

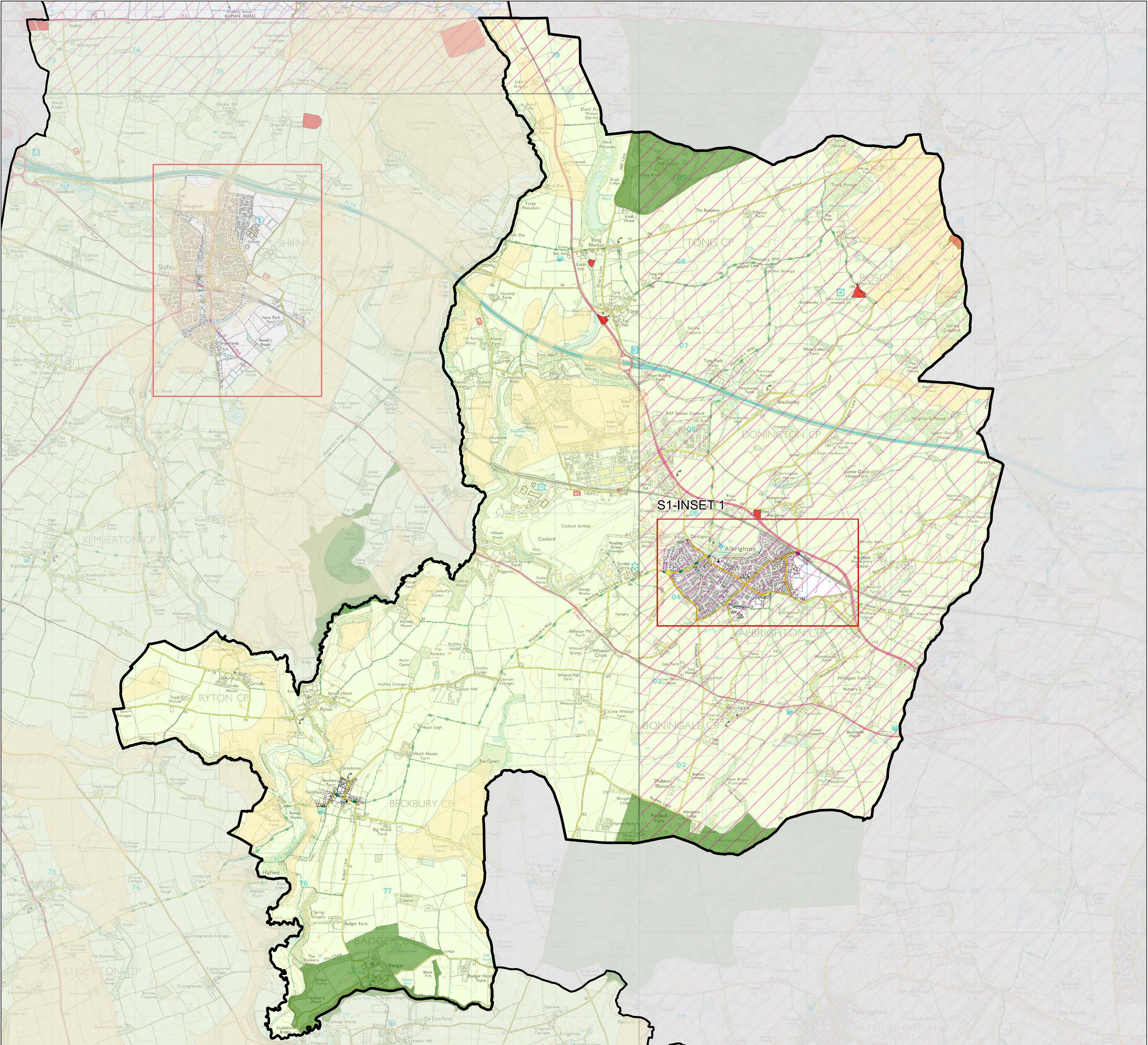
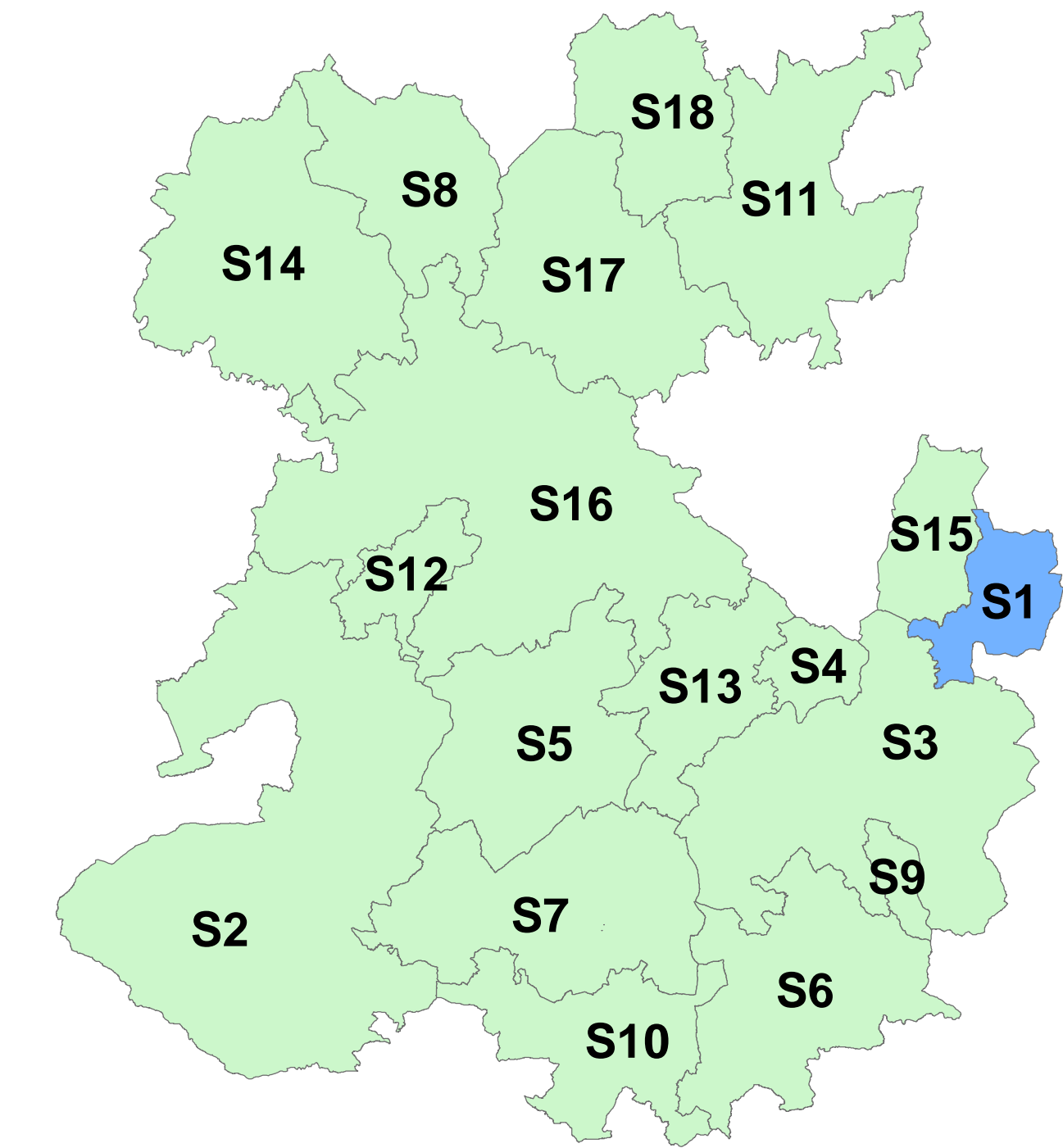


S1 Albrighton Place Plan Area

Key

- ★ Community Clusters
- Community Hub
- Inset
- Petroleum Exploration & Development Licence Area
- Mineral Safeguarding Area
- Scheduled Ancient Monument
- Registered Parks
- Greenbelt Adopted July 2006

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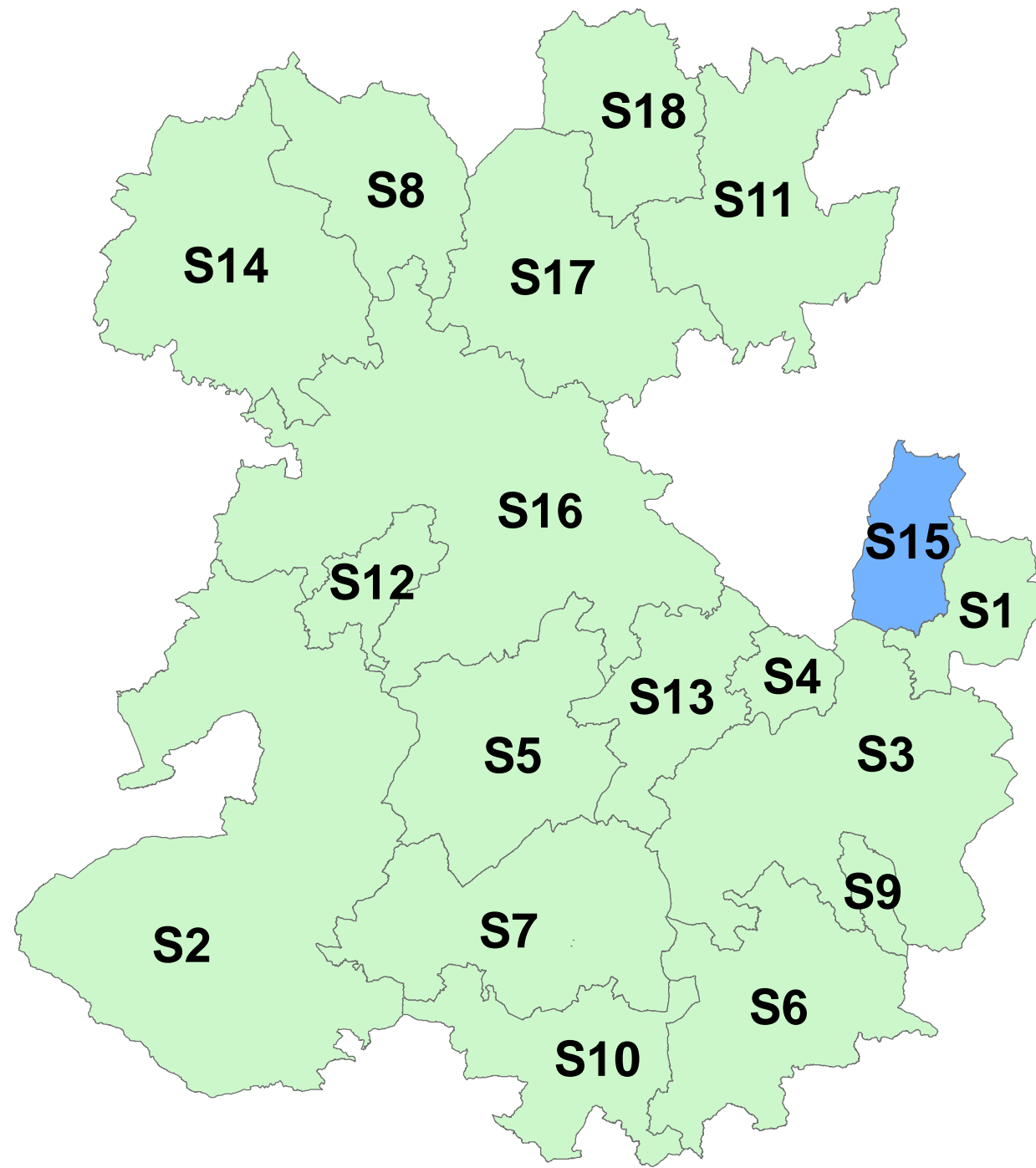
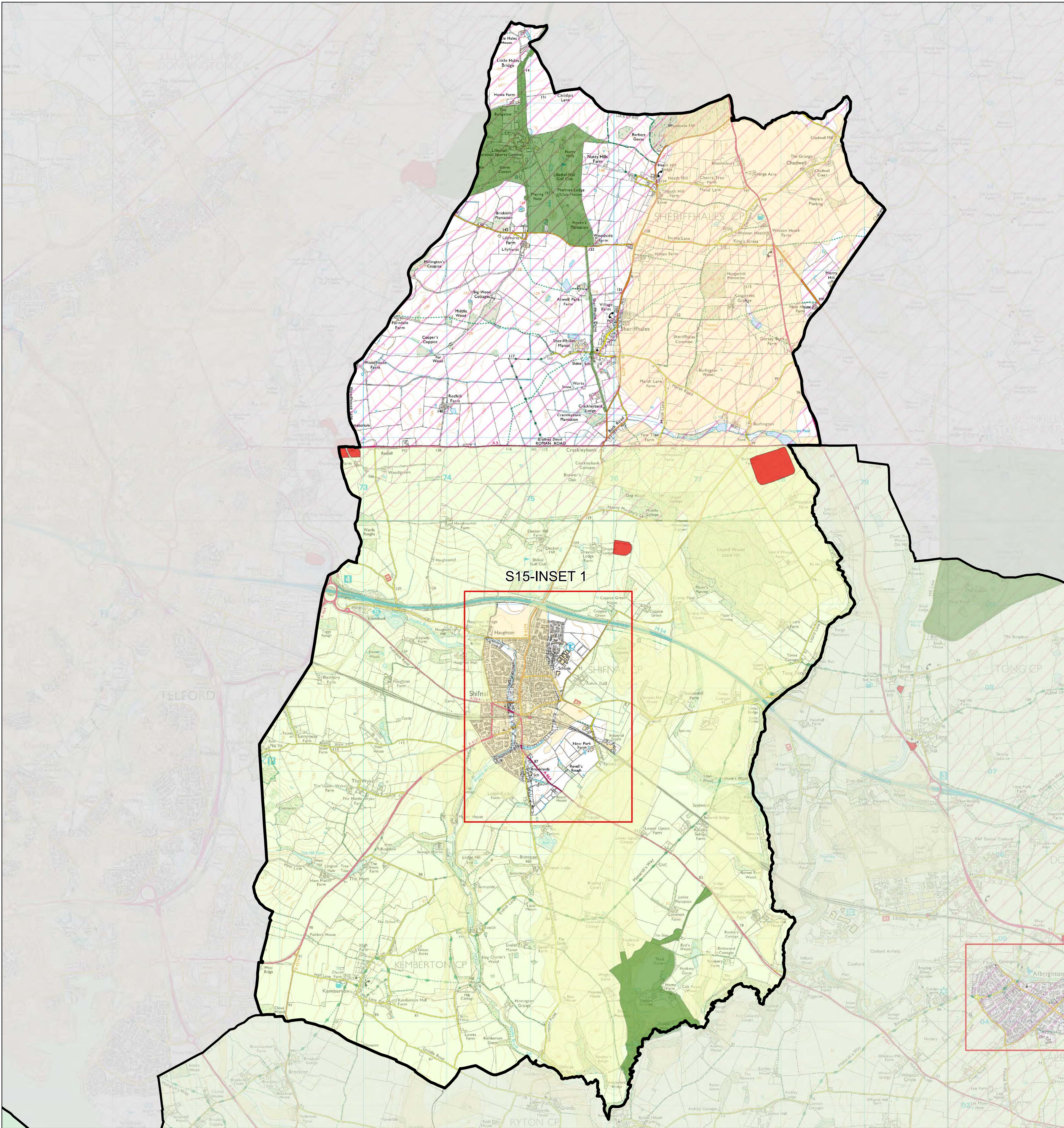


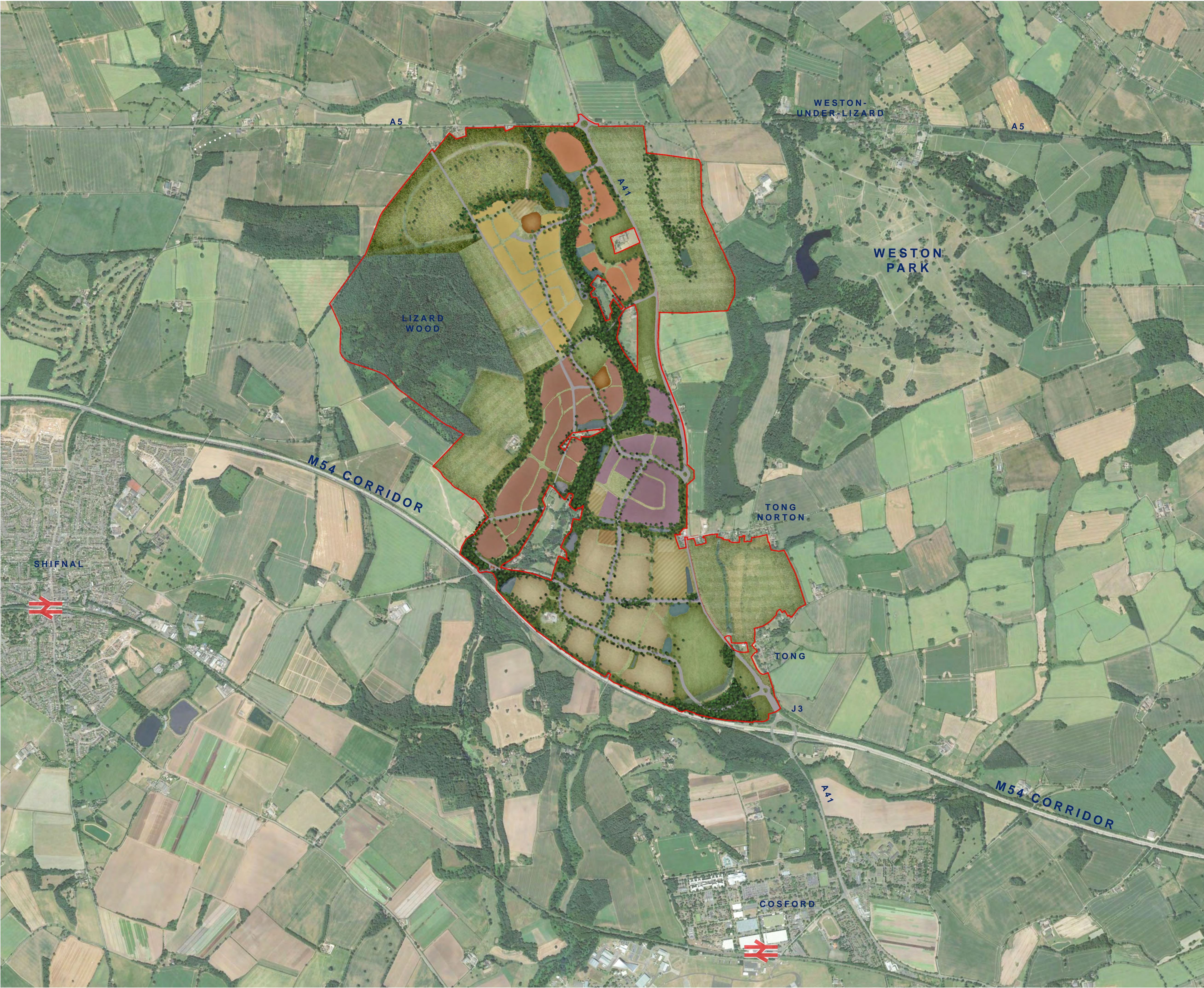
S15 Shifnal Place Plan Area

Key

- ★ Community Clusters
- Community Hub
- Inset
- Scheduled Ancient Monument
- SSSi
- Registered Parks
- Greenbelt Adopted July 2006
- Mineral Safeguarding Area
- Petroleum Exploration & Development Licence Area

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KEY

- Site Boundary
- Retained Agricultural Land Use
- Proposed Country Park
- Proposed / Reinforced Woodland Belt
- Proposed Public Park
- Existing + Proposed Water Bodies
- Proposed Tree-lined Main Roads
- Strategic Employment Area
- Neighbourhood 1
- Neighbourhood 2
- Neighbourhood 3
- Neighbourhood 4
- Supermarket
- School
- Local Centre
- Cosford Railway Station

C	22.08.2019	Employment Area Changes
Rev.	Date.	Details.
GENERAL Do not scale from this drawing. All dimensions to be checked on site. This plan is to be read with all accompanying documentation. © Bidwells 2019		

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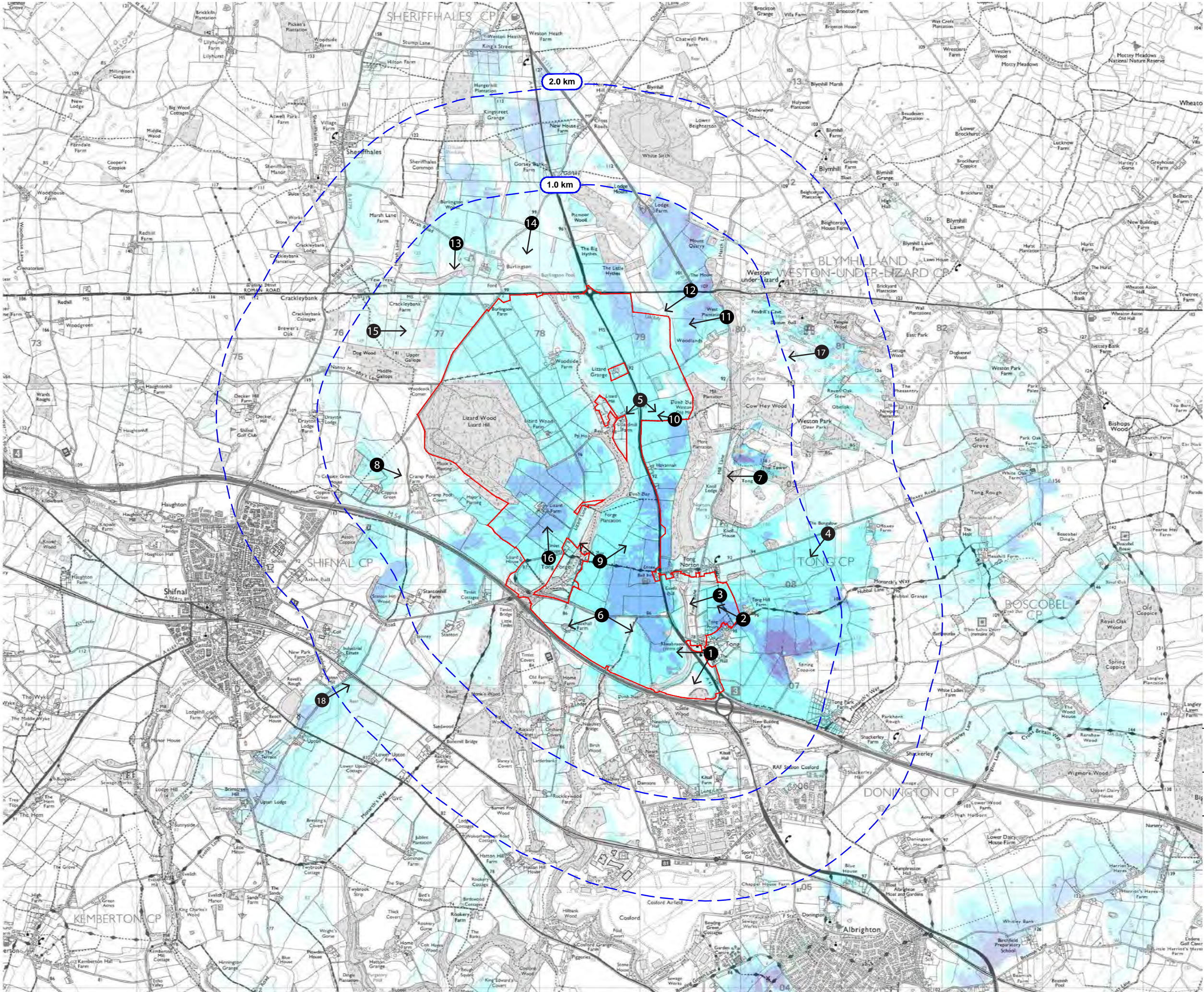
JUNCTION 3: M54

ILLUSTRATIVE MASTER PLAN

Job Code: 44025	OS License Number: 100017734		
Drawing Scale: NTS	Date: 02.08.2019	Drawn By: JG	Checked By: DP
Drawing Number: UDS44025-A1-0201	Revision Number: C		

APPENDIX C

ZTV AND VIEWPOINTS



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 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.

Proposed viewpoints

Rev. Date Details

GENERAL
Do not scale from this drawing.
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BRADFORD RURAL ESTATES LIMITED

LAND AT J3

**ZONE OF THEORETICAL
VISIBILITY (ZTV)**

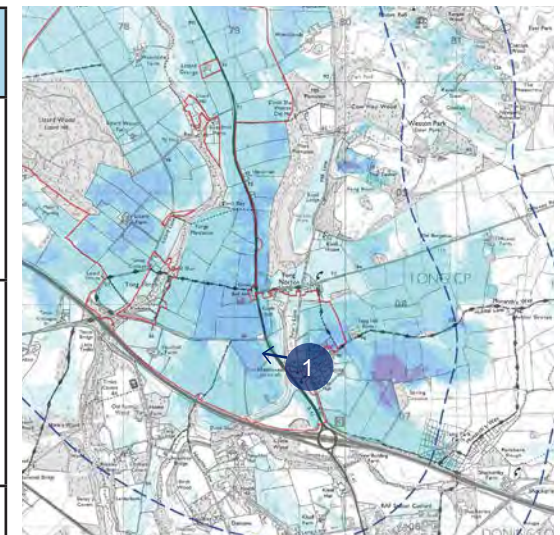
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Drawing Scale: NTS Date: 23.07.19 Drawn By: CD Checked By: NR

Drawing Number: UDS41043-A3-0101 Revision: C

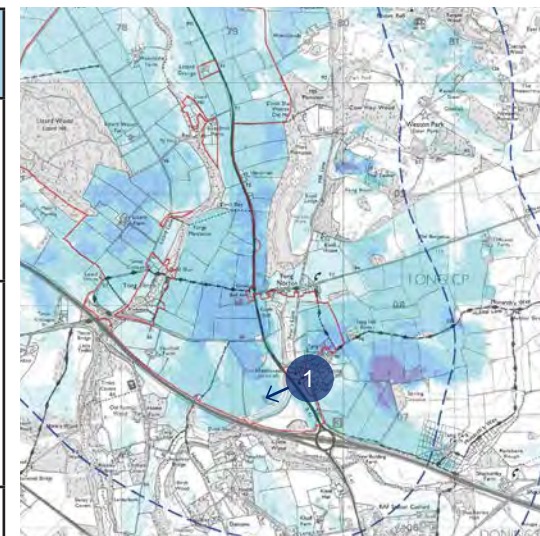


VIEWPOINT 1a: TONG - NEWPORT ROAD		
DESCRIPTION OF THE VIEW (57m from site)	The photograph represents views experienced by road users travelling through Tong village on Newport Road in a northerly direction and pedestrians on a dedicated pavement. This viewpoint is located in close proximity of the western site boundary; the site extends across the whole view but it's not visible due to intervening vegetation and buildings. St Bartholomew's Church is central to the view. In the foreground is the church courtyard.	
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 pedestrian and 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. However, St. Bartholomew's Church is a Grade I Listed building as well as being part of Tong Conservation Area.
POTENTIAL CHANGES TO THE VIEW	Overall, distance, intervening built form and vegetation would prevent clear views of the proposed development. However, occasional glimpses of built form through the dense planting are more likely during the winter season when trees are not in leaves.	





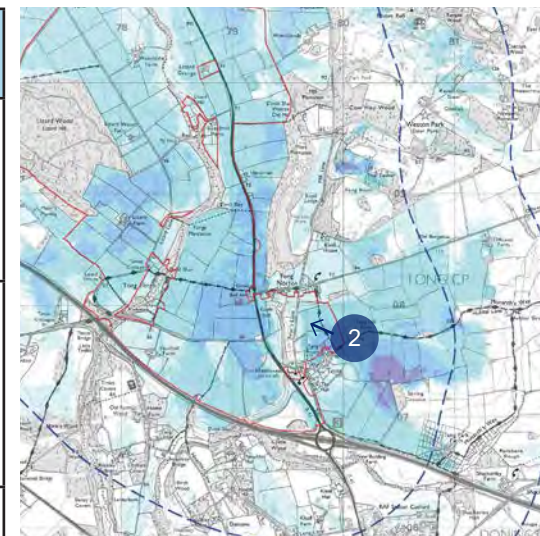
VIEWPOINT 1b: TONG - NEWPORT ROAD		
DESCRIPTION OF THE VIEW (57m from site)	The photograph represents views experienced by road users travelling on Newport Road through Tong village and pedestrians on a dedicated pavement looking west across St Bartholomew's Church courtyard. This viewpoint is located in close proximity of the western site boundary. The site is visible in the middle-ground beyond the A41 corridor. To the right is a glimpse of Church Pool.	
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 pedestrian and 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, however this is looking across St Bartholomew's courtyard at the Site of Medieval College Schedule Monument.
POTENTIAL CHANGES TO THE VIEW	The proposed development will be located behind the ancient woodland in the background of the viewpoint, and Church Pool tree belt. Therefore, besides the access road across the open space, the proposals will not be visible from this location throughout the whole year as existing woodland provide sufficiently dense, visual bu .	





VIEWPOINT 2: MONARCH'S WAY – PUBLIC RIGHT OF WAY 0149/19/3

DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by pedestrians using the Monarch's Way footpath linking Tong to Meashill Farm. The viewpoint is located at the eastern edge of the site, which extends over the arable fields in the foreground. To the left of the view, Wrekin hill emerges on the horizon line.	
SENSITIVITY OF THE RECEPTORS: HIGH	Susceptibility - The majority of the visual receptors associated to this view are pedestrians walking along a popular public footpath, the Monarch's Way.	Value - There are no landscape designations visible within this view, however the view's scenic qualities are appreciated by the pedestrians on the Monarch's Way.
POTENTIAL CHANGES TO THE VIEW	The visible area of the site in the foreground, below Lizard Hill, is proposed as open green space. The proposed development will sit in the far distance at the bottom of the valley. Location on the lower topography and intervening vegetation, both hedgerows and trees, prevents clear views of the proposals. Glimpses of the proposed development will be visible during winter months filtered by the bare trees. However, long views to the Wrekin and Lizard Hill will be preserved because the proposed development does not extend to the higher ground within the site.	



Approximate extent of Site

St Bartholomew's Church

Lizard Hill

This image provides landscape and visual context only

VIEWPOINT 3: MONARCH'S WAY - PUBLIC RIGHT OF WAY 0149/7/1

DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by pedestrians walking along the Monarch's way footpath to the south of Tong Norton. The viewpoint is located within the site, which extends across the whole photograph. In the foreground is open fields currently used as paddocks. The horizon line is mostly defined by wooded, linear hills; the electricity post and St Bartholomew's Church stipple on the left of the view stand out above the horizon. Lighting columns and cars travelling along the A41 are visible in the middle ground.	
SENSITIVITY OF THE RECEPTORS: HIGH	Susceptibility - The visual receptors associated with this view are pedestrian walking along a popular public footpath, the Monarch's Way.	Value - There no landscape designations visible within this view, however the view's scenic qualities are appreciated by the pedestrians on the Monarch's Way.
POTENTIAL CHANGES TO THE VIEW	The majority of the view will be retained as green open space, including the existing hedgerows and trees. View of the Church will, therefore, be intact. The developed area is located beyond the A41 in the background. Glimpses of the development will be visible throughout filtered by the existing trees with clearer views at the centre of the viewpoint where the cross valley green field is currently visible. Some views of the proposed development below Lizard Hill are also afforded from this viewpoint, although the hill will retained its skyline and isolated character thanks to the proposed open space around its eastern edge. It is noted that during summer the exiting tree belt will provide additional screening of the development. Furthermore, long cross valley view to the wooded skyline will be largely intact as the development concentrate on valley bottom.	



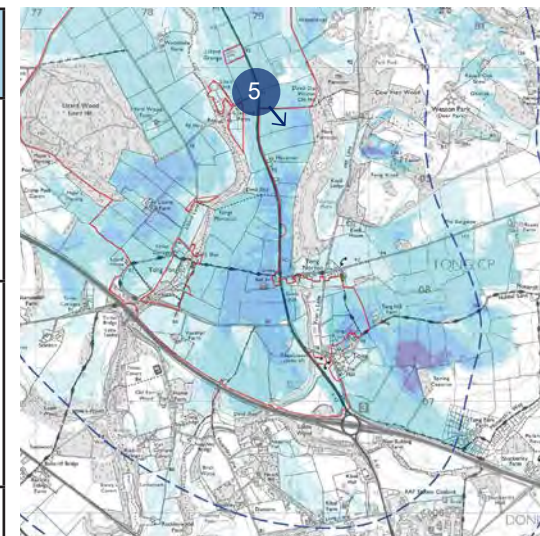


VIEWPOINT 4: OFFOXEY ROAD		
DESCRIPTION OF THE VIEW (1km from site)	The photograph represents views experienced by road users travelling on Offoxey Road in a westerly direction. The view is taken through one of the few gaps in the hedgerow. The foreground is open arable land dissected by linear hedgerows and isolated trees. The linear horizon line is broken by Spring Coppice woodland block and Wrekin outline is visible in the far distance.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - The visual receptors associated with this view are road users travelling on a country lane. Drivers attention would not be focused on the landscape.	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 substantially unchanged following completion of the proposed development. The intervening vegetation and topography prevent views of the development. The skyline will therefore remained intact.	





VIEWPOINT 5a: A41 - NORTH		
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by road users travelling southerly on the A41. The viewpoint is located within the site. While the A41 is a prominent feature within the view, the majority of it consist of agricultural field enclosed by mature tree belts. The field to the left of the view is not part of the site boundary.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - The visual receptors associated with this view are road users, mostly drivers, travelling along a busy, mayor road. Their attention would not be focused on the landscape context.	Value - There are no landscape designations visible within this view, nor local planning designations or cultural reference. The scenic quality of the view is substantially diminished by the prominent road.
POTENTIAL CHANGES TO THE VIEW	To the right of the A41 a green open space is proposed leaving the view substantially intact, however further down along the road glimpses of the proposed housing area will be visible. The majority of the wooded skyline will remain intact. Further proposed development to the south of the site will be located on lower topography and therefore not visible.	



Approximate extent of Site



VIEWPOINT 5b: A41 - NORTH

DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by road users travelling southerly on the A41. The view is located within the site which is visible in the foreground. The A41 is a dominant feature of this view, beyond it is an agricultural field enclosed by the tree belt.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - The visual receptors associated with this view are road users, mostly drivers, travelling along a busy, major road. Their attention would not be focused on the landscape context.	Value - There are no landscape designations visible within this view, nor local planning designations or cultural reference. The scenic quality of the view is substantially diminished by the prominent road.
POTENTIAL CHANGES TO THE VIEW	The majority of this view will be retained as open space and the tree belt reinforced with additional planting. However, glimpses of the proposed housing development will be visible further along the road through the proposed new planting. Glimpses of the development beyond the existing tree belt will also be available during winter months when the trees are not in leaves.	

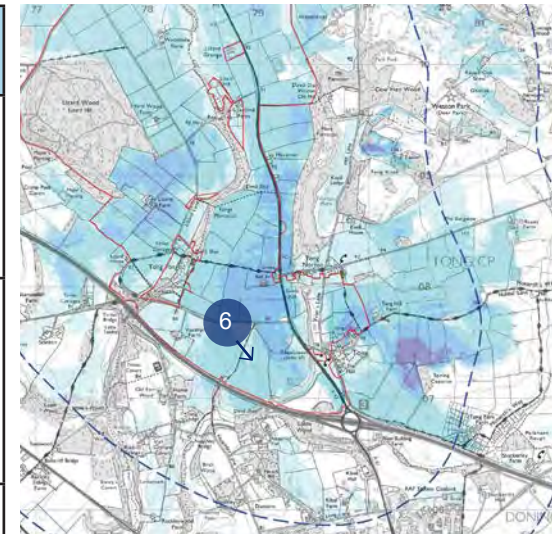


Approximate extent of Site



This image provides landscape and visual context only

VIEWPOINT 6a: STANTON ROAD		
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by road users travelling in an easterly direction along Stanton Road. The viewpoint is located within the site, which extends across the whole photograph. The foreground is mostly arable fields and the gently undulated horizon line is defined by woodlands.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - The visual receptors associated with this view are road users travelling on a country lane. Drivers attention would not be focused on the landscape.	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 substantially change as the open field will be replaced with the proposed development. Because the change will effect the immediate foreground of the view and extend into the background the currently wooded skyline will be lost as screened by the proposals.	



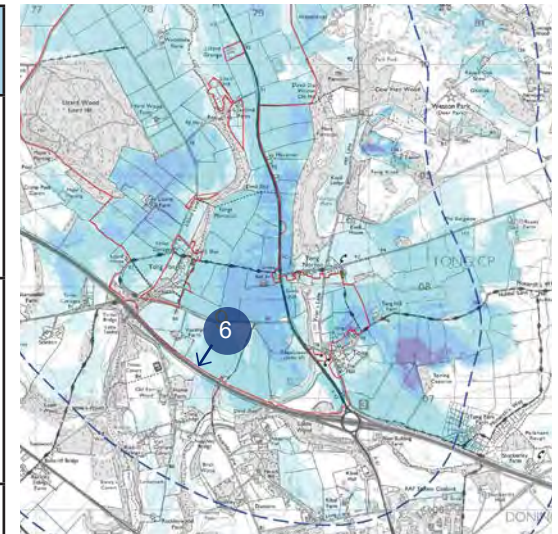
Approximate extent of Site



This image provides landscape and visual context only

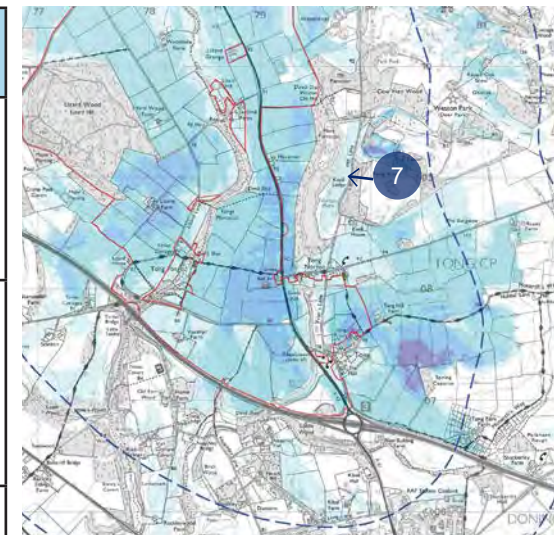
VIEWPOINT 6b: STANTON ROAD

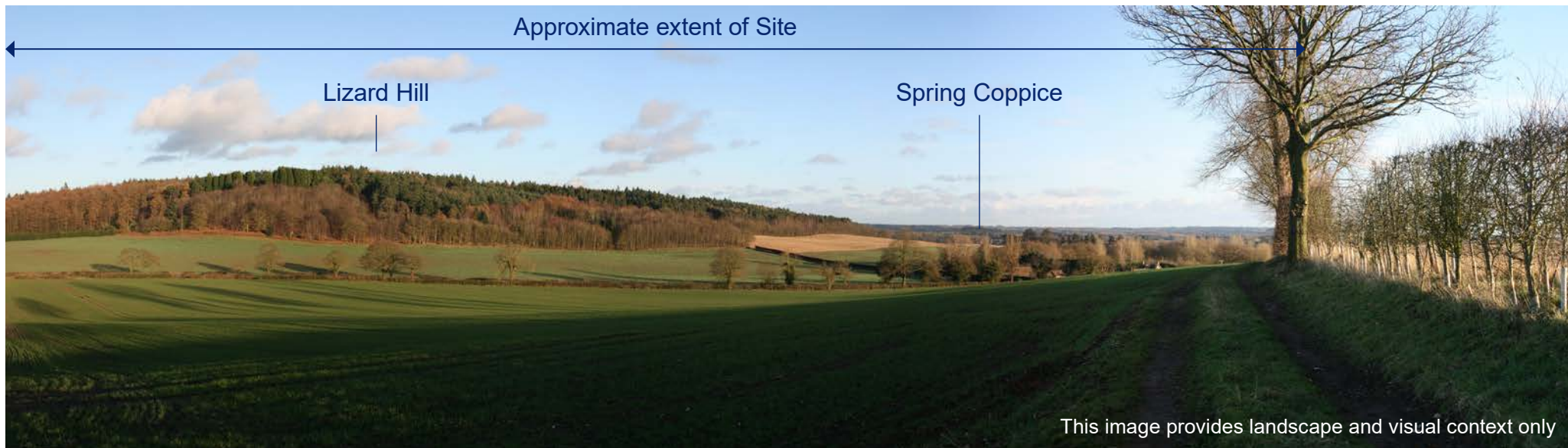
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by road users travelling in a westerly direction along Stanton Road. The viewpoint is located within the site, which extends across the whole photograph. The foreground is arable fields and the gently undulated horizon line is mostly defined by woodlands.	
SENSITIVITY OF THE RECEPTORS: LOW	Susceptibility - The visual receptors associated with this view are road users travelling on a country lane. Drivers attention would not be focused on the landscape.	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 substantially change as the open field will be replaced with proposed buildings for employment use. Because the change will effect the immediate foreground of the view and extend into the background the currently wooded skyline will be lost as screened by the proposals.	





VIEWPOINT 7: THE KNOLL TOWER – WESTON PARK		
DESCRIPTION OF THE VIEW (1.09km from site)	The photograph represents views experienced by visitors of Weston Park in proximity of the Knoll Tower. The site is mostly behind the park hills and existing woodland blocks, Lizard Hill and the ground below is visible to the right of the view. On the foreground is Weston Park land, mostly used for grazing and occasionally cultivated. Mature trees and a block of woodlands define the fields boundaries and extent of the park.	
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	Existing woodland within and in close proximity of Weston Park provides some screening to the proposed development which mostly located on the lower valley land. However, glimpses of the proposals will be visible through the existing vegetation to the right of the view. The open space at the bottom of Lizard Hill avoid impacts on the appreciation of this landscape feature and wooded skyline will remain intact.	





VIEWPOINT 8: PUBLIC RIGHT OF WAY 0141/2/1 – NORTH OF COPPICE GREEN		
DESCRIPTION OF THE VIEW (1.26km from site)	The photograph represents views experienced by pedestrians walking along a public footpath crossing an open, arable field. Lizard Hill is a prominent feature on the left of the photograph and part of the site. To the right of it, the central area of the site, between Tong and Spring Coppice, is visible in the distance within a long view that ends on a linear, wooded horizon line.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - The visual receptors associated with this view are pedestrians on a public footpath that crosses the fields around Coppice Green.	Value - There are no landscape designations visible within this view, however the view's scenic qualities are appreciated by the pedestrians on the public footpath.
POTENTIAL CHANGES TO THE VIEW	This view will remain largely unchanged as the majority of the development is located within the valley bottom which is behind Lizard Hill the undulating fields to the right of it. However, glimpses of the proposed development west of Tong Forge might be experienced to the right of Lizard Hill during winter time, albeit in the far distance. The long cross valley view that reaches Spring Coppice will be retained and so the wooded skyline.	



Approximate extent of Site

Lizard Hill



This image provides landscape and visual context only

VIEWPOINT 9a: MONARCH'S WAY – PUBLIC RIGHT OF WAY 0149/15/2

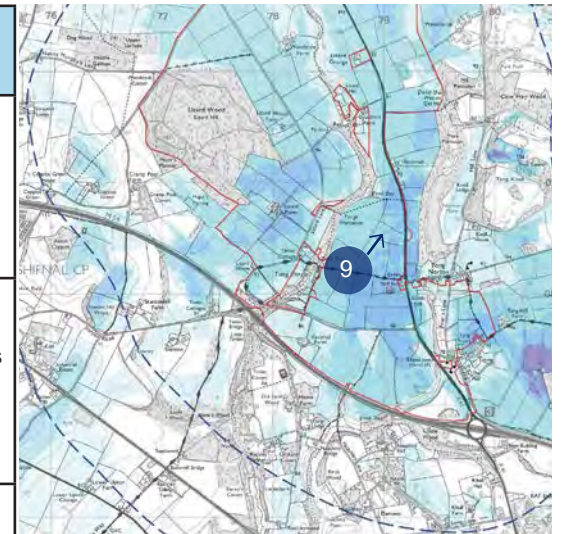
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by pedestrians walking along the Monarch's Way route to the east of Tong Forge. The viewpoint is located within the site. In the foreground is an arable field backed up by Tong Forge's woodland belt, through which Lizard Hill is also visible. Glimpsed of Tong Forge dwelling are visible amongst the trees.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - The visual receptors associated to this view are pedestrian walking along a popular public footpath, the Monarch's Way.	Value - There no landscape designations visible within this view, however the view's scenic qualities are appreciated by the pedestrians on the Monarch's Way.
POTENTIAL CHANGES TO THE VIEW	The view experienced at this viewpoint will substantially change as the Monarch's Way will be enclosed by a woodland buffer beyond which the proposed housing area will take the place of the agricultural field. The view of open countryside will be replaced with filtered views of the proposals. Views of Lizard Hill and the undulating wooded skyline will be lost.	



Approximate extent of Site



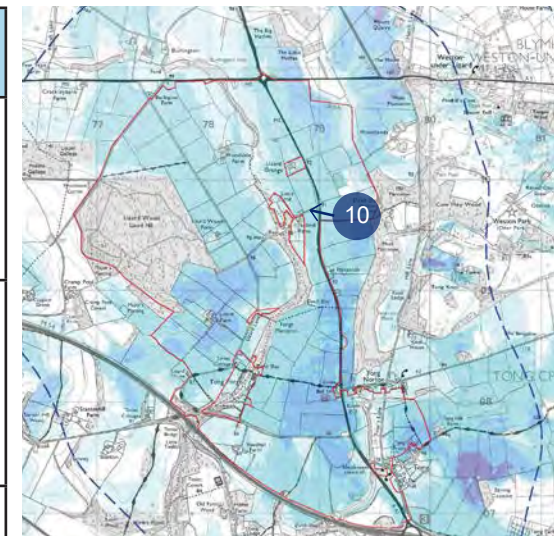
VIEWPOINT 9b: MONARCH'S WAY – PUBLIC RIGHT OF WAY 0149/15/2		
DESCRIPTION OF THE VIEW (1860m from site)	The photograph represents views experienced by pedestrians walking along the Monarch's Way route to the east of Tonge Forge. The viewpoint is located within the site. In the foreground is an arable, open field backed up by Norton Mere woodland. On top of this Weston Park hill is also visible.	
SENSITIVITY OF THE RECEPTORS: MEDIUM	Susceptibility - The visual receptors associated to this view are pedestrian walking along a popular public footpath, the Monarch's Way.	Value - There are no landscape designations visible within this view, however the view's scenic qualities are appreciated by the pedestrians on the Monarch's Way.
POTENTIAL CHANGES TO THE VIEW	The view experienced at this viewpoint will substantially change as the Monarch's Way will be enclosed by a woodland buffer beyond which the proposed housing area will take the place of the agricultural field. The view of open countryside will be replaced with filtered views of the proposals. Views of Weston Park and the undulating wooded skyline will be lost.	



Approximate extent of Site



VIEWPOINT 10: PUBLIC RIGHT OF WAY 0149/12/1		
DESCRIPTION OF THE VIEW (0m from site)	The photograph represents views experienced by pedestrians on a Public Right of Way linking the A41 to Mill Lane. The site is located on the western side of the A41 and is visible from this viewpoint. However, to the left is screen by the existing hedgerow that runs along the footpath to the south. The majority of the view consists of open agricultural landscape that extends up to the hedgerow along the A41. Lizardmill and Lizard Grange farms are visible in the background within cluster of trees. The horizon line is defined by undulating wooded hills.	
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 is a fundamental aspects of their activity.	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 be substantially unchanged post-development in that the site area in the foreground, to the right of the view, will be retained as open space. However, glimpses of the proposal will be available beyond the A41 road filtered by the proposed trees on the development edge. Views of Lizard Hill will be retained in the skyline, however the rest of the undulating horizon line is likely to be partially disrupted by the roof shapes of the proposed development.	



Approximate extent of Site



VIEWPOINT 11: MILL LANE

DESCRIPTION OF THE VIEW (590m from site)	The photograph represents views experienced by road users travelling northwards along a secondary country lane. The lane runs along the western boundary wall of Weston Park, visible to the right of the photograph. The lane is edged with a fairly consisted hedge, views are ordered through the occasional gaps and, due to elevated topography, they extend across the cross valley. Lizard Hill And Upper Gallop woodlands are visible in the far distance.	
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 or historical designations within the view, however the wall to the right belongs to Weston Park Registered Park and Garden.
POTENTIAL CHANGES TO THE VIEW	This view will retained many of its current features, such as the open field in the foreground and long cross valley views to the undulating, wooded skyline. Lizard Hill and Upper Gallops will remain as isolated woodlands surrounded by open space. In fact there will be no development on the fields to the east of the woodlands nor on those currently covered by the white poly-tunnels along Lizard Lane. However there will be a degree of change as the proposed development between the A41 and Lizard Lane will be partially visible, albeit in the far distance filtered by existing and proposed planting.	

