



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

ALBRIGHTON
[07ALB]

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07. ALBRIGHTON [07ALB]



LOCATION AND DESCRIPTION

Albrighton is a large village on the eastern fringe of Shropshire, between Telford and Wolverhampton. RAF Cosford and the RAF Museum is located to the north west of the village. David Austen Roses are renowned worldwide and the plant centre on the western edge of the village also provides a large tourist attraction. The settlement has a population of 4,400. This settlement has been divided into 4 parcels for the purpose of this study.



ALBRIGHTON A [07ALB-A]

LOCATION AND CHARACTER

Parcel A is located to the north of Cosford RAF base, which forms the south and east parcel boundaries and lies south of the M54. The A464 runs through the southern section of the parcel forming part of the western boundary and there is a network of local access tracks to properties, with Neachley Lane, which is also National Cycle route 81, running through the centre of the parcel. Elsewhere the PRoW are sparse. The parcel is characterised by a generous network of woodlands and streams with large country houses and their associated parkland.



1. FROM THE CORNER OF COSFORD RAF BASE, WITH VIEWS TOWARDS THE ROYAL AIRFORCE MUSEUM



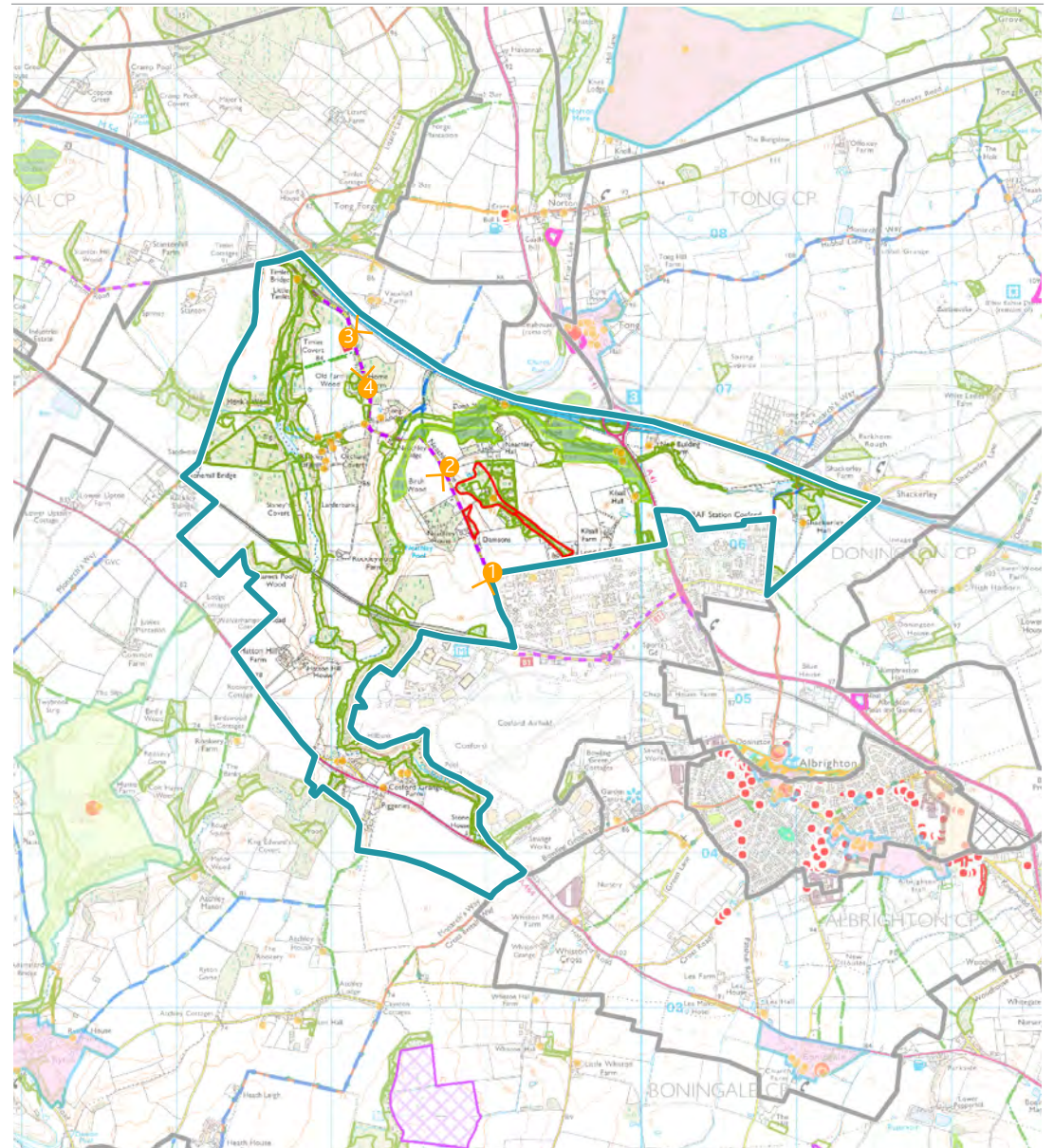
2. FROM NEACHLEY OVER ARABLE FIELDS WITH LIMITED VIEWS OUT DUE TO WOODLAND



3. FROM NEACHLEY LANE TOWARDS THE M54



4. FROM NEACHLEY LANE RUNNING THROUGH WOODLAND AT OLD FARM WOOD AND HOME FARM



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong character in good condition. There are multiple grade II listed buildings throughout the parcel, including large houses such as Ruckley Grange and Neachley Hall, with associated parkland landscape. There is a large area of Tree Protection Orders in the woodland surrounding Neach Hill and Damsons and a large belt of woodland at Birch Wood and Castle Wood to the north east of the parcel is designated as Ancient Woodland. National Cycle Route 81 runs through the parcel and Monarchs Way long distance footpath enters the parcel for a short distance in the western corner. There is a high number of BAP habitats within this parcel, mostly within the woodland network. The woodlands with their pools and streams, including Ruckley Pool within Big Wood, are strong physical features within the landscape. Due to the NCR and network of PRoW throughout the parcel, the landscape makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of regular, generally enclosed, medium to large scale arable fields with a large network of woodland running throughout and interspersed with parkland associated with large houses/halls. The landform is rolling with small valley streams and woodland that are integral to the character of the parcel. There is a medium sense of place and typical rural character with some sense of tranquility and remoteness, particularly within woodland that would be vulnerable to noise or visual disturbance as a result of development. To the north tranquility is reduced due to the M54, particularly towards junction 3 with the A41 and mainline railway which runs through the southern side of the parcel. Existing settlement comprises of large houses/halls and farmsteads scattered throughout the landscape.

LANDSCAPE SENSITIVITY

The large arable fields are of typical rural character and Cosford RAF base to the south east indicates that large development is not uncharacteristic of the area, however the woodlands and associated features are highly sensitive to development, as is the existing settlement. Overall the sensitivity of the landscape to change arising from new housing is medium-high and to employment is also medium-high. However it should be noted that development would be more suited to the southern boundaries of the parcel.



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 is no association with Shropshire Hills AONB from this parcel as the woodland within the parcel limits views out. The landscape is intact with the main detracting elements being the main roads, including the M54, to the boundaries of the parcel, which are visible from the parcel, and the mainline railway line which runs through the south of the parcel. There are also views towards Cosford RAF base/airfield and museum to the east of the parcel over the tops of woodland.

VISUAL SUSCEPTIBILITY

Woodland limits views within this parcel to the immediate fields, and restricts views beyond the parcel. Development would typically be better integrated within the view in areas of mature vegetation and enclosed views. There are views towards RAF Cosford in Parcel B, where a large metal building, associated with the RAF museum, can be seen over the tops of woodland and buildings associated with the airfield. Vegetation along the M54 limits views towards the parcels within Junction 3 strategic area. Woodland within the parcel forms a skyline however the landform itself does not and development could be accommodated on lower ground where receptors are less frequent and views less susceptible to change, such as to the eastern boundary. There is a frequent level of access within the parcel, however this is increased to constant along the M54 and the A roads. Residential receptors and users of the NCR and PRoW are typically of high susceptibility to development.

VISUAL SENSITIVITY

Views throughout the parcel are enclosed with no views towards important landscapes outside of the parcel. There are multiple detractors within the parcel which results in a low scenic value, however it should be noted that this is only at the edges of the parcel, with the centre of the parcel being of a higher scenic value. Therefore the views experienced are of medium sensitivity to change arising from new housing and medium sensitivity to change arising from employment, due to its location adjacent to RAF Cosford.



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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ALBRIGHTON B [07ALB-B]

Please note that due to sensitivities of the use of the parcel as an active RAF base and airfield, access is restricted. This assessment is formed mostly from desk based research and from visiting surrounding publicly accessible areas.

LOCATION AND CHARACTER

Parcel B is located on the north west side of Albrighton and is characterised by its use as RAF Cosford, an RAF base, barracks and airfield. The Wolverhampton to Shrewsbury railway line and the A41 run through the parcel. Woodland within adjacent parcel A forms the boundary to the south western corner and local and minor roads make up the majority of the other boundaries. This parcel is of a developed nature with RAF buildings and military housing, and includes Cosford Airfield which is an open expanse of land.



1. UNDERGROUND STORAGE TANKS, RAF COSFORD
PHOTO © [N CHADWICK](#) (CC-BY-SA/2.0)



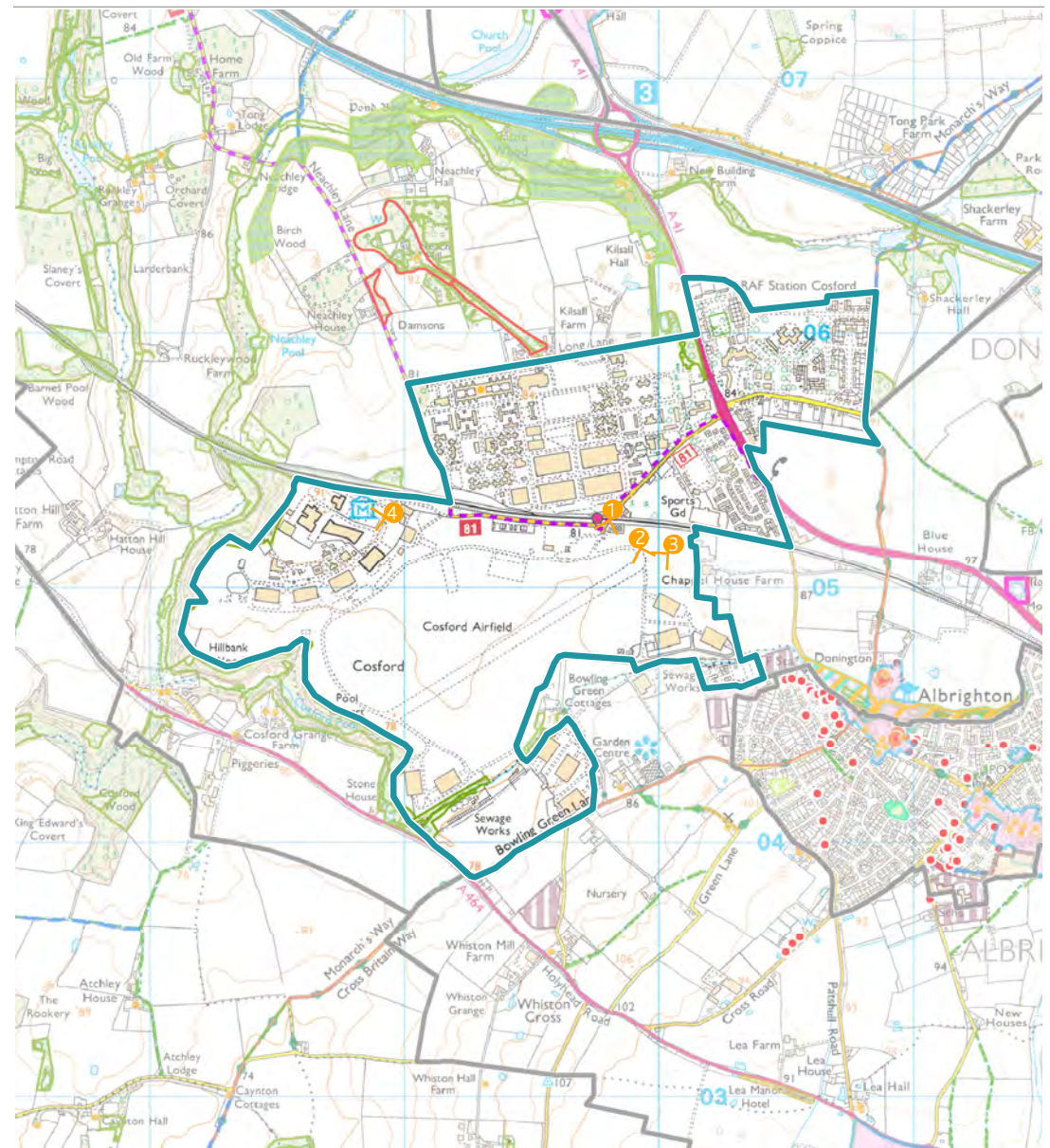
2. VIEW OVER AIRFIELD TOWARDS ALBRIGHTON
PHOTO © [N CHADWICK](#) (CC-BY-SA/2.0)



3. VIEW SOUTHWEST ALONG RUNWAY AT COSFORD
PHOTO © [N CHADWICK](#) (CC-BY-SA/2.0)



4. RAF MUSEUM © [STUART BUCHAN](#) (CC-BY-SA/2.0)



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of a strong character in poor condition. There are no designations within this parcel, however the NCR 81 does run through the parcel above the airfield. There are no natural physical features within the parcel, however the buildings associated with the RAF base, especially the RAF museum building, are strong man made features within the landscape. The RAF museum has recreational value as it attracts visitors to the area as does RAF Cosford Outdoor Stadium, which holds recreational value. This, as well as the NCR results in the landscape making an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of a simple pattern, comprised of the built up area of RAF buildings and an open area of airfield. This is a flat landscape throughout with a low sense of place and eroded rural character, that would not be particularly vulnerable to further landscape change as a result of development. There is a low sense of remoteness and tranquility due to the active use of the airfield and developed nature of the landscape. The mainline railway which runs through the parcel and the A roads on the boundaries also contribute to this. Strong elements in the landscape are man-made and related to the RAF base, airfield and museum, which are not particularly susceptible to development. Existing settlement within the parcel comprises RAF barracks, military housing within the RAF base and properties along Sydnal Lane.

LANDSCAPE SENSITIVITY

Although there is some recreational value in the RAF museum and NCR, the parcel is almost entirely comprised of man-made features due to its current use as an RAF base and airfield. Overall the sensitivity of the landscape to change arising from new housing is low and to employment is also low.



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 some views south over the RAF airfield towards the Shropshire Hills AONB, however these are distant and filtered in places by buildings associated with the airfield or vegetation on the boundaries of the parcel. The parcel itself does not take in the special qualities of the AONB. The landscape is degraded with the main detracting elements being buildings and structures associated with the airfield or RAF base.

VISUAL SUSCEPTIBILITY

There are limited views in and out of the northern half of the parcel due to tree planting surrounding the RAF base and the built up nature of the area. However, views across the airfield, including from the RAF museum, are open. Intervisibility between the parcel and Parcel A is limited due to vegetation along the RAF base boundaries, however there are relatively open views from the south of the parcel, near the wastewater treatment works, across to Parcel C and views through to Parcel D near to Chapel House Farm. Such open views would be susceptible to noticeable change as a result of development. The parcel itself does not form a skyline. The level of access is constant due to the RAF activity within the parcel. Receptors, including residential, users of the NCR and visitors to the RAF museum are of higher susceptibility to development.

VISUAL SENSITIVITY

Although there are elements within the parcel that are highly susceptible to development and views are open to the south of the parcel, the current use as an RAF base and airfield reduces the visual sensitivity. This is because the views throughout the site are noticeably altered by man-made development. Therefore the views experienced are of a low sensitivity to change arising from new housing and low 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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ALBRIGHTON C [07ALB-C]

LOCATION AND CHARACTER

Parcel C is located on the south side of Albrighton and extends from RAF Cosford in the west towards Kingswood Common in the east. The landscape is characterised by arable and pastoral fields with a large network of roads, ranging from the A464 to local roads crisscrossing across the parcel, as well as PRow. The boundary to the west is RAF Cosford and further boundaries comprise of mainly local roads or field boundaries. This landscape is a typically rural with both open views and areas that are more enclosed.



1. VIEWS WEST FROM GREEN LANE TOWARDS THE AONB



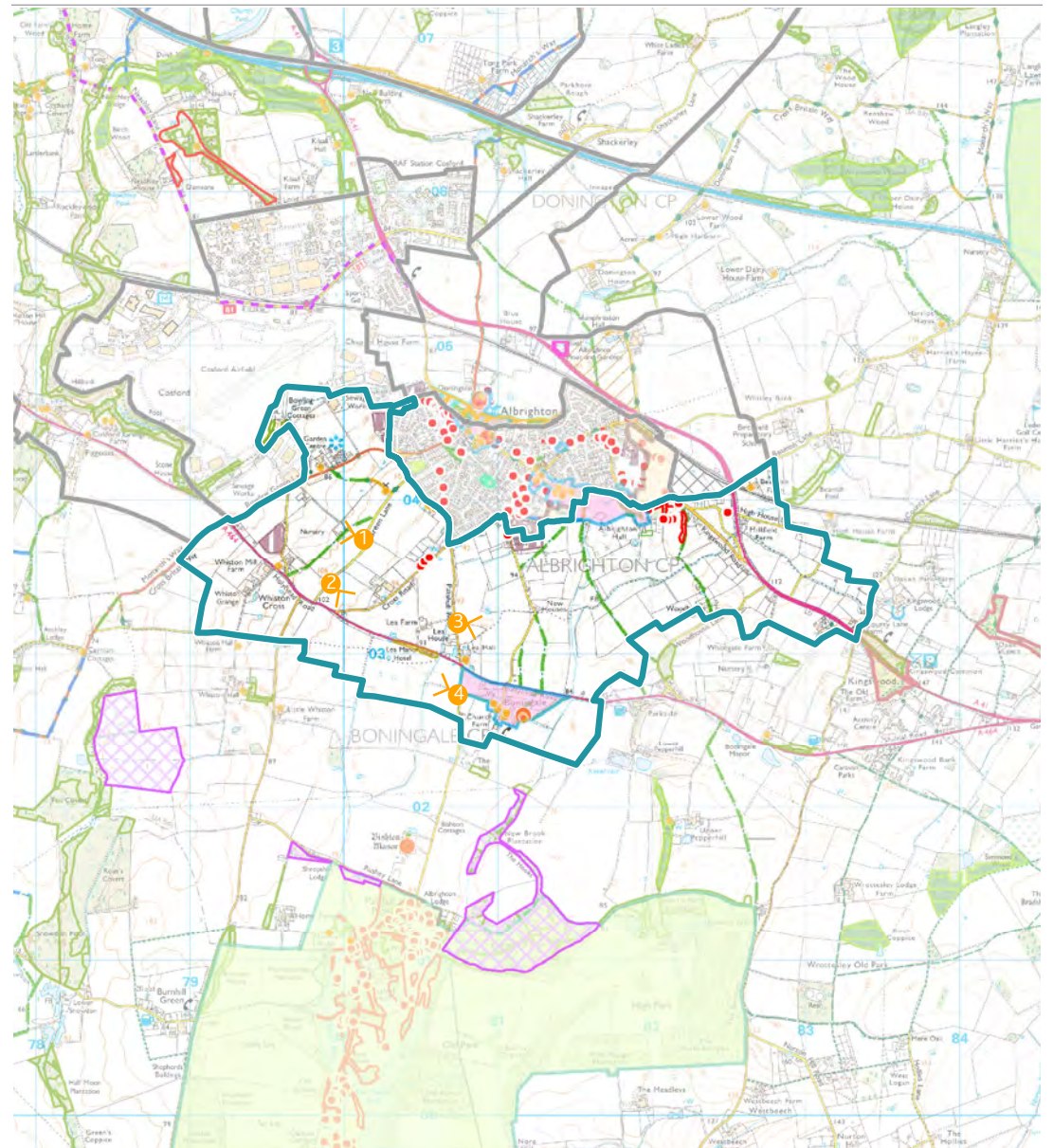
2. OPEN VIEWS EAST FROM GREEN LANE ACROSS THE PARCEL



3. HEDGEROWS AND HEDGEROW TREES LIMIT VIEWS OUT IN PLACES



4. VIEWS WEST FROM THE EDGE OF BONINGALE CONSERVATION AREA



LANDSCAPE

LANDSCAPE VALUE

This is a rural landscape of moderate strength and condition, with relatively good historic value derived from the grade II and II* listed buildings, within Boningale and several Tree Preservation Orders, particularly in the north east corner of the parcel. There are two different Conservation Areas within this parcel, one extends from Albrighton itself, around Albrighton Hall and the other is the small village of Boningale to the south of the parcel. The Cross Britain Way, a long distance walk, runs through the north west of the parcel for a short section and into Albrighton, also connecting to Monarchs Way. David Austin Roses garden centre is a promoted visitor attraction with recreational amenities that adds to the recreational value of the parcel. There are no particularly strong features within the parcel, however the landscape makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of regular and irregular, small to medium scale arable and pastoral fields. To the west arable fields are large, reducing in size becoming and becoming more arable to the east, with robust hedgerows that define the rural character. The parkland setting of Albrighton Hall on the outskirts of the settlement and two Conservation Areas would be vulnerable to change as a result of any development. A small employment area comprised of large sheds is located to the centre of the parcel and would not be particularly susceptible to additional development. The landform is relatively flat to gently rolling contributing to a medium sense of place that strengthens towards the Conservation Areas. There is a low sense of tranquility due to the high number of roads that run through the parcel. Grade II listed properties within the Conservation Area of Boningale and other residential receptors throughout the parcel would be susceptible to noticeable changes to cultural pattern.

LANDSCAPE SENSITIVITY

The character of the parcel is stronger around Albrighton Hall and its Conservation Area and Boningale Conservation Area. However, as a large proportion of the parcel is of typical rural character and there is a large network of roads running throughout the parcel, 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 parcel have some association with the Shropshire Hills AONB, particularly from Green Lane, however the parcel itself does not take in the special qualities of the AONB. There are views towards RAF Cosford airfield to the west and views in and out of Albrighton Hall Conservation Area and Boningale Conservation Area. The landscape is intact with the main detracting elements being the road network, main line railway, structures within RAF Cosford and large sheds, either associated with employment or agricultural uses. A windmill which is now a property is a visual feature within the landscape.

VISUAL SUSCEPTIBILITY

Views within the parcel are open and contained with hedgerows and hedgerow trees screening or filtering some views in and out. Green Lane is on a high point affording more open views east and west to the AONB across the parcel. Development on this area of high ground would be particularly noticeable in the view. There are open views on the western boundary through to Parcel B where aircraft hangers are visible. There is also intervisibility with Parcel A in the south west corner and between the parcel and Parcel D in the north east corner. The parcel itself does not form a skyline. Views north out of Boningale Conservation Area into the parcel are relatively well screened due to woodland within the village, roadside hedgerows and hedgerow trees. However, views south east from the Conservation Area are relatively open and longer reaching and would be particularly vulnerable to noticeable change in the view. There is a constant level of access due to the road network with the residential receptors and users of the PRoW within the parcel typically of high susceptibility to change in the surroundings.

VISUAL SENSITIVITY

Although there are views in and out of the two Conservation Areas and towards the AONB, this affects a small proportion of the parcel and views elsewhere are typical. Detractors, such as the roads and the views towards RAF Cosford reduce the sensitivity. Therefore the views experienced are of a 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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ALBRIGHTON D [07ALB-D]

LOCATION AND CHARACTER

Parcel D is located to the north and east of Albrighton extending from the M54 at Shackerley in the north to Beamish Lane in the south east. This rural landscape of large open fields is influenced by the A41 corridor that runs through the length of the parcel. The gently rolling landscape contains mixed agricultural systems, the intensification of which has resulted in loss of hedgerows, but which retains some parkland estate characteristics associated with the large country houses at Humphreston Hall. RAF Cosford forms the boundary to the west.



1. LANDFORM FORMS A SKYLINE IN THE SOUTH EAST OF THE PARCEL



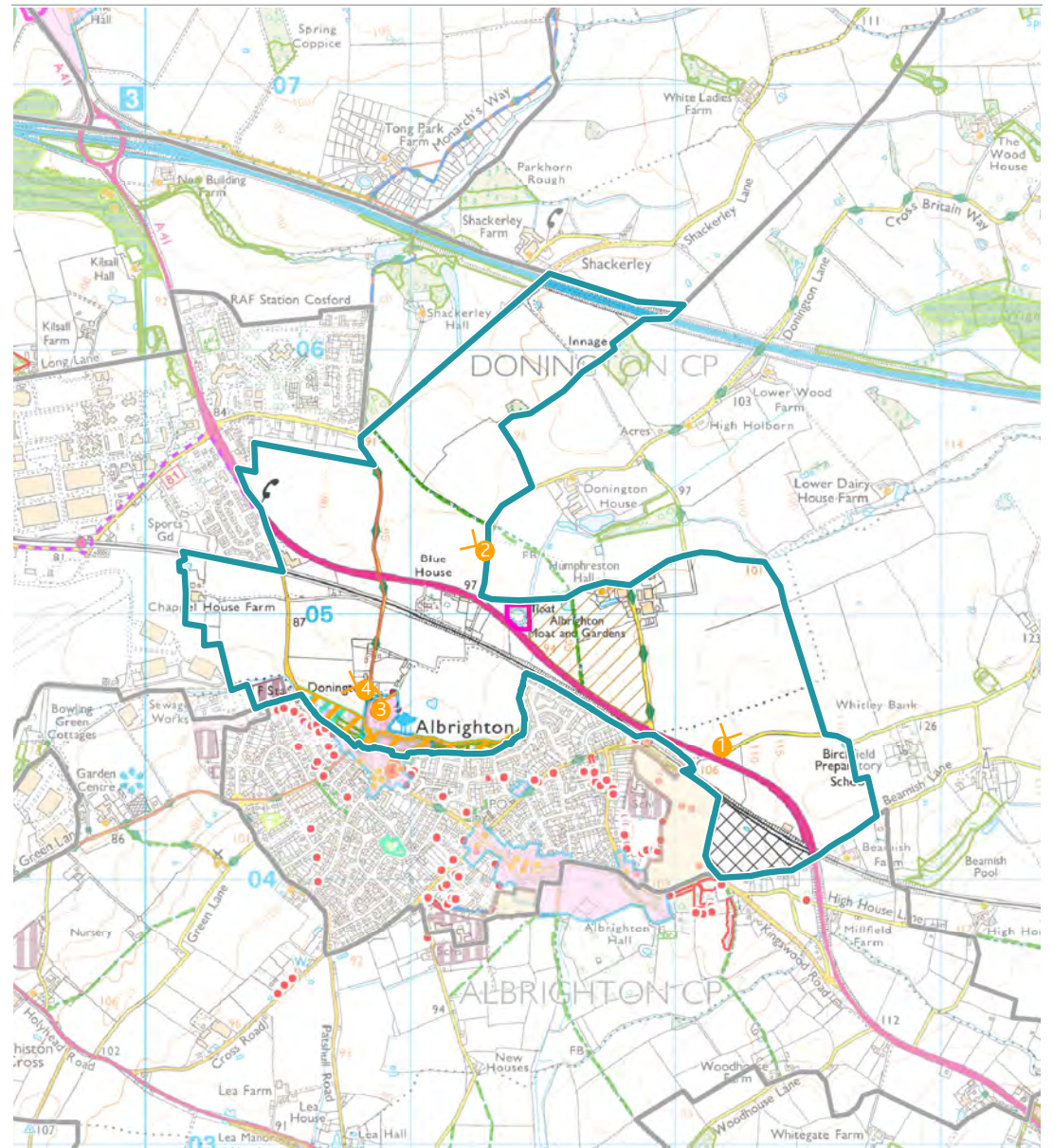
2. VIEW FROM DONINGTON LANE ACROSS ARABLE FIELDS TOWARDS AONB IN THE DISTANCE



3. ENCLOSED AND SMALLER FIELDS ON THE EDGE OF ALBRIGHTON CONSERVATION AREA



4. OPEN VIEWS FROM ST CUTHBERTS CHURCH



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character, in moderate condition with notable historic features including Albrighton Conservation Area, which includes multiple grade II and II* listed buildings as well as Tree Preservation Orders and grade II listed buildings at Humphreston Hall. The publicly accessible Donington and Albrighton Local Nature Reserve adds to the nature conservation value of the parcel. To the north of the A41, adjacent to Humphreston Hall is Albrighton Moat and Gardens Scheduled Monument, used for educational and recreational activities and run by the Albrighton Trust.. The landscape makes an important contribution to the enjoyment of the area due to Monarchs Way and the Cross Britain Way, PRoW network, Donington and Albrighton Local Nature Reserve and Albrighton Moat and Gardens. Elsewhere notable natural features are sparse and the A41 is a distinctive corridor in the landscape.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of irregular, open, medium to large scale arable fields over a flat landform that becomes gently rolling to the south east of the parcel. Smaller fields towards the Conservation Area would be more susceptible to changes in landscape pattern as a result of development. There is a medium sense of place and typical rural character that strengthens towards Albrighton Conservation Area. There is little sense of remoteness and tranquility close to the A41 and the M54. Woodland at Donington and Albrighton Local Nature Reserve and parkland trees at Humphreston Hall are strong features that contribute to the rural character and are particularly susceptible being irreplaceable in the short to medium term. Existing settlement comprises isolated farmsteads and properties within and on the edge of Albrighton Conservation Area.

LANDSCAPE SENSITIVITY

This parcel contains areas of high sensitivity to development, near Albrighton Moat and Gardens, parkland at Humphreston Hall, Albrighton Conservation Area and Local Nature Reserve. The A41 and M54 run through this otherwise typical landscape, reducing its sensitivity slightly. Overall the sensitivity of the landscape to change arising from new housing is Medium and to employment is Medium-High being slightly lower towards RAF Cosford which is already of a developed nature.



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 some limited views associated with the Shropshire Hills AONB. There is a glimpsed view west from Dorington Lane, however this view is not representative of the majority of the parcel. The parcel does not take in the special qualities of the AONB. There is intervisibility between Albrighton Conservation Area and its surrounding landscape, where St Cuthberts Parish Church forms a landmark. The landscape is intact with the main detracting features being the A41, the mainline railway and large agricultural sheds, particularly at Humphreston Farm.

VISUAL SUSCEPTIBILITY

Views within the parcel are relatively open and elevated, however areas towards Albrighton Conservation Area are more enclosed and views of the conservation area are well filtered due to generous tree cover. There are medium to long range views to the west, from the north of the parcel, towards Parcel B, where RAF Cosford, including the large RAF Museum building is visible. However closer to this parcel boundary views towards the RAF base become filtered and screened in places due to vegetation surrounding the base. There are close range views of Cosford Airfield along Newport Road, where aircraft hangers are visible. There is limited, if no, intervisibility between the parcel and Parcel A, due to high vegetation along Shackerley Lane. There is some intervisibility between the parcel and Parcel C to the eastern end of Beamish Lane. The parcel forms a skyline in places, particularly to the south east of the parcel and would be particularly susceptible to noticeable changes to the view. Due to the main roads within the parcel, the level of access is frequent with continuous views by road receptors are of a low susceptibility. However, sensitive residential receptors, visitors to the nature reserve and Albrighton Moat and Gardens, are typically highly susceptible to changes in their surroundings.

VISUAL SENSITIVITY

Although views are generally open within this parcel, views between the more susceptible receptors are well screened and there are detractors within the landscape, including views towards RAF Cosford. Therefore the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment. It should be noted that views are more sensitive in areas to the south east where the landform forms a skyline.



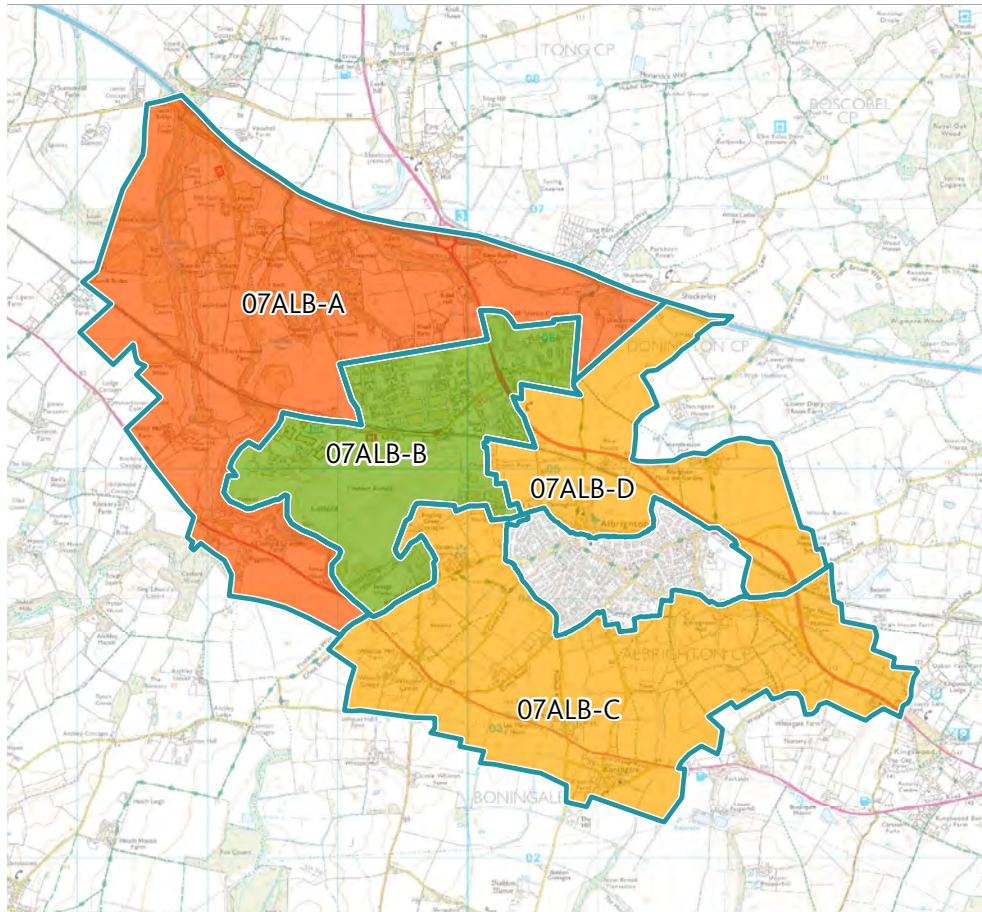
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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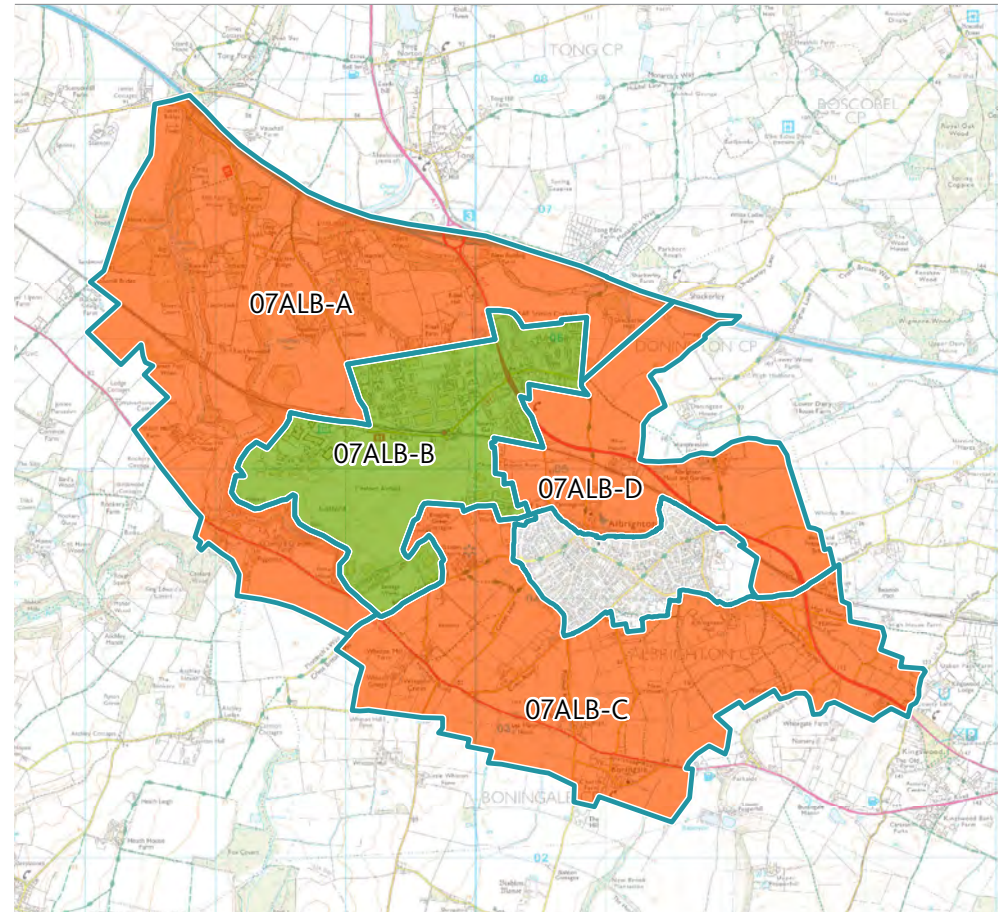
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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ALBRIGHTON LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

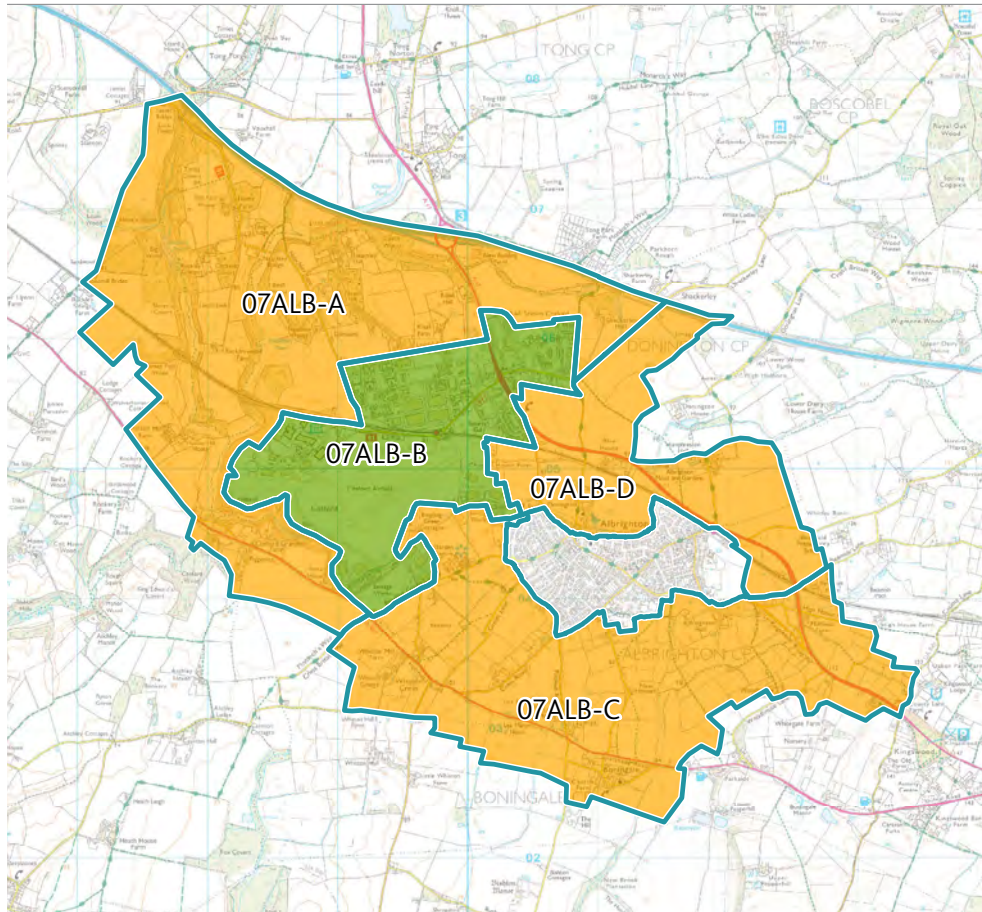
MEDIUM

MEDIUM-LOW

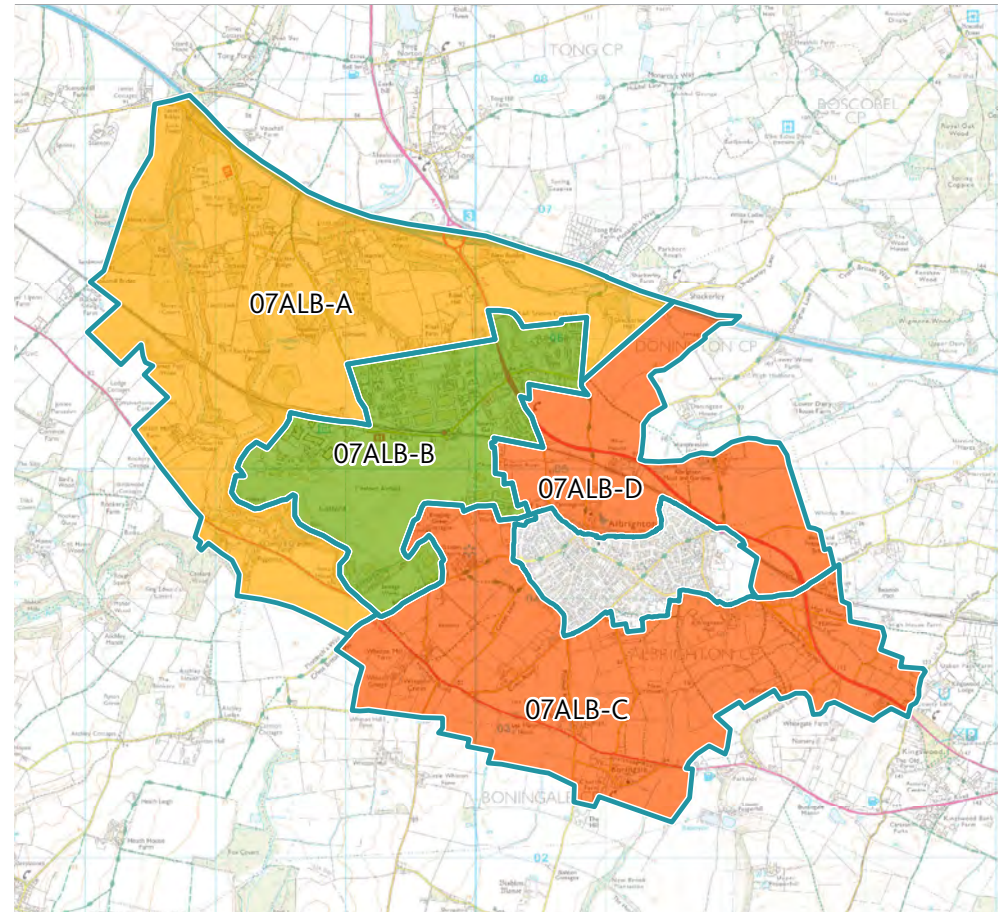
LOW

ALBRIGHTON VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

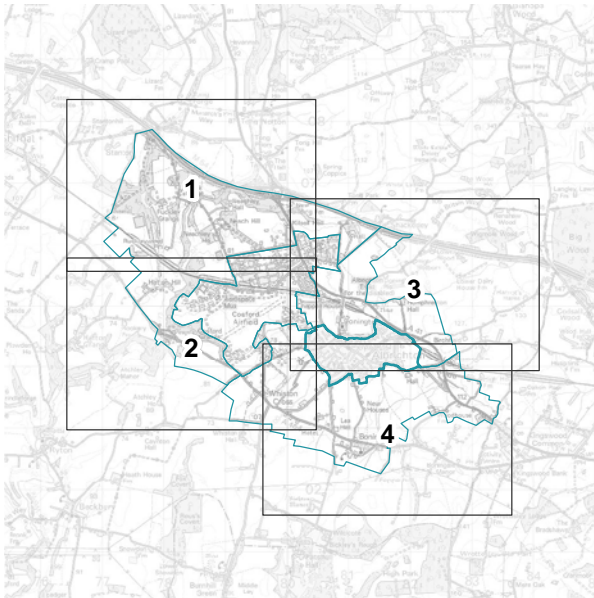
 MEDIUM

 LOW









DESIGN GUIDANCE FOR ALBRIGHTON

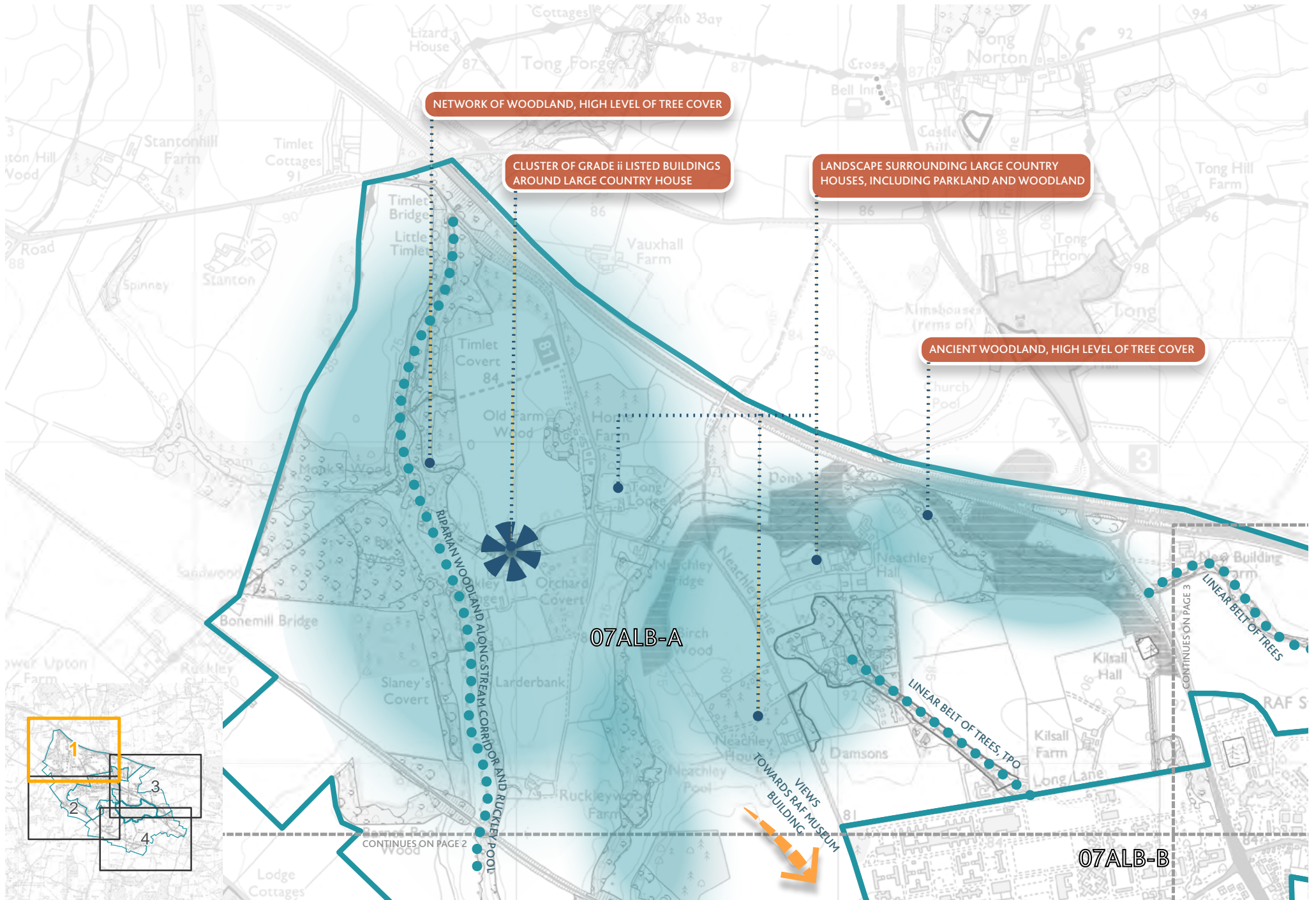
[07ALB]

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



NETWORK OF WOODLAND, HIGH LEVEL OF TREE COVER

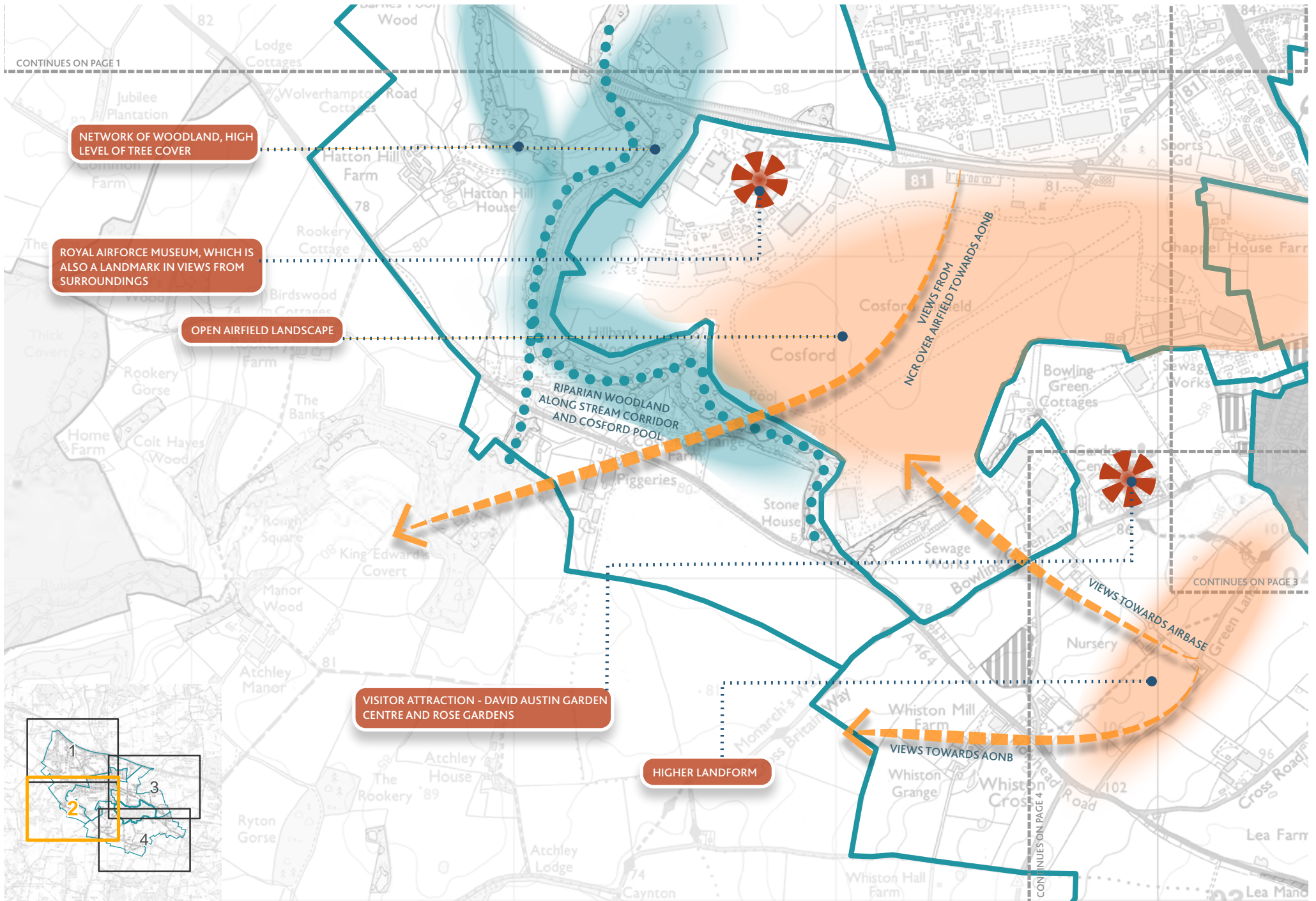
CLUSTER OF GRADE II LISTED BUILDINGS AROUND LARGE COUNTRY HOUSE

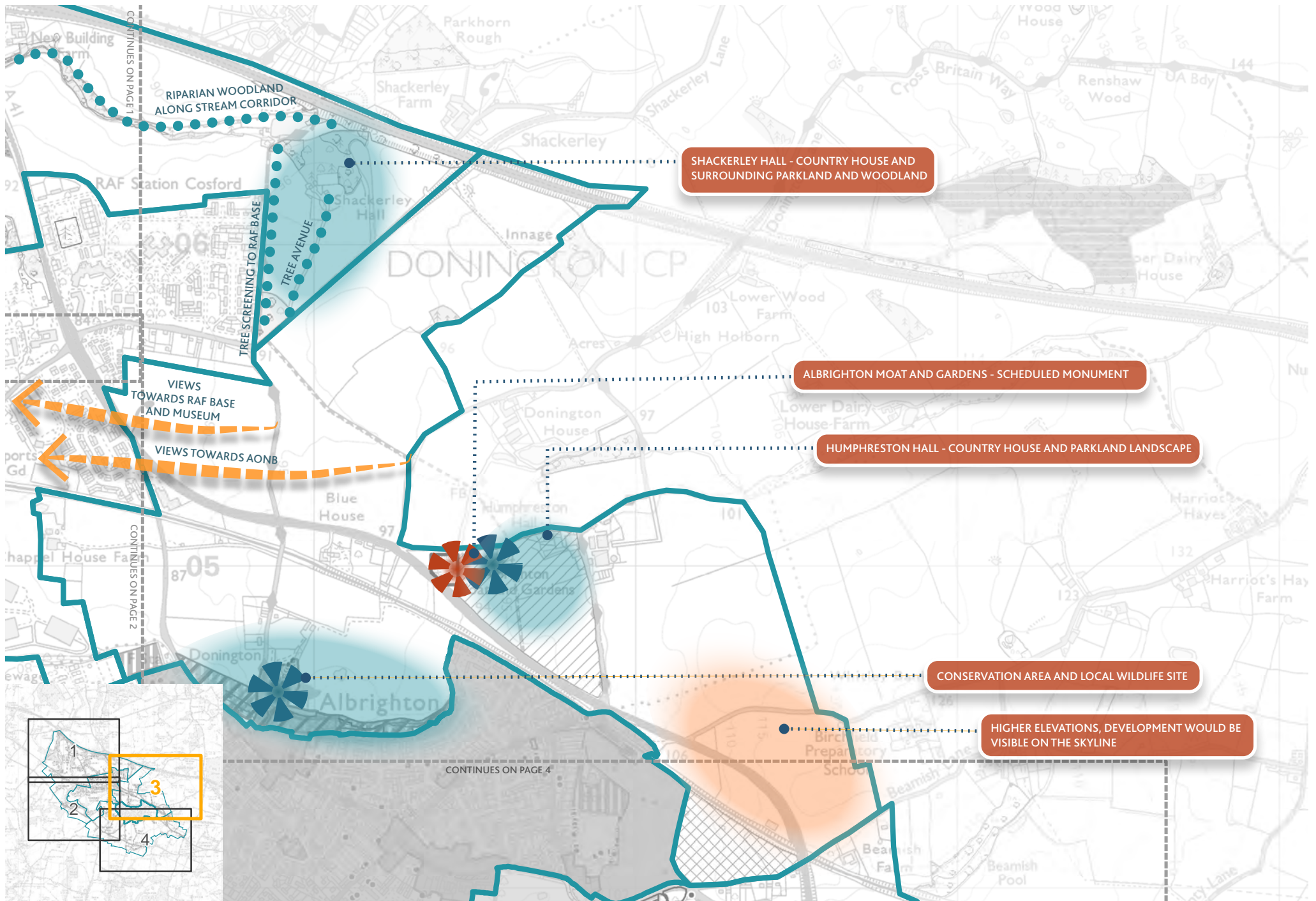
LANDSCAPE SURROUNDING LARGE COUNTRY HOUSES, INCLUDING PARKLAND AND WOODLAND

ANCIENT WOODLAND, HIGH LEVEL OF TREE COVER

07ALB-A

07ALB-B





SHACKERLEY HALL - COUNTRY HOUSE AND SURROUNDING PARKLAND AND WOODLAND

ALBRIGHTON MOAT AND GARDENS - SCHEDULED MONUMENT

HUMPHRESTON HALL - COUNTRY HOUSE AND PARKLAND LANDSCAPE

CONSERVATION AREA AND LOCAL WILDLIFE SITE

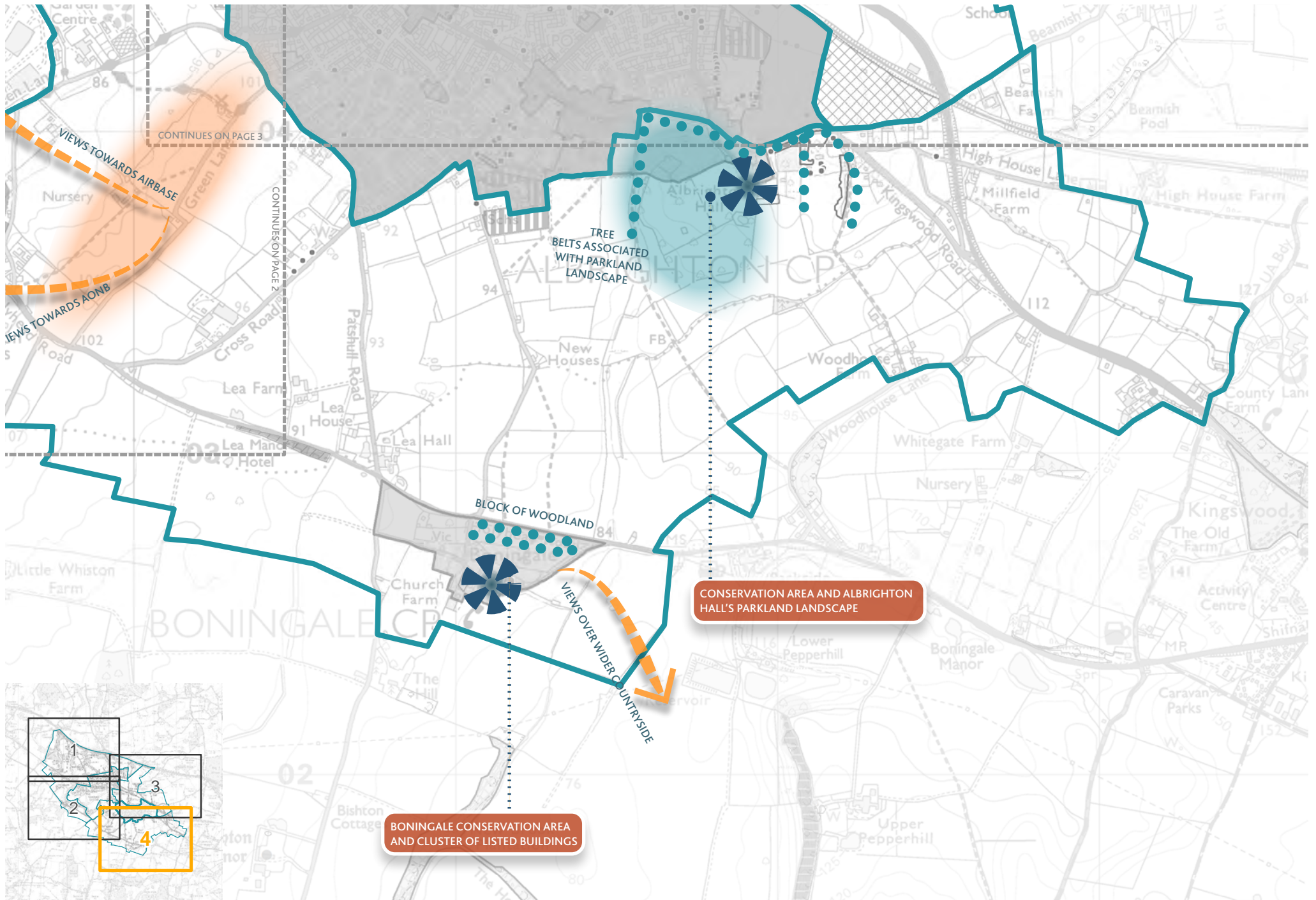
HIGHER ELEVATIONS, DEVELOPMENT WOULD BE VISIBLE ON THE SKYLINE

VIEWS TOWARDS RAF BASE AND MUSEUM

VIEWS TOWARDS AONB

CONTINUES ON PAGE 2

CONTINUES ON PAGE 4



CONTINUES ON PAGE 3

CONTINUES ON PAGE 2

VIEWS TOWARDS AIRBASE
VIEWS TOWARDS AONB

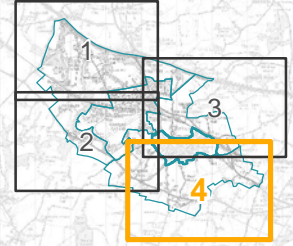
TREE BELTS ASSOCIATED WITH PARKLAND LANDSCAPE

BLOCK OF WOODLAND

VIEWS OVER WIDER COUNTRYSIDE

CONSERVATION AREA AND ALBRIGHTON HALL'S PARKLAND LANDSCAPE

BONINGALE CONSERVATION AREA AND CLUSTER OF LISTED BUILDINGS



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