



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

CROSS HOUSES
[60CHS]

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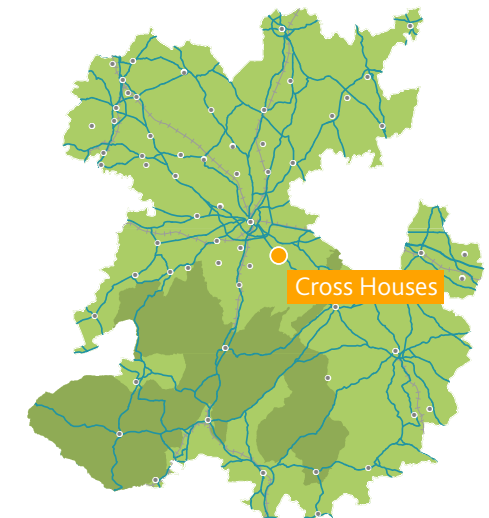
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60. CROSS HOUSES [60CHS]



LOCATION AND DESCRIPTION

Cross Houses is a small village located on the A458 road approximately 4km south east of Shropshire's county town Shrewsbury. It is the largest village in the Parish of Berrington. In recent years, Cross Houses has benefited from a small new housing development called The Chestnuts. Cross Houses has a population of 730. This settlement has been divided into 2 parcels for the purpose of this study.



CROSS HOUSES A [60CHS-A]

LOCATION AND CHARACTER

Parcel A is located to the south west of the settlement of Cross Houses. A minor road intersects the parcel and parallel is a PRoW which connects Berrington to Cross Houses. The landscape is gently rolling with predominately arable landcover. Hedgerows have been lost to high intensity arable production, but a number of woodland blocks and scattered trees remain, as well as linear tree cover along a dismantled railway line. There is no settled influence within the parcel, however the nucleated village of Cross Houses bounds the parcel to the north east.



1. FROM MINOR ROAD, VIEW SOUTH EAST ACROSS FORMER RAILWAY PLATFORMS



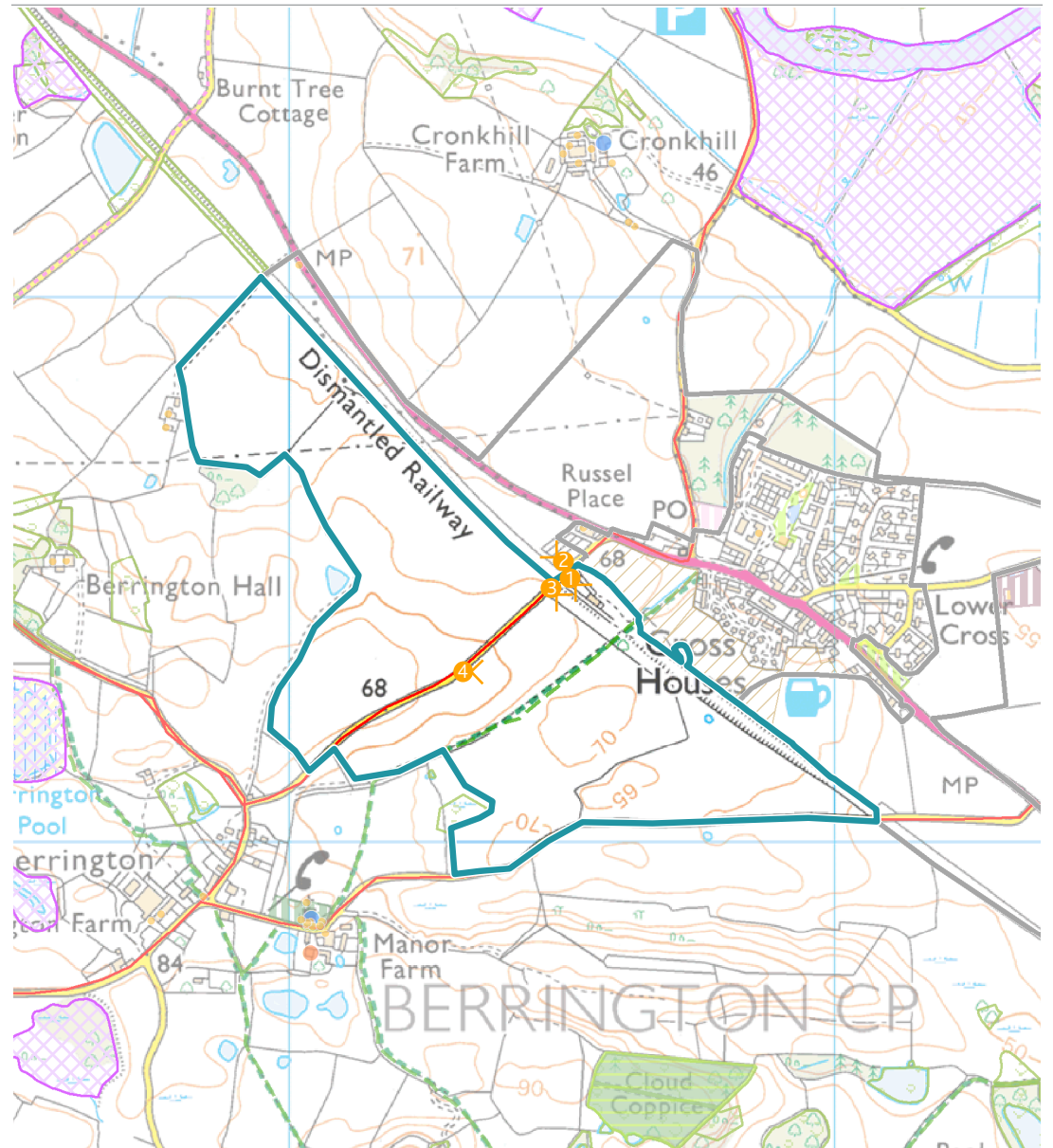
2. VIEW WEST FROM MINOR ROAD ACROSS ARABLE LANDSCAPE



3. FROM MINOR ROAD, VIEW SOUTH WITHIN ENCLOSED ARABLE FIELD



4. FROM MINOR ROAD, LONG DISTANCE VIEWS ACROSS THE ARABLE LANDSCAPE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and condition. Large scale intensive arable farming has resulted in a loss of some hedgerows. There are no formal designations within this parcel that would increase landscape value. There is however, a PRoW and a holiday park, which add the informal recreational value of the area. The dismantled railway forms a distinctive feature within the landscape, with its tree lined form and retained platform.

LANDSCAPE SUSCEPTIBILITY

This is a large scale landscape of arable open fields and gently rolling landform. There is a medium to eroded sense of place typical of an arable farming landscape which has experienced intensification. There is some sense of tranquility with little settled influence which would be interrupted as a result of noticeable development. The tree lined dismantled railway line forms a strong element in the landscape that would be vulnerable to loss of features. Large scale arable farming has resulted in the loss of some hedgerows and there is very limited tree cover. The settlement edge is abrupt with even the immediate surrounding fields being utilised for arable production and would benefit from improvement to aid landscape integration. The dismantled railway forms a physical barrier within the landscape and the settlement itself is very contained and nucleated.

LANDSCAPE SENSITIVITY

This is a typical rural landscape of intensive arable use with the dismantled railway forming a distinctive landscape feature. Overall, the sensitivity of the landscape to change arising from new housing is medium 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 no association with the Shropshire Hills AONB due to the rolling landform and substantial woodland blocks which prevent any views. Woodland planting along the dismantled railway acts as a visual barrier to the north east. Views in other directions are open and extensive, however the views experienced do not have designated value.

VISUAL SUSCEPTIBILITY

Views within the parcel are mostly open and extensive across the rolling landform and include views of coppices in the east. At the north east boundary, linear planting along the dismantled railway acts as a visual barrier to any potential views of the settlement edge and would aid enclosure of development and screen views from sensitive receptors. There is no intervisibility to parcel B due to screening vegetation. The parcel forms part of a skyline from the south west and interruption of the view as a result of development would be noticeable. The level of access within this parcel is occasional. The receptors experiencing these views are users of the minor roads and users of the single PRoW and would be typically of low susceptibility to change.

VISUAL SENSITIVITY

This is a typical rural landscape of rolling landform that gains long distance views to the south and west but with few sensitive receptors. Overall, the views experienced are of medium sensitivity to change arising from new 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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CROSS HOUSES B [60CHS-B]

LOCATION AND CHARACTER

Parcel B is located to the south east and north west extent of Cross Houses. Its south west boundary adjoins parcel B and is defined by a dismantled railway. The A458 intercepts the parcel as well as several minor roads. The landform is generally flat in the south east progressing to gently rolling in the north. The landscape is extensively used for arable production and includes some generous tree cover at Anslow Wood, Workhouse Wood and Bell Plantation which partly enclose the settlement and contribute to a well wooded landscape.



1. FROM LOWER CROSS, VIEW NORTH OF THE SETTLEMENT EDGE



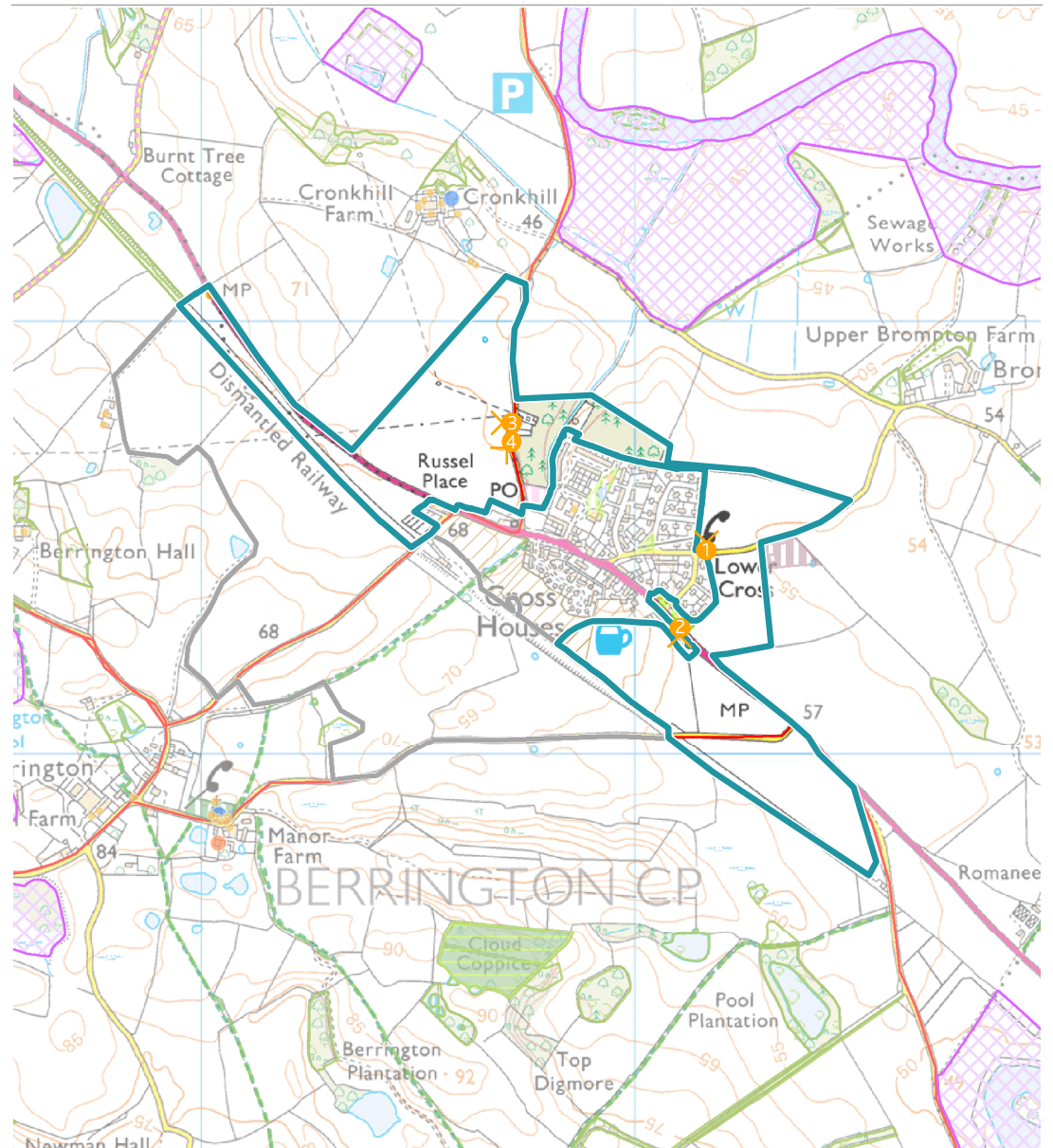
2. VIEW SOUTH WEST FROM A458 OF DISUSED BARN AND LINEAR WOODLAND PLANTING



3. FROM UNNAMED LANE WEST OF THE SETTLEMENT, VIEW ACROSS THE ARABLE



4. FROM UNNAMED LANE, VIEW SOUTH WEST ACROSS THE ARABLE LANDSCAPE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and condition. The landscape has a well wooded character, with a number of woodland blocks containing the settlement of Cross Houses. Such generous tree cover contributes to the nature conservation value of the landscape. There are no formal designations within this parcel and no PProW, however a small area of allotments and amenity green space adjacent to the settlement edge, means the landscape makes a contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of woodland blocks and arable fields set upon a relatively flat landform which progresses to gently rolling in the north. There is a medium sense of place, typical of an arable farming landscape which has experienced some intensification of production. There is some sense of tranquility in the wider landscape, however this is reduced in closer proximity to the settlement edge of Cross Houses. Anslow Wood, Workhouse Wood and Bell Plantation form strong elements in the landscape and would be susceptible to loss of features as they are irreplaceable in the medium to long term. The settlement is nucleated and contained by these woodland blocks which are locally valued. The settlement edge is abrupt and development could contribute to integrating the settlement edge and improvements to landscape pattern.

LANDSCAPE SENSITIVITY

This is a typical rural landscape of intensive arable use with woodland blocks forming distinctive landscape features. 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

There are views to the Shropshire Hills AONB and a peak within the landscape at The Wrekin forms a focal point in the east. The views experienced are open and elevated. There are views to a Local Wildlife Site (LWS) to the north of the parcel, however the site does not take in the special qualities. The landscape is mostly intact. There is a substation screened within Anslow Wood. The overhead lines form detractors in the north west of the parcel.

VISUAL SUSCEPTIBILITY

There are long distance views from within the parcel to the north, east and west across the gently rolling landform, which includes views to the LWS. A lack of hedgerow trees along arable field boundaries results in extensive views which take in The Wrekin within the Shropshire Hills AONB and would be vulnerable to noticeable changes as a result of development. There is no intervisibility to the south, or with Parcel A, due to intervening settlement and planting. The level of access within this parcel is frequent, with an A Road intercepting the parcel. Views from the A458 are glimpsed as there is substantial hedgerow planting along the road corridor. Residents at the settlement edge are most susceptible, however for the most part, the settlement is contained by woodland planting.

VISUAL SENSITIVITY

This is a typical rural landscape of rolling landform that gains long distance views to the AONB and a LWS. Overall, the views experienced are of medium sensitivity to change arising from new housing and medium-high from employment.



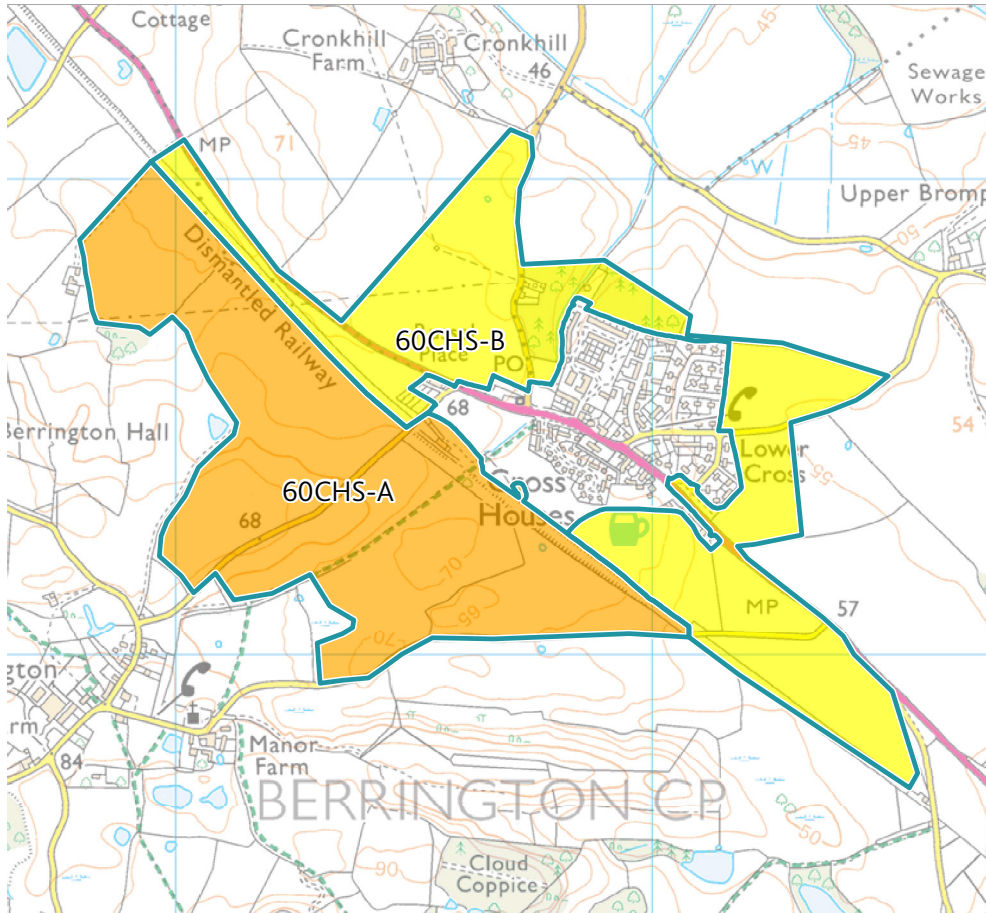
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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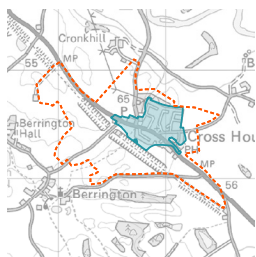
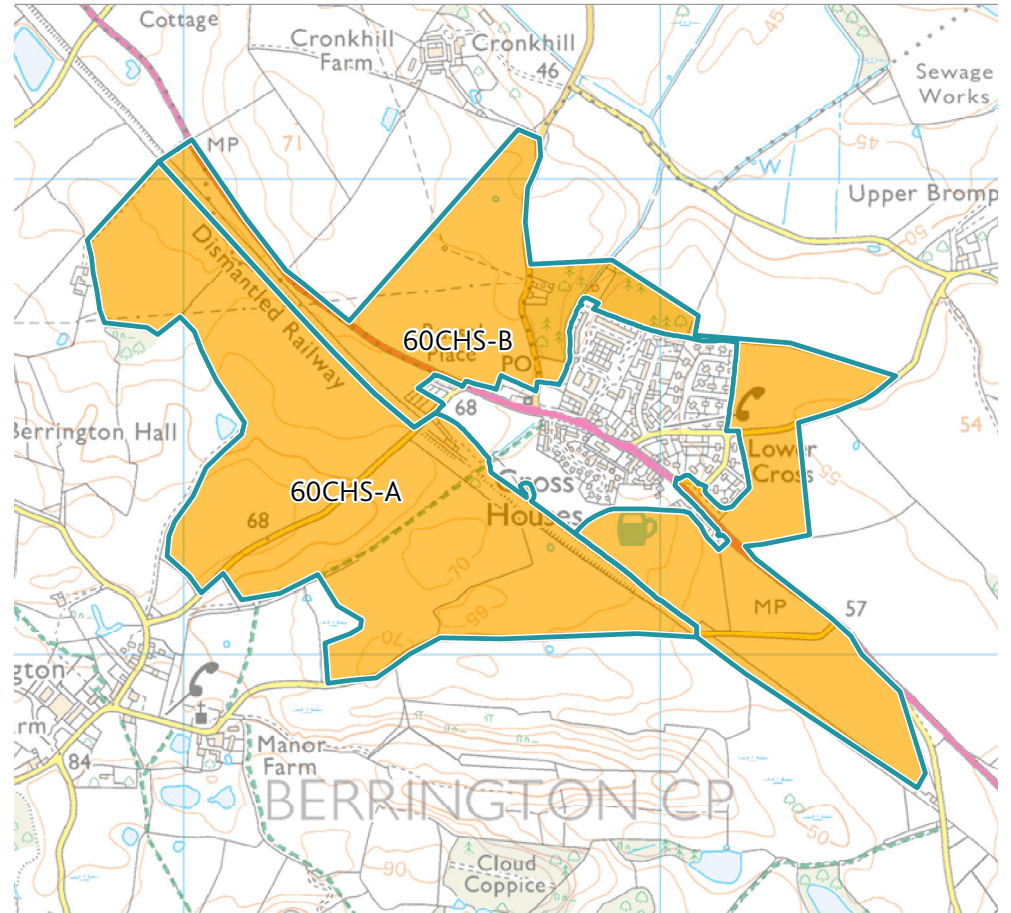
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CROSS HOUSES LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

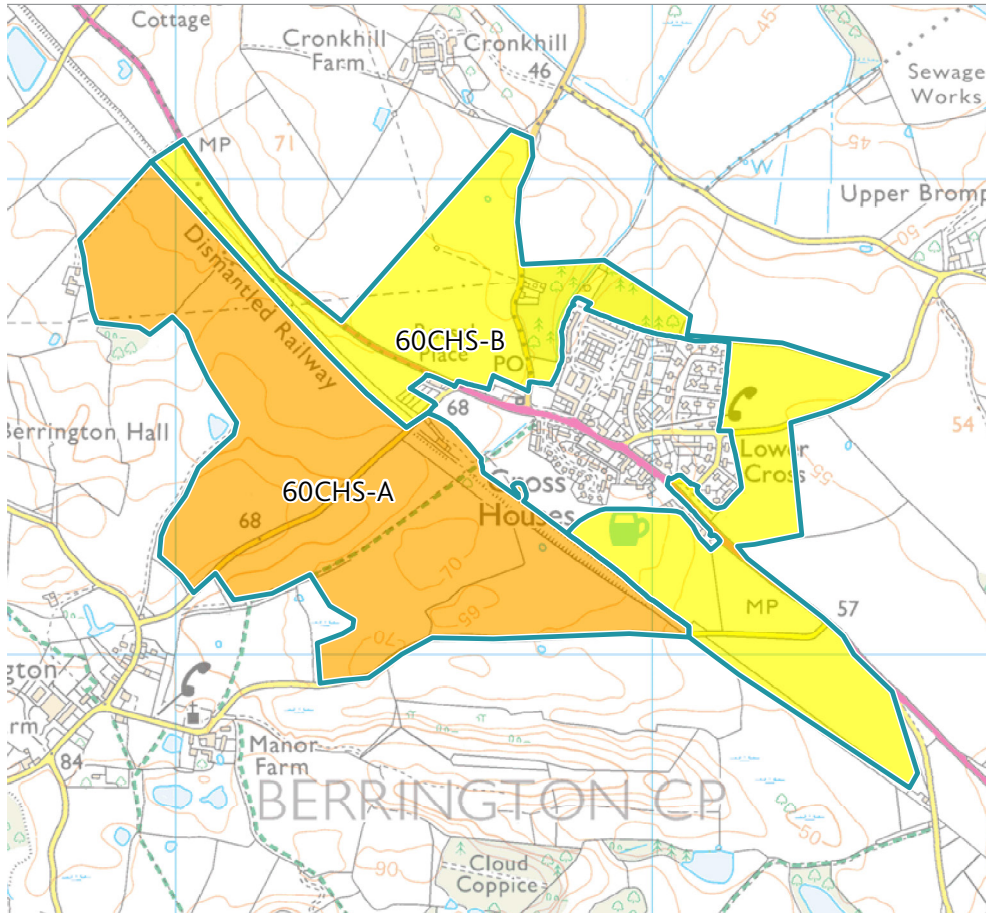
 MEDIUM

 MEDIUM-LOW

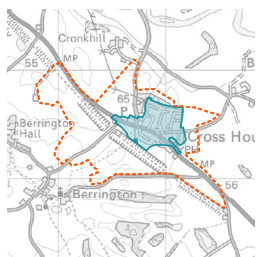
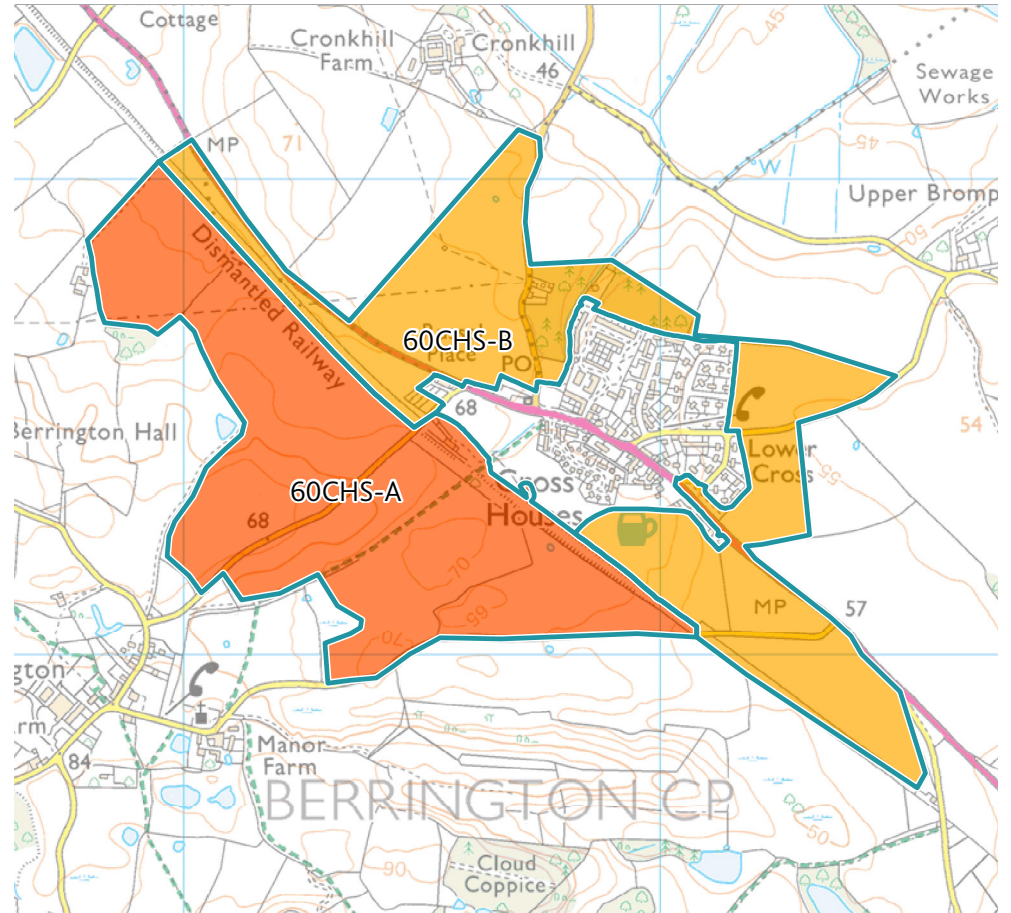
 LOW

CROSS HOUSES VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

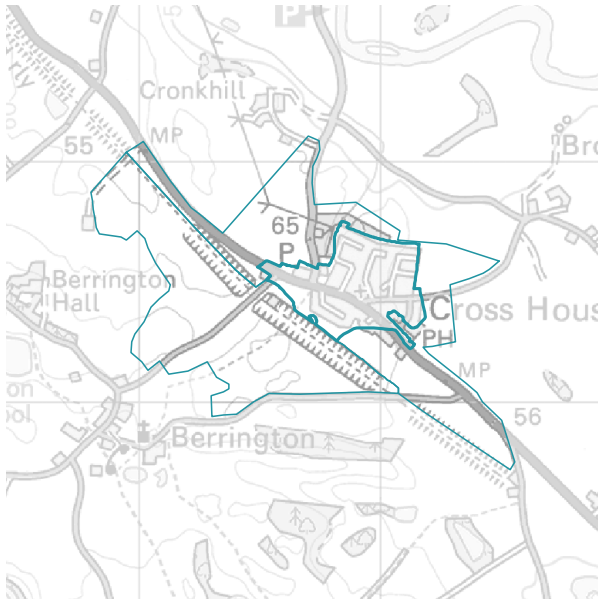
MEDIUM-LOW

LOW









DESIGN GUIDANCE FOR CROSS HOUSES

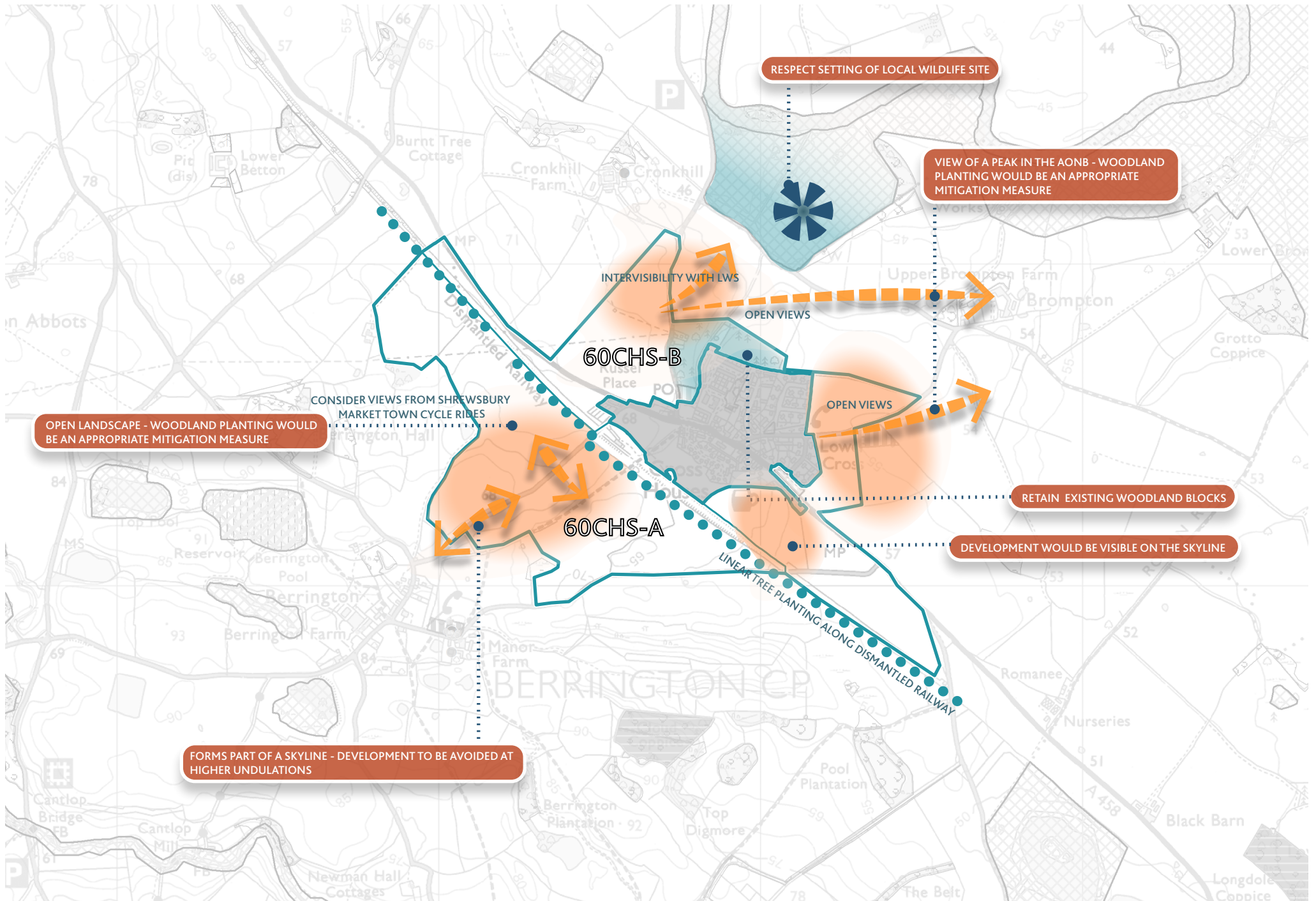
[60CHS]

2 SENSITIVITY PARCELS



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



RESPECT SETTING OF LOCAL WILDLIFE SITE

VIEW OF A PEAK IN THE AONB - WOODLAND PLANTING WOULD BE AN APPROPRIATE MITIGATION MEASURE

INTERVISIBILITY WITH LWS

OPEN VIEWS

OPEN VIEWS

OPEN LANDSCAPE - WOODLAND PLANTING WOULD BE AN APPROPRIATE MITIGATION MEASURE

CONSIDER VIEWS FROM SHREWSBURY MARKET TOWN CYCLE RIDES

RETAIN EXISTING WOODLAND BLOCKS

DEVELOPMENT WOULD BE VISIBLE ON THE SKYLINE

FORMS PART OF A SKYLINE - DEVELOPMENT TO BE AVOIDED AT HIGHER UNDULATIONS

LINEAR TREE PLANTING ALONG DISMANTLED RAILWAY

60CHS-B

60CHS-A

BERRINGTON CP

