

Gloucestershire Waste Core Strategy EiP

Statement by CPRE Gloucestershire

Reference: Issue 5/CPRE

Re Javelin Park.

We believe that annex 5 of the WCS understates the visual impact of large structures and particularly tall industrial stacks on the Javelin Park site. CPRE conducted a landscape impact assessment in the summer of 2010 which we sent this to GCC in September 2010. We quote the summary assessment below.

“Javelin Park – Landscape Impact Assessment of Development.

Introduction.

Javelin Park is a large semi derelict site close to junction 12 of the M5 on the western side of the junction. Next to the site is a large garden centre whose prominent roofs can be seen from a considerable distance and act as a visual marker to the site. The garden centre is a relatively low building.

The nature of the landscape and the impact of major development on the site was assessed from the Cotswold Escarpment starting at Painswick Beacon and moving to Haresfield Beacon, then from various points in the Vale approaching Haresfield and finally from the small hills (Hockley Hill) on the western side of the Gloucester Severn Canal. All view points were from publicly accessible points such as footpaths or minor roads.

Conclusions.

From the escarpment one has long panoramic views across the Severn vale to the Forest of Dean to the west with a foreground of the escarpment tumbling unevenly to the vale. One is conscious looking due west and to the north west of the sprawl of Gloucester and the many industrial buildings near Quedgley. However as one turns to look in a more south westerly direction the landscape is much less interrupted by urban development and has a fine panoramic setting as far as the Severn Bridge. Javelin Park sits in this view and while the roofs of the garden centre are clearly visible they are not too obtrusive. There are no tall structures to intrude upon the view. The views from the Cotswold Way are however frequently and for quite long stretches obscured by a thick belt of trees on the top of the escarpment. This is particularly true of Haresfield Beacon where the views are only to the south towards Stonehouse. If one drops down one of the not infrequent paths or lanes which drop down the escarpment then the view opens out again. From all these view points large buildings are very prominent because one is looking down on them.

One in the vale itself the landscape changes. What from above had looked flat is now seen to be undulating with frequent copses, small valleys and open fields. One moves

therefore from small intimate rural scenes with distance obscured by the crest of a small hill or trees to more open long views but restricted in breadth. This means that Javelin Park frequently can not be seen even when quite close but when it can be seen a large building would be very dominant by seen only intermittently.

Crossing the canal at Quedgley one comes to a very rural area of isolated farms with fields rising up Hockly Hill which itself is well wooded. The area is seamed with footpaths. From any of these footpaths and from the lanes looking East one is first very conscious of Quedgley industrial estate. But this comes to an abrupt visual end and looking due east and to the south there is a wonderful open view with the Cotswold escarpment rising in the background. One can not see the Garden centre adjacent to Javelin Park as there is a small ridge just before the M5. However it is clear that a tall structure would be visually very intrusive and spoil the break from the unremitting industrialisation experienced further north. I am quite sure that views from the Forest of Dean ridge would be the mirror image of those from the Cotswold Escarpment.

It is interesting to note that while the noise of the M5 is intrusive from all the above viewpoints, it is difficult to see the road itself because it mostly is sheltered by trees or undulations in the land.

In conclusion a large tall structure on the Javelin Park site would be visually very intrusive and damaging sitting as it would prominently in views which are otherwise very rural and largely unspoiled. Such a development would emphasise the spread of Gloucester in a southerly direction into as yet reasonably undeveloped countryside.

CPRE Gloucestershire
August 2010”

The annex 5 analysis of the Moreton Vallance site notes the possible impact of development on the Cotswold AONB and that the site is not recommended for a technology requiring the erection of a medium or large emission stack. Given that the Moreton Vallance and Javelin Park sites are very close to each other the visual impacts on the Cotswold AONB will be very similar. The inconsistency of approach in annex 5 on landscape visual impact is unsound and should be rectified by aligning the development criteria for both sites to reflect the damage to the AONB from medium to large emission stacks.

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