



# GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

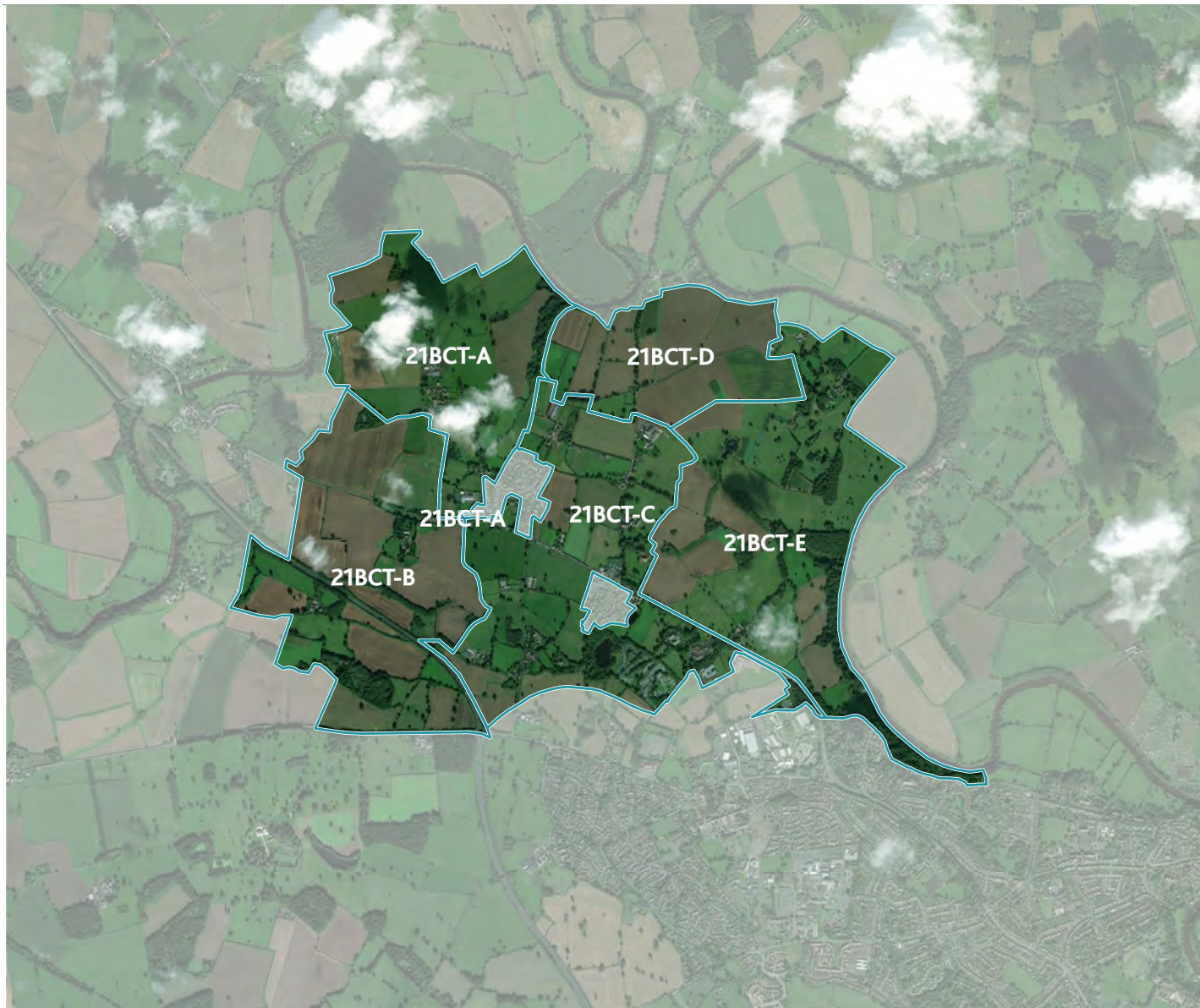
BICTON  
[21BCT]

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# 21. BICTON [21BCT]



## LOCATION AND DESCRIPTION

Bicton is a village in north west Shropshire, located to the north west of Shrewsbury. The River Sever wraps around the eastern and northern boundaries of the settlement and the Severn Way runs through the settlement. The village consists of some 400 dwellings with a population of approximately 1100 people and is listed in the Domesday Book in 1086. The settlement has been divided into five parcels for the purpose of this study.



# BICTON A [21BCT-A]

## LOCATION AND CHARACTER

Parcel A is located to the north west of the main settlement and includes the small historic hamlet Bicton Farm. The B4380 forms the south boundary of the parcel and to the north, east and west, the parcel edge follows landform and field boundaries. Minor roads, lanes and a well-connected PRoW network including the Severn Way provide access through the parcel, the northern area being mostly private farm access with the River Severn surrounding it. The landscape is characterised by a gently rolling topography with a mixed agricultural system in which arable dominates.



1. FROM BICTON LANE LOOKING SOUTH WEST TOWARDS BICTON CHURCH OF ENGLAND SCHOOL



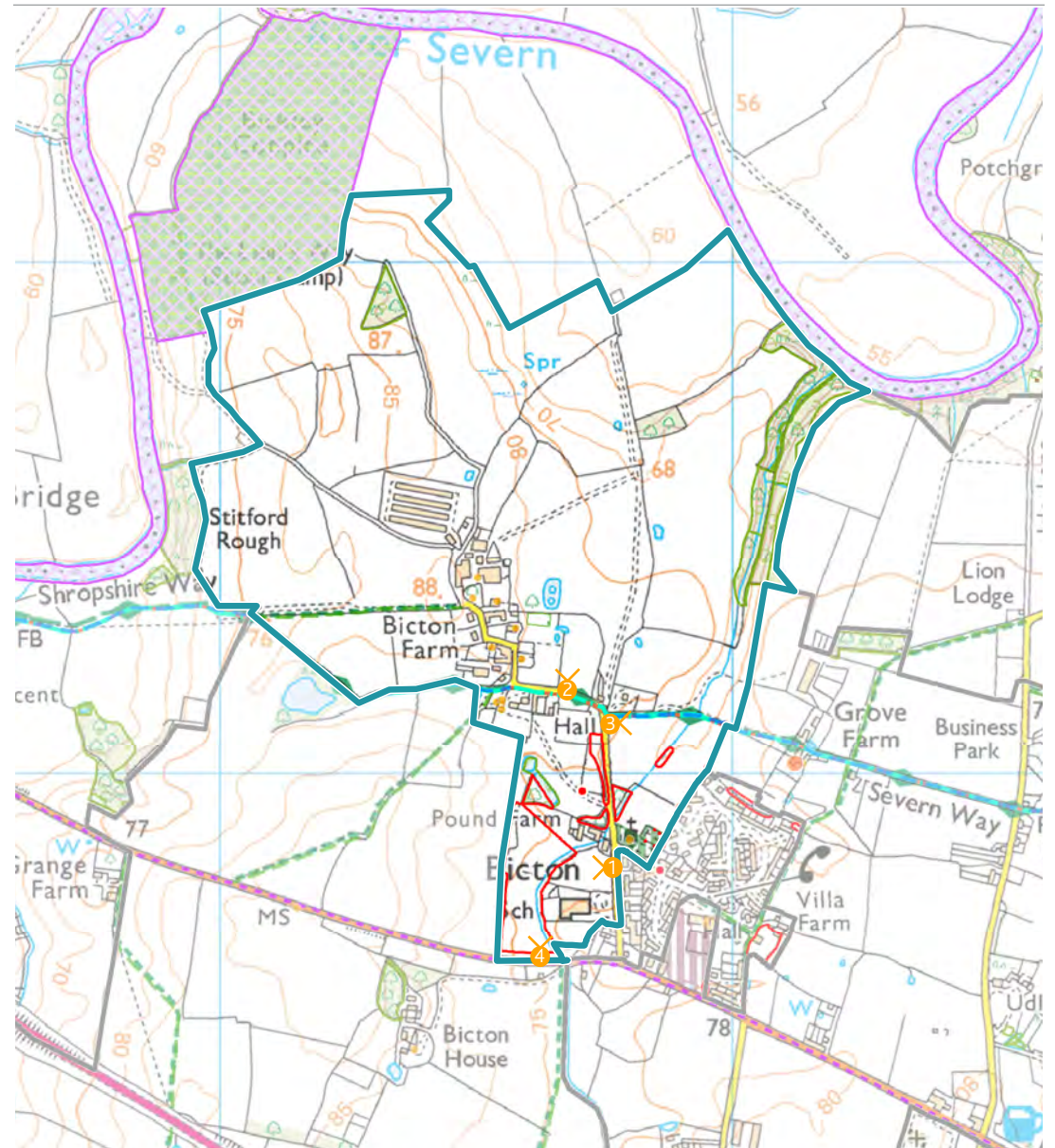
2. FROM BICTON LANE LOOKING NORTH WEST TOWARDS BICTON FARM



3. FROM PROW AND SEVERN WAY LOOKING EAST ALONG THE ROUTE AND TOWARDS GROVE FARM



4. FROM B4380 HOLYHEAD ROAD LOOKING NORTH TOWARDS BICTON FARM



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of strong rural character and some scenic quality derived from the historic area of Bicton Hall and the Church of the Holy Trinity with its distinctive tower. Although diversity within the parcel is low, being mostly hedgerows, occasional trees and some riparian habitat, these features connect to the Local Wildlife Sites of the River Severn and Bickley Coppice which is also ancient woodland, beyond the parcel boundary. The historic area of Bicton Hall retains many built heritage assets with several listed buildings, but the wider landscape of historic field boundaries has been eroded due to agricultural intensification. An extensive PRow network that includes the Severn Way, contributes to the informal recreational value of the area. The Shropshire Hills AONB lies some 9km to the south west and the parcel does not contribute to its setting.

## LANDSCAPE SUSCEPTIBILITY

This is a flat to gently rolling landscape of small to large scale mixed farmland with a field pattern that has been eroded by agricultural intensification. As a result field patterns are irregular and tree cover is low, with hedgerows generally intact but becoming gappy and replaced by fences. Smaller field sizes and historic patterns would typically be more vulnerable to change, particularly where associated with historic heritage assets, such as around Bicton Farm. Here there is some sense of remoteness towards the river and greater tranquillity where public access is limited, which would be vulnerable to loss or erosion due to visual or noise disturbance from new development. Fields may accommodate development adjacent to settlement edge to retain the clustered settlement pattern, with opportunities to improve integration with hedgerow and tree planting that could restore rural character. The area is popular for informal recreation, which could be affected by new development.

## LANDSCAPE SENSITIVITY

This is a slightly eroded historic rural landscape with some scenic quality that is at risk of further loss of character, which 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 traditional farmland landscape have no association with the Shropshire Hills AONB, but do have some scenic quality in the context of the setting of heritage assets and River Severn. The landscape is partially intact with wider views of the River Severn to the north.

## VISUAL SUSCEPTIBILITY

The covering of hedgerows, occasional trees and woodland contain immediate views within this rolling to flat landscape, particularly at lower levels. There are views to and from the historic area of Bicton Farm, which although not a designated area, does have a concentration of heritage assets, whose setting could be vulnerable to change as a result of new development. This also applies to The Church of the Holy Trinity with its distinctive tower which is a focal point in the parcel. New development in the vicinity of such historic features should be separated by a suitable buffer and may benefit from screen planting to frame or contain views and enhance the setting. The gently rolling to flat landform does not create local skylines, however there are views down to the River Severn Valley. Introduction of new development in this wide valley landscape would be particularly noticeable within the view. The woodland blocks and hedgerows are strong visual features that frame and enclose many views. There is intervisibility with the settlement edge which is partially integrated and some intervisibility with the area of Bicton Farm. There is intervisibility with parcels B and C, but the boundary with D is well screened by woodland. Settlement pattern within the parcel is clustered at Bicton Farm and in relation to the Bicton settlement edge, with relatively high number of sensitive receptors having views into the parcel. Dispersed properties, farmsteads and recreational users of the PRow network are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has a slightly eroded historic rural character with some scenic views, that combined with the topography and sensitivity of receptors means overall, the views experienced are of medium-high sensitivity to change arising from new housing and 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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# BICTON B [21BCT-B]

## LOCATION AND CHARACTER

Parcel B is located to the west and south west of the main settlement and has limited relationship. The B4380 lies to the north which is also National Cycle Route 81, the A5 and A458 to the south, which also forms the parcel boundary. The landscape is characterised by a gently rolling topography with a mixed agricultural system in which arable dominates resulting in some loss of rural character. Aspects of an estateland character are occasionally present with sparse hedgerow trees and a more diverse riparian habitat along streams and ponds which are scattered throughout the parcel.



1. FROM JUNCTION OF B4380, NCR81 AND B4473, LOOKING SOUTH EAST TOWARDS A5



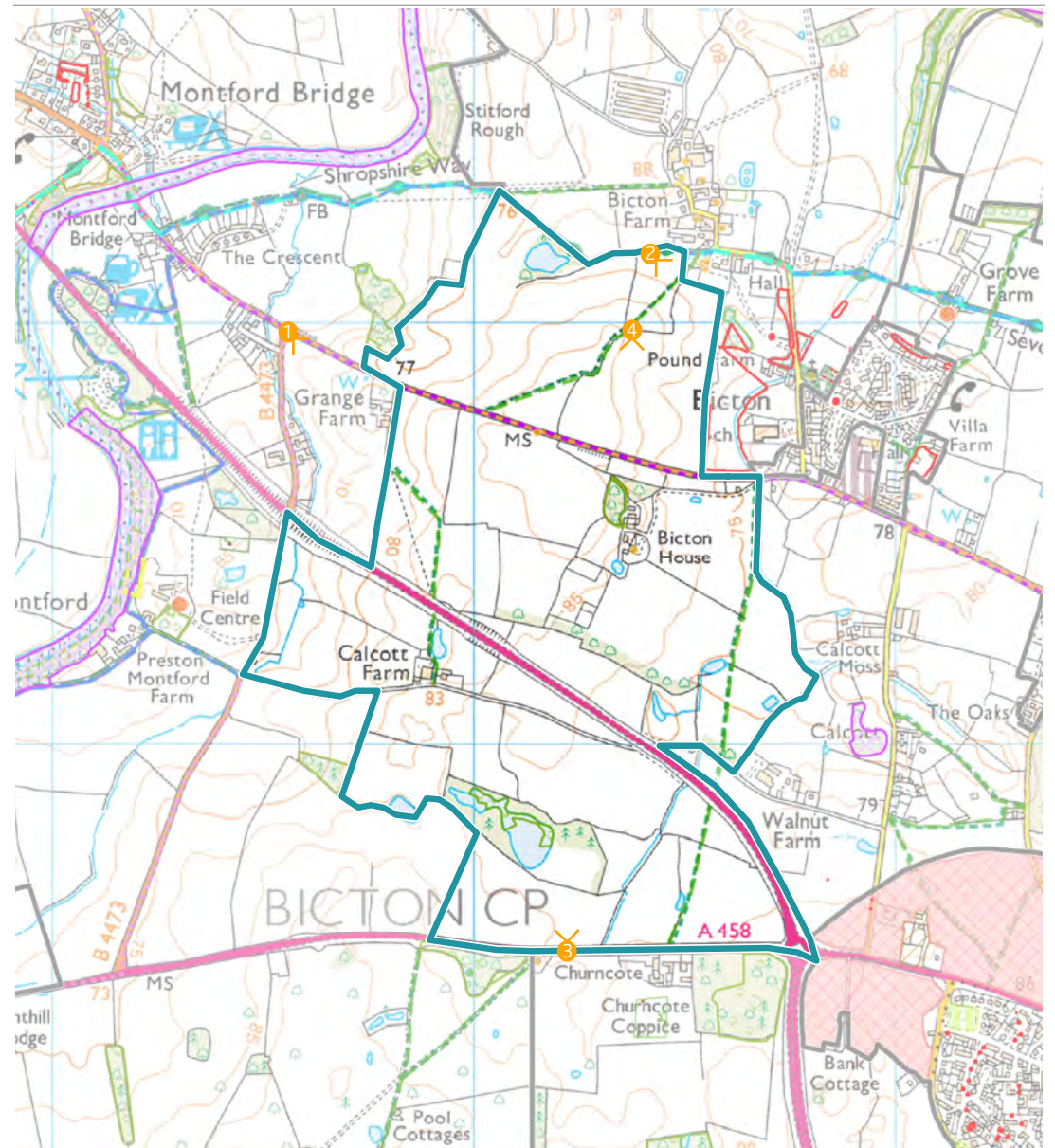
2. FROM SEVERN WAY LOOKING SOUTH EAST TOWARDS B4380



3. FROM A458 LOOKING NORTH TOWARDS A5



4. FROM PROW NEAR BICTON FARM LOOKING SOUTH EAST TOWARDS B4380



# LANDSCAPE

## LANDSCAPE VALUE

This is a typical farming landscape with areas of grazing, but predominantly arable with noticeable intensification and some loss of character to the north. Hedgerows and trees have been removed to allow ease of cultivation on this gently rolling landscape, affecting connectivity of relatively diverse habitats. Further east and south, clusters of woodland and larger tree belts connect with the generously planted embankments of the A5, which are strong features in the landscape. Historic interest is low and settlement is sparse within the parcel, limited to a small number of dispersed properties. Despite the available PRoW network, access into the parcel is limited but contributes to the informal recreational value of the area, however it is fragmented due to intersections with major roads. The Shropshire Hills AONB lies some 9km to the south west and the parcel does not contribute to its setting.

## LANDSCAPE SUSCEPTIBILITY

Landform of the parcel becomes flatter towards the east and progressively more rolling and steeper to the west. Field patterns are irregular and medium to large scale, becoming larger due to agricultural intensification. Hedgerows are generally intact but becoming gappy and replaced by fences to the north of the parcel and would be vulnerable to further loss. Smaller field sizes and historic patterns would typically be more vulnerable to change, with hedgerows and hedgerow trees irreplaceable in the short to medium term. There is a low sense of tranquility due to constant road noise and the landscape pattern has become fragmented and weakened by the development of the road infrastructure. There is very little relationship with settlement edge and the parcel is somewhat isolated. Fields in the parcel may accommodate development with opportunities to restore rural character enhancing hedgerow and tree cover and further buffering noise of road infrastructure. The area is popular for recreation.

## LANDSCAPE SENSITIVITY

This is an eroded landscape with weakened sense of place that could accommodate some development with enhancement of existing landscape feature and rural character, which 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 partially intact rural landscape have no association with the Shropshire Hills AONB and scenic quality is fragmented by occasional presence of detracting elements.

## VISUAL SUSCEPTIBILITY

The covering of hedgerows, occasional trees and woodland contain immediate views within this rolling to flat landscape, with increased levels of tree cover along road corridors creating framed views. Rising landform to the west of the parcel, further combines with raised embankments of the A5 to limit views in and out of some areas of the parcel. The sight ridgeline along the B4380, forms a local skyline and introduction of new development at this location would be noticeable within the view. The planting along the A5 does screen some detracting elements and together with hedgerows form strong visual features that could be utilised to contain views of new development. There is intervisibility with the settlement edge which is partially integrated and some intervisibility with parcel A at Bicton Farm to the north and parcel C. However intervisibility within the parcel itself is often blocked and enclosed by road infrastructure, planting and landform. Settlement is dispersed and sparse within the parcel and such properties are only accessible by narrow tracks and lanes that would be vulnerable to changes within the view as a result of development. Receptors using the A5 are generally screened by planting and raised landform, with main receptors focussed along roads to the north and south of the parcel and recreational users of PRoW and cycle route. Dispersed properties, farmsteads and recreational users of the PRoW network are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has an eroded rural character with mostly contained views and limited intervisibility across the parcel, that combined with type and frequency of receptors means overall, the views experienced are of medium-low sensitivity to change arising from new housing and medium 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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# BICTON C [21BCT-C]

## LOCATION AND CHARACTER

Parcel C is centred between the two settlement areas and forms a boundary with the Shrewsbury settlement to the south. The B4380 and National Cycle Route 81 also passes through the centre of the parcel. A PRoW network includes the Severn Way and connects to Shrewsbury. The parcel includes dispersed and linear settlements along local roads. The landscape is characterised by a gently rolling to flat topography with a mixed agricultural system. Aspects of an estateland character are present in the parcel, however hedgerow trees are sparse throughout.



1. FROM B4380 HOLYHEAD ROAD, LOOKING SOUTH WEST TOWARDS ROUTE OF A5



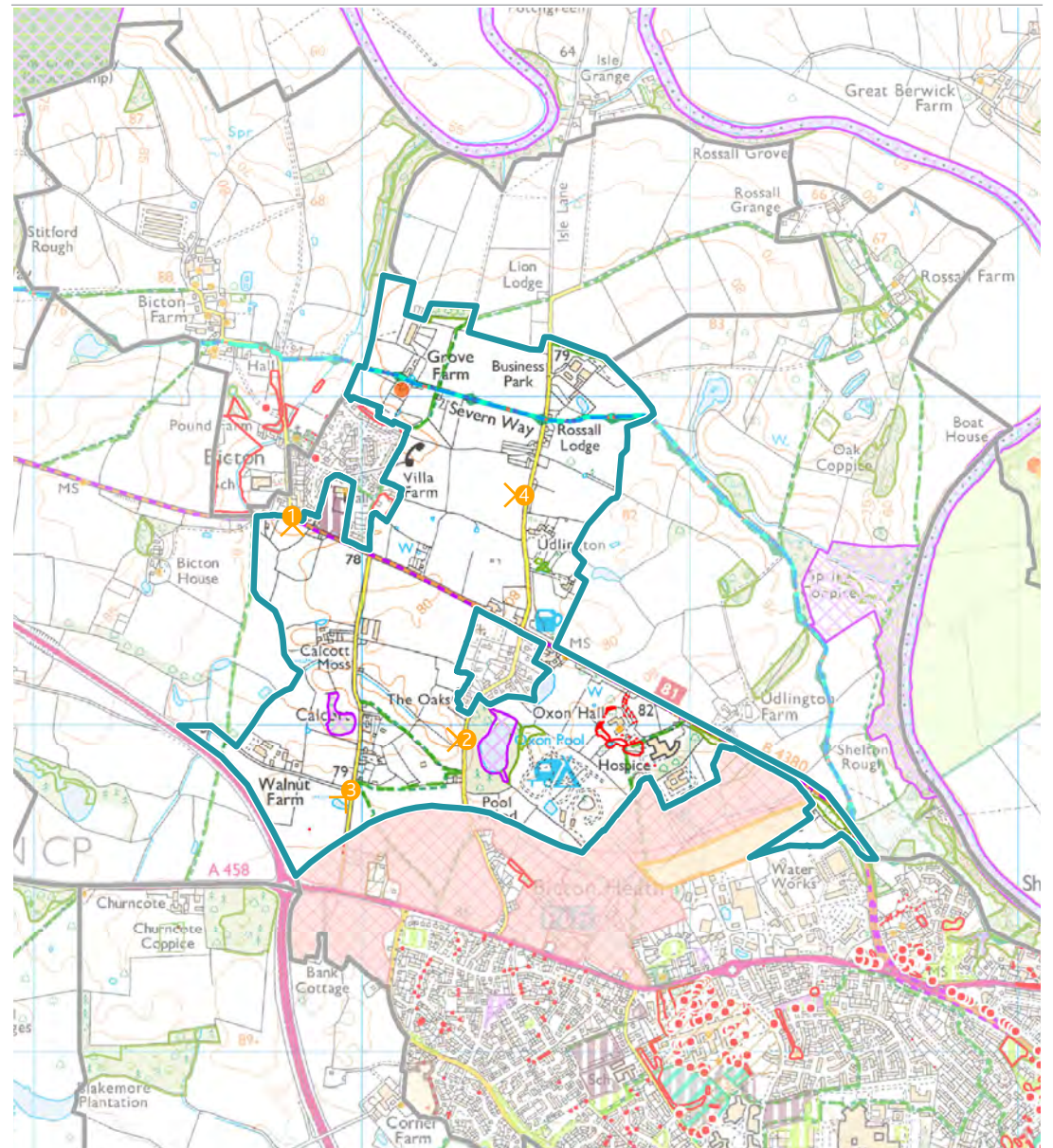
2. FROM SHEPHERDS LANE NEAR INTERSECTION OF PROW LOOKING WEST



3. FROM CALCOTT LANE, LOOKING SOUTHWEST TOWARDS ROUTE OF A458 WELSHPOOL ROAD



4. FROM ISLE LANE LOOKING WEST TOWARDS BICTON SETTLEMENT EDGE AND CHURCH





# LANDSCAPE

## LANDSCAPE VALUE

This is a typical farming landscape within a flat to gently rolling landscape. Hedgerows and trees are characteristic of the parcel with scattered mature field and parkland trees, some protected by TPOs near Oxon Hall. The parkland and estate character of parcel E to the east slightly extends into parcel C around Rossall Lodge and enhances rural character in this location. There is good connectivity to Local Wildlife Sites at Oxon Pool and Calcott and some historic interest at Oxon Hall and Grove Farm. The PRoW network includes the Severn Way to the north and contributes to the informal recreational value of the area, with the National Cycle Route 81 and camp site to the south. The Shropshire Hills AONB lies some 10km to the south west but the parcel does not contribute to its setting.

## LANDSCAPE SUSCEPTIBILITY

Landform of the parcel is flatter between the two settlement areas, becoming more undulating to the south east at Calcott. Field patterns are small to medium scale, regular in pattern to the north and irregular to the south. Smaller field sizes and historic patterns would typically be more vulnerable to change, with hedgerows and hedgerow trees irreplaceable in the short to medium term. Some fields have been enlarged with hedgerows removed with solitary trees remaining in larger fields. There is a low sense of tranquility due to constant road noise. New development would be appropriate in the vicinity of the existing business park to the north that is well integrated, but should be in keeping with the adjacent strong parkland character of parcel E. New development adjacent to the partially integrated settlement edge and along the B4380 could be accommodated with appropriate planting to integrate it into the landscape and enhance rural character. The area is popular for informal recreation, which could be affected by new development.

## LANDSCAPE SENSITIVITY

This is a typical rural landscape that has a slightly eroded character due to pressure of agricultural intensification, with areas of greater sensitivity to the south of the parcel, which 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 typically rural landscape have no association with the Shropshire Hills AONB and but there is some scenic quality.

## VISUAL SUSCEPTIBILITY

The rolling to flat landscape has some open views that become more contained in nature with increasing tree cover and undulating ground to the south of the parcel. The parcel is intervisible with all other settlement parcels, being at the centre of the assessment area, therefore any new development may be particularly noticeable within the view. There are no local skylines within the parcel, however, the tower of The Church of the Holy Trinity is a focal point and trees and woodland to the south of the parcel are a distinctive feature. The settlement pattern is varied, being made up of two larger nucleated settlement to the north west and south east of the parcel and elsewhere small linear settlements along local roads, dispersed properties and farmsteads, with a high number of sensitive residential receptors throughout the parcel. Numbers of receptors are high with constant access throughout the parcel. Dispersed properties, farmsteads and recreational users of the PRoW network and cycle route are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has a typical rural character with mostly contained views but high numbers of sensitive receptors that means overall, the views experienced are of medium-low sensitivity to change arising from new housing and medium sensitivity to change arising from employment.



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



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BICTON D [21BCT-D]

## LOCATION AND CHARACTER

Parcel D is located to the north east of the main Bicton settlement. The meandering course of the River Severn forms part of the parcel boundary with woodland to the west and field boundaries to the south and east. Isle Lane continues from the business park to the south, up to Isle Grange beyond the parcel boundary. There is one PRoW but otherwise access is private to individual properties and farms. The landscape is characterised by a gently rolling topography with a mixed agricultural system in which arable dominates. Aspects of an estateland character are present.



1. FROM THE JUNCTION OF ISLE LANE AND PROW LOOKING SOUTH EAST TOWARDS BUSINESS PARK



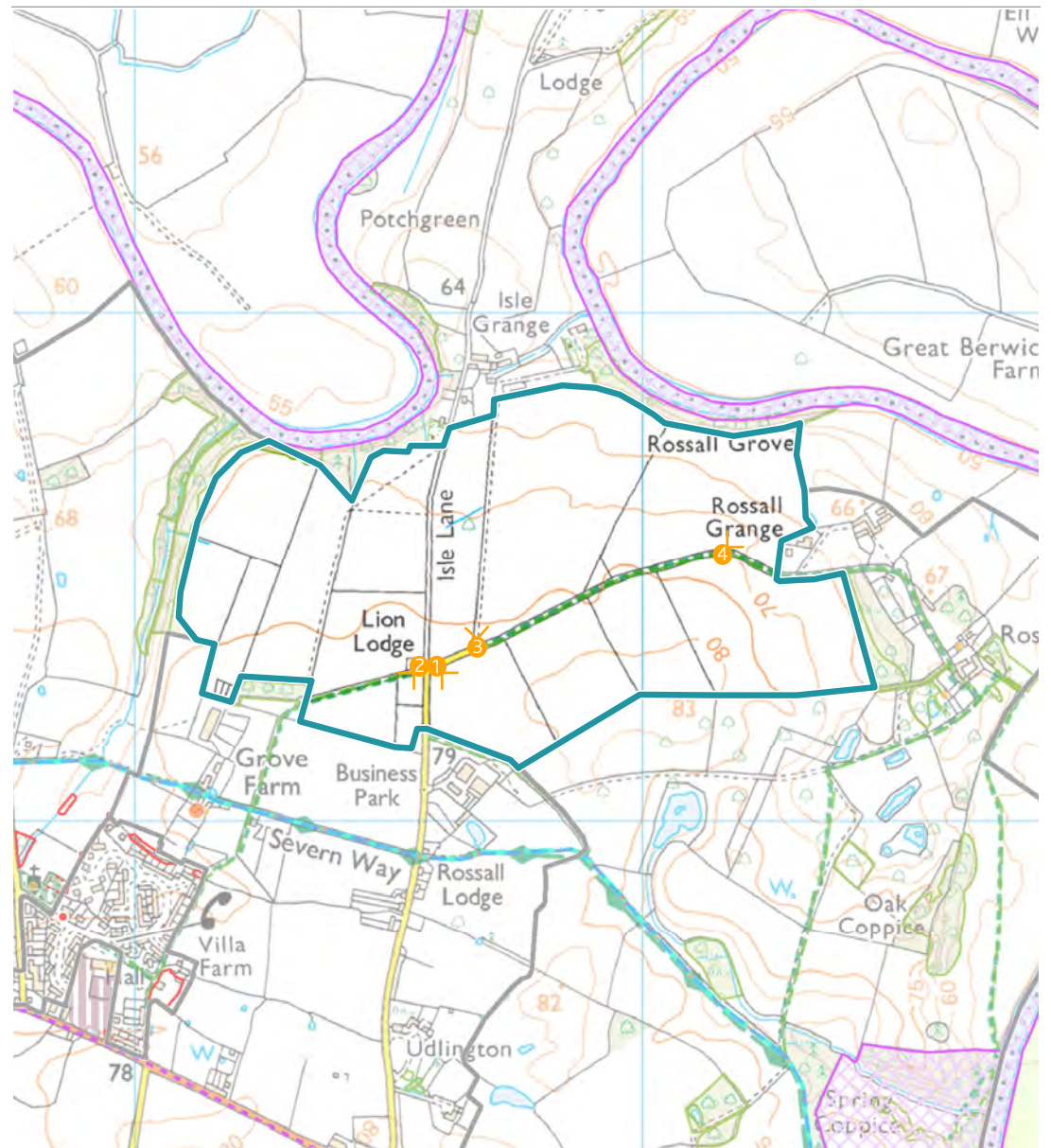
2. FROM THE JUNCTION OF ISLE LANE AND PROW LOOKING SOUTH WEST ACROSS HORSE PADDOCKS



3. FROM PROW LOOKING NORTH ALONG FARM ACCESS TOWARDS ISLE GRANGE



4. FROM PROW LOOKING NORTH EAST TOWARDS ELL HOLE WOOD AND THE DELL IN THE DISTANCE



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape that has retained some of its historic field pattern from the mid-19th century with associations to the historic properties at Isle Grange and Isle Farm to the north. Beyond the parcel to the north and east, cultural associations with an estate and parkland landscape continue beyond the River Severn. Natural features within the parcel are sparse and hedgerow boundaries and trees have been removed to allow ease of cultivation but perimeter hedgerows to wider field extents remain intact and robust allowing good connectivity to outlying woodland and the Local Wildlife Site of the River Severn, with a distinctive line of trees along Isle Lane to Isle Grange and Isle Farm. PRoW access is limited with recreational value low within the parcel. The Shropshire Hills AONB lies some 9km to the south west and the parcel does not contribute to its setting.

## LANDSCAPE SUSCEPTIBILITY

This is flat to gently rolling landscape leads into the wide valley of the River Severn. Farmland is predominantly large scale arable with some smaller fields, typically horse paddocks, with removal of hedgerows due to agricultural intensification resulting in low tree cover except along roadside hedgerows and as features along Isle Lane. Smaller field sizes and historic patterns would typically be more vulnerable to change, particularly where associated with historic heritage assets. There is some sense of remoteness towards the river and greater tranquility where public access is limited, which would be vulnerable to loss or erosion due to visual or noise disturbance from new development. New development may be appropriate adjacent to the business park on Isle Lane to the south in parcel C, however existing settlement is sparse and such individual properties and small linear clusters of housing, may be vulnerable to changes in landscape pattern as a result of development.

## LANDSCAPE SENSITIVITY

This is a slightly eroded historic rural landscape, with some scenic quality but no associations with the existing larger settlements of Bicton to the south. Public access is limited and sensitive receptors are low in frequency which combined with the sense of remoteness, which 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 traditional farmland landscape have no association with the Shropshire Hills AONB, but do have some scenic quality in the context of the historic cultural pattern. The landscape is partially intact with wider views of the River Severn valley to the north east and north west.

## VISUAL SUSCEPTIBILITY

The generally large scale fields and lack of internal hedgerows to the field pattern, allows open elevated views from the PRoW extending across to the River Severn valley to the north. South of the PRoW, robust perimeter hedgerows and gently rolling landscape contain immediate views and limiting associations with Bicton to the south. There are views to the historic setting of a moated site, prospect mound and fishponds adjacent to Isle Farm to the north, which has a concentration of heritage assets, whose setting could be vulnerable to change as a result of new development. New development in the vicinity of such historic features should be separated by a suitable buffer, possibly with planting to enhance the setting and contain views of new development. The gently rolling topography forms localised skylines to the south with the line of trees along Isle Lane forming a distinctive feature in the landscape. Introduction of new development in this open, wide valley landscape would be particularly noticeable within the view. The woodland blocks and hedgerows could be enhanced and restored to frame and enclose views from sensitive receptors. There is no intervisibility with the settlement edge or parcel A and limited intervisibility with parcels B and C due to intervening vegetation and landform. Settlement pattern within the parcel is sparse with relatively low number of sensitive recreational and residential receptors having views into the parcel. Dispersed properties, farmsteads and recreational users of the PRoW network are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has a slightly eroded historic rural character with some scenic views, that combined with the topography and numbers of sensitive receptors means overall, 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
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BICTON E [21BCT-E]

## LOCATION AND CHARACTER

Parcel E is located to the east of Bicton and adjacent to the River Severn, which runs along the parcels eastern boundary. The B4380 runs to the south, which is also National Cycle Route 81. Landform and field boundaries form the western parcel boundary. The Severn Way links to other well defined PRoW in a landscape characterised by a gently rolling topography. Land use is mixed agricultural system in which arable dominates and an estateland character is strongly apparent, with generous tree cover and parkland trees with valuable riparian habitat scattered along the river.



1. FROM ROSSALL FARM AND PROW LOOKING NORTH EAST TOWARDS RIVER SEVERN



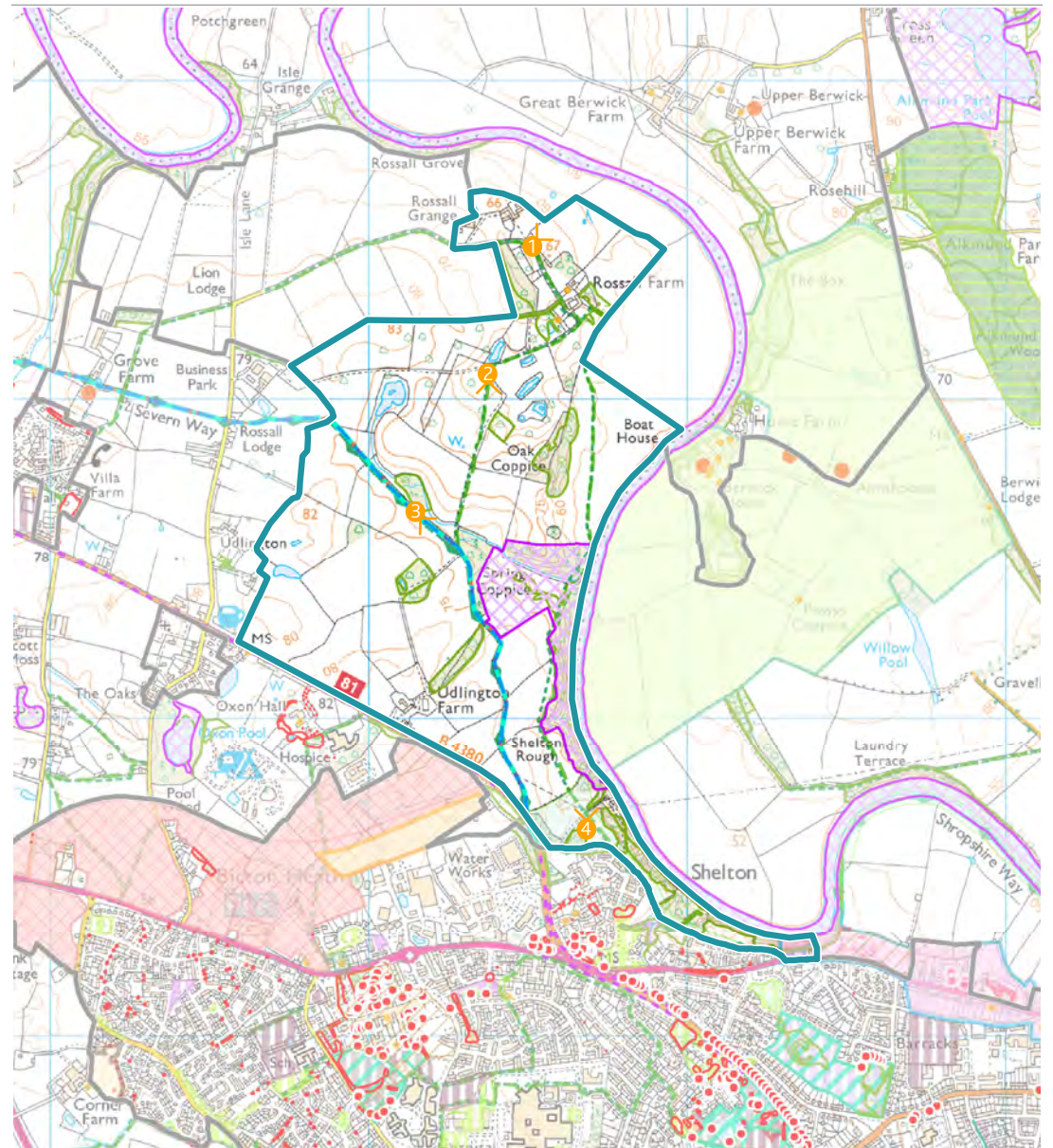
2. FROM PROW LOOKING SOUTH ACROSS PARKLAND



3. FROM SEVERN WAY LOOKING SOUTH EAST ACROSS ARABLE FIELDS



4. FROM PROW LOOKING NORTH ACROSS PARKLAND AND ALONG ROUTE OF PROW



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of high scenic quality derived from the strong parkland character, generous tree cover and other natural features, including the local wildlife site at Shelton Rough.. Visual links to Berwick Park Registered Park and Garden to the east further enhance the scenic and historic quality of the landscape. Despite proximity to the Shropshire Hills AONB some 8 km to the south, the landscape does not display any of the AONBs special qualities and could not be considered to fall within its setting. An extensive PRoW network, National Cycle Route 81 and the Severn Way contribute to the informal recreational value of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a small to medium-scale, traditional farming landscape with a sense of remoteness and tranquility which is vulnerable to loss or erosion due to visual or noise disturbance from new development. The historic and cultural pattern remains largely intact The distinctive parkland qualities, with mature parkland trees are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement comprises dispersed individual properties and farmsteads situated along minor lanes and farm tracks and any change to this pattern would be very noticeable. The high scenic quality and strongly rural character mean the area is popular for informal recreation, which could be affected by new development.

## LANDSCAPE SENSITIVITY

This is a well-managed, intact and tranquil farming landscape with natural features including a local wildlife site and parkland characteristics which add to the high scenic quality. Visual links to Berwick Park Registered Park and Garden further contribute to the historic character of the area. 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 traditional farmland landscape which has a strong parkland character are of high quality and include the 'borrowed' landscape of Berwick Park Registered Park and Garden to the east. The landscape is intact and strongly rural with few detractors. There are glimpses of uplands of the Shropshire Hills AONB to the south but these are limited and do not contribute significantly to visual quality.

## VISUAL SUSCEPTIBILITY

Due to the generous covering of trees and woodland views are mostly contained within the sensitivity parcel, and as a result there is little sense of openness. This reduces its susceptibility as new development would be better screened than in a more open landscape. This reduction in susceptibility has however to be balanced against the highly scenic views which are very susceptible to loss from new development, particularly the views towards the areas of parkland character and the views out towards Berwick Park Registered Park and Garden and the Shropshire Hills AONB. Also the undulating landform creates local skylines which are visible from multiple locations within the sensitivity parcel. Development on this higher ground would be particularly noticeable. Although the relative number of people likely to experience the view is low, it includes occupants of the dispersed individual properties and farmsteads and recreational users of the extensive PRoW network, National Cycle Route 81 and the Severn Way, all of whom are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has a strongly rural and historic parkland character with many mature parkland trees and views out to the Berwick Park Registered Park and Garden and the Shropshire Hills AONB, all of which contribute to views which are highly scenic. Although the relative number of people within this sensitivity parcel is low, the scenic quality combined with the absence of detracting features means that the views experienced are of high sensitivity to change arising from new housing or employment.



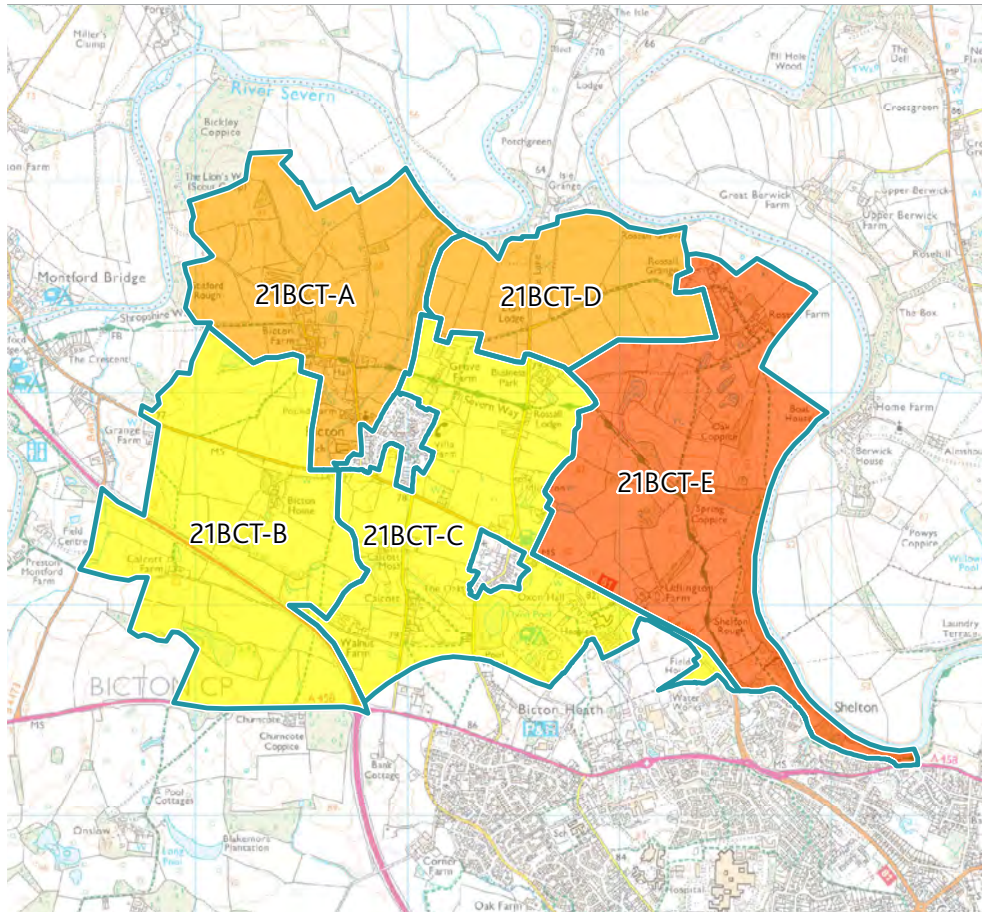
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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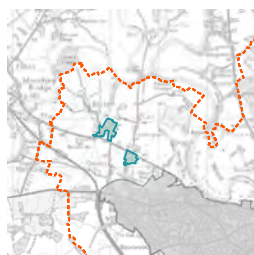
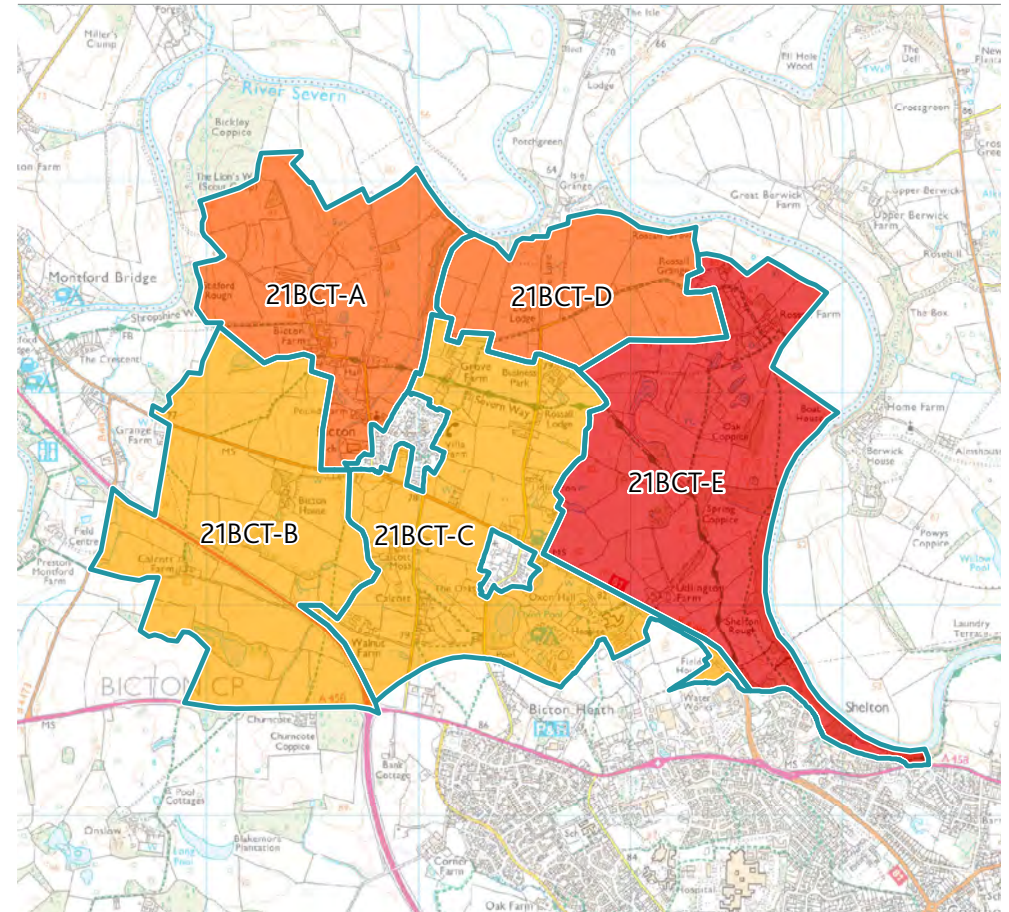
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BICTON LANDSCAPE SENSITIVITY

## HOUSING



## EMPLOYMENT



### KEY:

 SENSITIVITY PARCEL

### LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

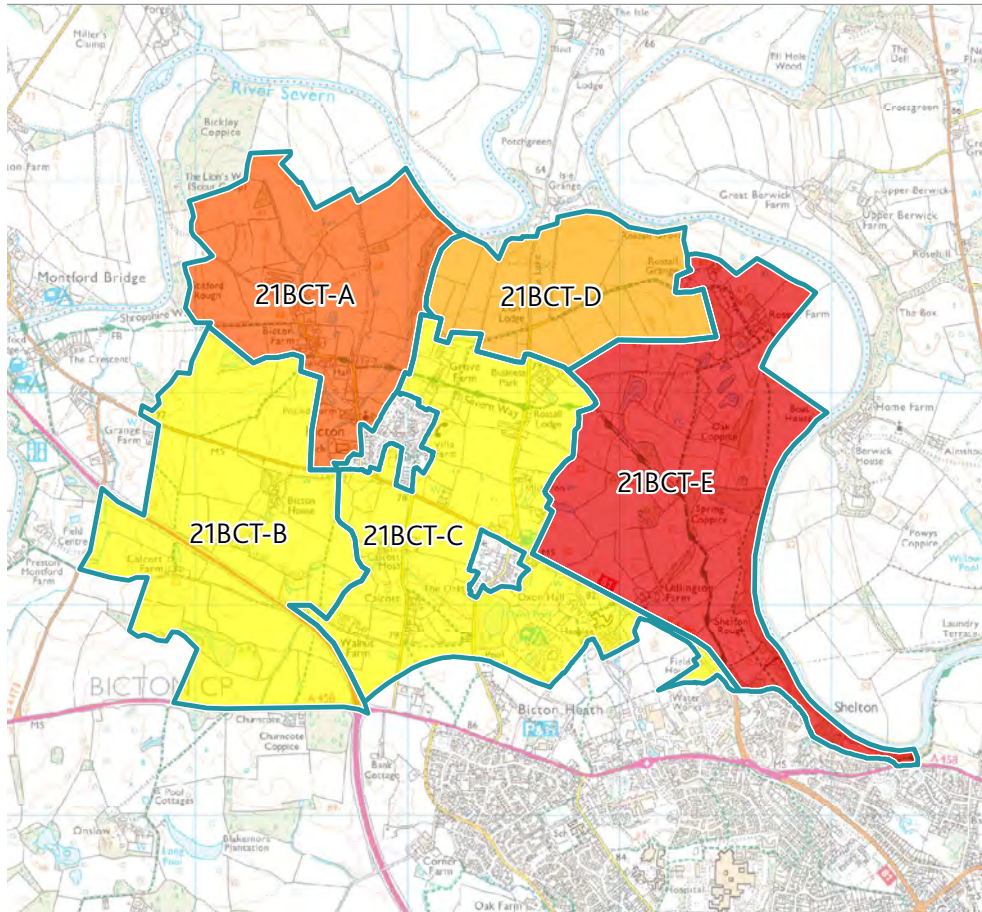
 MEDIUM

 LOW

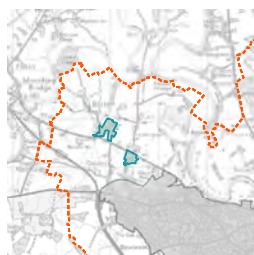
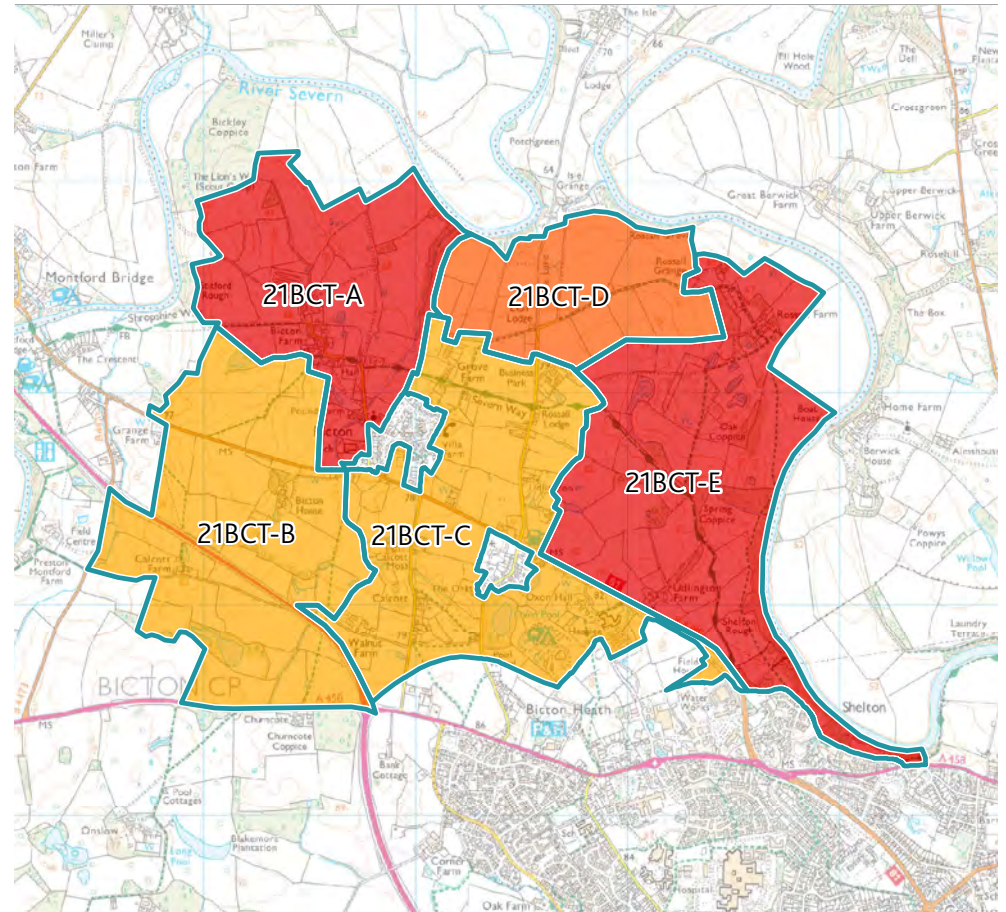
# BICTON VISUAL SENSITIVITY



## HOUSING



## EMPLOYMENT



### KEY:

SENSITIVITY PARCEL

### VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

MEDIUM-LOW

LOW









# DESIGN GUIDANCE FOR BICTON

[21BCT]

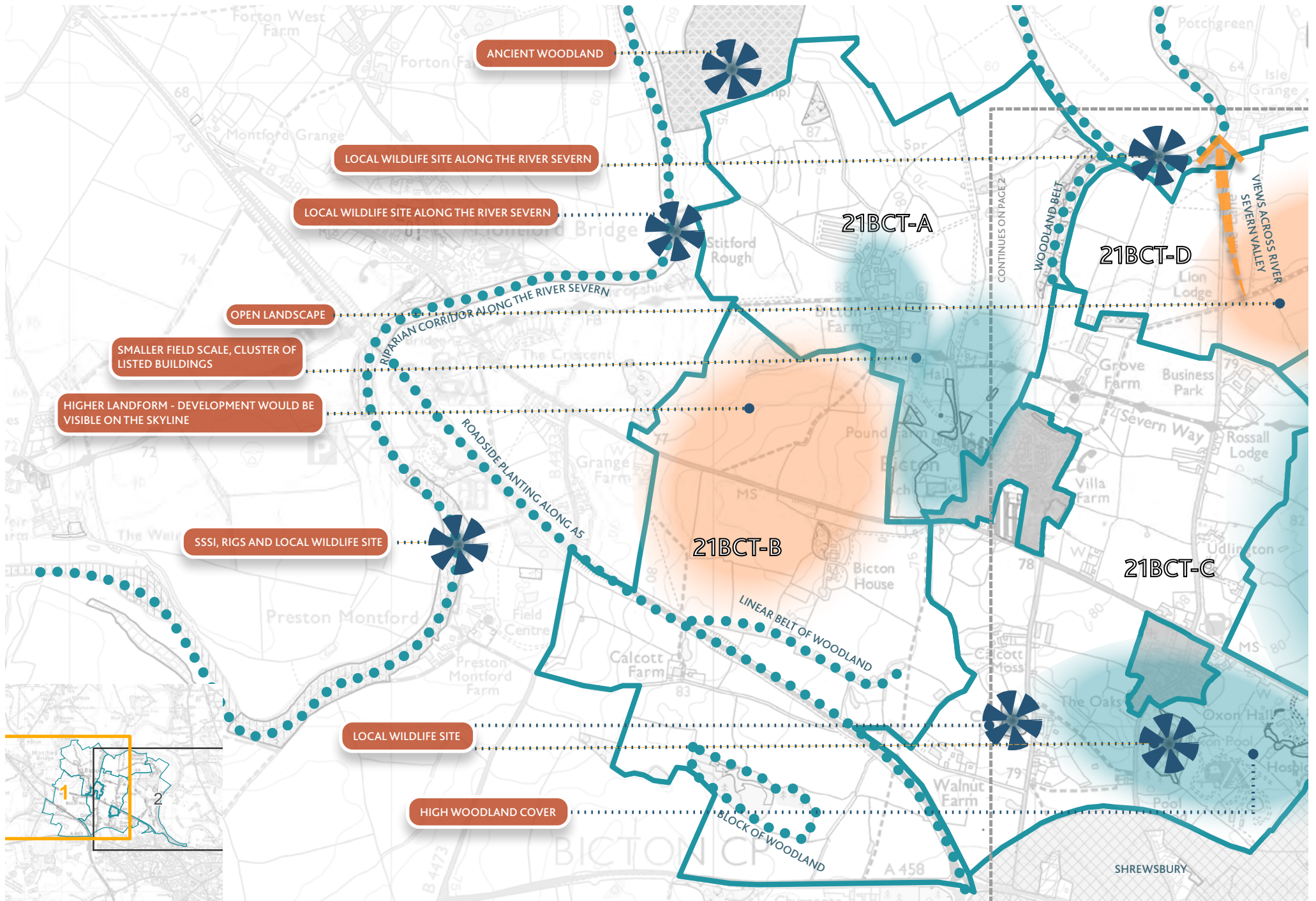
5 SENSITIVITY PARCELS



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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