



LANDSCAPE ANALYSIS OF POTENTIAL DEVELOPMENT SITES

Gloucester City Council

15/11/2013

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Landscape Analysis of Potential Development Sites

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Introduction

WSP has been instructed by Gloucester City Council to carry out landscape analysis of seven sites around Gloucester City, with regard to their suitability for residential development in relation to the potential landscape effects of any development.

The brief from Gloucester City Council included the following:

The contractor should be aware that the final outputs will be a clear understanding of:

- *the relative suitability of the sites for development from a landscape perspective,*
- *whether certain areas of a site are more acceptable to development than others,*
- *whether or not mitigation (on site) could make an otherwise inappropriate site, or part of a site developable.*

All sites have been designated as landscape conservation areas in local policy until recently. This report aims to analyse the sites after each has been visited and reviewed in terms of its; landscape elements, proximity to protected sites, any impact on its setting and context and visibility, the sites ability to enable development and any mitigation that will be required

Information / Data provided to the Consultant

Gloucester City Council has provided the following documentation:

- City of Gloucester Planning and Technical Service department- Landscape Assessment for Gloucester -Bridges Design 1997
- Landscape and Visual Appraisal Hempsted Lane, Hempsted for the trustees of Sylvanus Lysons Charity -FPCR August 2013
- Land at Winneycroft Farm, Corncroft Lane, Matson- Places, Sites, City Centre Strategy Consultation for the trustees of Mrs C Ground No 6 Settlement- Boyer Planning July 2013.
- Landscape and Ecology Assessment to Determine Suitability for Development for the trustees of Sylvanus Lysons Charity- The Environmental Dimension Partnership January 2010

These documents have been reviewed to provide a picture of past policy and assessment of the potential development sites.

Analysis of Sites

The sites were visited on 17th October 2013 in clear weather conditions. In relation to local and broader landscape effects, each site was analysed in terms of its' character, features and appropriateness for development. The extent and quality of views into and out of the sites was also considered. Outlying areas such as the River Severn flood plain, the Cotswold AONB and Robinswood Hill Country Park were also visited to assess views of the sites from sensitive locations.

These sites were all previously designated as areas of Landscape Conservation by the City Council. This was for local planning purposes and the designation was not of a statutory nature. However, recent local policy changes and changes to Planning regulations in favour of development have

resulted in these sites being considered for potential development. The analysis tables and conclusions consider the sites in terms of landscape value and the appropriateness for development of part or the whole of the site, in relation to the potential landscape effects.

The analysis table in Appendix A provides a description of the site, any protected sites around it, the landscape context of the site, and it's visibility from surrounding areas and concludes with a recommendation as to how appropriate the site would be for development in relation to landscape effects. In some instances, where sites or parts of them are deemed appropriate for development, mitigation is recommended in the form of design parameters for the development, e.g. density, height of dwelling, and/or structural tree planting to enhance and integrate the proposal with the local and broader landscape.

Appendix B contains a plan for each site, illustrating the key opportunities and constraints. Each plan highlights key points from the analysis table, illustrating areas for development and any mitigation to enable development.

Conclusions

In conclusion, six of the seven sites have been deemed appropriate for development on at least part of the site.

Although all the sites analysed were designated areas of Landscape Conservation, recent changes to the planning regulations in favour of development within the National Planning Policy Framework have opened up these sites to the possibility of residential development.

The only site deemed unsuitable for development, due to adverse landscape effect is Site 3- land off Matson Lane. This is due to its location on Robinswood Hill and the lack of any other residential development on the western side of Matson Lane or within Robinswood Hill. The topography and the loss of mature trees from the site also add to its unsuitability.

Five of the six sites have not been deemed entirely suitable for development due to site features or the effect on visual amenity or landscape character; each site's individual ability to absorb some development is illustrated on the plans within Appendix B.

All proposed development should be sensitive to its location, taking into account the surrounding architecture and density of dwellings. All landscape features intrinsic to the sites character such as hedgerows and trees should be retained where practicably possible and protection should be given to important groups or individual trees. These design parameters will enable any development to have a lesser effect on the landscape character of the surrounding areas.

The topography of each site, and the height of existing buildings, should be considered in the planning of possible developments to minimise views into and out from sensitive locations in particular.

The viability of these sites for development will inevitably create some concern regarding in fill development on green field sites however with the suggested mitigation it will be possible to enable development on six of the seven sites, in a way that limits the effects on landscape character and visual amenity.

Appendices

Appendix A Analysis Table

Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
Site 1- Winneycroft Farm	<p>This is an open greenfield site, which is in part is a key wildlife site with well-defined mature hedgerows and trees creating an irregular field pattern. It has been used for orchards and is currently grazing; this all creates a strong traditional rural character and strong intrinsic landscape value.</p> <p>The site is bound to the north and south by Hedgerows. The M5 forms the south eastern boundary and is lined with mature trees and vegetation</p> <p>Scattered properties are present on the periphery of the site.</p> <p>Public footpaths cross the site in the south close to the scheduled ancient monument (moat).</p>	<p>To the north individual residential properties are situated within their large grounds. The properties vary in ages and style and include both 1 and 2 storey dwellings.</p> <p>The AONB lies to the south east. Painswick Village sits high on the ridge to the east, with views across the site.</p> <p>1960s housing lies immediately to the north west past which is Open countryside up to Robinswood Hill. West of the site is a common, this has direct links to the site and adds to its rural character.</p>	<p>There is a visual relationship with the landscape to the east when viewing from Robinswood Hill.</p> <p>Direct views of the site are possible from properties to the north and the AONB to the east.</p> <p>Although the M5 is adjacent to the site the mature trees and vegetation effectively screen the highway from the site.</p>	<p>Cotswold AONB adjacent to M5</p> <p>Scheduled Ancient Monument on site</p> <p>Listed Buildings Winneycroft Farmhouse, Barn and Cider house- on site</p> <p>SSSI – 800m</p> <p>Local Nature reserve 1.5km</p>	<p>Development on part of this site would not be entirely detrimental to the surrounding landscape character and visual amenity.</p> <p>There is opportunity for development to the north east of the site where the link with the AONB and common land are not as direct. If this development was to progress the rest of the landscape would need protection to ensure that development encroached no further into this landscape.</p> <p>A 2nd option would be for the site to be developed as a whole, as a comprehensive, holistic master plan. Therefore allowing for the existing hedgerows and parts of the landscape character to be retained as part of any development.</p>	<p>All hedgerows and important trees should be protected.</p> <p>The style of development should be of a low density, semi-rural character, as to limit its domination of the surrounding countryside to the south.</p> <p>Open space provision should be allowed for in the development. Along with soft landscaping again to maintain character, and soften the impact of views from the AONB and Robinswood Hill.</p> <p>The strengthening of hedgerows through any development would help to maintain the mosaic field pattern and the links between the site and AONB.</p>
Summary	<p>This is an historic area with many matures trees and strong hedgerows. There are strong visual links with the AONB to the east of the site and M5. It is surrounded on the north and west with housing. The site is visible from the AONB</p>					
Site 2- Land South of Grange Lane	<p>This is an expansive greenfield site with a large open field pattern. Gappy hedges run through the centre of the site crossing east to west.</p> <p>The site sits to the south of a large residential development, on the edge of City. The western boundary is defined by the railway.</p> <p>The site contains some scattered mature trees within improved grassland. This land has been extensively farmed and has few landscape</p>	<p>To the north is a development of detached executive properties of medium density separated from the site by Grange Road .A small hedgerow, sits to the north of the site.</p> <p>To the west is a raised railway embankment and Open Countryside lies to the east up to the outskirts of Whatton Village</p>	<p>There are direct views of the site from Robinswood Hill which sits to the east, however within the view it is surrounded by residential properties on both the north and western side and the railway line to the west.</p> <p>The site feels part of the wider landscape that is part of the rural character of Whatton village to the south east, as part of a wider field pattern.</p>	<p>Listed Buildings; Whaddon Church- 800m</p> <p>Cotswold AONB 2km</p> <p>Local Nature reserve 800m</p>	<p>The northern part of the site is more appropriate for development regarding landscape effects due to its close proximity to new residential properties. its minimal impact on views from the south from Naas Lane, due to site topography.</p> <p>To the south any development would be more intrusive on the surrounding landscape. The ridge line and hedgerow across the centre of the site would be an ideal cut off boundary for development. The site has no landscape</p>	<p>Screening or softening of views from the AONB and Robinswood Hill will need to be taken into account in this development is to be allowed. This may be achieved using soft landscape, a low density housing plan and architectural style that are in keeping with the locality.</p> <p>.The topography of the site is important in the placing of the development on this site. For example care should be taken as to not placing 3 storey properties directly on the ridge line where dwelling could</p>

Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
	<p>features.</p> <p>The site gently slopes up from 20 AOD to 35 AOD to a small ridge in the centre of the site and then back down to Daniels Brook.</p>				<p>value in itself due to intensive farming but it does form a wider part of the landscape surrounding Whaddon Village.</p> <p>Developing the whole site could potentially encourage a much larger area of development. The topography of the site is important in the placing of the development on this site. For example care should be taken as to place only single storey buildings on the ridge to ensure the ridge line is maintain behind a hedge . By placing 2 or 3 storey properties directly on the ridge line dwellings could have a large impact on the visual amenity and landscape character of the area. This would need to be considered when allowing development on any part of the site.</p>	<p>easily be viewed from the south.</p> <p>The creation of a wide landscape buffer along the original hedgerow would strengthen the edge of development, providing a definite boundary between housing and open countryside.</p>
Summary	<p>The site is part of a much wider landscape. Although intensively farmed with few landscape features the site has some local landscape value. The site is surrounded on the north and beyond the railway to the west by housing.</p>					
Site 3- Land off Matson Lane	<p>This site is part of the Gloucester Golf Club. It is a historic fairway lined with large trees and laid as amenity grassland.</p> <p>The site sits on a steep incline from Matson Lane. A line of trees and large hedge forms the boundary with the road.</p>	<p>The Gloucester Ski centre is to the north of the site. This is a prominent feature of the local landscape</p> <p>Gloucester Golf Course is to the south of the site.</p> <p>A large area including a high percentage of local authority 1960's semi-detached properties is situated to the east beyond the landscape buffer.</p> <p>To the west is Robinswood Hill country park and Golf Course</p>	<p>There are direct views from Robinswood Hill Country Park and from residential properties to the east.</p>	<p>Listed Buildings; Gloucester Country Club -200m</p> <p>Ancient Woodland</p> <p>Robinswood Hill Country Park</p> <p>SSSI –1km</p> <p>Local Nature reserve 1km</p>	<p>The site sits on a steep incline from Matson Lane. A line of trees and large hedge forms the boundary with the road. The site is bound by mature trees to the east along Matson Lane. These trees have local landscape value.</p> <p>Development on this would be deemed detrimental to the setting of Robinswood Hill Country park The site is not suitable for development due to its location west of Matson Lane.</p> <p>Any residential development would have a large impact up on the landscape character and visual amenity of this area and would set a precedent for further development on Robinswood Hill.</p> <p>The topography would also make development difficult.</p>	N/A
Summary	<p>This is a site within a Golf Course, it is part of the recreational facilities that are provided on the Hill. There is no residential development within Robinswood Hill itself. The site is bound by mature trees to the east along Matson Lane these trees have local landscape value</p>					

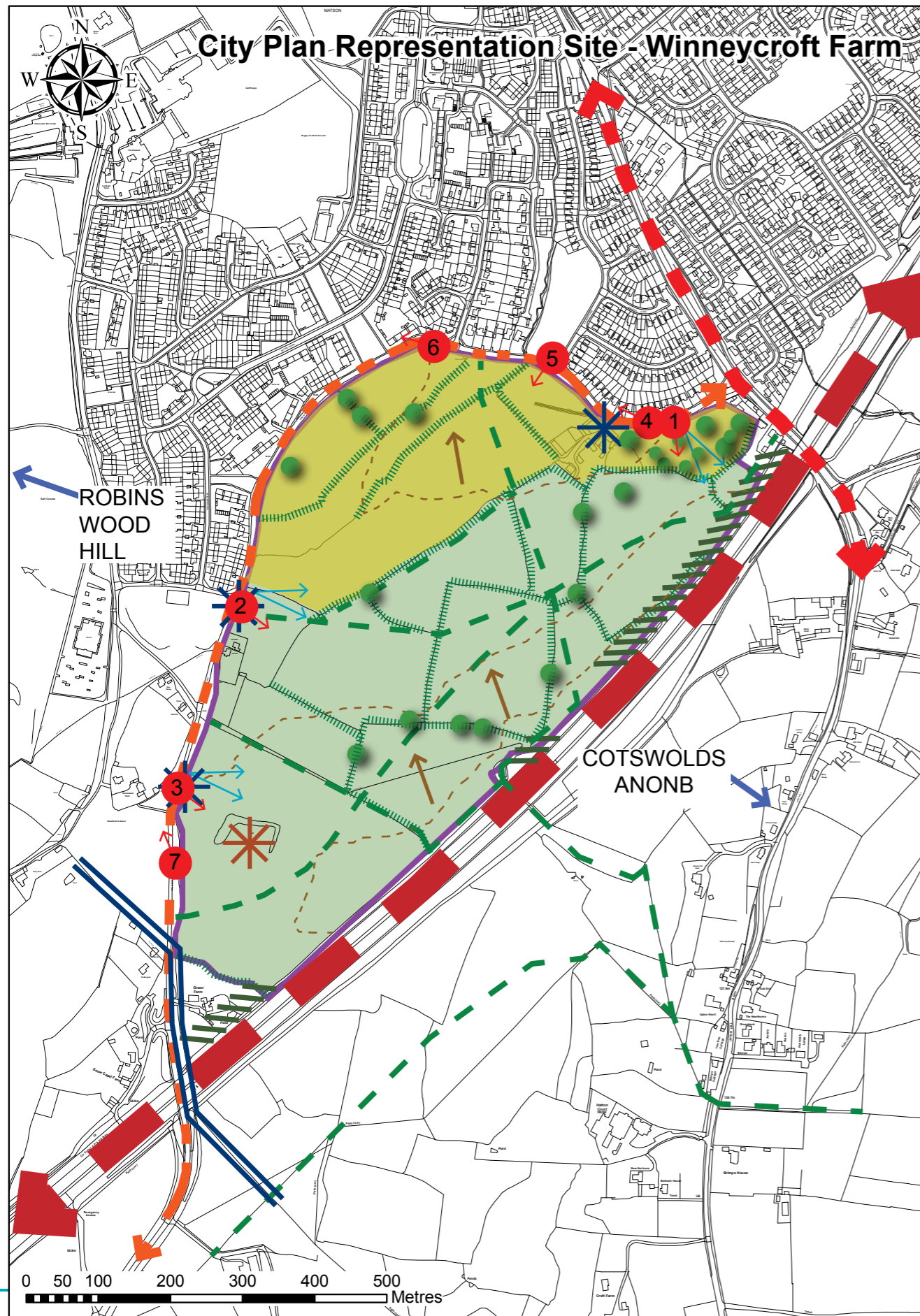
Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
					The loss of mature trees to enable development along Matson Lane would have a detrimental effect on landscape character and visual amenity. It would also have an impact on the site hydrology and drainage.	
Site 4- Land South of Hempsted Lane	This is a large, very open pattern arable green field site. It is bound on all sides by large hedgerows. The site slopes from north to south.	To the north individual residential properties are situated within their large grounds. The properties vary in ages and style and include both 1 and 2 storey dwellings. Open fields lie to the south. The local sewage works sits to the south of the site although this has no impact on the site itself. The A430 highway corridor lies to the east; to the east of the road is an industrial park. The AONB lie approximately 4km to the east. Open countryside and the River Severn lie to the west.	Panoramic views of the flood plain are possible from the north of the site. When viewing the site from the south, it is surrounded by built form, but is clearly visible due to the northern high point. Far reaching views are possible from the site to the AONB and Robinswood Hill to the west.	Listed Buildings; a group of listed buildings at St Swithun church -300m, Newark house - 300m Hempsted Conservation Area	Any development on this site contained to the eastern side would not be detrimental in regard to landscape effect. This part of the site is in close proximity to other residential properties, the A430 trunk road and industrial units. Development here would be in keeping with the surrounding character. The different rural character in the western part of the site, its view from the flood plain and the rising topography means this area would be unsuitable for development. This area of the site would be highly visible, therefore creating a negative effect on the visual amenity and landscape character. It would encroach on the rural aspect of the village's surroundings.	Distinct separation should be made between the proposed development and the retained open land, possibly by siting open space on the western side of the any development. Positioning of the development and any associated landscaping and open space would help to limit the impact of the development on the immediate landscape character. The housing should be in keeping with the immediate surrounding properties and others in the village of Hempsted and be of a lower density and height due to the rising topography of the site.
Summary	This is a large open arable field, the character of this site changes from industrial in the east to rural in the west. The site is visible from Robinswood Hill.					
Site 5- Land East of Hempsted Lane	This greenfield site is set within the centre of the village adjacent to the playing fields. The site has an elevated position within the village. Gappy hedgerows indicate the old field patterns of this once rural area. This site especially the northern part adds to the semi-rural character of the village. The site boundaries consist of large hedges with scattered	The village playing field, a rugby pitch and children's play area, accessed via a public footpath, are situated to the north of the site. A public footpath runs along the southern boundary of the site beyond which are large detached residential properties, set with large gardens to the front and rear. On the eastern side are 1-3 storey residential properties, within a new development. A footpath on the east links to	Glimpsed views of the city docks and cathedral are possible from the southern boundary of the site. From the northeast the Malvern hills can glimpsed through the existing village development. From a distance this site is not easily seen as, although it is situated on a high point the surrounding built form screens the site	Listed Buildings; a group of listed buildings at St Swithun church -200m, Newark house - 200m Hempsted Conservation area	Development on this site should be limited to the eastern side to limit the landscape effect on the site and its surroundings. This part has less landscape character and features, and is low lying in comparison to the northern area. By retaining the western side of the site, green links can be maintained through the village Views out of or across the site would not be disturbed from this development due to the	The style and density of any proposed development should be in keeping with the rest of the village, to limit impact on the character of the Village Links to existing open space should be created including to the existing wildflower area to the east of the site. Green links should be enhanced through the site to the village play and sports facilities to the north. The topography of the site and views to the City and Malvern

Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
	<p>mature trees. Many of which are new and linked to the new housing development to the east of the site.</p> <p>The site gently slopes from north to south from 25m AOD to 15m AOD.</p> <p>Ridge and furrow is evident in the north of the site along with part of an old orchard. Although the orchard has declined, it provides the history of the site and gives a rural character.</p> <p>The northern part of the site has less characteristic mainly being pasture with less hedgerows.</p>	<p>the village playing plays north of the site.</p> <p>Open countryside and the River Severn and flood plain sit to the west of the site.</p>			<p>surrounding built form</p> <p>The site has residential development built all round it but keeping the entire southern end would allow the historic core of the village to be maintained and enhanced.</p>	<p>Hills should be considered when master planning the development.</p> <p>Protection should be given to the rest of the site to ensure that further in fill development does not occur.</p>
Summary	<p>The southern part of this site is part of historic rural Gloucester, with a small field pattern and an orchard. There are views across the city and docks from the south eastern corner from its elevated position. The northern portion has less landscape features and is low lying.</p>					
Site 6- Land at Rea Lane	<p>The site is an open Greenfield site to the south west of Hempsted village, surrounded on the north and east by residential properties.</p> <p>Hedgerows with mature trees ,to the south and west, form the site boundaries.</p> <p>The site slopes down to the south west from high point situated on the northern boundary</p>	<p>Large detached properties lie to the north, they are low density with expansive grounds situated within a cul de sac setting and therefore no through traffic.</p> <p>Open countryside and the River Severn and its flood plain sit to the south and west of the site.</p> <p>Rea Lane sits to the east bound with tall hedgerows. Further east are more large detached properties and a public footpath.</p>	<p>There are some far reaching views across the River Seven corridor and flood plain from this site, with some mature tree screening to the west screens other views.</p> <p>Residential properties to the east have glimpsed views into the site. Those to the north would have direct views from their second storey.</p>	<p>Listed Buildings; a group of listed buildings at St Swithun church -100m, Newark house - 100m</p> <p>Hempsted Conservation area</p>	<p>This site is appropriate for development. The site's position is well screened from the flood plain and is bound to both the north and east by residential properties.</p>	<p>The topography of this site should play an important part of siting and height of the development. The use of existing and new hedgerows and soft landscaping in the development will integrate the development into its surroundings when viewed from the flood plain to the west.</p> <p>Rea Lane is a narrow carriageway. Access into any development may be a problem. Therefore thought must be given to retaining or replanting the existing hedge especially to the south.</p> <p>Development should be limited to 2 storeys to stay in keeping with surrounding properties and limit visual impact.</p>
Summary	<p>This is a pasture field with large hedgerows on its boundaries. To both the north and east of this site are residential properties. The site is in an elevated position sloping gently towards the flood plain to the south west. Large hedgerows and mature tree screen the site from the flood plain and River Severn to the south west.</p>					

Site	Site description	Site context	Site visibility	Protected Sites around site	Opportunity for Development	Design Parameters
Site 7-Land at Newark Farm	<p>This is an open green field site situated south of Newark House and north of Newark Farm.</p> <p>This large field has an open nature currently left as pasture with intervening hedgerows.</p> <p>A line of evergreen trees to the south west screens Newark farm from the site.</p> <p>Archaeological earth works are evident from the OS mapping and aerial photography.</p> <p>The site is flat at the north and east but slopes noticeably downwards towards the western boundary.</p>	<p>Newark Houses sit directly on the northern boundary of the site.</p> <p>To the south lies Hempsted village, this is mainly residential with some open space and community facilities.</p> <p>Large detached properties lie to the north; these are low density with expansive grounds.</p> <p>Open countryside and the River Severn and flood plain lie to the west of the site</p>	<p>The site cannot be easily seen from the east due to existing development. One gateway on Hempsted lane allows some views into the site.</p> <p>Two residential properties to the south are prominent when viewing the site from the north.</p> <p>The properties to the north are set well back from the site and existing trees and hedgerow provide successful screening.</p> <p>Views across to the Malvern Hills are possible on a clear day from the south west corner of the site. This indicates the prominence in the landscape of the western slope of the site.</p>	<p>Listed Buildings; a group of listed buildings at St Swithun church -200m, Hempsted house - 200m Newark farm - 50m</p> <p>Hempsted Conservation area</p>	<p>Development on this site may be possible in the eastern part of the site. Development here would be away from the archaeological works and from the edge of the escarpment to the west. The view to and from the Malvern Hills would also be protected.</p>	<p>The height of any development should be limited to two storeys to limit the visual impact of the development on the surrounding properties and view from the River Severn flood plain.</p> <p>Important trees and hedgerows should be protected and retained.</p> <p>The architectural style and density of any development should be in keeping with its surroundings; this would help to limit impact on the character of the village.</p>
Summary	<p>This site contains archaeological earth works, it is largely flat with its western extreme sloping to the flood plain. There are houses to the north, east and south.</p>					

Appendix B Constraints and Opportunities Plans

SITE 1 - WINNEYCROFT FARM



- KEY**
- Site boundary
 - Motorway
 - Intermediate road
 - Minor road
 - Existing Landscape buffer - strategic screening
 - Significant trees
 - Access
 - Recreational Route - Public Right of Way
 - Public Right of Way footpath
 - Topography/ sloping downwards
 - Existing Hedgerow
 - Views across the Site
 - Photograph location
 - Scheduled Ancient Monument
 - Potential Area for Development
 - Area not suitable for Development



Photograph 1: View from Corncroft Lane, looking south/ south-west towards Site. Remnant orchard, trees with hedgerows, providing rural character.



Photograph 2: Looking east /south-east towards site from Public Right of Way footpath. Predominantly open views to the wooded hills of Painswick Beacon a part of the Cotswold AONB.



Photograph 3: Looking east towards site from vehicle access gate. Open agricultural fields with glimpsed views to vehicles travelling along the adjacent M5. Views to the wooded hills of Painswick Beacon a part of the Cotswold AONB.



Photograph 4: Typical 1960's low density residential buildings adjacent to Site.



Photograph 5: Looking south towards Site, agricultural fields and pattern of hedgerows and trees.

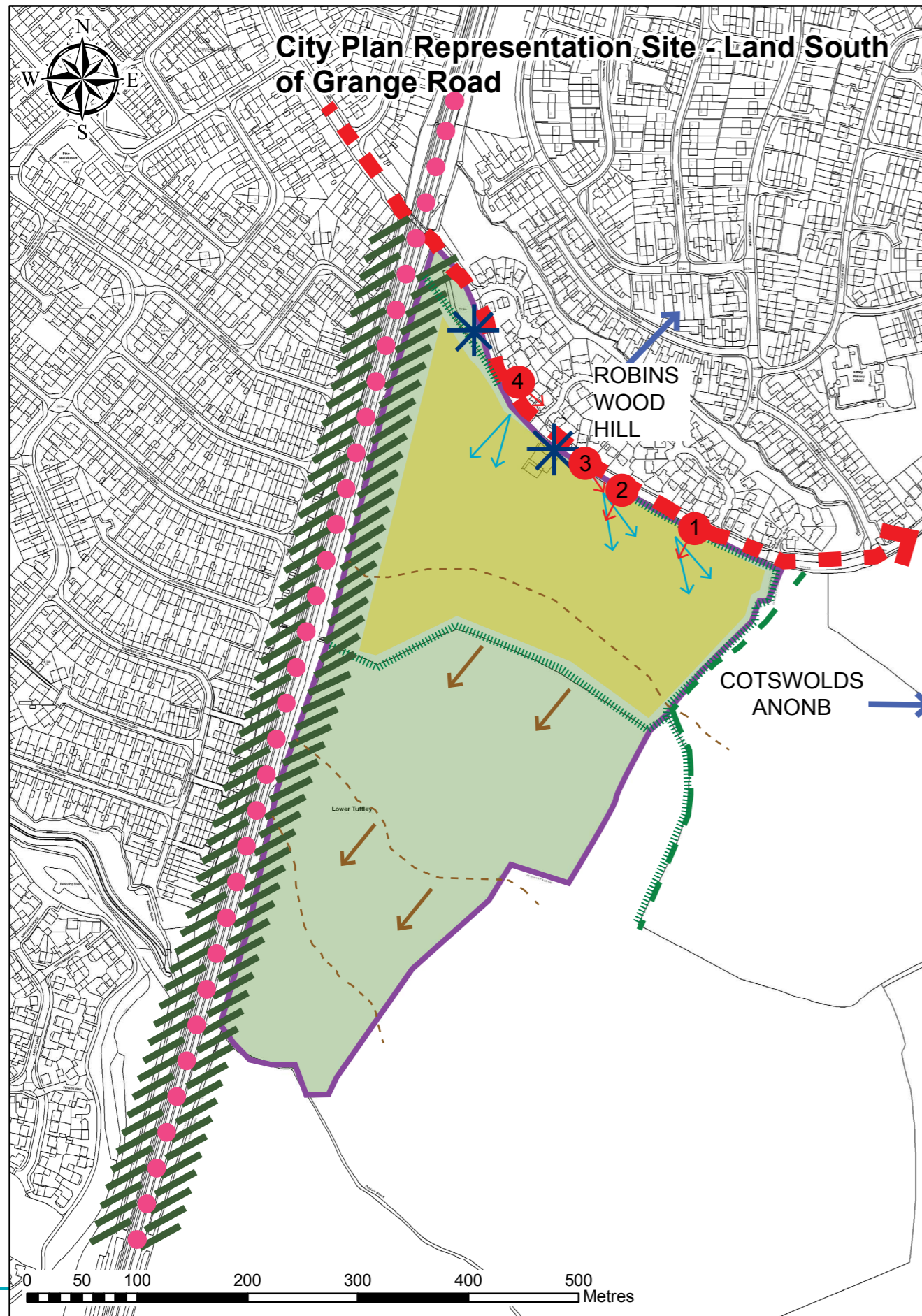


Photograph 6: Typical 1960's high density apartment blocks adjacent to Site.



Photograph 7: Adjacent to Site boundary, looking west with views to Robin Woods Hill and Gloucester Golf Course.

SITE 2 - LAND SOUTH OF GRANGE ROAD



Photograph 1: Looking east/ south-east towards Site. Site consists of open fields with boundary hedgerows, and a strong landscape buffer and embankment along the railway line to the western boundary. Topography rises towards the southern periphery of Site.



Photograph 2: Looking east/ south-east towards Site. Open fields allow clear distant views to Picadilly Wood and Painswick Beacon within the Cotswolds AONB to the east/south-east. Views to buildings of Tuffley Farm to the west along Grange Road and landscape buffer to western boundary.



Photograph 3: Looking east/ south-east towards Site. Gappy hedgerow and timber post and rail fence denote northern Site boundary. Views to Cotswolds AONB.

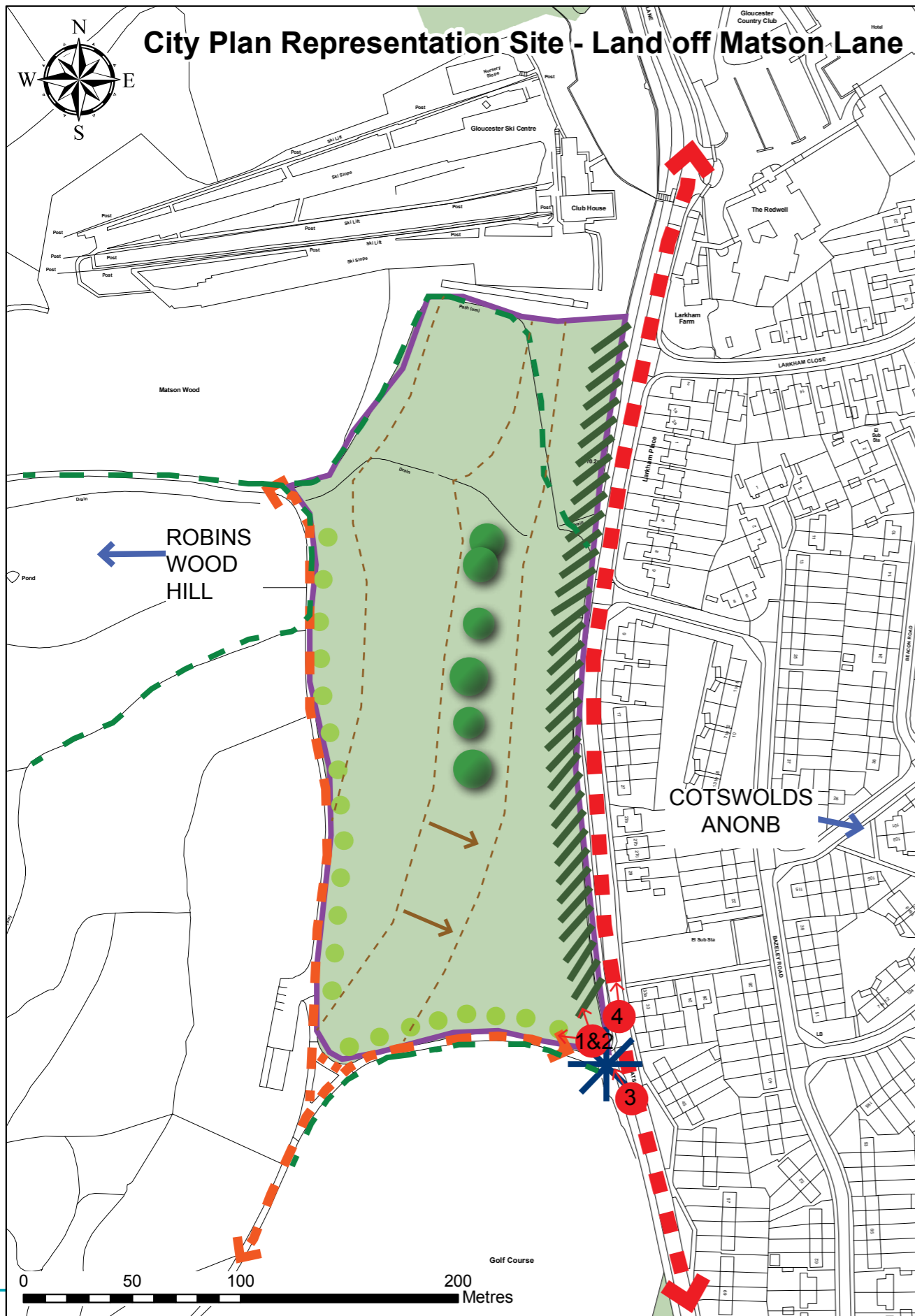


Photograph 4: Typical architecture of adjacent housing along Grange Road.

KEY

- Site boundary
- Intermediate road
- Existing Landscape buffer - strategic screening
- Railway line
- Access
- Public Right of Way footpath
- Topography/ sloping downwards
- Existing hedgerow
- Photograph location
- Views across Site
- Potential Area for Development
- Area not suitable for Development

SITE 3 - LAND OFF MATSON LANE



Photograph 1: View from entrance gates looking north towards Site. High quality landscape and trees of the Gloucester City Golf Course and adjacent Robins Wood Hill with strong buffer to eastern boundary.



Photograph 2: View from entrance gates looking north towards Site. Topography noticeably rises to the west to meet Robins Wood Hill.

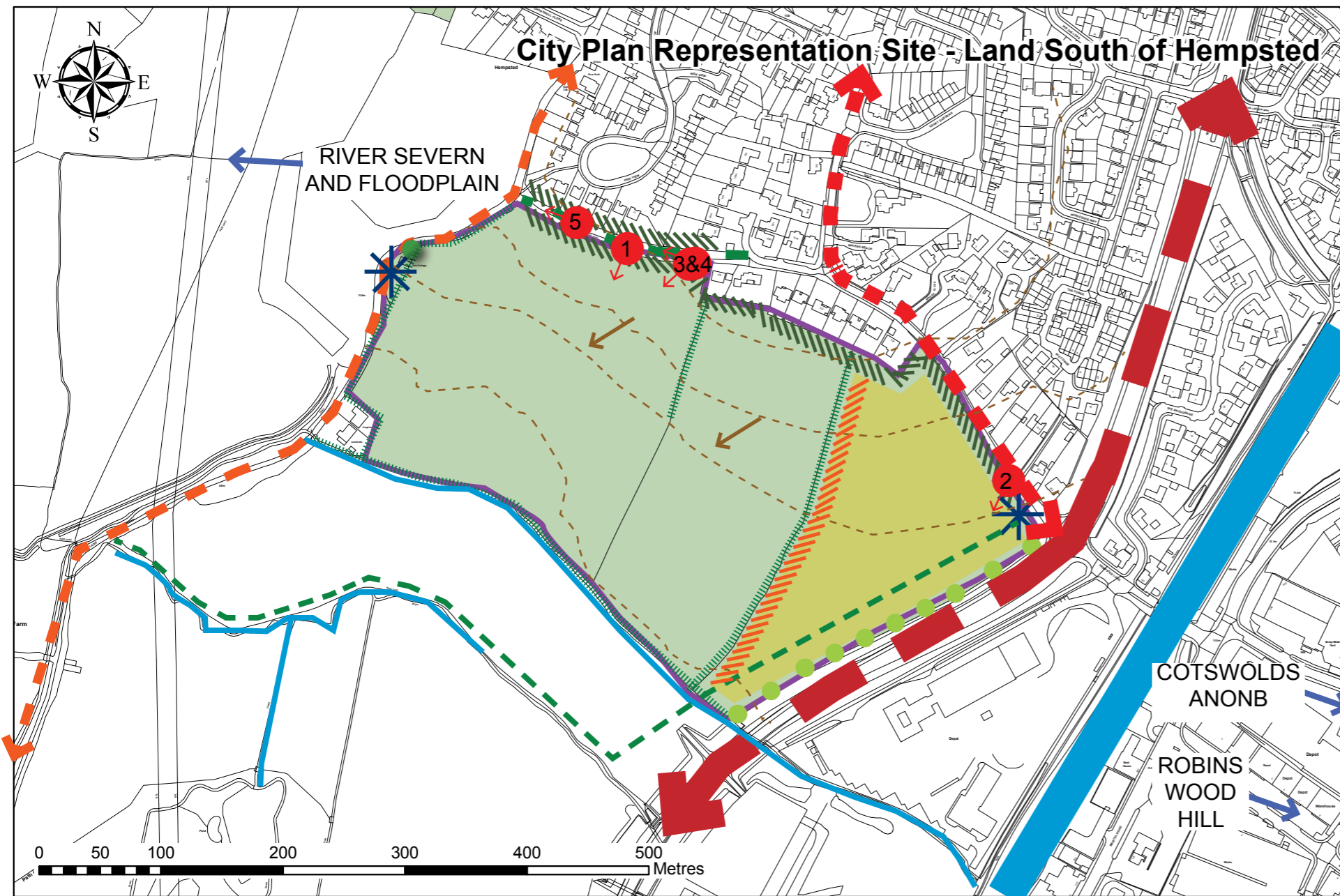


Photograph 3: Looking west towards Site. Entrance signage to Gloucester Golf Course. Predominant avenue trees along access road.



Photograph 4: Eastern Site boundary, embankment and mature trees and buffer planting creating strong division and change of character between golf course and adjacent housing.

SITE 4 - LAND SOUTH OF HEMPSTED



- KEY**
- Site boundary
 - Major road
 - Intermediate road
 - Minor road
 - Existing Landscape buffer - strategic screening
 - Proposed landscape buffer - strategic screening
 - Tree avenue
 - Significant trees
 - Access
 - Public Right of Way Bridleway
 - Public Right of Way footpath
 - Topography/ sloping downwards
 - Existing Hedgerow
 - Views across Site
 - Photograph location
 - Watercourses
 - Potential Area for Development
 - Area not suitable for Development

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Photograph 1: Looking south-east to south-west across the Site. Panoramic views to the A430 and industrial development to the south-east, landscape screening and glimpse views to the sewerage works (south), Wooded hills of Hockley Hill and Windmill Hill, River Severn and fields and hedgerows to the south-west.



Photograph 2: Looking south towards Site. Currently used as arable farming land, industrial units to the south partially visible and lighting and tree planting along the A430. Lower topography and crops restrict views.



Photograph 3: Along Public Right of Way looking south-west towards Site. Higher topography along ridge line allows views across site and surrounding hills, countryside and residential buildings along Rea Lane.



Photograph 4: View along northern Site boundary looking west. Landscape buffer on either side of Public Right of Way allows intermittent glimpse views to Site.



Photograph 5: View along northern Site boundary looking west. Second story views from rear winders of adjacent residential properties.

SITE 5 - LAND EAST OF HEMPSTED LANE



- KEY**
- Site boundary
 - Major road
 - Intermediate road
 - Minor road
 - Existing Landscape buffer - strategic screening
 - Tree avenue
 - Significant trees
 - Access
 - Footpath/access
 - Topography/ sloping downwards
 - Existing Hedgerow
 - Views across Site
 - Photograph location
 - Wildlife/ Wildflower area
 - Neighbouring playing/ sports fields
 - Potential Area for Development
 - Area not suitable for Development
 - Playground



Photograph 1: Looking north/ north west towards Site, across remnant historic orchard and hedge-rows, prominent buffer between fields and new housing development.



Photograph 2: Looking south towards Site from footpath adjacent to playground. Buffer provides low-level screening, topography rises to the north of the Site allowing views to upper ridgelines of housing



Photograph 3: Looking east/ south-east towards Site from footpath to housing. The Site has a well defined boundary with strong hedgerow/buffer planting only allowing glimpse views of upper ridgelines.



Photograph 4: Higher topography allows long distance views to Gloucester, although Poplar tree avenue and buffer restricts some views.



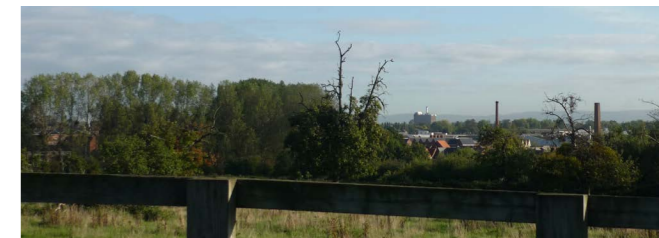
Photograph 5: Grassed access to playground and buffer to southern Site boundary.



Photograph 6: Informative signage on History of Manor Farm and surrounding views



Photograph 7: 'Hands Off Hamsted' signage



Photograph 8: Long distance views to historic industrial buildings and hills.

SITE 6 - LAND AT REA LANE



Photograph 1: Looking west and south-west towards Site. Raised site topography of plateau allows long distance views to surrounding hills, River Sever and countryside, although hedgerow and significant trees along western boundary provide screening and shortens views. Topography slopes down towards the River Sever to the west.

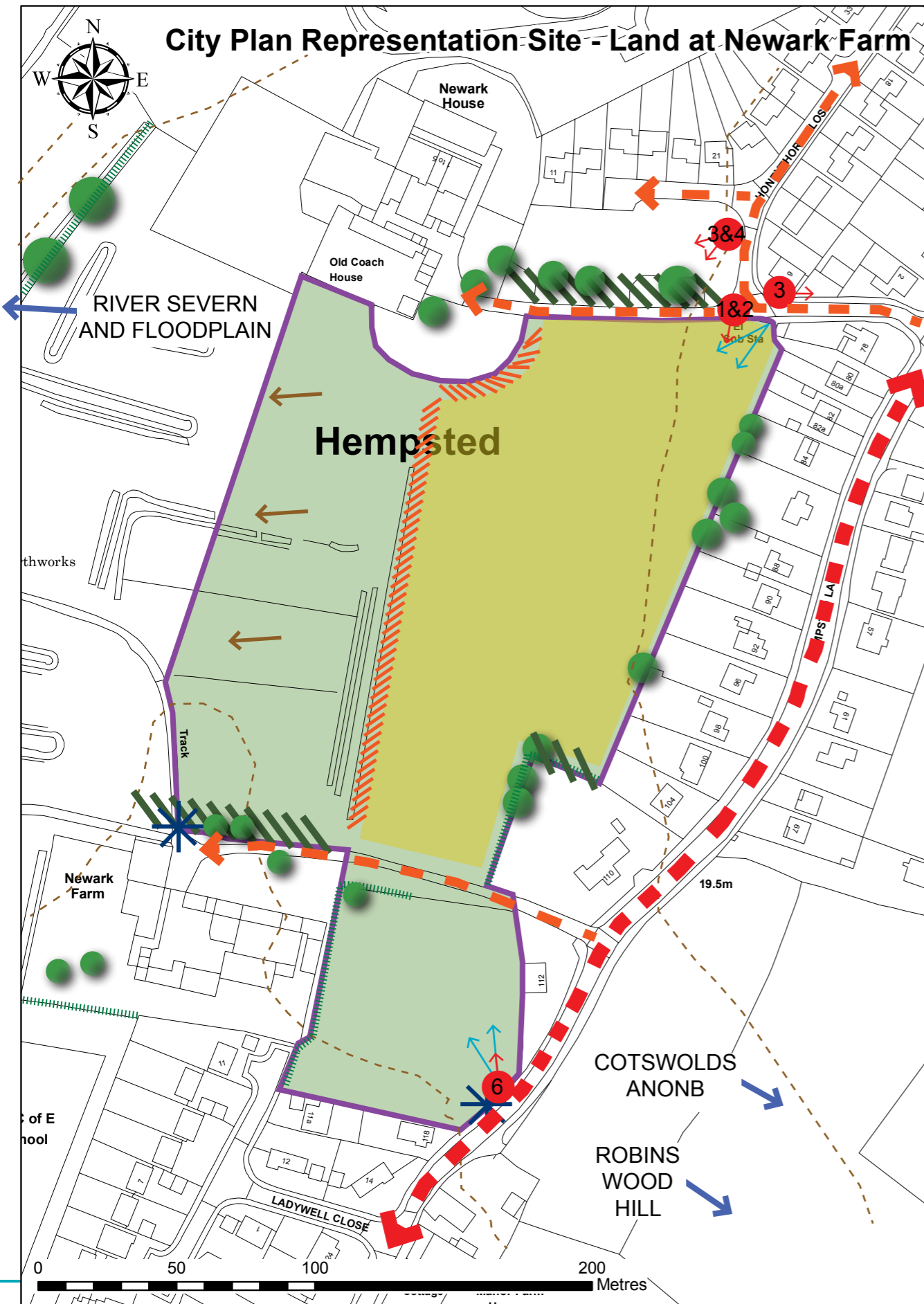


Photograph 2: Looking towards northern Site boundary. The boundary fences are offset from each other allowing pedestrian access to rear gardens.



Photograph 3: Looking south-west towards Site. Views to Hockley Hill and Windmill Hill. Site consists of open field and established hedgerow along eastern Site boundary.

SITE 7 - LAND AT NEWARK FARM



KEY

- Site boundary
- Intermediate road
- Minor road
- Existing Landscape buffer - strategic screening
- Proposed landscape buffer - strategic screening
- Significant trees
- Access
- Public Right of Way Bridleway
- Public Right of Way footpath
- Topography/ sloping downwards
- Existing Hedgerow
- Views across Site
- Photograph location
- Potential Area for Development
- Area not suitable for Development



Photograph 1: Looking south/ south-west towards Site. Topography is generally flat but noticeably falls away towards western boundary. Distant tree planting and boundary hedgerows provide a buffer between Site and neighbouring properties, although two residential properties are prominent in view.



Photograph 2: Looking south towards Site. Existing trees and boundary treatments to neighbouring properties provide some screening but there are views from upper storeys.



Photograph 3: Surrounding architectural styles on Honeythorn Close and potential access to possible development.



Photograph 4: Looking south towards Site, neighbouring properties have a substantial set back and existing trees and hedgerow provide successful screening.



Photograph 5: Looking south towards Site, neighbouring properties have a substantial set back and existing trees and hedgerow provide successful screening.



Photograph 6: View from Hempsted Lane, looking north-west towards Site. The upper ridgeline of the Old Coach House is visible in distance.

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