



GILLESPIES

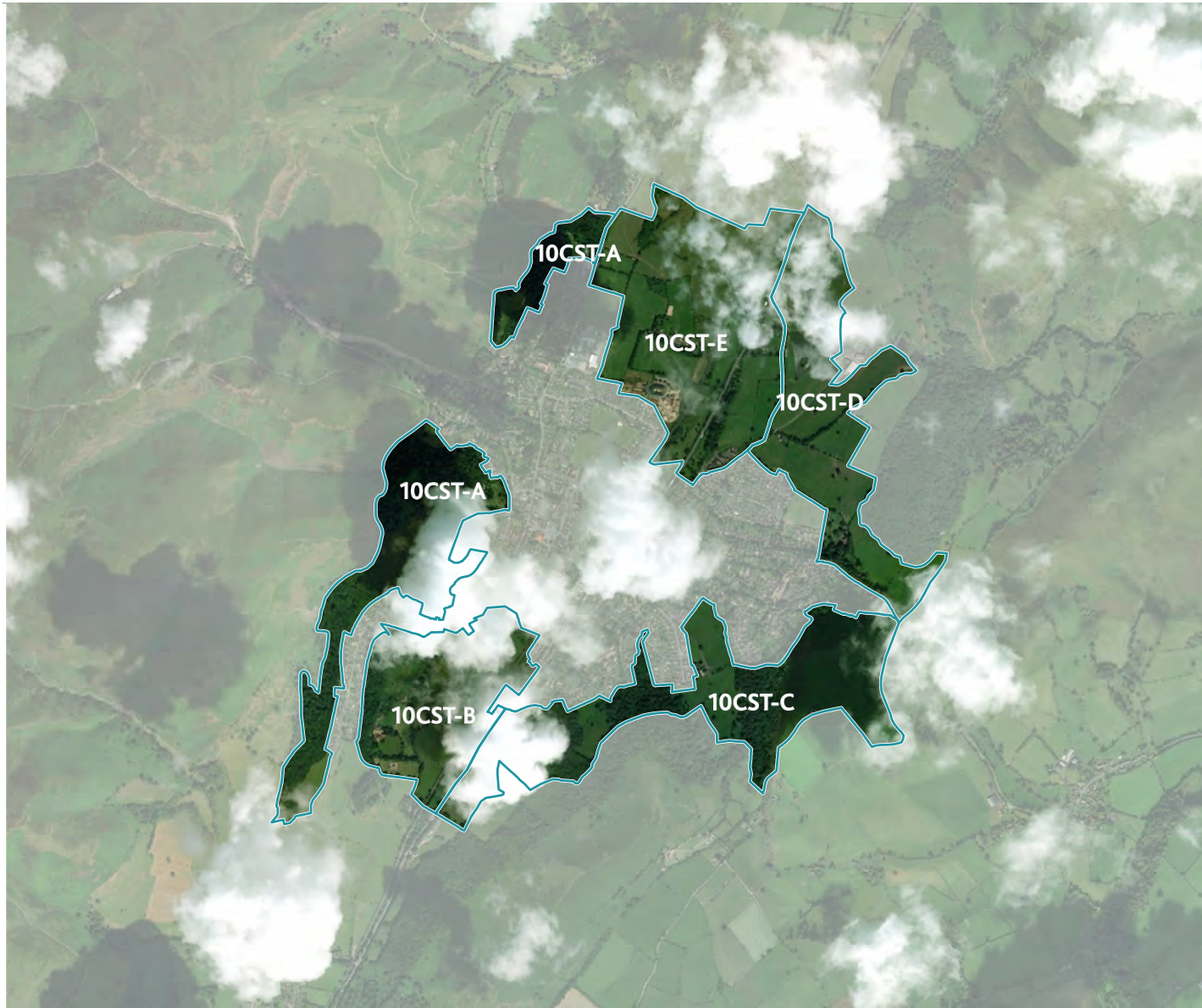
SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT
CHURCH STRETTON
[10CST]

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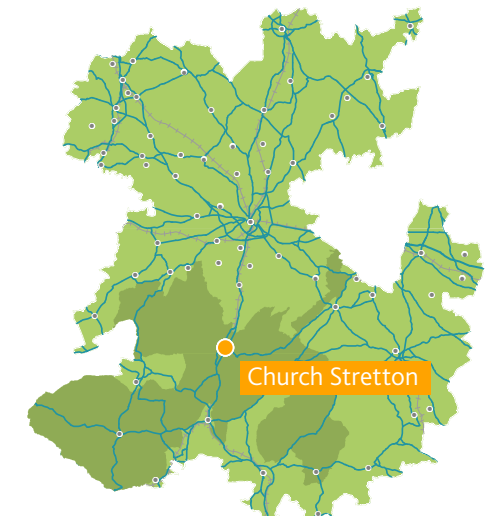
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10. CHURCH STRETTON [10CST]



LOCATION AND DESCRIPTION

Church Stretton is a historic market town that developed along the Roman road running through the Stretton Gap. Found midway between Shrewsbury and Ludlow, it is the only town in the Shropshire Hills Area of Outstanding Natural Beauty. The area is renowned for its geology, with some of the oldest rock formations in existence. In the late Victorian period the town was nicknamed 'Little Switzerland'. The town is now home to a population of 3,750.



CHURCH STRETTON A [10CST-A]

LOCATION AND CHARACTER

Parcel A is located entirely within the Shropshire Hill AONB to the east of Long Mynd, a heath and moorland plateau and to the west of Church Stretton. A separate portion of the parcel lies to the north west of the settlement. The wider landform steeply slopes along the plateau side of Long Mynd and then progresses to become less steep on lower slopes. The scale of the landscape is intimate and characterised by generous tree cover of ancient woodland relics. PRoW cross the area and connect to a promoted routes and wider network within the AONB.



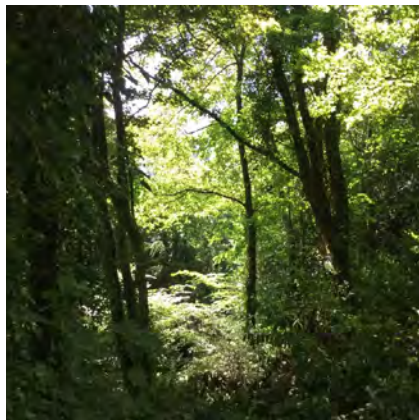
1. VIEW NORTH ACROSS AONB OF LONGMYND HOTEL AND ALLEN COPPICE



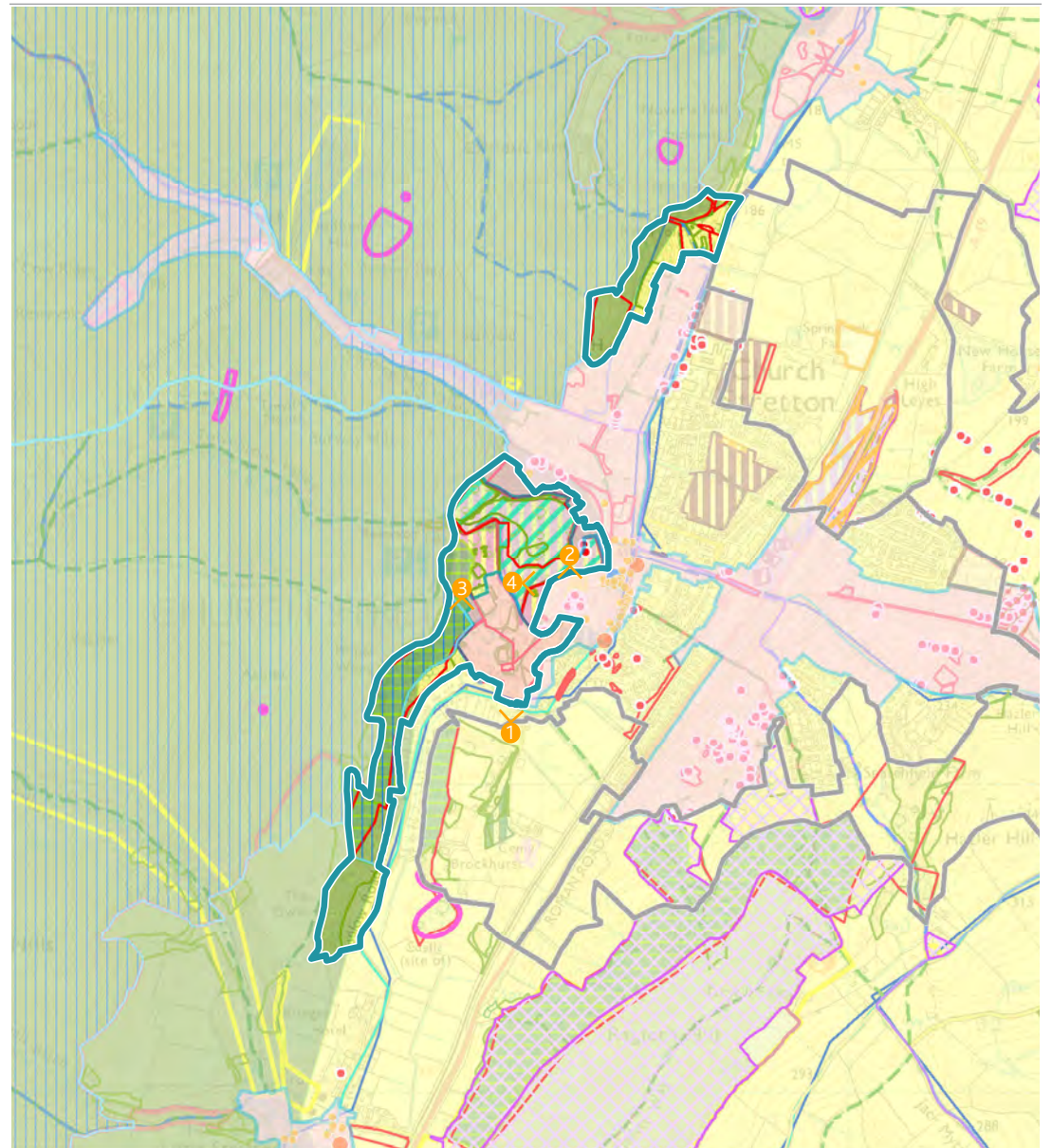
2. FROM CUNNERY ROAD, VIEW OF AONB SOUTH TO RAGLETH HILL WITHIN THE AONB



3. FROM CUNNERY ROAD, VIEW OF AONB SOUTH OF VISUALLY CONTAINED OPEN GRASSLAND



4. FROM CUNNERY ROAD, VIEW OF AONB EAST OF DECIDUOUS WOODLAND WITHIN THE AONB



LANDSCAPE

LANDSCAPE VALUE

This landscape strongly expresses the special qualities of the AONB as it forms the lower slopes of Long Mynd plateau. The parcel hosts a high level of rarity typified by Long Mynd SSSI as well as a Parks and Countryside Boundary at the Old Rectory Wood and Church Stretton Conservation Area. The parcel has good connectivity characterised by its well wooded landscape which includes ancient and semi-natural woodland, a high frequency of priority habitats and TPO's. A PRoW connects to a much wider network of walks including the Shropshire Way and Jack Mytton Way which overall makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a complex patterned landscape overlying the steep lower slopes of Long Mynd that would be highly susceptible to any change or alteration of character. A strong sense of place is created by the intimate scale of the landscape derived from the contained nature of the landform and high level of tree cover. The sense of tranquility is defined by the woodlands, which form strong elements in the landscape and are highly susceptible as they are irreplaceable in the medium to long term. Existing settlement comprises scattered properties upon plateaus, which are included within the Church Stretton Conservation Area and further enhance the sense of place, the setting of which would be susceptible to change of pattern as a result of development. The settlement edge of Church Stretton is spread across the lowland and is well intergraded into the landscape by a high level of tree cover.

LANDSCAPE SENSITIVITY

This is a landscape which strongly expresses the special qualities of the AONB as it lies on the lower slopes of Long Mynd and is dominated by ancient and semi-natural woodland. The significant number of natural features, which give a high level of tranquility, combined with a great recreational contribution means the sensitivity to the landscape from new housing and employment development is very high.



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VISUAL

VISUAL VALUE

This landscape is wholly within the Shropshire Hills AONB and presents scenic views of its special qualities. Localised views are afforded of the sloping lowland of Long Mynd and the wooded landscape. There is also intervisibility with natural, cultural and historical features including the Parks and Countryside Boundary, SSSI and Conservation Area.

VISUAL SUSCEPTIBILITY

Views across the AONB are generally localised and visually contained by the sloping and well woodland landscape. There are some mid-distant framed views along road corridors of the valley sides and woodland scarps that capture the special qualities of the AONB and would be vulnerable to change within the view. The natural, cultural and historical features found within this parcel contribute to a high scenic quality that would be susceptible to loss of features that contribute to the view including localised views of the Countryside Boundary, SSSI and Conservation Area. The parcel forms a distinctive skyline within this series of hill that would be vulnerable to noticeable change or introduction of new features that would interrupt the skyline. Access within this parcel is frequent with residential and recreational receptors within Church Stretton, users of the PRoW and users of the minor roads.

VISUAL SENSITIVITY

This is a landscape wholly within the Shropshire Hills AONB and the views take in the special and scenic qualities with the sloping lowlands of Long Mynd and ancient and semi-natural woodland. This parcel is enjoyed by a relatively high number of people and combined with its high scenic quality means that the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.



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CHURCH STRETTON B [10CST-B]

LOCATION AND CHARACTER

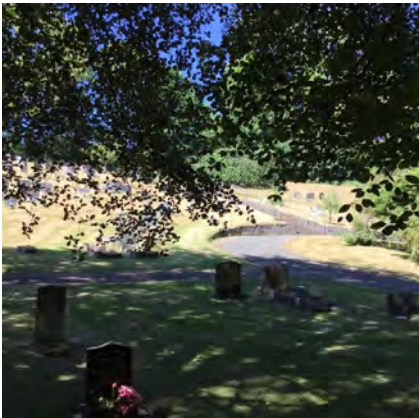
Parcel B is located to the south west of Church Stretton and is wholly within the Shropshire Hills AONB. The eastern boundary is defined by Crossways (A49 and Roman Road) and with the settlement edge to the west. The mainline railway runs parallel to the A49 and a single PRoW crosses the parcel north to south. The predominantly flat landform of the valley floor steeply rises to the south west to a plateau. Woodland is confined to the valley edges, with hedgerows and scattered field trees within enclosed pastures and a linear tree group along the railway.



1. VIEW OF AONB SOUTH EAST ACROSS THE VALLEY FLOOR AND COLES WOOD ON THE RISING SLOPES



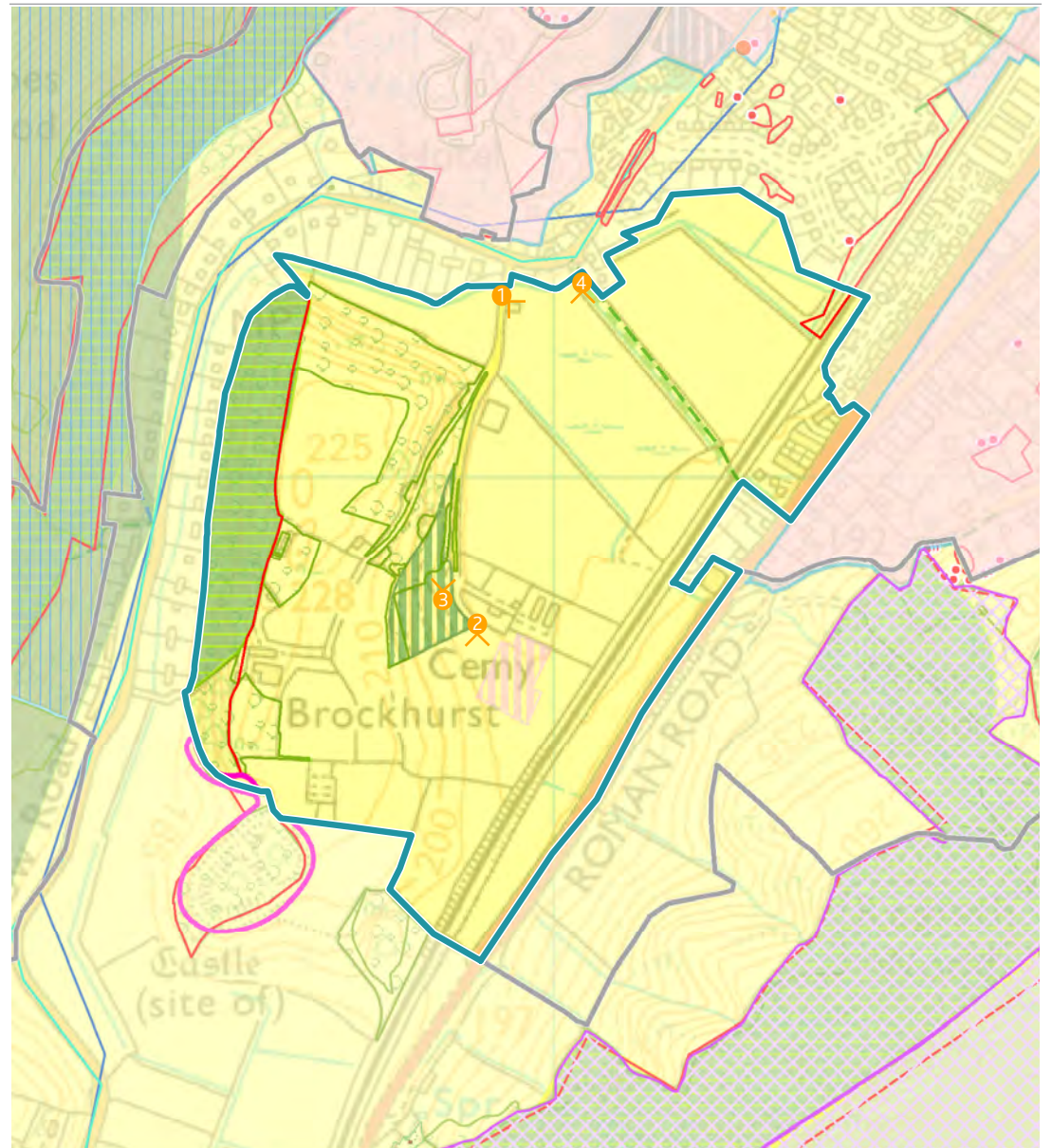
2. FROM THE VALLEY FLOOR, VIEWS OF AONB SOUTH OF LAND RISING TO A PLATEAU



3. VIEW OF AONB NORTH ACROSS THE CEMETERY ON THE VALLEY FLOOR



4. VIEW OF AONB SOUTH ALONG FOOTPATH WITH GLIMPSED VIEWS OF THE VALLEY SIDES



LANDSCAPE

LANDSCAPE VALUE

This is a high value landscape that is wholly within the Shropshire Hill AONB. The valley floor and associated ancient woodland block at Brockhurst Wood is expressive of the special qualities of the AONB. The landscape does not hold any designations however Brockhurst Castle, a Scheduled Monument, bounds the south of the parcel inferring historic value and the parcel forms part of its setting. The Stretton Wetlands add some conservation value as an area of marshland managed by the Shropshire Wildlife Trust and a woodland TPO group forms the western edge of the parcel. There is a single PRoW which is disconnected from the wider well-connected network of footpaths and promoted walks. An allotment contributes to the enjoyment of the landscape.

LANDSCAPE SUSCEPTIBILITY

This is a small scale irregular patterned landscape which is contained by steep escarpments within this linear valley. The landform is predominately flat and then rises steeply in the south. There is a higher sense of place in the south east where the land rises. The setting of Brockhurst Castle and Brockhurst Wood would be particularly susceptible to changes to their setting. The settlement edge is partially integrated and could accommodate small scale development if it was sensitively integrated. The settlement edge of Church Stretton encompasses the north of the parcel with linear development between narrow valley slopes to the west. Settlement within the parcel itself is 'nested' into escarpments in the south and such patterns would be vulnerable to change as a result of development. Field boundaries are gappy and tree cover is scattered and housing development could present an opportunity to strengthen the wooded character. Employment development would be out of context in this setting.

LANDSCAPE SENSITIVITY

This is a landscape wholly within the Shropshire Hills AONB and is expressive of some of its special qualities. Overall, the sensitivity of the landscape to new housing is medium and to employment is high.



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VISUAL

VISUAL VALUE

This landscape is wholly within the Shropshire Hills AONB. There are long distant views to wooded escarpments and heath and moorland plateaus at Long Mynd which do take in the special qualities of the AONB and there are views across the valley. The landscape is partially eroded with the main detracting element being small brick buildings associated with the allotments on the valley floor.

VISUAL SUSCEPTIBILITY

Views within this landscape are generally open and are framed by the valley sides and take in the scenic qualities of the AONB. There are views of the valley sides which are overlain with wooded escarpments in the east and heath and moorland in the west on the lower slopes Long Mynd and changes to the view would be particularly noticeable. There are some enclosed views within Brockhurst Wood and the Cemetery is visually enclosed and development at these lower levels could be screened and enclosed by existing vegetation. Linear groups of trees alongside the rail and road links are prominent features. There is intervisibility with the settlement edge of Church Stretton. The level of access within this parcel is frequent; with visitors to the cemetery and allotments. Receptors that are typically of higher susceptibility to change are residents within the parcel which are 'nested' into the plateau in the south, residents at the settlement edge and users of the single PRoW.

VISUAL SENSITIVITY

This is a landscape wholly within the AONB with scenic views of the sloping valley sides. Overall, 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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CHURCH STRETTON C [10CST-C]

LOCATION AND CHARACTER

Parcel C is located to the south east of Church Stretton and the boundary extents are defined by Ragleth Wood and landform upon Hazler Hill to the east and south and Crossways (A49 Roman Road) to the west. The parcel is encompassed by a well-connected network of footpaths and promoted routes and is directly intercepted by the Jack Mytton Way and the Shropshire Way. The parcel incorporates the north west facing steep slopes of Ragleth and Hazler Hill.



1. FROM THE JACK MYTTON WAY, VIEW OF AONB SOUTH ALONG LANE AND OF WOODLAND



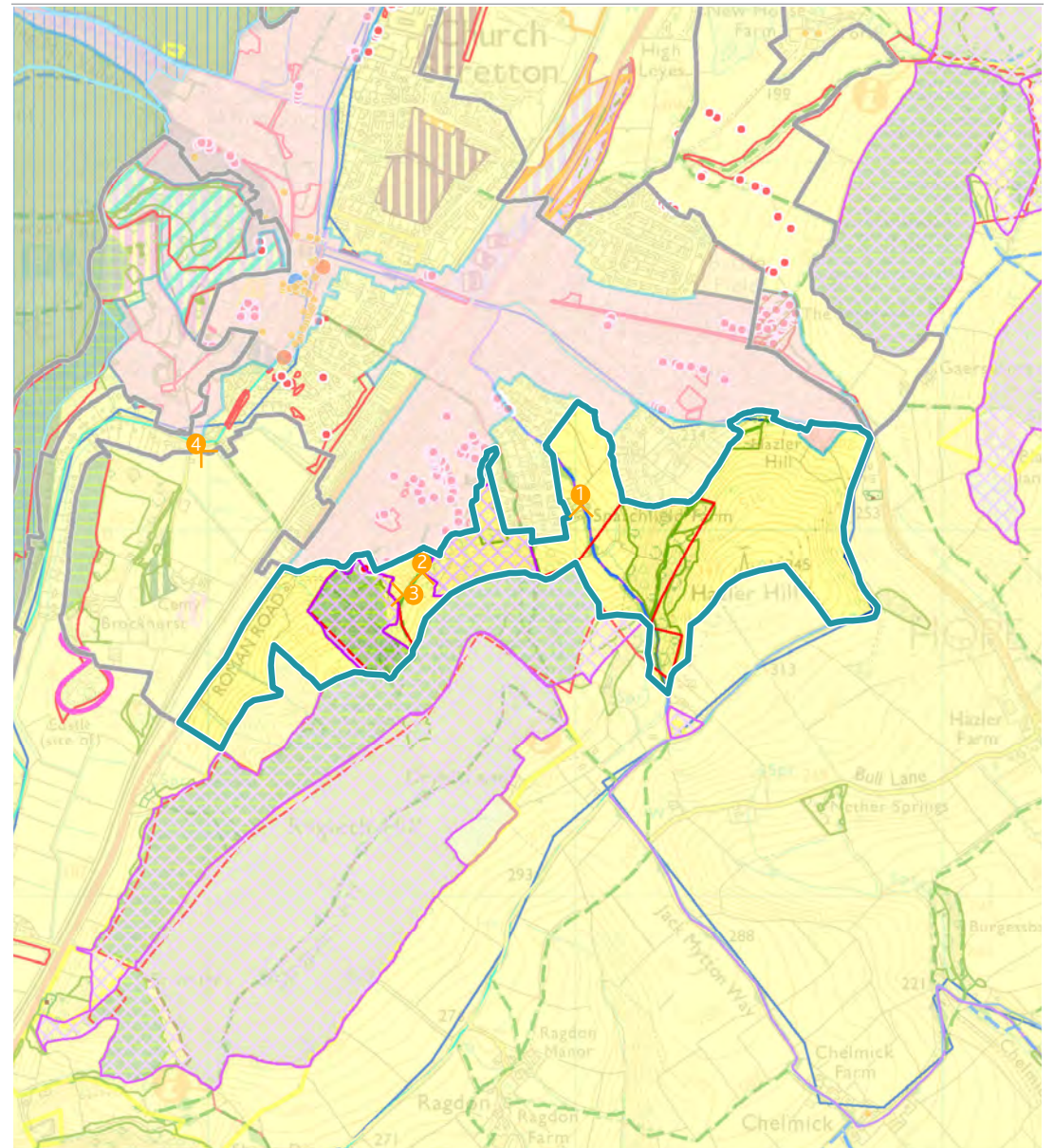
2. FROM PROW, VIEW OF AONB SOUTH FROM ACROSS THE ESCARPMENT



3. VIEW OF AONB WEST ACROSS THE WOODED VALLEY AND VIEWS TO THE SLOPES AT LONG MYND



4. FROM B5477, GAINED VIEWS OF AONB FROM THE SETTLEMENT EDGE OF LANDSCAPE PARCELS



LANDSCAPE

LANDSCAPE VALUE

This is a high value landscape that is wholly within the AONB and has a positive character with woodland scarps being expressive of the special qualities of the AONB. The landscape has a distinctive landform as it lies upon the north west facing valley slope of Ragleth Hill and Hazler Hill. Coles Wood and Goughs Coppice are designated as Local Wildlife Sites (LWS) and add conservation value and they connect to other designated natural features beyond the parcel to the south. The landscape makes an important contribution to the enjoyment of the area with an extensive network of PRoW including Jack Mytton Way and the Shropshire Way.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium irregular patterned landscape of pastoral fields and woodland scarps upon sloping valley sides. The land steeply rises to a peak at Hazel Hill in the east. There is a medium sense of place which strengthens in proximity to the Conservation Area in the north east and within the woodland scarps designated as LWS, which form strong elements in the landscape. Such features are susceptible to loss of change as a result of development. Elsewhere the character is typical of a rural pastoral landscape and is mostly undeveloped. The parcel hosts a strong sense of tranquility upon the prominent distinctive hill sides which are vulnerable to loss or erosion due to visual or noise distribution from new development. The relationship with the settlement edge of Church Stretton is extensive but partially intergrated by the high level of tree cover.

LANDSCAPE SENSITIVITY

This is an intact landscape that is expressive of some of the special qualities of the AONB including woodland scarps and distinctive landform and pastoral fields that means overall the sensitivity of the landscape arising from new housing is medium-high and to employment is high.



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VISUAL

VISUAL VALUE

This landscape is wholly within the Shropshire Hills AONB and the distinctive landform awards visual value across the extent of the valley. This includes intervisibility to sloping plateau overlaid with heath and moorland at Long Mynd. There is localised intervisibility with woodland designated as LWS within this parcel. The landscape is intact with the main detracting element being the sprawling settlement of Church Stretton along the lower slopes and valley floor.

VISUAL SUSCEPTIBILITY

There are panoramic views gained from the valley side across the extent of the valley floor and to hills associated with Long Mynd to the west. There are some framed views between wooded areas and along the valley corridor. The parcel forms part of a skyline with woodland scraps forming strong visual features. The level of access is occasional as it is underdeveloped, however more frequent along the PRoW network which includes promoted routes. PRoW users and residential receptors are typically of higher susceptibility to change however tree cover contributes to a degree of screening forming more localised views across the parcel itself. Tree cover prevents an opportunity to sensitively integrate residential development.

VISUAL SENSITIVITY

This is a landscape wholly within the Shropshire Hills AONB and presents panoramic views across the valley. The scenic quality combined with expansive intervisibility with the settlement and visual screening from woodland determines a reduced sensitivity of medium-high to change arising from new housing and high sensitivity to change arising from employment.



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CHURCH STRETTON D [10CST-D]

LOCATION AND CHARACTER

Parcel D is located to the north east of Church Stretton and the boundary is defined by field boundaries, Helmeth Hill in the east and the A49 in the north west. The landform is undulating and gradually rises in the south east to form Helmeth Hill. A well-connected PRoW network links to the outlying area and across a predominantly arable farmed landscape that has a settlement pattern of dispersed farmsteads and isolated properties, including New House Farm. Hedgerows and scattered field trees combine with woodland at Helmeth Hill to form the parcels wider setting.



1. VIEW OF AONB WEST OF THE RURAL LANDSCAPE WITH GLIMPSED VIEWS TO HILLS



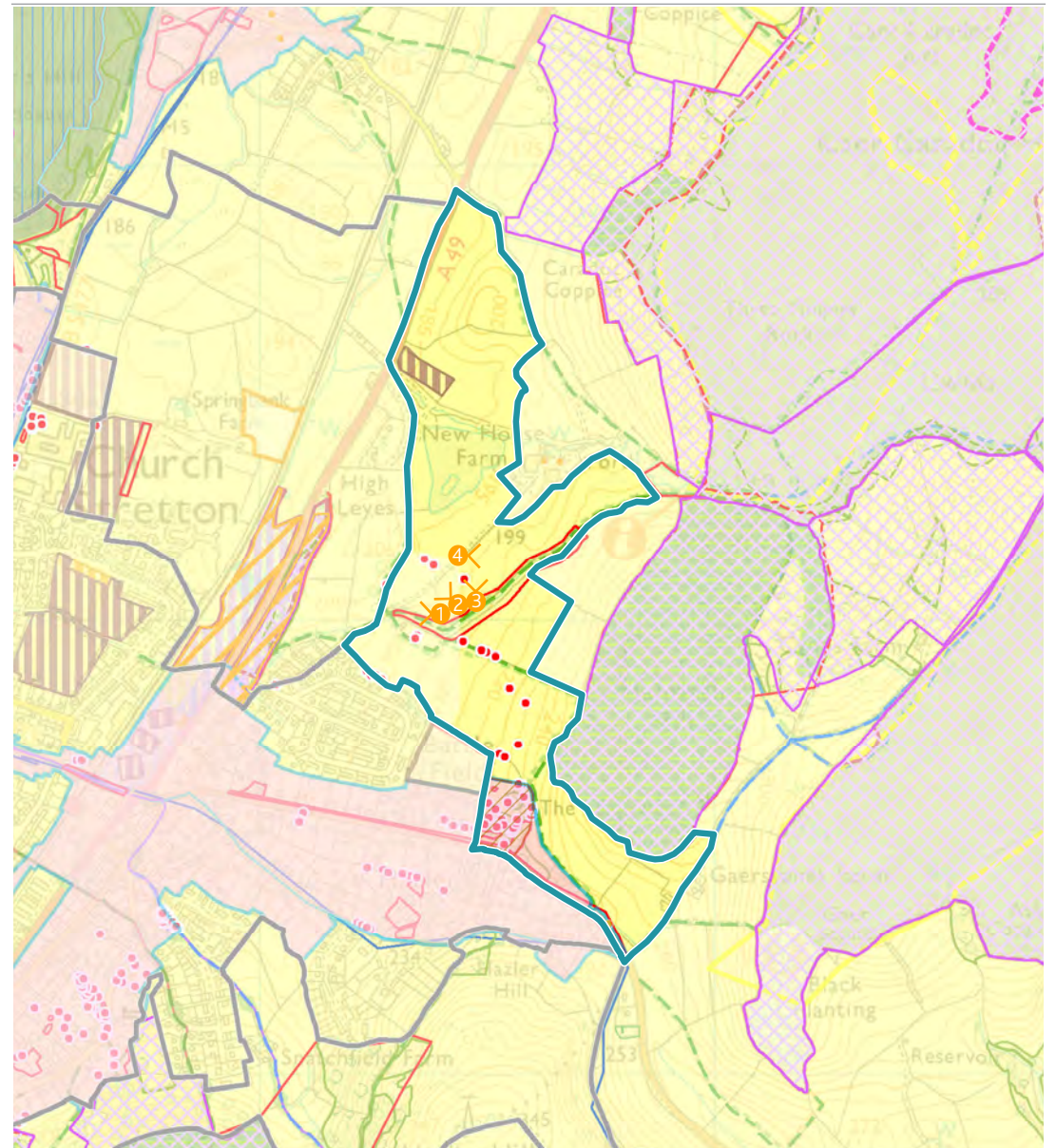
2. FROM PROW, VIEW OF AONB NORTH WEST WITH A POND IN THE BACKGROUND



3. FROM PROW, VIEW OF AONB NORTH OF CAER CARADOC HILL



4. FROM CWMS LANE, VIEW OF AONB EAST OF HELMETH HILL



LANDSCAPE

LANDSCAPE VALUE

This is a landscape wholly within the Shropshire Hills AONB that takes in some of the special qualities of the designation. There is historical and geomorphological value with the Conservation Area in the south and a large pond in the north which forms a strong physical feature. A high frequency of TPO's particularly within the Conservation Area have connections to Helmeth Hill Local Wildlife Site to the east via the robust hedgerow connections that further enhance the nature conservation value of the parcel. The landscape makes an important contribution to the enjoyment of the area with a well connected network of PRoW extending to footpaths, circular routes and publicly accessible wildlife sites beyond the parcel boundary.

LANDSCAPE SUSCEPTIBILITY

This is a simple patterned landscape of small to medium scale mixed fields. The landform is undulating and gradually rises south east up out of the narrow valley. There is a strong sense of place; particularly in proximity to the Conservation Area that could be susceptible to change as a result of development. There is a sense of tranquility within this parcel as it is fairly undeveloped, however this is reduced in proximity to the A49. Ancient Woodland at Helmeth Hill forms a strong element within the wider setting of this landscape and such valuable landscape features would be susceptible to loss or erosion, being irreplaceable in the medium to long term. Additional woodland planting would strengthen these natural features and enhance the setting of the AONB.

LANDSCAPE SENSITIVITY

This is a landscape wholly within the AONB with ancient woodland at Helmeth Hill forming a significant natural feature within the context of this landscape and Church Stretton Conservation Area. These features, combined with the recreational and visitor amenities, means overall the sensitivity of the landscape to change as a result of new housing is medium-high and as a result of new employment is high.



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VISUAL

VISUAL VALUE

This parcel is wholly within the AONB. The landscape is part of a wider setting of footpaths and circular routes which overlook the parcel and take in the scenic qualities of the AONB. This is an intact landscape and there are midground views of rising landform and ancient woodland surrounding Helmeth Hill which form strong visual features in association with the AONB.

VISUAL SUSCEPTIBILITY

Views within this parcel are open across the undulating landscape with midground views of rising landform east of Helmeth Hill and Caer Caradoc Hill that are distinctive landscape features. There are a number of framed views along the valley corridor and limited intervisibility with the adjoining settlement due to intervening hedgerows and hedgerow trees. Development could be accommodated on a small scale where mature vegetation would afford screening to sensitive receptors and with no discernible change to the view. There are some glimpsed views into and out of the Conservation Area that would be susceptible to change in the view. There is some glimpsed intervisibility with Parcel E across the A49 and hedgerow boundaries however, development would be prominent within this landscape due to elevated viewpoints and recreational receptors using PRoW on the hill slopes to the east, looking down onto the valley setting. The level of access is frequent due to the network of PRoW. Users of the PRoW and residents at the settlement edge, as well as users of the recreational ground are of higher susceptibility to change.

VISUAL SENSITIVITY

This is a landscape of distinctive landform which rises out of the narrow valley and contributes to views which are highly scenic and can be widely appreciated by users of the footpaths and circular routes, particularly along elevated PRoW. The scenic quality, which includes framed and open views within the AONB means that overall, views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.



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CHURCH STRETTON E [10CST-E]

LOCATION AND CHARACTER

Parcel E is located to the north of Church Stretton with the boundary extents defined by field boundaries and major and minor roads. The landform is gently rolling and is intercepted by the A49 and mainline railway (Welsh Marsh Line) which run parallel roughly north south through the parcel. To the south Coppice Leasowes is designated as a Local Nature Reserve (LNR) and extends north from the Conservation Area. Tree cover is scattered across the landscape but mostly concentrated along field boundaries. Settlement comprises dispersed farmsteads and properties.



1. FROM SHREWSBURY ROAD, VIEW OF AONB EAST WITH VIEWS TO HELMETH HILL.



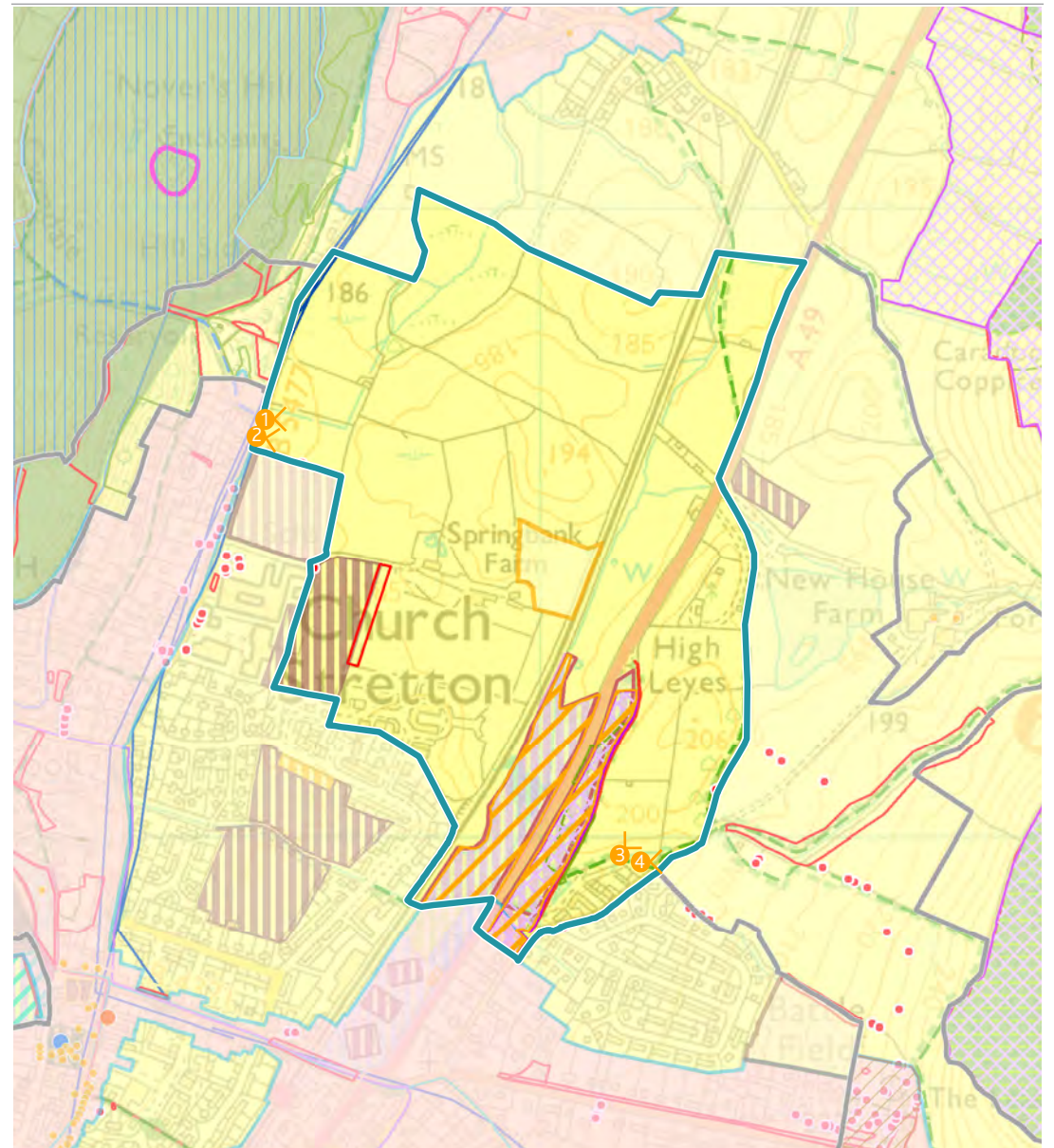
2. FROM SHREWSBURY ROAD, VIEW OF AONB SOUTH EAST TOWARDS RAGLETH HILL.



3. FROM PROW, VIEW OF AONB NORTH EAST OF THE UNDULATING LANDFORM



4. FROM PROW, VIEWS OF AONB EAST OF HELMETH HILL



LANDSCAPE

LANDSCAPE VALUE

This is a highly valued landscape that is wholly within the AONB. In the south of the parcel Coppice Leasowes is designated as a Local Nature Reserve and contributes to the nature conservation value of the parcel, but is fragmented by the A49. A recreation ground to the west contributes to the enjoyment of this area of parcel, where PRoW are otherwise absent. The east of the parcel hosts a greater number of PRoW which connect to a wider extensive network and includes public access to Coppice Leasowes LNR. There is a small area of TPO's to the west, however elsewhere historic features are not apparent within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium scale landscape of irregular patterned mixed fields. The landform is gently rolling across the valley floor with low hillocks to the west which add to the landscape character and would be susceptible to change as a result of development. The landscape is more readily expressive of the well maintained farms and rural landscape of the AONB than woodlands and geological features and the sense of place is stronger in proximity to the LNR. There is some sense of tranquillity in the north west of the parcel away from the A49, railway line and the settlement edge which is partially integrated that would be vulnerable to increased noise or disturbance as a result of development. Development could be accommodated within fields in low lying areas, where changes to landform would not be discernible, with potential to enhance and improve existing gappy hedgerows and tree cover.

LANDSCAPE SENSITIVITY

This is an intact landscape that is less expressive of the special qualities of the AONB being predominantly mixed farming landuse, which combined with lack of PRoW access within the parcel and apparent natural features means overall the sensitivity of the landscape to change arising from new housing is medium and to employment is medium-high.



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VISUAL

VISUAL VALUE

This is a landscape wholly within the Shropshire Hills AONB with the landscape gaining views of wooded hills in the east and west and with more localised views of Coppice Leasowes LNR. The landscape is intact in the north west, with some detracting elements in the east including the railway line and A Road.

VISUAL SUSCEPTIBILITY

Views within this parcel are generally contained by field boundaries, however there are long distant views of wooded hills in the east and west and from the land where it rises up from the valley floor. The parcel is also clearly discernible from elevated PRoW and receptors on higher ground, increasing susceptibility to noticeable changes within the view. There is glimpsed intervisibility with Parcel D across the A49 and hedgerow boundaries and views of the settlement edge are generally filtered. Views from the A49 corridor are limited by roadside vegetation, which filters out most views. Elsewhere the level of access is frequent and receptors within the parcel are concentrated along the settlement edge and in the south and east. Receptors that are typically highly susceptible to change from development include PRoW users, recreational users and residents within the sensitivity parcel.

VISUAL SENSITIVITY

This is a landscape wholly within the Shropshire Hills AONB and presents views long distant scenic views of land rising out of the valley to wooded hills which represent the special qualities of the AONB. Views within the parcel are more typical of rural landscapes and combined with detracting elements at the settlement edge means that overall the views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from employment.



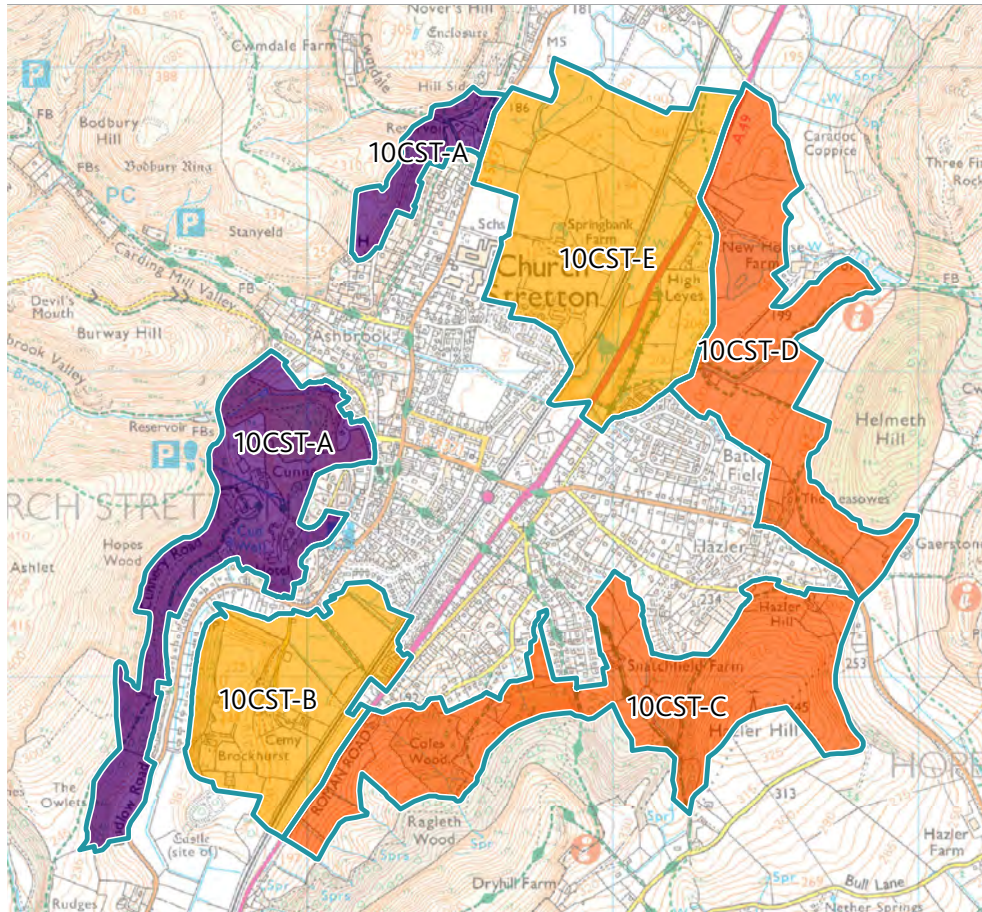
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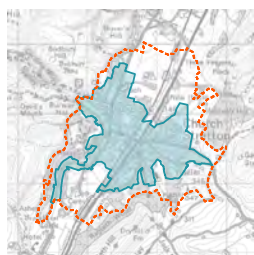
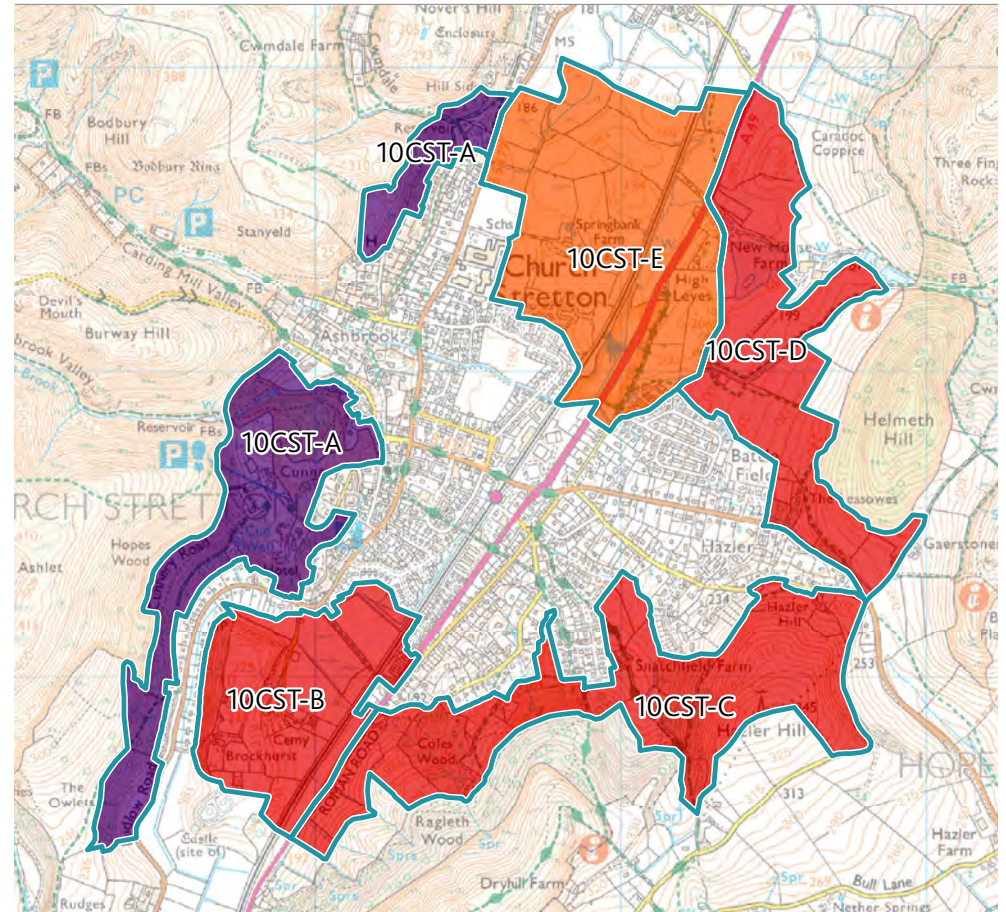
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CHURCH STRETTON LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

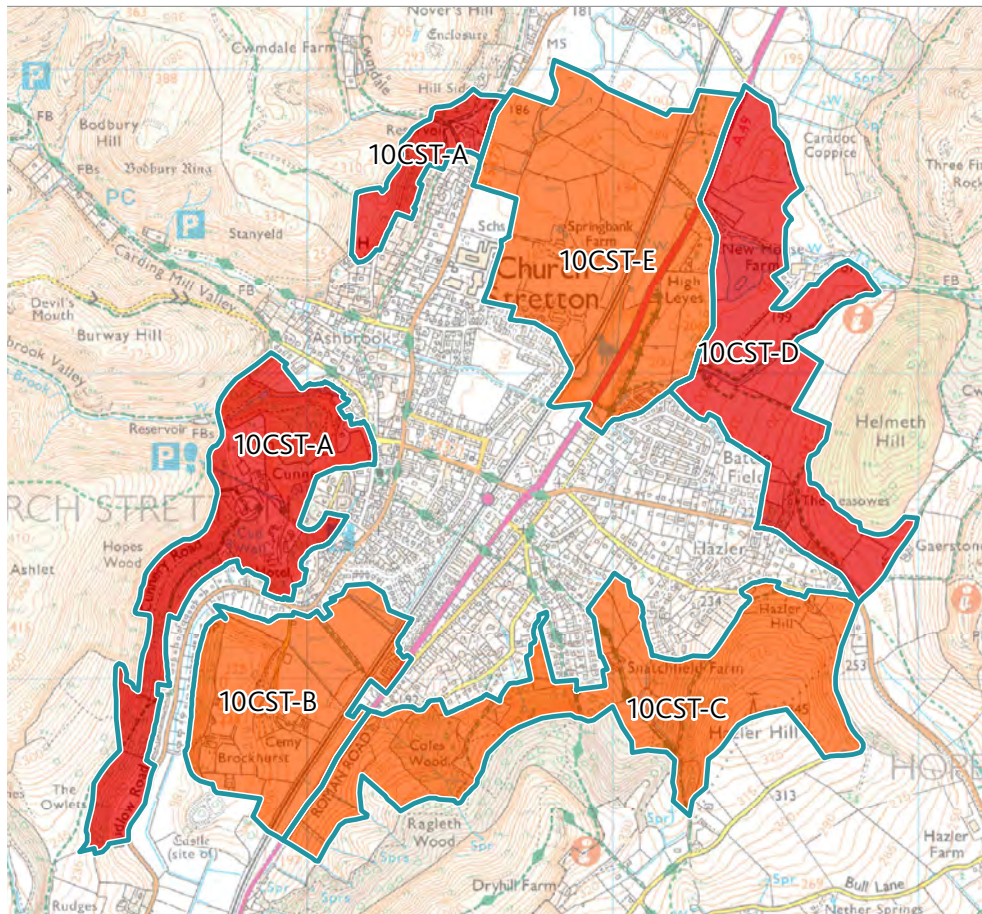
MEDIUM

LOW

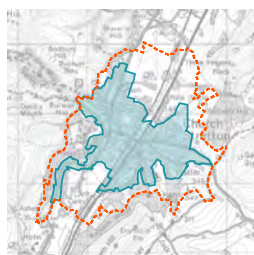
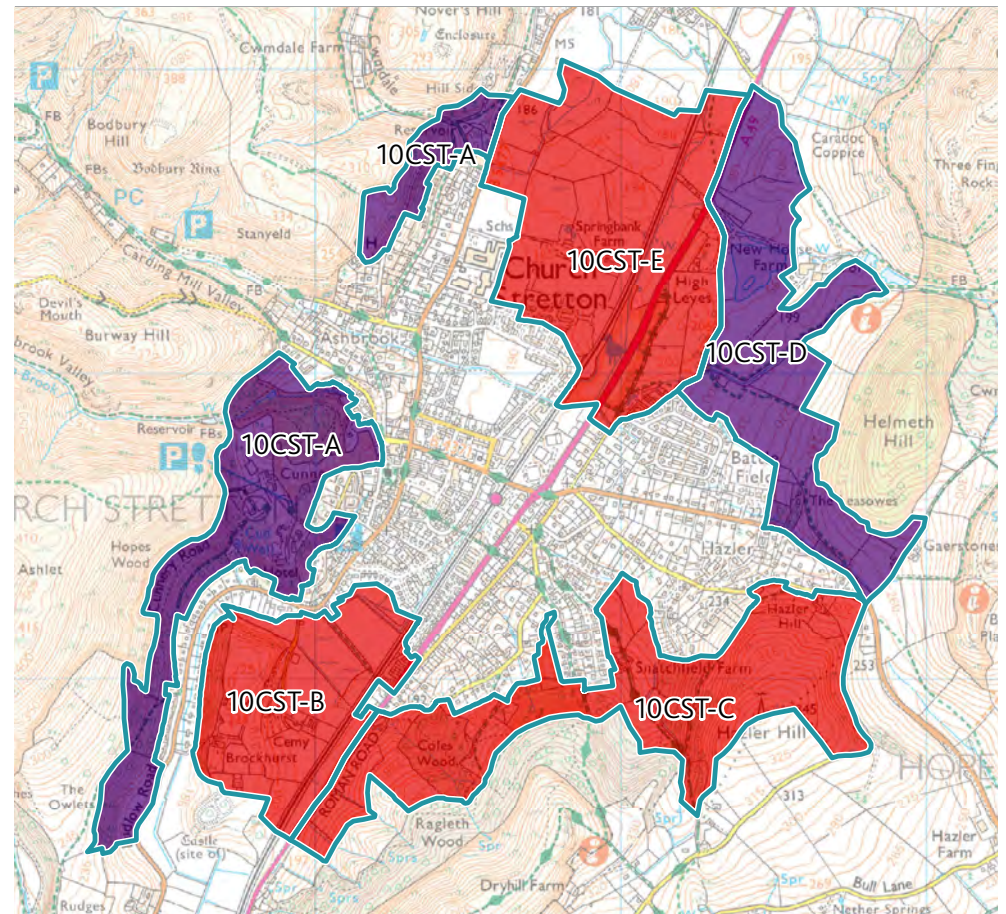
CHURCH STRETTON VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

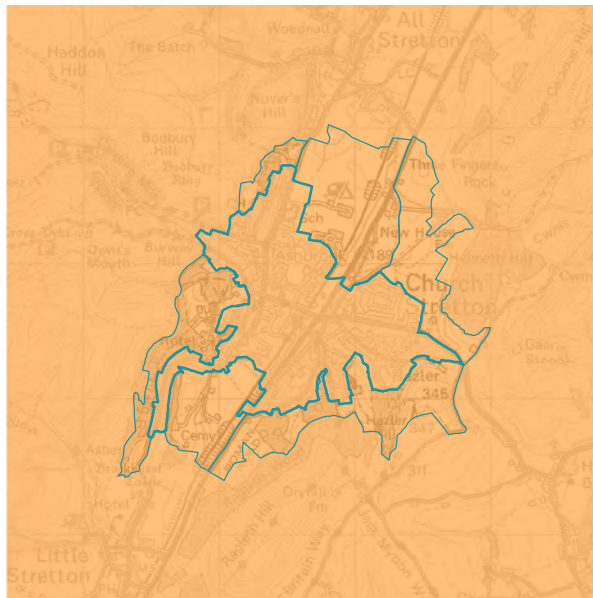
MEDIUM

LOW

DESIGN GUIDANCE FOR CHURCH STRETTON









[10CST]

5 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

