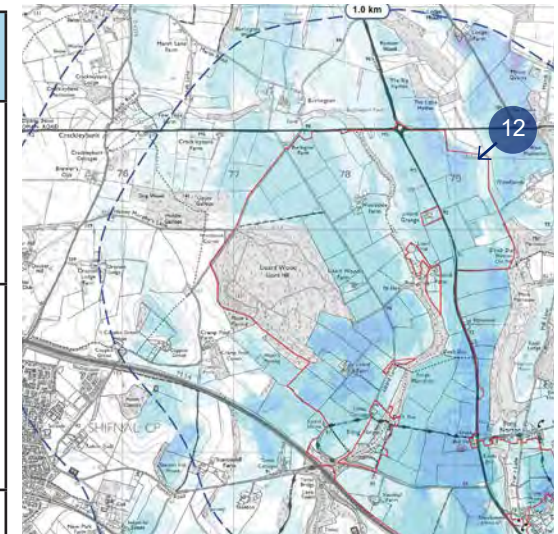


Approximate extent of Site



VIEWPOINT 12: ROMAN ROAD - EAST

DESCRIPTION OF THE VIEW (343m from site)	The photograph represents views experienced by road users travelling on the A5 Roman Road, a busy access road to Telford. The road is a prominent feature of the view and the fragmented hedgerow allows for a extensive views of the countryside. Lizard Hill and Forge Plantation are defining features of the skyline.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - Visual receptors associated to this view are road users. People driving would not be focusing on the view; cyclists also will be focusing mostly on the road due to generally intense traffic flow along this main link between settlements.	Value - There are no landscape designations visible within this view, nor local planning designations or cultural reference.
POTENTIAL CHANGES TO THE VIEW	The majority of this view will be unchanged post-development as the visible site fields in the mid-ground will be retained as open space, although there will be an increase of woodland cover to mitigate visual effects of the proposed development located further in the background of this view. However, it is likely that glimpses of the proposals will be available during winter months. The undulating, wooded skyline will remain intact as the proposals are located in the lower valley area and the immediate surrounding of Lizard Hill is retained as open space.	

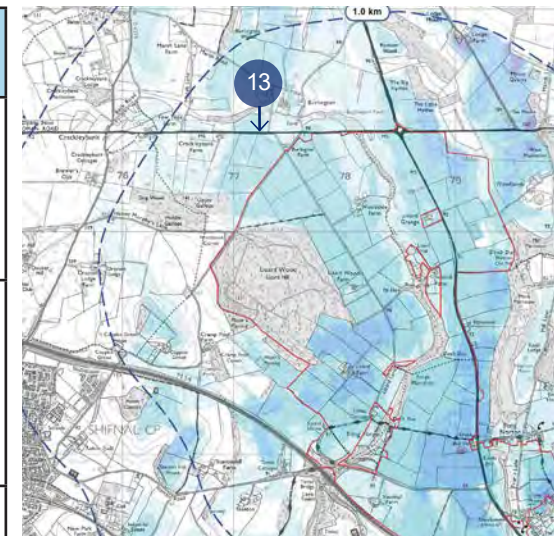


Approximate extent of Site



VIEWPOINT 13: MARSH ROAD

DESCRIPTION OF THE VIEW (770m from site)	The photograph represents views experienced by road users travelling south along this secondary country lane. The road is largely enclosed by the field hedgerow, however occasional gaps afford extensive views of the countryside. The view is partially enclosed by Burlington woodland, which filters views of the fields south of the Roman Road. The undulating, wooded skyline is defined by Dog Wood and Lizard Hill.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - Visual receptors associated to this view are road users. People driving would not be focusing on the view; while cyclists going along this secondary, country road for recreational reasons are more likely to pay attention to the surrounding context.	Value - There are no landscape designations visible within this view, nor local planning designations or cultural reference.
POTENTIAL CHANGES TO THE VIEW	This view will afford a small degree of change post development as the proposals will be largely screen by existing and proposed tree cover. The developed area is located to the left of Lizard Hill; through the existing and proposed tree buffer only few glimpses of the new buildings will be afforded from this location. The undulated, wooded skyline will remain intact and the open space at the bottom of the woodlands retained.	



Approximate extent of Site



VIEWPOINT 14: ROAD BETWEEN BURLINGTON AND GORSEY BANK

DESCRIPTION OF THE VIEW (660m from site)	The photograph represents views experienced by road users travelling south along this secondary country lane. The road is largely enclosed by the field hedgerow, however views of the countryside are afforded through occasional gaps. The open field in the front-ground is enclosed by the woodland surrounding Burlington Pond. Lizard Hill defines the gently undulated skyline.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - Visual receptors associated to this view are road users. People driving would not be focusing on the view; while cyclists going along this secondary, country road for recreational reasons are more likely to pay attention to the surrounding context.	Value -There are no landscape designations visible within this view, nor local planning designations or cultural reference.
POTENTIAL CHANGES TO THE VIEW	This view will remain largely unchanged as the area of the site more clearly visible at the bottom of Lizard Hill will be retained as open space. Intervening vegetation, existing and proposed, as well as topography will largely screen the proposed development within the rest of the view with glimpses of the development visible to the right particularly during winter months.	



Approximate extent of Site

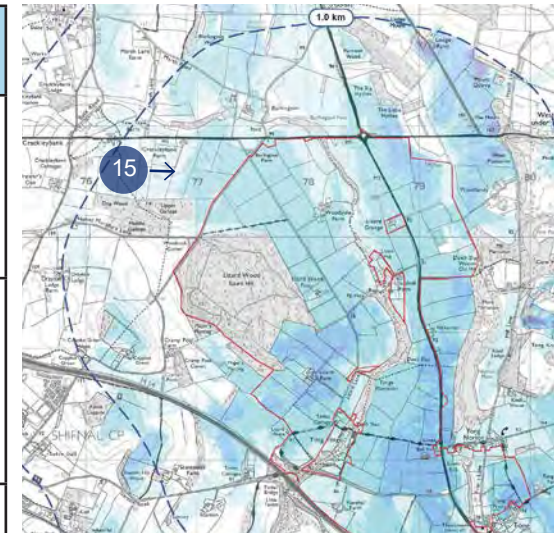
Approximate extent of Weston Park

Woodlands farm

This image provides landscape and visual context only

VIEWPOINT 15: PUBLIC RIGHT OF WAY 0141/2/1

DESCRIPTION OF THE VIEW (925m from site)	The photograph is representative of views experienced by pedestrians on the public footpath linking the Roman Road to Coppice Green Lane through Dog Wood, visible on the right. Passed the agricultural field in the foreground, the viewer experiences the typical, gently undulating landscape which extends up to Weston Park on the opposite valley embankment. Farm building, such as Woodlands farm, are scattered throughout the view. The skyline in the far distance is uninterrupted and gently undulating.	
SENSITIVITY OF THE RECEPTORS: HIGH	Susceptibility - The receptors represented by this viewpoint are pedestrians walking on a publicly accessible footpath and engaging in recreational activities. Enjoyment of and attention to the landscape are fundamental aspects of their activity.	Value - There are no landscape designations within the view although Weston park is visible in the background. The viewpoint portrays attractive countryside.
POTENTIAL CHANGES TO THE VIEW	This characteristic features of this view will remain unchanged post development. The pattern of various sized fields in the foreground, Dog Wood enclosure, the long view to Weston Park and gently undulating skyline will not change. However, glimpses of a small portion of the development will be visible, albeit in the far distance and filtered by existing and proposed planting, at the centre of the view.	



Approximate extent of Site

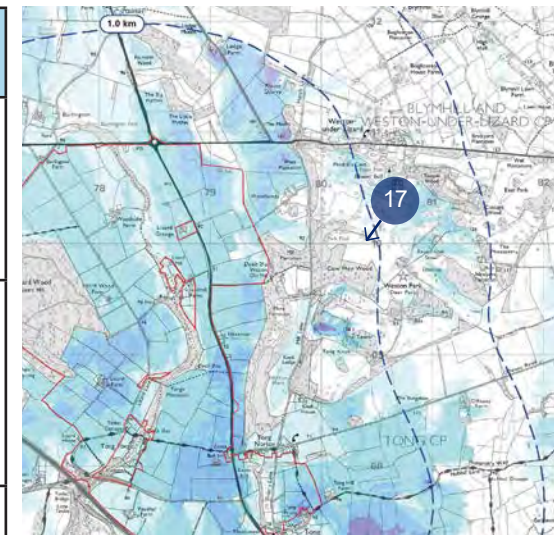


VIEWPOINT 16: MONARCH'S WAY - TONG FORGE		
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by road users and pedestrians on Lizard Lane, which is also part of the Monarch's Way recreational route. The majority of the view consists of the agricultural field enclosed to the left by hedgerow and then parkland fence. In the background is Lizard Hill woodland.	
SENSITIVITY OF THE RECEPTORS: HIGH	Susceptibility - Visual receptors associated to this view are road users. People driving would not be focusing on the view; while cyclists going along this secondary, country road or pedestrian walking the Monarch's Way for recreational reasons are more likely to pay attention to the surrounding context.	Value - There are no landscape or historical designations within the view, The viewpoint portrays attractive countryside.
POTENTIAL CHANGES TO THE VIEW	This view will substantially change as the proposed housing development will replace the open field in the foreground. Due to great proximity to the development the view of Lizard Hill as a defining skyline feature will be lost behind the proposals.	





VIEWPOINT 17: WESTON PARK - NORTH		
DESCRIPTION OF THE VIEW (0m from site)	The viewpoint represents views experienced by visitors of Weston Park on the path south of Weston Hall. The park land in the foreground is scattered with mature trees. Further woodland cover in the foreground encloses the view defining the largely level skyline.	
SENSITIVITY OF THE RECEPTORS: HIGH	Susceptibility - Weston Park is privately owned but accessible to the public. The visual receptors associated with this view are therefore visitors of this popular, historic, cultural asset.	Value - Weston Park, which is visible within this view, is a the Registered Parks and Gardens and a remarkable example of Capability Brown design.
POTENTIAL CHANGES TO THE VIEW	There would be no changes experienced in this view as the proposal is not visible due to intervening vegetation and topography.	



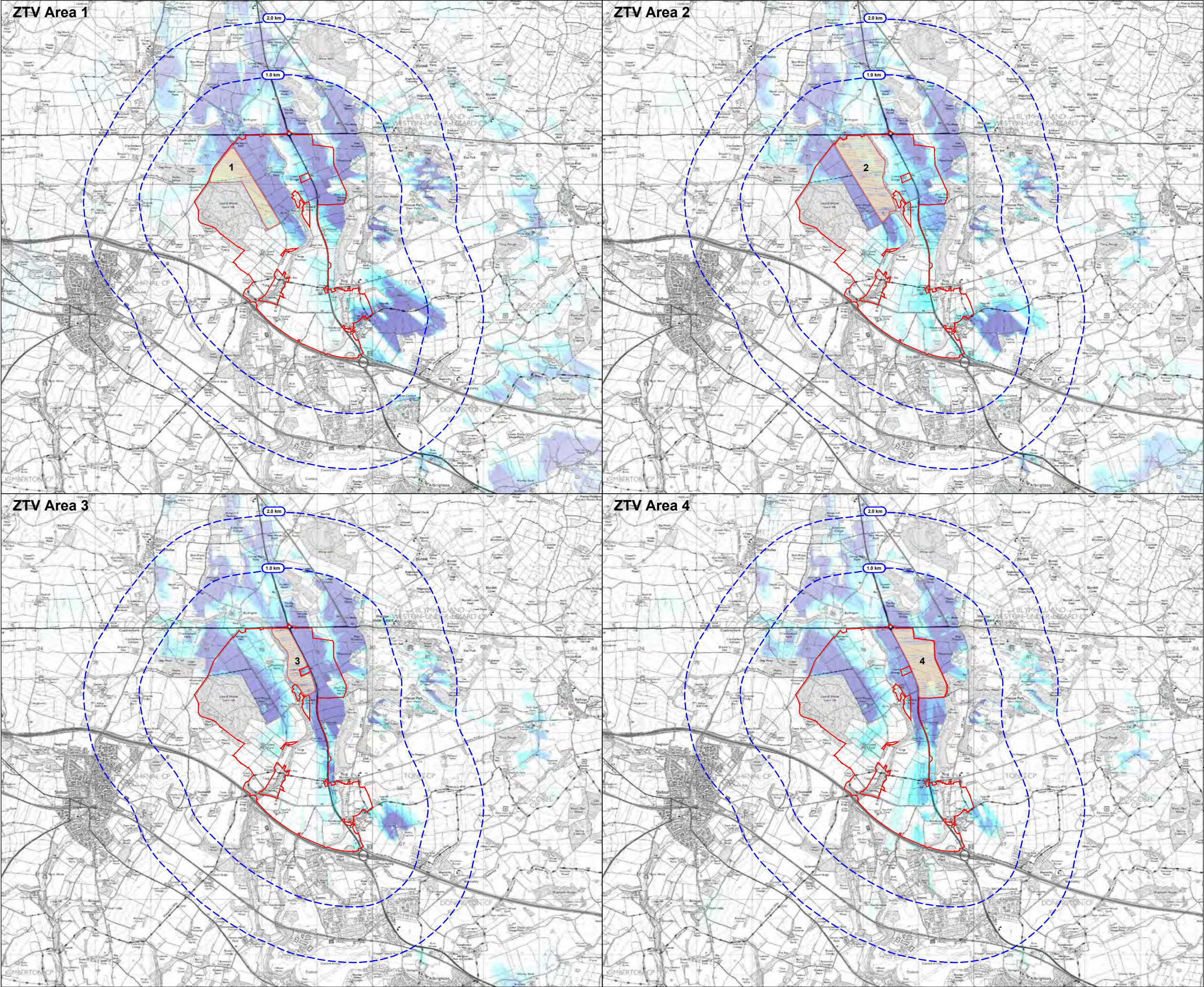


VIEWPOINT 18: UPTON ROAD		
DESCRIPTION OF THE VIEW (0m from site)	The viewpoint represents views experienced by road users travelling north on a secondary road to the south east of Shifnal. The agricultural land in the foreground is enclosed by woodland cover. Nevertheless long views are afforded to the undulating, wooded skyline in the background. Weston Park is visible to the left of the view.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - Visual receptors associated to this view are road users. People driving would not be focusing on the view; while cyclists going along this secondary, country road for recreational reasons are more likely to pay attention to the surrounding context.	Value - There are no landscape designations within the view although Weston Park is visible in the background. The viewpoint portrays typical countryside.
POTENTIAL CHANGES TO THE VIEW	Although glimpses of Tong Forge houses are visible at the centre of the view in the far distance, the proposed development would be largely screen by intervening vegetation and topography. During winter time, as deciduous trees would not be in leaf, some glimpses of the development could be available, albeit in the far distance.	



APPENDIX D

CAPACITY STUDY



Legend

Site Boundary

Distance from Site

Zone of Theroetical Visibility

Percentage of target points theoretically visible:

Up to 25%

Up to 50%

Up to 75%

Up to 100%

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- 3 Storey apartment: 12.5 m (to ridge)
- Viewer height: 1.7m

The heights of existing vegetation/ structures are estimated, using 'Google Street View' and field observations.

Visual barriers less than 5 m high have not been modeled.

The ZTV identifies where potentially developable areas would be theoretically visible. Due to the frequency of hedgerows and low-level vegetation the actual visibility would be significantly less extensive than the drawing indicates.

Rev.	Date	Details
GENERAL		
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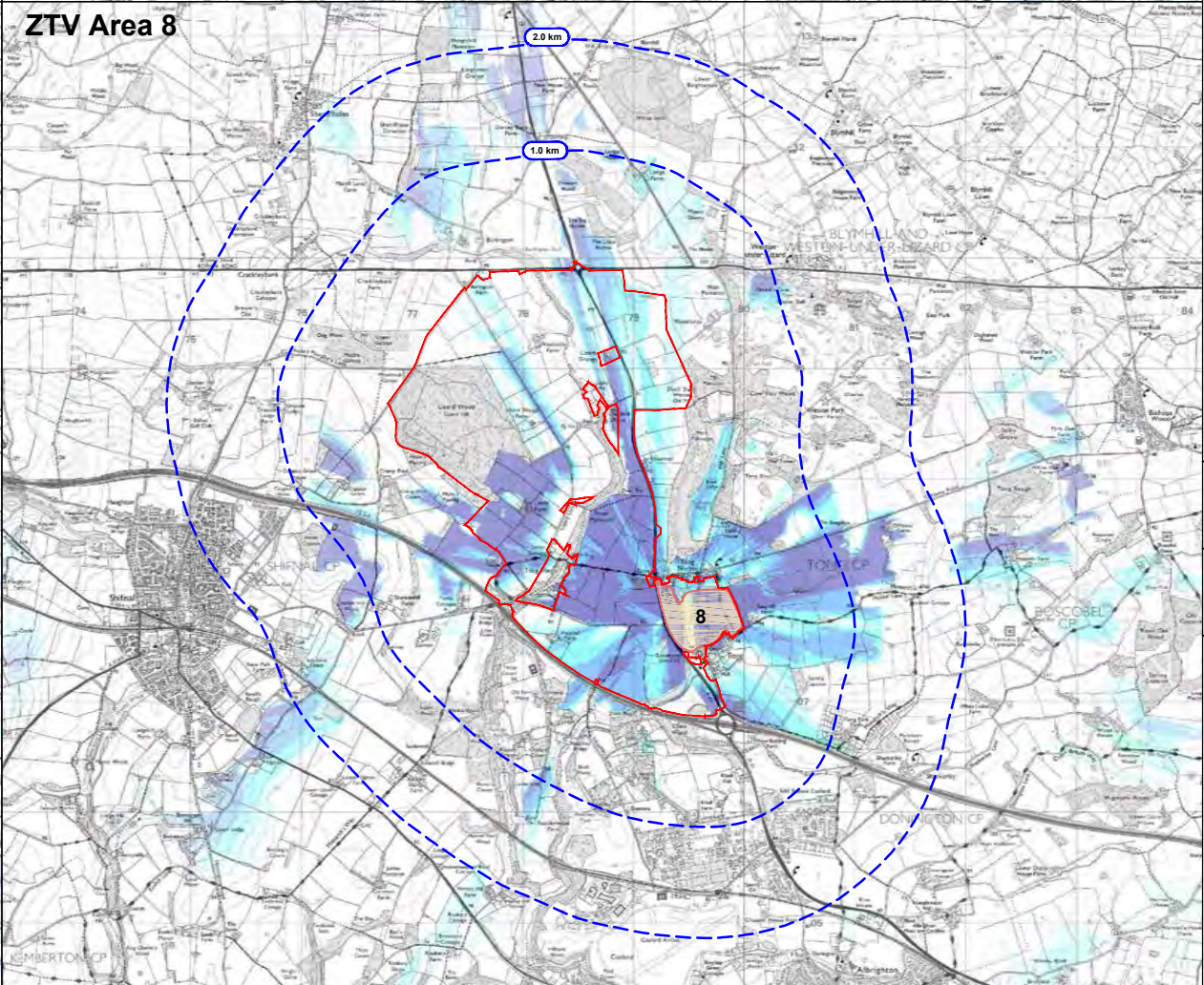
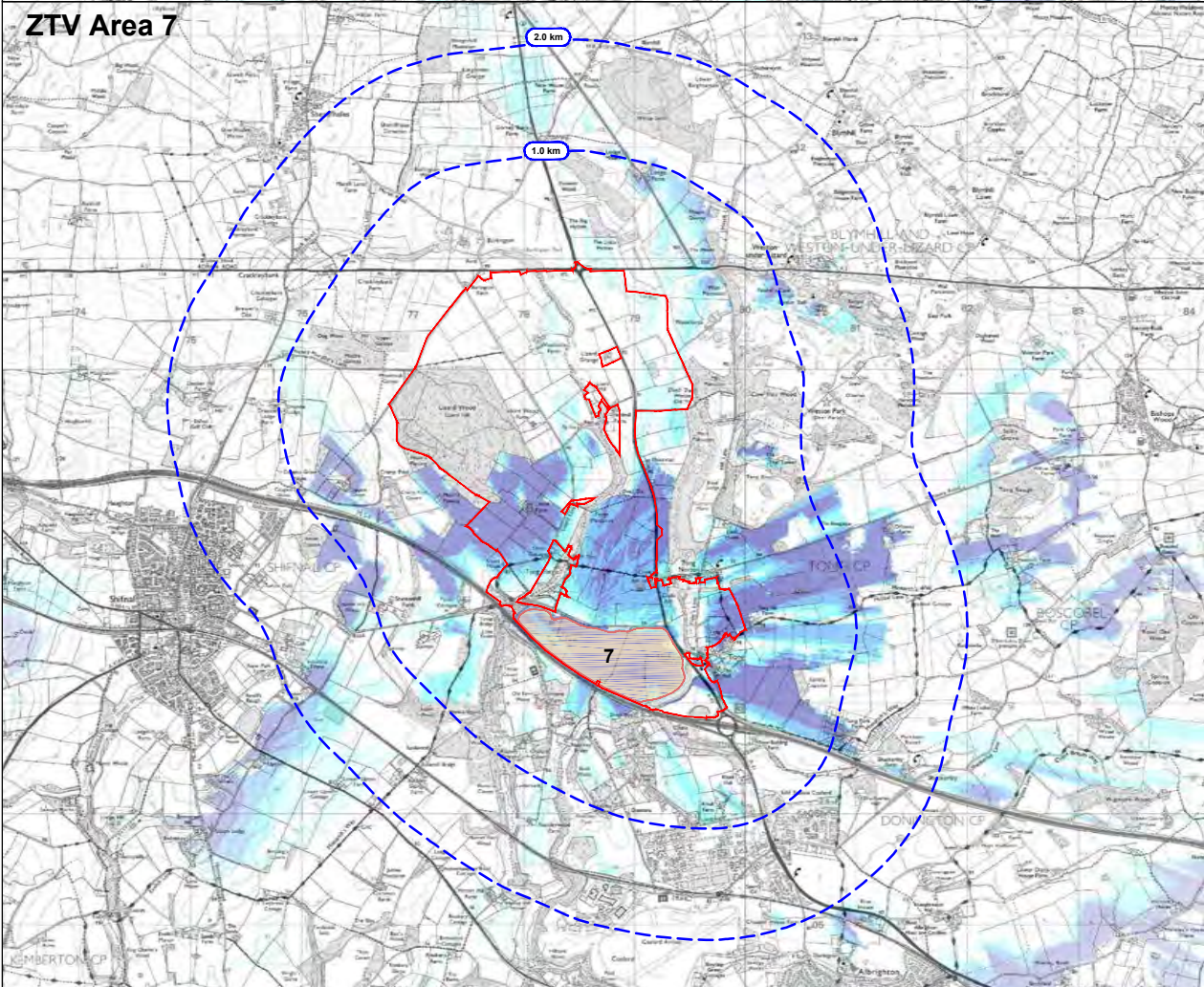
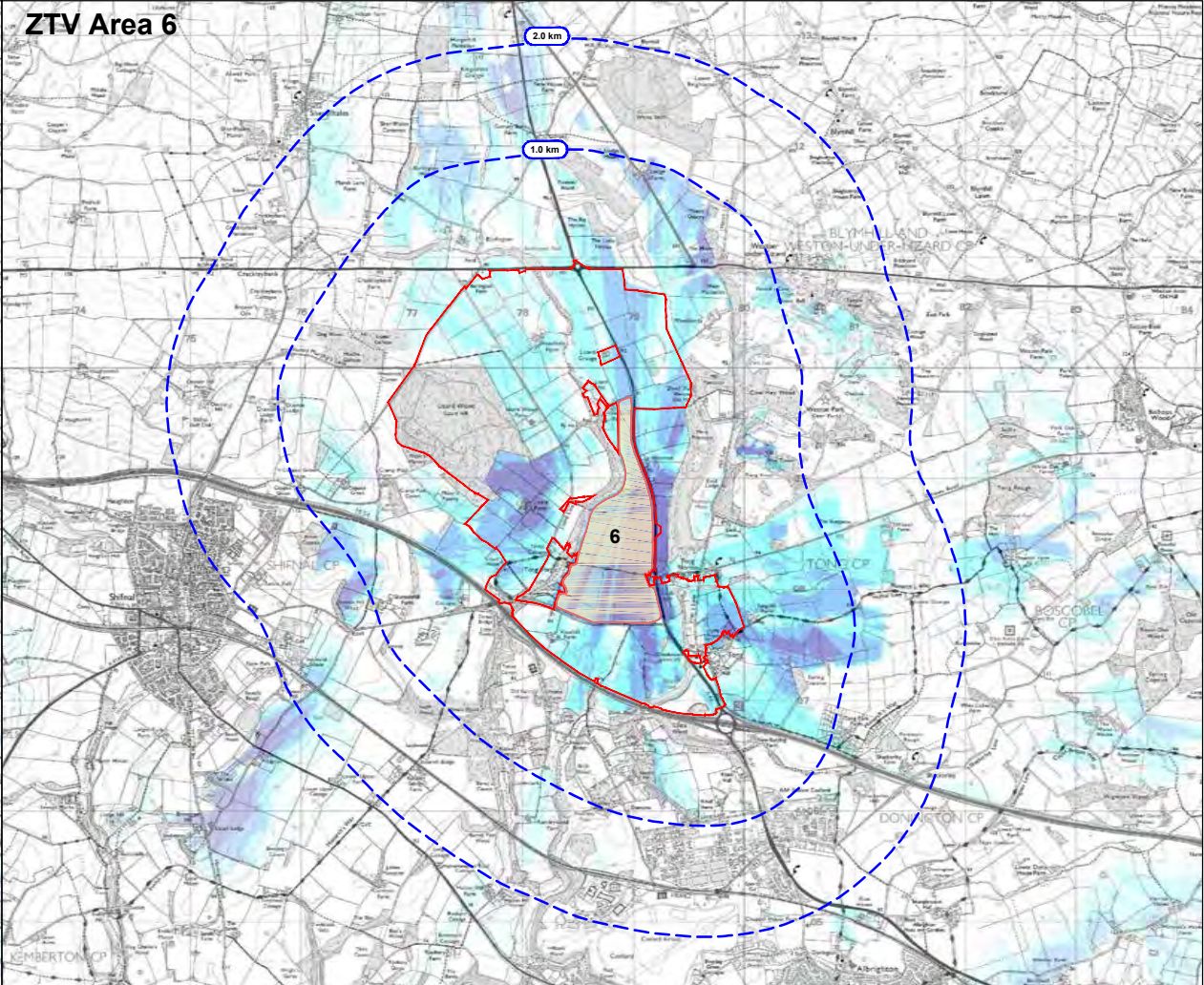
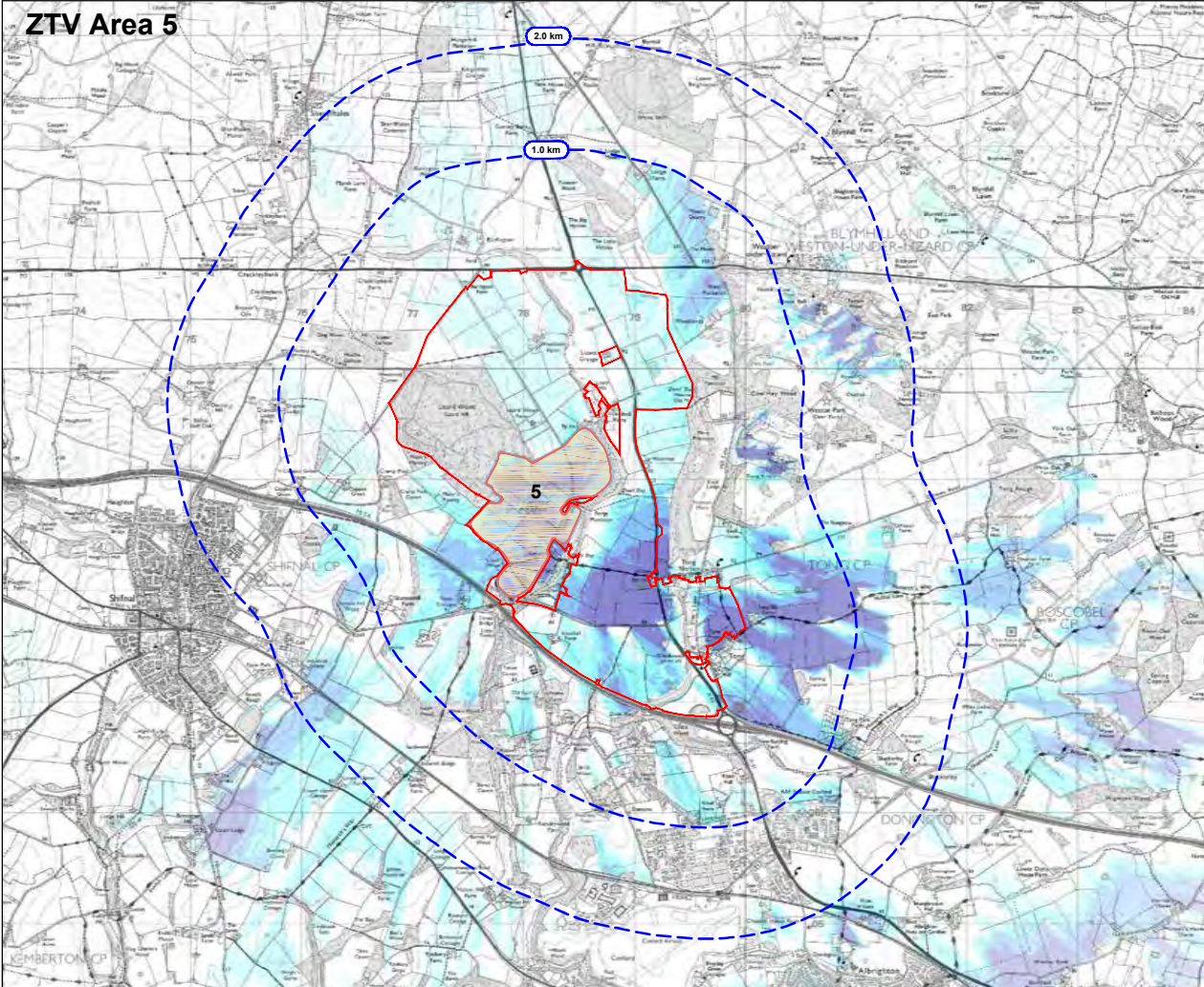
Urban Design studio
Bidwell House, Trumpington Road,
Cambridge CB2 9LD

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Land at J3

DETAILED ZONE OF THEORETICAL VISIBILITY (ZTV) SHEET 1 OF 3

Job Code: 41043	OS License Number: 0100031673
Drawing Scale: NTS	Date: 18.07.19
Drawing Number: 8	Checked By: NR
	Revision: A



Legend

— Site Boundary

1.0 km Distance from Site

Zone of Theroetical Visibility

Percentage of target points theoretically visible:

Up to 25%
Up to 50%
Up to 75%
Up to 100%

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- 3 Storey apartment: 12.5 m (to ridge)
- Viewer height: 1.7m

The heights of existing vegetation/ structures are estimated, using 'Google Street View' and field observations.

Visual barriers less than 5 m high have not been modeled.

The ZTV identifies where potentially developable areas would be theoretically visible. Due to the frequency of hedgerows and low-level vegetation the actual visibility would be significantly less extensive than the drawing indicates.

Rev.	Date	Details
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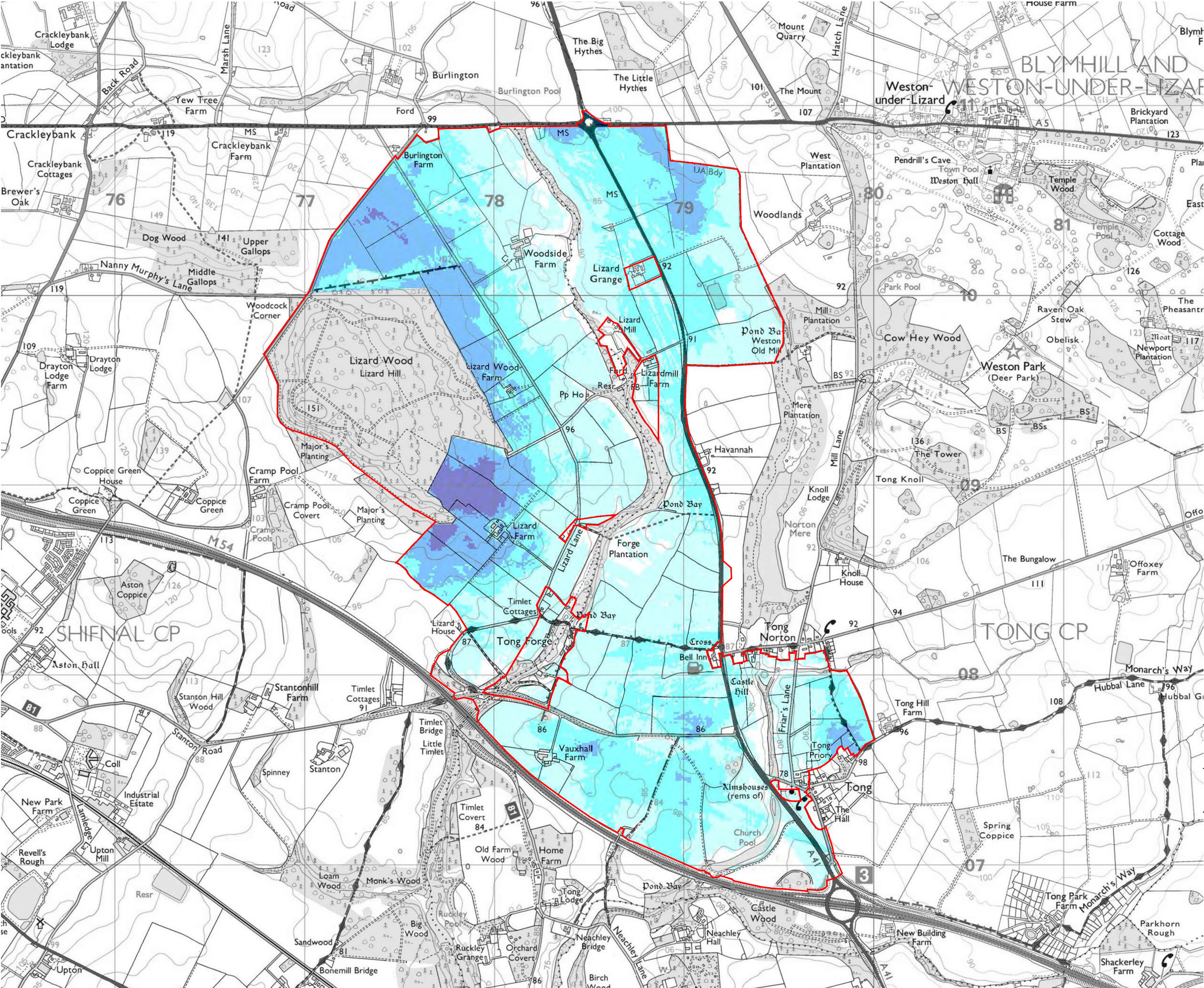
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Land at J3

DETAILED ZONE OF THEORETICAL VISIBILITY (ZTV) SHEET 2 OF 3

Job Code: 41043	OS License Number: 0100031673
Drawing Scale: NTS	Date: 18.07.19
Drawing Number: 9	Checked By: NR
	Revision: A



Legend

- Site Boundary
- Distance from Site

Zone of Theroetical Visibility

Visibility of the site from the surrounding landscape

- Low visual prominence
- Moderate visual prominence
- High visual prominence
- Very high visual prominence

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), assuming the following heights:

- 3 Storey apartment: 12.5 m (to ridge)
- Viewer height: 1.7m

The heights of existing vegetation/ structures are estimated, using 'Google Street View' and field observations.

Visual barriers less than 5 m high have not been modeled.

The ZTV identifies where potentially developable areas would be theoretically visible. Due to the frequency of hedgerows and low-level vegetation the actual visibility would be significantly less extensive than the drawing indicates.

Rev. Date Details

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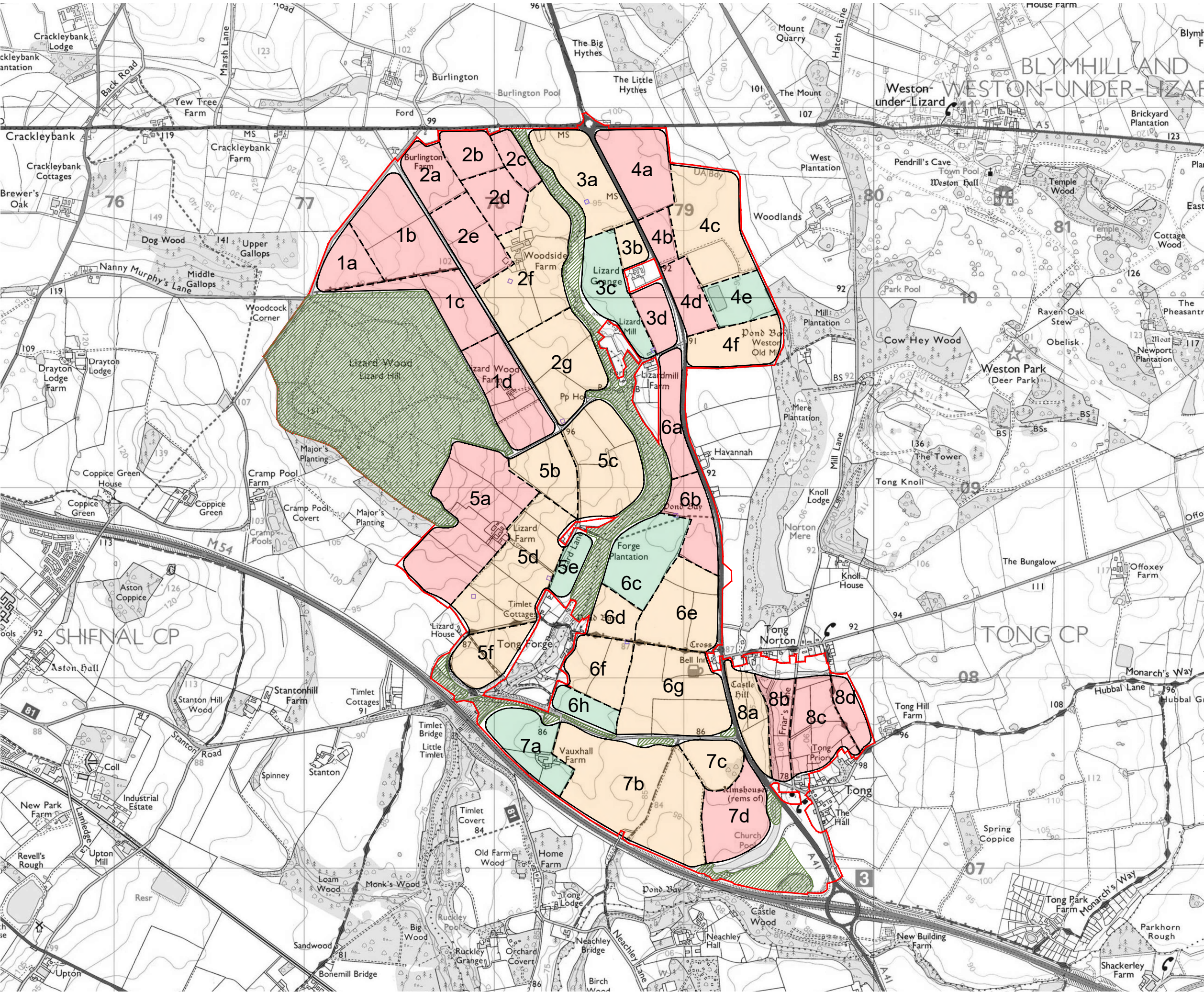
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LAND AT J3

DETAILED ZONE OF THEORETICAL
VISIBILITY (ZTV) SHEET 3 OF 3

Job Code: 41043 OS License Number: 0100031673
Drawing Scale: NTS Date: 19.07.19 Drawn By: CD Checked By: NR
Drawing Number: UDS41043-A3-0101 Revision: A



Legend

- Site Boundary
- Area Boundary (Refer to detailed ZTVs)
- Unit Boundary
- Existing Woodland Retained
- High Landscape Capacity
- Medium Landscape Capacity
- Low Landscape Capacity

Landscape Capacity

Green indicates the least sensitive areas, which have the greatest capacity to accommodate the proposed development;

Amber indicates areas which are reasonably sensitive, although they have some capacity to accommodate development; and

Red indicates the most sensitive areas, which have the highest scenic quality and therefore the least capacity to accommodate development of type proposed.

Rev.	Date	Details
1		

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BRADFORD RURAL ESTATES LIMITED
LAND AT J3
**ASSESSMENT OF
LANDSCAPE CAPACITY**

Job Code: 41043	OS License Number: 0100031673		
Drawing Scale: NTS	Date: 16.08.19	Drawn By: CD	Checked By: NR
Drawing Number: 11	Revision: A		

