

Community

One Plan | One Cam | One Voice

Draft Consultation Version | 2019

Cam Neighbourhood Plan

Valued Views Report



Cam Parish Council

www.camparishcouncil.gov.uk

Introduction

There are many places both within and outside the Cam Neighbourhood Plan area where unique and beautiful views can be enjoyed. Through the Neighbourhood Plan, identified 'Valued Views' are recorded and given extra significance and protection through a planning policy.

Cam has a distinct landscape setting and topography, illustrated in Map 1 below. The settlement of Cam is situated on low ground shielded on the west by Stinchcombe Hill and Tait's Hill, on the south by the Cotswold Hills and on the east by Cam Long Down and Cam Peak, part of the Cotswolds AONB. This distinct topography means that there are frequent views out of the settlement to the surrounding landscape, and a strong visual connection to it. From some elevated positions within the parish there are panoramic views of the surrounding landscape including the built settlement.

This report sets out the reasoning for a policy in the Neighbourhood Plan for protecting Valued Views, where the views meet the following criteria:

- The view is accessible from a public road or footpath
- There is a specific reasoning for selecting the view, i.e. scenic quality and sense of place, view to or from an historic or public interest building / monument / natural feature etc.
- The quality and distinctiveness of the visual amenity

For clarity, a view is defined as what can be seen from a particular place. A visual amenity is the overall pleasantness of a view, its setting and value to the community.

Each entry includes a map ID (where accompanying maps show point and direction of view), grid reference, short description (giving location description and direction of view), reason for the view, and a photograph.

Methodology

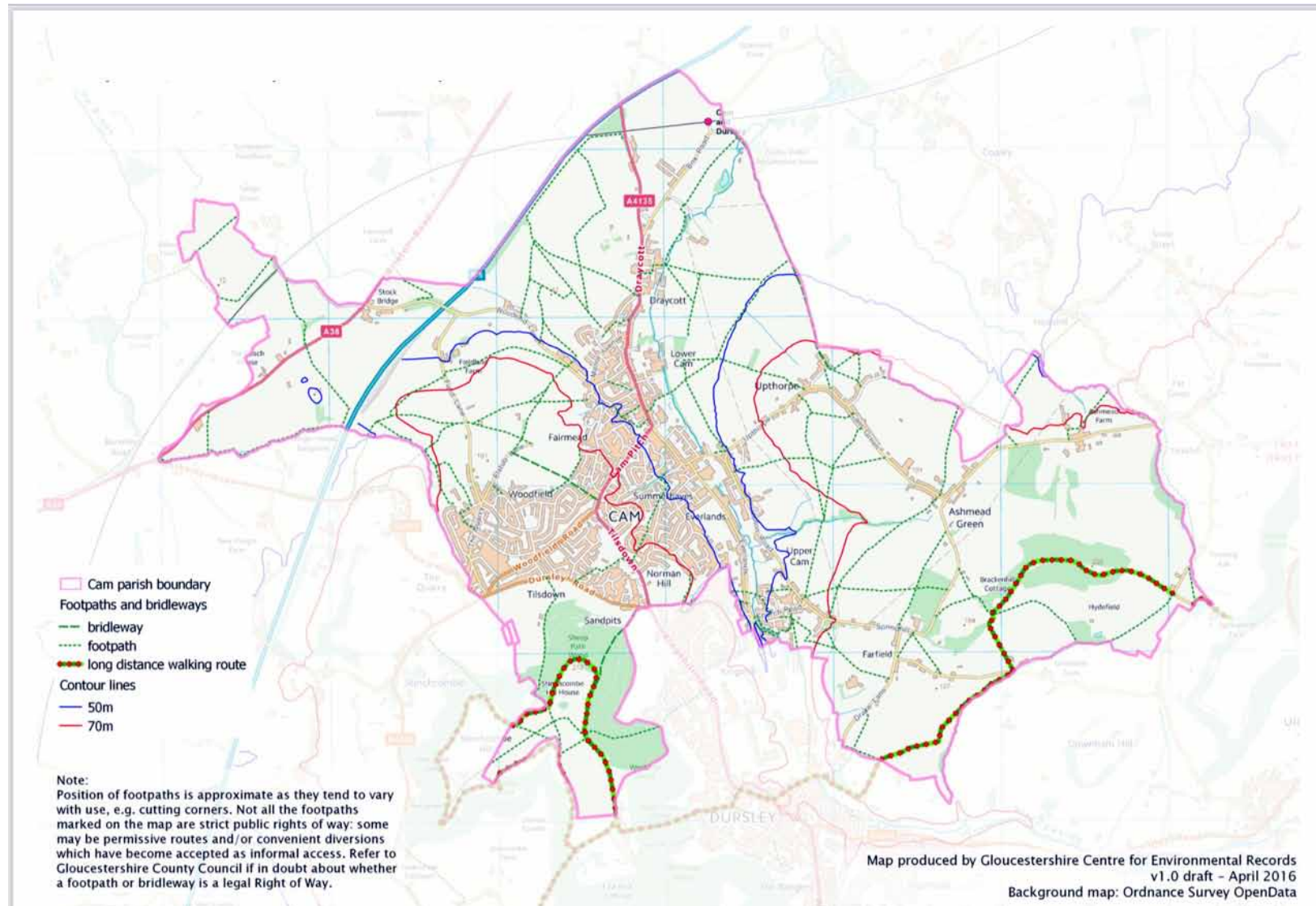
Valued views have been identified through a few streams of NDP work. A number of key views were initially identified by the Steering Group, then consulted on in the Cam NDP Questionnaire 2017. This also gave respondents opportunity to identify any other important views to be considered.

As part of the Character and Design work, members of the Steering Group undertook an activity called 'Beating the Bounds', in which they travelled into the parish from a number of directions, noting where the settlement can first be seen from, and what this view includes. Character analysis within the parish also identified views within Cam.

There are two parts to this report. Part 1 sets out the identified 'valued views' within the Parish. These views are identified and will underpin Neighbourhood Plan policy as they are located within the Designated Neighbourhood Plan Area (which is the same as the parish boundary). Part 2 sets out four valued views from outside the Neighbourhood Plan Area. These are included as illustrative views to demonstrate key points about the wider setting of the Cam Landscape.

Photography by NDP committee members Cllr Christina Carter and John Grove

Map 1 : Footpaths, bridleways and contour profile



Part 1:

Valued Views within the Cam Neighbourhood Plan Area

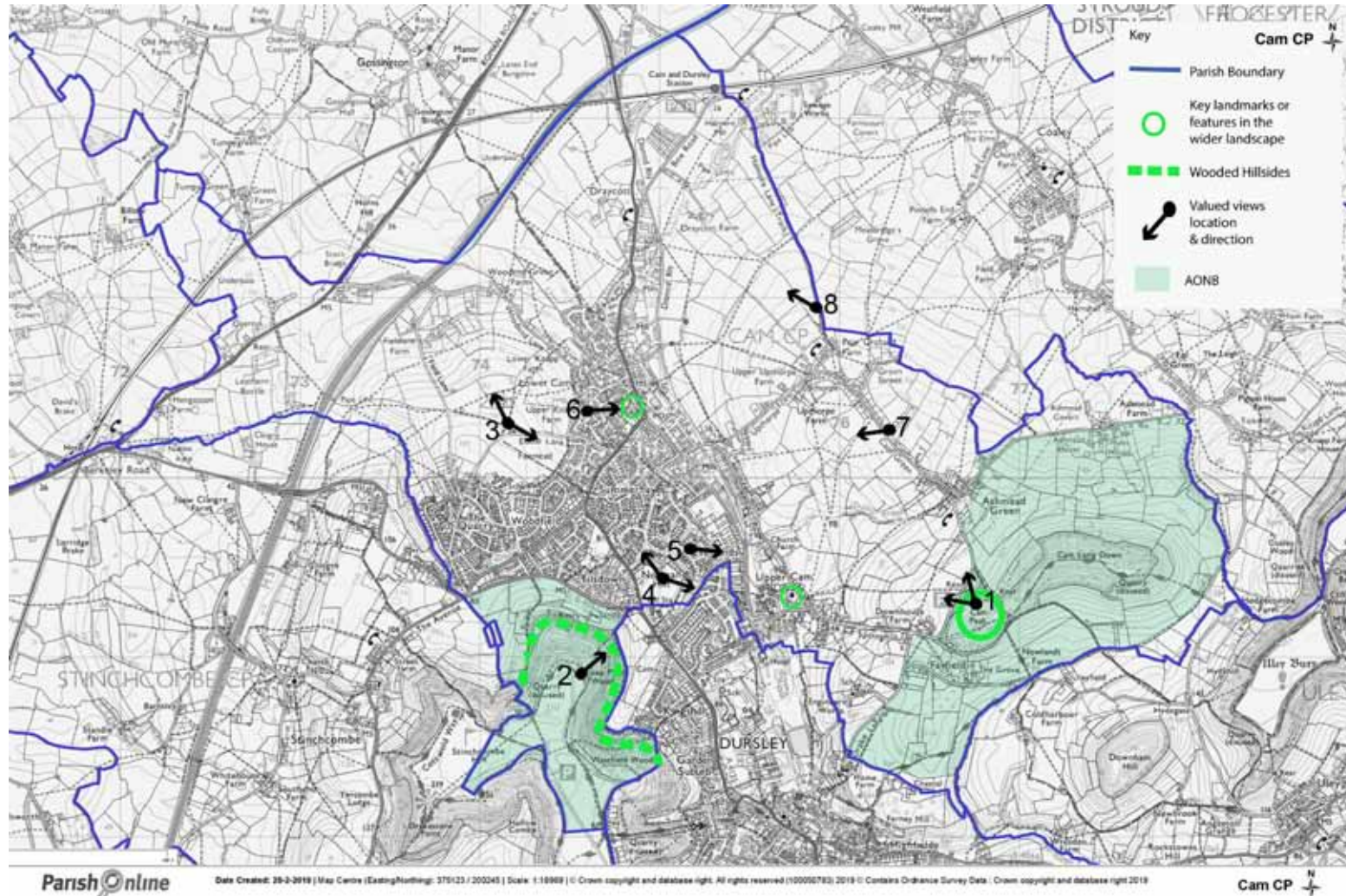
Map 2

View Points

1. Cam Peak
2. Stinchcombe Hill
3. Elstub Lane
4. Norman Hill
5. Woodview Rd
6. Manor Ave
7. Ashmead
8. Halmore Lane

Key Landmarks

1. Cam Peak to SE
2. St George's church in Upper Cam in the S of built settlement
3. St Barholomew's church in the settlement centre



1. Views from Cam Peak

Grid ref. ST 797 965

Cam Peak is a distinctive conical shaped hill and an iconic symbol for Cam, known and loved by residents. It is a frequent destination for local walkers and visitors walking the Cotswold Way, alike. The views from its summit of 185 metres are 360 degrees and exhilarating. Located in the AONB from here Cam Village can be seen in its entirety to the west. The old settlement of Cam is in the foreground marked by St George's church. The green field above it is Norman Hill, over to the right on the high ground are the poplar trees that define Elstub Lane and over to the left is Stinchcombe Hill.



1a: Looking west towards Cam village

Turning slightly to look NW, Cam Peak also affords views across the outer part of Cam. Ashmead and Cam Green are seen here with the River Severn and the distinctive May Hill, with its clump of trees on top, in the distance. The Malvern Hills, the Forest of Dean and even the Black Mountains on the border of Wales can also be seen from here on clear days. Locals say it is always a good day when you climb to the top of Cam Peak!



1b: Looking north west towards Ashmead, River Severn and May Hill

2. Views North from Stinchcombe Hill

Grid ref. ST 744 988

Stinchcombe Hill, much loved by residents, is Land in Trust for leisure use by the local parishes and homes a permitted golf course above the ancient woodlands that skirt the whole of the hill. Views are maintained from the hill, through conservation work that maintains the land to ensure the future of flora and fauna and rare species of butterflies particular to the hill. There are extensive views north east towards Cam Peak and north towards north Cam and the River Severn. The reverse views from Cam to the Hill are ubiquitous across the village and a much loved backdrop to the south side of the village that serves to define the essential Cam.



2. Looking north east towards the new Littlecombe estate in the south part of Cam and Cam Peak

3. Views from Elstub Lane

Grid ref. SO 740 002

Elstub lane is a popular local walk that extends from The Quarry, Woodfields, into an ancient track that crosses a field edged on its north side by a distinctive row of around 20 mature poplar trees that can be seen from many parts of Cam and the wider area. The path divides towards Woodend Land and Manor Avenue becoming narrower in both directions. From the field part of the walk there are views to the east of Cam Peak and Cam Green with the roofs of houses, in the Manor Avenue area, just showing in the valley. Looking the other way, west, across low lying fields, the elegant spire of Slimbridge can clearly be seen with May Hill in the distance across the River Severn.



3. Looking east towards Cam and Cam Peak

4. View from Norman Hill

Grid ref. ST 750 994

Norman Hill is a small bald hill that rewards its many, usually local, visitors with unsurpassed views to the east taking in not just Cam Peak, at what feels like close quarters, but also Downham Hill and Longdown, three of the area's defining landscape features. It is skirted by trees to the east, edging as it does on to Holywell Orchard an ancient site now surrounded with houses. The historic St George's church is at the heart of the view. To the west there are extensive views across the St Bartholomew's church at the centre of Cam, the River Severn and towards May Hill. To the north east the ribbon development of Cam Green and Ashmead can be seen clearly above Cam Mills on Everlands.



4a. Looking east eowards Old Cam, Cam Peak and Downham Hill - St George's church is at the forefront.

Looking west from Norman Hill there are extensive views across the centre of Cam. We can see the church spire of St Bartholomew's church lining up with that of Slimbridge church beyond and the mighty River Severn beyond that. May Hill, with its distinctive clump of trees on top, is a constant backdrop for views in this direction. From the same spot to the north east the ribbon development of Cam Green and Ashmead can be seen clearly above Cam Mills on Everlands.



4b. Looking west towards the River Severn - St Bartholomew's church is at the forefront

5. View South East from Woodview Road

Grid ref. ST 749 996

From Woodview Road in the Norman Hill Estate there is an expansive view of Cam Peak, the AONB and surrounding countryside. The topography and the layout of the estate combine to create a sense of openness and connection to the scenery. There are fine views out towards the surrounding landscape from many of Cam's housing estates, but this is a location which affords a particularly dramatic view as the road slopes around.



5. View south east towards Cam Peak and the AONB

6. View East from Manor Avenue

Grid ref. SO 745 002

At the top of the hill that is Manor Avenue the full splendour of Cam's setting is spread out in front to the east. From here we can see the AONB to the south and the flat plain stretching west towards the River Severn and north towards Gloucester (with a new and distinctive 'blot' on the landscape which is the Javelin Park incinerator.) The view skirts the red and brown roofs of the built up area, with St Bartholomew's church spire central.



6. View north east towards Cam centre and the AONB - St Bartholomew's church is central

7. Views from Outer Cam

Grid ref. SO 764 000

From what we have referred to as Outer Cam, the nestled nature of the village becomes apparent. While there are views of the AONB, as well, here the views of Cam itself are unique, showing it surrounded on both sides of the valley by fields and trees. Going from Upthorpe to Ashmead via Cam Green gives different perspectives on the built up area with Stinchcombe Hill becoming all prevailing from the higher part of the area. The ploughed fields on each side of the settlement capture the very essence of Cam as a rural community with an ancient history.



7. View west towards Cam Village from Ashmead

8. Views from Halmore Lane

Grid ref. SO 758 011

Halmore Lane, a boundary between Cam and Coaley, is an ancient green lane that originally joined Cam Long Down with the main Roman road now called the A38. It's a popular walk and bridle way for locals from all parts of Cam. The area is crisscrossed with paths through hedge lined fields and stiles. The land has been farmed for generations here, against the backdrop of the AONB. Houses on Box Road can just be seen between the many mature trees, with a predominance of oaks, growing along the hedge rows. The hill side behind is in the Forest of Dean. Glimpses of Draycott can be seen to the west and Cam centre to the south west from here.



8. View towards Box Road, north Cam and the Forest of Dean

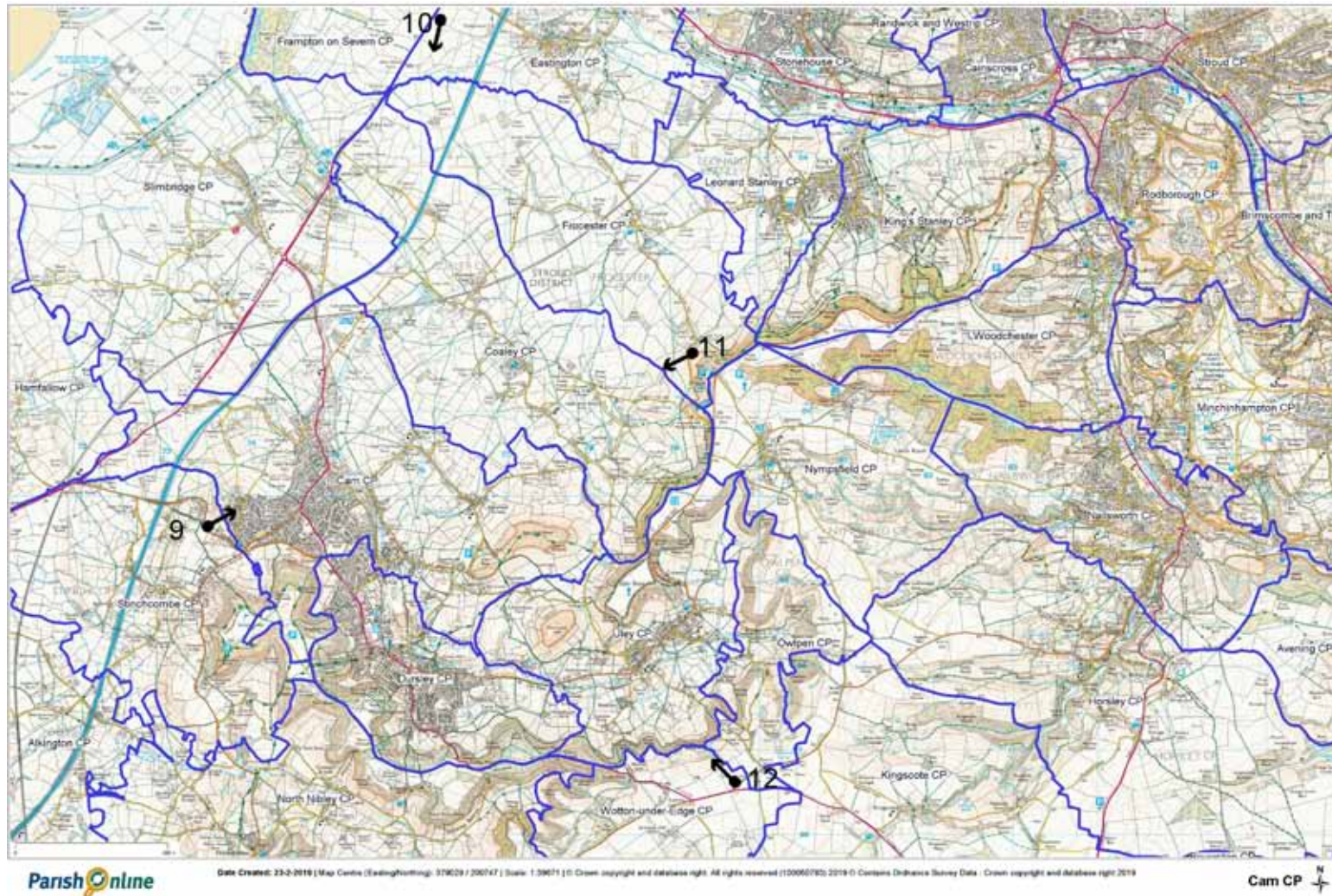
Part 2:

Illustrative Views towards Cam from outside the Neighbourhood Plan Area

Map 3

View Points

- 9. Tait's Hill
- 10. Clay Pits A38
- 11. Coaley Peak
- 12. Top of Whiteway Hill



9. View East from B4066 at Taits Hill

Grid ref. ST 734 996

The first view of the development on the approach to Cam from the A38 up Taits Hill (B4066) arrives at the summit where the road looks out at the higher part of Cam on a plateau. This is the boundary between Cam and Stinchcombe, looking east. There is an abundance of trees, including the distinctive poplars at Elstub Lane (see left), amongst which are the older dwellings in the Quarry and newer in Orchard Leaze. Beyond is the backdrop of the Cotswold AONB. Behind this view point are the ancient woods of Stinchcombe Hill.



9. View north east from Taits Hill ridge

10. View South from A38 at Claypits

Grid ref. SO 763 060

This view just shows the village nestled below the Stinchcombe Hill area of the escarpment and down the valley towards the Berkeley Vale. Prominent on the horizon are the distinctive poplars at Elstub Lane. The view taken from the main road between Gloucester and Bristol (A38) contains typical local rural scenery, rich in wood and grass lands but it is marred by the constant roar of the fairly high volumes of cars on the road and the M5. For many travelling from Gloucester or further afield, the first sign of home comes into view just after Claypits, that is the conical hill shape of Cam Peak and Cam Long Down.



10. View south west from A38 at Claypits

11. View West from Coaley Peak

Grid ref. SO 793 012

From the popular Coaley picnic site, where the land falls away by around 185 metres, there are expansive views over the Vale of Berkeley towards Wales. Cam nestles below Stinchcombe Hill and Cam Long Down and is surrounded by pastures and hedge lined fields. The long view shows the setting of the village and its relationship within the immediate countryside, the AONB escarpment, the River Severn, the Forest of Dean and further afield. Visitors and locals come here for this spectacular sight and to walk in the air made fresher by the height of the hill. The world is a better and more serene place after a visit here!



11. View from Coaley Peak looking south west towards Cam, Stinchcombe Hill and River Severn

12. View North West from top of Whiteway Hill

Grid ref. ST 798 966

From the very top of Whiteway Hill looking north west are extensive views that illustrate the Cam topography. The Cam/Dursley valley is flanked by the Cotswold AONB, Cam Peak just hidden here by the distinctive Downham Hill on the right. On the left is Stinchcombe Hill and straight ahead views across to the River Severn, the Forest of Dean and into Wales. The distinctive shape of the pointed Skirrid mountain near Abergavenny and Hay Bluff are just visible above the decommissioned power station at Berkeley which can be seen just beyond the settlement of Cam.



12. View from the ridge at the top of Whiteway Hill looking north west

