



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

**NESSCLIFFE
[44NSC]**

CONTENTS

- SETTLEMENT OVERVIEW3
- PARCEL A4
- PARCEL B6
- PARCEL C8
- PARCEL D10
- LANDSCAPE SENSITIVITY12
- VISUAL SENSITIVITY13
- DESIGN GUIDANCE14

ALL MAPPING IN THIS REPORT IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT AND DATABASE RIGHTS 2018 ORDNANCE SURVEY 100049049.
AERIAL IMAGERY: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY

44. NESSCLIFFE [44NSC]



LOCATION AND DESCRIPTION

Nesscliffe is a village in Shropshire, located north of the River Severn. The A5 by-passes the village to the south west. Nesscliffe Hill Country Park is to the north east of Nesscliffe and covers two wooded hills and a heather cover ridge. Nesscliffe has a population of 220. This settlement has been divided into 4 parcels for the purpose of this study.



NESSCLIFFE A [44NSC-A]

LOCATION AND CHARACTER

This parcel is located to the north of Nesscliffe and Nesscliffe Country Park. Well Lane runs east to west through the parcel and the country park forms part of the southern boundary. Elsewhere the parcel boundaries follow the settlement edge and field pattern. The Shropshire Way runs along the eastern boundary and cuts across the parcel in the north east corner. There are a small number of PRoW also located within the parcel. The landscape is characterised by irregular fields of variable scale and pattern and is influenced by the views of AONB that lies some 13km to the south.



1. VIEWS TOWARDS THE AONB ARE FILTERED IN PLACES BY VEGETATION



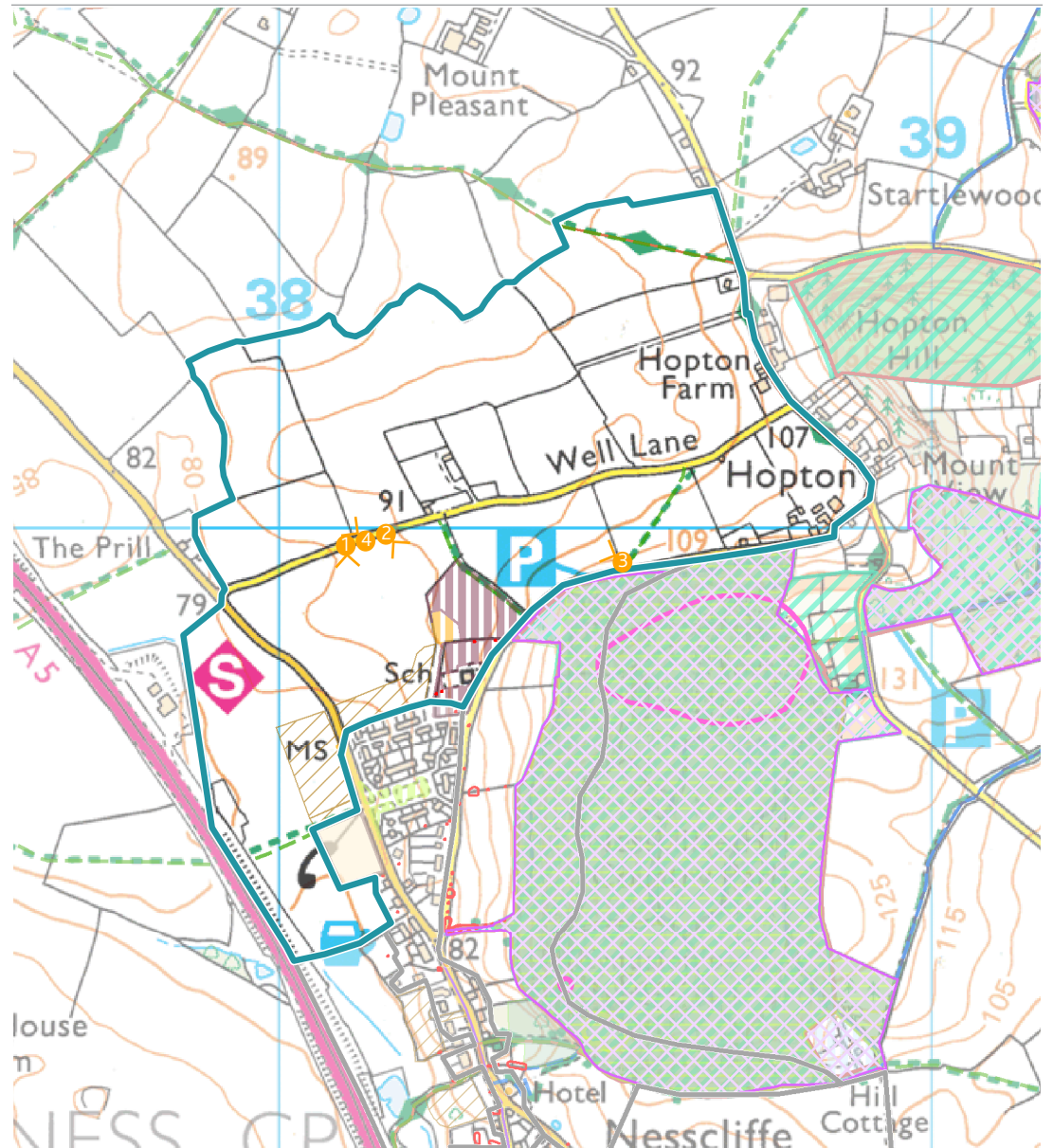
2. NESSCLIFFE COUNTRY PARK LIMITS VIEWS OUT



3. OPEN AND ELEVATED LANDSCAPE WITH VIEWS TOWARDS THE AONB AND LLANYMYNECH



4. ROLLING LANDSCAPE OF ARABLE FIELDS



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character in moderate condition. There are limited designations within the parcel, the only being four Tree Preservation Orders surrounding St Andrews Primary School in the south. The Shropshire Way crosses the north east corner and there are a small number of PRoW that connect to Nesscliffe Country Park on the southern boundary adding to recreational value. Although not within the parcel itself, Nesscliffe Country Park is located on the boundary and is a Local Wildlife Site, Ancient Woodland and contains a Scheduled Monument. There are no particularly strong physical features within the parcel, however due to the presence of the Shropshire Way, the landscape does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of regular shaped and medium scale arable and pasture fields. The landform is gently rolling, however becomes flatter more to the centre of the parcel where development could be accommodated with noticeable changes in topography. There is a medium sense of place, which increases in closer proximity to Nesscliffe Country Park on the southern boundary. There is some sense of remoteness and tranquility and the trees and hedgerows within the parcel contribute to the character of the landscape and are highly susceptible to loss being irreplaceable in the short to medium term. Existing settlement is limited to a small number of properties and farmsteads towards Hopton and along Well Lane that would be vulnerable to changes in the discrete settlement pattern. St Andrews Primary School is located in the south, with outdoor playing fields.

LANDSCAPE SENSITIVITY

There are limited designations within the parcel, however the location of Nesscliffe Country Park on the boundary is of high recreational value and the trees and hedgerows contribute to the landscape character. Therefore 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
-----	------------	--------	-------------	------	-----------



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

VISUAL

VISUAL VALUE

There are highly scenic long distance views towards the Shropshire Hills AONB throughout the parcel, as well as towards higher landform at Llanymynech and surrounding hills. However, the parcel itself does not take in the special landscape qualities of the AONB. There are also views towards Nesscliffe Country Park in the south, which comprises ancient woodland and elevated landform. The landscape is intact with minimal detracting features.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and elevated with some filtering in places by hedgerow trees. Ancient woodland at Nesscliffe Country Park screens views south of the parcel. There is intervisibility with parcel B from the south corner of the parcel, near to St. Andrews Primary School and there is intervisibility with the northern edge of Nesscliffe and with the village of Hopton. The parcel itself does not form part of a skyline and the views out of the parcel are relatively scenic. The level of access through the parcel is occasional, the users of local roads being of a low susceptibility to development. However, the users of the Shropshire Way and the residential receptors are of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

There are highly scenic long distance views throughout the parcel, and being located in a slightly elevated position, development would be visible from the surrounding landscape. Hedgerow trees filter views in places and generally the views experienced are of medium-high sensitivity to change arising from new housing and a high sensitivity to change arising from employment.



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



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

NESSCLIFFE B [44NSC-B]

LOCATION AND CHARACTER

This parcel is located to the east of Nesscliffe and includes the west and south edges of Nesscliffe Country Park. An unnamed local road runs along the western boundary of the parcel with a regular field pattern between the road and country park. This thin, steep, strip of farmland is characterised by the ancient woodland at Nesscliffe Country Park forms the east boundary of the parcel. The setting of Nesscliffe Hill Camp: a small multivallate hillfort and Schedule Monument and Nesscliffe Hill Wood Ancient Woodland extend into the north east of the parcel.



1. VIEW OF FIELDS WITH NESSCLIFFE COUNTRY PARK AS A BACKDROP



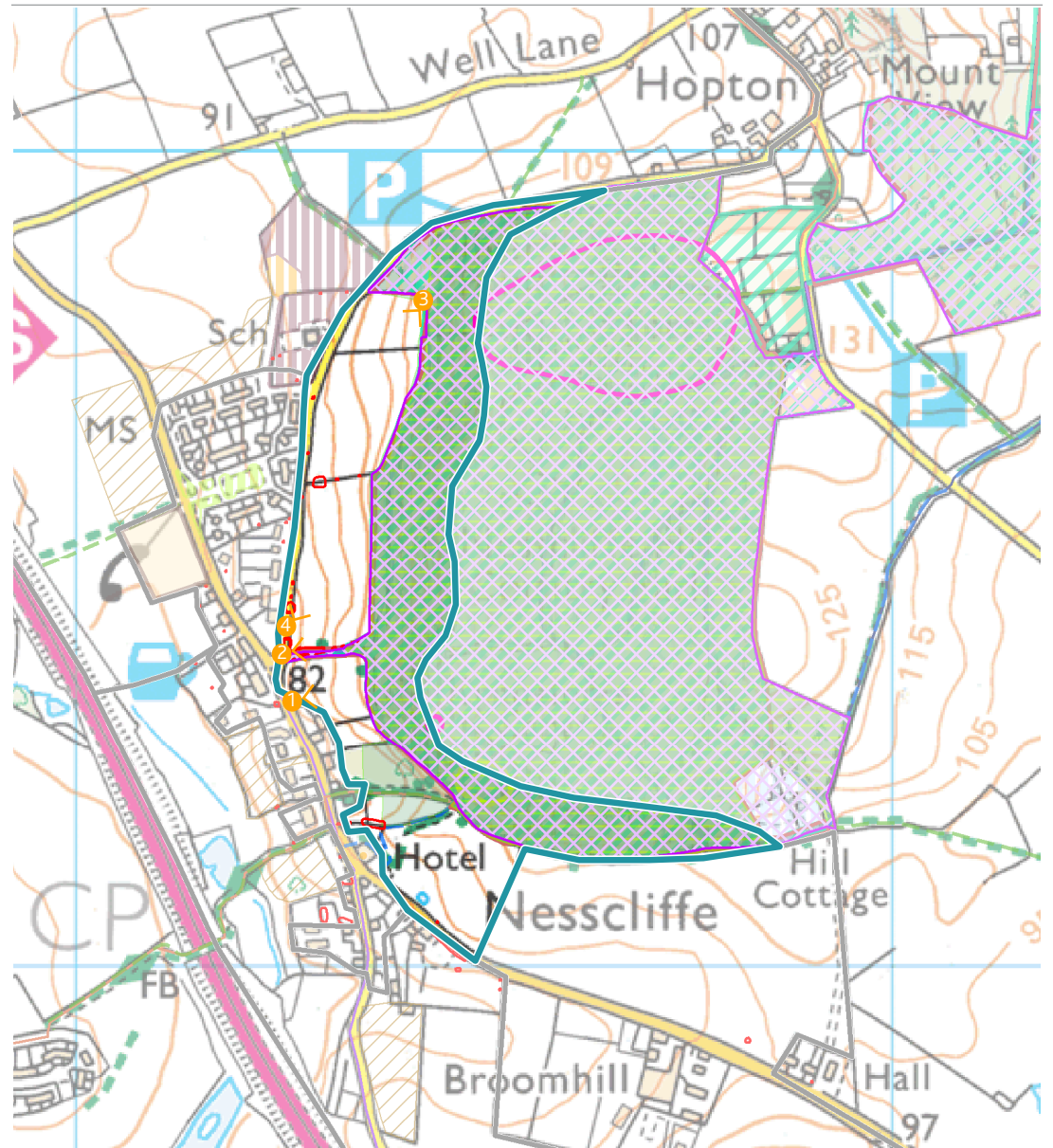
2. VIEW OF FIELDS WITH NESSCLIFFE COUNTRY PARK AS A BACKDROP



3. VIEW TOWARDS THE AONB FROM THE EDGE OF THE WOODLAND



4. FIELDS WITH MORE ENCLOSED VIEWS DUE TO ROADSIDE VEGETATION



LANDSCAPE

LANDSCAPE VALUE

This parcel has a typical rural character within the fields, and a strong woodland character within the Country Park and is in moderate to good condition. Nesscliffe Country Park is designated as a Local Wildlife Site and ancient woodland and is frequently used for recreational purposes contributing to the high recreational value of the parcel. A Scheduled Monument within the Country Park encroaches slightly into the parcel and adds to historic value. There are a number of Tree Preservation Orders within the parcel, notably lining the unnamed road along the western boundary. The Shropshire Way runs through the Country Park and there is a network of other footpaths and PRoW throughout the woodland. The ancient woodland is a strong physical feature within the parcel and significantly contributes to the character of the area. The landscape does make an important contribution to the enjoyment of the area due to the Country Parks recreational value.

LANDSCAPE SUSCEPTIBILITY

This varied landscape contains regular, medium to small scale arable fields on the western side of the parcel, and ancient woodland on the eastern side of the parcel. The fields act as a buffer between the settlement edge and the woodland and country park. The landform is steep and the woodland creates a strong sense of place throughout the parcel that would be highly susceptible to change as a result of development being largely irreplaceable in the long term. There is some sense of tranquility, more so within the woodland, but is reduced nearer to the unnamed road. There is no existing settlement within the parcel.

LANDSCAPE SENSITIVITY

The ancient woodland within the Country Park is irreplaceable in the long term, covering approximately half of the parcel, and heavily influences the character of the adjacent fields and wider landscape. Therefore 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
-----	------------	--------	-------------	------	-----------



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

VISUAL

VISUAL VALUE

There are long distance views from the edge of the Country Park towards the Shropshire Hills AONB, however the parcel itself does not take in the special qualities of the AONB. There are also views towards the ancient woodland at Nesscliffe Country Park. The landscape is intact with few detracting elements.

VISUAL SUSCEPTIBILITY

Views throughout the parcel vary, from elevated and framed views from the higher slopes at the edge of the woodland, and more visually contained areas on the lower slopes of the fields, due to trees lining the local road enclosing views. There are views over parcel A and C, particularly from the edge of the woodland. The woodland within the parcel is visible as part of the skyline and is a recognisable feature from the surrounding landscape. The level of access throughout the parcel is frequent, due to the well-used PRoW and footpaths within the woodland. These recreational receptors are of a high susceptibility, however the woodland in which they are located contains views out from these receptors.

VISUAL SENSITIVITY

Due to the views towards the AONB and the importance of the setting of Nesscliffe Country Park on its surrounding landscape, the views experienced are of Medium-High sensitivity to change arising from new housing and a High sensitivity to change arising from employment.



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



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

NESSCLIFFE C [44NSC-C]

LOCATION AND CHARACTER

This parcel is located to the south east of Nesscliffe and to the south of Nesscliffe Country Park. A local road, Holyhead Road, runs through the centre of the parcel connecting into the centre of Nesscliffe. The landscape is characterised by undulating fields, and Broomhill Farm is prominent within the landscape with land rising to a high point beyond it to the south east. The parcel is bounded to the south by an unnamed local road.



1. LANDFORM VISIBLE ON THE SKYLINE AND NESSCLIFFE COUNTRY PARK IS A PROMINENT



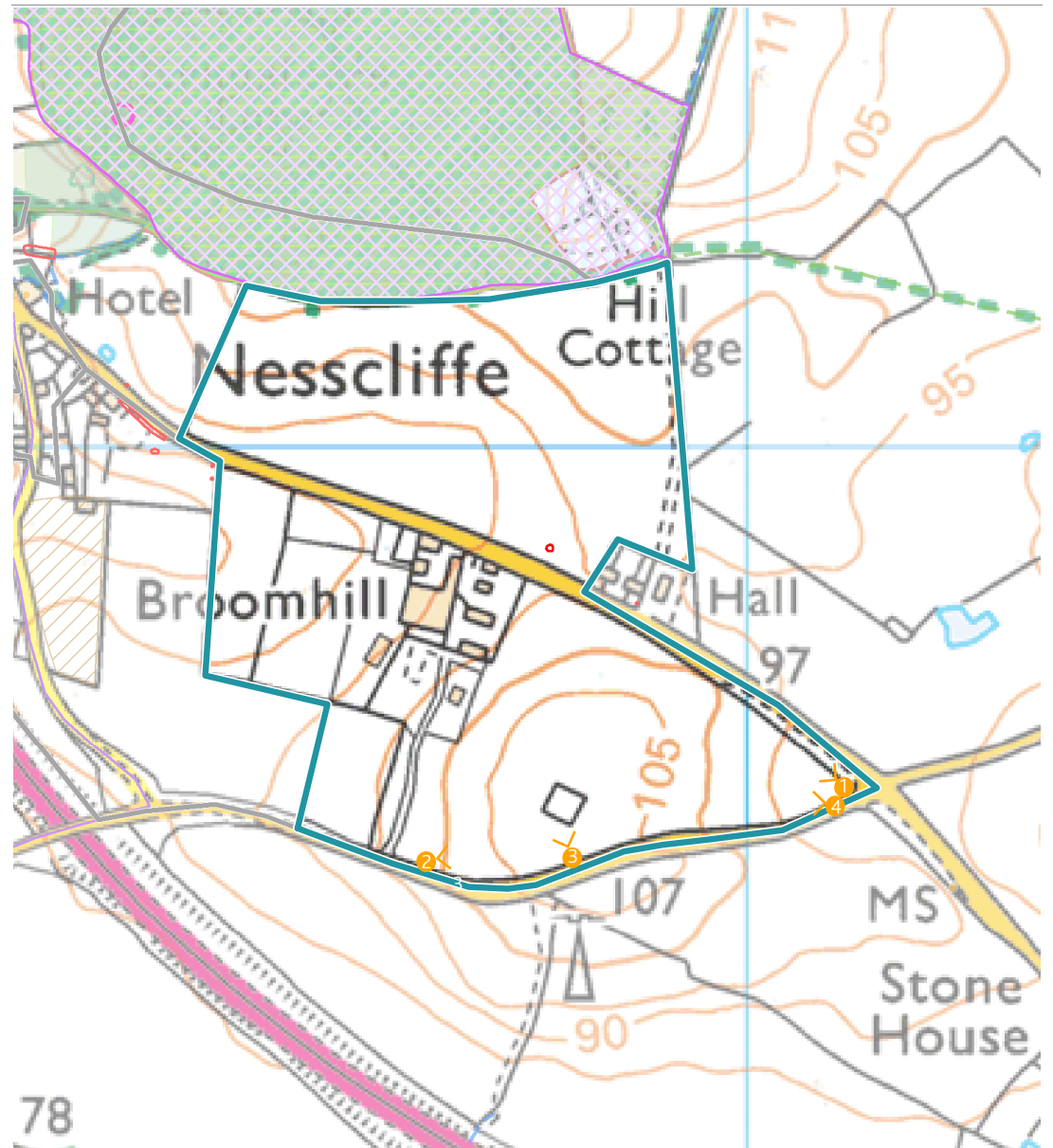
2. LANDFORM VISIBLE ON THE SKYLINE WITH MINIMAL VEGETATION TO SCREEN VIEWS



3. VIEW NORTH OF WOODLAND AT NESSCLIFFE HILL COUNTRY PARK



4. VIEW NORTH WEST OF UNDULATING LANDFORM



LANDSCAPE

LANDSCAPE VALUE

The parcel has a typical rural character and is in moderate condition. There is a single Tree Preservation Order within the parcel, however there are no other designations. Although there are limited designations within the parcel itself, Nesscliffe Country Park, which is a Local Wildlife Site and Ancient Woodland is located on the northern boundary and contributes to the character of the parcel and also includes a PRoW along its boundary. There is a localised high point beyond Broomhill to the south east that is prominent in the landscape. The parcel does not make an important contribution to the enjoyment of the area as there is very limited public access.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape, of a simple and regular pattern and medium scale pastoral and arable fields. The landform is undulating throughout the parcel, with several high points, such as to the south east corner that would be vulnerable to noticeable changes in ground level. There is a weak to medium sense of place and a typical rural character which is eroded in places. There is a low sense of tranquility due to the road running through the centre of the parcel and there is limited vegetation, with some hedgerows being gappy and susceptible to further loss. Existing settlement within the parcel consists of a single farm at Broomhill which is large and prominent in the landscape.

LANDSCAPE SENSITIVITY

The value of the landscape of the parcel is low with an absence of designations or vegetation cover, however Nesscliffe Country Park is located adjacent to the boundary and has an influence on the character of the parcel. Therefore 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
-----	------------	--------	-------------	------	-----------



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

VISUAL

VISUAL VALUE

There are views towards the Shropshire Hills AONB from the higher elevations and from the south side of the landform. However, the parcel does not display the special qualities of the AONB. There are also views towards Nesscliffe Country Park, situated on the northern boundary of the parcel. The landscape is generally intact and the main detracting elements are the large agricultural buildings associated with the farm at Broomhill.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are generally open, with areas of elevation, for example to the south east of the farm at Broomhill. There is limited vegetation within the parcel and so views towards the AONB are open and unfiltered. The parcel does form part of a skyline in places, on the higher landform and development would be very noticeable here. Nesscliffe Country Park screens views further north and is prominent in the landscape. The level of access through the parcel is infrequent as the road is the only publicly accessible area. The PRoW which runs along the south of the Country Park, along the boundary of the parcel has open views across this parcel. Although the road users have a low susceptibility, the users of this PRoW and the residential receptors are of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

Development would be visible on the skyline at elevated areas and the AONB is visible in the distance. Although the views are generally open, there is a limited number of receptors to experience these views. Therefore the views experienced are of medium sensitivity to change arising from new housing and a medium-high sensitivity to change arising from employment.



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



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

NESSCLIFFE D [44NSC-D]

LOCATION AND CHARACTER

This parcel is located to the south west of Nesscliffe with the A5 to the west boundary of the parcel. There is one small local unnamed road running through the south of the parcel and the Shropshire Way runs through for a short section through the centre of the parcel. The A5 forms a very abrupt boundary to the western side of the parcel. The character of the parcel is small scale and well vegetated.



1. PARCEL SITUATED ON LOWER LAND AND VISIBLE FROM THE SURROUNDINGS



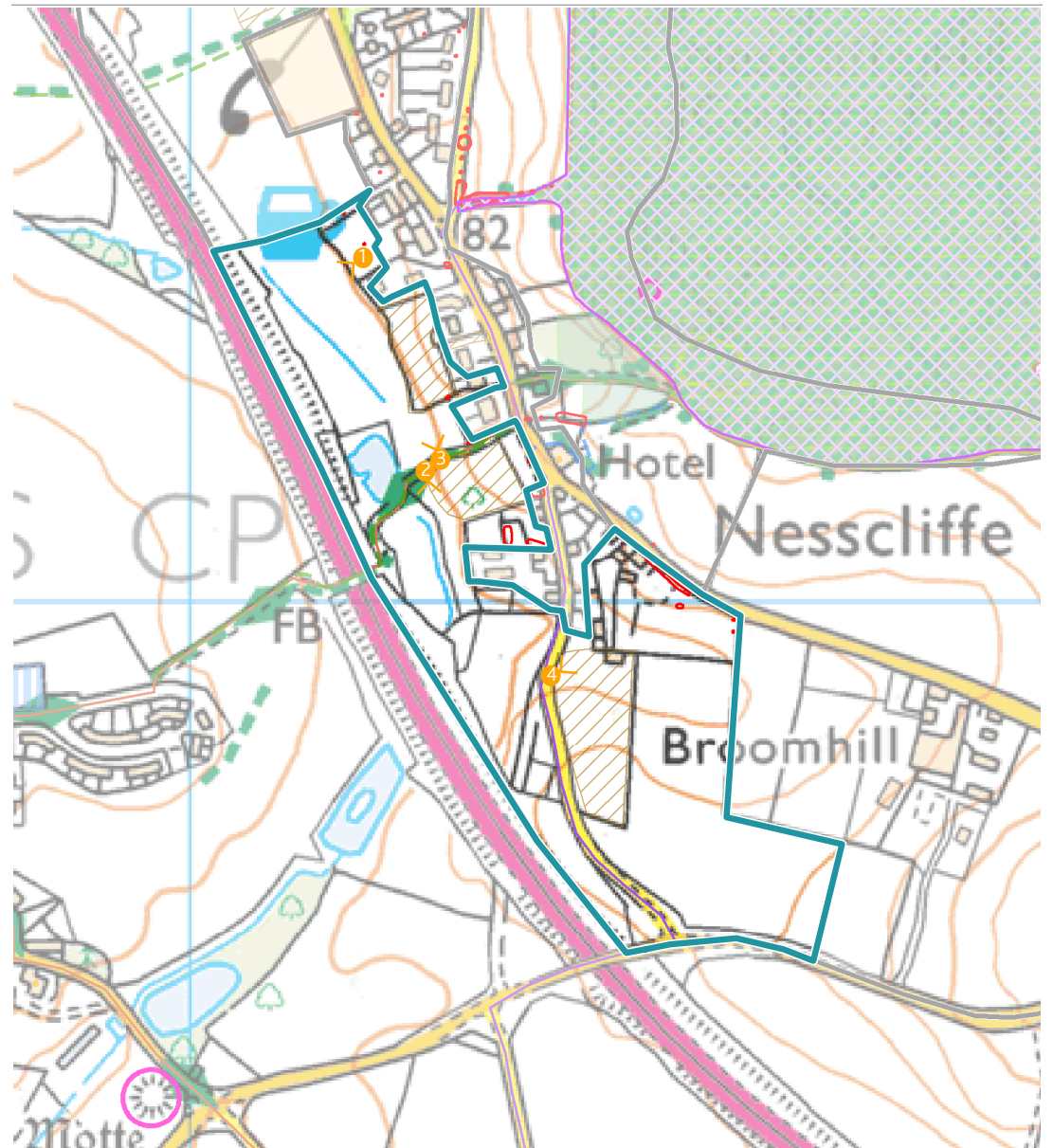
2. OVERGROWN GRASSLAND CHARACTERISTIC OF THE PARCEL



3. TREES SCREEN VIEWS OUT AND ENCLOSE THE PARCEL



4. WELL VEGETATED AND SLIGHTLY DEGRADED LANDSCAPE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a weakened character rural character and is in poor to moderate condition. There are small areas of Tree Preservation Orders within the parcel, however these are the only designations. The Shropshire Way runs through the parcel for a short section and there is a local cycle route following the local road through the parcel. There are no particularly strong physical features within the parcel although tree cover and areas of overgrown grassland are prominent throughout. Scattered ponds and ditches contribute to habitat diversity. The landscape does make an important contribution to the enjoyment of the area due to the presence of the Shropshire Way.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of simple pattern with intimate and small scale fields of pasture and arable farmland. This gently rolling landscape is set down at a lower elevation than its surrounding landscape and there is a medium to weak sense of place that could be improved by enhancement of natural features. There is a low sense of remoteness and tranquility due to the parcels proximity to the A road along the western boundary, of which the roads noise is very noticeable. The trees and overgrown grassland form strong elements in the landscape that define the character, the trees being particularly susceptible to loss being irreplaceable in the short to medium term. Existing settlement comprises of a cluster of properties on the edge of settlement, which are surrounded by trees. Development could be accommodated as infill along the settlement edge, with opportunities to improve the settlement pattern.

LANDSCAPE SENSITIVITY

There are limited designations and the condition of the landscape is poor in places with low levels of tranquility, however the tree cover is more susceptible to change. Therefore 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
-----	------------	--------	-------------	------	-----------



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

VISUAL

VISUAL VALUE

There are views towards the Shropshire Hills AONB to the south, however this is from the edge of the parcel, along the road running through Nesscliffe and views within the parcel itself are more limited by vegetation. The parcel does not take in the special qualities of the AONB. The landscape is degraded in places with the main detracting element being the A5, along the boundary.

VISUAL SUSCEPTIBILITY

There are limited views throughout the parcel due to the vegetation screening views in and out, however there is some intervisibility with the settlement edge. There is intervisibility between the parcel and parcel C to the south and parcel B to the north, however there is some filtering by vegetation. There is intervisibility between parcel B and the parcel at Nesscliffe Country Park, the Country Park forming a prominent feature in the landscape. The parcel does not form part of a skyline and the level of access is infrequent, with the majority of these receptors being located along the local road and the Shropshire Way. Although there are a low number of receptors and the local road is of a low susceptibility, recreational receptors using the Shropshire Way and the residential receptors along the settlement edge are of a higher susceptibility to changes in their surroundings. However, the properties within the parcel are also surrounded by vegetation which helps to screen and enclose views.

VISUAL SENSITIVITY

Although views are limited in places due to vegetation cover, the parcel is on lower landform which is visible from the surroundings and there are views towards the AONB from the boundaries. Therefore the views experienced are of medium sensitivity to change arising from new housing and a medium-high sensitivity to change arising from employment.



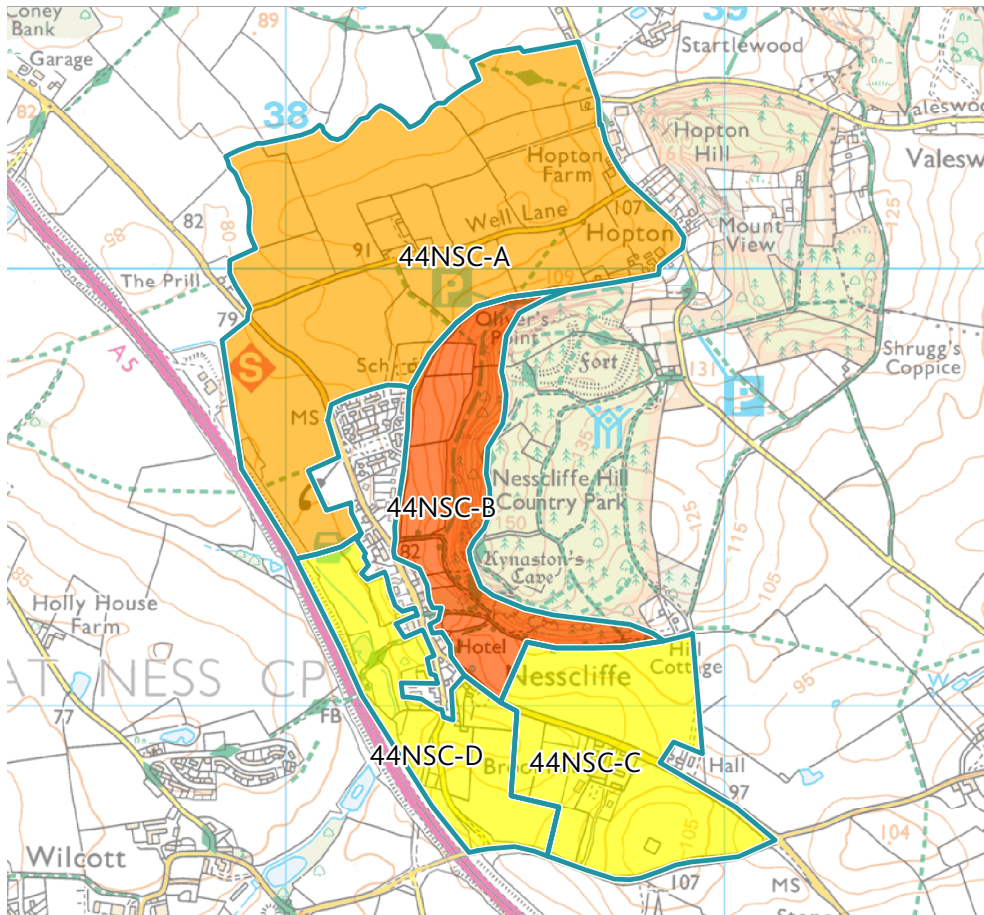
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



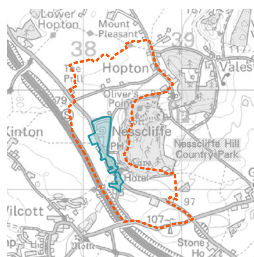
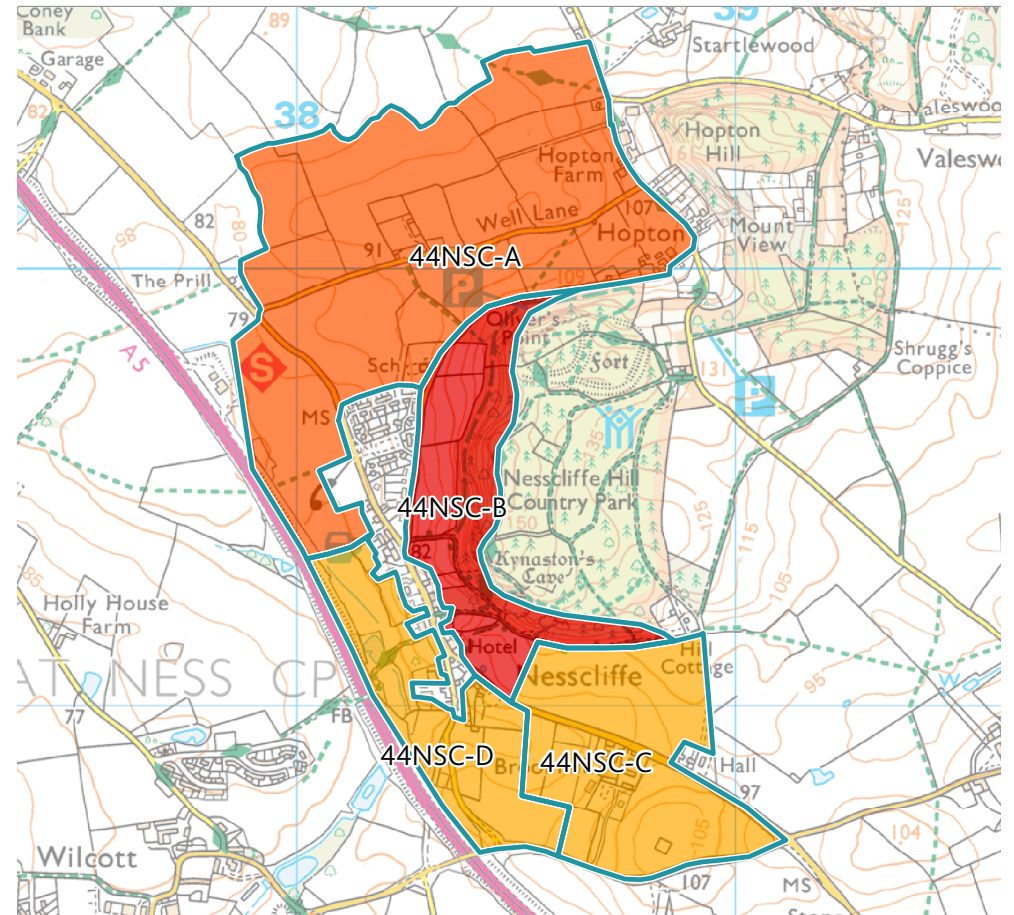
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

NESSCLIFFE LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

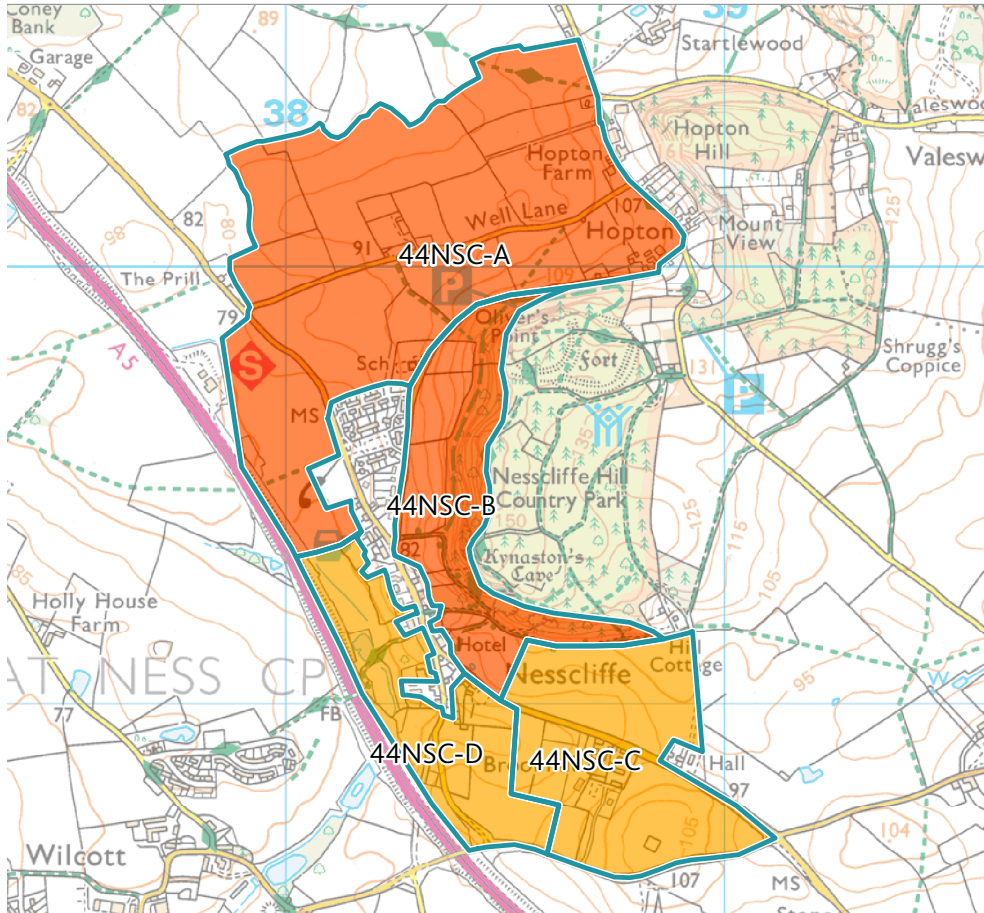
HIGH

MEDIUM

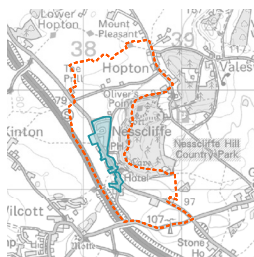
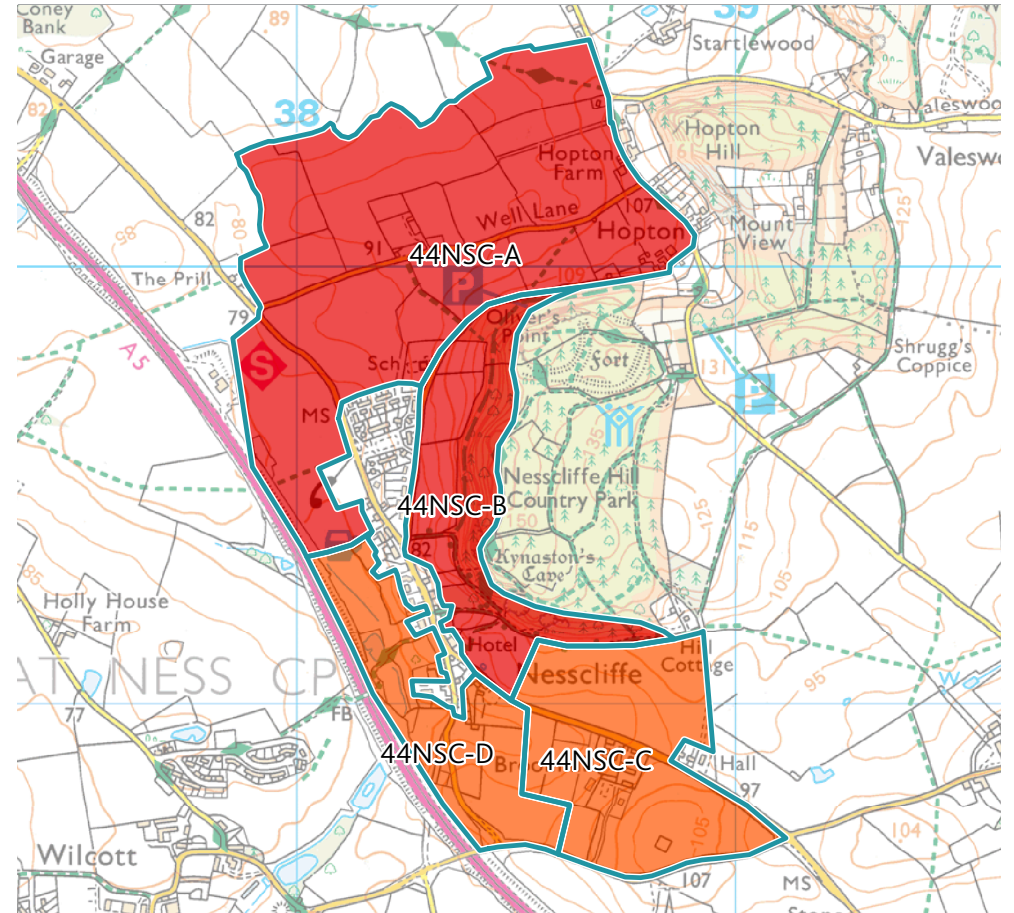
LOW

NESSCLIFFE VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

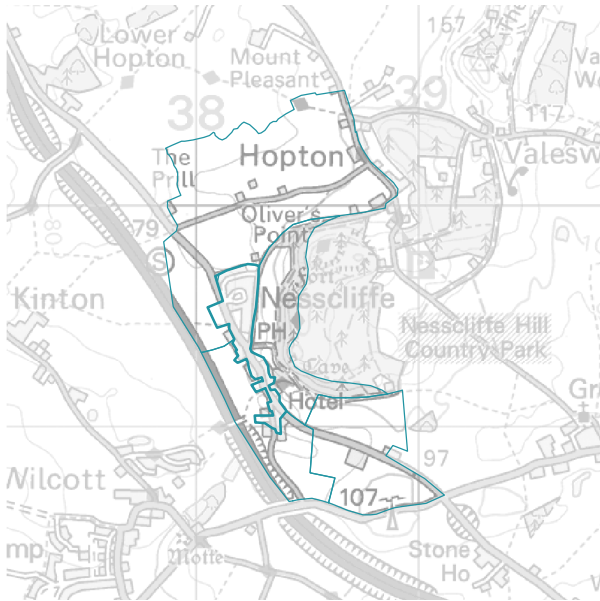
MEDIUM

LOW









DESIGN GUIDANCE FOR NESSCLIFFE

[44NSC]

4 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

