

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-01

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Distinctly sloping
Tree Cover	Abundant established and new planting
Water Environment	N/A

Cultural Elements

Land Use	Common land
Enclosure Pattern	Medium scale rectilinear and irregular field pattern
Field Boundaries	Mature field hedges and domestic gardens
Time Depth	Strong
Existing Settlement Form	Lies beyond Twyning and links with Hill End (wayside settlement)
Existing Settlement Edge	Predominantly dormer-type bungalows with gardens backing on.

Landscape Quality / Condition

Representative of typical character	A-typical of wider character - common land with recreational use
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	Distant motorway noise
Level of movement and activity	Low

Mitigation / Enhancement Potential

N/A

Landscape Character Summary

A valued recreational resource crossed by well used footpaths linking into neighbouring residential areas. The parcel is dominated by recent tree planting to the south and mature tree cover to the north. Distinctive willows surround springs to the east. The elevated and sloping character of the parcel provides clear views to the east. This openness and expansive views to the east provide a strong sense that this parcel is separate from the village. This is a distinctive and valued landscape character in good condition and well used by the community. At the southern edge of this area some neighbouring residents have extended their gardens into the margins by creating domestic mown lawns and tipping cuttings.

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Properties on Hillview Lane	Individual Residents	Medium
Local footpaths	Local Recreation	Medium
Distant Vantages	Various	Medium

Visual Context and Prominence

This parcel is beyond the settlement boundary on an elevated and sloping site. It is prominent

Mitigation / enhancement Potential

N/A

Visual Summary

A distinct hillside location with a strong easterly aspect out over the Severn Vale to Bredon Hill. Local views into this land assessment parcel are quite limited. They include glimpsed views from Hill End Road and from residential properties that back on to the area. Many of the residents have configured their gardens to maximise views across this land assessment parcel.

The key visual sensitivity here is the fact that it is a well used recreational resource with distinctive views across the Severn Vale. It is also prominent in distant views from the Vale and from Bredon Hill.

Judgment as to Visual Sensitivity

High

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-02

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Shallow slopes at the base of the hill
Tree Cover	Mainly associated with surrounding farmsteads and hedges
Water Environment	Springs and "issues"

Cultural Elements

Land Use	Pasture and paddocks (Equestrian uses)
Enclosure Pattern	Small rectilinear field pattern
Field Boundaries	Mature hedges
Time Depth	Moderate
Existing Settlement Form	Somewhat detached from the settlement
Existing Settlement Edge	Connected only by outlying properties and farms.

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	Distant motorway noise
Level of movement and activity	Low

Mitigation / Enhancement Potential

There are some detracting features associated with equestrian activity and robust hedges would offer characteristic mitigation potential.

Landscape Character Summary

Small to medium scale paddocks and pastures occupying the lower slopes. The character here reflects the wider character of the vale to the east and there is a strong sense of connection away from the village. There is very little influence of Twyning on the character of this land assessment parcel. It is influenced by the few isolated properties and farmsteads that surround it. It is somewhat detached from the existing settlement. There is a strong sense of enclosure provided by the relatively small scale field pattern, but also by robust hedges, particularly along tracks and roads (Downfield Lane). There are some detracting elements associated with equestrian activity and some opportunities for mitigation. However, the rural and isolated character remains sensitive to change.

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Downfield Lane	Local Road	Medium
Local footpaths	Local Recreation	Medium
Residential properties	Individual Residents	Medium

Visual Context and Prominence

This parcel is beyond the settlement boundary but sits on lower slopes contained for the most part by robust vegetation. It is not prominent.

Mitigation / enhancement Potential

Robust vegetation (existing tree and hedge cover) offers mitigation potential

Visual Summary

This land assessment parcel occupies lower slopes and is surrounded by mature hedges and tree cover. It does not feature in long distance views and local views are limited. This parcel can be seen from the rear elevations of a limited number of residential properties to the south and from a local footpath that follows the southern boundary. Hedges are mature and views into the parcel are glimpsed and fragmented. Whilst views are limited, a degree of sensitivity is afforded by the fact that this is a relatively unspoiled piece of countryside, visually isolated to a large extent from the existing settlement.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-03

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Gently slopping to the east
Tree Cover	Hedge trees and scattered field trees
Water Environment	N/A

Cultural Elements

Land Use	Pasture
Enclosure Pattern	Small to medium scale rectilinear field pattern
Field Boundaries	Mature hedges
Time Depth	Strong
Existing Settlement Form	Beyond linear settlement edge but contained within lanes and farmsteads
Existing Settlement Edge	Linear 20th century rear gardens

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	Distant motorway noise
Level of movement and activity	Low

Mitigation / Enhancement Potential

The current character is influenced by the settlement edge to some extent.

Landscape Character Summary

A gently sloping land assessment parcel from the distinct linear eastern edge of Twyning down to Downfield Lane. Small to medium scale pastures enclosed by hedges and supporting scattered trees (remnant orchard). The slope emphasizes connections with the wider landscape character across the Severn Vale to the east, however, this parcel is influenced by the domestic settlement edge to the north. This is a strong landscape character but with some precedent influences from settlement. It would remain sensitive to unsympathetic loss of orchard trees and to the creation of a harsh and uncharacteristic new settlement edge.

Judgment as to Landscape Character Sensitivity

Medium

Visibility

Key Visual Receptors

Sensitivity

Downfield Lane	Local Road	Medium
Residential properties	Individual Residents	Medium
Local Footpaths	Local Recreation	Medium

Visual Context and Prominence

This parcel lies beyond the southern edge of the settlement on low and gentle slopes. It is visible from the east, but is not prominent.

Mitigation / enhancement Potential

There are limited opportunities for visual mitigation or enhancement however, there are precedent views of 20th century development at the top of the slope.

Visual Summary

This land assessment parcel occupies sloping land that drops from the existing settlement edge to Downfield Lane. It is visible from the east, but it is relatively low lying and is not prominent. Views from the east are partially screened by robust tree belt associated with the camping and caravan park. Local views into this land assessment parcel are effectively screened by mature hedges along Downfield Lane, Fleet Lane and local footpaths. Views into this parcel are for the most part limited to those from the east. A key sensitivity would be how any new development might present itself in these views. Unsympathetic massing and harsh development edges should be avoided. New development might be clustered to the north or south to keep some of the slope open in views from the east.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-04

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Abundant in hedges and tree belts surrounding the parcel
Water Environment	Ponds

Cultural Elements

Land Use	Pasture
Enclosure Pattern	Irregular
Field Boundaries	Hedges
Time Depth	Moderate
Existing Settlement Form	Somewhat detached from the established settlement edge
Existing Settlement Edge	Connected only at Fleet Farm.

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	N/A
Level of movement and activity	Low

Mitigation / Enhancement Potential

There is some potential to address detracting elements in the character such as dilapidated farm buildings, otherwise, limited potential

Landscape Character Summary

A pasture contained by hedges that is somewhat separated from the established settlement edge. Prominent roadside tree planting provides a parkland or formal character to the northern edge. This processional planting is associated with the caravan park as is the robust tree belt visible to the east. Strong visual connection across the Severn and Avon Vale to the Cotswold Scarp emphasizes the rural aspect of this land assessment parcel and accentuates the separation from the settlement. There are some detracting elements in neighbouring farms.

Judgment as to Landscape Character Sensitivity

Medium

Visibility

Key Visual Receptors

Sensitivity

Downfield Lane	Local Road	Medium
Fleet Lane	Local Road	Medium
Residential properties (Fleet Lane)	Individual Residents	Medium

Visual Context and Prominence

This is a generally well enclosed land assessment parcel, however it is exposed to some views from the east across the caravan park. It is visible from Fleet Lane and Downfield Lane, although views are limited by mature hedges. It is not prominent

Mitigation / enhancement Potential

Visual Summary

This land assessment parcel is visible from only a few publicly accessible vantages. There are filtered views from surrounding lanes (Fleet Lane and Downfield Lane) although mature hedges provide effective screening in summer months. It is overlooked by isolated dwellings on Fleet Lane. A robust tree belt in the caravan park to the south west provides an effective screen, however there are views available into this land assessment parcel from the river corridor. The key visual sensitivity of this land assessment parcel to new development would be the prominence of development in these views from the east and the river corridor. There is also a sensitivity about views from Downfield Lane out across the vale to the Cotswold Scarp beyond.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-05

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV4C - Twyning and Upham Meadows. - (Riverside Meadows)
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Abundant in hedges and associated with watercourses.
Water Environment	streams and ditches

Cultural Elements

Land Use	Pasture
Enclosure Pattern	Irregular
Field Boundaries	Post and rail fences, metal parkland fences some hedges
Time Depth	Moderate
Existing Settlement Form	Beyond the established settlement edge
Existing Settlement Edge	Wraps around the rear of Twyning Park (grand Georgian House)

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	N/A
Level of movement and activity	Low

Mitigation / Enhancement Potential

Limited mitigation potential

Landscape Character Summary

This land assessment parcel displays a strong landscape character. It is heavily influenced by the open landscape to the east, south and west as well as robust tree cover associated with watercourses. It is an open landscape used for pasture. There are influences from the settlement edge although they do not detract. The main influence is Twyning Park, a substantial river front house.

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Twyning Park	Individual Residents	Medium
Some residents on Fleet Road	Individual Residents	Medium
Local Footpaths	Local Recreation	Medium

Visual Context and Prominence

This land assessment parcel is well screened from public vantages including the Shakespear's Avon Way along the river bank. The exception being the local footpath that passes through the parcel from the drive of Twyning Park. It is not prominent.

Mitigation / enhancement Potential

Limited mitigation potential

Visual Summary

A well enclosed land assessment parcel visible only from a small number of residential properties and a local footpath that crosses it. This land assessment parcel is not visible from the River Avon due to robust intervening trees and vegetation. Similarly, distant views from the south are prevented by coalescing trees and hedges. Despite the relative lack of views into and across this parcel, the visual sensitivity is heightened slightly by the fact that there are few visual detractors at present.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-06

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV4C - Twyning and Upham Meadows. - (Riverside Meadows)
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Good cover including new plantings
Water Environment	streams and ditches

Cultural Elements

Land Use	Paddocks and grazing
Enclosure Pattern	Small to medium scale rectilinear and irregular (Streamside) field pattern
Field Boundaries	Hedges, post and wire and orange plastic (pony paddock) fencing
Time Depth	Strong with some denuded ridge and furrow.
Existing Settlement Form	Beyond the established linear settlement edge
Existing Settlement Edge	Prominent linear edge of rear gardens and overlooking properties.

Landscape Quality / Condition

Representative of typical character	No, Heavily influenced by settlement edge
Intactness	Fragmented due to settlement influences.
State of individual elements	Fine

Tranquility

Noise Sources	Domestic
Level of movement and activity	Low

Mitigation / Enhancement Potential

There is currently a strong influence from the settlement edge which offers some opportunities for enhancement.

Landscape Character Summary

This is a land assessment parcel beyond a prominent linear settlement edge. However, it is still strongly influenced by the vale landscape beyond. Groups of poplar and willow feature in the character. There is a well contained field pattern. The dominant characteristic is the settlement edge and land uses associated with the edge including Alpaca husbandry, pony paddocks and domestic gardens. It also contains community sports and recreation facilities. A residual sensitivity will be to ensure that the settlement edge remains sympathetic to the wider vale landscape.

Judgment as to Landscape Character Sensitivity

Medium

Visibility

Key Visual Receptors

Sensitivity

Residents along Fleet Road	Individual Residents	Medium
Local Footpaths	Local Recreation	Medium

Visual Context and Prominence

This land assessment parcel is screened from public vantages and is not prominent

Mitigation / enhancement Potential

Visual Summary

A land assessment parcel that is screened from view from public vantages. It is overlooked from the rear of a number of properties along Fleet Road and is visible from the few local footpaths that cross it. It is visually isolated from the village and strong tree cover associated with the watercourse to the south provides strong visual enclosure from more distant vantages.

This land assessment parcel exerts a very limited visual influence on the surrounding countryside, however a visual sensitivity remains associated with avoiding the creation of an unsympathetic, harsh settlement edge.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-07

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Abundant trees (Orchard)
Water Environment	N/A

Cultural Elements

Land Use	Orchard and pasture
Enclosure Pattern	Small rectilinear field pattern
Field Boundaries	Hedges and hedge trees
Time Depth	Strong
Existing Settlement Form	Beyond boundary but contained on two sides by settlement
Existing Settlement Edge	Filtered and sensitive views across gardens to old houses.

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Yes
State of individual elements	Good

Tranquility

Noise Sources	Domestic
Level of movement and activity	Low

Mitigation / Enhancement Potential

This is a strong landscape character with few detractors. Limited mitigation of enhancement opportunities

Landscape Character Summary

This is a distinctive and well enclosed orchard next to a fine and long established settlement edge characterised by views of fine established houses across gardens.
Orchards represent a distinctive and declining landscape resource and this is a fine example.

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Residents along Brockeridge Road	Individual Residents	Medium
Local Footpaths	Local Recreation	Medium

Visual Context and Prominence

This land assessment parcel is screened from public vantages and is not prominent

Mitigation / enhancement Potential

The parcel is well screened from views

Visual Summary

This land assessment parcel is screened from all but a few publicly accessible vantages. Views are available from the local public footpath immediately to the north. A tree belt screens views from Lynworth Lane to the east and houses and garden vegetation effectively screen views from Brockeridge Road to the south. Despite the relative lack of visual receptors, the lack of detracting features and the total lack of precedent for development in this location increases the visual sensitivity somewhat.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-08

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Undulating with prominent ridge and furrow.
Tree Cover	Hedgerow trees and prominent parkland / field trees.
Water Environment	Springs / issues

Cultural Elements

Land Use	Pasture
Enclosure Pattern	Medium to large rectilinear.
Field Boundaries	Post and wire fences and mature hedges
Time Depth	Strong
Existing Settlement Form	Touches Brockeridge Road and development off Hill End Road
Existing Settlement Edge	Glimpsed views in places of settlement and views of Twyning Manor

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Strong
State of individual elements	Good

Tranquility

Noise Sources	Agricultural
Level of movement and activity	Low

Mitigation / Enhancement Potential

Few mitigation opportunities in this robust and distinctive landscape

Landscape Character Summary

A robust and distinct pasture landscape with strong evidence of ridge and furrow. Prominent field trees add to the sense of history and the parkland feel. These historic associations link this land assessment parcel to the neighbouring Twyning Manor. This land assessment parcel provides a suitable and appropriate setting to this grand building.

Landscape character here is distinctive, intact and valued as the setting for Twyning Manor. There is a strong sense of separation from the village caused both by physical separation and by robust intervening trees and hedges,

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Brockeridge Road	Local Road	Medium
Local Footpaths	Local Recreation	Medium
Twyning Manor	Residence and Heritage Asset	High
Residents off Hill End Road	Individual Residents	Medium

Visual Context and Prominence

A well contained landscape with few publicly accessible vantages. It is not prominent. This land assessment parcel does however serve to provide the important visual setting for Twyning Manor.

Mitigation / enhancement Potential

Few opportunities to mitigate new development in this open landscape

Visual Summary

This is a distinctive landscape. It is not prominent in the sense that there are clear views into and across it from publicly accessible vantages, but it does serve to provide an important visual setting for Twyning Manor. This land assessment parcel occupies land slightly elevated from Twyning and it is therefore discernible above the settlement in distant views from the east.

The key visual sensitivity is the setting to Twyning Manor and the sense of openness on the upper slopes above Twyning.

Judgment as to Visual Sensitivity

High

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-09

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Undulating
Tree Cover	Occasional field trees and tree groups associated with pond
Water Environment	Spring-fed pond

Cultural Elements

Land Use	Pasture / grazing
Enclosure Pattern	Medium scale rectilinear field pattern.
Field Boundaries	Post and wire fences and mature hedges
Time Depth	Moderate
Existing Settlement Form	Spans a gap between Twyning and Hill End
Existing Settlement Edge	Wayside cottages on Hill End Road and 20th Century development

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Strong
State of individual elements	Some utilitarian farm buildings and activity

Tranquility

Noise Sources	Agricultural
Level of movement and activity	Low

Mitigation / Enhancement Potential

--

Landscape Character Summary

An area of open pasture on rising ground with a south easterly aspect. To the north the area is characterised by utilitarian buildings and activity associated with Freemans Court Farm. To the south by the edge of Twyning represented by sensitive edge of a relatively recent development and a man made fishing lake.

Judgment as to Landscape Character Sensitivity

Medium

Visibility

Key Visual Receptors

Sensitivity

Hill End Road	Local Road	Medium
Local Footpaths	Local Recreation	Medium
Twyning Manor	Residence and Heritage Asset	High
Residents off Hill End Road	Individual Residents	Medium

Visual Context and Prominence

The land assessment parcel is not prominent in long distant views. It is however visible from surrounding roads, footpaths and residential properties.

Mitigation / enhancement Potential

Limited opportunities for mitigation in this open landscape

Visual Summary

Overlooked by a number of residential properties in Hill End (On Hill End Road) and from a limited number of properties in the newer development off Hill End Road at the northern edge of Twyning. This land assessment parcel is visible from the adjacent local public footpath and from Twyning Manor.

This is not a prominent site in long distance views, however there is a visual sensitivity in that new development to the east of the parcel might appear above the ridgeline broadly along the line of Hill End Road and might influence wider views from across the vale at Bredon Hill for instance.

Another key visual sensitivity in this land assessment parcel is the visual separation of Twyning from Hill End. It is this issue that drives the visual sensitivity of this land assessment parcel.

Judgment as to Visual Sensitivity

High

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-10

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Hedgerow trees and tree groups associated with gardens
Water Environment	N/A

Cultural Elements

Land Use	Pasture / grazing
Enclosure Pattern	Medium to large scale rectilinear field pattern.
Field Boundaries	Hedges
Time Depth	Moderate
Existing Settlement Form	Somewhat separate from the settlement
Existing Settlement Edge	Wraps around Duddage Manor Business Park

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Strong
State of individual elements	Some utilitarian commercial buildings and activity

Tranquility

Noise Sources	Agricultural
Level of movement and activity	Low

Mitigation / Enhancement Potential

--

Landscape Character Summary

An open pastoral landscape contained within mature hedges with hedge trees. Large and mature tree groups add to the sense of enclosure. They are largely associated with neighbouring commercial development and residential gardens.

Few detractors from this simple, open landscape. New residential development would be at odds with this character, which is clearly separate from the village.

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Cherry Orchard Lane	Local Road	Medium
Local Footpaths	Local Recreation	Medium
Church End Road	Local Road	Medium

Visual Context and Prominence

Despite the open character of this land assessment parcel, it is actually well screened from public vantages. It is not prominent.

Mitigation / enhancement Potential

The prominence of the business units along the settlement edge and robust woodland blocks offer mitigation opportunities.

Visual Summary

A land assessment parcel that is in itself an open, pastoral landscape adjoining Duddage Manor Business Park. Despite the open character, surrounding hedges and tree groups prevent views into and across it from surrounding publicly accessible vantages. Visually, this land assessment parcel is isolated from the surrounding road network and from Twyning. Key sensitivities include the potential for the perception of new settlement way beyond the established main settlement boundary of Twyning.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-11

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Hedges with occasional hedge trees
Water Environment	N/A

Cultural Elements

Land Use	Rough Pasture
Enclosure Pattern	Small rectilinear enclosure
Field Boundaries	Hedges
Time Depth	Slight
Existing Settlement Form	Surrounded on three sides by settlement and Caravan Park Homes
Existing Settlement Edge	Rear of properties on the Green and caravans / park homes

Landscape Quality / Condition

Representative of typical character	No
Intactness	Influenced by surrounding uses
State of individual elements	Some utilitarian caravan influences

Tranquility

Noise Sources	Domestic
Level of movement and activity	Low

Mitigation / Enhancement Potential

There are detracting elements in the form of views to surrounding caravans and park homes leading to some enhancement opportunities

Landscape Character Summary

A small rough pasture surrounded by the rear of properties fronting onto the Green off Fleet Lane, caravans and park homes. The small size and close proximity to neighbouring uses mean that the character is heavily influenced by the residential and caravan park uses.

Judgment as to Landscape Character Sensitivity

Low

Visibility

Key Visual Receptors

Sensitivity

Residents on Fleet Lane	Individual Residents	Medium
Downfield Lane	Local Road	Medium
Caravan Park	Local Recreation	Medium

Visual Context and Prominence

This small land assessment parcel is tucked away and surrounded on three sides by settlement. From publicly accessible vantages, it is only visible from Downfield Lane where it does have some prominence at the junction with Fleet Lane

Mitigation / enhancement Potential

There are detracting visual elements associated with caravans and park homes that could offer some enhancement potential

Visual Summary

A small land assessment parcel that is effectively screened from publicly accessible vantages. The exception is that it occupies a prominent position at the junction of Fleet Lane and Downfield Lane. Whilst for the most part the visual sensitivity of this land assessment parcel is low, there is some sensitivity in this view down Downfield Lane towards Twyning. Any development should not dominate this junction, which is currently relatively free from the visual influences of Twyning.

Judgment as to Visual Sensitivity

Medium

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-12

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV4C - Twyning and Upham Meadows. - (Riverside Meadows)
Cotswolds AONB Character Area	

Natural Elements

Landform	Flat
Tree Cover	Robust tree belts and isolated trees
Water Environment	River frontage to the Avon

Cultural Elements

Land Use	Recreation and Caravan Park
Enclosure Pattern	Irregular
Field Boundaries	Tree belts and hedges
Time Depth	Slight
Existing Settlement Form	Occupies the relatively undeveloped river meadows
Existing Settlement Edge	Connected only to a few properties on Fleet Lane

Landscape Quality / Condition

Representative of typical character	No
Intactness	Developed as a caravan park
State of individual elements	Some utilitarian caravan influences

Tranquility

Noise Sources	Domestic
Level of movement and activity	Low

Mitigation / Enhancement Potential

There are detracting elements in the form of views to surrounding caravans and park homes leading to some enhancement opportunities

Landscape Character Summary

A caravan site with some recreation open green space with an open river frontage to the River Avon. The character of this area is resolutely that of a caravan park. It is sensitive to the "permanence" of new residential development

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Fleet Lane (east of the river)	Local Road / Recreation	Medium
The River Severn	Valued Recreation Resource	High
Local Footpaths	Local Recreation	Medium

Visual Context and Prominence

This parcel of land forms the river frontage to the immediate east of Twyning on the River Avon. It is prominent.

Mitigation / enhancement Potential

Some mitigation potential in the fact that the site is already developed as a caravan site.

Visual Summary

A prominent and parcel immediately to the east of Twyning with a river frontage to the River Avon. This land assessment parcel is prominent in views from the river and from public footpaths to the east.

Judgment as to Visual Sensitivity

High

Settlement Name:	Twyning
Settlement Type	Service Village
Land Assessment Parcel Reference:	Twy-13

Landscape Character

Context

National Character Area	NCA 106 Severn and Avon Vales
County Character Area	SV12A - Twyning Hills
Cotswolds AONB Character Area	

Natural Elements

Landform	Gently undulating
Tree Cover	Hedgerow trees and tree groups associated with gardens
Water Environment	N/A

Cultural Elements

Land Use	Pasture / grazing
Enclosure Pattern	Medium to large scale rectilinear field pattern.
Field Boundaries	Hedges
Time Depth	Moderate
Existing Settlement Form	Linear residential edge (softened by garden vegetation)
Existing Settlement Edge	20th century residential

Landscape Quality / Condition

Representative of typical character	Yes
Intactness	Strong
State of individual elements	Good

Tranquility

Noise Sources	Agricultural
Level of movement and activity	Low

Mitigation / Enhancement Potential

There are few mitigation opportunities in this open and exposed pastoral landscape.

Landscape Character Summary

An open pastoral landscape contained within low hedges with hedge trees. There are prominent hedgerow trees in an otherwise open landscape. The settlement edge is visible but does not dominate. It appears quite muted with the residential properties partially screened by hedges and garden trees. A key characteristic of this land assessment parcel is the wide and expansive view to the east. The judgment as to landscape sensitivity is informed by the good condition of this landscape, its openness and the limited existing influence of the settlement edge

Judgment as to Landscape Character Sensitivity

High

Visibility

Key Visual Receptors

Sensitivity

Properties on Brockeridge Road	Individual Residents	Medium
Local Footpaths	Local Recreation	Medium
Church End Road	Local Road	Medium

Visual Context and Prominence

This land assessment parcel is prominent in views from Church End Road. It is open with expansive views to the east.

Mitigation / enhancement Potential

There are limited opportunities to mitigate the openness of this land assessment parcel

Visual Summary

This is a prominent land assessment parcel clearly visible from the Church End Road and with expansive wide open views to the east

Judgment as to Visual Sensitivity

High