



Land off Nymphsfield Road, Nailsworth

Landscape and Visual Statement

August 2019

On behalf of Freeman Homes



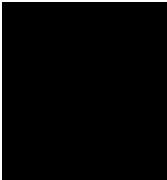
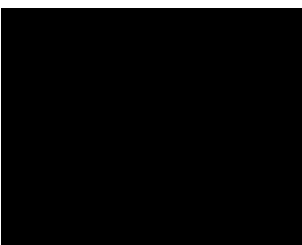
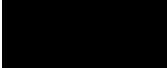
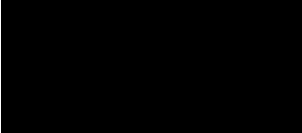
Land off Nympsfield Road, Nailsworth

Landscape and Visual Statement

Final

Project no. 2757

August 2019

	Name	Position	Signature	Date
Prepared by:		Director		29/08/19
Reviewed by:		Director		29/08/19

Revision	Description	Prepared	Reviewed	Date



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1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 Viridian Landscape Planning was commissioned by Freeman Homes in June 2019 to prepare an initial report considering the potential effects of residential development on land at Nympsfield Road, Nailsworth, Gloucestershire.
- 1.1.2 The site has been identified in the Stroud Local Plan Review 'Emerging Strategy' consultation paper (November 2018) as site reference PS07.

1.2 SCOPE OF REPORT

- 1.2.1 This Landscape and Visual Statement (LVS) has been prepared by chartered landscape architects at Viridian Landscape Planning.
- 1.2.2 It is in support of a potential allocation of the site, and sets out an overview of the site and its relationship to its landscape context, in particular its location in the Cotswolds Area of Outstanding Natural Beauty (AONB) and the potential effects of development of the site on landscape character, landscape features and views and visual amenity. It includes the following:
- a review of the landscape character of the site and its setting;
 - a visual analysis of the site; and
 - landscape and visual constraints, opportunities and broad mitigation strategies.
- 1.2.3 The site was visited on 5 July and 2 August 2019 and photographs were taken on the site and from publicly accessible viewpoints. Six photographic panoramas were selected to demonstrate the landscape and visual issues associated with the site and its context.



2 THE SITE AND ITS CONTEXT

2.1 THE SITE

- 2.1.1 The site is located at the north-western edge of Nailsworth, north of Nympsfield Road and east of Nortonwood (road). It comprises an irregularly shaped field, currently used for grazing. The field is largely flat although the western side rises to its western boundary at approximately 165m AOD, with the slope continuing beyond the site, ultimately to a ridge with heights in excess of 200m AOD.
- 2.1.2 To the north of the site, immediately beyond the northern boundary, the land drops rapidly to a valley floor at Inchbrook. To the east, the landform drops more gently to Nailsworth village centre, whilst to the south, across Nympsfield Road, the landform is relatively level for about 200m before dropping steeply to Miry Brook.
- 2.1.3 As a result of the topography, the site is the only undeveloped area of relatively flat land in this part of Nailsworth, on a ridge between two steep and narrow valleys.
- 2.1.4 Along the western boundaries are outgrown hedges, with intermittent hedgerow trees, although along the short length of the northern boundary that abuts the Miles Harling Playing Field is a poor-quality hedge with several hedgerow trees which add height to the boundary. There is a trimmed hedge along the southern boundary onto Nympsfield Road, whilst the eastern boundary onto Nortonwood is largely open, with a post and wire fence along which some scrub has developed. Along the northern part of the boundary there is a short length of trimmed hedge.
- 2.1.5 To the west and north of the site is open countryside, rising to the west and dropping to the north. Immediately to the north is a recreation ground, the Miles Marling Field, with a play area being reconstructed at the time of writing. To the east are the suburbs of Nailsworth, extending from the valley floor, and to the south a small cluster of cottages and the access road, football pitches, stadium, ancillary buildings and car parking of Forest Green Rangers football club. Immediately south-east, at the junction of Nympsfield Road and Nortonwood, is a small roundabout off which leads the access to the football ground.
- 2.1.6 There are no public rights of way across the site; a public footpath (ZNA3) leaves Nortonwood from a point north-east of the site and runs to the south-west across the recreation ground and fields beyond the site, passing close to the site's north-west corner.



2.2 LANDSCAPE PLANNING CONTEXT

COTSWOLDS AONB

2.2.1 The site is within the Cotswolds Area of Outstanding Natural Beauty (AONB), the boundary of which follows Nympsfield Road and Nortonwood.

2.2.2 The purposes of AONB designation are set out in the Countryside Agency's 1991 Policy Statement on AONBs, including:

The primary purpose of the designation is to conserve and enhance natural beauty.

In pursuing the primary purpose of the designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

2.2.3 The Cotswolds AONB Management Plan 2018-2023, sets out the special qualities of the AONB as follows:

The special qualities of the Cotswolds AONB are the key attributes for which the AONB is considered to be important. Perhaps the special quality that is most unique to the Cotswolds AONB is the unifying character of the limestone geology, including its visible presence in the landscape and its use as a building material. Other special qualities of the AONB include its: internationally important, flower-rich grasslands and ancient, broadleaved woodlands; escarpment; dry stone walls; river valleys; high wolds; tranquillity and dark skies; vernacular architecture and distinctive settlements; accessible landscape offering quiet recreation; and significant archaeological, prehistoric, historic and cultural associations. (Executive Summary page 6)

2.2.4 Within the Stroud Local Plan (November 2015), the site is covered by Delivery Policy ES7: Landscape Character, which states that within the Cotswolds AONB:

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and

2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened. (page 164)

2.2.5 The character of the AONB is discussed at 2.1, below.



LANDSCAPE SENSITIVITY ASSESSMENT

2.2.6 In 2016 the Stroud District Landscape Sensitivity Assessment was prepared by White Consultants for Stroud District Council. The assessment provides the opportunity to protect the most sensitive landscapes while identifying where development may be acceptable around settlements in the future.

2.2.7 The site falls within the Nailsworth Land Parcel Reference NA02, where the sensitivity to housing use is assessed as Medium (page 240) and it states that:

The sensitivity of this area lies in its open farmland on elevated rolling slopes and valley sides which are widely visible. Its value lies in its designation as part of the Cotswolds AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. Whilst the area to the north of the Nympsfield Road has a coherent field pattern, the area to the south appears to be partially degraded reclaimed land with a motocross track to the west and semi-industrial uses to the south east. Housing development would be highly visible on the rising land on both sides of the road and would appear to be detrimental.

2.2.8 Referring to the site, it then states that:

There is one field abutting the settlement edge adjacent to the junction of Nympsfield Road and Nortonwood, where the landform is less steep but then rises steeply to contain this small area visually, along with outgrown hedges. Carefully designed housing development here would not detract from the quality or character of the AONB.

2.2.9 The area's constraints and designations are listed as:

- Cotswolds AONB to the west;
- Ancient Woodland borders the area to the north and south;
- Historic listed building lies within the area;
- Woodchester Park SSSI lies to the north; High Wood & Bowlas Wood Key Wildlife Site adjacent to the south; and
- PROWs cross the area.

LISTED BUILDINGS

2.2.10 The nearest listed buildings to the site are the Grade II listed Wood Farmhouse and its outbuildings, which lie 165m and 210m to the west of the site respectively, as shown on **Figure L1: Landscape Planning Context**. Parkview Woodside, also Grade II, is located to the north-east of the site, within the Windsoredge area of Nailsworth.

2.2.11 There is no intervisibility between the site and those buildings.

ANCIENT WOODLAND

2.2.12 Approximately 220m to the north-west of the site, beyond Wood Farmhouse, is Colliers Wood, the eastern part of which includes an area of Ancient Replanted Woodland.



- 2.2.13 To the south of the site, beyond the football stadium, is the eastern end of a belt of Ancient and Semi-Natural Woodland which runs roughly east-west, comprising High Wood and Bowlas Wood, as shown on **Figure L1**.

REGISTERED PARKS AND GARDENS

- 2.2.14 Approximately 420m north-west of the site, immediately beyond the Colliers Wood area of ancient woodland, is the registered park (Grade II) of Woodchester Mansion.

SCHEDULED MONUMENTS

- 2.2.15 There are no Scheduled Monuments in the vicinity of the site, the nearest being the extensive multi-period site on Minchinhampton Common, 1.35km to the north-east.



3 LANDSCAPE CHARACTER

3.1 COTSWOLDS AONB LANDSCAPE CHARACTER ASSESSMENT

3.1.1 The Cotswolds landscape, designated as an Area of Outstanding Natural Beauty (AONB) from 1966, forms the best-known section of the outcrop of Oolitic limestone that stretches across England from Lyme Bay in Dorset to the North Sea, in North Yorkshire and Lincolnshire.

3.1.2 Within the AONB Landscape Character Assessment the site falls within Landscape Character Type (LCT) 5: Settled Valley and Character Area 5A: Nailsworth. The key characteristics of this LCT are:

- *Steep sided, concave narrow valleys with upper sections forming an abrupt break of slope with the High Wold and High Wold Dip-Slope;*
- *strong sense of enclosure;*
- *predominantly pastoral land use with scattered areas of arable land enclosed by a network of hedgerow boundaries;*
- *relatively well wooded with deciduous species predominating, with a large proportion of ancient woodland;*
- *stonewalls are common features within the valley bottom, particularly surrounding settlements;*
- *sequence of settlements along the valley bottoms and sides resulting in a settled character;*
- *proximity of large urban areas beyond the AONB boundary;*
- *strong evidence of industrial past from communications infrastructure and mill development confined primarily to valley floors;*
- *areas of development dominate the valley floor and sides with significant urban influence from surrounding settlements;*
- *extensive road network within the majority of valleys connecting settlements and areas within the valleys to the High Wold; and*
- *isolated and deeply rural character in remoter tributary valleys. (page 68)*

3.1.3 Within the Nailsworth Character Area:

Four small tributary valleys adjoin the main valley around Nailsworth, which then flow into the River Frome at Stroud.

The valley slopes are dominated by pastoral land with only scattered areas under arable production. Fields are enclosed mainly by hedgerow boundaries, although stone walls become frequent features around settlements on the valley floor. Woodland within the valleys is extensive, particularly in smaller tributary valleys and consists mainly of ancient deciduous species, although large areas of coniferous plantation can be found within Woodchester Park, an area owned by the National Trust.



Development within the Nailsworth Character Area is located mainly along the valley bottom, although in areas it has extended up the valley sides...(page 70)

Whilst the majority of tributary valleys are highly accessible, the two valleys west of Nailsworth containing Woodchester Park and Bowlas Wood and High Wood cannot be accessed by any public roads. In contrast, the footpath network within the valleys is generally extensive. However, the area around Woodchester Park has no public rights of way. (page 71)

3.2 SITE SPECIFIC LANDSCAPE CHARACTER

- 3.2.1 **Figure L4: Analysis and Strategy Plan**, sets out the key characteristics of the site and its setting.
- 3.2.2 There are residential properties to the east of the site, on land sloping up from Nailsworth Valley, with the Forest Green Rovers complex and a cluster of cottages to the south.
- 3.2.3 As a result of the:
- weak boundary to the east of the site;
 - large buildings of the football complex with its tall floodlighting columns to the south;
 - landform rising towards the western edge of the site and beyond, and the site being generally level comparted with eth surrounding area; and
 - the robust vegetated boundaries on the west and northern boundaries, the site is largely enclosed and is separated from the wider landscape beyond the boundary.
- 3.2.4 Although higher, rural land is visible through gaps in hedges and above development, the immediate context is one of development, which in the case of the football complex is large-scale given the hill-top location adjacent to the Cotswolds AONB.
- 3.2.5 In the description of Landscape Character Type (LCT) 5: Settled Valley and Character Area 5A: Nailsworth, a key characteristic is the:
- Steep sided, concave narrow valleys with upper sections forming an abrupt break of slope with the High Wold and High Wold Dip-Slope;*
- 3.2.6 A key characteristic of the site is that it is not steep sided and is one of the few undeveloped flat pieces of land in the area.
- 3.2.7 Although the field is pastoral in nature, simply by having agricultural grass with hedges along most boundaries, it is most significantly influenced by adjacent development. The rising landform on the west of the site, reinforced by the hedge and trees on the boundary, emphasise this by reinforcing the visual link between the site and the



development, rather than the countryside to the west. The open eastern boundary increases the visual link. As a result, the site has a semi-rural, enclosed character, and enclosure is one of the key characteristics of the character area.



4 VISUAL ANALYSIS

4.1 PHOTOGRAPHIC SURVEY

4.1.1 The following are representative views of the site, comprising Viewpoints 1- 8 from publicly accessible locations in the area around the site, and the photographs were taken in July and August 2019.

4.2 VIEWPOINTS

4.2.1 **Viewpoint 1** is from Nympsfield Road, looking west, approximately 80m from the site. From within the residential suburbs of this part of Nailsworth, it shows development either side of the road, the site at the junction with Nortonwood, and the narrow view of the site as it gently rises to the west where there is the strongly vegetated boundary separating the site from the countryside beyond.

4.2.2 **Viewpoint 2** is from Nortonwood adjacent to the junction with Nympsfield Road, looking west showing the full extent of the site. At either end of the viewpoint are the garden boundaries of residential development on Nympsfield Road and Nortonwood, and on the left (southern) side are the substantial buildings and floodlights of the football ground. The cottages opposite the southern side of the site are visible. The land rises to the western side of the site and beyond, as can be seen through the small gap in the hedge.

4.2.3 **Viewpoint 3** is from Nympsfield Road, looking east, approximately 10m from the south-western corner of the site, at the point at which the site becomes clearly visible when descending from the higher ground to the west. The full length of the southern boundary can be seen. Further to the west, views are blocked or restricted by landform or roadside trees and hedges. The developed context can be seen, with the rear gardens and elevations of properties along Nortonwood and the cottages and football complex along Nympsfield Road.

4.2.4 **Viewpoint 4** is from footpath ZNA3 across Miles Marling Playing Field, looking south about 90m from the northern boundary of the site. Small-scale construction works were being undertaken on the playing field at the time. The partially open nature of this part of the northern boundary is clear, but the boundary further west, which is not visible from this location and which abuts agricultural land, is much stronger.

4.2.5 **Viewpoint 5**, also from footpath ZNA3, looking east across agricultural land about 90m from the western boundary, shows the boundary partly hidden by the rising landform to the right (south).

4.2.6 **Viewpoint 6** is from footpath MMH68/open access land on Minchinhampton Common, looking west and approximately 1.8km from the site. Although the football



ground can be identified by the substantial stadium building on the edge of Nailsworth. The site is not discernible amongst the trees and beyond existing development.

- 4.2.7 **Viewpoint 7** is from footpath MW018 above Woodchester Valley, looking south and approximately 800m from the northern boundary. The buildings at Forest Green Rovers can be seen on the skyline but, as with Viewpoint 6, the site is not discernible.
- 4.2.8 **Viewpoint 8** is from Wallow Green, looking north, approximately 1.27km from the site. Although the lighting mast at the football ground can be seen rising above the stadium, as can adjacent housing to the right (east), the site is completely hidden by trees.
- 4.2.9 It is clear from the above analysis that views of the site are limited to those in its immediate vicinity. The characteristic topography of deep valleys and intervening ridges, combined with a strong network of hedges and woods, prevents views from the wider landscape.



5 CONSTRAINTS, OPPORTUNITIES AND LANDSCAPE STRATEGY

5.1 CONSTRAINTS

5.1.1 Potential landscape and visual constraints arise from:

- Location in the AONB and effects on the purposes of designation;
- Boundary vegetation;
- Mostly undeveloped land in the area is steeply sloping;
- Views, although limited in extent, from public rights of way; and
- Views from adjacent roads and properties.

5.2 OPPORTUNITIES AND MITIGATION STRATEGY

5.2.1 The Landscape Sensitivity Assessment puts forward the site as potentially suitable for development in the following terms:

Carefully designed housing development [on the site] would not detract from the quality or character of the AONB.

5.2.2 Opportunities arising from residential development of the site include:

- Enhancement of the western approach to Nailsworth along Nympsfield Road;
- Provision of a more suitable interface between Nailsworth and the AONB;
- Provision of publicly accessible open space;
- New hedge and tree planting and strengthening of existing hedges to assist with integrating development into the landscape;
- Inclusion of species-rich grassland where appropriate; and
- Managing the existing and proposed trees, hedges and open space in accordance with a management plan agreed with the local authority.

5.2.3 The landscape-led development strategy addresses the relatively poor-quality approach to Nailsworth, represented by the large-scale buildings and structures of the football ground to the south of the site and the suburban rear gardens and residential development on the east side of Nortonwood.

5.2.4 The strategy would be achieved by the new housing being set back from the southern boundary of the site behind a new hedge with hedgerow trees which will form, with



the existing hedge, a broad green corridor with a new, low key pedestrian link (see **Figure L4: Analysis and Strategy**).

- 5.2.5 Additional hedgerow tree planting would be undertaken in the existing hedge. The significant hedgerow and tree planting will reflect the local landscape character. New houses along the southern boundary would be clustered to give the appearance of a group of cottages and farm buildings, similar to those seen in Viewpoint 2, on the right side of the road. This would avoid having a row of regularly spaced houses backing onto the road. As a result, the approach to the settlement would be more characteristic of traditional development patterns in the area.
- 5.2.6 Additionally, the substantial hedgerow on the western boundary of the site would be protected, managed and enhanced through new planting where necessary, and would form the new interface with the wider AONB to the west, in contrast to the current western boundary of development which consists of rear gardens, a roadside wall, an estate road and a post and wire fence along Nortonwood.
- 5.2.7 Along the northern boundary, the layout would be based on detached houses facing onto the playing field beyond. Although the opportunity would be taken to carry out additional tree planting along the boundary, the boundary would remain relatively open where it faces onto the playing field, retaining the positive relationship between the new houses and the playing field.
- 5.2.8 In order to protect the existing mature vegetation on the northern, western and to a lesser extent, southern boundaries, a green corridor will be established beyond the root protection areas of the trees and hedges, subject to a tree survey establishing their condition and the extent of protection required. The corridor will contain new planting to provide succession for the existing trees, as well as provide a route for new pedestrian links to Nortonwood, Nympsfield Lane, the footpath across the fields to the west and the playing field to the north.
- 5.2.9 New housing would be designed in accordance with the requirements of the local authority, using materials and building forms appropriate to the Cotswold vernacular.



6 LANDSCAPE AND VISUAL EFFECTS

6.1 LANDSCAPE EFFECTS

AONB

- 6.1.1 The primary purpose of AONB designation is to conserve and enhance natural beauty. Although the change of use of the land from agricultural land to housing would cause harm to the AONB landscape, it is localised and has no effect on the wider landscape. There would be new tree and hedge planting and the existing vegetated boundaries would be managed to ensure their sustainability.
- 6.1.2 Placing development on the site would also protect the wider landscape by avoiding development on more sensitive parts of the AONB.
- 6.1.3 Although the development would not directly impact on any of the special qualities of the AONB, it would provide a more distinctive edge to development than currently exists in the area. It would also provide the opportunity to build in more appropriate vernacular styles and materials, which would be an enhancement compared with the existing development edge.

STROUD LOCAL PLAN

- 6.1.4 In accordance with Policy ES7 of the Stroud Local Plan, the location, materials, scale and use would be sympathetic and complement the landscape character. The location and use have been identified in the sensitivity assessment undertaken for the council, and the scale and materials would be subject to detailed design and in agreement with the council.
- 6.1.5 The trees and hedgerows would be retained and managed appropriately through an agreed management plan, complemented by a suitable landscape scheme that reinforces and supplements those features.

LANDSCAPE SENSITIVITY ASSESSMENT

- 6.1.6 The Stroud District Landscape Sensitivity Assessment identifies the land parcel that contains the site as having sensitivity arising from its open farmland on elevated rolling slopes and valley sides which are widely visible, and its value in the designation as AONB, the presence of a listed farm building and the proximity of Ancient Woodland/SSSIs. Development of the site would not impact on any of those attributes.
- 6.1.7 For the site, it then states that carefully designed housing development would not detract from the quality or character of the AONB. The above analysis has demonstrated that to be the case.



LANDSCAPE CHARACTER

- 6.1.8 Within Landscape Character Type (LCT) 5: Settled Valley and Character Area 5A: Nailsworth, the relevant key characteristics applicable to the site are:
- *strong sense of enclosure;*
 - *a pastoral land use enclosed by a network of hedgerow boundaries;*
 - *proximity of large urban areas beyond the AONB boundary;*
 - *areas of development dominate the valley floor and sides with significant urban influence from surrounding settlements; and*
 - *extensive road network within the majority of valleys connecting settlements and areas within the valleys to the High Wold.*
- 6.1.9 The only one that will be adversely impacted would be the pastoral nature as, despite the provision of open space, much of the site would be developed for housing. Development in the way proposed would protect and enhance the hedges and enclosure, and provide a better settlement edge.
- 6.1.10 In terms of the character of the site, development on it in the way proposed would retain and supplement the trees and hedges, and would also acknowledge its suitability for development, given its enclosure and the extent to which it is influenced by extensive development.

6.2 VISUAL EFFECTS

- 6.2.1 In both **Viewpoints 1 and 2**, although development would replace the existing grassland, the hedges and trees would remain and be supplemented by a new hedge and tree planting along Nortonwood. Although this would change the view for people using the roads and delay the entry into countryside for travellers on Nympsfield Road, the effect is local to the current edge of Nailsworth.
- 6.2.2 **Viewpoint 3** from Nympsfield Road, looking east, residential development would be visible along the southern boundary, but set back beyond a verge, hedge and tree planting. The development pattern would respond to the cottages to the right, giving an organic edge to development and helping to screen the unsatisfactory edge along Nortonwood.
- 6.2.3 In **Viewpoint 4** from the playing field, houses would be seen on the skyline and beyond the open hedgerow along the boundary. They would face onto the field, resulting in a positive relationship when compared with having rear gardens backing onto the field. They would also be seen in the context of the houses to the left along Nortonwood.
- 6.2.4 In **Viewpoint 5**, it is likely that roofs would be glimpsed through and slightly above the hedgerows, but the effect would be minimal and heavily filtered.



- 6.2.5 **Viewpoints 6 and 7** are respectively 1.8km and 800m from the site. Given the distance and intervening vegetation and development, it is highly unlikely that the type of development proposed on the site would be discernible amongst the trees and beyond existing development.
- 6.2.6 From **Viewpoint 8** it is highly unlikely that development would be visible.



7 CONCLUSIONS

7.1 LANDSCAPE AND VISUAL ISSUES

- 7.1.1 As a result of the topography, the site is the only undeveloped area of relatively flat land in this part of Nailsworth, on a ridge between two steep and narrow valleys. Its strongest characteristic is its enclosure, which reinforces its separation from the rest of the AONB, and the visual link with the existing development, including Forest Green Rovers football ground.
- 7.1.2 The enclosure of the site also restricts its visibility, reinforced by adjacent development and mature trees and hedges. The only clear views are from the adjacent roads with filtered views from the adjacent footpath across the field to the west.
- 7.1.3 The development as proposed would not adversely impact on the special qualities of the AONB, nor any of the key characteristics of the landscape character area. It would cause a degree of harm by changing a field into housing, but that harm would be limited to the site and have no wider effects.
- 7.1.4 There would be enhancements in that the existing boundaries would be protected and managed to ensure their sustainability and new planting of trees and hedges would be undertaken to reinforce the pattern of hedges with hedgerow trees. Additionally, public access would be increased across the site and linkages provided to the wider footpath network.

7.2 LANDSCAPE DESIGN

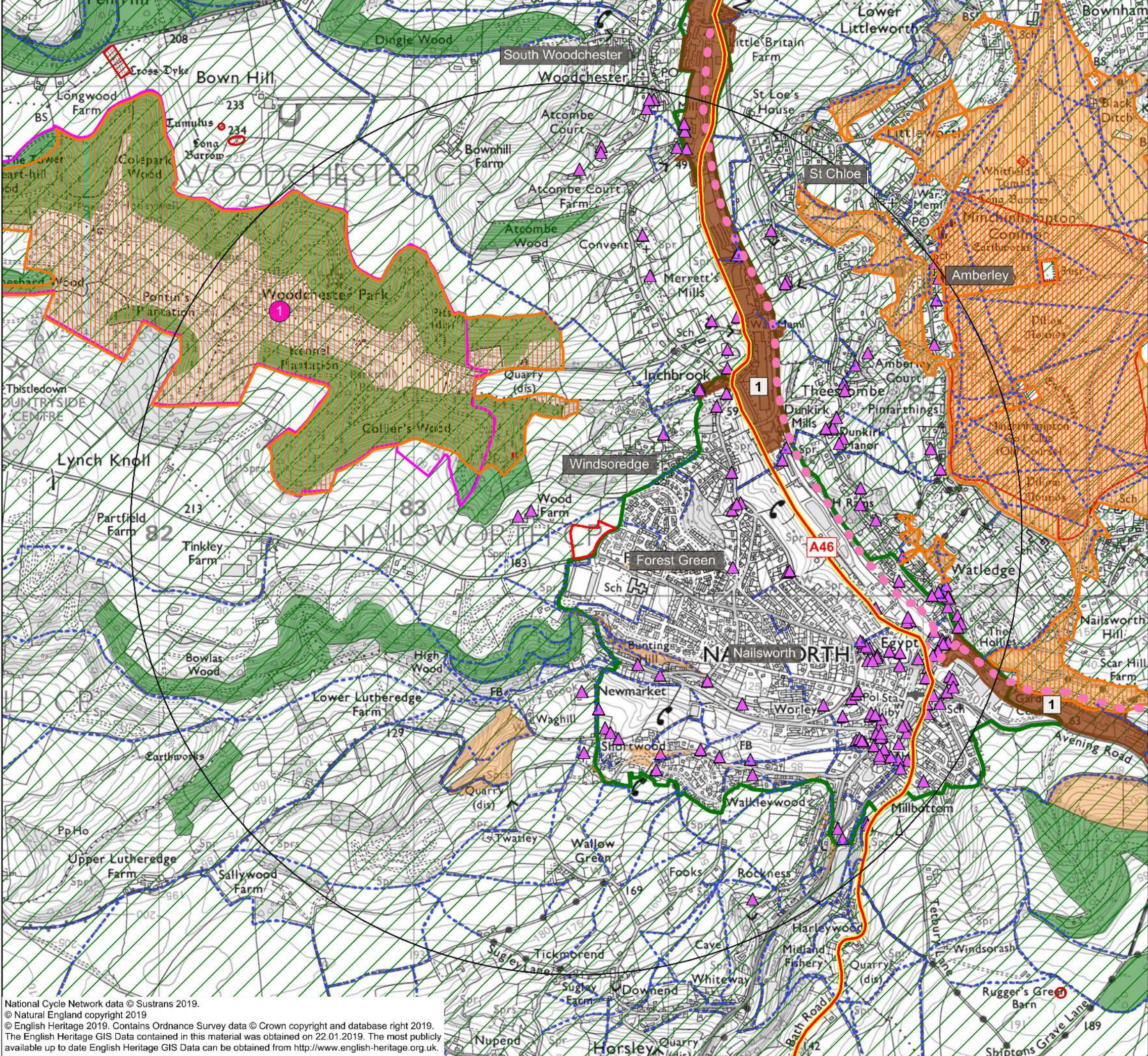
- 7.2.1 Although the proposals have not been designed at this stage, the strategy shows how they can accord with their setting and context, protecting existing trees and hedges, enhancing the approach to Nailsworth and providing open space. Traditional materials and designs reflecting the Cotswold vernacular will ensure that the development will accord with the Sensitivity Study:

Carefully designed housing development here would not detract from the quality or character of the AONB.



FIGURES

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Key

- Site Boundary
- Study Area (2km radius)

Landscape Relevant Designations

- Cotswold Hills Area of Outstanding Natural Beauty
- Registered Parks and Gardens
 - 1) Woodchester Mansion (Grade II)
- Conservation Areas
 - 1) Stroud Industrial Heritage
- Listed Building
- Scheduled Monument
- Ancient Woodland

Principal Visual Amenity Receptors

- National Trust Ownership
- Open Access Areas
- A roads
- National Cycle Route
- Public Right of Way

Land off Nortonwood and Nymphsfield Road Nailsworth

Landscape Planning Context L1

Scale 1:15,000 @ A3

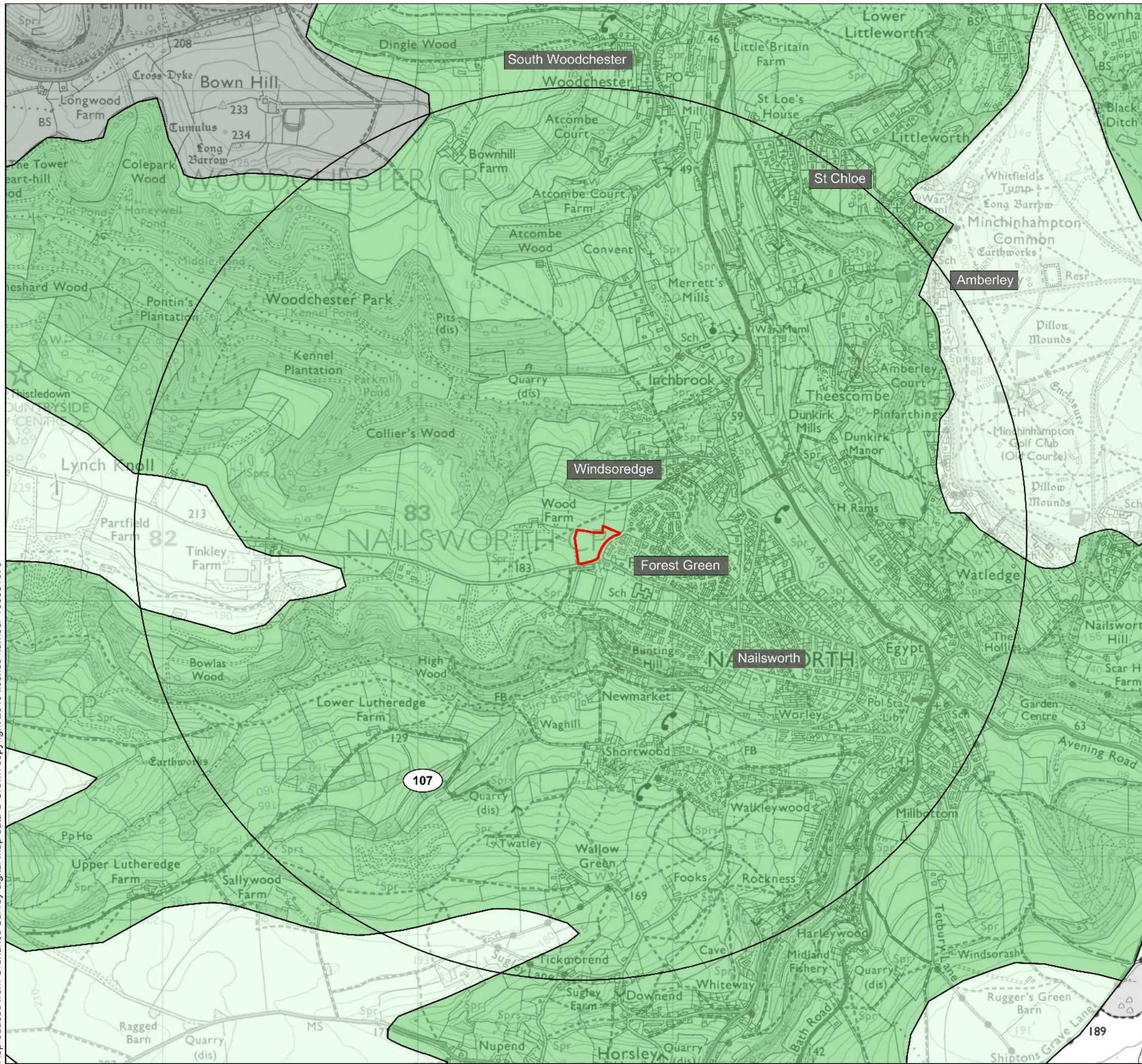
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North arrow

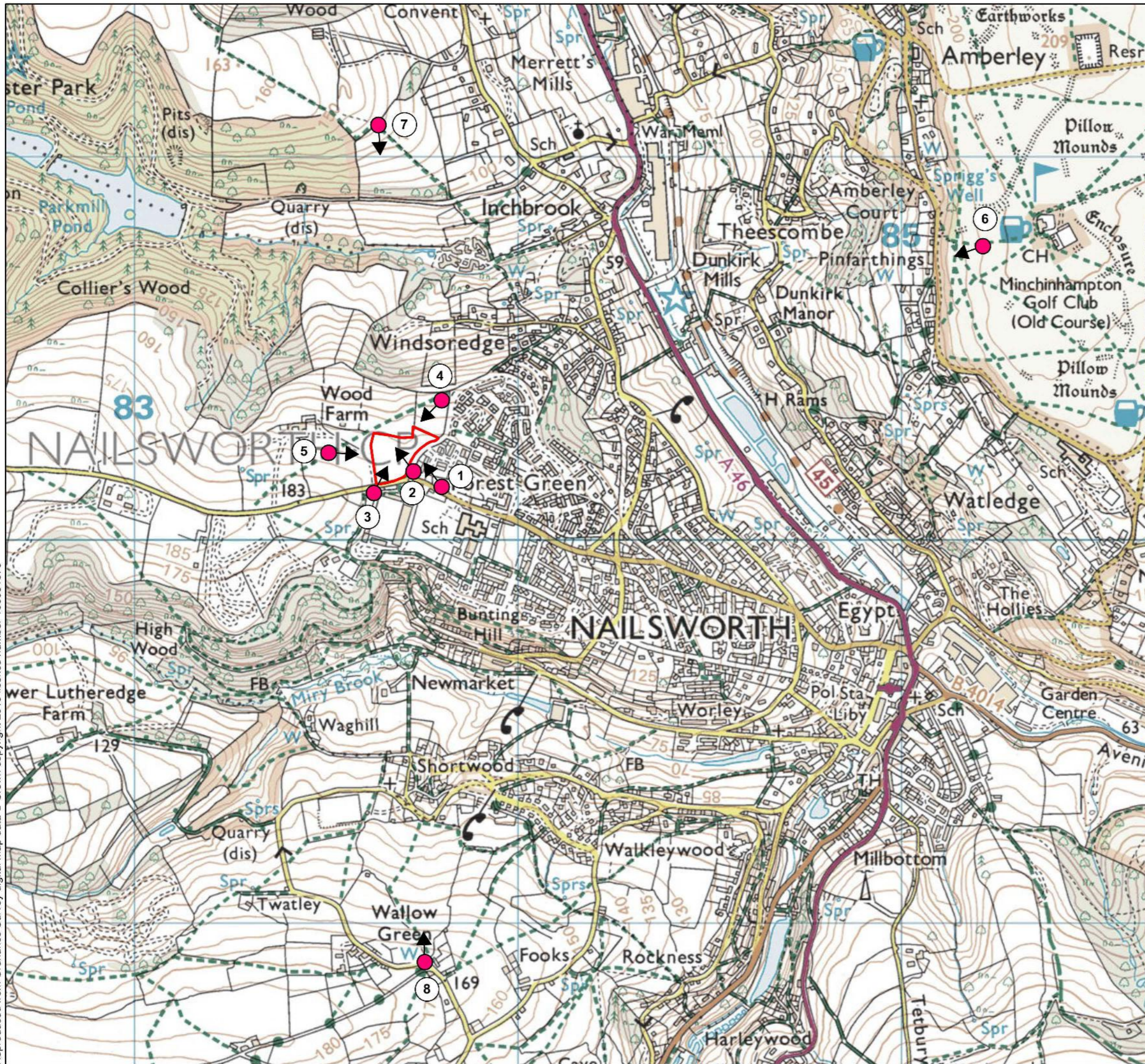
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Dwg No: 2757 / 01	Revision : 000
Date: 07/06/2019	

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 The English Heritage GIS Data contained in this material was obtained on 22.01.2019. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.



Key	
	Site Boundary
	Study Area (1.75km radius)
Landscape Character Areas	
National Landscape Character Area	
	The whole study area is within NCA 107 - Cotswolds
Stroud Landscape Character Types	
	Wold Tops
	Secluded Valleys
	Escarpment
Land off Nortonwood and Nymphsfield Road Nailsworth	
Landscape Character	L2
Scale 1:15,000 @ A3	
Drawn:	Checked:
Dwg No: 2757 / 02	Revision: 000
Date: 23/07/2019	
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Key

-  Site Boundary
-  Viewpoint Location

Land off Nortonwood and Nymphsfield Road
Nailsworth

Viewpoint Location Plan L3

Scale 1:10,000 @ A3

0 100 500m



Drawn : 

Checked : 

Dwg No: 2757 / 04

Revision : 000

Date: 07/08/2019





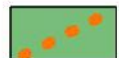




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Key

-  Site Boundary
-  Public Right of Way
-  Distant views
-  Local views
-  Pedestrian link
-  Existing trees, hedges and woodland
-  New structural tree and hedge planting

Distant views largely screened by trees and topography (e.g. from above Woodchester Valley)

Pedestrian link to public footpath.

PLAYING FIELDS

Pedestrian link to playing fields

Visibility limited by rising ground and mature vegetation.

Distant views screened by topography, trees and existing development. (e.g. from Minchinhampton Common)

New houses to reflect pattern of cottages on south side of road

Pedestrian link to lane and public footpath

COTTAGES

FOREST GREEN ROVERS

Distant views screened by trees and existing development. (e.g. from Wallow Green)

Land off Nortonwood and Nympsfield Road Nailsworth

Site Analysis and Strategy L4

Scale 1:1800 @ A3
 0 40 100m



Drawn: [redacted]	Checked: [redacted]
Dwg No: 2757 / 04	Revision: 000
Date: 27/08/2019	





APPENDIX A: VIEWPOINT PHOTOGRAPHS

South-east corner of site at junction of Nympsfield Road/Nortonwood
 Hedge on western boundary of site



Viewpoint 1: From Nympsfield Road, looking west



View Location

Photographs taken on 2nd August 2019

**Land off Nortonwood and Nympsfield Road
 Nailsworth**

Viewpoint 1

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/1	Checked : [Redacted]



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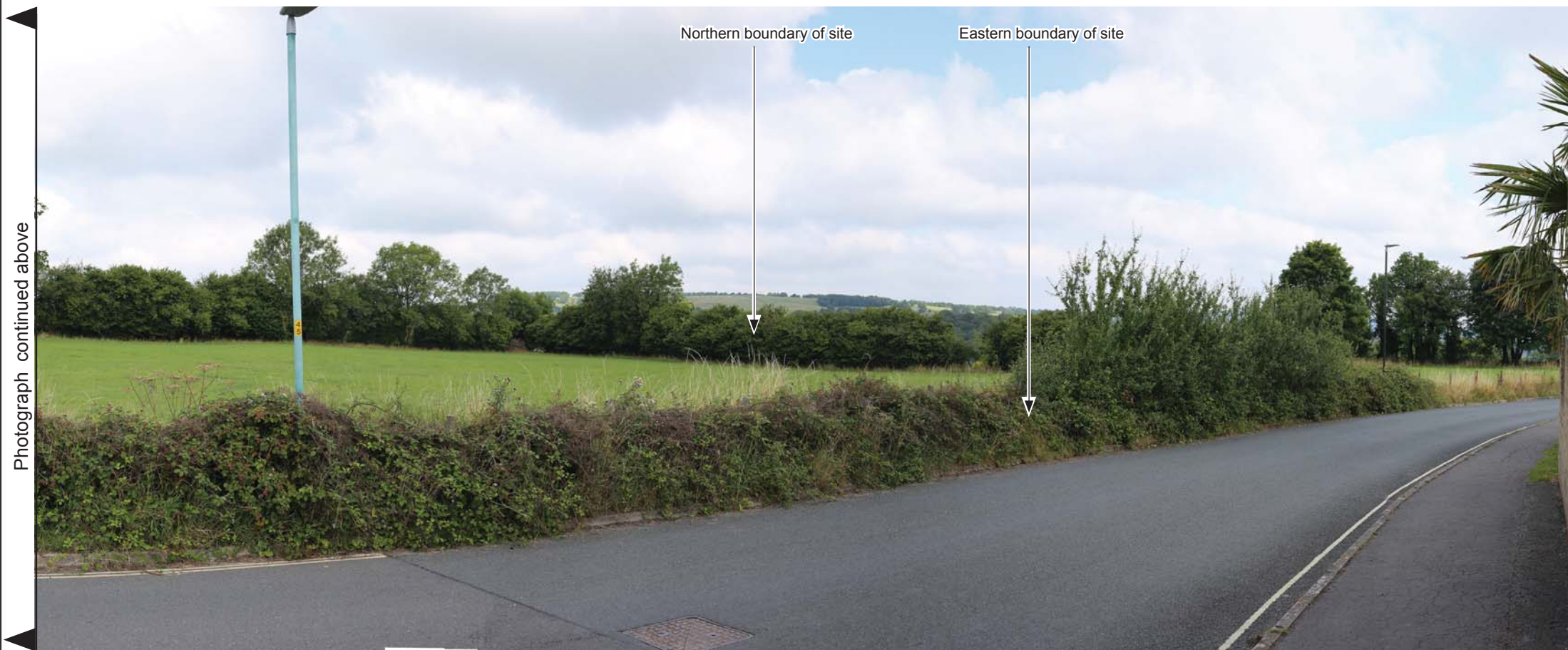
Forest Green Rovers Football Ground

Cottages on Nympsfield Road

Western boundary of site

Photograph continued below

Viewpoint 2: From Nortonwood adjacent to junction with Nympsfield Road, looking west



Northern boundary of site

Eastern boundary of site

Photograph continued above



View Location

Photographs taken on 2nd August 2019

**Land off Nortonwood and Nympsfield Road
Nailsworth**

Viewpoint 2

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/3	Checked : [Redacted]



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Viewpoint 3: From Nympsfield Road, looking east



Photographs taken on 5th July 2019

**Land off Nortonwood and Nympsfield Road
Nailsworth**

Viewpoint 3

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/2	Checked : [Redacted]



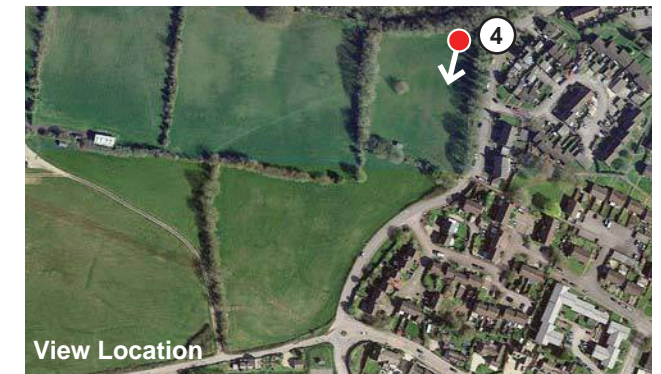
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Northern boundary of site



Viewpoint 4: From footpath ZNA3 across Miles Marling playing field, looking south



Photographs taken on 5th July 2019

**Land off Nortonwood and Nympsfield Road
Nailsworth**

Viewpoint 4

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/4	Checked : [Redacted]



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Western boundary of site partly obscured by landform

Viewpoint 5: From footpath ZNA3, looking east



Photographs taken on 5th July 2019

**Land off Nortonwood and Nymphsfield Road
Nailsworth**

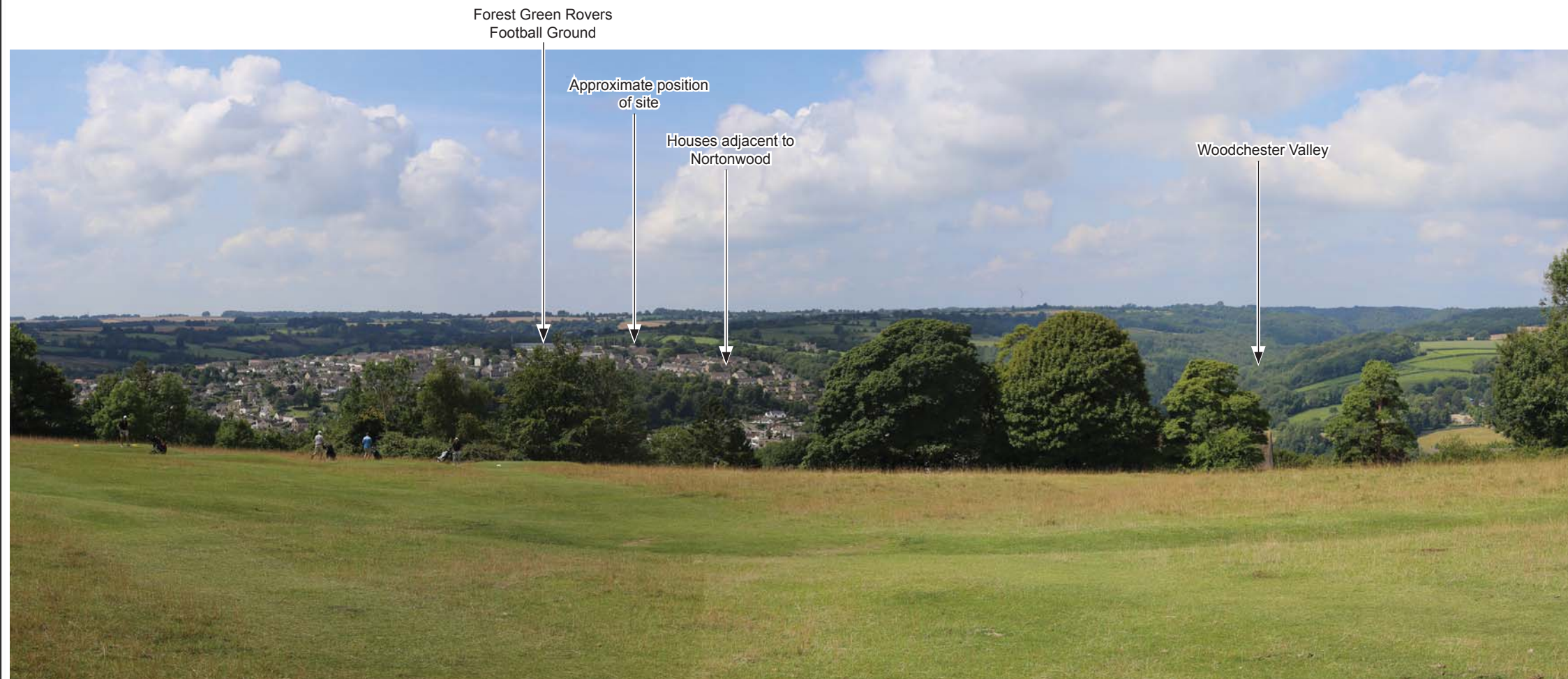
Viewpoint 5

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/5	Checked : [Redacted]



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Viewpoint 6: From footpath MMH68/open access land on Minchinhampton Common, looking west



Photographs taken on 2nd August 2019

**Land off Nortonwood and Nymphsfield Road
Nailsworth**

Viewpoint 6

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/6	Checked : [Redacted]



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Viewpoint 7: From footpath MW018 above Woodchester Valley, looking south



Photographs taken on 2nd August 2019

**Land off Nortonwood and Nymphsfield Road
Nailsworth**

Viewpoint 7

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/7	Checked : [Redacted]



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Lighting mast at Forest Green
Rovers Football Ground

Houses in Forest Green



Viewpoint 8: From Wallow Green, looking north



View Location

Photographs taken on 2nd August 2019

**Land off Nortonwood and Nympsfield Road
Nailsworth**

Viewpoint 8

Date : 08/08/2019	Drawn : [Redacted]
Revision : A/8	Checked : [Redacted]



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