



GILLESPIES

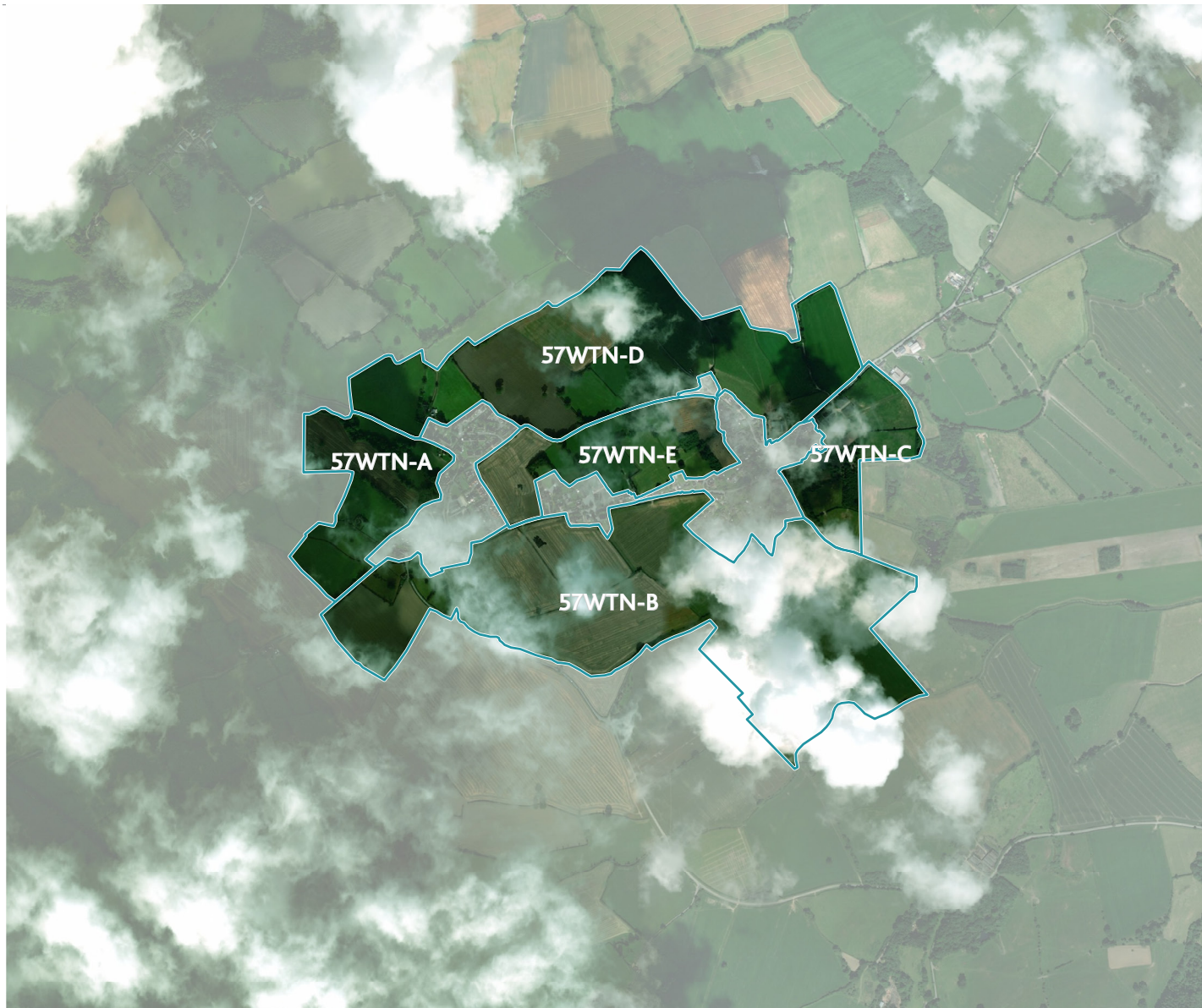
SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT
WORTHEN & BROCKTON
[57WTN]

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57. WORTHEN & BROCKTON [57WTN]



LOCATION AND DESCRIPTION

Worthen is a village in the west of Shropshire and is approximately 21km from the county town of Shrewsbury. Worthen is within the Rea Brook valley. Worthen has a population of 2,078. This settlement has been divided into 4 parcels for the purpose of this study.



WORTHEN & BROCKTON A [57WTN-A]

LOCATION AND CHARACTER

This parcel is located to the west of Worthen, however it is closer to and along the western settlement edge of Brockton. The B4386 runs along a short section of the southern boundary and an unnamed local road runs along the northern boundary. There are no roads running through the parcel itself, however there are two PRoW. Brockton Brook runs the length of the parcel in the northern half. This parcel is characterised by enclosed farmland with hedgerows and hedgerow trees and a riparian woodland along Brockton Brook. The AONB lies approximately 1km south.



1. VIEWS TOWARDS THE AONB



2. PARCEL IS VISIBLE ON THE SKYLINE FROM THE B4386 DUE TO UNDULATING LANDFORM



3. WOODLAND ALONG BROCKTON BROOK ENCLOSES VIEWS



4. FROM LANE VIEW SOUTH WEST OF WOODLAND PLANTING ALONG BROCKTON BROOK



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character and is in moderate condition. The Shropshire Hills AONB lies approximately 1km to the south. Landscape takes in some of the special qualities of the AONB although they are not widely expressed across the parcel. The woodland along Brockton Brook and a number of tributaries contributes to nature conservation value in the parcel. Historic and recreational features are sparse although there are two PRoW that contribute to the recreational enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular shaped arable and pastoral fields and horse paddocks within an area of undulating landform that forms the opposite valley side to the slopes rising up from Worthen Brook in the adjacent parcel and Shropshire Hills AONB. Brockton Brook and undulating landform is particularly vulnerable to change in ground level and alteration in character as a result of development. There is a medium sense of place and a typical rural character which is increased in the smaller fields surrounding the brook. There is some sense of remoteness and tranquility, however this is reduced in closer proximity to the roads, particularly the B4386. Woodland along the brook and hedgerows and hedgerow trees throughout the parcel form strong elements within the parcel and are particularly susceptible to loss as they are irreplaceable in the short to medium term. Settlement is limited to a singular residential property to the centre of the parcel at Copse Cottage.

LANDSCAPE SENSITIVITY

The Shropshire Hills AONB lies some 1km to the south and the parcel takes in some of the special qualities of landform and woodland cover and the vegetation within the parcel, especially along the brook, increase the sensitivity. Overall the sensitivity of the landscape to change arising from new housing is Medium and to employment is Medium-High.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this parcel are associated with the Shropshire Hills AONB which lies some 1km to the south and take in the special qualities of the AONB, however these are limited from within the parcel due to enclosure created by landform and vegetation. The landscape is intact with limited detractors.

VISUAL SUSCEPTIBILITY

There are limited views throughout the parcel, where landform, high hedgerows, hedgerow trees and woodland contain views to within field boundaries. Views towards adjacent parcels B and D are screened by roadside vegetation along the B4386 in the south and along Brockton Brook to the north. There is also some intervisibility with the settlement edge. Views towards the AONB are largely screened or filtered by vegetation, however there are areas, such as along the northern boundary of the parcel where vegetation frames these views and would be particularly vulnerable to noticeable changes and introduction of new features. Due to the undulating landform the parcel does form part of a skyline in places, when viewed in close proximity and development on higher ground would be particularly noticeable. The level of access through this parcel is occasional due to the B road along the southern boundary. Frequent road receptors may be relatively susceptible to changes in the view associated with the AONB and there is a single residential receptor within the parcel; the residential receptors along the settlement edge and the users of the PRoW are of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

Although there are views towards the AONB, the majority of the parcel is more enclosed by vegetation. Therefore the views experienced are of medium sensitivity to change arising from new housing and medium-high to new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WORTHEN & BROCKTON B [57WTN-B]

LOCATION AND CHARACTER

This parcel is located to the south of Worthen and Brockton and spans the two villages. Worthen Brook forms the southern boundary to the parcel and the B4386 forms the northern boundary. A small section of the B4499 runs through the west of the parcel and there are several PRoW. This parcel is characterised by a low, flat valley bottom with farmland surrounded by higher landform and open views towards the Shropshire Hills AONB.



1. VIEW TOWARDS THE AONB FROM THE NORTHERN END OF THE B4499



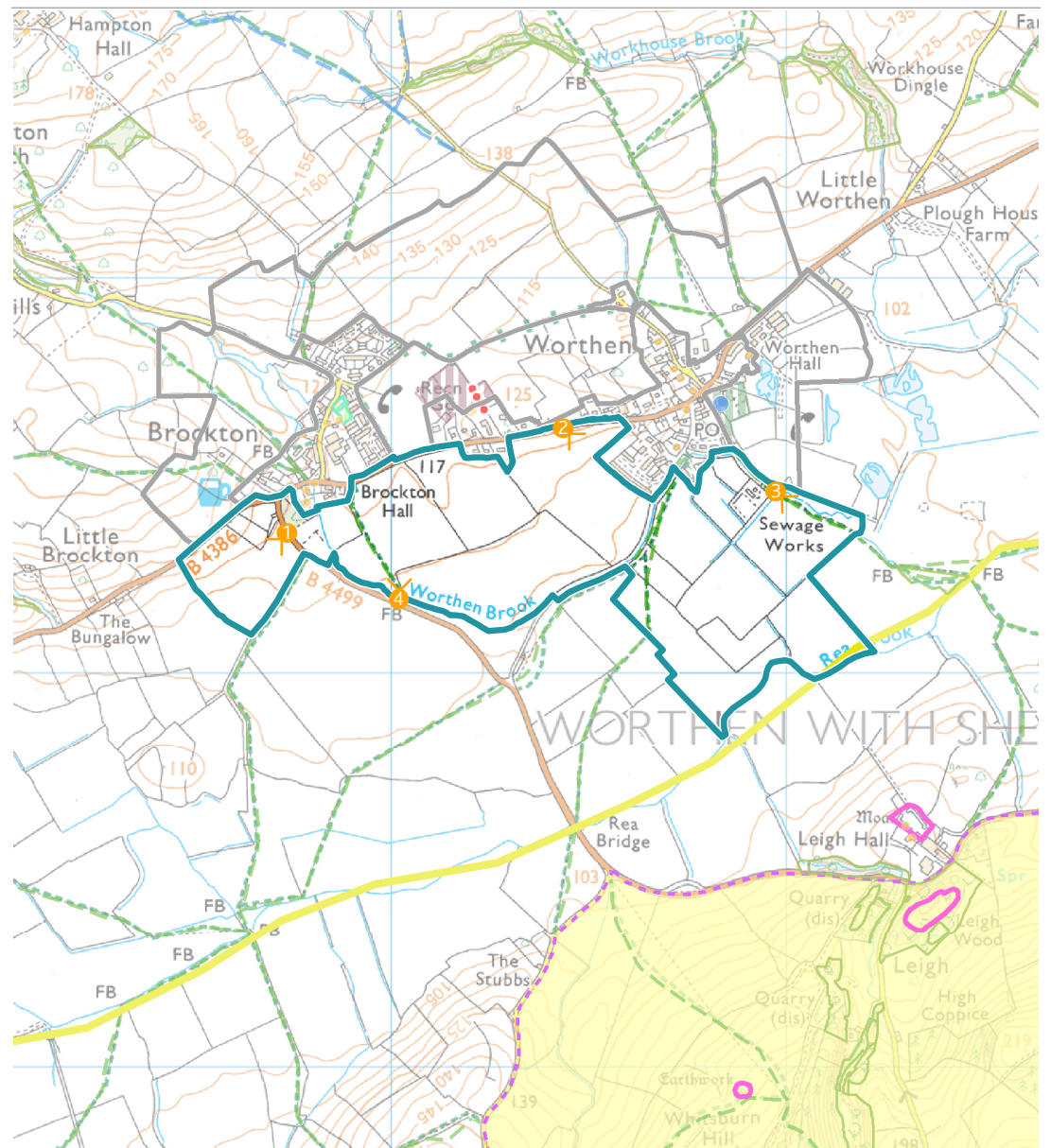
2. VIEWS TOWARDS THE AONB FROM THE B4386 ON THE SETTLEMENT EDGE



3. VIEWS TOWARDS THE AONB FROM THE TRACK ADJACENT TO THE SEWAGE WORKS



4. VIEWS TOWARDS THE SETTLEMENT EDGE, WITH HIGHER LANDFORM IN THE BACKGROUND



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character which is in moderate condition, however the strength of character is reduced slightly where hedgerows have been removed. There are no designations within the parcel itself, with a couple of grade listed buildings and TPOs within the settlement, however the Shropshire Hills AONB is located less than 1km to the south and the landscape forms part of its setting. There are no particularly strong physical features within the parcel which is generally low lying however the course of Worthen Brook is discernible by occasional tracts of linear trees along its course which adds to nature conservation value. Level of public access through the parcel is relatively low however the PRoW connect into the valued AONB landscape. Therefore the landscape makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of fairly regular, open, medium to large scale arable and pastoral fields. This flat wide valley landscape is surrounded in most directions by higher landform. There is a strong sense of place due to the parcels proximity to the AONB and the higher, undesignated landform to the north of the parcel. A lack of public access contributes to a sense of remoteness and tranquility that would be vulnerable to loss as a result of noise associated with development. Vegetation is sparse in this parcel, with some hedgerows having been replaced with fences or are gappy in places, with a low number of trees, creating a very open landscape. A relatively well screened wastewater treatment works located to the north east of the parcel, and a single residential property on the settlement edge are the only built form within this undeveloped landscape.

LANDSCAPE SENSITIVITY

Tree cover is sparse in this wide valley landscape, which is largely undeveloped and in close proximity to the AONB which increases the sensitivity. Overall the sensitivity of the landscape to change arising from new housing is medium and to employment is medium-high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

There are open mid-range and long distance views to the south towards the Shropshire Hills AONB throughout the parcel, which is located less than 1km to the south and further views over higher landform surrounding Worthen and in the distance to the north of the parcel. Views are impressive and almost 360° encompassing the whole parcel, which adds to visual value. Views take in the special qualities of the AONB. The landscape is intact, however degraded in places due to hedgerow removal and there are few detracting elements within views.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open with some slight filtering by vegetation and properties within Worthen and Brockton, towards the higher landform in the surroundings. Vegetation is limited throughout the parcel, with hedgerows having been removed in places. The open visibility and views to the AONB would be highly susceptible to noticeable changes in the view as a result of development. However there is a slight increase in tree cover surrounding the wastewater treatment works in the east of the parcel, which filters views slightly. Intervisibility between the parcel and parcel A is limited due to roadside vegetation along the B4386 and views towards parcel C are limited due to vegetation along the boundary within C. The parcel does not form part of a skyline and the level of access is frequent along the B roads and more infrequent within the centre of the parcel. Road users are of a lower susceptibility but may be higher where taking in the AONB. The number of higher susceptibility receptors within the parcel are limited to the few PRoW and the residential receptors on the settlement edge.

VISUAL SENSITIVITY

Views throughout the parcel are open and often highly scenic, with particular value in the views towards the Shropshire Hills AONB. Therefore views experienced are of medium-high sensitivity to new housing and very high to employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WORTHEN & BROCKTON C [57WTN-C]

LOCATION AND CHARACTER

This parcel is located to the east of Worthen and the B4386 runs along the northern boundary, however this is the only public access through the parcel, except for a ProW running along the western boundary outside of the parcel. The parcel is characterised by open farmland with a well wooded and historic landscape to the west of the parcel, on the settlement edge.



1. LARGE, HIGHLY VALUED TREES WITHIN THE CHURCHYARD



2. VIEWS TOWARDS THE AONB FROM THE B4386



3. THE GRADE I LISTED HOLY TRINITY CHURCH



4. HEDGEROWS AND HEDGEROW TREES SCREEN VIEWS OUT IN PLACES



LANDSCAPE

LANDSCAPE VALUE

The parcel is of a typical rural character, higher in some areas and is in moderate condition. There is a single grade I listed building, Holy Trinity Church and its associated cemetery and church grounds on the western side of the parcel, however this is the only designation within the parcel and its surroundings. There are several large ponds and parkland trees within the western landscape which form strong physical features within the landscape and contribute to the parcels character. The character of the well wooded landscape surrounding the Church, ponds and Worthen Hall is strong. Due to the limited public access within the parcel, the landscape does not make an important contribution to the enjoyment of the area. The Shropshire Hills AONB lies some 1km to the south.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of regular shaped, small scale pasture, horse paddocks, churchyard and large private garden. The landform is flat throughout and there is a strong sense of place within the more intimate landscape in the west of the parcel, reducing to a medium sense of place through the remainder of the parcel. There is some sense of remoteness and tranquility, which is reduced in closer proximity to the B4386 along the northern boundary. The woodland, and smaller areas of trees within the western side of the parcel form strong elements within the landscape which are particularly susceptible to loss as they are irreplaceable in the short to medium term. However, the vegetation cover through the remainder of the parcel is sparser and hedgerows have been replaced with fences or are low in places. Existing settlement is limited and located in the west of the parcel, at Worthen Hall and Church Farm.

LANDSCAPE SENSITIVITY

The more intimate character in the west of the parcel is particularly susceptible, due to its associations with the Church, its tree cover and ponds, which is unusual within the surrounding landscape. However, the landscape value of the remainder of the parcel is lower. Overall the sensitivity of the landscape to change arising from new housing is medium-high and to employment is high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this parcel are associated with the Shropshire Hills AONB, due to its location of some 1km to the south of the parcel. The views take in the special qualities of the AONB, however the parcel itself has few of the special qualities. There are also views towards higher landform to the north of Worthen. The landscape is intact, particularly in the west, however hedgerows which have been replaced by fences elsewhere reduce this slightly. There are a small number of detracting elements within views and large agricultural buildings are present in the north of the parcel.

VISUAL SUSCEPTIBILITY

Views throughout the majority of the parcel are open, where low hedgerows and fences provide intervisibility with the surrounding landscape. However within the west of the parcel views are more enclosed due to the increased tree cover screening and filtering views out, particularly surrounding Holy Trinity Church. Views towards the AONB are open through the majority of the parcel, however vegetation screens or filters views towards it in places. Views between the parcel and parcel B are filtered by vegetation along the parcel boundary and there are more open views across the B4386 towards parcel D. Due to the level of vegetation cover within the west of the parcel, intervisibility with the settlement edge is limited. The parcel does not form part of a skyline, however the Churchyard and trees are strong visual features within views. Access within the parcel is occasional, with this limited to boundaries. There is no public access within the main body of the parcel itself. Road users on the northern boundary of the parcel are of a lower susceptibility, however the small number of residential receptors and any visitors to the Churchyard are potentially of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

There are views towards the AONB from a large proportion of the parcel, however there is a very limited number of receptors to experience these views and to the west, vegetation creates a more enclosed landscape. The views experienced are of medium sensitivity to new housing and high to employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WORTHEN & BROCKTON D [57WTN-D]

LOCATION AND CHARACTER

This parcel is located to the north of Worthen and Brockton. Parcel E, the settlement edge and the B4386 form the southern boundary of the parcel. A single local road runs through the centre of the parcel, Back Lane and there is a small cluster of PRow in the eastern corner of the parcel. The parcel is characterised by steep landform rising above the settlement to the south, with pasture farmland and hedgerow field boundaries.



1. FROM B4386 NORTH OVER SETTLEMENT TOWARDS PARCEL ON HIGHER GROUND



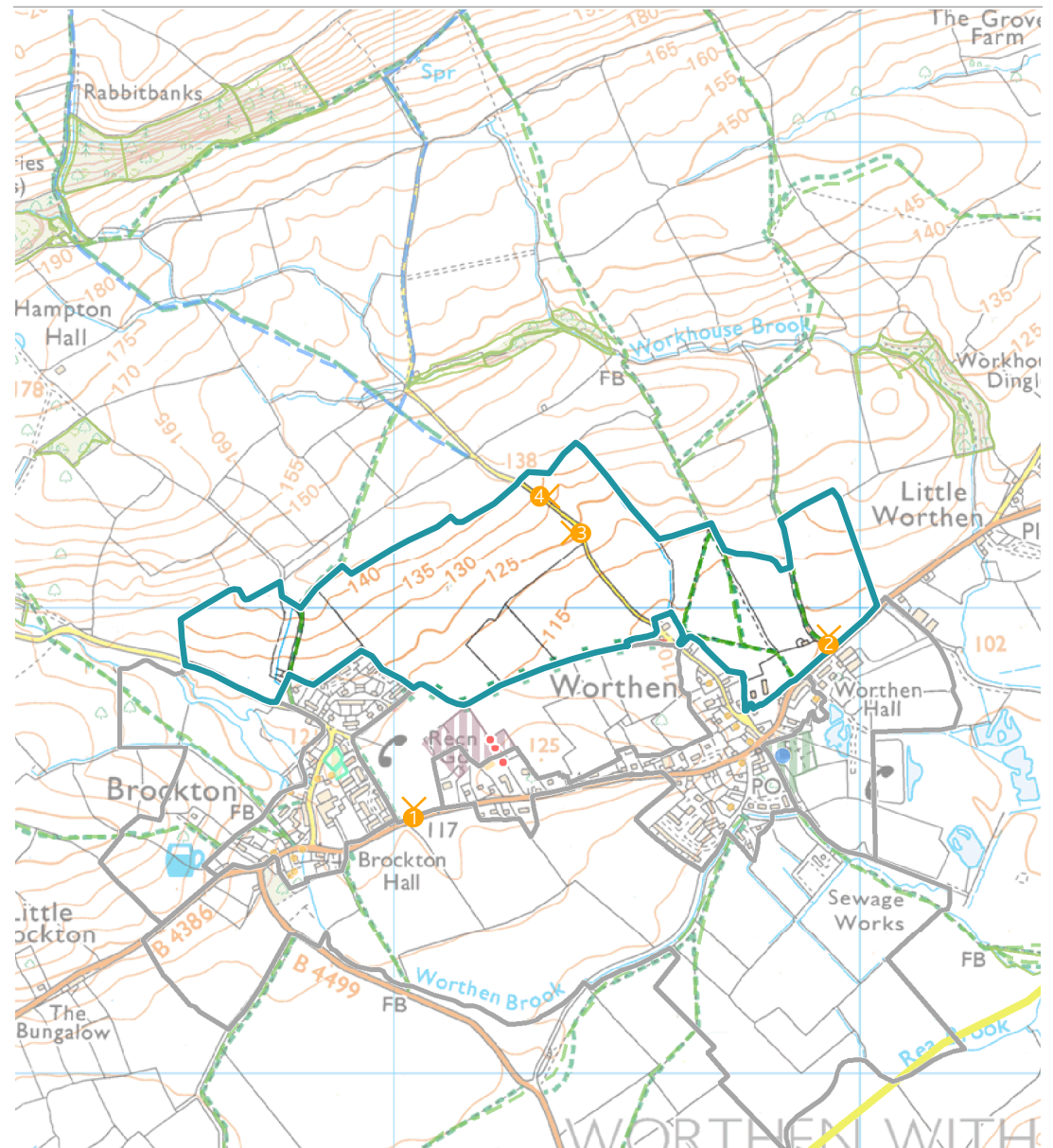
2. FROM PROW NEAR B4386 LOOKING NORTH OVER EAST OF PARCEL



3. FROM BACK LANE LOOKING WEST ACROSS PARCEL TOWARDS BROCKTON SETTLEMENT EDGE



4. FROM BACK LANE LOOKING EAST DOWN ACROSS PARCEL, LONGER DISTANCE VIEWS IN BACKGROUND



LANDSCAPE

LANDSCAPE VALUE

This landscape is of a medium to strong character, due to the rising landform and is in moderate condition. The Shropshire Hills AONB is situated approximately 1.5km to the south, however, there are no designations within the parcel,. A small cluster of PRoW in the east of the parcel, a single PRoW to the west and a byway along the southern boundary add to the recreational value of the parcel. There are no particularly strong physical features within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is an simple landscape of an irregular pattern and medium to large scale arable and pastoral farmland, with some horse paddocks. The landform is part of a river valley landscape and is steep, rising up from the settlements below and would be susceptible to change in ground levels as a result of development. There is a medium sense of place which is created by the landform and there is some sense of remoteness and tranquility that would be vulnerable to loss as a result of noise associated with development. The hedgerows are intact with hedgerow trees, however hedgerows are gappier along the western boundary to the parcel. This vegetation forms strong elements in the parcel, particularly along the southern boundary and are particularly susceptible to loss as they are irreplaceable in the short to medium term. There is no residential settlement within the parcel, however there are a few agricultural buildings within the parcel along the settlement edge.

LANDSCAPE SENSITIVITY

The landform is steep with hedgerow vegetation and susceptible to development. Therefore, the sensitivity of the landscape to change arising from new housing is medium-high and to employment is very high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views from this parcel are associated with the Shropshire Hills AONB due to its location of approximately 1.5km to the south. The parcel forms part of the setting for the AONB and does display some of the special qualities of the AONB, particularly because of the landform. The landscape is intact with few detracting elements in the view.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and elevated and the parcel is located on higher landform which is highly visible from the settlement below and from the surrounding landscape, including from the AONB. Development would be particularly noticeable here. Hedgerows and hedgerow trees do filter views in places within the parcel however open views are more characteristic of the majority of the parcel. There is intervisibility with the settlement edge and with all parcels in this settlement study area, particularly B and E, where the parcel is visible on higher landform above them. The parcel does form part of a skyline due to the rising landform. The level of access is frequent along the boundaries, where roads are present, however is more infrequent through the centre of the parcel. The recreational receptors using the PRoW and the residential receptors on the settlement edge, are of a higher susceptibility to change to their surroundings however road users along this relatively scenic route may be susceptible to changes in the view.

VISUAL SENSITIVITY

There is intervisibility with the AONB and the surrounding landscape and due to the landform, development would be inappropriate up the hillside from the settlement as it would be highly visible. The views experienced are of medium-high sensitivity to change arising from new housing and very high to employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WORTHEN & BROCKTON E [57WTN-E]

LOCATION AND CHARACTER

This parcel is located on the land between Worthen and Brockton, where a linear row of settlement along the B4386 forms the southern boundary and the settlement edge forms the western and eastern boundaries. This parcel is located on the slightly shallower slopes compared to the steeper landform of parcel D which forms the northern boundary. This parcel is surrounded by the settlement and characterised by smaller scale fields, where the field boundaries are well vegetated with hedgerows and hedgerow trees.



1. VIEWS FROM THE RECREATIONAL GROUND ARE LIMITED BY VEGETATION



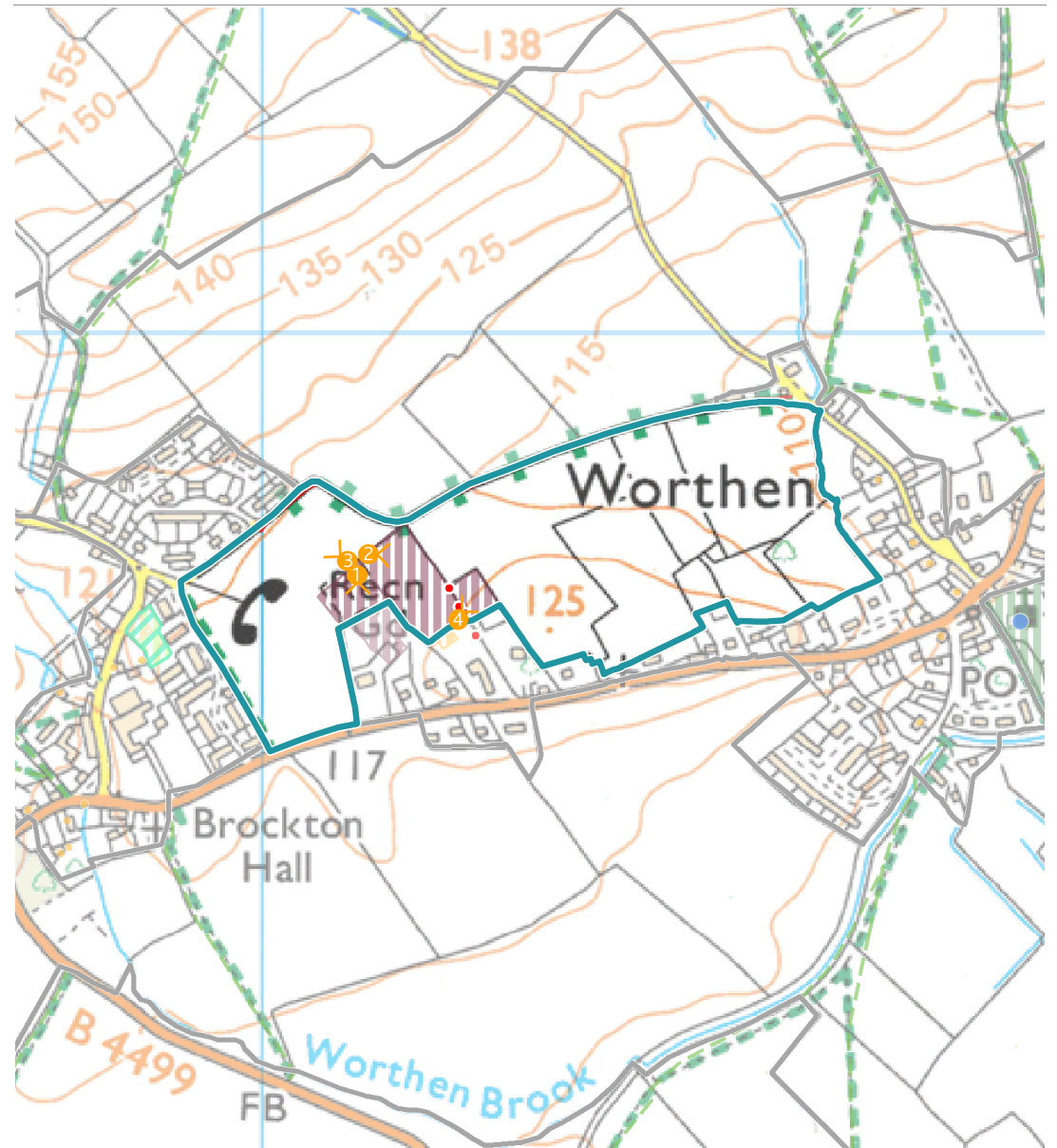
2. VIEWS ARE MORE OPEN TO THE NORTH OF THE PARCEL



3. INTERVISIBILITY WITH THE SETTLEMENT EDGE



4. GLIMPSED VIEWS TOWARDS HIGHER LANDFORM THROUGH VEGETATION



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character and is in moderate condition. Designations within the parcel is limited to a small cluster of Tree Protection Orders within a recreation ground along the settlement edge in the south. The Shropshire Hills AONB lies approximately 1km to the south however the parcel does not possess many of the special qualities of the AONB. A recreation ground is located towards the centre of the parcel and byway on the northern boundary and single PRoW along the settlement edge to the west contribute to recreational value. Although not within the parcel, there are several grade II listed buildings within the settlement edge. There are no particularly strong physical features within the parcel, however as the parcel contains a locally valued recreational ground, the landscape does make an important contribution to the enjoyment of the area in the west but for the majority of the parcel does not.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of both simple and irregular pattern, which becomes more complex to the east and are simpler to the west with larger single fields. The landscape is flat to gently rolling and there is a medium to strong sense of place, with the stronger sense of place being towards the east within the more intact field system and would be vulnerable to loss of quality and character as a result of development. There is some sense of remoteness and tranquility, particularly along the byway located along the northern boundary. Hedgerows and hedgerow trees are strong elements in the landscape and are particularly susceptible to loss as they are irreplaceable in the short to medium term. Settlement is absent within the parcel, however the majority of the boundary to the parcel is made up of the settlement edge of Worthen and Brockton.

LANDSCAPE SENSITIVITY

Although there are a limited number of designations, the vegetation increases the sensitivity of the parcel. The landform rises gradually to the north and development could be accommodated to the west or as infill along the road, with an appropriate scale and pattern. Overall the sensitivity of the landscape to change arising from new housing is medium-low and to employment is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this parcel have some association with the Shropshire Hills AONB, as it is located just over 1km to the south. Although the AONB is in close proximity and the parcel does contribute to its setting, the parcel does not display many special qualities and the AONB is only visible from a small number of locations. The landscape is intact with a limited number of detracting elements, the main being the B road along the southern boundary.

VISUAL SUSCEPTIBILITY

Views within and outside of the parcel are generally visually enclosed for the majority of the parcel, due to the hedgerows and hedgerow trees screening views. Views become more open towards the north of the parcel, where there are views towards the AONB in the south. Intervisibility with the recreational ground is very limited due to vegetation along the boundaries of the ground screening views in and out and some development could be accommodated where existing screening could be utilised. There is intervisibility with the settlement edge, which is visible on three out of the four boundaries and there is intervisibility with parcel B across the B4386. Parcel D, on the higher landform to the north, looks down on this parcel. The parcel itself does not form a part of a skyline and the level of access is frequent to the boundaries, however is infrequent within as the access is limited to the recreation ground, with no public access elsewhere through the parcel. Although the roads along the boundaries are of a low susceptibility, the users of the PRoW on the boundaries, the residential receptors on the edge of settlement and the users of the recreational ground are of a higher susceptibility.

VISUAL SENSITIVITY

Although there are some views towards the AONB, this does not represent the majority of the parcel. The parcel is well vegetated and well screened from its surroundings with a limited number of receptors within the parcel itself, however employment development is uncharacteristic of the area. Therefore views experienced are of medium-low sensitivity to housing and medium-high to employment.



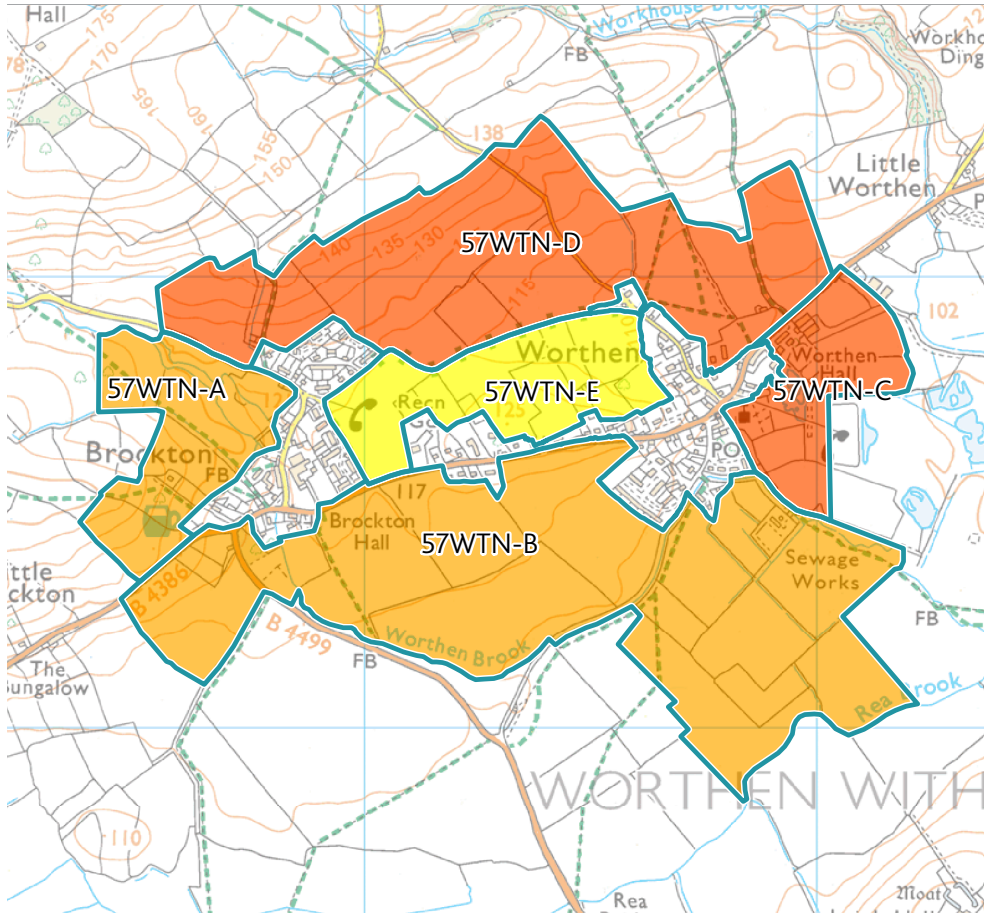
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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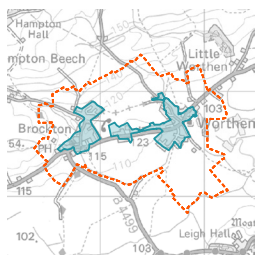
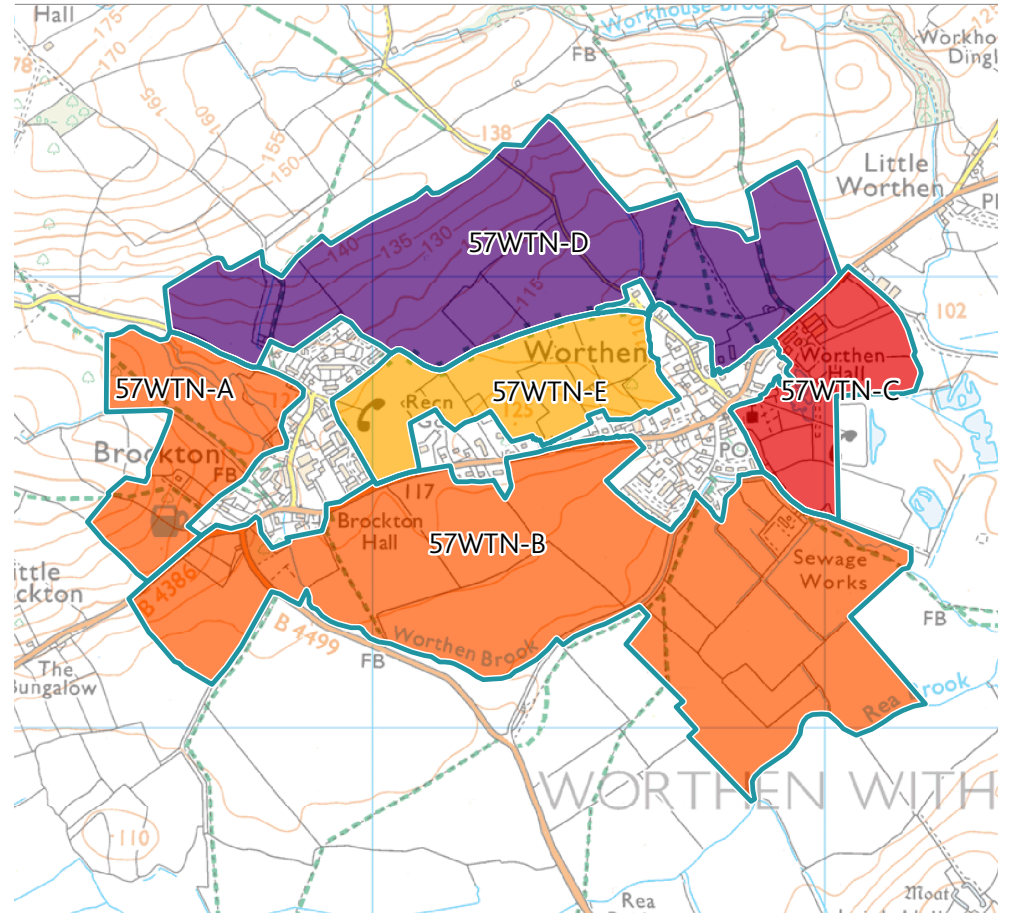
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WORTHEN & BROCKTON LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

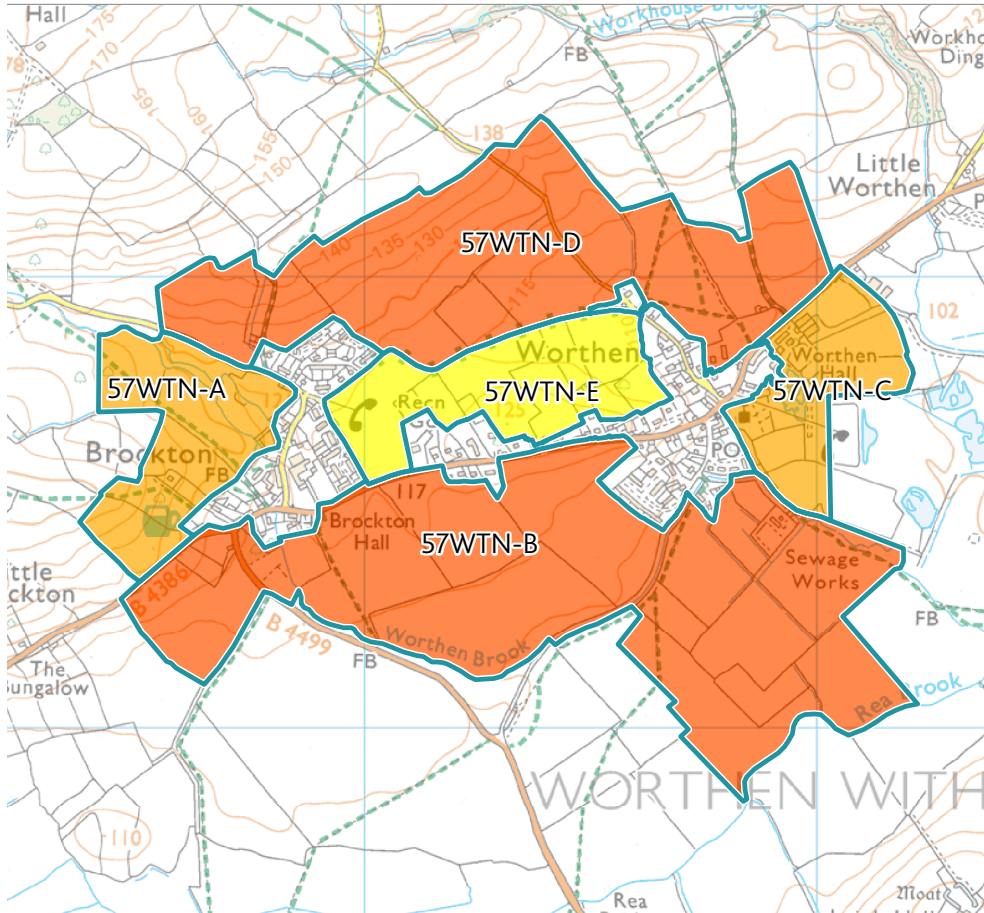
HIGH

MEDIUM

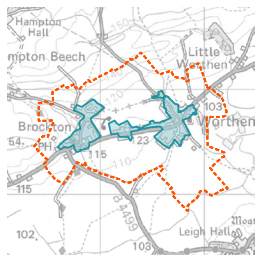
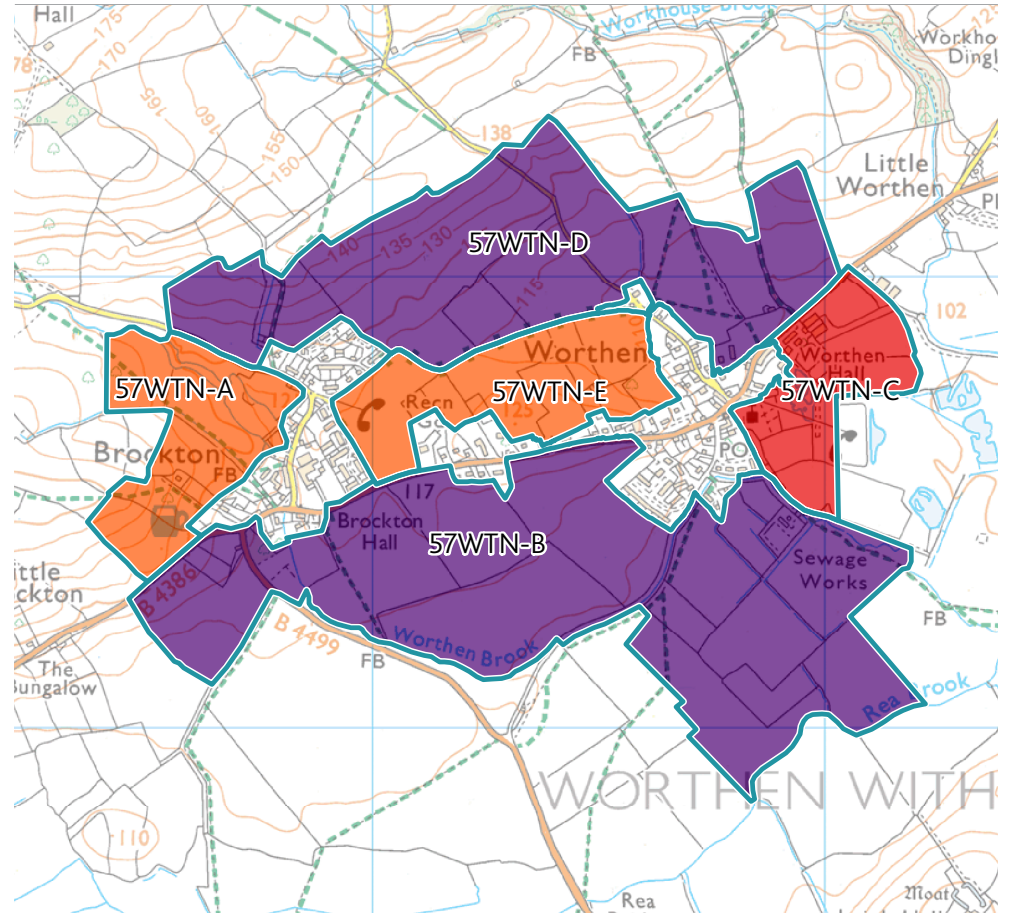
LOW

WORTHEN & BROCKTON VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

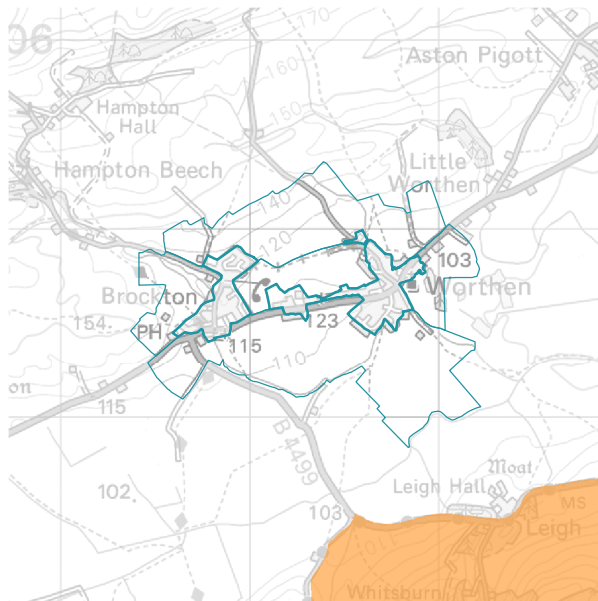
MEDIUM

LOW

DESIGN GUIDANCE FOR WORTHEN & BROCKTON









[57WTN]

5 SENSITIVITY PARCELS



AONB

KEY

-  PARCEL BOUNDARY
-  SETTLEMENT
-  HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
-  HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
-  VIEWS TO BE PROTECTED
-  DESIGNATED FEATURES WHERE THE SETTING SHOULD BE CONSIDERED
-  VISITOR DESTINATION WHERE THE SETTING SHOULD BE CONSIDERED
-  IMPORTANT LANDSCAPE FEATURE WHICH SHOULD BE RETAINED

