



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

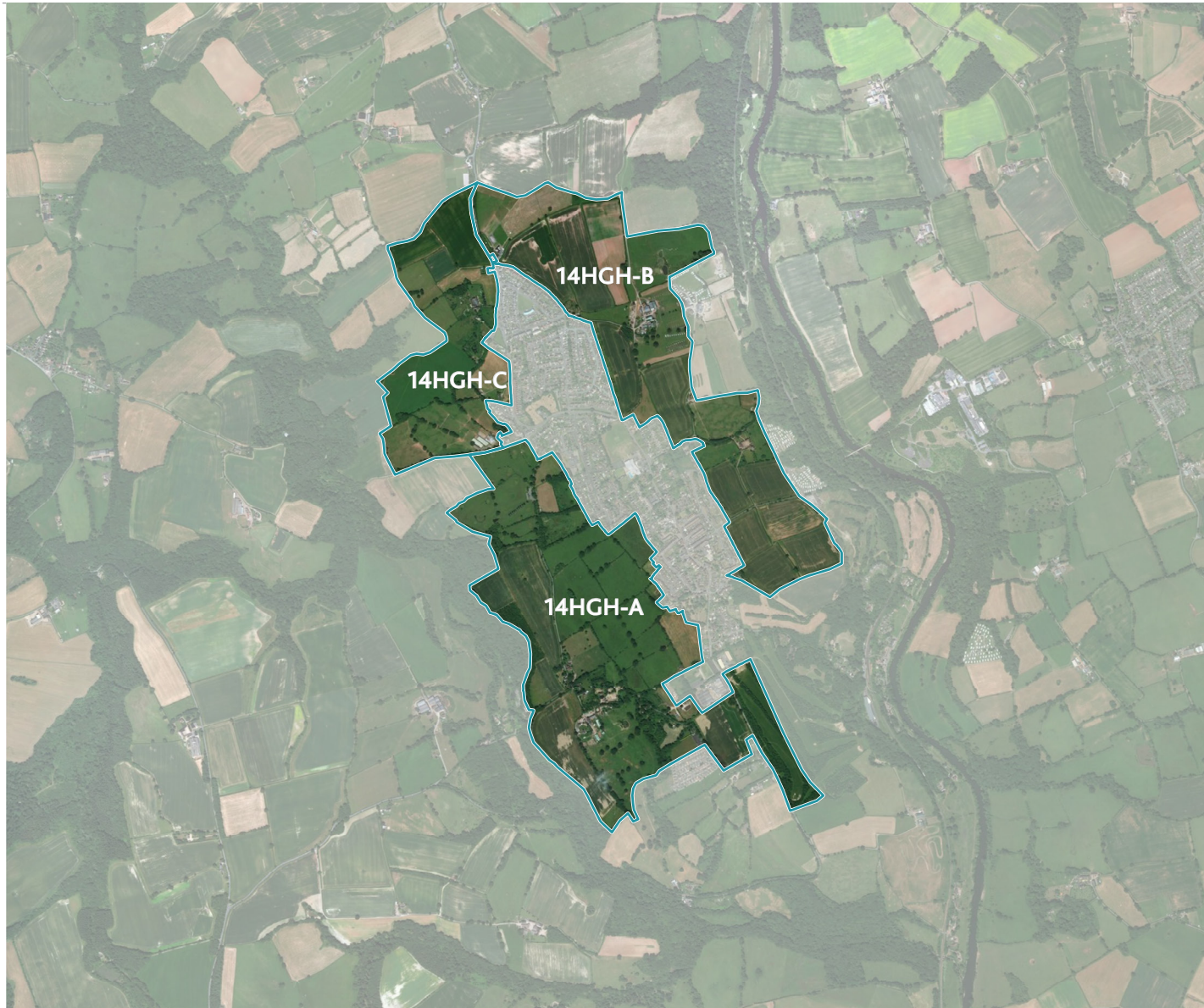
HIGHLEY
[14HGH]

CONTENTS

SETTLEMENT OVERVIEW3
PARCEL A4
PARCEL B6
PARCEL C8
LANDSCAPE SENSITIVITY10
VISUAL SENSITIVITY11
DESIGN GUIDANCE12

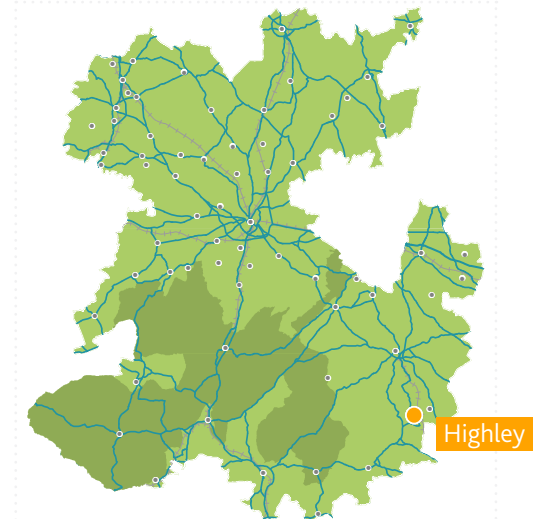
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14. HIGHLEY [14HGH]



LOCATION AND DESCRIPTION

Highley is a large village in the south east of Shropshire, on the west bank of the River Severn. The Severn Valley Country Park is located adjacent to the settlement, along the river. This settlement began as a rural farming community and later became an area for stone quarrying and coal mining; the coal mining heritage is still being celebrated today. Highley has a population of 3120. The settlement has been divided into 3 parcels for the purposes of this study.



HIGHLEY A [14HGH-A]

LOCATION AND CHARACTER

Parcel A is located to the west of Highley and extends around the south of the settlement edge. The western boundary generally follows landform and woodland edge, with the Jack Mytton Way to the northern boundary. To the south east the parcel boundary follows the wooded edge of the Severn Valley Country Park. Netherton Lane runs north south through the middle of the parcel and is also part of the Shropshire Cycleway. A well connected PRoW network provides access throughout most of the parcel with extensive connectivity beyond the parcel boundary.



1. FROM B4555 NEW ROAD LOOKING EAST TOWARDS SEVERN VALLEY COUNTRY PARK



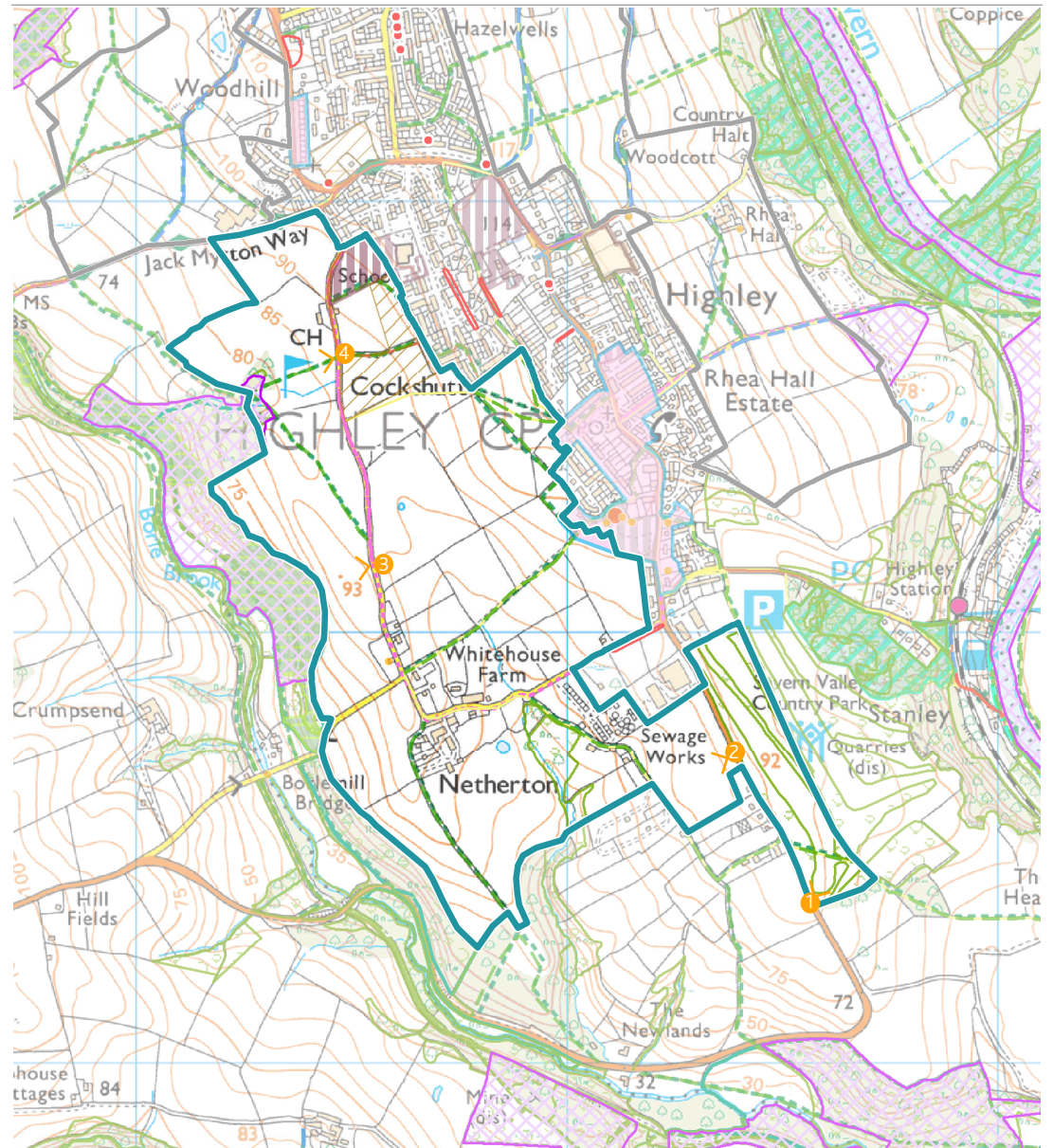
2. FROM B4555, NORTH WEST TOWARDS NETHERTON AND SHROPSHIRE HILLS AONB



3. FROM NETHERTON LANE LOOKING WEST TOWARDS WOODED SLOPES OF BORLE BROOK



4. FROM NETHERTON LANE LOOKING WEST INTO HIGHLEY GOLF COURSE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character and scenic quality derived from the rolling landform, robust network of hedgerows and presence of hedgerow trees, with connections to outlying ancient woodland beyond the parcel boundaries. Historical features are sparse however, the landscape makes an important contribution to the enjoyment of the area with a robust and well connected PRow network and golf course to the north of the parcel. Grassland habitats within the parcel are reasonably well maintained, however there is a greater diversity of natural features beyond the parcel boundary.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium-scale, traditional farming landscape within an area of rolling landform leading into narrow valleys and ridges. New housing to the north east of the parcel adjacent to the settlement edge at Cockshutt is well integrated and mature hedgerow boundaries and trees have been accommodated as part of the development. The regular landscape pattern has been altered by the housing, but elsewhere the pattern is small and irregular particularly around Netherton and could be vulnerable to change as a result of development. There is some sense of tranquility at the woodland edge to the western parcel boundary. While fields may accommodate new development, the hedgerow and hedgerow trees are strong elements in the landscape. They define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. In addition to new housing, the existing settlement comprises the nucleated hamlet of Netherton and dispersed individual properties and farmsteads. These are situated along minor lanes and farm tracks and any change to this pattern would be noticeable. The scenic quality and rural character mean the area is popular for recreation.

LANDSCAPE SENSITIVITY

This is a relatively intact farming landscape that is accommodating new housing development reasonably well. The small landscape pattern to the south and larger fields to the north combined with low natural diversity within the parcel means 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 traditional farmland landscape, which has a typical rural character, have some association with the Shropshire Hills AONB that lies some 10km to the west, but these occur only occasionally within the parcel, typically when viewed from higher ground above intervening woodland.

VISUAL SUSCEPTIBILITY

The covering of hedgerows, trees, extensive woodland at the western parcel boundary and rolling landform, contain immediate views within the parcel, particularly at lower levels. However at elevated viewpoints, there is a greater sense of openness as the view widens to include a greater area of the parcel and allow longer views towards the AONB. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. The rolling landform creates local skylines towards the central ridge that runs through Highley and these are visible from multiple locations within the sensitivity parcel. Development on this higher ground would be particularly noticeable. The visual relationship between the rural landscape and Borle Brook would be susceptible to new development, with scale and proportion of development a key consideration. There is variable intervisibility with the partially integrated Highley settlement edge, with no views into parcel B and glimpsed views into parcel C. The relative number of people likely to experience the view is focussed at the settlement edge, from the PRow network and local lanes, golf course and around Netherton. Dispersed individual properties and recreational users are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a typically rural character with occasional views towards the Shropshire Hills AONB that contributes towards views which are highly scenic. The relative number of sensitive receptors within this parcel is high, however many views are contained by landform and vegetation, particularly closer to the woodland edge on lower ground. Therefore, views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising 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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HIGHLEY B [14HGH-B]

LOCATION AND CHARACTER

Parcel B is located to the east of Highley and extends to the north of the settlement edge. The eastern boundary follows landform, field boundaries and woodland edge, with the B4555 to the north and Severn Valley Country Park to the south. A well connected PRoW network provides access throughout most of the parcel with extensive connectivity beyond the parcel boundary, and the Shropshire Cycleway connecting with the Country Park to the south east. The land slopes down towards the Country Park and River Severn to the east.



1. FROM EASTERN SEVERN VALLEY COUNTRY PARK LOOKING WEST, TAKEN FROM ALVELEY



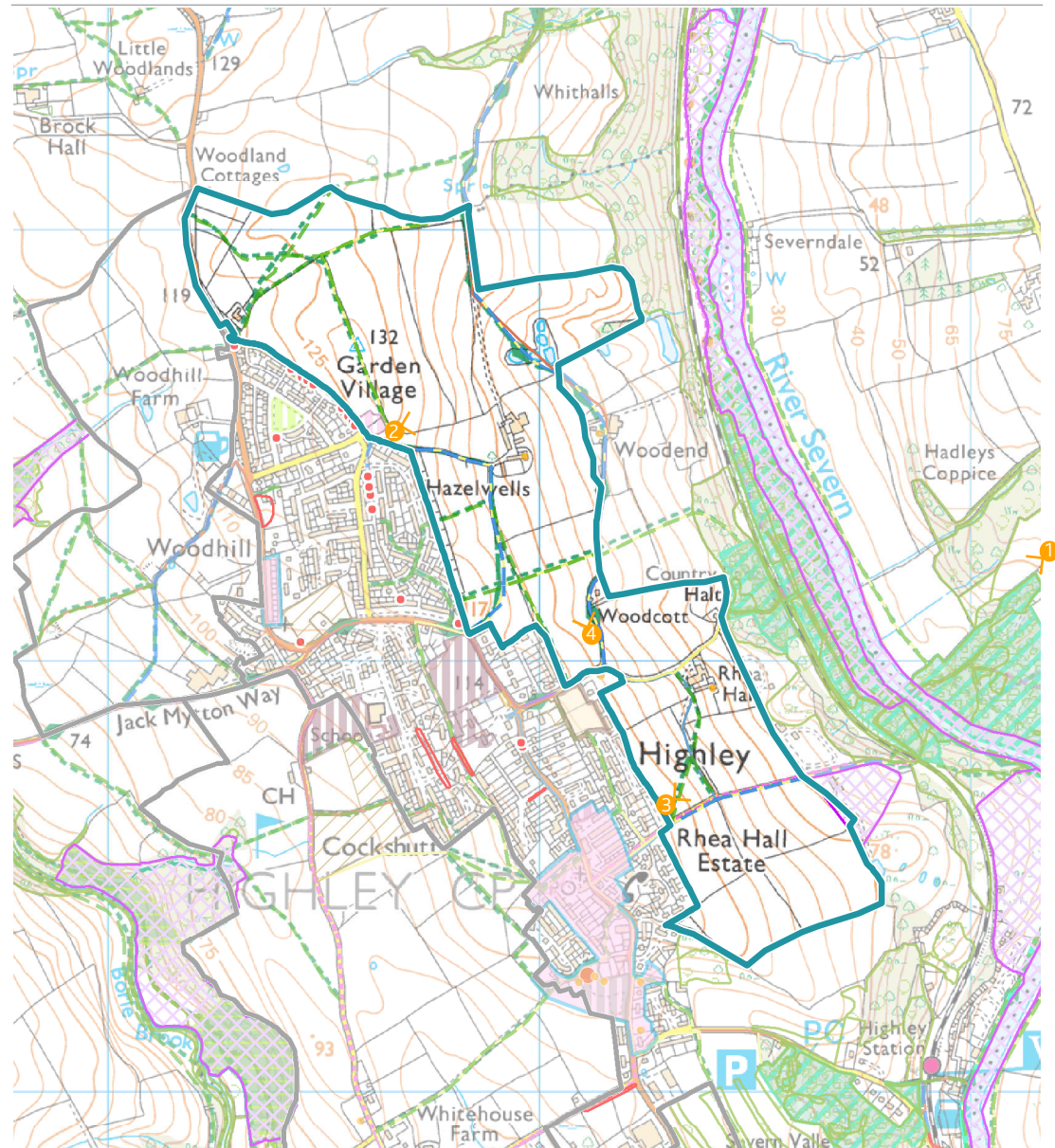
2. FROM YEW TREE GROVE LOOKING EAST TO RIVER SEVERN VALLEY



3. FROM PROW LOOKING NORTH EAST TOWARDS RIVER SEVERN VALLEY



4. FROM VICARAGE LANE LOOKING NORTH TOWARDS THE RIVER SEVERN VALLEY



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character and scenic quality derived from the rolling landform and robust network of hedgerows that connect to outlying ancient woodland and Local Wildlife Sites to the east. There is a greater diversity of natural features beyond the parcel boundary. The parcel forms part of the distinctive valley slopes of the River Severn. Historical features are infrequent however, the landscape makes an important contribution to the enjoyment of the area with a robust and well connected PRoW network that links to the Severn Valley Country Park to the east.

LANDSCAPE SUSCEPTIBILITY

This is a medium to large scale, predominantly arable farmed landscape within an area of rolling landform leading into narrow valleys and ridges. The regular landscape pattern with robust hedgerows is a strong feature on the valley sides that has an abrupt edge with the housing of Rhea Hall Estate. Tree cover within the parcel is low, being mostly concentrated in woodland to the boundaries. There is a sense of tranquility at the woodland edge to the eastern parcel boundary which is vulnerable to loss or erosion due to visual or noise disturbance from new development. While fields may accommodate new development, the hedgerows and hedgerow trees form strong elements in the landscape that define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. Isolated properties and farmsteads are situated along minor lanes and farm tracks and any change to this pattern would be noticeable. The scenic quality and rural character mean the area is popular for recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is a rural landscape with some intensification of farming that separates the settlement from woodland and is part of the wider River Severn valley and setting. Although lacking in natural diversity, hedgerows are valuable connections to the woodland habitats along the valley which combined with the high recreational value means 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 farmed landscape look away from the Shropshire Hills AONB that lies some 10km to the west. However the parcel has wide views of the River Severn Valley and is viewed as part of the wider landscape from Alveley to the east.

VISUAL SUSCEPTIBILITY

Views from several locations within the parcel are open and elevated and capture the scenic quality of the River Severn Valley to the east. The covering of hedgerows and trees contains some views within the parcel, particularly at lower levels. However at elevated viewpoints, there is a greater sense of openness as the view widens to include a greater area of the parcel. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. The existing settlement edge of Rhea Hall Estate is a focal point within the parcel and when viewed from the opposite side of the valley at Alveley, it forms a distinctive skyline and an abrupt settlement edge. Development on this higher ground would be particularly noticeable and any new development should be concentrated in a linear fashion at lower ground levels and not vertically up or down the valley slopes. The visual relationship between the rural landscape and the River Severn is susceptible to new development and would require extensive mitigation planting to aid integration. There is less intervisibility with better integrated settlement edge to the north, with no views into parcel A and glimpsed views into parcel C. The relative number of people likely to experience the view is focussed at the settlement edge, from the PRoW network, Country Park and local lanes as well as the opposite side of the valley at Alveley. Dispersed individual properties and recreational users are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a typically rural character with scenic views of the River Severn Valley. The relative number of sensitive receptors within this parcel is high. Many views are open and elevated and combined with views from Alveley means that the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising 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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HIGHLEY C [14HGH-C]

LOCATION AND CHARACTER

Parcel C is located to the north west of Highley. The eastern and northern boundaries generally follow landform and field boundaries, with Jack Mytton Way to the south. The B4555 forms the parcel boundary to the west. A well connected PRoW network provides access throughout most of the parcel with extensive connectivity beyond the parcel boundary. The land slopes down towards Borle Brook and Greenhall Coppice to the west, with narrow tracts of woodland extending up incised valleys.



1. FROM B4555 LOOKING NORTH WEST WITH LONG DISTANCE VIEW OF SHROPSHIRE HILLS AONB



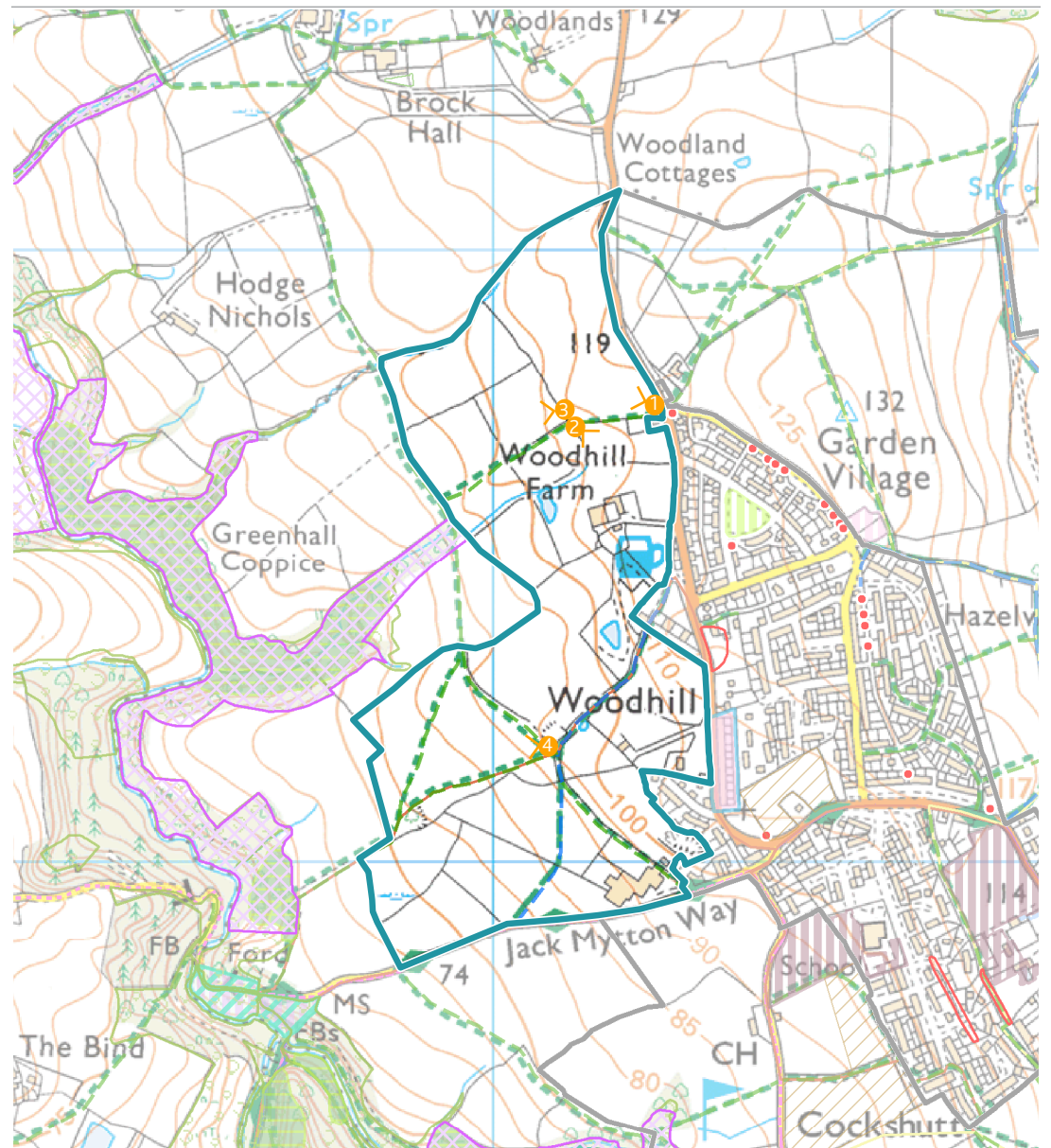
2. FROM PROW FOOTPATH 0127/47/1 LOOKING SOUTH EAST TOWARDS HIGHLEY SETTLEMENT EDGE



3. FROM PROW TOWARDS GREENHALL COPPICE, LOCAL WILDLIFE SITE AND SHROPSHIRE HILLS AONB



4. FROM PROW LOOKING WEST TOWARDS BORLE BECK, WOODLAND AND SHROPSHIRE HILLS AONB



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong rural character, good condition and scenic quality derived from the rolling landform and expression of some of the special qualities of the Shropshire Hills AONB. Natural features within the parcel are not particularly diverse, but the robust network of hedgerows enlarge in size and connect to ancient woodland and extensive Local Wildlife Sites to the west. Historical features are sparse however, the landscape makes an important contribution to the enjoyment of the area with the Shropshire Cycleway to the south of the parcel and a well-connected PRoW network that links to the publicly accessible Local Wildlife Sites.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium scale landscape of pasture fields, horse paddocks and arable, within an area of rolling landform leading into narrow valleys and ridges, that forms part of the setting of the AONB. The irregular landscape pattern with robust hedgerows and numerous hedgerow trees are a strong feature of the parcel and partially integrate the settlement edge to the east. While fields may accommodate new development, the hedgerows and hedgerow trees help define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. There is some sense of tranquility at the woodland edge to the west which is vulnerable to loss or erosion due to visual or noise disturbance from new development. There are few isolated properties within the parcel with most individual buildings sited adjacent to the settlement edge. The scenic quality and rural character mean the area is popular for recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is a strongly rural landscape with small to medium scale fields that lead to incised wooded valleys, having associations with the Shropshire Hills AONB to the west which means 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 strongly rural landscape extend towards the Shropshire Hills AONB that lies some 10km to the west. Views are continuous with no detracting elements.

VISUAL SUSCEPTIBILITY

Views from several locations within the parcel are open and elevated and capture the scenic quality of the Shropshire Hills AONB to the west. The covering of hedgerows and trees contains some views within the parcel, particularly at lower levels. However at elevated viewpoints towards the settlement edge there is a greater sense of openness as the view widens to include a greater area of the parcel and views towards the AONB. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. Location of new development should consider the setting of the AONB and views to and from this designated area, particularly from the extensive PRoW network. The existing settlement edge forms the skyline with the parcel below it. Development on higher ground would be particularly noticeable and any new development should be concentrated in a linear layout at lower ground levels and not vertically up or down the valley slopes. The visual relationship between the rural landscape and the AONB is susceptible to new development. There is some intervisibility with the settlement edge and limited visibility with parcel A and B due to intervening vegetation. The relative number of people likely to experience the view is focussed at the settlement edge, from the PRoW network and dispersed individual properties, all sensitive receptors that are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a strongly rural character with scenic views that extend to the Shropshire Hills AONB. Many views are open and elevated and combined with the type of receptors present means that the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.



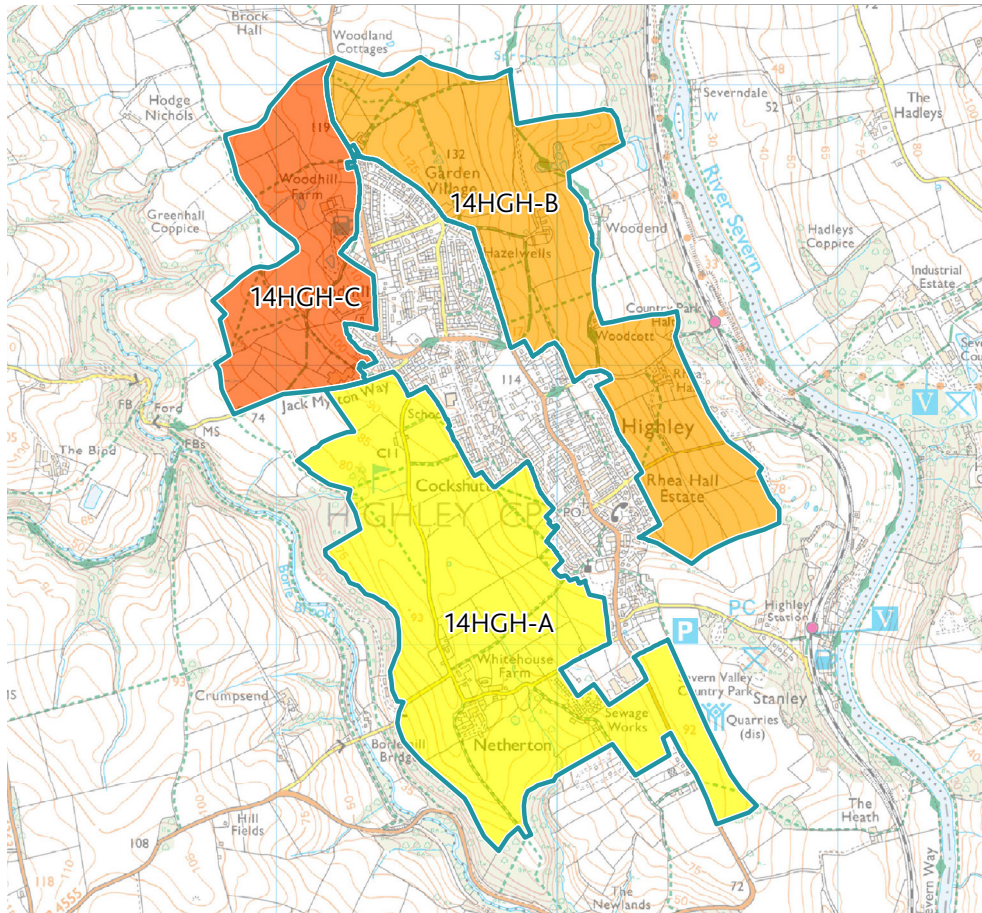
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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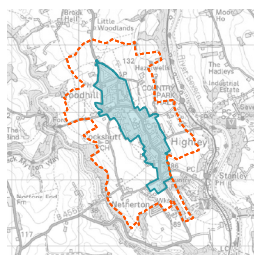
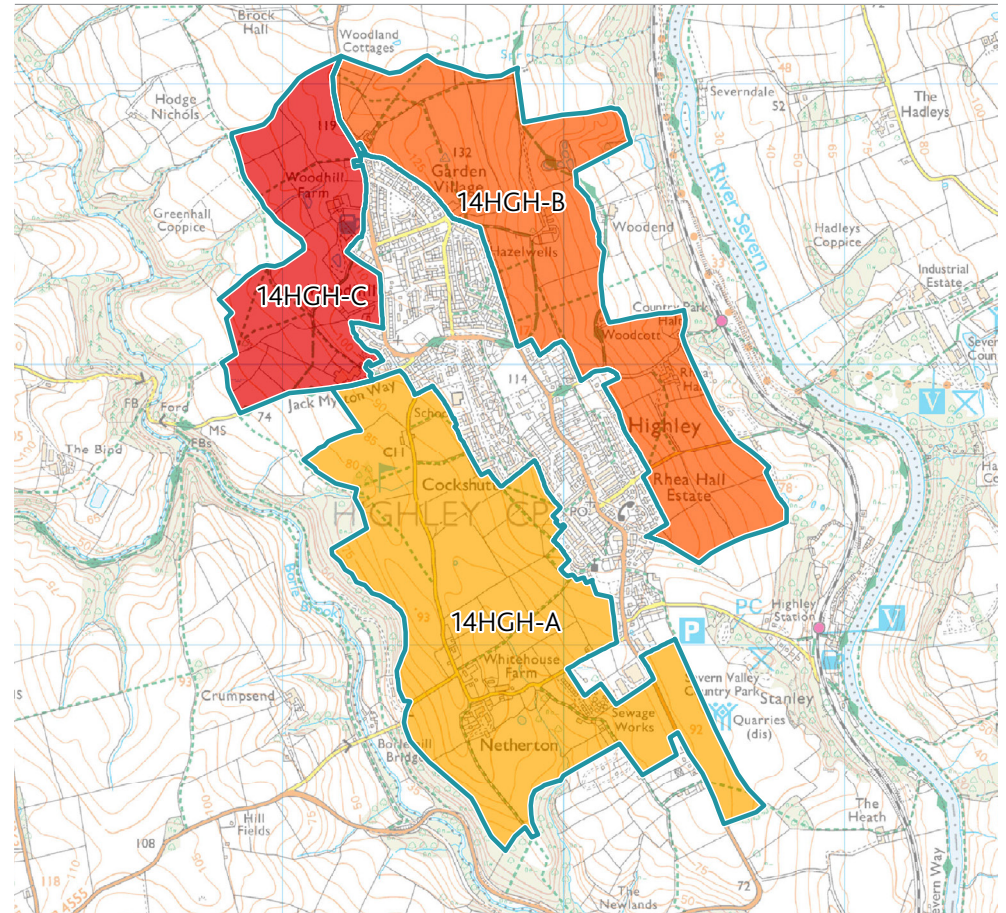
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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SETTLEMENT LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

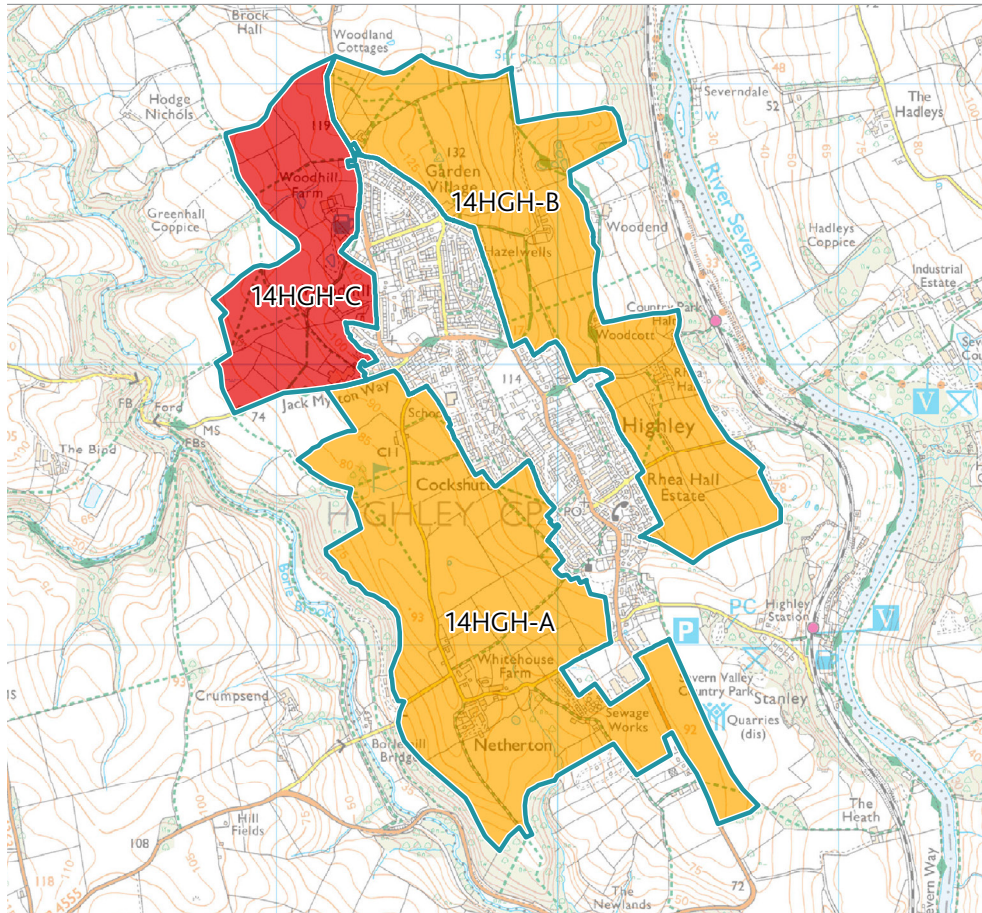
MEDIUM-LOW

LOW

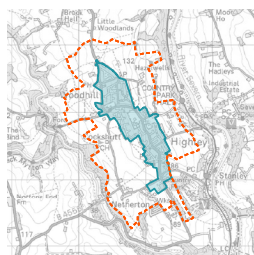
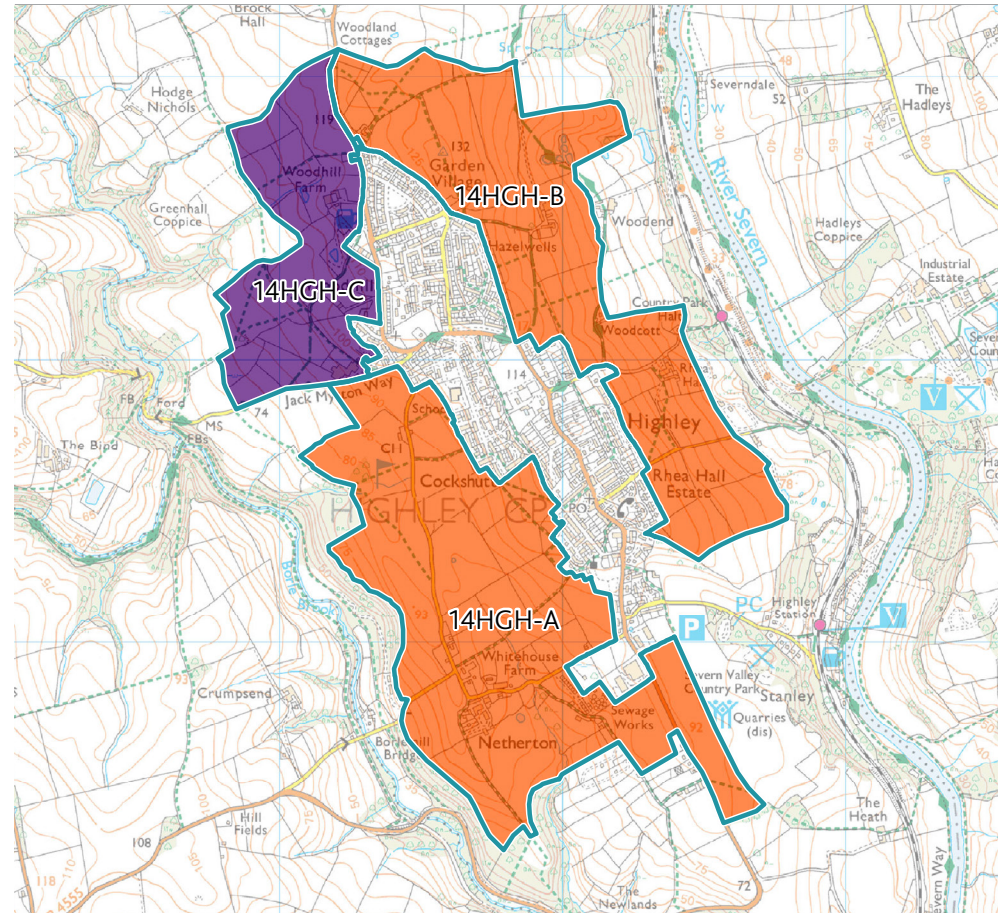
SETTLEMENT VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

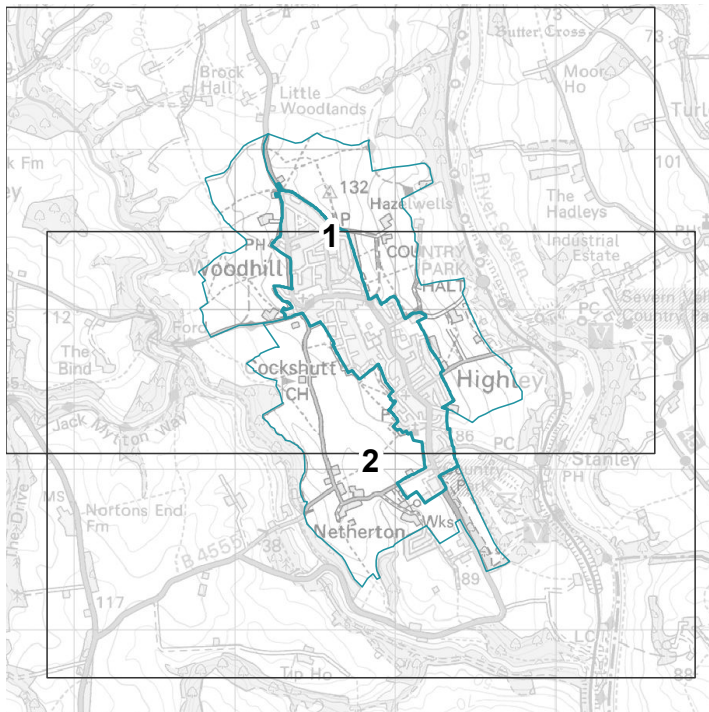
MEDIUM

LOW









DESIGN GUIDANCE FOR HIGHLEY

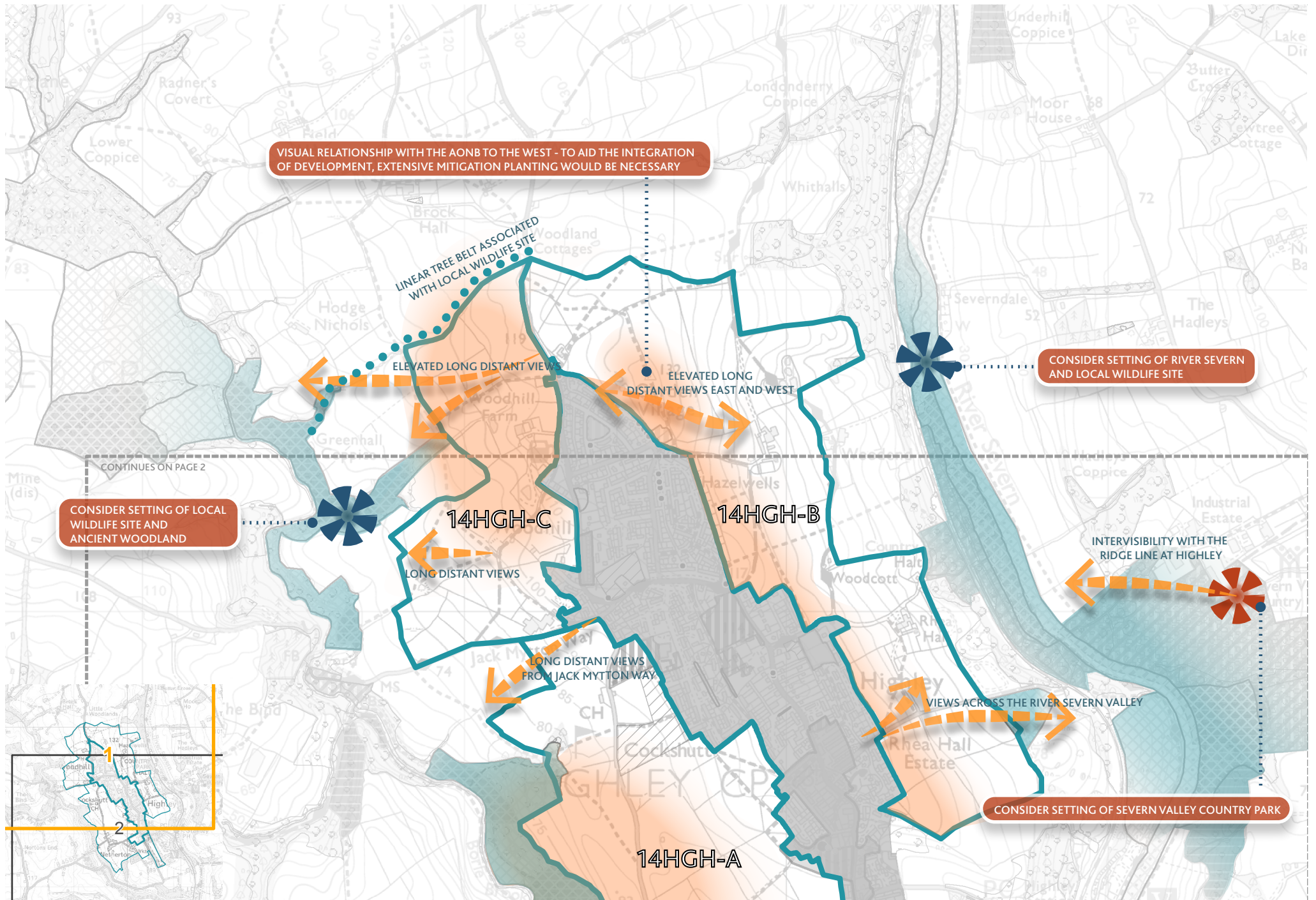
14HGH

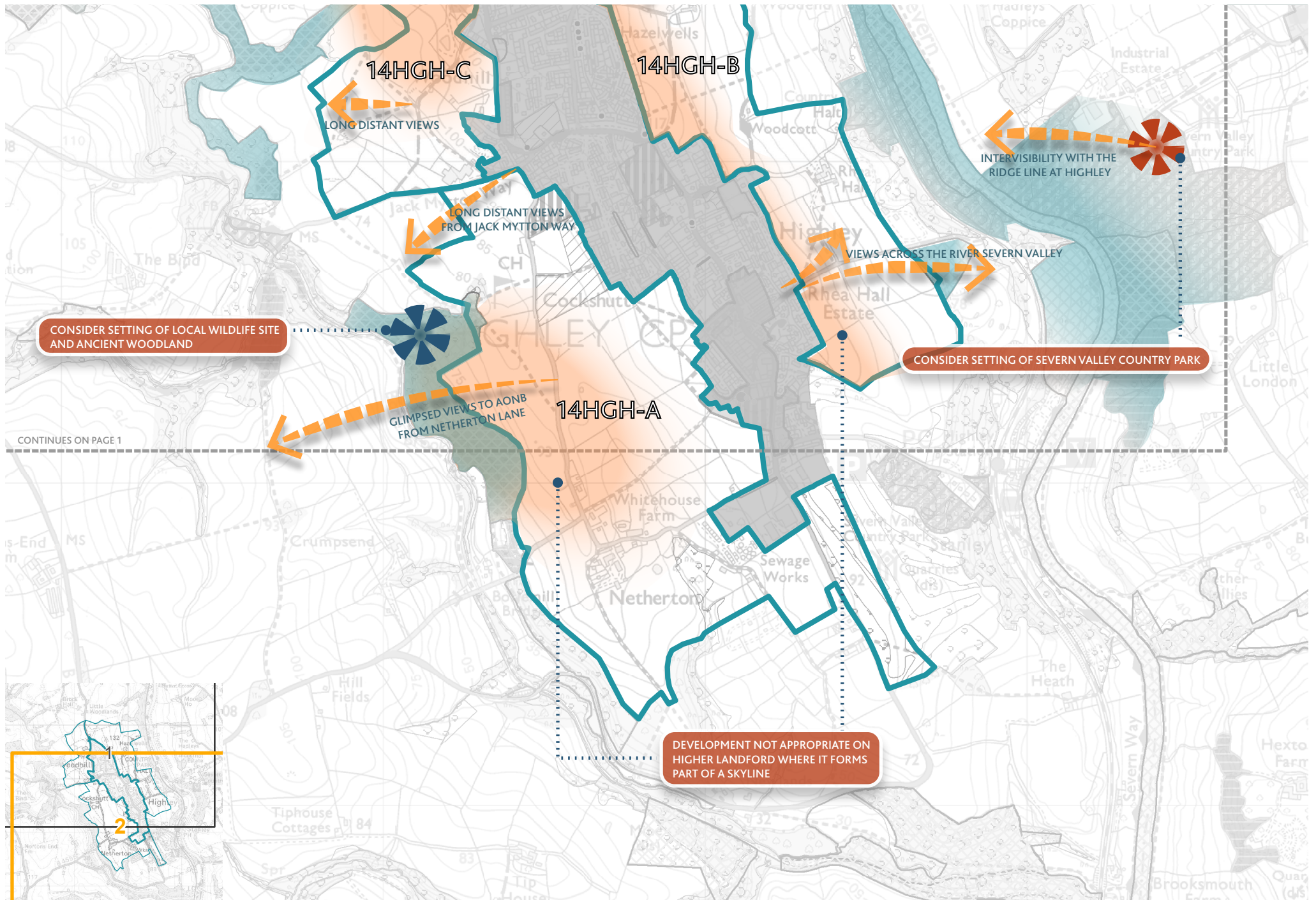
3 SENSITIVITY PARCELS



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





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