



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

CHIRBURY
[25C BY]

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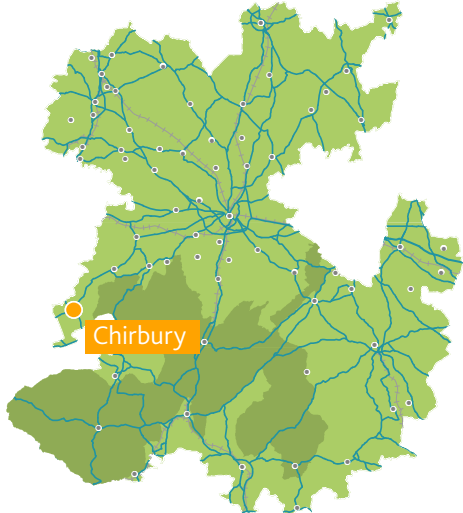
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25. CHIRBURY [25CBY]



LOCATION AND DESCRIPTION

Chirbury is a village in west Shropshire in the Vale of Montgomery, close to the England-Wales border. The 8th century Offa's Dyke runs west of the village and marked the frontier of the Mercian kingdom. The centre of Chirbury is a conservation area. The east of the parish falls within the Shropshire Hills Area of Outstanding Natural Beauty. The population is 210 and the settlement has been divided into 2 parcels for the purpose of this study.



CHIRBURY A [25CBY-A]

LOCATION AND CHARACTER

Parcel A is located to the north of Chirbury. The B4386 forms the western boundary and a number of local roads radiate out from the settlement, dividing the parcel. The parcel is characterised by a gently rolling topography and land is fairly intensively farmed with many large estate farms and occasional smaller farmsteads. Woodlands have ancient characteristics, sometimes planted with conifers, with a wide scattering of hedgerow trees. The settlement has ancient historical connections, with a number of roadside cottages and small holdings and dispersed farmsteads.



1. LOOKING SOUTH EAST WITH VIEWS OF THE SHROPSHIRE HILLS AONB



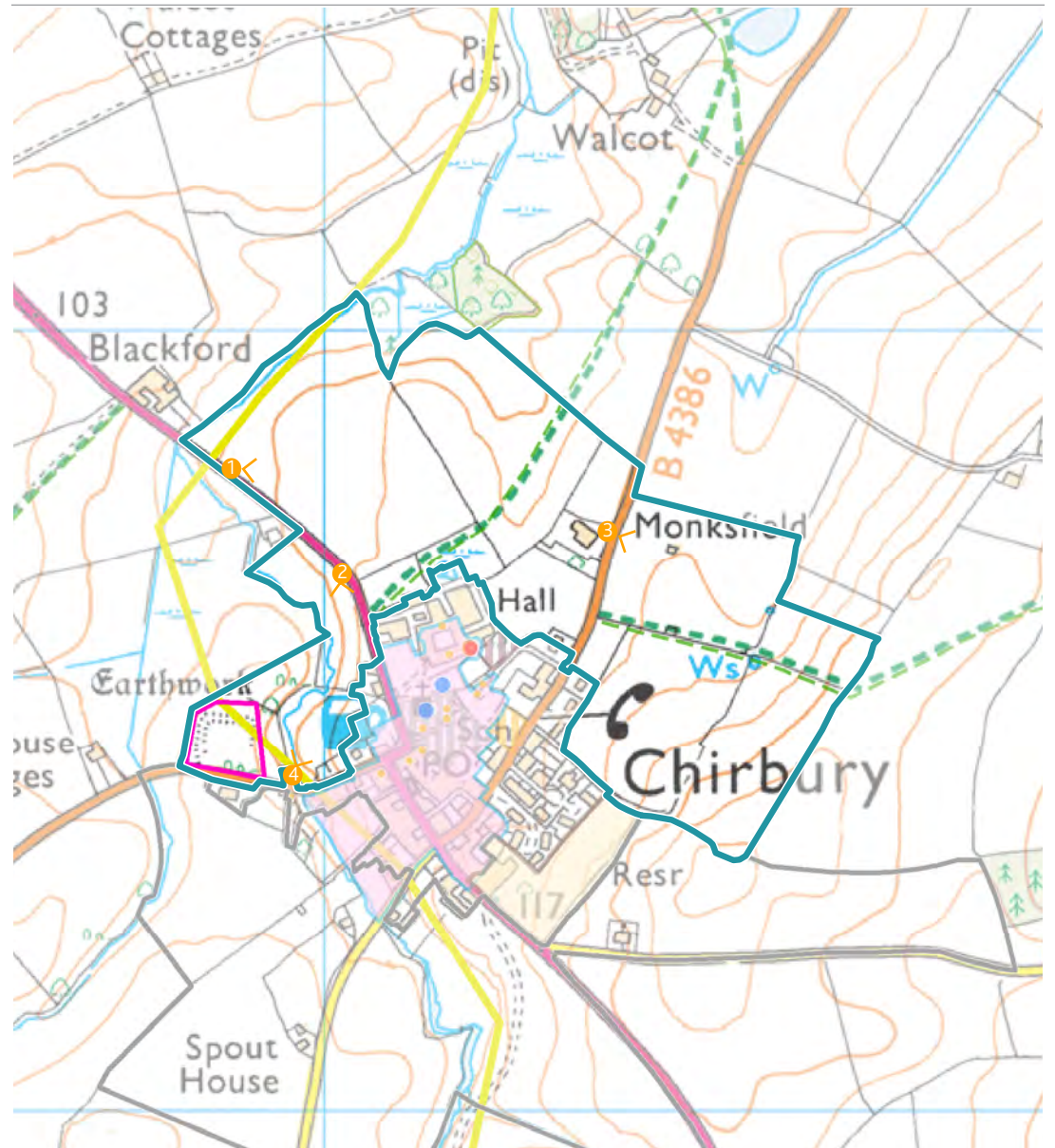
2. FROM A490 LOOKING SOUTH TOWARDS SETTLEMENT EDGE



3. FROM B4386 LOOKING NORTH ACROSS ROLLING LANDSCAPE



4. FROM B4386 LOOKING NORTH TO SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong rural character and scenic quality derived from proximity to the Shropshire Hills AONB that lies some 3km to the east and the Vale of Montgomery to the west. There is a robust network of hedgerows, scattered trees and woodland beyond the parcel boundary that add to scenic quality. The parcel forms part of the setting of the Conservation Area and Scheduled Monument to the south west of the parcel. The PRoW network contributes to the informal recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium-scale, traditional farming landscape within an area of undulating to rolling landform and irregular landscape pattern. There is some sense of remoteness away from the road corridors which is vulnerable to loss or erosion due to visual or noise disturbance from new development. While fields may accommodate new development, the hedgerow and hedgerow trees form strong elements in the landscape that define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement edge is well integrated and new development would need to be sympathetic to the setting of the Conservation Area. Existing settlement comprises dispersed individual properties and farmsteads situated along minor lanes and farm tracks and any change to this pattern would be noticeable. The scenic quality and rural character mean the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is an intact and relatively tranquil farming landscape with some natural and historic features. The parcel is adjacent to Chirbury Conservation Area and contributes to the setting of the Shropshire Hills AONB, meaning overall the sensitivity of the landscape to change arising from new housing is medium-high and to employment is high.



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



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

VISUAL

VISUAL VALUE

Views within this traditional farmed landscape which has a typical rural character, have some association with the Shropshire Hills AONB. The landscape is intact with few detracting elements.

VISUAL SUSCEPTIBILITY

The covering of hedgerows, trees and occasional woodland and rolling landform, contain immediate views within the parcel, particularly at lower levels. However at elevated viewpoints, there is a greater sense of openness as the view widens to include a greater area of the parcel and allow longer views towards the AONB. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. The rolling landform creates local skylines which are visible from multiple locations within the sensitivity parcel. Development on this higher ground would be particularly noticeable. The visual relationship between the rural landscape and Chirbury Conservation Area would be susceptible to new development, with scale and proportion of development a key consideration and the church being a key focal point. There is limited intervisibility with the well integrated settlement edge, but some views into and out of parcel B. The relative number of people likely to experience the view is high due to the frequency of road traffic. Dispersed individual properties, farmsteads and recreational users of the extensive PRoW network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are views towards the Shropshire Hills AONB and Chirbury Conservation Area, all of which contribute to views that are highly scenic. The relative number of people within this sensitivity parcel is high, however many views are contained by landform and vegetation. The scenic quality combined with the absence of detracting features means that the views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from employment.



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



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

CHIRBURY B [25CBY-B]

LOCATION AND CHARACTER

Parcel B is located to the south of Chirbury. The B4386 forms the western boundary and a number of local roads radiate out from the settlement, dividing the parcel. The parcel is characterised by a gently rolling topography and land is fairly intensively farmed for dairy and arable with large estate farms and smaller farmsteads. Woodlands have ancient characteristics, sometimes planted with conifers, with a wide scattering of hedgerow trees. The settlement has ancient historical connections, with a number of roadside cottages and small holdings and dispersed farmsteads.



1. FROM LOCAL ROAD LOOKING TOWARDS THE VALE OF MONTGOMERY



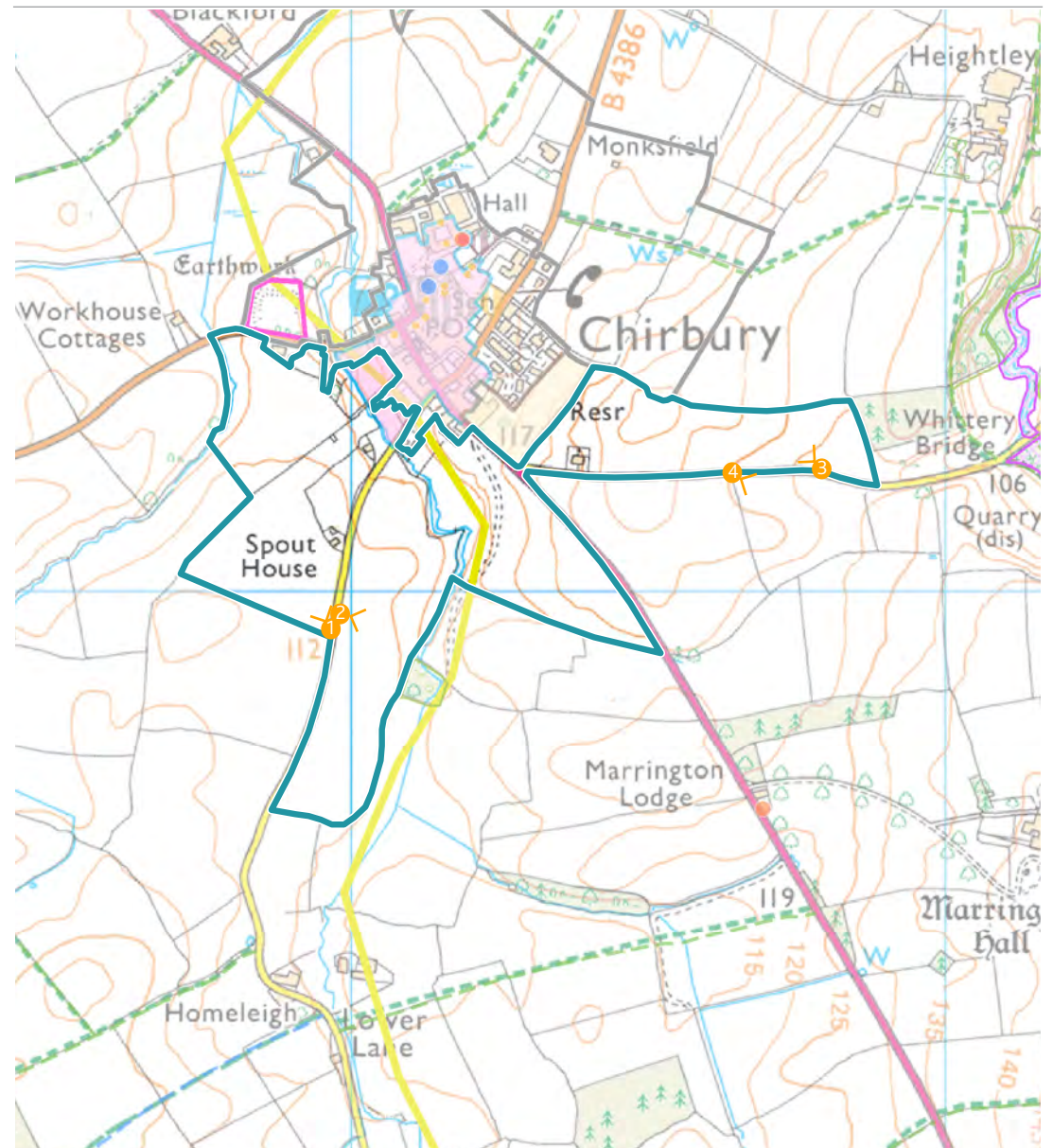
2. FROM LOCAL ROAD LOOKING TOWARDS RISING LANDFORM IN THE EAST



3. FROM LOCAL ROAD NEAR WHITTERY BRIDGE LOOKING NORTH WEST TOWARDS CHIRBURY



4. FROM LOCAL ROAD LOOKING TOWARDS WOODLAND ON HIGHER LANDFORM



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and scenic quality derived from its proximity to the Shropshire Hills AONB that lies some 3km to the east. There is some intensification of farming however hedgerows are relatively robust and well connected, with most woodland lying beyond the parcel boundary. The parcel forms part of the setting of the Conservation Area to the west of the parcel. There is no PRoW access within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a medium to large scale, traditional farming landscape with fields that have been enlarged for ease of cultivation with an undulating to rolling landform and irregular landscape pattern. There is some sense of tranquility away from the road corridors which is vulnerable to loss or erosion due to visual or noise disturbance from new development. There would be opportunities to restore hedgerow connections as part of development, enhance rural character and minimise further loss. Existing settlement edge is well integrated and new development would need to be sympathetic to the setting of the Conservation Area. Existing settlement comprises dispersed individual properties and farmsteads situated along minor lanes and farm tracks and any change to this pattern would be noticeable. There are no PRoW in the parcel that would be susceptible to loss or change.

LANDSCAPE SENSITIVITY

This is a farming landscape with some natural and historic features but one that has undergone change as a result of agricultural intensification. The parcel includes part of Chirbury Conservation Area and possesses some of the special qualities of Shropshire Hills AONB, meaning overall 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 |
|-----|------------|--------|-------------|------|-----------|

VISUAL

VISUAL VALUE

Views within this farmed landscape which has a typical rural character, have some association with the Shropshire Hills AONB, with open views from elevated areas.

VISUAL SUSCEPTIBILITY

The covering of hedgerows, trees and occasional woodland and rolling landform, contain immediate views within the parcel, particularly at lower levels. However agricultural intensification has made some views particularly open and at elevated viewpoints, the view widens to include a greater area of the parcel and allow longer views towards the AONB. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. The rolling landform creates local skylines which are visible from multiple locations within the sensitivity parcel. Development on this higher ground would be particularly noticeable. The visual relationship between the rural landscape and Chirbury Conservation Area would be susceptible to new development, with scale and proportion of development a key consideration and the church being a key focal point. There is limited intervisibility with the well integrated settlement edge, but some views into and out of parcel A. The relative number of people likely to experience the view is high due to the frequency of road traffic. Dispersed individual properties and farmsteads are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are views towards the Shropshire Hills AONB and Chirbury Conservation Area, all of which contribute to views that are highly scenic. The relative number of people within this sensitivity parcel is high, with some views quite open and wide ranging. The scenic quality combined with the absence of detracting features means that the views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from employment.



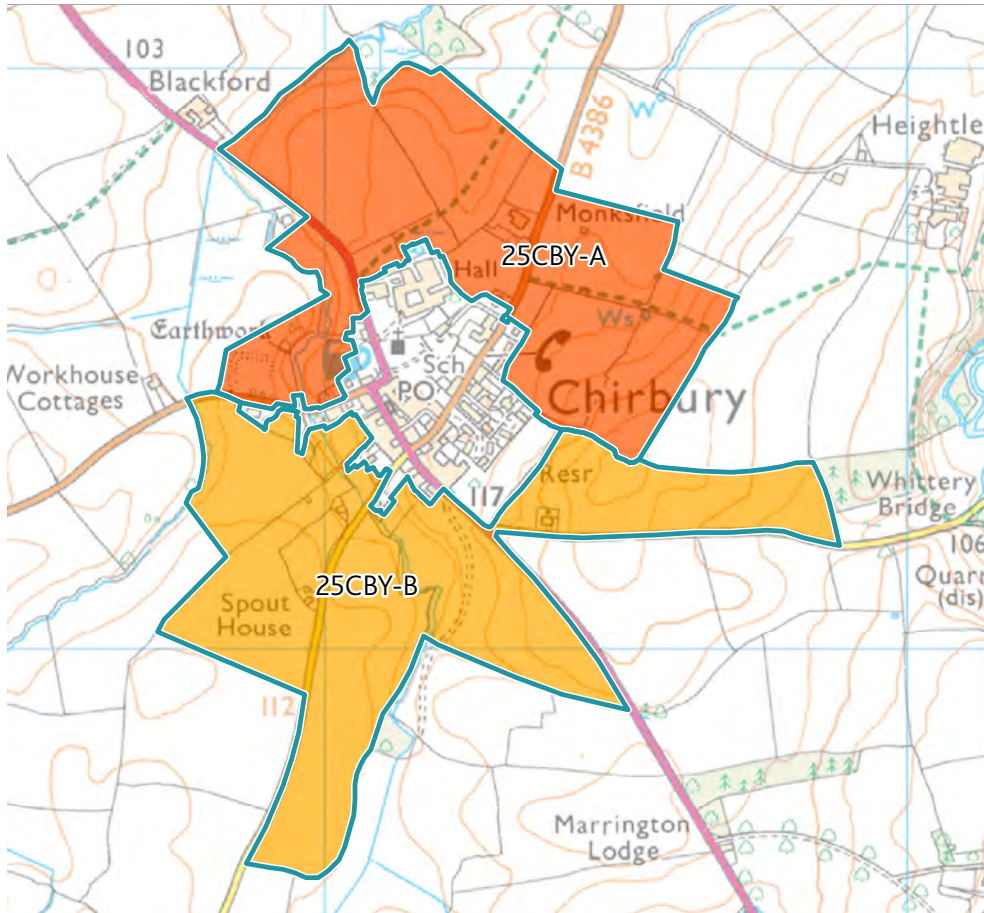
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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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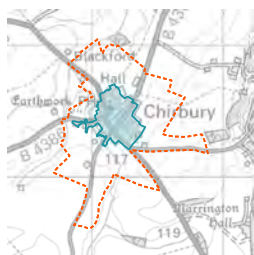
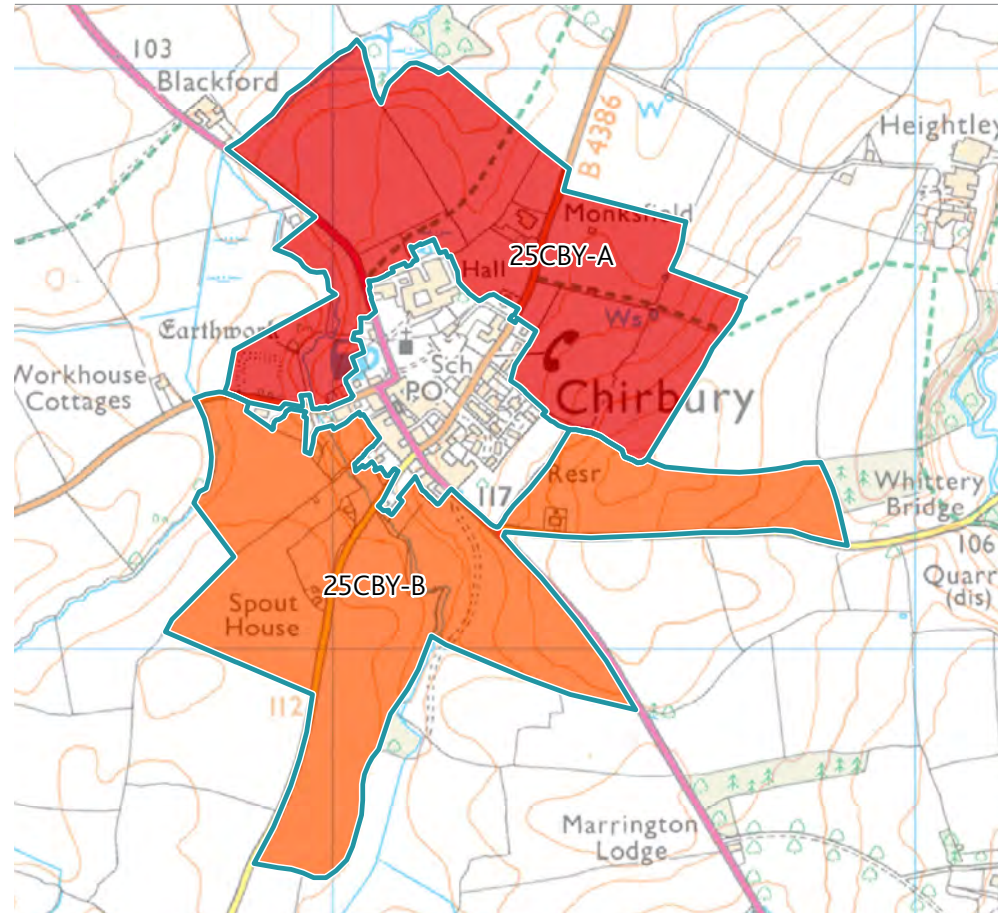
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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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CHIRBURY LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

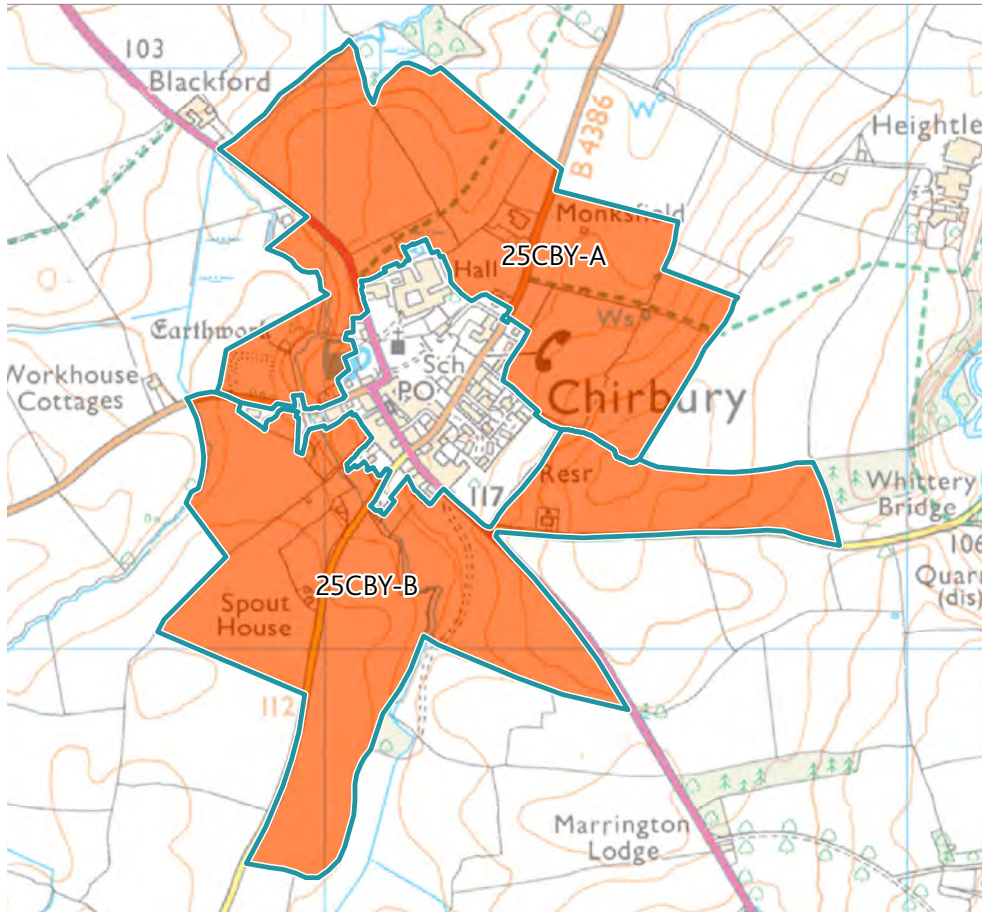
HIGH

MEDIUM

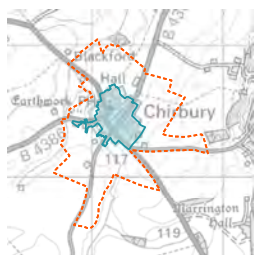
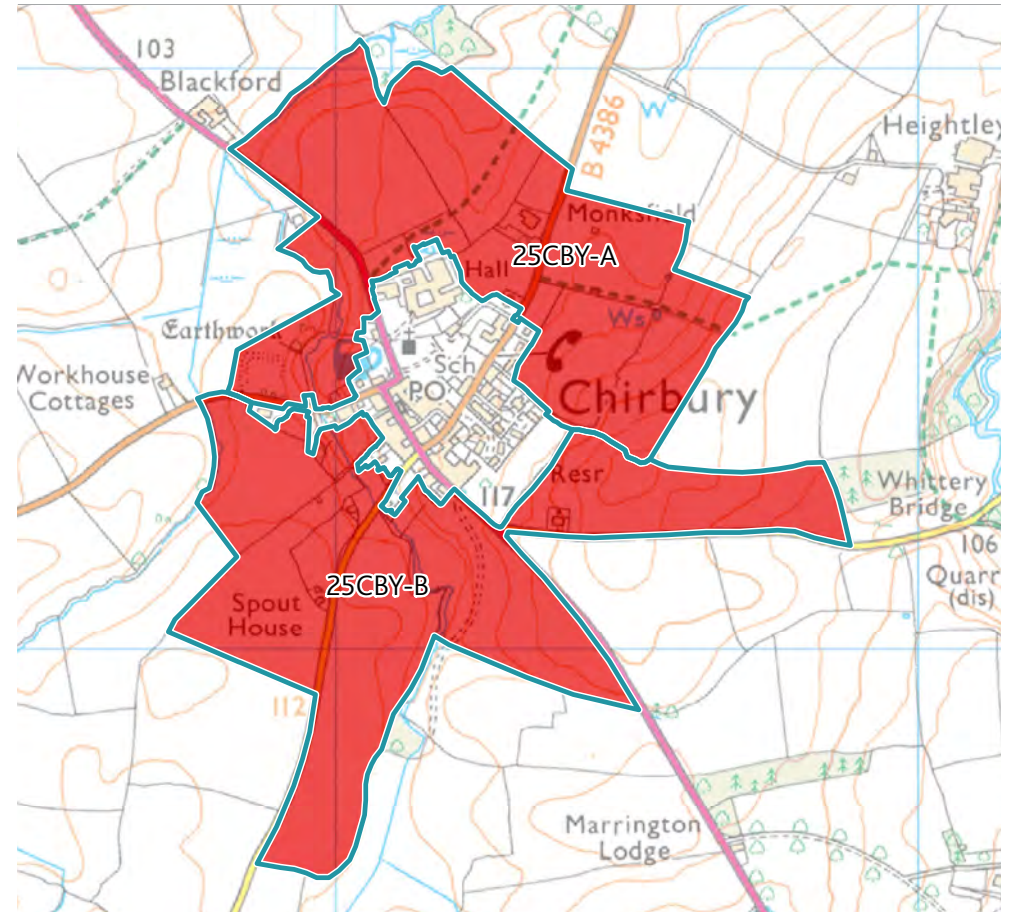
LOW

CHIRBURY VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

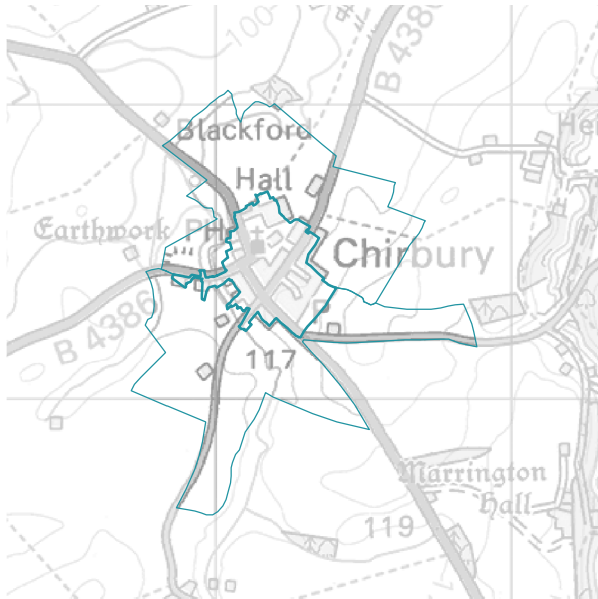
 MEDIUM

 LOW









DESIGN GUIDANCE FOR CHIRBURY

[25CBY]

2 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

