

Comments related to STROUD LOCAL PLAN REVIEW and PS29 consultation following attendance to meeting held on 11th December 2018 at Dursley Methodist Church at 2.30-6.30pm and DursleyTown Council Meeting at 6.30pm.

The Dursley Landscape Character Assessment; The document is not thorough enough as it only touches upon the issues related to the character of the landscape in question. It does not identify clearly the sensitivity of the landscape character and does not adequately differentiate between the different sensitivity levels of the landscape in question.

For example: Figure 5 ' Key Landscape Features and Views [Distinctive Hills visible from and overlooking the town], Cam Long Down is not identified and neither are the hills to the RHS of Downham Hill that form the Uley Valley. The point being made here is that there is not only a key view towards Cam Peak and Downham Hill but a continuous panorama of Key Landscape Landmarks, that together form an exceptionally sensitive cluster of landscape features. Also, key views from town and roads; The photo [Fig A] below is taken from Whiteway Hill, just below Dursley Wood, and looks over Castle Stream Farm towards the Peak and Longdown. The Key views from Ganzell Lane to the South of Castle Stream towards Cam Peak and Downham Hill are not identified. The emphasis on this particular landscape sensitivity issue, or value, is that the view Fig.B [i] from Ganzell Lane is one of the only views of the key landscape landmarks available that has not been interrupted by our built environment as can be demonstrated by the Fig. B [ii] Please note these photographs are taken as Panoramas. Please refer additional views Fig. B iii to v inclusive to be able to appreciate the character of landscape in question when views are taken looking from with [as opposed from the edge looking across].



Fig A - From Dursley Wood Looking towards Cam Peak and Downham Hill



Fig B [i] - From Ganzell Lane Looking towards Cam Peak and Downham Hill



Fig B [ii] - Zoom From Ganzell Lane Looking towards Cam Peak and Downham Hill



Fig B [iii] - View from D03 looking towards Dursley Wood [Whiteway Estate off view Right Hand Side [RHS]]



Fig B [iv] - 180 degree Panorama View from D03 looking North to South [Whiteway Estate off view Right Hand Side [RHS]]



Fig B [v] - 180 degree Panorama View from within D03 looking South to North [Pump House sheown on RHS]



Fig B [vi] - View from Cam Peak looking towards [Pump House]

The views from important landmarks 'Cam Peak' Fig. B[vi] shows the rich landscape character of Ganzell Lane Fields / Meadows and their significant tree-lined boundaries. Again this reinforces the comments previously made about the sensitivity of this landscape.



Fig B [vii] - View from Downham Hill looking towards Ganzell Lane [Whiteway / Highfields RHS]



Fig B [viii] - View from Longdown looking towards Ganzell Lane [Whiteway / Highfields RHS]

The views from Longdown Fig. B[viii] shows the rich landscape character of Ganzell Lane Fields / Meadows and their significant tree-lined boundaries. Also due to the horizontality of the tree lined hedges and their uninterrupted nature and the way these are interlinked and continuous across the view; collectively they create a 'distinctiveness' of character related to the 'special' character of this landscape. This reinforces the comments previously made about the sensitivity of this landscape, but also identifies the **broader** contextual contribution this landscape has on important landmarks.

Together with the close proximity of the AONB [notwithstanding that I believe the AONB boundary should be extended from the East further towards the West] and referring to Part 2 of LSA [Page 122] Dursley [Landscape Sensitivity to Housing Development] **Zone D03 is marked Yellow 'Medium'** for Housing. This does not appear adequately justified or consistent. The Zone D03 is High Sensitivity in terms of immediate landscape character, trees, hedge rows etc as well as the **broader** sensitivity towards landscape contribution to contextual landscape landmarks and overall **character** of town setting or Landscape canvas within which our town is sited. Also the LSA appears to assume that employment sites pose a lesser impact on landscape than residential. This would appear questionable. C21 Developer housing in rural towns appears highly dense trending towards 2.5 to 3 stories with architectural master planning that is often

insensitive to its' boundary and wider context, and lacks visual permeability / separation. This is a result of the residential cluster and that of the residential boundary of individual units. There is also a significant point to be made about the impact of the car and parking on residential sites that is clearly problematic that this document does not focus upon. Please Refer below images:



The context of this document is focussed mainly upon parcels of land identified within LSA part 2 as D03 [Dursley] [above] and C07, C06, C05, C04, [Cam North] as follows. The Image below [Fig C] Area C07 is identified as **Medium** Sensitivity. It is located opposite the train station and adjacent to Box Road housing and ongoing housing development. This area has main road and train station within its immediate setting and therefore one can understand why this is medium sensitivity. However, it is **NOT** comparable to D03 and therefore this further re-iterates the highly sensitive landscape nature of D03.



Fig C - From Road looking towards Cam at point near railway bridge [Railway station located RHS off page].

In addition to this an employment site in this location could be made more inconspicuous than housing. Though this point is made **NOT** to discourage housing, but more precisely to demonstrate that the LSA does not fully appreciate sites on an individual merit and appropriateness. It is appreciated though that this area C07 is less sensitive to landscape for both housing and employment sites. However looking to the left hand side of Fig. C and to the area of landscape features identified as C05 & C04 and Beyond, it is clear that the LSA continues to demonstrate inconsistency and concern. C05 and C04 forms a backdrop to the landscape approach towards Cam Peak. Also the quality of the landscape, hedgerows and mature tree lines is impressive and must be considered as **high sensitivity**. Refer Fig D & E.



Fig D - View of C05 from C04



Fig E - View of C04 looking towards South East

In addition to the above comments; C07 is marked Medium [Yellow] on LSA and it would appear that this should be Low sensitivity as C08 because of the following:

1. It is currently being developed;
2. It is bound between M5, Railway lines and Box road housing.

Conclusion

Whilst we appreciate that the LSA may form part of initial consultation, it should however be further developed in order to assess what it suggests is the aim of the assessment; to assess the significance of the landscape sensitivity or importance of the landscape. I believe that the assessment does **not** give adequate weight to some of the landscape areas focussed to the North / North-West of Cam and South-East of Dursley. One must point out that Dursley & Cam are positioned between Stinchcome Hill and Woodland to the West, and, Cam Peak, Long Down to North-East, and the AONB to the East.

Therefore:

Development must logically be focussed towards C07 & C08.

Encroachment on landscape towards the South/South-East of Dursley ' MUST ' be avoided.



View Uley Bury



View towards Downham Hill of Landscape from Whiteway Estate.