



**GILLESPIES**

**SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT**

**BUCKNELL**  
**[23BNL]**

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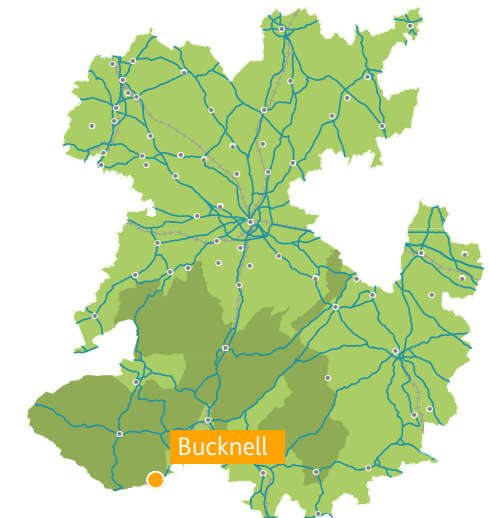
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## 23. BUCKNELL [23BNL]



### LOCATION AND DESCRIPTION

Bucknell is a village in south Shropshire on the River Redlake, not far from the River Teme. The village is close to the border of Wales and Herefordshire and is set within the Shropshire Hills Area of Outstanding Natural Beauty. It was first mentioned in the Domesday Book as Buckehale or Buckenhil and at the time was divided by the Shropshire and Herefordshire boundary. The village has a population of less than 1,000. For the purposes of this study the settlement has been divided into 3 parcels.





# BUCKNELL A [23BNL-A]

## LOCATION AND CHARACTER

Parcel A lies directly to the north of Bucknell and sits within the southern edge of the Shropshire Hills AONB. The parcel encompasses steeply sloping land that leads to the flat valley bottom of Bucknell settlement and parcels B and C. Farming within the parcel is predominantly arable, however some traditional orchards are present. The enclosure pattern is generally regular to irregular with potentially historic field pattern. The boundaries are predominantly hedgerows however these vary in quality from dense hedgerow to gappy hedgerow with post and wire fencing.



1. FROM NORTH EAST OF PARCEL LOOKING TOWARDS SETTLEMENT EDGE



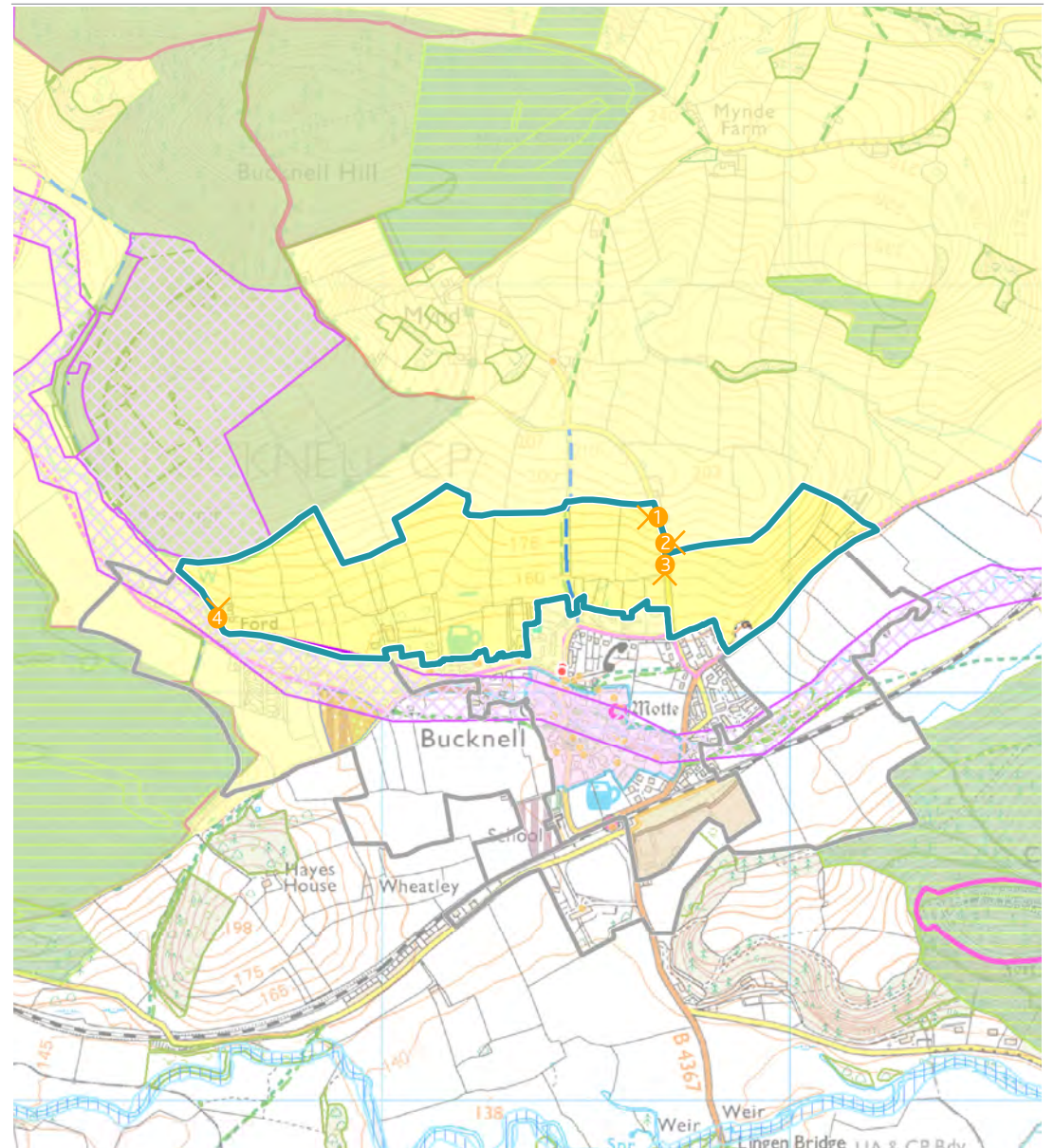
2. FROM WESTERN EDGE OF PARCEL LOOKING TOWARDS THE AONB



3. FROM ALONG MINOR ROAD WITHIN THE AONB LOOKING SOUTH



4. FROM SOUTHWEST AT SETTLEMENT EDGE LOOKING NORTH OVER PARCEL



# LANDSCAPE

## LANDSCAPE VALUE

This parcel has a positive strength character, expressing special qualities of the AONB. The parcel has robust hedgerows and good connectivity, although some field boundaries have been removed and replaced by post and wire fencing. There are notable historic or nature conservation features within the parcel, however hedgerows connect to Local Wildlife Sites to the south in parcel B. PRow access is sparse. However the landscape does contribute to the enjoyment of the area by virtue of its typical rural quality and presence within the AONB.

## LANDSCAPE SUSCEPTIBILITY

The parcel is part of the sloping landform of wider valley of Redlake River and as such its steep topography would be vulnerable to change as a result of development. The landscape pattern is regular and of a medium to small scale, typically of enclosed pastoral farmland. There is a medium level of tree cover mostly within intact hedgerows, which would be vulnerable to loss as a result of development. The typical rural quality contributes to a strong sense of tranquility in the parcel that would be vulnerable to noise or visual disturbance. There is a partially integrated relationship with settlement edge offering some opportunity for improvement.

## LANDSCAPE SENSITIVITY

The parcel tranquility and rural character are very susceptible to new developments. The parcel itself expresses characteristics and special qualities of the AONB, and is the setting for introduction to the AONB through Wales and Bucknell which combined the relatively intact landscape pattern means the sensitivity of the landscape to change as a result of development 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

The parcel lies within the boundaries of the Shropshire Hills AONB and expresses its special qualities. Views to and from the AONB are afforded throughout the parcel, however as the parcel is south facing, views tend to be away from the AONB and towards Wales in the west.

## VISUAL SUSCEPTIBILITY

Views are often open and elevated, with panoramic views to the north of the parcel along a Public Right of Way, although this was the only public access within the parcel and has apparently infrequent use. The parcel is very intervisible with other parcels. Views both to and from both parcel B and C and Bucknell settlement are prominent. The parcel forms part of the skyline on occasion and would be vulnerable to noticeable changes across the view. The topography and rural character provide strong visual features, with high scenic quality and few detractors. Recreational receptors within the parcel are low and sensitive receptors are typically associated with residential dwellings at the settlement edge and within the parcel that would be susceptible to noticeable changes to their surroundings. Access along the minor road was occasional and infrequent along the bridleway.

## VISUAL SENSITIVITY

The parcels is a gateway to the Shropshire Hills AONB and is particularly sensitive as it expresses the its special qualities, that combined with open and elevated views means the views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from new employment.



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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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# BUCKNELL B [23BNL-B]

## LOCATION AND CHARACTER

Parcel B lies to the west of Bucknell and is partly within the Shropshire Hills AONB. Parcel boundaries follow the settlement edge and field and woodland boundaries. The landscape of the parcel is characterised by gently undulating to flat topography, associated with the floodplain River Redlake. Pastoral farming dominates within the parcel, however its northern edge consists of ribbon development along the River Redlake. There are areas of generous tree cover associated with the Ancient Woodland edge of Bucknell Wood and a Local Wildlife Site follows the River Redlake.



1. FROM CHILDRENS PLAY AREA LOOKING WEST TOWARDS LINEAR SETTLEMENT



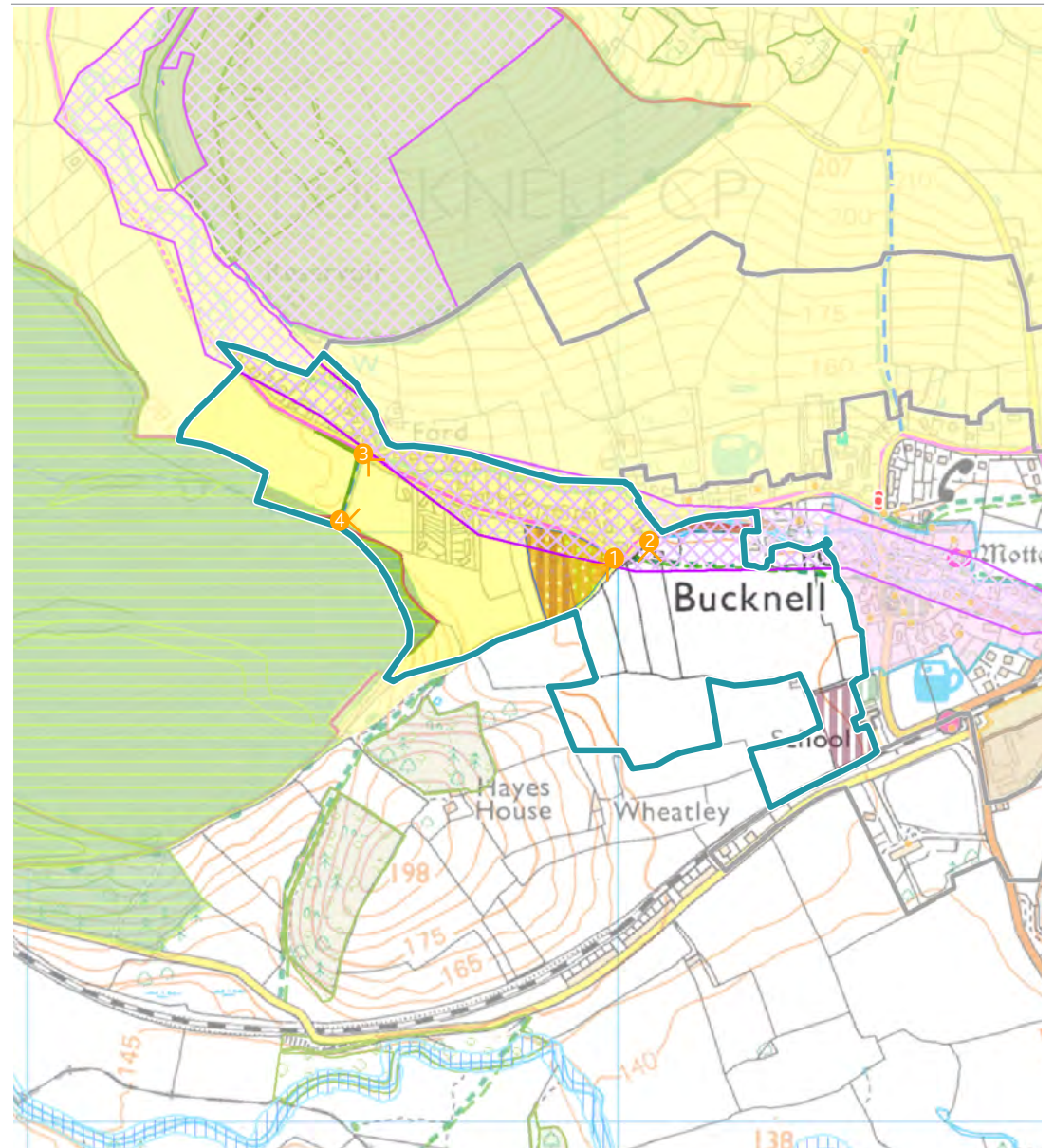
2. FROM NORTH OF PARCEL LOOKING OVER PASTORAL FIELDS WITH HISTORIC BOUNDARIES



3. FROM MINOR ROAD TO WEST OF PARCEL LOOKING SOUTHEAST TO SETTLEMENT EDGE



4. FROM WEST OF PARCEL LOOKING TOWARDS NEW DEVELOPMENT AT EDGE OF BUCKNELL



# LANDSCAPE

## LANDSCAPE VALUE

This parcel has a slightly incoherent character and moderate quality and condition, with some agricultural sheds and sundries present. Approximately one third of the parcel is a Local Wildlife Site which contributes both to nature conservation value and recreational interest within the parcel. The LWS connects to Ancient Woodland to the west and habitats in the wider landscape. There are no apparent notable geological or historical features, however remnants of an historic field pattern are apparent. The landscape makes an important contribution to the community enjoyment in the area, with outdoor Sports grounds, children's play areas and Doorstop Greens, with PRow connecting Bucknell Wood to the Redlake River.

## LANDSCAPE SUSCEPTIBILITY

The parcel's landform is predominantly flat, located at the bottom of a wide U - shaped valley. The landscape pattern is of a medium to small scale enclosed predominantly pasture farmland. There is a medium level of tree cover, with intact hedgerows that would be susceptible to loss as a result of development, being irreplaceable in the short to medium term. The Local Wildlife Site within the parcel is now mostly taken over by development, however dwellings have large vegetated gardens, which together provide an important ecological framework. There are some pockets of eroded rural character due to linear settlement development, however elsewhere in the parcel is of typical rural character. The parcel is relatively tranquil and would be vulnerable to noise or visual disturbance as a result of development. Some parts of the settlement edge are integrated, however for the most part there is an abrupt settlement edge which could be susceptible to further deterioration.

## LANDSCAPE SENSITIVITY

The LWS, robust hedgerows and tree cover contribute to the rural character which combined with available recreation and nature conservation value, means over the sensitivity of the landscape to change arising from new housing is medium and to new employment is medium-high.



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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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# VISUAL

## VISUAL VALUE

The north of the parcel lies within the Shropshire Hills AONB. There are both internal and external views towards the AONB, which take in its special qualities. Views tend to be open, despite being at a lower elevation. The parcel itself does not greatly contribute to AONB visual value as special qualities are reduced as a result of visible development.

## VISUAL SUSCEPTIBILITY

There is open visibility generally throughout the parcel and limited long distance views at the periphery where enclosed by intervening landform and lower elevation. The parcel is intervisible with settlement edge and parcel A. The parcel does not form part of a skyline in any location, or have any intervisibility with parcel C. Scenic quality is slightly reduced due to the abrupt settlement edges and agricultural buildings and could be vulnerable to further erosion as a result of development within the view. There are frequent number of receptors mostly associated with the settlement of Bucknell and linear development within the parcel itself. Receptors using roads, the waterside paths, sports grounds and children's play areas would be susceptible to noticeable changes within the view.

## VISUAL SENSITIVITY

The parcel is intervisible with the Shropshire Hills AONB and from the edge of the Ancient Woodland of Bucknell Wood which combined with the frequency and type of receptor means views experienced are of medium-high sensitivity to change from new housing and high sensitivity arising from new employment.



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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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# BUCKNELL C [23BNL-C]

## LOCATION AND CHARACTER

Parcel C is located to the east of Bucknell settlement, and lies adjacent to the AONB. The north boundary of the parcel follows the B4367 and elsewhere follows the settlement edge and woodland and field boundaries. The parcel is characterised by gently undulating to flat topography, associated with the floodplain of the River Redlake and Local Wildlife Site to the centre of the parcel. The land use of the parcel consists of mixed farming, with pasture and orchards and generous tree cover associated with the Ancient Woodland edge of Coxall Knoll.



1. VIEW ALONG LANE IN THE NORTH EAST OF THE PARCEL



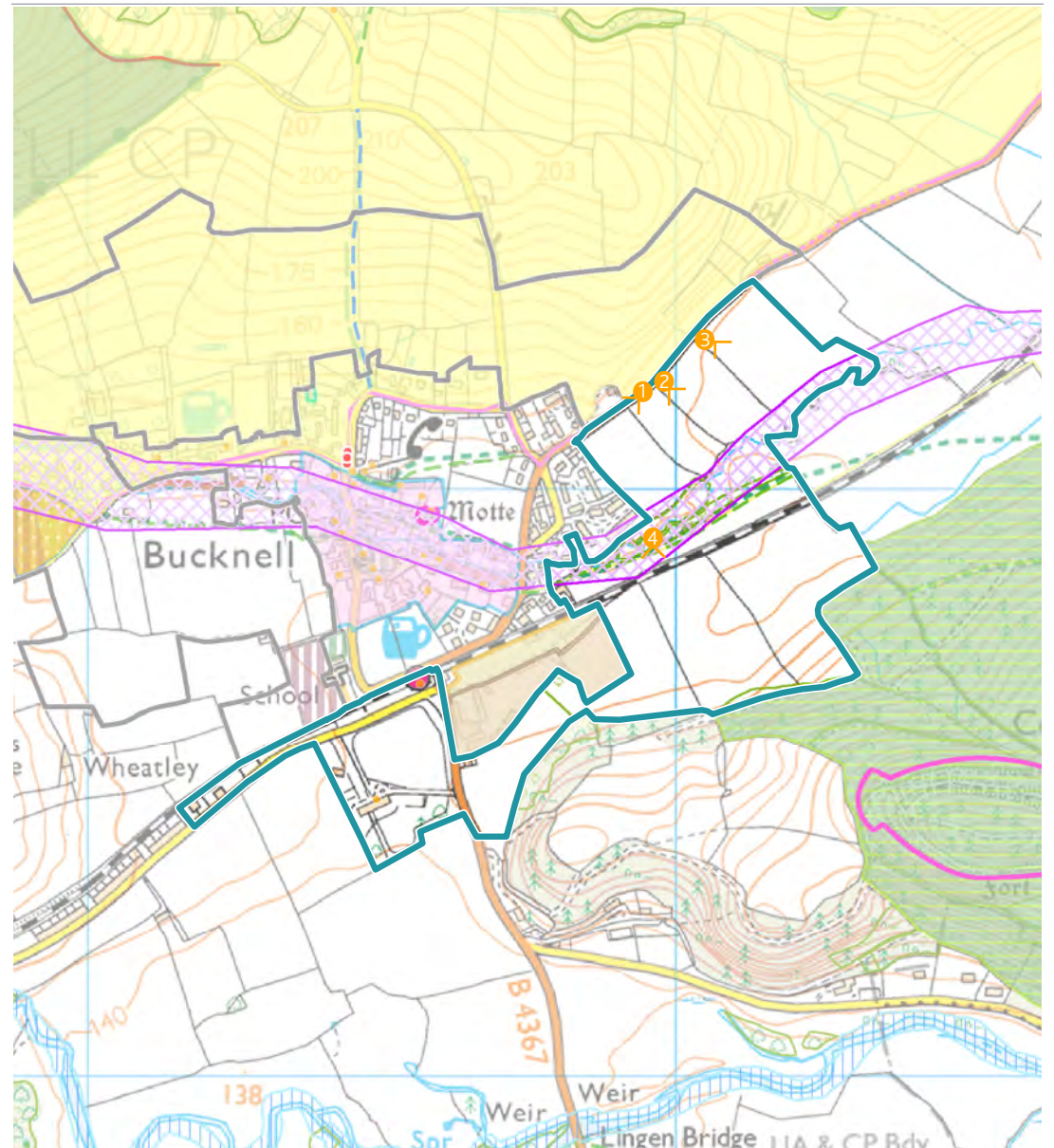
2. FROM B4367 LEADING EAST OUT OF PARCEL LOOKING SOUTHEAST TOWARDS LWS



3. FROM B4367 LEADING EAST OUT OF PARCEL LOOKING SOUTHWEST TOWARDS LWS



4. FROM PROW LOOKING SOUTH OVER TOWARDS PARCEL C AND COXALL KNOLL





# LANDSCAPE

## LANDSCAPE VALUE

This parcel has a weakened character with moderate rarity and condition. The Local Wildlife Site of the River Redlake and connectivity with adjacent field hedgerows is a distinctive and valuable feature connecting to ancient woodlands of Bucknell Wood and Coxall Knoll. One PRoW that runs through the LWS for part of its length provides some recreational value however otherwise public access is sparse. Allotments, a timber merchants and a plant nursery, offer recreational and local services to the area. Historic interest is limited in the parcel apart from the listed Bucknell train station building.

## LANDSCAPE SUSCEPTIBILITY

The landform has pockets of flatter topography, however is mostly gently rolling, with no distinctive features. The landscape pattern is irregular and of a medium to intimate scale. Mixed land use of pastoral farmland landcover, orchards, and local timber and plant nurseries are found within the parcel and provide employment and recreational value that may be less vulnerable to similar types of development. There is a relatively strong sense of place derived from the regular field pattern and typical rural landscape with generous tree cover particularly in the southern portion of the parcel, that would be vulnerable to loss as a result of development. The settlement edge is partially integrated and could accommodate some development with appropriate integration. There is some sense of tranquility in the parcel, despite proximity to the train line, main roads and employment within the parcel.

## LANDSCAPE SENSITIVITY

Denser linear vegetation within the parcel, such as that of the Local Wildlife Site associated with Redlake River, provide valuable connectivity to wider habitats and combined with the strong field pattern means the sensitivity of the landscape to change arising from new housing is medium and to employment is medium-high.



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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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# VISUAL

## VISUAL VALUE

The parcel is adjacent to the Shropshire Hills AONB and views north and towards parcel A take in special qualities of the AONB. Views within the parcel do not form an important part of the setting of the AONB.

## VISUAL SUSCEPTIBILITY

Views are generally open in the north of the parcel where hedgerows are maintain to a low height and more enclosed to the south, due to the containing effects of landform and woodland cover. Views to the south are generally less susceptible to development and would benefit from existing tree cover to screen views from sensitive receptors. Otherwise views are framed and filtered. There is intervisibility with settlement edge particularly along the B4367, and with parcel A. Parcel C does not form a prominent part of the skyline. The relatively scenic quality is reduced by some detracting elements relating to employment facilities. Residential receptors are frequent in the parcel, and at the settlement edge and would be vulnerable to noticeable changes to their surroundings. Receptors also include frequent users of minor roads and the railway line.

## VISUAL SENSITIVITY

The open views increase visual sensitivity within the parcel, particularly to the south. Although the parcel has views into and from the adjacent AONB, sensitive receptors passing through the parcel are low, which means the views experienced are of medium-low sensitivity to new housing and medium sensitivity to new employment.



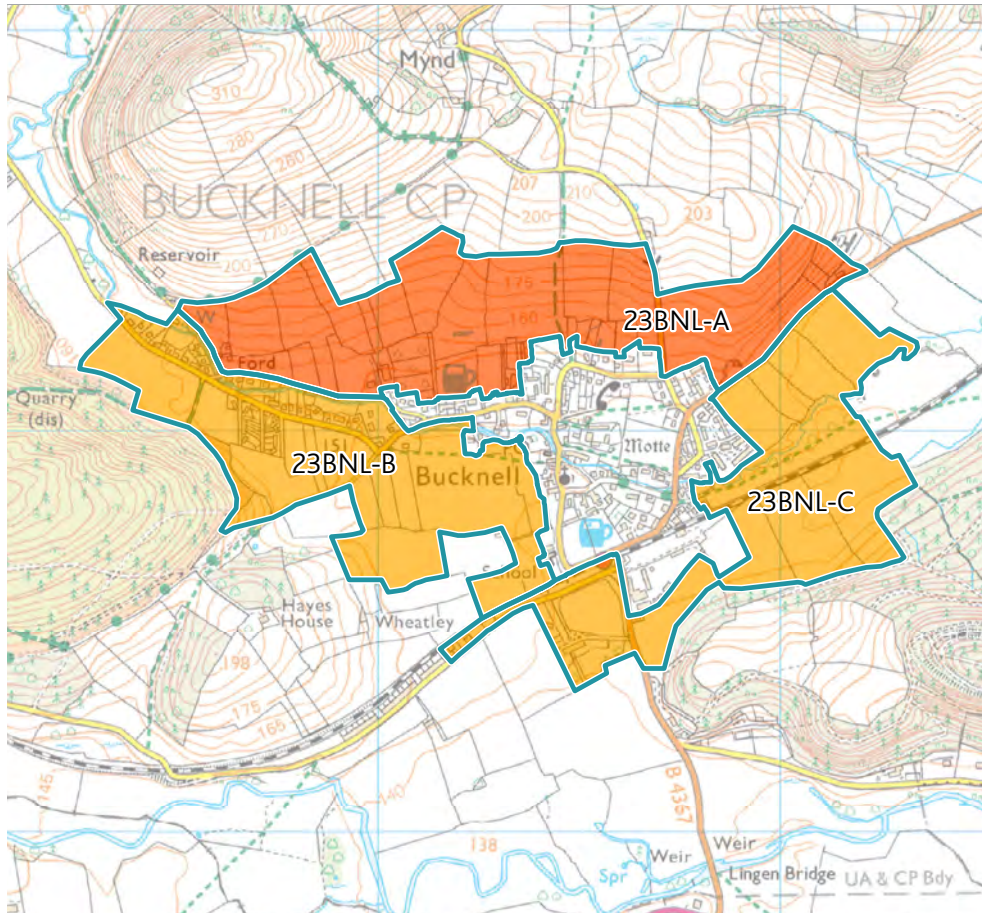
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|-----|------------|--------|-------------|------|-----------|
| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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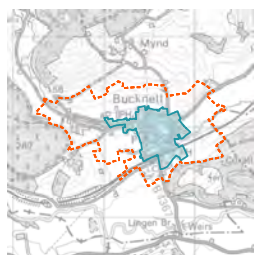
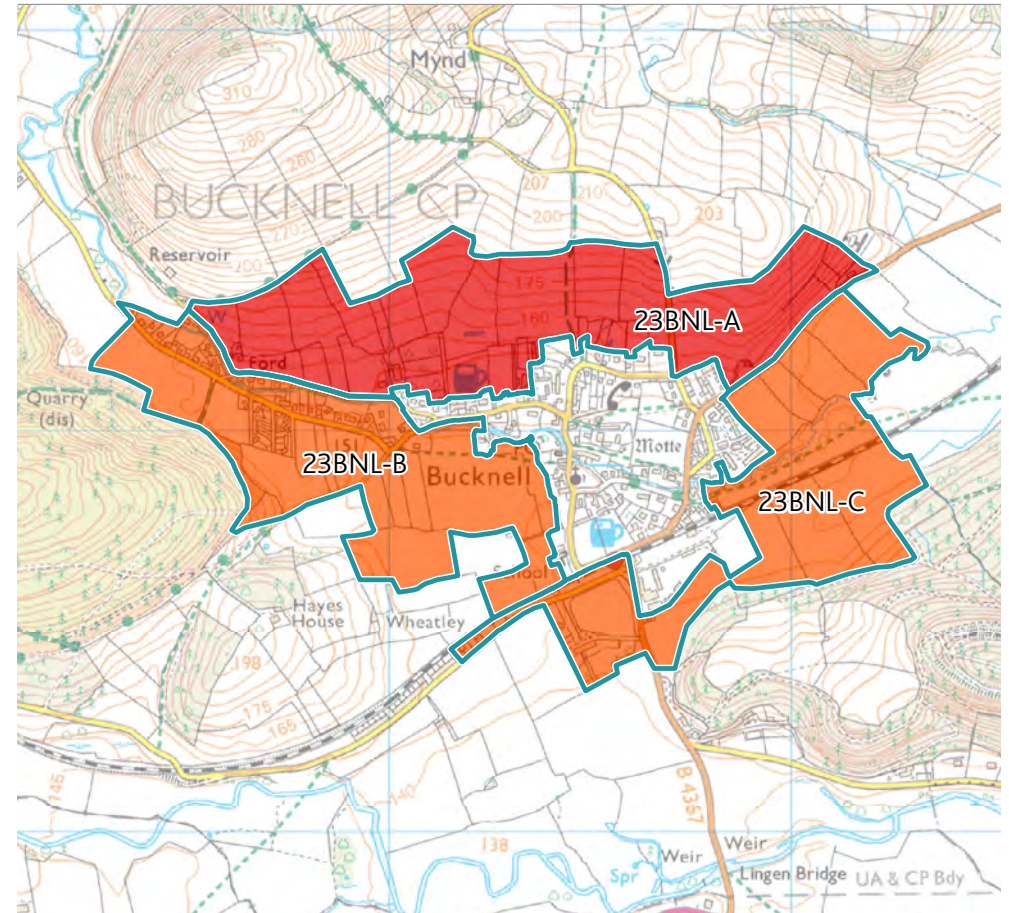
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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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# BUCKNELL LANDSCAPE SENSITIVITY

## HOUSING



## EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

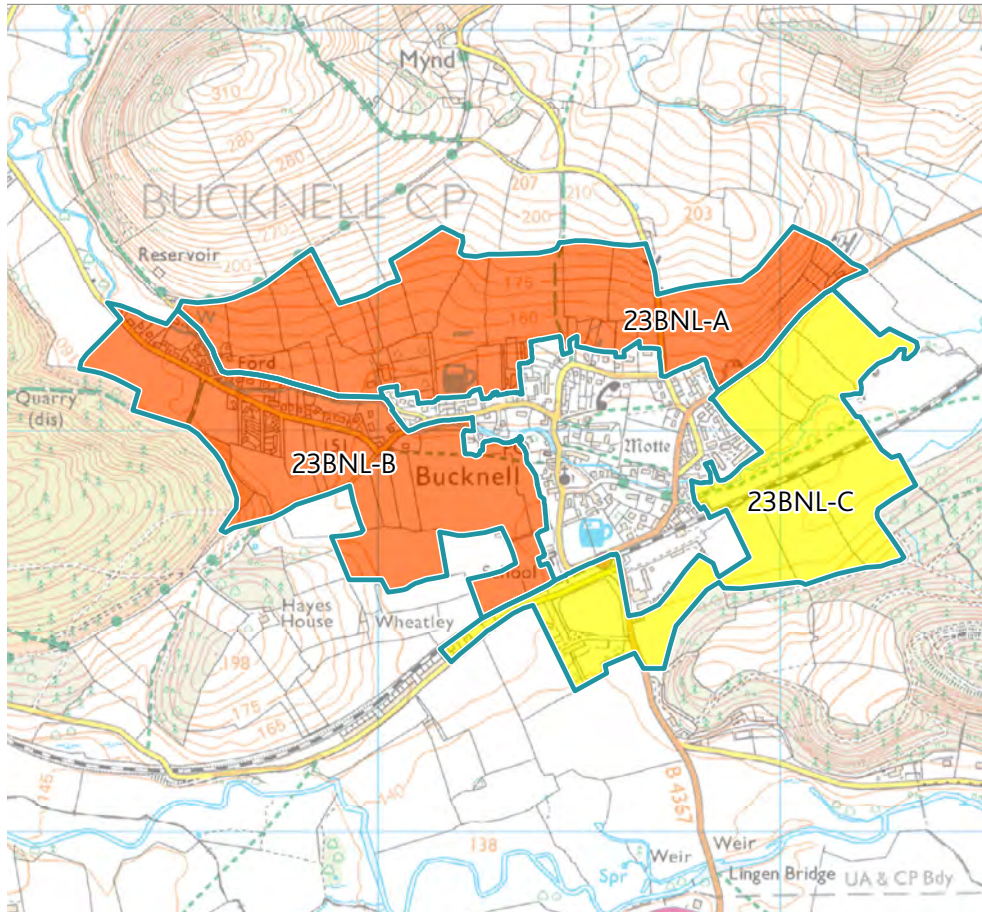
 MEDIUM

 LOW

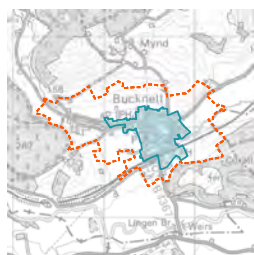
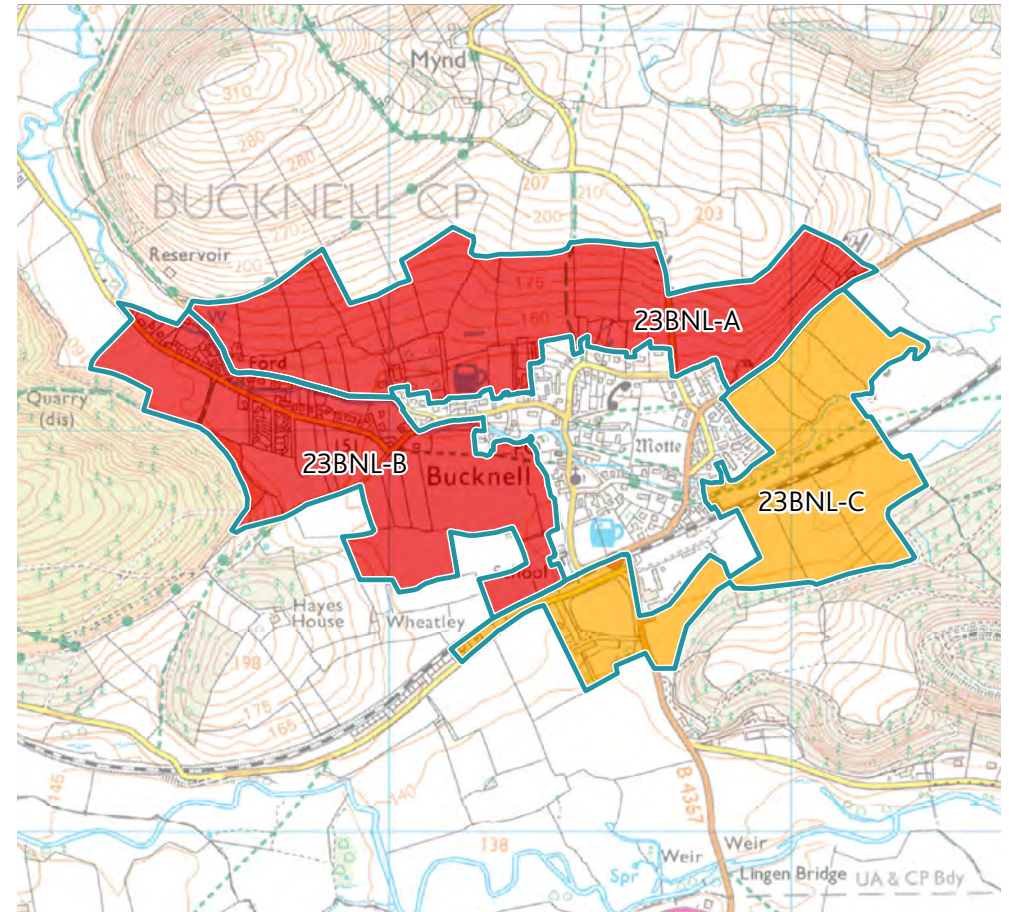


# BUCKNELL VISUAL SENSITIVITY

## HOUSING



## EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

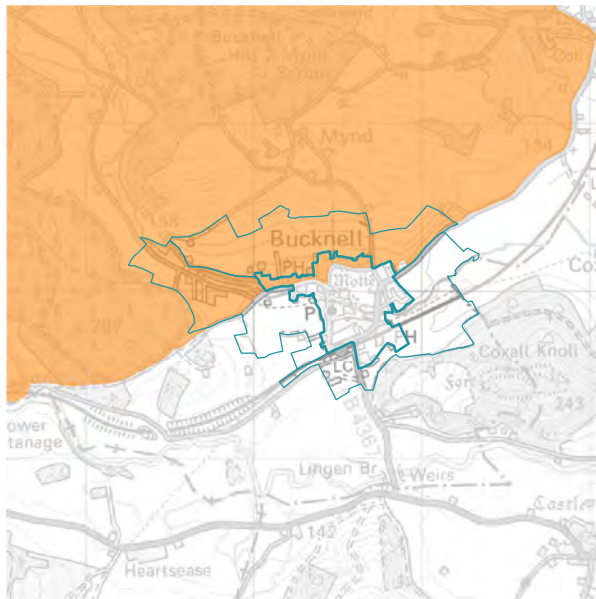
 MEDIUM

 LOW

# DESIGN GUIDANCE FOR BUCKNELL

[23BNL]

4 SENSITIVITY PARCELS



AONB

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



