

Stonehouse Neighbourhood Plan: Justification for Policy ENV6: Protecting Views and Vistas

Current Policy ENV6: Protecting Views and Vistas

The views and vistas important to Stonehouse (identified by the Town Character Assessment) are set out on map X and should be protected from any adverse impact of new development (such as detracting from or obstructing vistas and views). These views and vistas are:

- i) within Stonehouse, those of St Cyr's Church, Nutshell Bridge and the Ocean;
- ii) from Stonehouse to the open countryside over the canal (and in particular from the Ebley Road)
- iii) from Stonehouse to surrounding Cotswold escarpment;
- iv) from Stonehouse to towards Selsley, Stanley/Pen Woods Hills to the South;
- v) to and from Stonehouse from the Doverow Hill escarpment; and,
- vi) from Stonehouse to Haresfield and Standish hills to the North.

Development proposals will need to demonstrate, through their design and access statement or planning statement, that their design, scale, height and massing does not adversely impact these existing views and vistas, and positively enhances them where possible.

Proposed Policy ENV6: Protecting Views and Vistas

The views and vistas important to Stonehouse (identified by the Town Character Assessment) are set out on map X and should be protected from any adverse impact of new development (such as detracting from or obstructing vistas and views). These views and vistas are:

- i) within Stonehouse, those of St Cyr's Church, Nutshell Bridge and the Ocean;
- ii) from Stonehouse to the open countryside over the canal (and in particular from the Ebley Road)
- iii) from Stonehouse **South, West and East** to surrounding Cotswold escarpment, **and to the landmarks of Selsley Common, Selsley Church, Stanley Mills, Penn Woods and Uley Bury**
- iv) to and from Stonehouse from the Doverow Hill escarpment; and,
- v) from Stonehouse to Haresfield and Standish hills to the North **and East**.

Development proposals will need to demonstrate, through their design and access statement or planning statement, that their design, scale, height and massing does not adversely impact these existing views and vistas, and positively enhances them where possible.

View to be protected from Policy ENV6	Town Character Assessment reference	Possible re-wording
i) within Stonehouse, those of St Cyrs Church, Nutshell Bridge and the Ocean;	Canal Zone Views (g) Views East (xi) St Cyr's Church from the Ocean bridge, an iconic much photographed view. (xii) Nutshell Bridge along the canal.	
ii) from Stonehouse to the open countryside over the canal (and in particular from the Ebley Road)	Canal Zone (g) Views South (i) Views from Ebley Road of Selsey Common and Penn Woods (ii) Views from Ebley Road along Cotswold Escarpment to South (iii) Views South West from Bridgend area (v) Views of Meadows from canal towpath (vi) Views of fields used for grazing from 18th century bridge over the River Frome on Downton Rd.	
iii) from Stonehouse to surrounding Cotswold escarpment;	Town and retail centre (g) Views South: (i) View from mid terrace Gloucester Road. ii) View from Gloucester Road at junction with Greenstreet (Cam Long Down visible) iii) View from Memorial Green iv) View from near junction with Laburnum Walk West of High Street (g) Views South	from Stonehouse South, West and East to surrounding Cotswold escarpment, the landmarks of Selsey Common, Selsey Church, Stanley Mills, Penn Woods and Cam Long Down.

	<p>(iv) Views from Little Australia, Elm Road , Laburnum Field, Park Estate to Cotswold Escarpment</p> <p>(v) Panoramic views to South West from Oldends Recreation Ground to Cotswold escarpment.</p> <p>(vi) Views from South West of town to Cotswold escarpment and the landmarks of Selsey Church, Selsey Common, Stanley Mills.</p> <p>East of High Street (g)</p> <p>(ii) Views to Cotswold escarpment and hills beyond River Severn.</p> <p>(iv) From Ebley Road: towards Cotswold escarpment, Selsey Common, Selsey Church and Stanley Mills.</p> <p>Canal Zone, Views South (g)</p> <p>(i) Views from Ebley Road of Selsey Common and Penn Woods</p> <p>(ii) Views from Ebley Road along Cotswold Escarpment to South</p> <p>Doverow Zone (g)</p> <p>There are sweeping views across to Selsley Common, Cam Long Down and the Cotswold escarpment, the River Severn and the Severn Bridge, the Forest of Dean, the Malvern Hills and the valleys of Stroud.</p>	
<p>iv) REMOVE? from Stonehouse to towards Selsley, Stanley/Penn Woods Hills to the South;</p>	<p>Canal Zone Views South (g)</p> <p>(i) Views from Ebley Road of Selsey Common and Penn Woods</p> <p>(ii) Views from Ebley Road along Cotswold Escarpment to South</p>	<p>Is this needed in addition to (iii)? Might be worth including a mention of Stanley Mills and Selsey Church in (iii) (any other key landmarks?)</p>
<p>v) to and from Stonehouse from the Doverow Hill escarpment</p>	<p>West of High Street (g) , Views East</p> <p>(ii) Views from Elm Road, Laburnum Field area and Park Estate to Doverow Hill</p>	

	<p>(iii) Views from South West of town to Doverow Hill</p> <p>East of High Street (g), Views East, South and West:</p> <p>(i) Doverow Hill is visible from multiple points in the area. (ii) Views to Cotswold escarpment and hills beyond River Severn</p> <p>Views North</p> <p>(vi) From Ebley Road: towards Doverow Hill.</p> <p>Town and retail centre (g) Views East</p> <p>(xii) View from junction of Gloucester Road with Greenstreet (xiii) View to Doverow Hill between Old Police Station and Apsley House, High St (xiv) View up Queen's Road at junction with High Street</p> <p>Doverow Zone (g)</p> <p>There are sweeping views across to Selsley Common, Cam Long Down and the Cotswold escarpment, the River Severn and the Severn Bridge, the Forest of Dean, the Malvern Hills and the valleys of Stroud.</p> <p>Buildings: Selsley Church, Ebley Mill, Dairycrest</p>	
<p>vi) from Stonehouse to Haresfield and Standish hills to the North.</p>	<p>West of High Street (g), Views North</p> <p>(i) Views from Little Australia to Standish and Haresfield Beacon</p> <p>Town Centre Views (g), Views East:</p> <p>x) View from junction of Gloucester Road with King's Street xi) View from junction of Gloucester Road with Woodcock Lane xii) View from junction of Gloucester Road with Greenstreet</p>	<p>vi) from Stonehouse to Haresfield and Standish hills to the North and East.</p>