capacity may be available is indicated includes the road and the existing commercial development. It is considered that the remainder of the Landscape Character Area has a generally higher landscape constraint classification and lower capacity form development. Therefore no planning principles have been included for this character area.

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 8.2 – Coxhome Farm Settled Lowlands



VP1. View looking west, northwest from east of area



VP2. View looking east, southeast from east of area



VP3. View looking southeast from centre of area



VP4. View looking east from centre of area



VP5. View looking north from centre of area

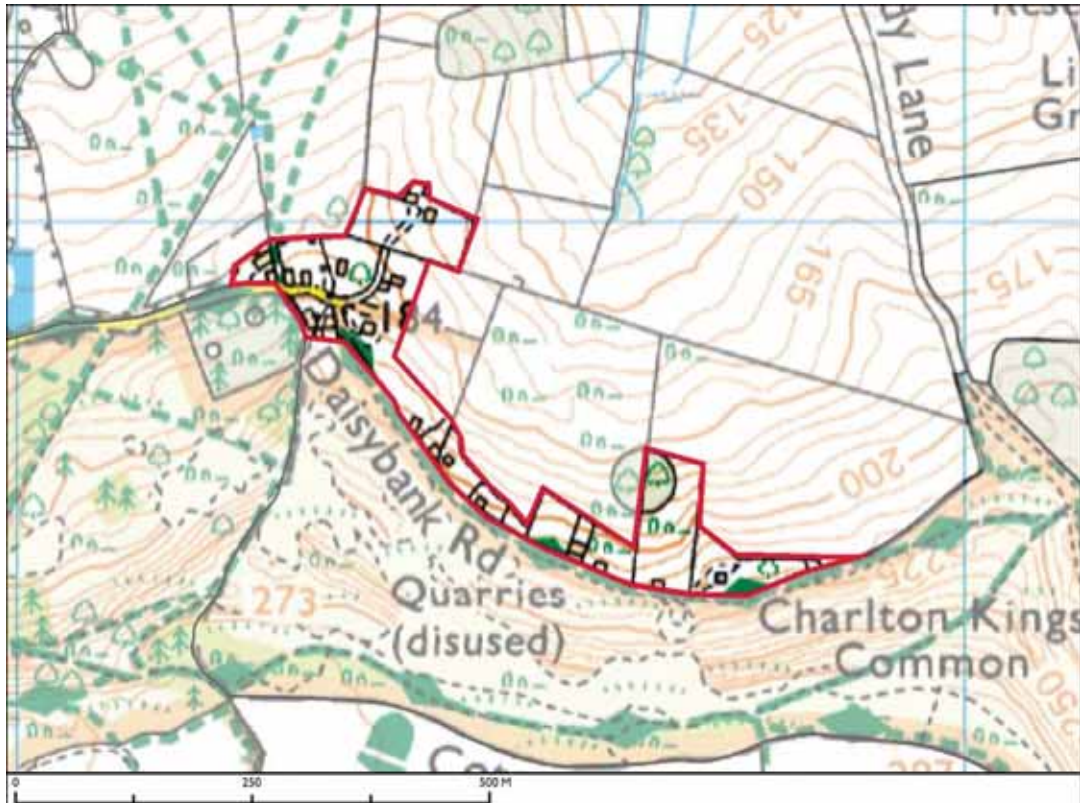


VP6. View looking north, northeast from west of area

Landscape Character Type: Settled Lowlands
Landscape Character Area: Daisybank Settled Lowlands
Site Ref: LCA 8.3

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and rolling topography

Land Cover:

Pastoral landscape, well vegetated along the boundaries

Influence of human activity:

Residential built development to the west and south.

Aesthetic and perceptual aspects:

Views are contained by topography and vegetation, with moderate to high tranquillity

Summary of individual elements:

Medium quality elements including footpath trails and residential boundary treatments

Quality and Condition:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Enclosed, small to medium scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with post and rail fencing and hedgerows. Small to medium scale, the area is settled with detached properties with large associated curtilages.

Visual Issues Appraisal:

Views from the site looking north are elevated, open and long distance looking across the pastoral landscape towards the southern edge of the built form of Cheltenham. Views to the northeast are long distance look towards the rising slopes of the Cotswold AONB hills to the east of the area.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/56/2)
- Residents of properties along Daisybank Road
- Road users along Daisybank Road
- Footpath users along the Cotswold Way to the south of the area

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises residential properties located on Daisybank Road on the northern slopes of Hartley Hill. The area is encompassed by surrounding rural, settled landscape character areas and boundaries throughout the character area are defined with high quality hedgerow boundaries and post and rail fencing. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers on footpaths through the area. Open elevated views to the north are available looking towards the southern urban edge of Cheltenham and towards the hill slopes to the north east. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 8.3 – Daisybank Settled Lowlands



VP1. View looking northwest from the Cotswold Way



VP2. View looking north from the Cotswold Way



VP3. View looking north, NE from the Cotswold Way

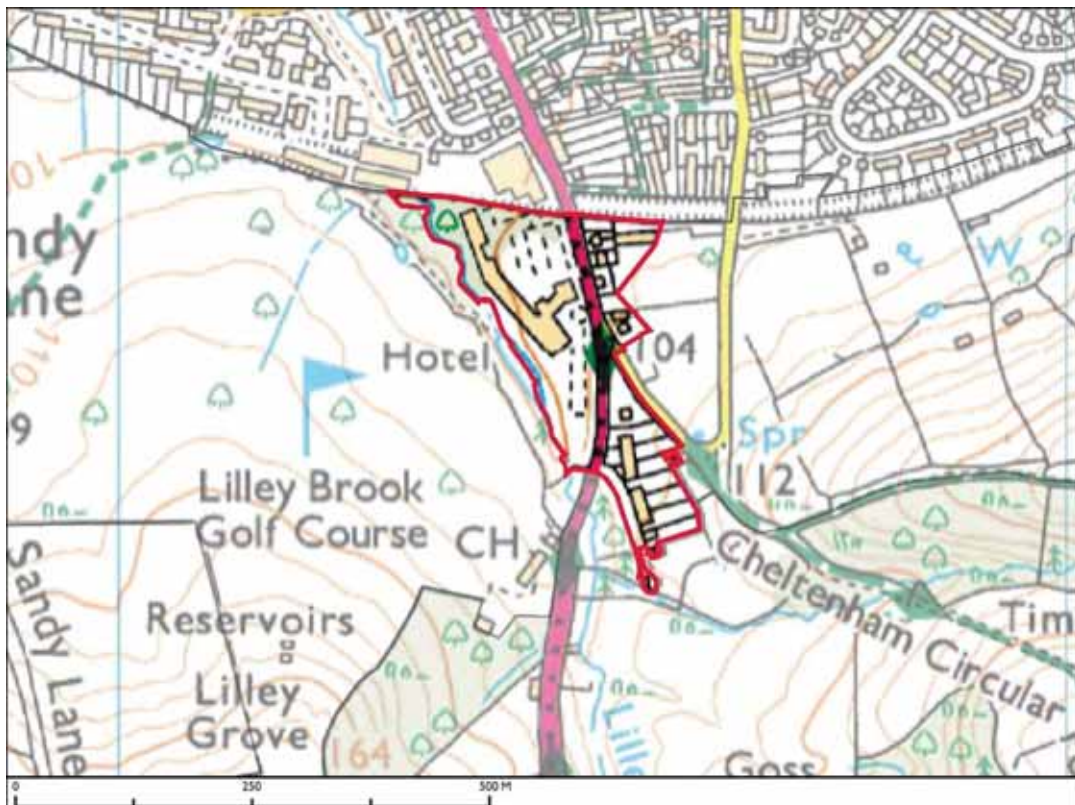


VP4. View looking northeast from the Cotswold Way

Landscape Character Type: Settled Lowlands
Landscape Character Area: Lilley Brook Settled Lowlands
Site Ref: LCA 8.4

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Flat and sloping topography

Land Cover:

Settled landscape, well vegetated along the boundaries

Influence of human activity:

Residential built development to the west and north.

Aesthetic and perceptual aspects:

Views are contained by topography and vegetation, with medium tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, gorse and escarpment moor

Quality and Condition:

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

Overall character of the landscape:

Enclosed, small to medium scale settled pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A settled and predominantly enclosed pastoral landscape with well-defined boundaries formed by principally with post and rail fencing and hedgerows. Small to medium scale, the area is settled with detached properties with large associated curtilages along with a large hotel (Cheltenham Park Hotel).

Visual Issues Appraisal:

Views from the site looking east are filtered by intervening vegetation and medium distance, looking towards the rising slopes of Wistley Hill. Views to the north, west and east are short distance and contained by mature well treed and vegetated boundaries and residential development.

Key Visual Receptors:

- Footpath users throughout the area (Cheltenham Circular Footpath)
- Residents of properties along Little Herbert's Road
- Road users along Little Herbert's Road and Cirencester Road

Visual Sensitivity:

As summarised above, the views looking from the area looking west and southwest towards the escarpment slopes of Wistley Hill and local views within the area from residents of the detached properties, road users of the Little Herbert's Road and Cirencester Road and footpath users along the Cheltenham Circular footpath, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises enclosed settled pastoral farmed lowland. The area is encompassed by surrounding rural, settled landscape character areas and boundaries throughout the character area are defined with high quality hedgerow boundaries and post and rail fencing. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers on footpaths through the area. Filtered views to the south are available looking towards the elevated escarpment slopes associated with Wistley Hill. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 8.4 – Lilley Brook Settled Lowlands



VP1. View looking west from the east of the area



VP2. View looking north along Little Herbert's Road



VP3. View looking southeast along Cirencester Road



VP4. View looking southeast along Little Herbert's Road



VP5. View looking NW towards Cheltenham Park Hotel

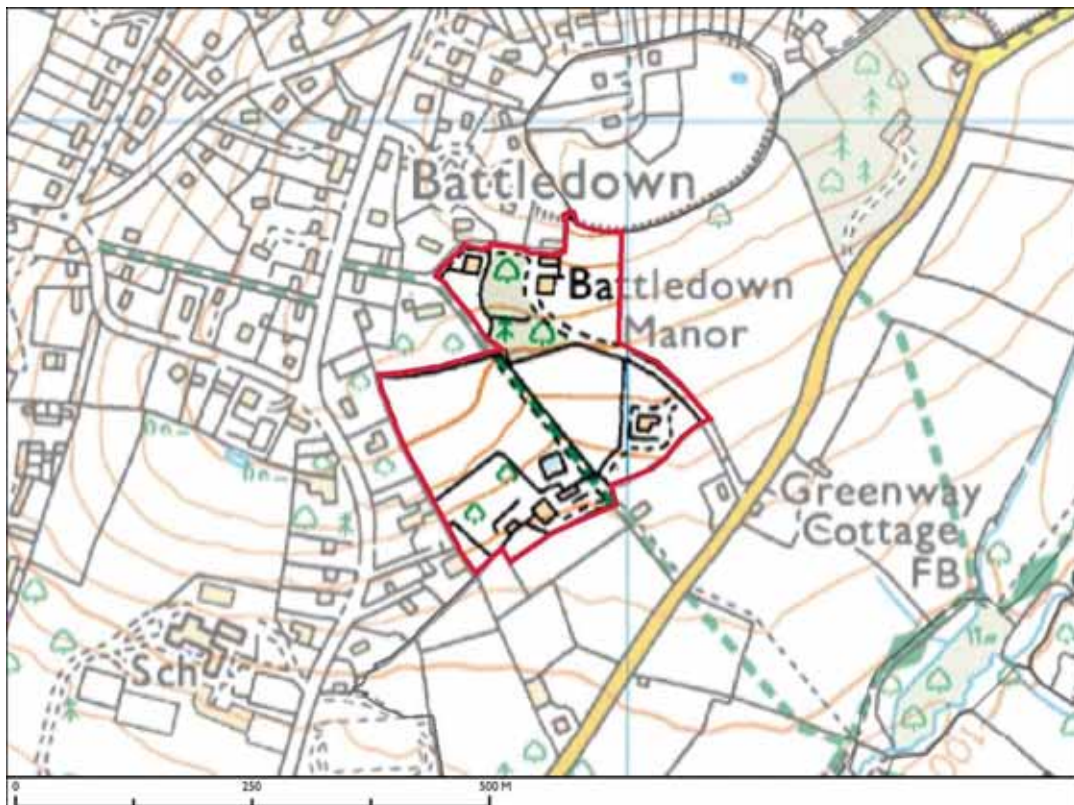


VP6. View looking southeast from Cirencester road

Landscape Character Type: Settled Lowlands
Landscape Character Area: Battledown Settled Lowlands
Site Ref: LCA 8.5

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping and rolling topography

Land Cover:

Pastoral landscape, well vegetated along the boundaries

Influence of human activity:

Residential built development to the west and south.

Aesthetic and perceptual aspects:

Views are contained by topography and vegetation, with medium to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, gorse and escarpment moor

Quality and Condition:

Medium to high quality, with majority of elements in good condition.

Overall character of the landscape:

Enclosed, small to medium scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed principally by post and rail fencing and hedgerows. Small to medium scale, with detached properties with large associated curtilages. Mature individual trees exist throughout the fields and represent a characteristic of the landscape character area.

Visual Issues Appraisal:

Views from the site looking south are filtered by intervening vegetation and medium distance, looking towards the rising slopes of Ham Hill North. Views to the north, east and west are short distance and contained by mature well treed and vegetated boundaries and residential development.

Views into the area are available from the adjacent residential development to the north, the footpath through the centre of the area and road users along Greenway Lane to the south of the area.

Key Visual Receptors:

- Footpath users throughout the area (ZCK/3/1)
- Residents of properties along Ashley Road
- Road users along Greenway Lane to the south of the area

Visual Sensitivity:

As summarised above, the views looking from the area are expansive and panoramic, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises enclosed pastoral farmed slopes. The area is encompassed by surrounding rural, settled landscape character areas and boundaries throughout the character area are defined with high quality hedgerow boundaries and post and rail fencing. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers on footpaths through the area. Filtered views to the east are available looking towards the elevated escarpment slopes associated with Ham Hill North. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 8.5 – Battledown Settled Lowlands



VP1. View looking south from north of area



VP2. View looking southwest from north of area



VP3. View looking west, northwest from north of area

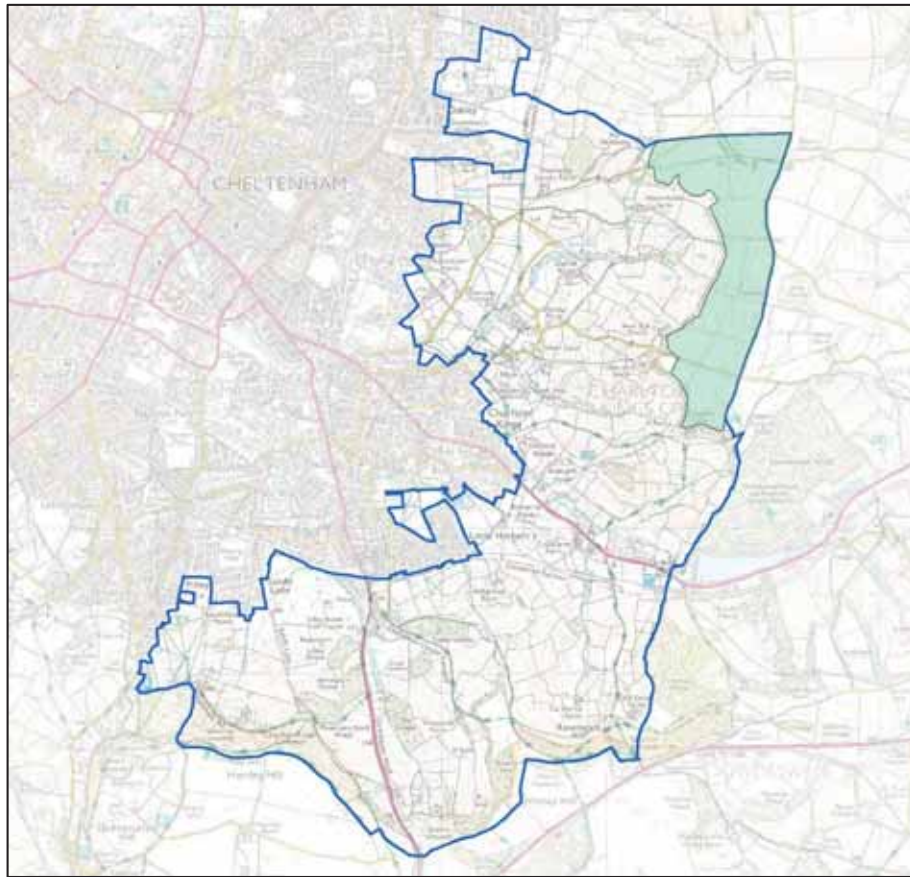


VP4. View looking east, southeast from north of area



VP5. View looking northwest from north of area

9. UPLAND FARMLAND

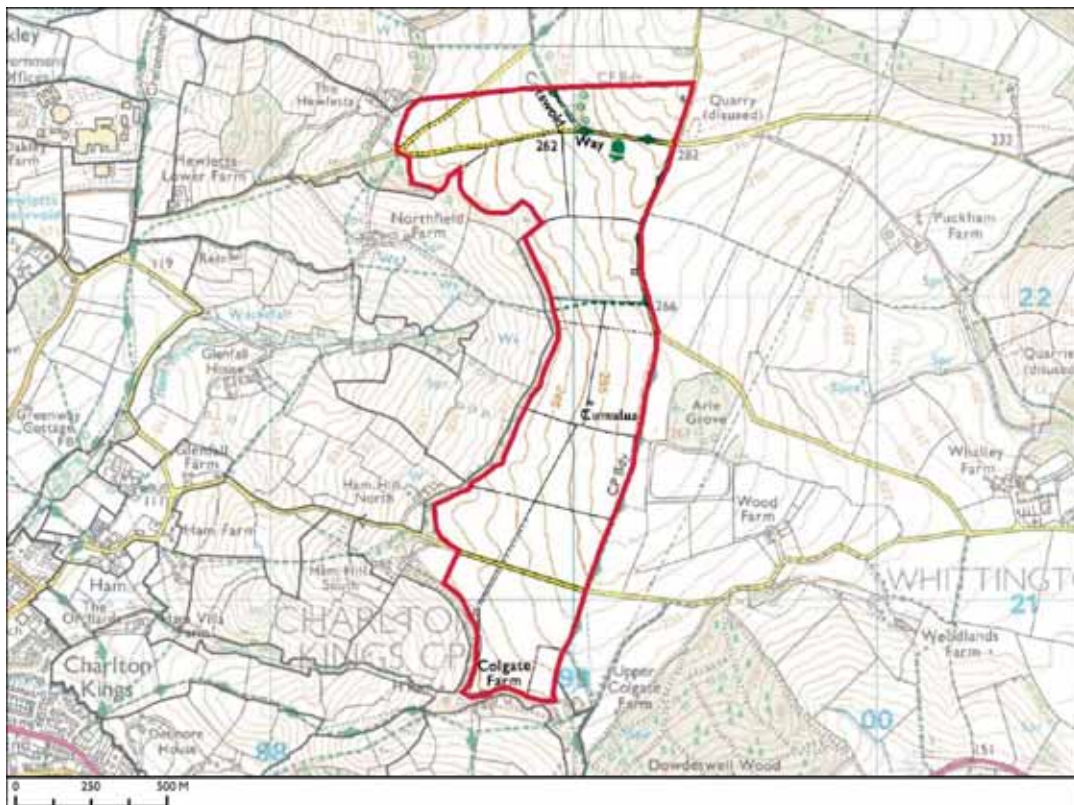


The upland farmed slopes are medium to large scale and land use principally comprises arable agricultural use. Associated with the higher elevations of the escarpment slopes character type, the topography is generally gently sloping, becoming flatter towards the east. Boundaries are formed by a combination of drystone walls and post and rail fencing. Vegetation is sparse and features predominantly as linear bands of trees along roadsides.

Landscape Character Type: Upland Farmland
Landscape Character Area: Colgate Upland Farmland
Site Ref: LCA 9.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Elevated and undulating landform that slopes to the west

Land Cover:

Large scale arable farmland with drystone wall, post and rail and hedgerow boundaries

Influence of human activity:

Farmed landscape with little other influence of human activity

Aesthetic and perceptual aspects:

Wide, expansive open views to the west, moderate to high tranquillity

Summary of individual elements:

High quality well maintained elements including footpath trails, drystone wall and hedgerow boundaries.

Quality and Condition:

Very distinctive, of high quality and very good condition

Overall character of the landscape:

Open, large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

An open, sloping and undulating pastoral landscape with well-defined boundaries formed by principally with dry stone walls and hedgerows. Large scale, the area is unsettled. The Cotswold Way National Trail passes through the northeast corner of the area.

Visual Issues Appraisal:

Views from the site looking west are long distance and open, looking towards and across the built form of Cheltenham and to the landscape beyond. To the south and southwest, open and panoramic views take in the elevated and undulating escarpment slopes of the Cotswolds AONB. Views to the southwest are contained by mature woodland that follows the contours of the hill.

Key Visual Receptors:

- Footpath users throughout the area, along the Cotswold Way National Trail and footpath ZCK/8/4
- Road users along Aggs Hill road and Ham Road

Visual Sensitivity:

As summarised in the visual issues appraisal above, the views looking from the area are generally open and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

The area is located within the Cotswolds AONB and comprises open pastoral farmed slopes, leading down to the west to the urban edge of Cheltenham. The area is encompassed by surrounding rural landscape character areas and boundaries throughout the character area are defined with high quality drystone walls and hedgerow boundaries. Overall, the sensitivity of the landscape is considered to be **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. Visual receptors in the area comprise principally recreational viewers with numerous footpaths and little settlement in the area aside from Northfield Farm which is a Listed building. Views to the west are open, long distance and panoramic taking in high quality views. Taking these attributes into account, the value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:

LCT: 7. High Wold
LCA: 7C – Cotswold's High Wold Plateau

PHOTO SHEET FOR SITE LCA 9.1 – Colgate Upland Farmland



VP1. View looking northeast from north of area



VP2. View looking southwest from north of area



VP3. View looking west from centre of area



VP4. View looking south along Cotswold Way National Trail

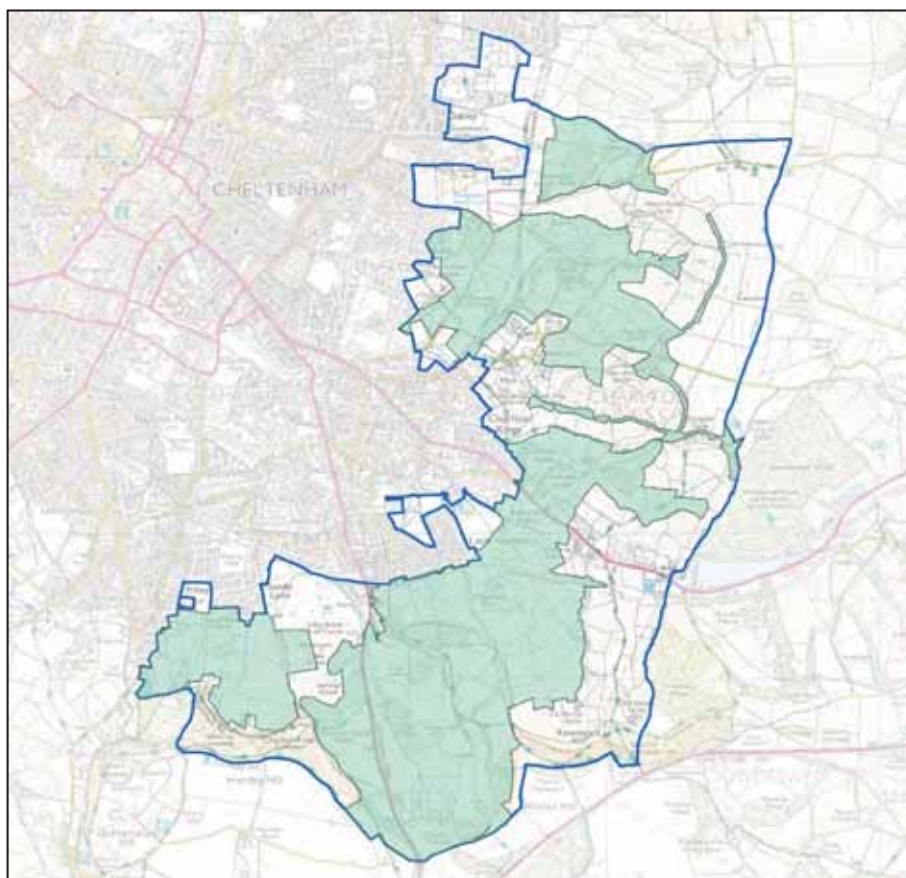


VP5. Views looking southwest from south of area



VP6. Views looking south from south of area

10. WOODED PASTURE SLOPES



The pasture slopes character type is located along the rising slopes from the urban edge of Cheltenham to the west of the study area, upwards to the east of the study area, where the slopes rise to meet the escarpment character type.

Land cover comprises principally pasture, in varying degrees of condition. Boundaries are generally in good condition and principally comprise hedgerows (some well maintained and some outgrown) and post and rail fencing. A number of small to medium sized copses of woodland exist throughout the character type, along with mature riparian vegetation alongside water courses and mature field boundaries.

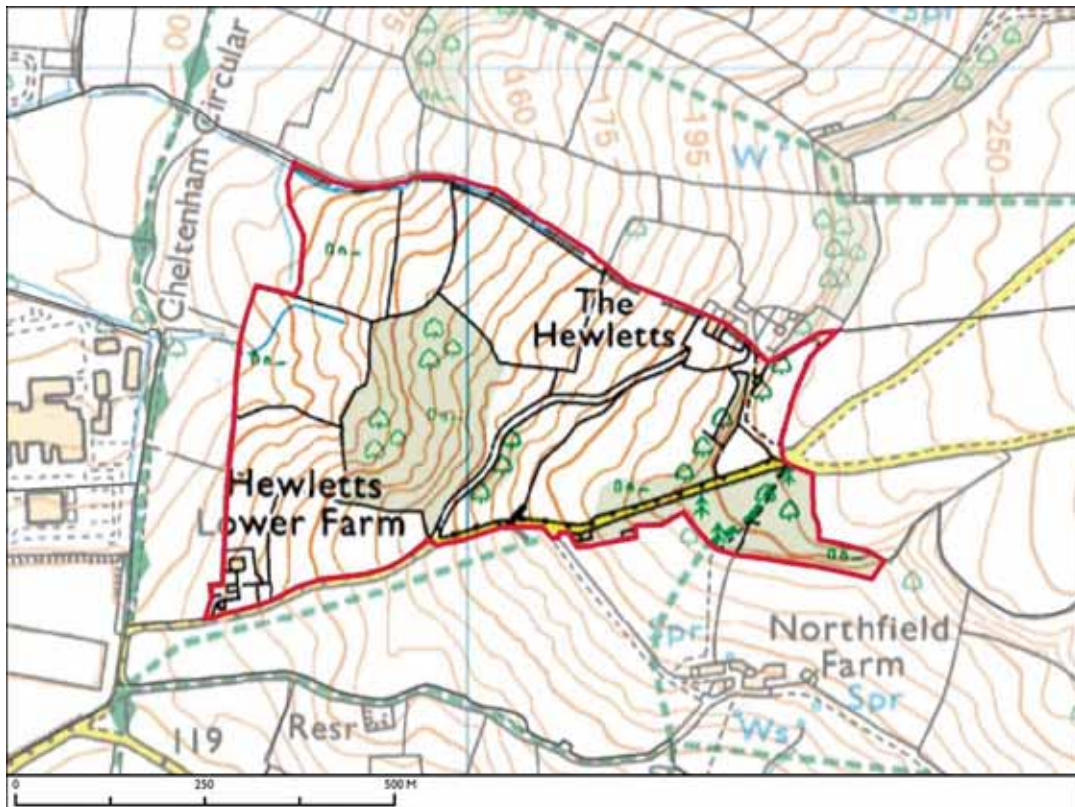
Settlement is very sparse throughout this character type, principally due to the sloping topography. A small number of individual farmstead properties occur.

Roads within this character type are not common, although those that do exist align generally on an east to west orientation. However local footpaths including the Cheltenham Circular Trail are a common feature.

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: The Hewletts Wooded Pasture Slopes
Site Ref: LCA 10.1

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Bouncer's Lane Cemetery to the northwest, Playing Fields to the west, demolition of Government offices to the west

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries and woodlands.

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswold's AONB

Landscape Character Appraisal:

A sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs to the west of the area on a generally north to south orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation and woodland, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents of Hewlett's Lower farm and The Hewlett's
- Road users along Agg's Hill Road

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into the area from the Cheltenham Circular Way, residential properties within the area and road users along the southern boundary of the area, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.1 – The Hewlett’s Wooded Pasture Slopes



VP1. View looking northeast from southwest of area



VP2. View looking east from southwest of area



VP3. View looking southeast from west of area



VP4. View looking east, northeast from southwest of area

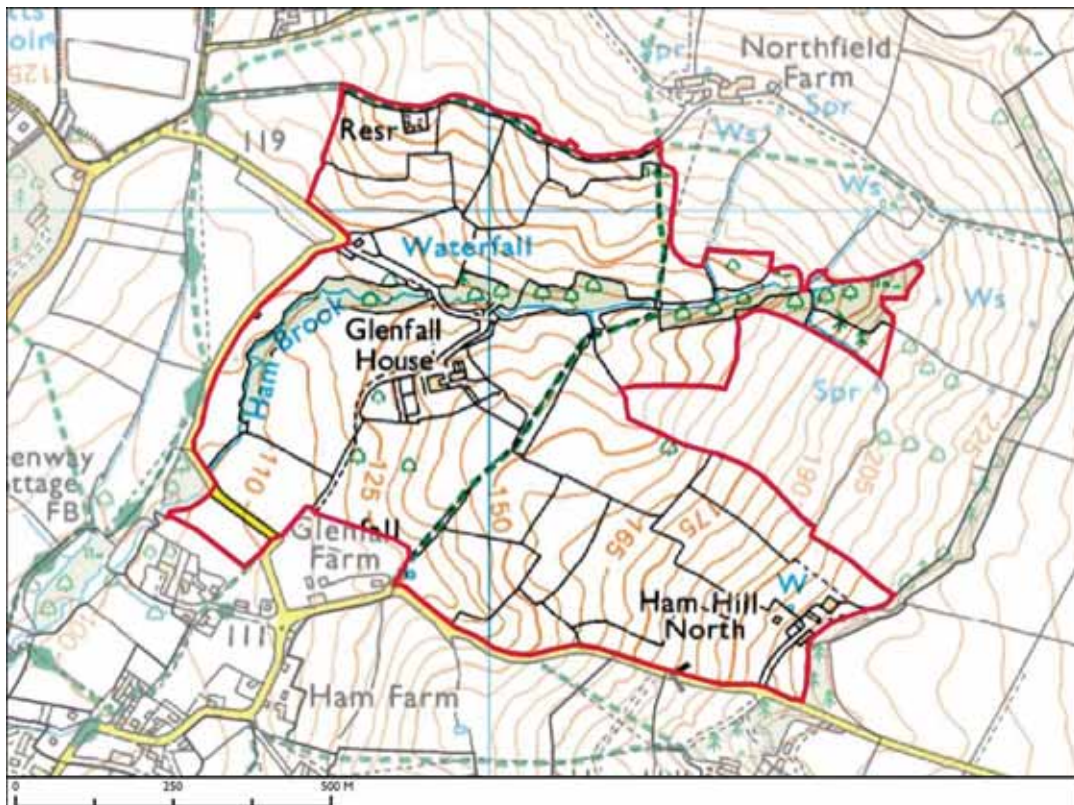
Landscape Character Type: Wooded Pasture Slopes

Landscape Character Area: Glenfall House Wooded Pasture Slopes

Site Ref: LCA 10.2

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Bouncer's Lane Cemetery to the northwest, Playing Fields to the west, demolition of Government offices to the southwest

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. High tranquillity

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries and woodlands.

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs to the west of the area on a generally north to south orientation.

Glenfall House and the associated grounds form a distinct parkland setting within the area.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents along the eastern edge of Cheltenham

Visual Sensitivity:

As summarised in the visual issues appraisal above, the views looking from the area are expansive, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into the area from the Cheltenham Circular Way, and from residential properties to the west of the area, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.2 – Glenfall House Wooded Pasture Slopes



VP1. View looking west, NW from southeast of area



VP2. View looking north, NE from southeast of area



VP3. View looking north from south of area



VP4. View looking west from southwest of area



VP5. View looking north from centre of area



VP6. View looking northeast from centre of area



VP7. View looking southeast from centre of area

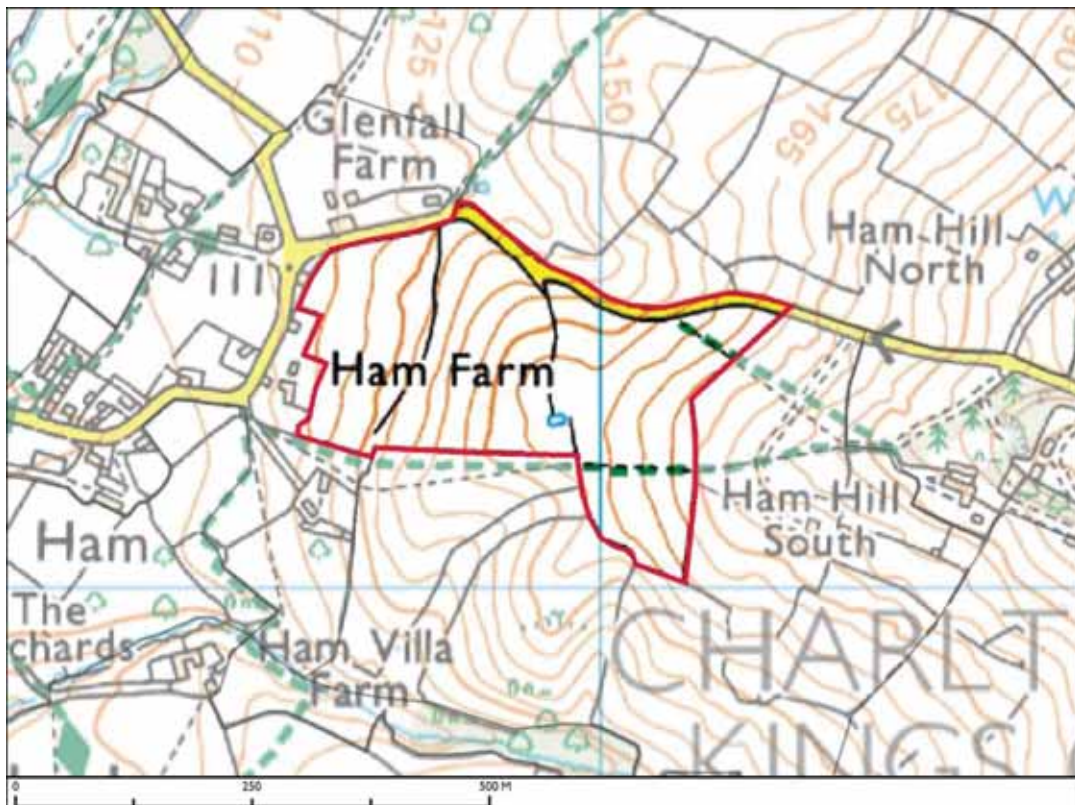


VP8. View looking north from centre of area

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: Ham Farm Wooded Pasture Slopes
Site Ref: LCA 10.3

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland including mature well vegetated hedgerow boundaries

Influence of human activity:

Ham Farm to the west, Ham Hill Road to the north

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. High levels of tranquillity

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Medium quality with well vegetated boundaries

Overall character of the landscape:

Open, medium scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along ZCK/21/1 and ZCK/22/1
- Residents along the eastern edge of Cheltenham, east of Hale's Road

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the public rights of way network, residential properties to the west of the area, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.3 – Ham Farm Wooded Pasture Slopes



VP1. View looking southwest from north of area



VP2. View looking west from east of area



VP3. View looking southwest from east of area



VP4. View looking northeast from east of area



VP5. View looking northwest from north of area

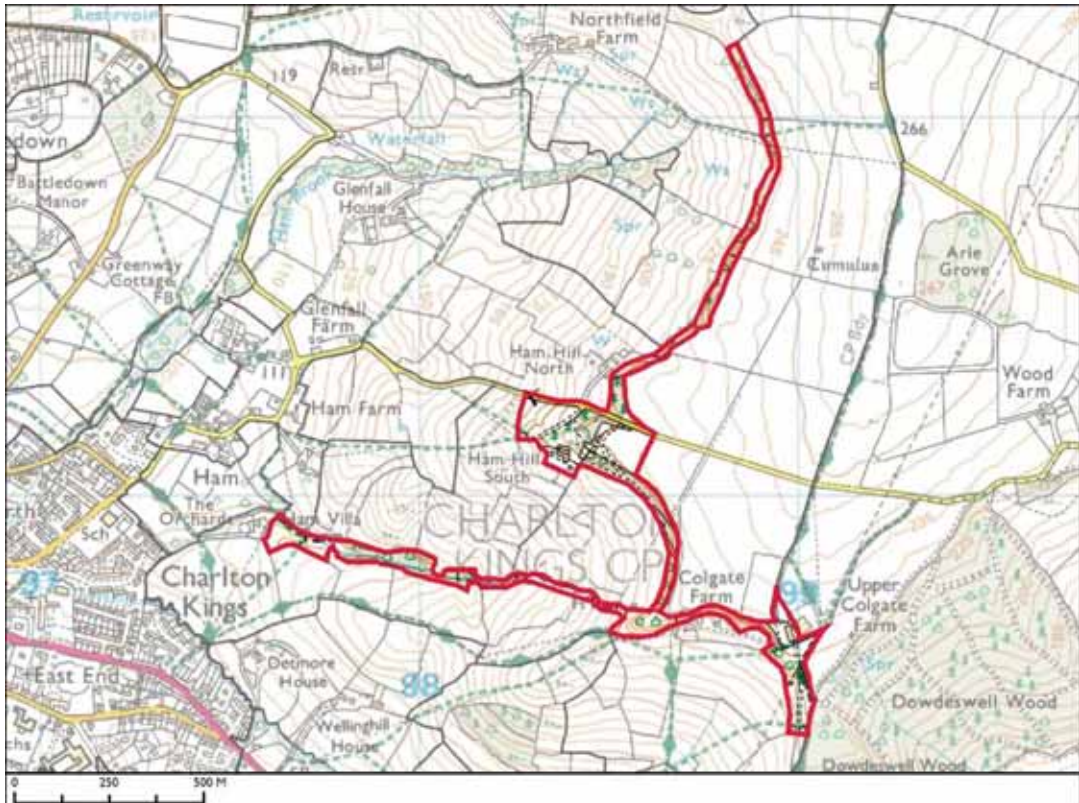


VP6. View looking northwest from north of area

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: Ham Hill South Wooded Pasture Slopes
Site Ref: LCA 10.4

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Ham Hill South and Ham Hill North, Colgate Farm and Upper Colgate Farm, Ham Hill Road

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. High tranquillity.

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries and woodlands

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally wooded pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs south and east of the area on a generally north to south and east west orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents along the eastern edge of Cheltenham
- Road users along Ham Hill Road

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into the area from the Cheltenham Circular Way and residential properties within the area, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium-High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.4 – Ham Hill Wooded Pasture Slopes



VP1. View looking west from north of area



VP2. View looking south from north of area



VP3. View looking east from west of area



VP4. View looking southeast from southwest of area

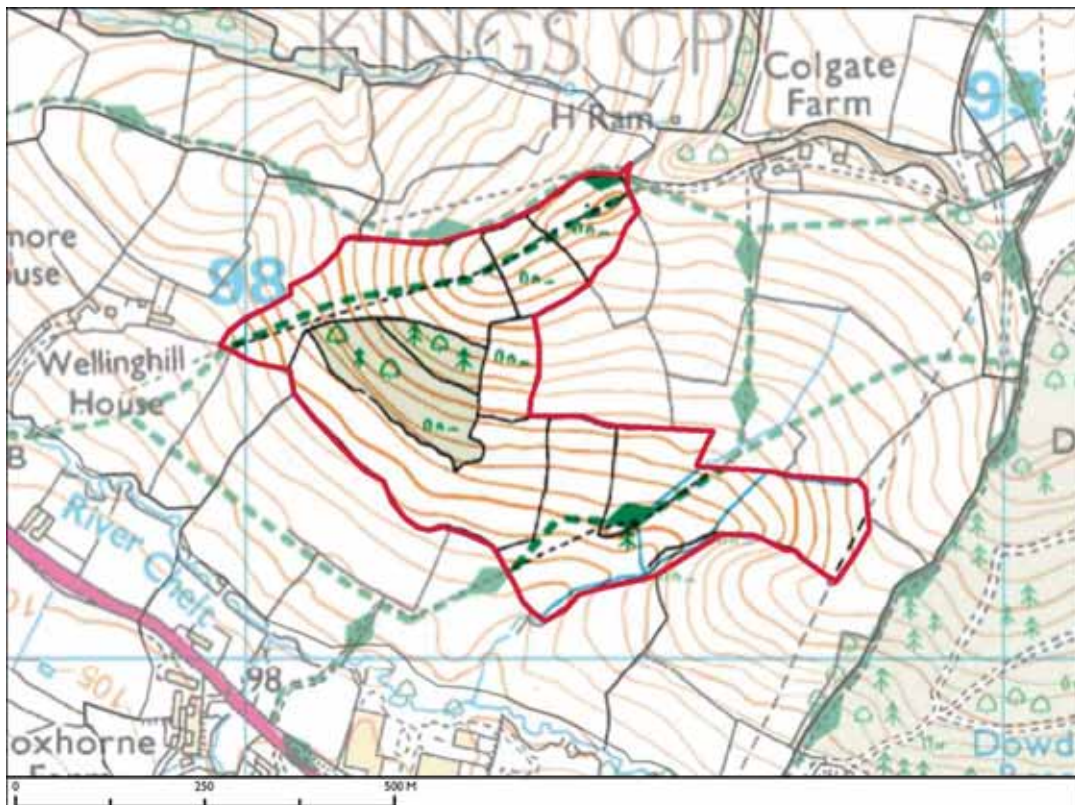


VP5. View looking east from southwest of area

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: Colgate Wooded Pasture Slopes
Site Ref: LCA 10.5

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Agricultural landscape, with little other human influence present

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes

Summary of individual elements:

Medium to High quality well maintained elements including hedgerow boundaries and woodland

Quality and Condition:

Medium to high condition with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs through the area on a generally northeast to southwest orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents along the eastern edge of Cheltenham
- Footpaths ZCK/18/2, ZCK/18/1, ZCK/16/2

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Cheltenham Circular Way, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The area is regularly used by walkers, particularly on the Cheltenham Circular Way. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.5 – Colgate Wooded Pasture Slopes



VP1. View looking east from south of area



VP2. View looking south from centre of area



VP3. View looking east, southeast from centre of area



VP4. View looking east from centre of area



VP5. View looking northeast from north of area

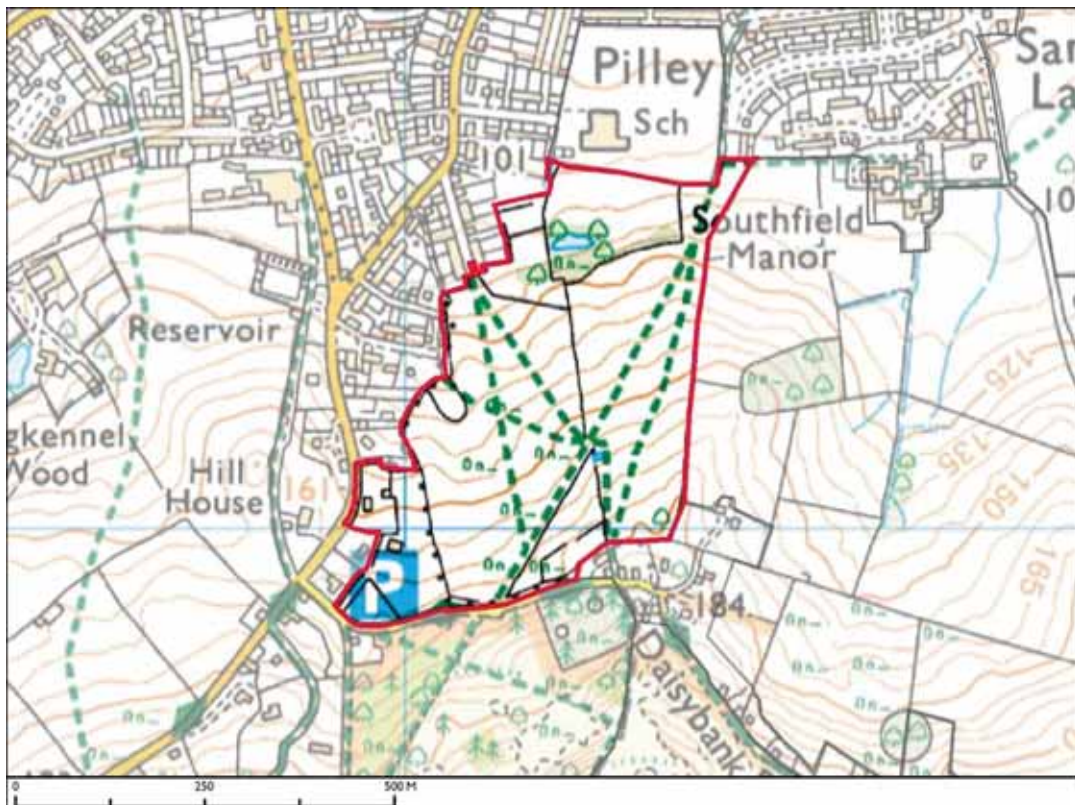


VP6. View looking south from north of area

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: Pilley Wooded Pasture Slopes
Site Ref: LCA 10.6

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Pilley High School to north, Lilley Brook golf course to east

Summary of individual elements:

Medium quality elements including hedgerow boundaries

Aesthetic and perceptual aspects:

Elevated views to the north, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. Medium tranquillity

Quality and Condition:

Medium condition with well vegetated outgrown boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the south, up towards the escarpment slopes to the south. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The area is well used by dog walkers as represented by the Local Green Space designation.

Numerous footpaths run through the area on a number of orientations.

Visual Issues Appraisal:

Views from the site looking west and east are contained in places by the mature outgrown boundary vegetation. Wide, elevated views looking across the landscape to the north take in views across the urban edge of Cheltenham.

Views to the south look towards the rising slopes of the escarpment slopes, restricting views due to topography.

Key Visual Receptors:

- Footpath users within the area (ZCH/93/1, ZCH/93/2, ZCH/94/1, ZCH/95/2)
- Residents along the southern edge of Cheltenham in the vicinity of the Pilley area

Visual Sensitivity:

Given the sloping topography and the resulting elevated views looking across the urban edge of Cheltenham, the visual sensitivity is assessed as **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the numerous public rights of way, residential properties to the south of the area, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape Value:

The landscape character area falls within the area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the south. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The area is regularly used by walkers with numerous footpaths bisecting the area. The area is further designated as a Local Green Space, reflecting this use. The overall landscape value is assessed as **High**, with value increasing towards further towards the south of the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:

LCT: 2. Escarpment

LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.6 – Pilley Wooded Pasture Slopes



VP1. View looking south, southwest from south of area



VP2. View looking north from south of area



VP3. View looking north, northeast, from centre of area

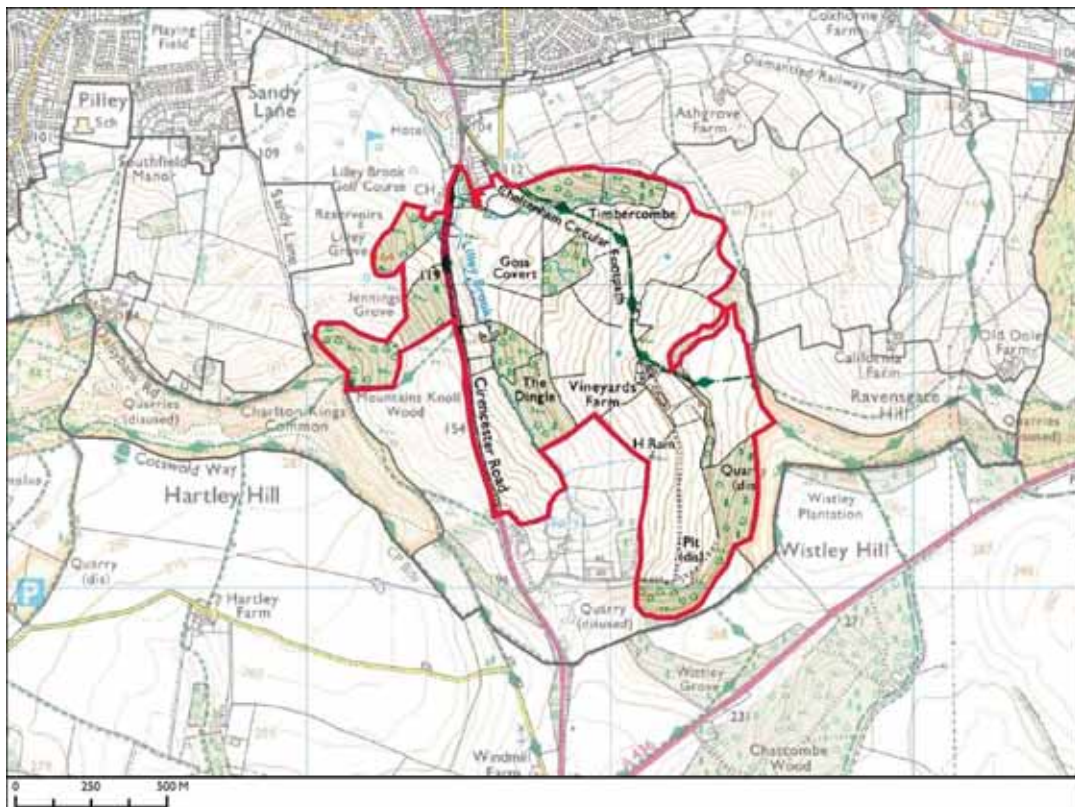


VP4. View looking northeast from centre of area

Landscape Character Type: Wooded Pasture Slopes
Landscape Character Area: Timbercombe Wooded Pasture Slopes
Site Ref: LCA 10.7

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Medium scale sloping and rolling landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Cheltenham urban edge to the north, disused quarry to the south

Aesthetic and perceptual aspects:

Elevated views to the north, looking over Cheltenham urban edge, views to the east, south and west towards the surrounding escarpment slopes. High levels of tranquillity.

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Medium to high condition with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium scale pastoral character with numerous woodland blocks.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the south, up towards the escarpment slopes of Wistley Hill. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs through the area on a generally north to south orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way
- Residents along the southern edge of Cheltenham and along Cirencester Road
- Road users along Cirencester Road

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Cheltenham Circular Way, residential properties to the south of the area, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The area is regularly used by walkers, particularly on the Cheltenham Circular Way. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.7 – Timbercombe Wooded Pasture Slopes



VP1. View looking southeast from north of area



VP2. View looking south from north of area



VP3. View looking south from centre of area



VP4. View looking southwest from centre of area



VP5. View looking southeast from centre of area

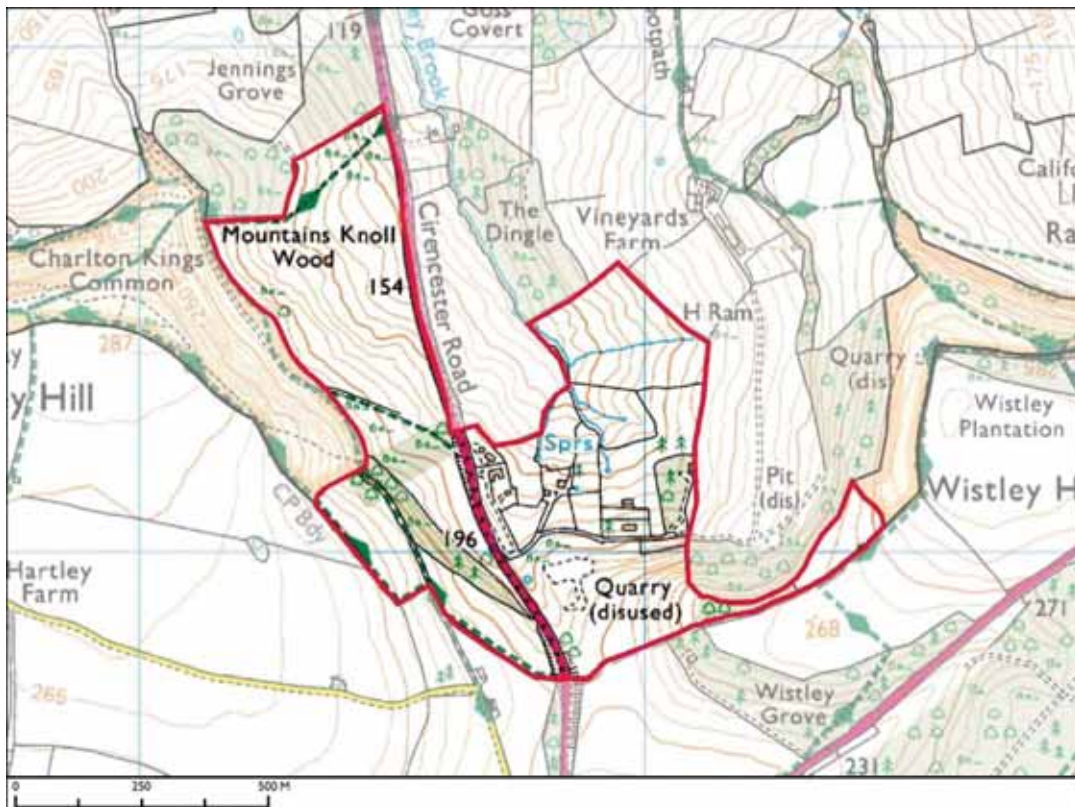


VP6. View looking southwest from centre of area

Landscape Character Type: Wooded Pasture Slopes
 Landscape Character Area: Wistley Hill Wooded Pasture Slopes
 Site Ref: LCA 10.8

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Disused Quarry

Aesthetic and perceptual aspects:

Elevated views to the north, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. Medium to High tranquillity

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Medium to High condition with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cheltenham Circular Footpath runs through the north of the area on a generally east to west orientation and the Cotswolds Way is located to the south of the area on a generally east to west orientation.

Visual Issues Appraisal:

Views from the site looking west are contained in places by the mature outgrown boundary vegetation, however where gaps in the vegetation allow, wide elevated views looking across the landscape to the west take in views across the urban edge of Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist across the slopes.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way and Cotswold Way
- Residents along the southern edge of Cheltenham and Cirencester Road
- Road users along Cirencester Road

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Cheltenham Circular Way, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower western elevations of the slopes. The area is regularly used by walkers, particularly on the Cheltenham Circular Way and Cotswold Way. The overall landscape value is assessed as **High**, with higher value assigned further east in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.8 – Wistley Hill Wooded Pasture Slopes



VP1. View looking west from Cirencester road



VP2. View looking northwest from Cirencester road



VP3. View looking south along Cirencester road



VP4. View looking southeast from Cirencester road



VP5. View looking south from footpath ZCK/58/3



VP6. View looking north from footpath ZCK/58/3

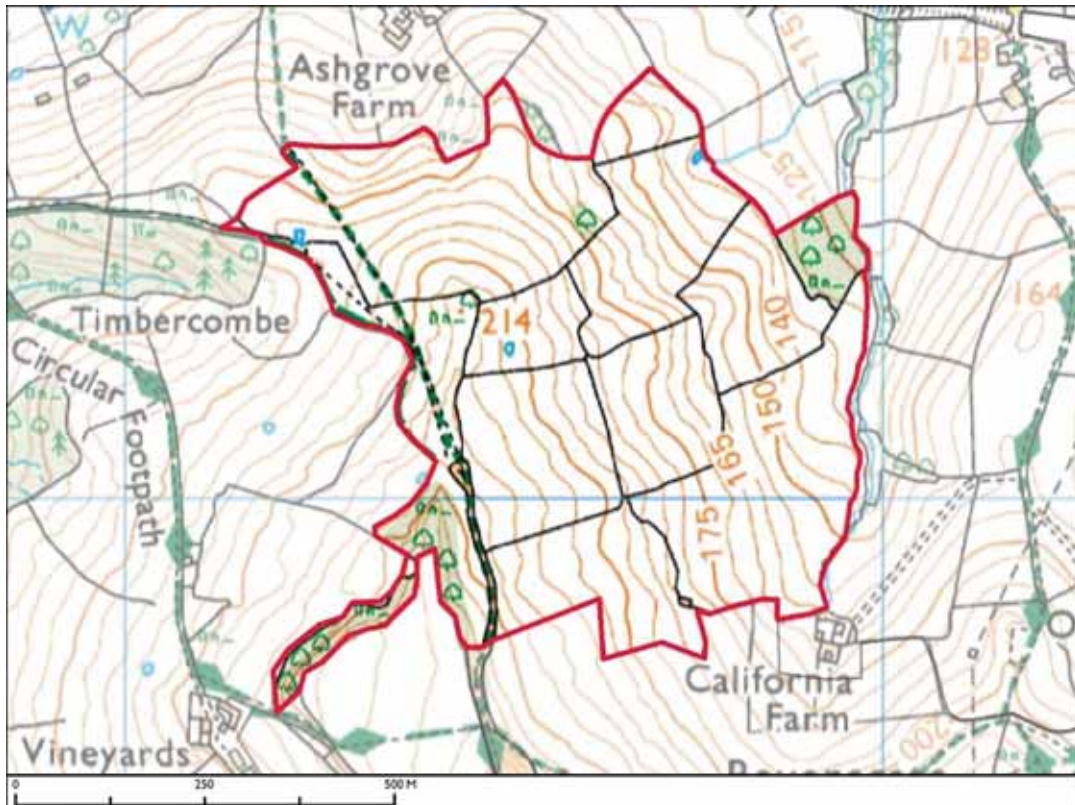
Landscape Character Type: Wooded Pasture Slopes

Landscape Character Area: Ravensgate Hill Wooded Pasture Slopes

Site Ref: LCA 10.9

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Limited influence of human activity

Aesthetic and perceptual aspects:

Elevated views to the west, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. High levels of tranquillity.

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the west, up towards the escarpment slopes associated with Wistley Hill. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees. The Cheltenham Circular Footpath runs to the southwest of the area.

Visual Issues Appraisal:

Views from the site looking west are predominantly contained by the rising topography, however views to the north east are open, elevated and long distance.

Views to the south look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist.

Key Visual Receptors:

- Footpath users along the Cheltenham Circular Way and footpath ZCK/53/4
- Residents along the southern edge of Cheltenham

Visual Sensitivity:

As summarised above, the views looking from the area, where topography allows, are open, elevated and long distance, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Cheltenham Circular Way, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the area falls partially within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the east. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower eastern elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further west in the area associated with the rising topography.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.9 – Ravensgate Hill Wooded Pasture Slopes



VP1. View looking northwest from footpath ZCK/53/4



VP2. View looking north from footpath ZCK/53/4



VP3. View looking east from footpath ZCK/53/4



VP4. View looking south from footpath ZCK/53/4



VP5. View looking southwest from footpath ZCK/53/4



VP6. View looking west from footpath ZCK/53/4

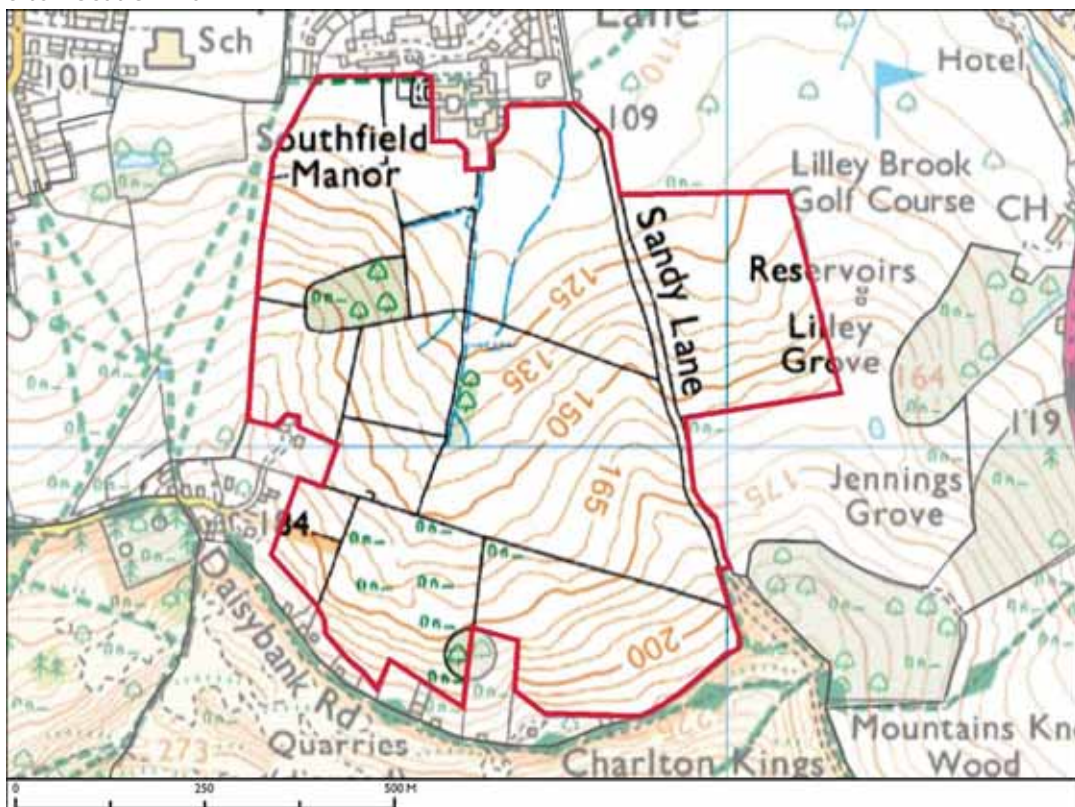
Landscape Character Type: Wooded Pasture Slopes

Landscape Character Area: Southfield Manor Wooded Pasture Slopes

Site Ref: LCA 10.10

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Gently sloping medium scale landform

Land Cover:

Pastoral farmland and scrub including mature well vegetated hedgerow and tree boundaries

Influence of human activity:

Limited human influence aside from farming landscape

Aesthetic and perceptual aspects:

Elevated views to the north, looking over Cheltenham urban edge, views to the east towards the escarpment slopes. High tranquillity

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Moderate quality with well vegetated boundaries and open scrub and pasture land

Overall character of the landscape:

Open, medium large scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A gently sloping area, rising more steeply towards the east, up towards the escarpment slopes to the east. Comprising principally pastoral and scrub land use, the boundaries to the area and the field parcels within it are well vegetated with mature outgrown hedgerows and trees.

The Cotswold Way National Trail runs to the south of the area.

Visual Issues Appraisal:

Overall the area has limited access with no roads or public footpaths present within the area itself. Views from the site looking south are restricted by the steeply rising topography, resulting in wide elevated views looking across the landscape to the north, taking in views across the urban edge of south Cheltenham.

Views to the east look towards the rising slopes of the escarpment slopes, restricting views. Views along the slopes to the northeast allow further distance views, looking across the slopes and the numerous woodland blocks and copses that exist.

Key Visual Receptors:

- Footpath users along the Cotswold Way
- Residents along the southern edge of Cheltenham

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation and topography allow, are elevated and medium to long distance, particularly when looking north towards the urban edges of Cheltenham, resulting in an overall visual sensitivity of **High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the medium scale landscape, high levels of mature boundary vegetation, sloping topography and views into and out of the area from the Public Rights of Way, residential properties to the north of the area, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the area falls within the designated area known as the Cotswolds AONB, which is a national designation and represents a high value landscape. With the elevated and sloping nature of the landscape character area, the visibility of the area increases further to the south. Mature hedgerows and trees that form the boundaries to the field parcels within the landscape character area screen views in places from the lower northern elevations of the slopes. The overall landscape value is assessed as **High**, with higher value assigned further south in the area.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further References:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.10 – Southfield Manor Wooded Pasture Slopes



VP1. View looking south from north of area



VP2. View looking southwest from north of area



VP3. View south from north of area



VP4. View looking south from north of area



VP5. View looking southwest from centre of area

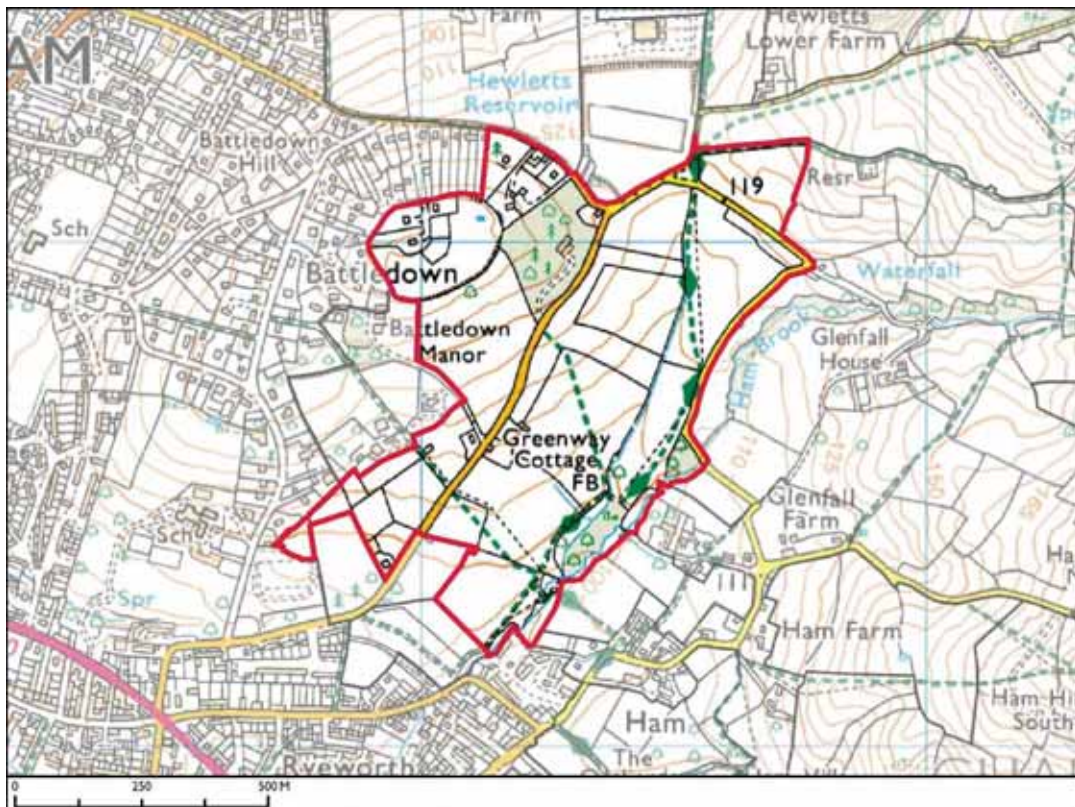


VP6. View looking west from centre of area

Landscape Character Type: Wooded Farmed Slopes
Landscape Character Area: Greenway Wooded Farmed Slopes
Site Ref: LCA 10.11

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping small to medium scale topography

Land Cover:

Pasture farmland with mature, well vegetated boundaries and small woodland to the north

Influence of human activity:

Residential built development to the west and south

Aesthetic and perceptual aspects:

Contained views due to the varied topography and well vegetated boundaries. Medium levels of tranquillity due to the road through the centre of the area.

Summary of individual elements:

Medium to High quality well maintained elements including footpaths, post and rail fencing and hedgerow boundaries

Quality and Condition:

Generally medium condition. Moderate levels of hedgerow management evident.

Overall character of the landscape:

Gently sloping, small to medium scale pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and small to medium scale landscape with comprising principally agricultural land use with mature, well vegetated boundaries. The boundary to the north is defined by mature trees and vegetation in particular, a small woodland block in the north corner.

To the west, residential properties associated with Battledown and the historic landscape associated with Battledown Manor.

Visual Issues Appraisal:

Views from the site looking east are open and medium distance, looking towards the elevated and wooded escarpment slopes within the Cotswolds AONB.

Views to the north, west and south are generally contained by the mature well vegetated boundaries to the site.

Local footpath users have visibility into the area from the numerous footpaths throughout the area.

Key Visual Receptors:

- Residents to the west of the area associated with Battledown
- Local footpath users along footpaths ZCK/6/1, ZCK/4/1, ZCK/5/1 and ZCK/6/2 throughout the area

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open and medium distance, particularly when looking southeast towards the scarp slopes, resulting in an overall visual sensitivity of **Medium - High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **High**.

Landscape value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the numerous footpaths that exist across the character area, the area has moderate recreational value. The visual connections with the escarpment slopes to the east of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium - High	High	HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.11 – Greenway Wooded Pasture Slopes



VP1. View looking south from footpath ZCK/4/1



VP2. View looking southeast from footpath ZCK/4/1



VP3. View looking southwest from south of area



VP4. View looking northeast from south of area



VP5. View looking northwest from south of area

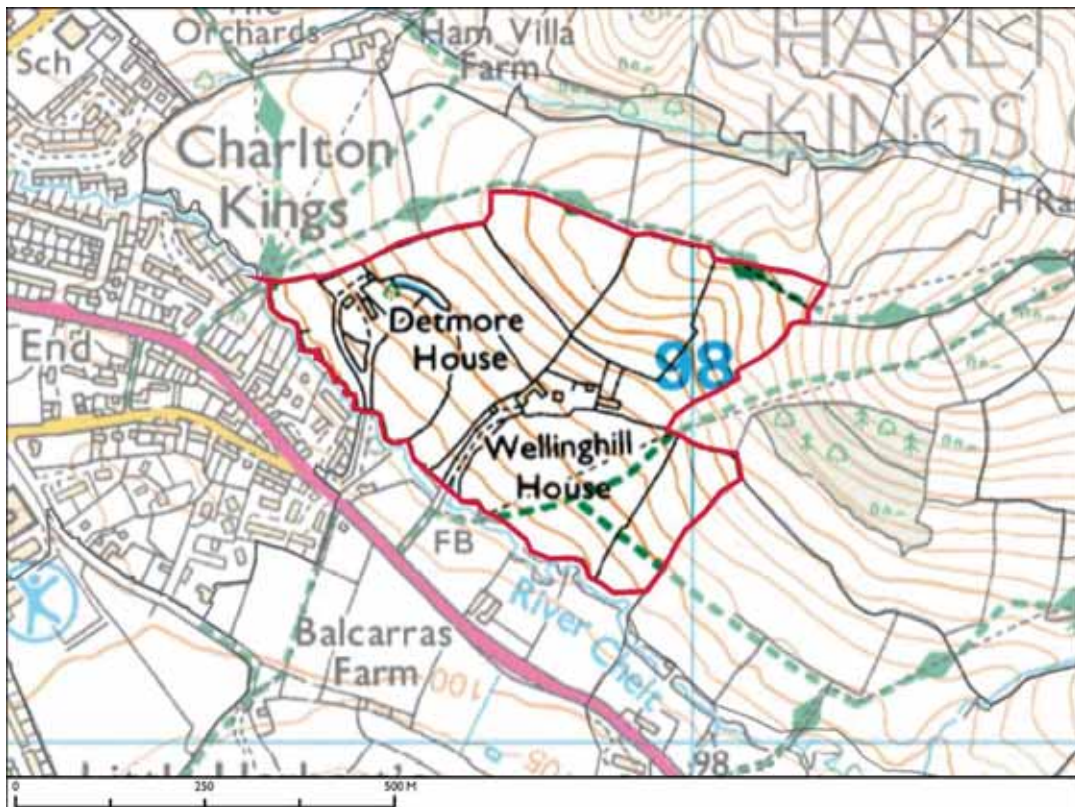


VP6. View looking northwest towards Greenway Cottage

Landscape Character Type: Wooded Farmed Slopes
Landscape Character Area: Wellinghill Wooded Farmed Slopes
Site Ref: LCA 10.12

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping small to medium scale topography

Land Cover:

Pasture farmland with mature, well vegetated boundaries

Influence of human activity:

Residential built development to the west

Aesthetic and perceptual aspects:

Contained views to the east due to rising topography, more open and medium distance views to the west. Medium tranquillity.

Summary of individual elements:

Medium quality well maintained elements including hedgerow boundaries

Quality and Condition:

Generally medium condition.

Overall character of the landscape:

Sloping, small to medium scale arable and pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and small to medium scale landscape with comprising principally agricultural land use with mature, well vegetated boundaries, particularly to the southwest of the area where the River Chelt forms the boundary.

To the west, residential properties associated with Charlton Kings area of Cheltenham.

Visual Issues Appraisal:

Views from the site looking west are open and medium distance, looking towards the elevated and wooded escarpment slopes within the Cotswolds AONB.

Views to the north and east are generally contained by the rising topography.

Local footpath users have visibility into the area from the numerous footpaths particularly north of the area, and footpaths within the area, particularly to the south.

Key Visual Receptors:

- Residents within the area in Detmore House and Wellinghill House
- Residents to the west of the area associated with Charlton Kings
- Local footpath users along footpaths ZCK/18/3, ZCK/18/2 and ZCK/17/1 throughout the area

Visual Sensitivity:

As summarised above, the views looking from the area, where vegetation allows, are open, elevated and medium to long distance, resulting in an overall visual sensitivity of **Medium - High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **Medium - High**.

Landscape value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the footpaths that exist within the character area, the area has moderate recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the west of the area. The visual connections with the escarpment slopes to the southwest of the area are valuable perceptual aspects. The quality of the landscape elements are medium, with predominantly hedgerow boundaries in moderate condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally moderate to good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium - High	Medium - High	MEDIUM - HIGH	High	MAJOR OVERALL	LOW OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

PHOTO SHEET FOR SITE LCA 10.12 – Wellinghill Wooded Pasture Slopes



VP1. View looking northeast from south of area



VP2. View looking east, northeast from south of area



VP3. View looking northeast from footpath ZCK/18/3



VP4. View looking east from footpath ZCK/18/3



VP5. View looking northeast from footpath ZCK/18/2



VP6. View looking north from footpath ZCK/18/2

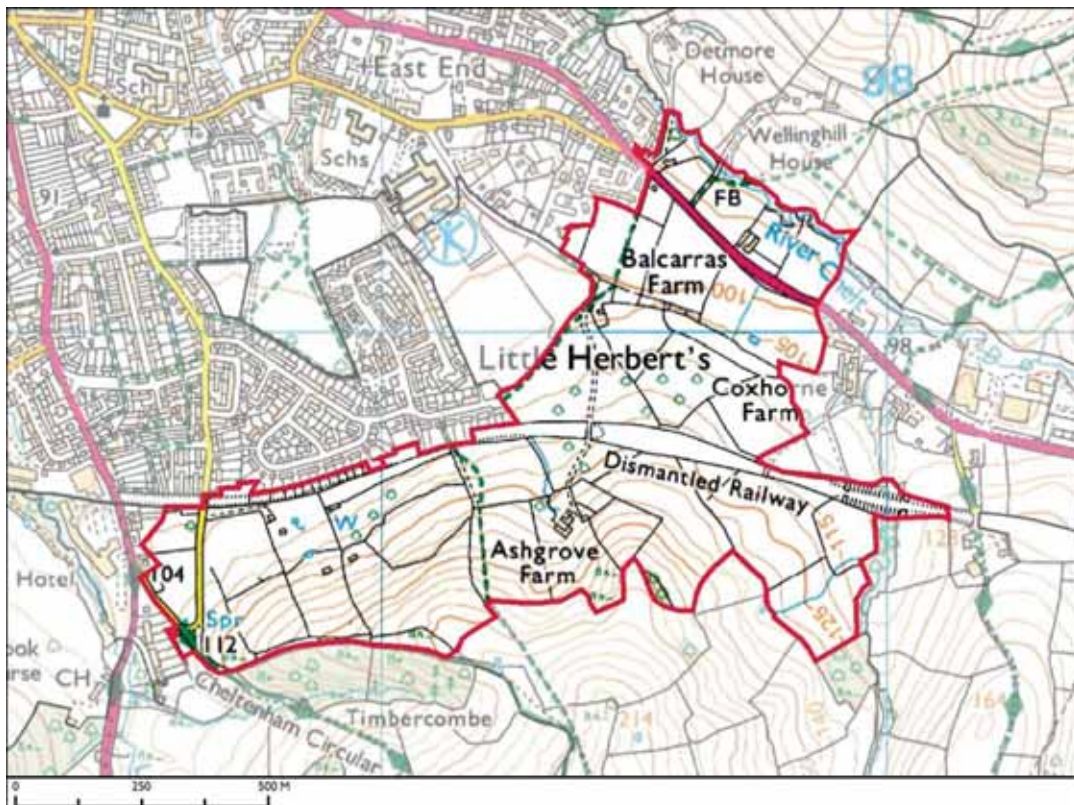
Landscape Character Type: Wooded Farmed Slopes

Landscape Character Area: Little Herbert's Wooded Farmed Slopes

Site Ref: LCA 10.13

SITE ANALYSIS

Site Location Plan:



Landscape Issues:

Physical Influences:

Sloping small to medium scale topography

Land Cover:

Pasture farmland with mature, well vegetated boundaries and small woodland to the north

Influence of human activity:

Residential built development to the west and south

Aesthetic and perceptual aspects:

Combination of contained views due to the varied topography and well vegetated boundaries and landscape, open in places where vegetation allows. Medium to High tranquillity.

Summary of individual elements:

High quality well maintained elements including hedgerow boundaries

Quality and Condition:

Generally moderate condition

Overall character of the landscape:

Sloping, small to medium scale arable and pastoral character.

Designations:

- Cotswolds AONB

Landscape Character Appraisal:

A generally sloping and small to medium scale landscape with comprising principally agricultural land use with mature, well vegetated boundaries. The boundary to the north is defined by mature trees and vegetation in particular, a small woodland block in the southwest corner. A number of individual examples of mature tree stock throughout the area contribute to the character. To the north, residential development associated with the urban edges of Cheltenham.

Visual Issues Appraisal:

Views from the site looking south are restricted by the rising topography associated with the scarp slopes to the south.

Views to the north of the area are contained to some extent by existing vegetation, however views become more open and long distance towards the south of the area associated with the rising topography, looking north across the urban edge of Cheltenham.

Local footpath users have visibility into the area from the Cheltenham Circular footpath to the west of the area and from footpath ZCK/53/4 and footpath ZCK/25/2 which run through the area.

Key Visual Receptors:

- Residents to the north of the area associated with Little Herbert's
- Footpath users along the Cheltenham Circular Way
- Local footpath users along footpaths ZCK/53/4 and ZCK/25/2 throughout the area

Visual Sensitivity:

As summarised above, the views looking from the area are a combination of contained towards the north of the area and, where vegetation allows, open, elevated and medium to long distance towards the south of the area, resulting in an overall visual sensitivity of **Medium - High**.

Landscape Character Sensitivity:

As summarised in the landscape character appraisal, the small to medium scale of the landscape character area, high levels of well maintained boundary vegetation, sloping topography and views into the area from adjacent residential properties, the overall landscape sensitivity is assessed as **High**.

Landscape Value:

The landscape character area falls within the designated area known as the Cotswolds AONB, which is a national designation. With the footpaths that exist within and nearby the character area, the area has moderate recreational value. With the sloping topography of the landscape the land is particularly visible from residential properties to the north of the area. The visual connections with the escarpment slopes to the south of the area are valuable perceptual aspects. The quality of the landscape elements are moderate, with predominantly hedgerow boundaries in good condition. Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as **High**.

Landscape Capacity:

Visual Sensitivity	Landscape Character Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Constraint	Resulting Landscape Capacity
Medium - High	High	HIGH	High	MAJOR / MODERATE OVERALL	LOW / MEDIUM OVERALL

Please refer to section 2 of the main report for the description of the methodology used.

Further references:

National Landscape Character Areas:
NCA 106: Severn and Avon Vales

Cotswolds AONB Landscape Character Assessment:
LCT: 2. Escarpment
LCA: 2D – Cooper's Hill to Winchcombe

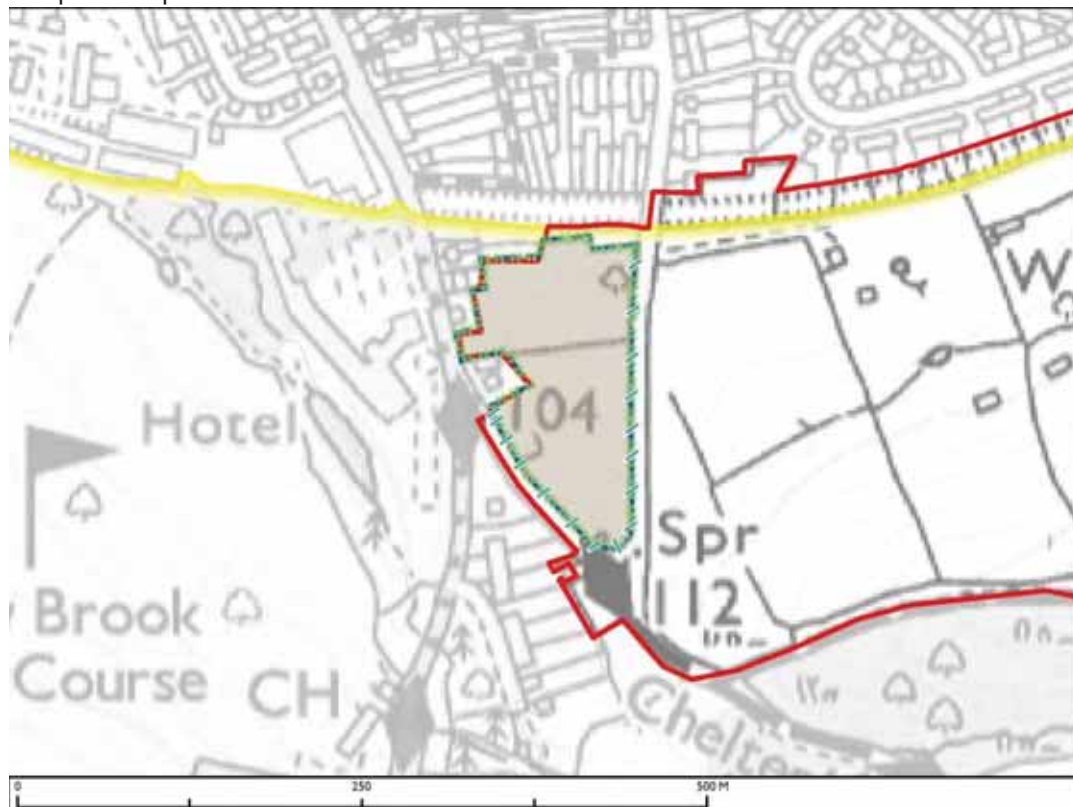
Landscape Character Type: Wooded Farmed Slopes

Landscape Character Area: Little Herbert's Wooded Farmed Slopes

Site Ref: LCA 10.13

PLANNING PRINCIPLES

Landscape Principles Plan:



Principles for development:

The surrounding settled residential context, and lack of commercial or industrial development indicates that if development were to be considered in this location, residential development would be the most appropriate.

Given the flat topography of the northwest corner of the landscape character area and the slight visual containment this affords, the existing boundary vegetation and the local context of residential housing, it is considered that should development be considered here, this location would be the most visually contained and have some mitigation potential.

Provision of well-established and thoughtful boundary planting would be essential, particularly to the south and east of the area to ensure long distance views into the site are not compromised.

Site Integration:

Fields and boundaries are comprised of a combination of timber post and rail fencing and mature hedgerow vegetation.

Improvement to the existing fencing infrastructure and gapping up of existing hedgerow and planted boundaries is recommended.

PHOTO SHEET FOR SITE LCA 10.13 – Little Herbert’s Wooded Pasture Slopes



VP1. View looking north from north of area



VP2. View looking east from centre of area



VP3. View looking southwest from centre of area



VP4. View looking south from north of area



VP5. View looking southwest from north of area



VP6. View looking northeast from northeast corner of area