



## Cheltenham Local Plan Allocated Sites Landscape and Visual Review

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*For:* **Cheltenham Borough Council**

**December 2017**



## Introduction

This document has been prepared to review the landscape and visual character of sites around Cheltenham that have been allocated for various forms of development. There are 18 sites in total and they are listed opposite.

They cover four types of proposed allocations:

- E- Employment Allocations;
- MD – Mixed Development Allocations;
- GT – Gypsy and Traveller Allocations; and
- HD – Housing Development Allocations.

## Purpose of the report

The landscape and visual qualities of the proposed sites have been assessed previously as part of the original allocation process. This most recent assessment seeks to confirm that the proposed allocations are still acceptable in terms of likely landscape and visual effects.

## Methodology

Chartered Landscape Architects of Ryder Landscape Consultants initially conducted a desk-top exercise using existing GIS based mapping to identify existing landscape and urban designations around the town of Cheltenham to understand the proximity and constraints they provide to the various sites. This search and comparison considered such designations as the Cotswolds AONB, the Register of Historic Parks and Gardens and the Cheltenham Central Conservation Area. The GIS mapping of landscape and urban designations is bound in Appendix 1. The desk-top review was not limited to the extents of the individual sites but was extended by a 200m buffer around the sites. This was to ensure that neighbouring landscape and visual qualities that may be affected by development at the allocation site are also considered. Following the desk-top research Landscape Architects attended each of the sites in December 2017 to consider their current landscape and visual character and value. Panoramic photographs were taken at each site and are presented throughout this report.

The final stage is the reporting stage where individual sheets have been prepared for each of the 18 sites. On each sheet a simple plan is shown locating the proposed site, photographs illustrate its current appearance and text is provided describing:

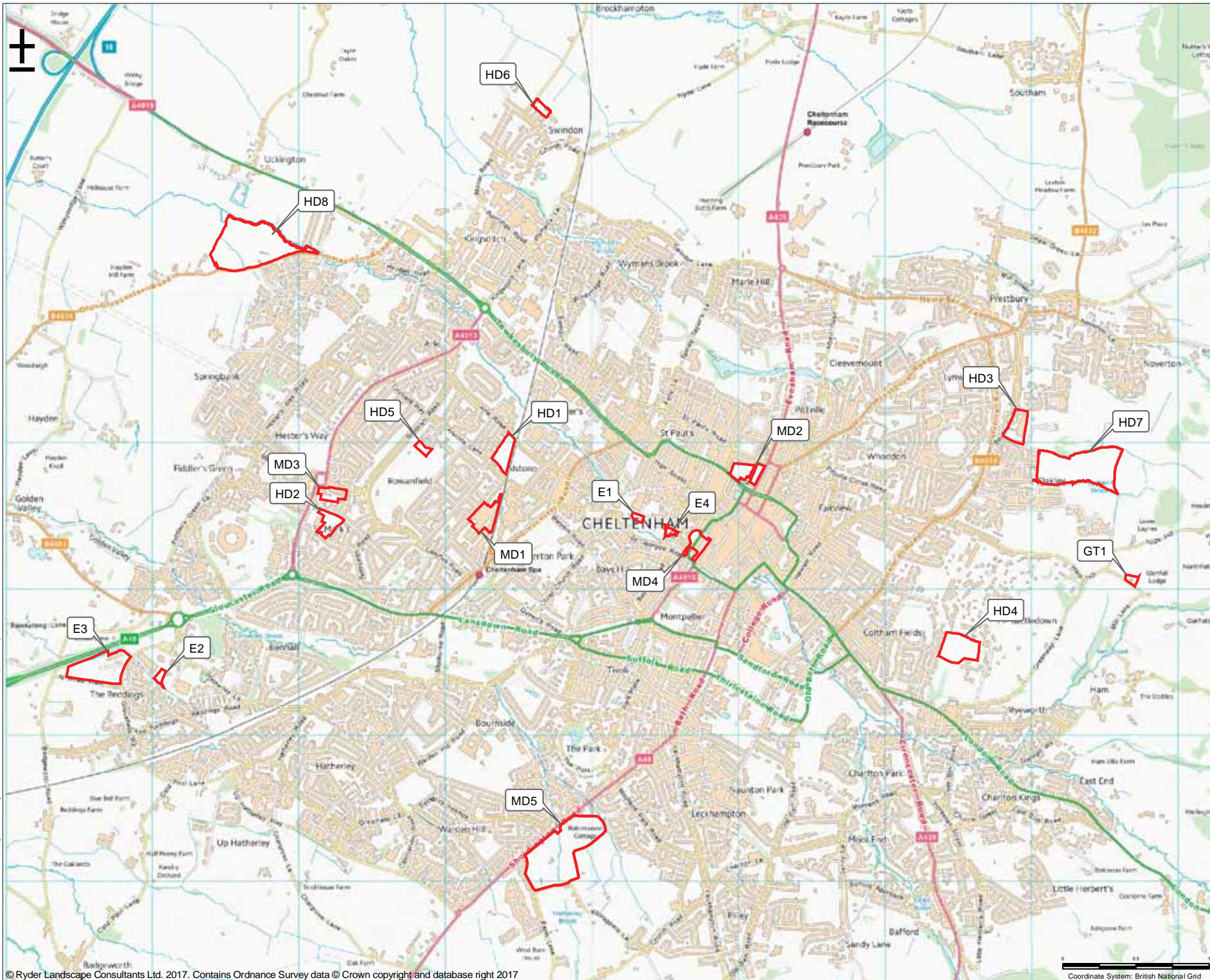
- Currents use
  - Landscape character
  - Visual qualities
  - Any applicable landscape or urban designation on or near the site;
- and
- Comments on the soundness of the allocation in landscape and visual terms.

## Findings

It found that all sites remain sound in terms of landscape and visual qualities and should remain as proposed allocations. The study provides an overview of landscape character and visual qualities for each site. It does not provide detailed design considerations for each site but can be readily expanded upon at a later date to help shape positive development at each location.

Reference and Site Name
<b>Employment Land Allocations</b>
E1 – Land South of Jessops Avenue
E2 – Land South of Hatherly Lane, The Reddings
E3 - Land North-west of Grovefield Way, The Reddings
E4 - Land at Chelt Walk, Town Centre
<b>Mixed Development Allocations</b>
MD1 – Landsdown Industrial Estate
MD2 – Land at North Place and Portland Street
MD3- Land at Coronation Square
MD4- Royal Well and Municipal Offices
MD5 – Leckhampton
<b>Gypsy and Traveller Sites Allocations</b>
GT1- Castle Dream Stud
<b>Housing Development Allocations</b>
HD1 – Christ College Site B
HD2 – Former Monkscoft Primary School
HD3 – Bouncers Lane
HD4 – Land off Oakhurst Drive
HD5 – Land at Stone Hill Crescent
HD6 – Brockhampton Lane
HD7 – Prior's Farm Fields
HD8 – Old Gloucester Road





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### Key

- Proposed Sites - individually labelled

### Proposed Employment Allocations

- E1 - Land south of Jesspo Avenue, Town Centre
- E2 - Land south of Hatherley Lane, The Reddings
- E3 - Land north-west of Grovefield Way, The Reddings
- E4 - Land at Chelt Walk, Town Centre

### Mixed Use Allocations

- MD1 - Lansdown Industrial Estate
- MD2 - Land at North Place and Portland Street
- MD3 - Land at Coronation Square
- MD4 - Royal Well and Municipal Offices
- MD5 - Leckhampton

### Proposed Gypsy and Traveller

- GT1 - Castle Dream Stud

### Proposed Housing Allocations

- HD1 - Christ College Site B
- HD2 - Former Monkscroft Primary School
- HD3 - Bouncer's Lane
- HD4 - Land off Oakhurst Rise
- HD5 - Land at Stone Crescent
- HD6 - Brockhampton Lane
- HD7 - Prior's Farm Fields
- HD8 - Old Gloucester Road

Rev	Drawn	Checked	Date	Description

**RYDER**  
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Client  
**CHELTEMHAM BOROUGH COUNCIL**

Project  
**CHELTEMHAM PLAN**

Drawing Title  
**FIGURE 1**  
**All Sites**

Drawn By:	SW	Date:	01.12.2017
Checked By:	SR	Date:	01.12.2017
Drawing Scale:	1:24,000	Sheet Size:	A3
Drawing No.	322-RYD-XX-XX-DR-L-1000	Revision	





## E1: Land south of Jessop Avenue, Town Centre

## Photo Location

- A** View towards Jessop Avenue and current construction site
- B** View towards new car park being developed, taken from Jessop Avenue



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
Currently a construction site with work being undertaken by Barnwood Construction. The development is to be a serviced office block. The Site is contained by the surrounding built form of other offices along Jessops Avenue and Waitrose Supermarket north of the Site.	As construction is being undertaken there are little or no landscape considerations on Site. The Chelt River runs along the Site's southern boundary which is lined with mature trees and vegetation. The landscape character of the Site is urban.	The visual considerations on Site are limited due to ongoing construction works. There are some glimpsed/limited views of the Chelt River along the southern boundary and these should be maintained and promoted as a positive feature on the Site.	Land Drainage Act with Environment Agency byelaws for the river and for 8m either side of the river channel. Cheltenham Central Conservation Area	As development is currently taking place on Site; under the umbrella of Employment. There are landscape or visual reasons to set against this allocation.

Proposed Employment Allocations



E2: Land south of Hartherley Lane, The Reddings

Photo Location

- A** Panoramic view of the site
- B** View towards the site taken from the back of Asda



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The Site is currently boarded by close boarded panels with no views or access. The Site is brownfield as former industrial units.	Due to the lack of access and current visibility across the Site, its landscape value is limited. The wider landscape context is of office blocks, the Nuffield Hospital and Asda supermarket. A tributary of Hatherley Brook runs along the Site's southern boundary and has good riparian vegetation that provides a screen to the southern residential area.	Due to the lack of access and current visibility across the Site itself, visual quality and contribution to the local area is limited. The surrounding built form has a strong visual influence on the area and aerial photography confirms this. The mature riparian woodland edge to the local tributary is a positive visual feature that should be retained.	Land Drainage Act with Environment Agency byelaws for the brook and for 8m either side of the brook channel should it be enained.	Due to the surrounding land use of commerce, health care and office space, plus the Site's location close to the A40 and former land use all support this recommended allocation.





### E3: Land north-west of Grovefield Way, The Reddings

#### Photo Location

- A** View towards the site and adjacent commercial properties, taken from Grovefield Way looking north-east
- B** View towards the western boundary of the site taken from Grovefield Way looking north
- C** View towards the northern boundary site taken from Grovefield Way



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The Site is split into three sections: first the BMW/Mini sales complex; second a construction site compound and thirdly scrubland with trees along Grovefield Way. Mature mixed woodland boundary runs along the northern edge screening the A40 but glimpsed views can be seen. Despite the Site's current condition it has a sense of openness which is being removed through development.	As the Site is split into three sections each has a very different landscape character which contrast with each other and the baseline conditions of the Site, namely improved grassland. The wider landscape context includes residential properties along Grovefield Way and North Road West and the Arle Court Park and Ride which is located adjacent to the BMW/Mini sales complex.	As with the Landscape Considerations due to the varied current land uses on site the visual amenity varies. There are glimpsed views of the A40 and North Road West through the mature mixed woodland and boundary planting. The mature vegetation along road corridors should be treated as a site asset and be retained.	No known designations but liaison with Highways Agency regarding access and planting on A40 curtilage is advised.	The Site is already partially developed. The Site has a sense of openness but is physically enclosed on all sides by roads with mature boundary vegetation. The BMW/Mini sales complex contrast with the Site's baseline character of rural fields. Allocation would expand commerce development into surrounding countryside and would benefit from significant landscape structure planting and retention of boundary planting.





## Proposed Employment Allocations



## E4: Land at Chelt Walk

## Photo Location

- A** View towards office buildings along Jessop Avenue taken from site
- B** View towards residential properties along Little Bayshill Terrace, taken from Synagoge Lane looking south
- B** View towards the northern boundary of the site

Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The Site is currently Chelt Walk Car Park. The car park development is a recent intervention late 2016/ early 2017. The reinforced gravel system used on the Site gives a sense of temporary use.	In landscape character terms it is poor but as the Site is in use it as positive asset for Cheltenham town centre, albeit temporary. The River Chelt runs along part of the Site's southern boundary and provides additional pedestrian linkages to the wider town. Boundary treatments vary due to the Site's former use and surrounding built form, these include low brick walls, hedging and metal fencing.	Visually the car park has limited visual appeal but the execution of the recent intervention is of a good standard. There are semi open views to the office blocks along Jessop Avenue with which it is jointly perceived.	Visually the car park has limited visual appeal but the execution of the recent intervention is of a good standard. There are semi open views to the office blocks along Jessop Avenue with which it is jointly perceived.	Due to the surrounding urban developments and limited landscape or visual appeal there are no over-riding objections to the allocation. However the River Chelt should be promoted as a visual and physical link and planting to the Site's northern fringes should be to at least the same standard as other plots on Jessop Avenue / St James Square.



Proposed Employment Allocations





## MD1: Lansdown Industrial Estate

## Photo Location

- A** Panoramic view of the site
- B C D** Existing industrial units located on site
- E** View towards existing railway line adjacent to the site
- F** View towards the southern boundary of the site including distant view over Cheltenham



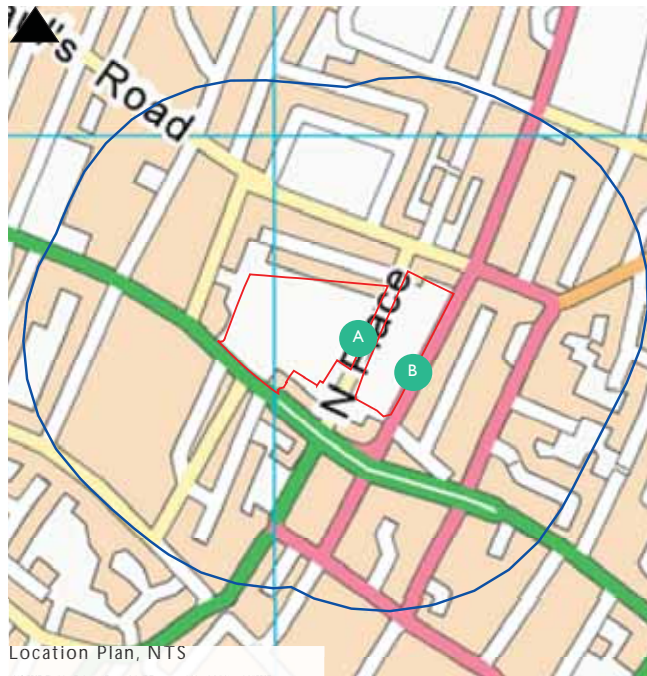
Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
A small industrial estate of various built forms, size and business use.	The landscape quality is low given its current use as a small industrial estate.	Visually unremarkable with limited architectural merit.	None known other than agreement with Network Rail over boundary treatment to adjacent railway and approach to Cheltenham Station.	No landscape or visual impediment to the recommended allocation.



Proposed Mixed Use Allocations



## Proposed Mixed Use Allocations



## MD2: Land at North Place and Portland Street

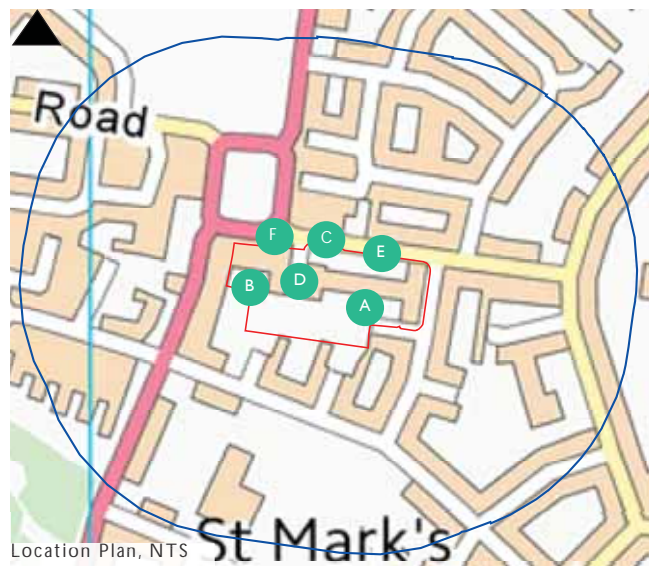
### Photo Location

- A** View towards existing car park located on the site, taken from North place
- B** View towards properties located opposite the site along Portland Street



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
Large car parks open to the surrounding built form including Trinity Church Cheltenham, residential properties, hotels and offices.	Low landscape quality. Art murals to some of the rear of buildings or on small walls add interest.	The car park is visually monotonous and poor. The Site is over looked from all sides with Trinity Church adding key visual interest and is a building of substance.	Cheltenham Central Conservation Area and Listed Building setting.	No landscape or visual impediment to the recommended allocation. Urban design quality of any proposals and how they relate to Trinity Church is critical.





### MD3: Land at Coronation Square

#### Photo Location

- A** **B** Panoramic views of the site
- C** View towards retail units located on site taken from Edinburgh Place
- D** View from Evington Road
- E** View towards residential properties opposite the site along Edinburgh Place
- F** Existing planters and benches along Edinburgh Place



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
<p>Car Park including recycling facilities and mixed use development at Edinburgh Place comprising of flats, offices and retail units.</p> <p>The Site can be split into its principal sections the car park and mixed development. The car park is open and large bounded by walls and fencing on all sides. The plaza to the front of mixed use development contains various landscape municipal urban features generally in a poor condition, including planters, bollards and benches.</p>	<p>Landscape character is a good example of post war mixed use developments. Architecturally and aesthetically of its time. The condition of the external realm is degraded given its age, yet well used by the local community.</p>	<p>The Site is aesthetically of its time and now degraded and tired looking. The Site is over looked by the surrounding residential built from.</p>	<p>None known</p>	<p>The proposed allocation is in keeping with its current land-use and is recommended.</p>

Proposed Mixed Use Allocations

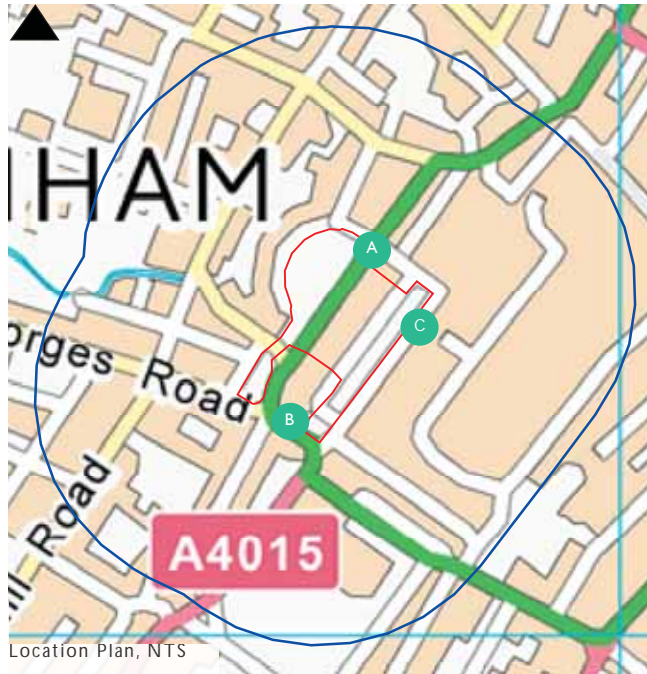




Proposed Mixed Use Allocations



## Proposed Mixed Use Allocations



### MD4 Royal Well and Municipal Offices

- A** **B** Panoramic views of the site taken from Royal Well Road
- C** View towards the Municipal Offices taken from the Promenade



Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
<p>The landscape quality is urban town centre. It has high quality historical architectural and urban design qualities but is somewhat cluttered with street furniture and landscape features. The Municipal Offices rear elevation backing on to Royal Well Road detracts from the Royal Crescent. The large significant trees within the centre of the Royal Well Crescent add to the sense of place. Ensure the quality of the gardens in front of the Municipal Offices are retained.</p>	<p>The spaces are very different visually which is reflected in the visual quality, some spaces are visually cluttered but the gardens to the front of the Municipal Building are less so. They form a key part to Cheltenham's attractive town centre, civic appeal and sense of arrival in the town.</p>	<p>Cheltenham Central Conservation Area and Listed Building setting.</p>	<p>New development would need to complement the surrounding urban fabric. Due to the Site's location, architectural quality any recommendation for mixed use development would need to be carefully designed and controlled to not only retain but also enhance existing urban character.</p>



Proposed Mixed Use Allocations



## Proposed Mixed Use Allocations



## MD5: Leckhampton

## Photo location

A B C D E Panoramic views of the site



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The Site is located along the busy road of Shurdington Road. The Site is large consisting of high hedges, scrub and trees including some isolated significant trees. The Site is bounded by fencing, gates and hedging. The Hatherley Brook runs through the Site. There are small holdings to the east of the Site. There are notable views towards the Cotswolds AONB escarpment. The CL/06 Public Footpath runs along part of the Site's southern boundary.	The landscape condition varies across the Site with the various quality of the small holdings. The overall character is largely rural. There are perceived linkages towards the AONB and the wider landscape south of the Site. The context of the Site is residential along Shurdington Road and partly along Kidnappers Lane.	The visually quality of the Site is mixed with the visual quality generally lower towards Shurdington Road. Views are limited to within the Site but there are open views to Leckhampton Hill and the wider landscape south of the Site. Views from the adjacent Lotts Meadow are also critical given its visual quality, its valued landscape status and current lack of extensive built form.	There are no landscape designations but views are available to the Cotswolds AONB. Recent Planning Application deemed the area a valued landscape.	Due to the Site location, condition and variety of landscape features the specific details of allocation including scale would require careful consideration ideally including retention of the view out to Leckhampton Hill from the A46. Retention and improvement of the Hatherley Brook corridor and the long term treatment of hedgerows and trees in the area is another important matter to be considered by any proposals brought forward.



Proposed Mixed Use Allocations



## Proposed Gypsy and Traveller Allocations



## GT1: Castle Dream Stud

## Photo location

**A** Panoramic view of the site looking east



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
A small elevated field along Mill Lane. The Site is bound by high hedges and trees along its southern and northern boundaries. Post and wire and timber fencing with scattered vegetation are set along the other boundary edges. There are limited or no views of surrounding landscape.	The Site is a small contained improved grassland field. There is no significant landscape value associated. There is existing farm, horse and licensed caravan development to the south of the Site. This appears small in scale and relatively balanced. The surrounding context consists of Glenfall House and other isolated properties along Mill Lane.	There are no significant views in or out with views currently restricted by existing high hedges which adds importance to the boundary hedgerows. A sense of further development in the open northern part of the field would be achieved from the footpath that runs up Aggs Hill to the north. This would not protect the special qualities of the AONB.	Cotswolds AONB	Given the Site's location within a nationally important landscape and even with existing high hedge screening there is a risk of isolated development in an attractive, rural area. The existing development to the south sits within a landscape and visual balance but the extent of further development to the north should be limited.



## Proposed Housing Allocations



## HD1: Christ College Site B

## Photo location



Panoramic view of the site taken from Arle Road



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The site is an open unused piece of land, with little vegetation of note and no specific landscape features. The Site is bound by fencing of various types on all sides. Residential housing along the western boundary with the Bristol - Birmingham railway line running along the Site's eastern boundary. Light industrial buildings and the Cheltenham Sea Cadets building is located to the Site's southern boundary.	In landscape terms this site has no real value or significance. The Sites flat topography and openness gives an open sense of place.	Visually the Site has little interest. Due to the open nature of the Site there are some longer views of the Cotswold Escarpment to the south west.	None known other than agreement with Network rail over boundary treatment to adjacent railway and approach to Cheltenham Station.	Due to the Site's location and the surrounding land use of predominately residential form including a new development nearby on Arle Road the proposed housing allocation is appropriate for this Site in terms of its landscape and visual quality and the character of its context.

## Proposed Housing Allocations



## HD2: Former Monkscroft Primary School

## Photo location

**A** View of the site taken from Shelley Road

Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
Moderate sized former school grounds now more scrubland in character. The Site is bound on all sides by paladin fencing and gates. Residential developments are located all around the Site with the Monkscroft Care Centre situated along the western boundary. The Site has some large trees of note within the centre of the Site and further large trees around its boundary.	The Site has little landscape value except for the large trees located within the Site and around its boundaries.	The site is overlooked on all sides by residential properties including the Monkscroft Care Centre. There are no wider contextual views that the Site relates to or is viewed within.	None known. Tree Preservation Orders moving forward are recommended to conserve as many of the Site's mature trees.	The Site's location and surrounding residential context supports its housing allocation. There are no significant landscape or visual impediments to its allocation.



## Proposed Housing Allocations



Location Plan, NTS

## HD3: Bouncers Lane

## Photo location

- A** **B** Panoramic views towards the site taken from Bouncers Lane
- C** Views towards the site including existing built units, taken from Bouncers Lane
- D** View from Whitehorn Drive
- E** View towards new built residential properties opposite the site along Bouncers Lane



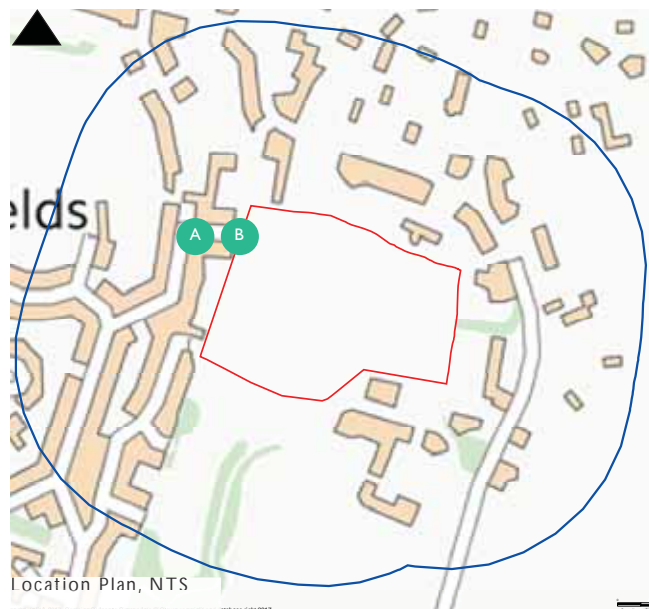
Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
Site of former office block/ light industry units, circa 1980s. Some units in the southern part of the Site are still in use as office, storage and distribution facilities. Cheltenham Cemetery is situated along the Site's northern and eastern boundaries. Municipal planters and raised walls to empty units also face onto Bouncers Lane, the western boundary with wire fencing. Newly built residential properties are opposite the Site along Bouncers Lane.	The Site is dominated by the former large light industrial unit situated along Bouncers Lane. There are large, significant trees along Bouncers Lane screening some of the empty units. The Site has little landscape value. It however has a relationship with Cheltenham Cemetery which is a Registered Historic Park or Garden on Historic England's register.	The Site's current buildings are visually harsh along Bouncers Lane. The trees aim to reduce the visual impact but to limited affect. There are little or no views beyond the Site to the east due to the raised topography of the Site. Large evergreen tree species can be seen behind some of small units marking the position of Cheltenham Cemetery.	Adjacent Cheltenham Cemetery with its Register of Historic Parks and Gardens listing with Historic England. Also Listed Structures within the cemetery. Some reasonable quality trees on site that would benefit from Tree Preservation Orders moving forward.	The Site would lend itself to a potential housing development given the surrounding context on Bouncers Lane. The removal of the large units would open up the Site potentially allowing for views of the wider landscape including the Cemetery and AONB to the east.

Proposed Housing Allocations





## Proposed Housing Allocations



## HD4: Land off Oakhurst Rise

### Photo location

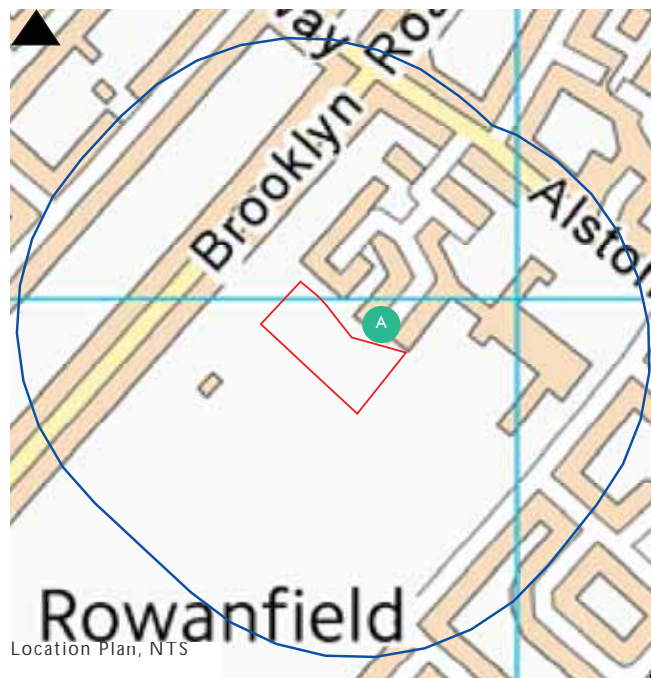
**A** View towards the site taken from Oakhurst Rise

**B** Panoramic view of the site looking east



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
Two constrained field located on high ground with views to the wider Cheltenham. The Site has high hedging and mature trees in former field division lines. It is surrounded by residential properties on all sides, some with mature trees along their boundaries. St Edward's school and playing fields are located to the south.	The Site has limited landscape value except for the mature vegetation located around its boundaries and in former filed hedgelines. The Site is constrained due to location, topography and surrounding by built form. It does however have visual links out to the wider landscape around the east and south of Cheltenham.	The Site has extensive views out over the wider Cheltenham area given its raised topographical location. Views include looking to the east towards the Cotswolds AONB and to the south to the built form of Charlton Kings.	No landscape designations. There are views to the Cotswolds AONB but it is not in the setting of the AONB. A number of Listed Buildings exist around the site mostly in St Edward's school campus.	The housing allocation is appropriate at this location surrounded on three out of four sides by built form. However any proposed built form should reflect the Site's elevated position, low density of housing to the north and east, prominent local position on raised ground and retention of the mature trees and wide former hedgerows.

## Proposed Housing Allocations



## HD5: Land at Stone Crescent

## Photo location



Panoramic view of the site taken from Stone Crescent



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
Small open land parcel off Stone Hill Crescent, bound by fencing, residential properties and sports pitches. The ground is set at slightly lower elevation with some limited vegetation along the southern edge.	The Site has little landscape value or significance.	The Site is has some views out but these are limited to the immediate surroundings and not the wider landscape.	None identified.	The site is recommended for allocation due to the 'completion' of the built form at the end of Stone Hill Crescent and lack of landscape and visual reasons against development.



## Proposed Housing Allocations



## HD6: Brockhampton Lane

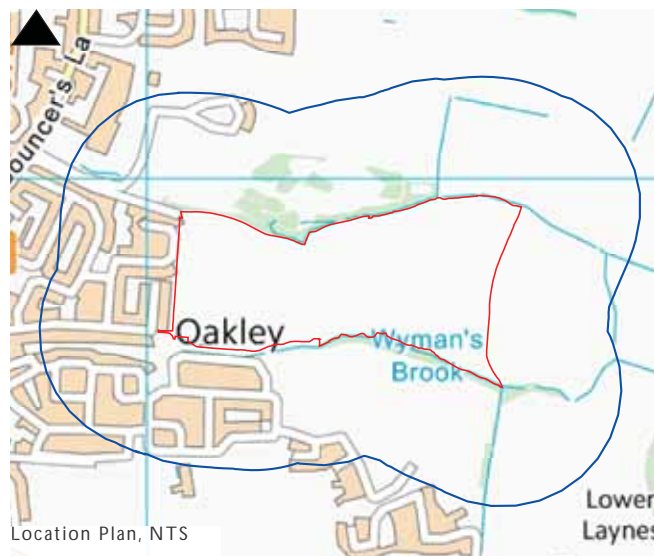
## Photo location

- A** Panoramic view of the site taken from Brockhampton Lane looking east



Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
Small field with hedgerows and mature trees and outbuildings. Individual residential properties and local community centre bound the site along its southern and eastern edges. Local Sports pitches are located to the north east of the Site.	The Site is located on the edge of Cheltenham in the settlement of Swindon and has little landscape significance or demonstrable features of note.	The Site's location and open aspect means there are clear views to the wider landscape. Views to the wider landscape include the surrounding Cotswold Escarpment to east and Malverns to the west.	None identified.	The proposed development would form an extension into the country side beyond the current settlement edge. There is however built form to the east but not the west. The treatment of the open northern edge would require careful and extensive planting to improve the edge of Swindon.

## Proposed Housing Allocations



## HD7: Prior's Farm Fields

## Photo location



Panoramic views of the site



Current Site Description	Landscape Considerations	Visual Considerations	Landscape- Urban Designations	Landscape and Visual Considerations
The Site is currently being partially built upon for a flood attenuation basin and access route to the Cheltenham Cemetery. It is a mix of playing fields and unattended pastures fields on the foot-slopes to the Cotswolds escarpment. Views to the AONB and large isolated properties along the hill edge are evident. New houses of can be seen to the south on the former GCHQ.	The retention of the playing fields in part or whole is one key consideration as is the physical linkage to the adjacent Cotswolds AONB. The raised topography of the AONB is very prominent from site. Access in the area is good with several public footpaths including the Cheltenham Circular Way.	The views of the AONB to the east of the Site are critical, as are the views back from the Cheltenham Circular Walk back towards the town. There is visual connectivity with the recent residential development of the former GCHQ site and older residential areas	Adjacent Cotswolds AONB and Cheltenham Cemetery Registered Historic Park or Garden. Listed Buildings within Cheltenham Cemetery also.	The lower western side of this site has greater visual and landscape linkages with residential built form whilst the land to the east is more closely associated with the AONB. The new houses being built at the former GCHQ brownfield site are extending houses closer to the AONB. Development should be concentrated towards the west of the Site and a respectful stand-off to the AONB retained.



## Proposed Housing Allocations



## HD8: Old Gloucester Road

### Photo location

A

Panoramic views of the site taken from Public Rights of Way

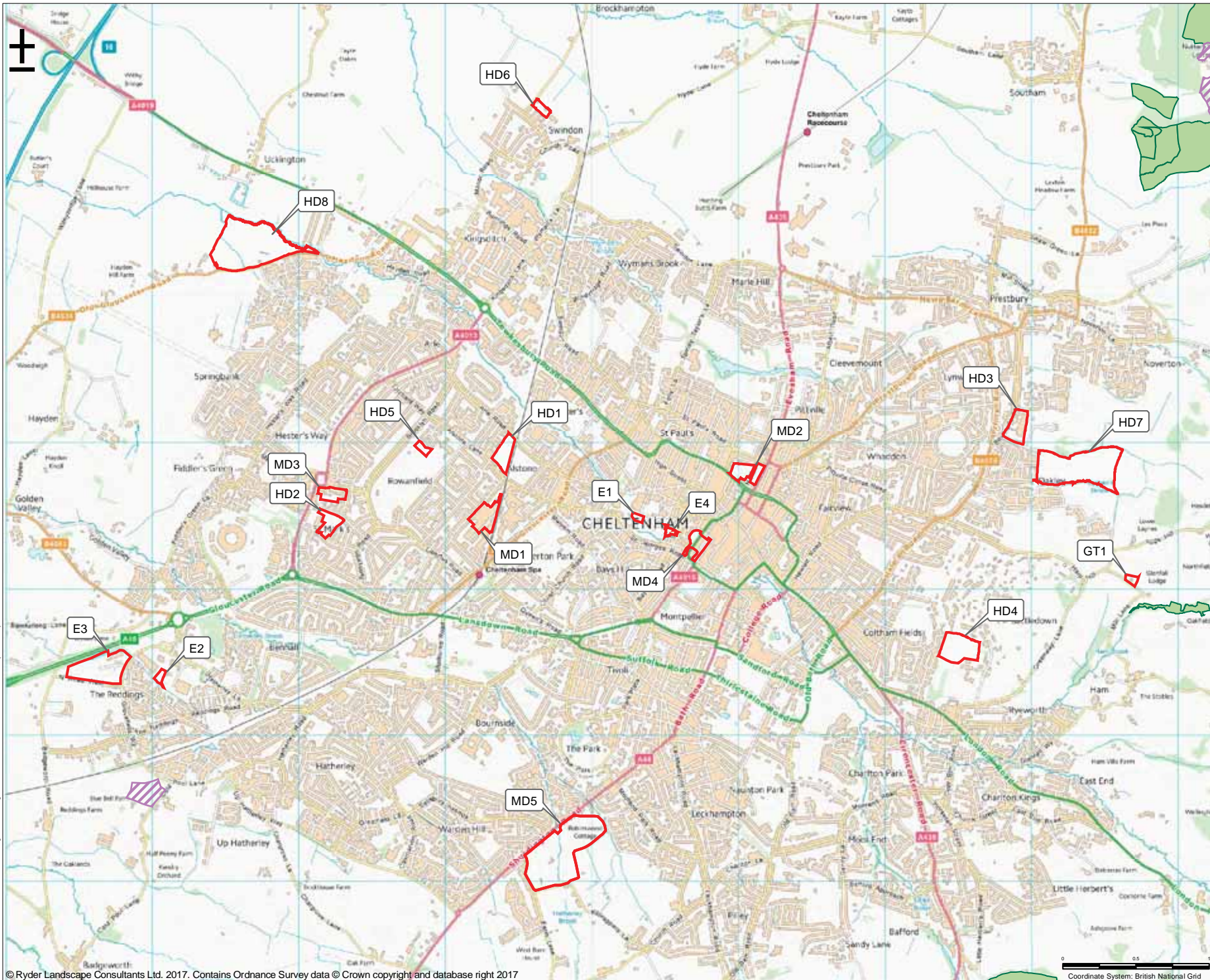


Current Site Description	Landscape Considerations	Visual Considerations	Landscape - Urban Designations	Landscape and Visual Considerations
The Site is situated along Old Gloucester Road. The Site can be split into two halves western side consists of open improved grass fields bound by dilapidated fencing, and over grown hedgerow with trees. A bridleway runs along the centre of the Site. Light industry of Arley nursey, local allotments, Cheltenham Fencing, and Substation are located to the eastern half of the Site.	The overall landscape quality of the Site is average condition, with small irregular fields bound by mature hedgerows. There is a sense of rural character to the western end of the site and developed to the east. The Site's southern rural context will change when the western strategic area is developed. There is a sense of arrival or gateway into the town.	The Site is open in parts with mid and short range views into the wider landscape to the north towards Uckington and very occasional views towards the west to the Malverns. There is a good network of public footpaths and general accessibility through the area.	Scheduled Monument at Utkinton. Land Drainage Act with Environment Agency byelaws for the river and for 8m either side of the river channel.	The Site's different land uses and changing context means that even though there are landscape and visual qualities they are not of sufficient significance to prevent allocation of the site for housing. Existing qualities such as trees, hedgerows and sense of arrival to Cheltenham should be respected in any proposals brought forward.

# Cheltenham Allocated Sites Review

## Appendix





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#### Key

- Proposed Sites
- SSSI
- Ancient Woodland Inventory

Rev	Drawn	Checked	Date	Description

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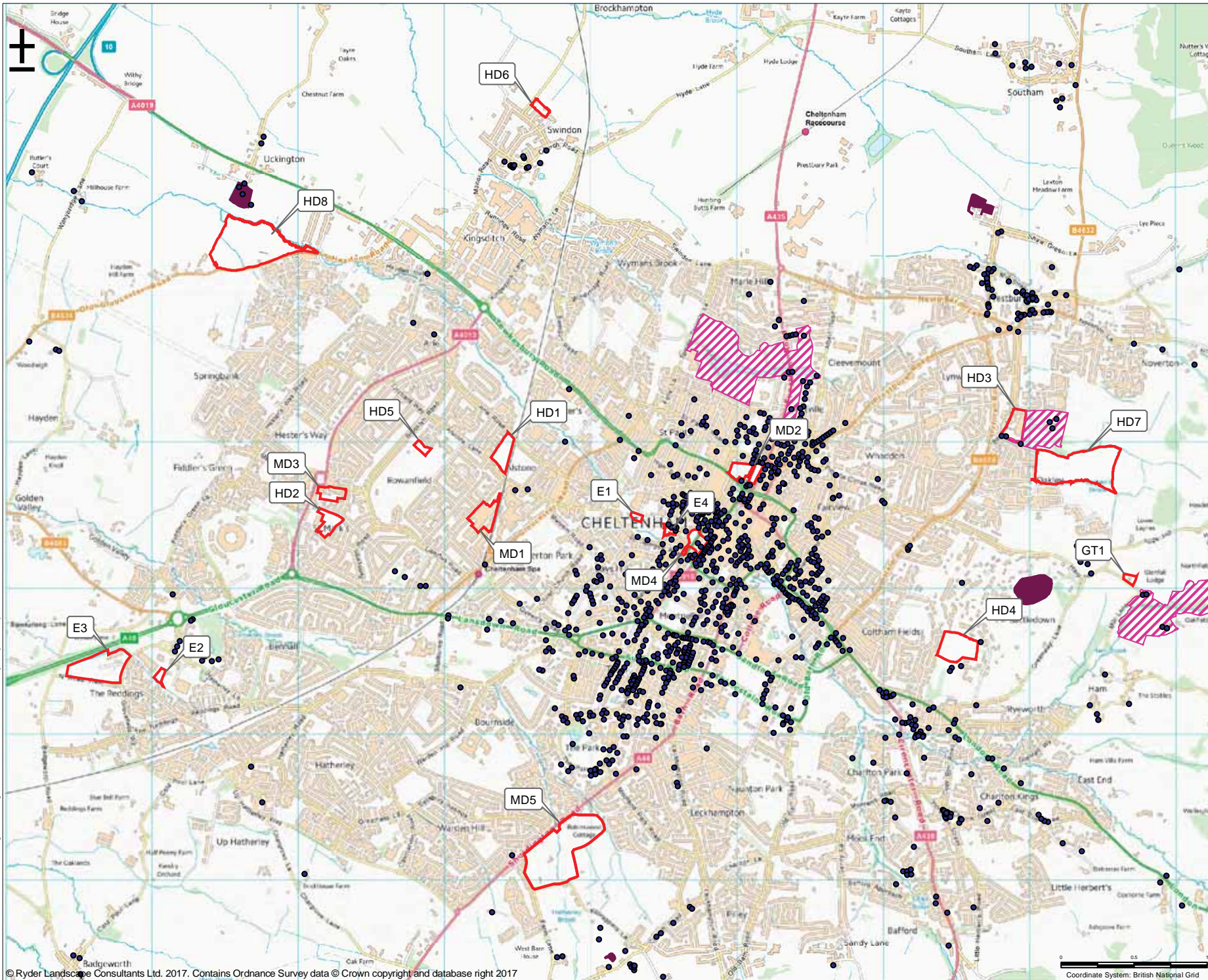
Client  
**CHELTENHAM BOROUGH COUNCIL**

Project  
**CHELTENHAM PLAN**

Drawing Title  
**FIGURE 1**  
**All Sites**

Drawn By:	SW	Date:	01.12.2017
Checked By:	SR	Date:	01.12.2017
Drawing Scale:	1:24,000	Sheet Size:	A3
Drawing No.	322-RYD-XX-XX-DR-L-1000-Eco	Revision	





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#### Key

- Proposed Sites
- Listed Buildings
- Scheduled Monument
- ParkAndGardens

Rev	Drawn	Checked	Date	Description

**RYDER**  
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Meyer House, 42 City Road, Chester, CH1 3AE  
TEL: 01244 400064 EMAIL: info@ryderlandscape.co.uk  
www.ryderlandscape.co.uk Company Registration no: 6665464

Client  
**CHELTENHAM BOROUGH COUNCIL**

Project  
**CHELTENHAM PLAN**

Drawing Title  
**FIGURE 1**

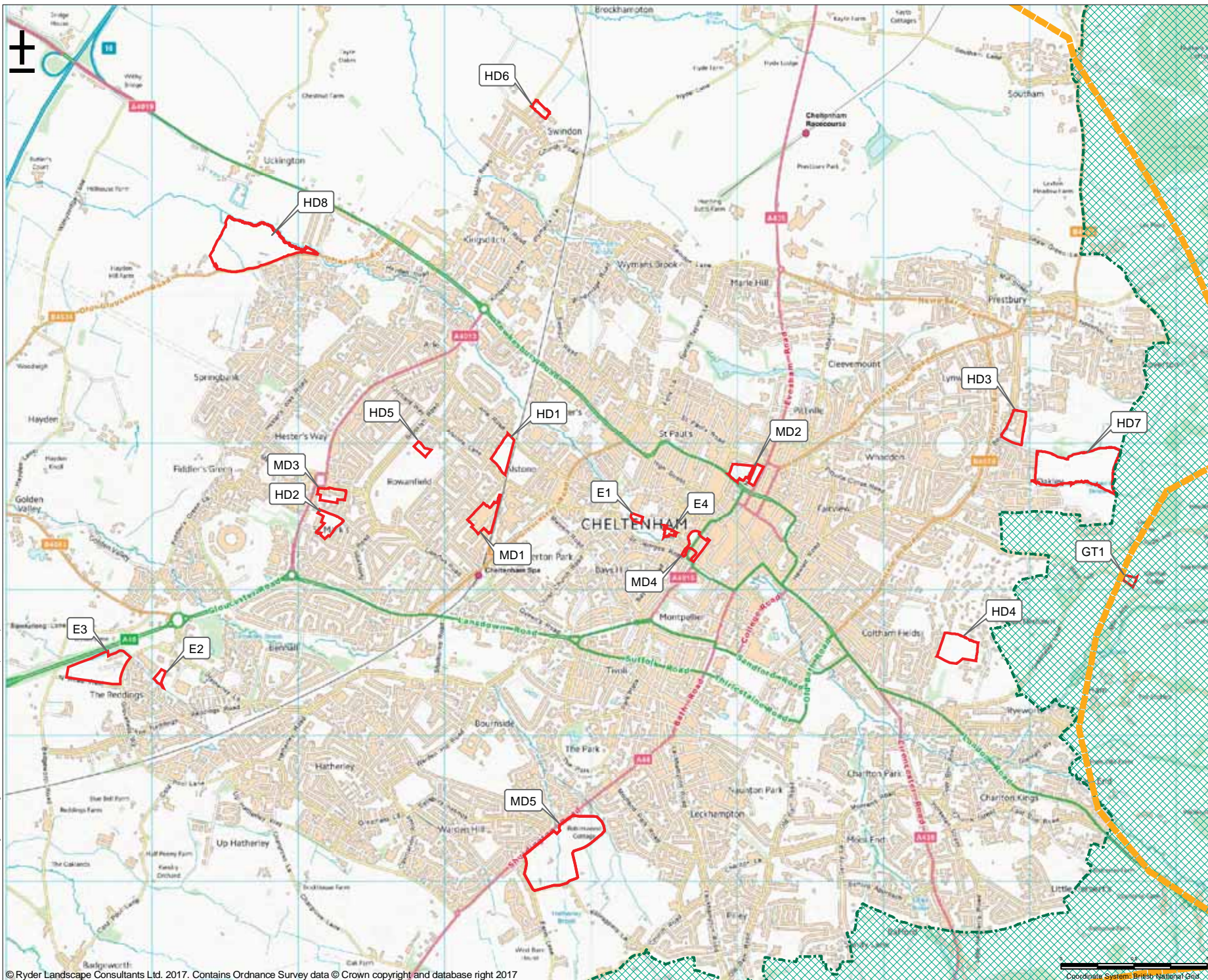
All Sites  
Historical Designations

Drawn By: SW Date: 01.12.2017  
Checked By: SR Date: 01.12.2017

Drawing Scale: 1:24,000 Sheet Size: A3  
Drawing No. 322-RYD-XX-XX-DR-L-1000-History

0 0.5 1  
Coordinate System: British National Grid





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- Key**
- Proposed Sites
  - National Landscape Character (NCA)
  - Cotswolds AONB

Rev	Drawn	Checked	Date	Description

**RYDER**  
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Client  
**CHELTENHAM BOROUGH COUNCIL**

Project  
**CHELTENHAM PLAN**

Drawing Title  
**FIGURE 1**

**All Sites**  
**LANDSCAPE**

Drawn By:	SW	Date:	01.12.2017
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# Central conservation area

