



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

CRESSAGE
[30CSG]

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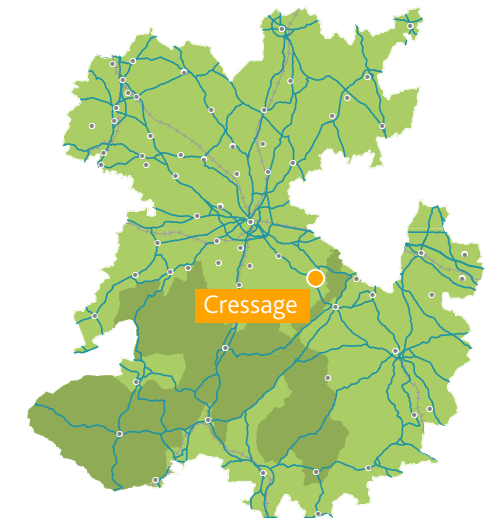
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30. CRESSAGE [30CSG]



LOCATION AND DESCRIPTION

Cressage is a village in central Shropshire. The village was originally called "Christ's Oak" which in time became "Cressage". The oak tree was originally part of a forest and it is claimed that Saint Augustine preached under it in 584 AD. The River Sever flows around its northern boundary of the village. The population of the village is 620 and it has been divided into 3 parcels for the purposes of this study.



CRESSAGE A [30CSG-A]

LOCATION AND CHARACTER

This parcel is located to the north of Cressage, with the River Severn running along the northern boundary. The A458 and Sheinton Road form the southern boundary and the B4380 runs through the parcel for a short section. The Severn Way runs along the B4380 and Sheinton Road close to the River Severn and is the only public access within the parcel. The character of the parcel is of a flat, open valley floodplain of the River Severn with generally large, open farmland.



1. LARGE, OPEN, FLAT VALLEY FLOODPLAIN AND FARMLAND



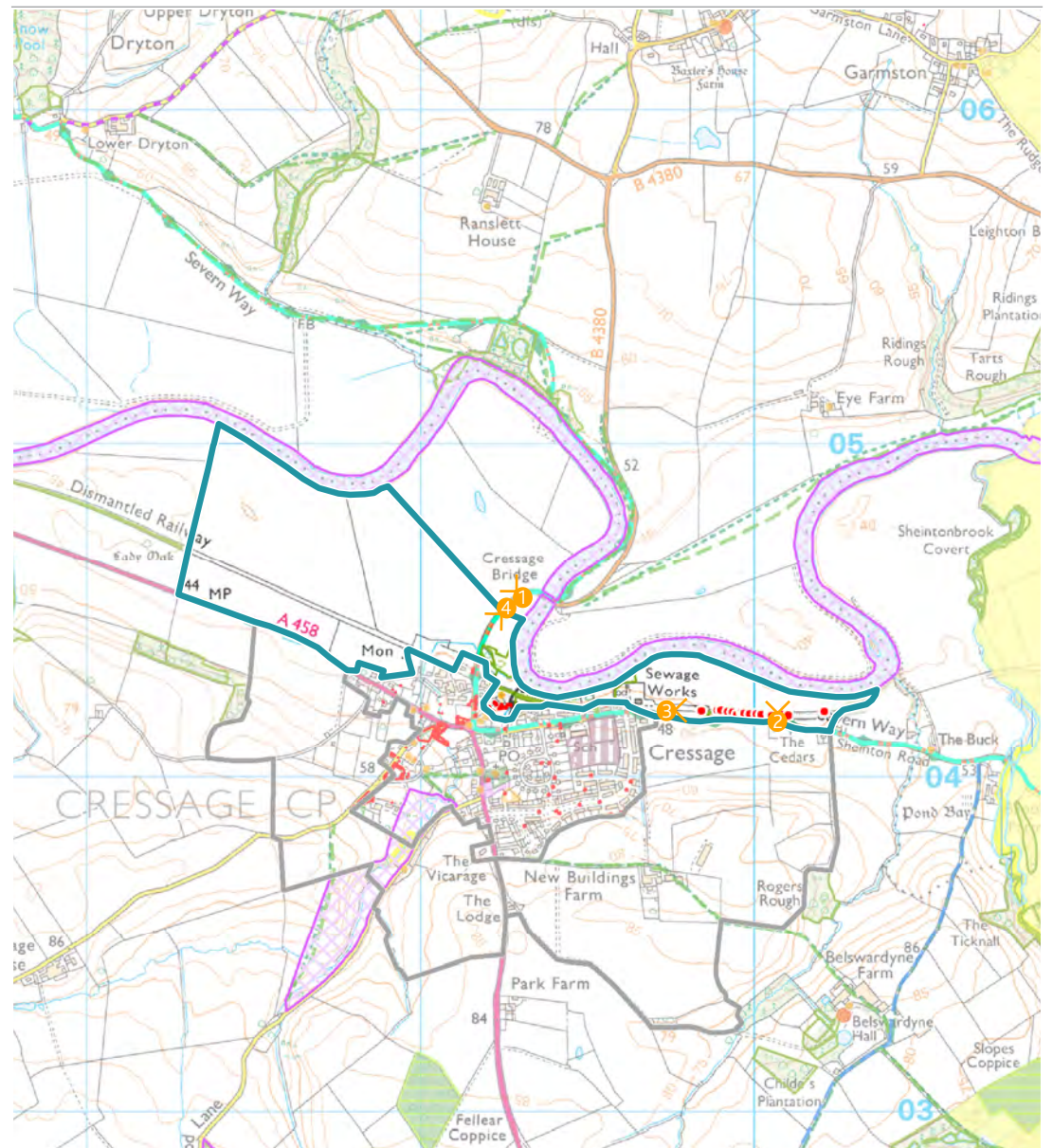
2. FIELDS ALONG THE RIVER SEVERN IN THE EAST OF THE PARCEL, WITH THE WREKIN BEYOND



3. ENCLOSED FIELDS WITHIN THE PARCEL



4. GENERALLY OPEN VIEWS, HOWEVER ROADSIDE VEGETATION SCREENS VIEWS IN PLACES



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character and moderate strength of character and condition. There are few designations within the parcel with a linear strip of Tree Preservation Orders along Sheinton Road in the east. However, the River Severn, which has a strong influence on the character of the parcel, is designated as a Local Wildlife Site and there is good connectivity to the riparian habitat where hedgerows are intact conferring some nature conservation value. The Severn Way runs through the centre of the parcel for a short section, however public access is otherwise constrained to local roads, limiting recreational value. Due to the presence of the Severn Way, the landscape of the parcel does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of a simple pattern and medium to large scale arable and pastoral fields and horse paddocks. This flat, wide valley landscape, has a medium sense of place, however this is increased to a strong sense of place when in closer proximity to the River Severn that would be vulnerable to changes in the landscape that would affect its character. There is some sense of remoteness and tranquility, however this is reduced in closer proximity to the A458, B4380 and Sheinton Road. Woodland along the River Severn in the centre of the parcel forms a strong element in the landscape which is particularly susceptible as it is irreplaceable in the short to medium term. Large fields towards the western side of the parcel are low in vegetation cover and less susceptible to changes as a result of development. There is no existing settlement within the parcel, however there is a wastewater treatment works on the eastern side of the parcel.

LANDSCAPE SENSITIVITY

There are minimal designations in the parcel however the woodland and TPOs along the river corridor are particularly susceptible and the River Severn, although not within the parcel itself, contributes to the 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

There are views towards the Shropshire Hills AONB from this parcel, in particular towards the Wrekin which is a distinctive landmark within the AONB. Although the AONB is located only approximately 0.5km away, the parcel does not take in the special qualities, but it does contribute to the wider setting of the AONB. The landscape is intact with the main detracting elements being the A road and the wastewater treatment works within the parcel.

VISUAL SUSCEPTIBILITY

Views throughout the majority of the parcel are open, with some more visually contained areas to the centre of the parcel where the woodland along the River Severn encloses and filters views. Such views would be vulnerable to noticeable changes as a result of development. There is intervisibility with the settlement edge and intervisibility with parcels B and C across the A458 and Sheinton Road, however this is well screened in places due to vegetation lining the roads. Open views towards the AONB from the parcel and Severn way, include the Wrekin, which is an impressive feature that would be vulnerable to introduction of new features within the view. Due to the parcels low lying nature, the parcel does not form part of a skyline. Due to the A and B roads there is a frequent access through the parcel, however these roads are of a relatively low susceptibility. Sensitive recreational and residential receptors are infrequent apart from receptors using the Severn Way that would be highly susceptible to changes in their surroundings.

VISUAL SENSITIVITY

There are views towards the Wrekin within the AONB and the parcel provides part of the setting for the AONB. Although views are generally open through the parcel, there are areas which are better screened by woodland. Therefore, 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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CRESSAGE B [30CSG-B]

LOCATION AND CHARACTER

This parcel is located to the south west of Cressage and is bounded on its north and east side by the A458. Two smaller local lanes, Shore Lane and Wood Lane run through the parcel and there is a small section of a single PRoW. The parcel is characterised by its sloping river valley side and gently rolling landform and by large open fields.



1. SMALLER SCALE, ENCLOSED LINEAR FIELDS ALONG SHORE ROAD, INCLUDING SCREENED SHEDS



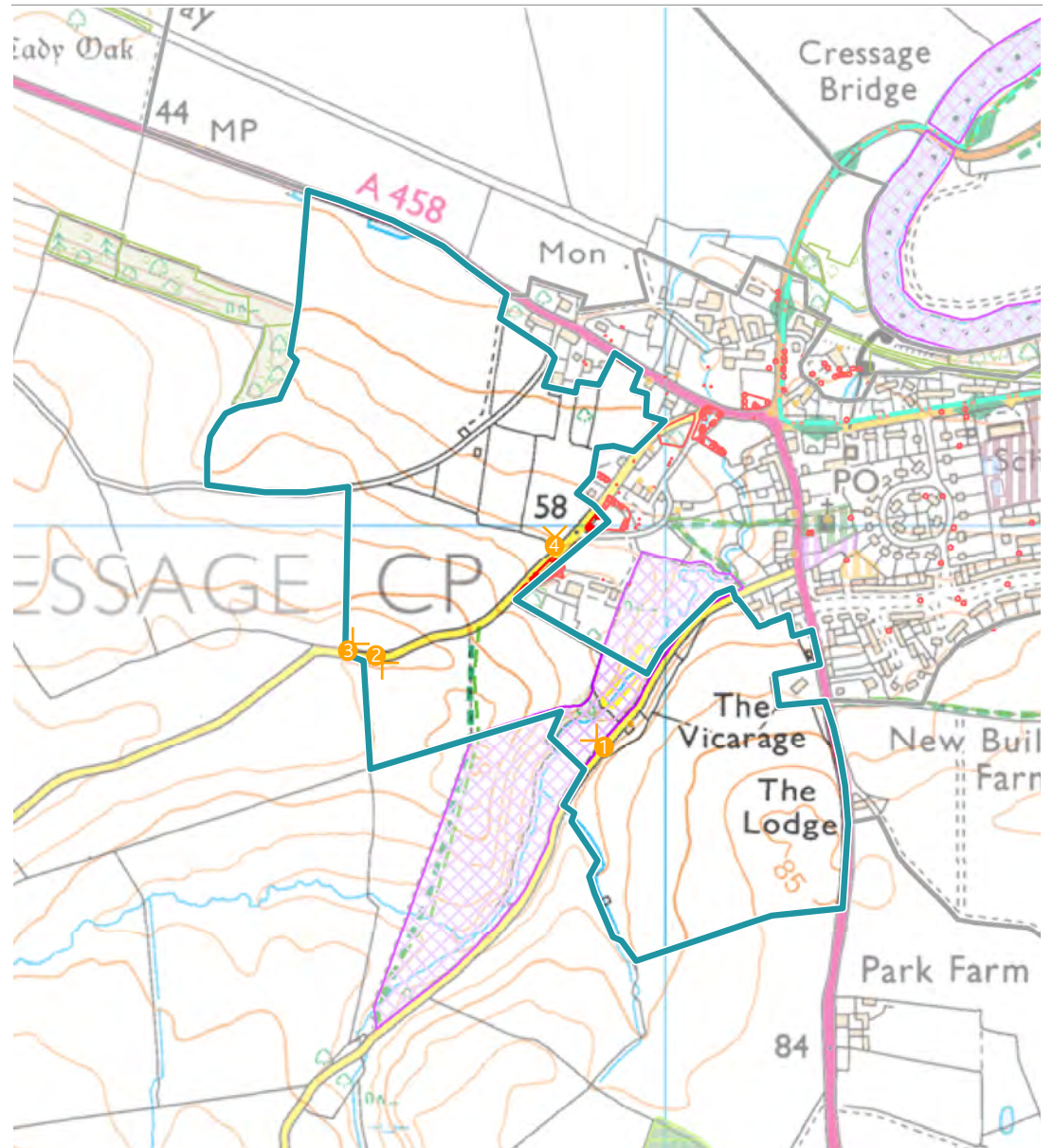
2. LARGE, ELEVATED AND OPEN FIELDS WITH VIEWS TOWARDS THE AONB



3. VIEW TOWARDS THE WREKIN WITHIN THE AONB



4. VIEW ACROSS THE SMALLER FIELD PATTERNS IN THE NORTH OF THE PARCEL



LANDSCAPE

LANDSCAPE VALUE

This parcel has a typical rural character and is in moderate condition. Designations cover a small area within the parcel, with Tree Preservation Orders along Shore Lane and a grade II listed building along Wood Lane. Elsewhere historic features are sparse. A Local Wildlife Site runs through the centre of the parcel adding to natural value and also contains a Regionally Important Geological Site, along a small watercourse. A singular PRoW connects Shore Road to this Local Wildlife Site further outside of the parcel. There are no particularly strong physical features within the parcel and as there is limited recreational access, therefore the landscape of the parcel does not greatly contribute to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of a regular and simple pattern of small to large arable and pastoral fields. Generally fields are large and open, however there is a small area in the north of the parcel, close to the settlement edge, which is made up of small scale fields that would be vulnerable to change in landscape pattern. Along Shore Road there are smaller linear fields containing agricultural sheds which are well screened. This gently rolling valley side landform is lower along the northern boundaries and rises further south. There is a medium sense of place and some sense of remoteness and tranquility, however this is reduced in closer proximity to the A road along the boundary. Woodland is characteristic of the parcel within the Local Wildlife Site, however elsewhere in the parcel this vegetation cover is reduced to hedgerows and hedgerow trees, all of which are particularly susceptible to loss as a result of development as they are irreplaceable in the short to medium term. Existing settlement within the parcel is limited, with a singular thatched property along Wood Lane.

LANDSCAPE SENSITIVITY

Overall the landscape is of a typical rural quality, that is enhanced by the value of the Local Wildlife Site and RIGS site. 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

There are views towards the AONB within this parcel, including the distinctive landform of the Wrekin to the north east, however the parcel itself does not take in the special qualities of the AONB. The landscape is intact with few detracting elements, apart from the A458.

VISUAL SUSCEPTIBILITY

This parcel is open and elevated with long distance views available from a large area of the parcel, particularly the south of the where the landform is at its most elevated. These views are towards the north and north east where the River Severn Valley sides slope down to the valley floor, revealing long distance views. Such views would be susceptible to introduction of new features as a result of development. Views are more enclosed towards the Local Wildlife Site which includes a belt of woodland through the centre of the parcel that also screens and filters views across it. Hedgerows and hedgerow trees filter views within and out of the parcel in places. Presence of mature vegetation would aid screening of new development, particularly in lower lying areas that are less visually susceptible. There is some intervisibility with the settlement edge and between the parcel and parcel A and C, however these are screened and filtered in places by roadside vegetation and vegetation within the curtilages of properties. The parcel is visible as part of the skyline, particularly when viewed from Wood Road, however the woodland belt filters views towards the higher landform on the skyline. The level of access through the parcel is frequent, mainly focussed around the A485 along the northern boundary, rather than along the local roads running through the parcel. These road receptors are of a relatively low susceptibility. Residential receptors at dispersed properties and recreational receptors using PRoW are low in number but typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are open views towards the AONB, including the Wrekin, however there are some areas which are more vegetated and therefore views out are filtered in places. Residential and recreational receptors are low which means overall 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
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CRESSAGE C [30CSG-C]

LOCATION AND CHARACTER

This parcel is located to the south east of Cressage and is bordered by Sheinton Road to the north, which the Severn Way also runs along, and the A458 to the west. There is a single PRoW across the width of the parcel, which runs from the southern edge of Cressage into the surrounding countryside. This is the only public access within the parcel itself. The parcel is characterised by the rising valley slopes of the River Severn.



1. HIGHLY SCENIC, UNINTERRUPTED VIEWS TOWARDS THE AONB AND WREKIN FROM THE PROW



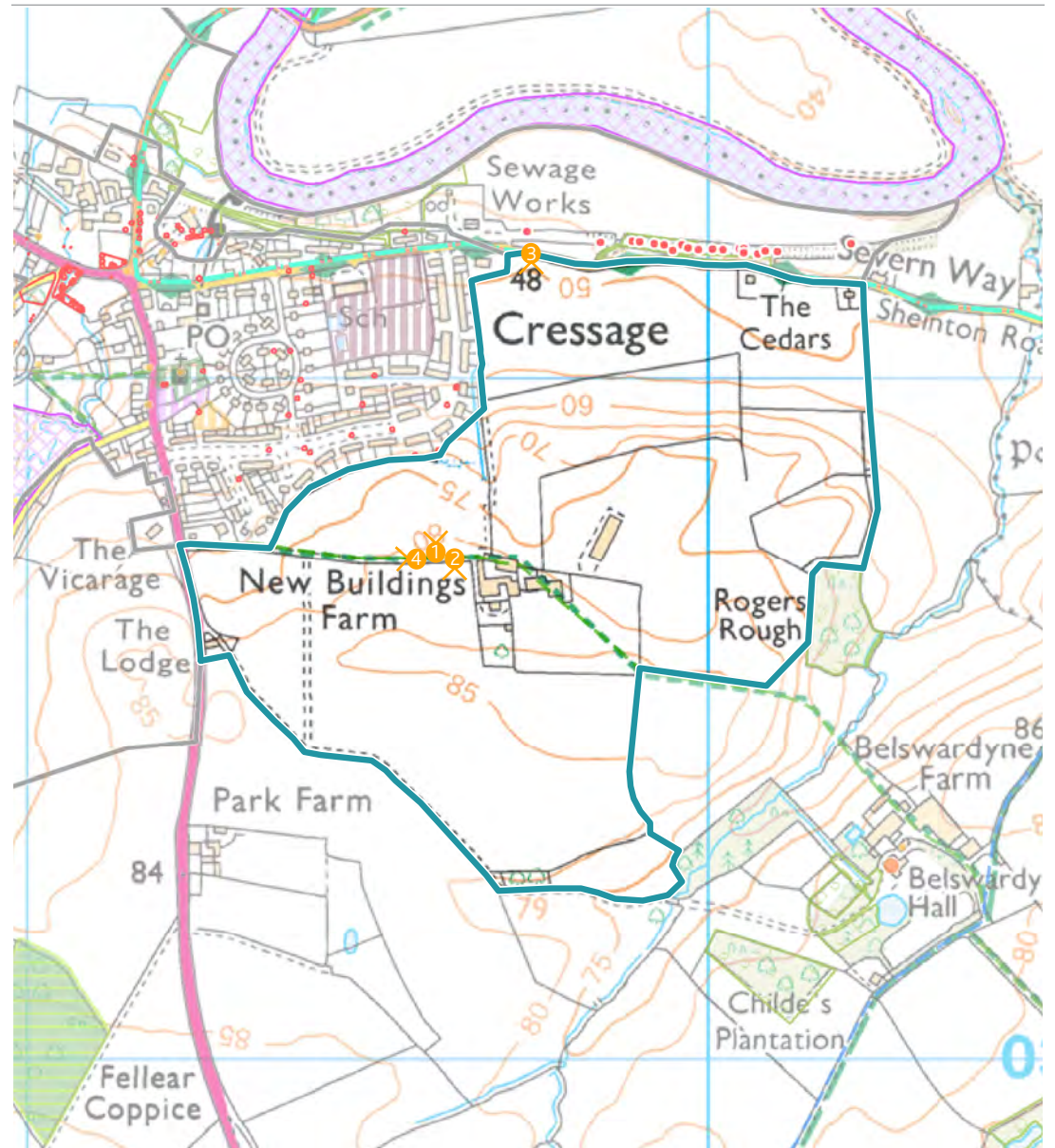
2. LARGE, OPEN, ARABLE FIELDS FORM PART OF A SKYLINE IN PLACES



3. VIEW FROM SHEINTON ROAD ACROSS THE UNDULATING LANDSCAPE WITH NEW BUILDINGS



4. LIMITED VEGETATION ALONG THE PROW AND WITHIN THE FIELDS



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character and in moderate condition. There are no designations within the parcel, however there are Tree Protection Orders along the settlement edge on the northern boundary that add to nature conservation value. The Severn Way runs along the northern boundary with Sheinton Road and a PRoW runs through the centre of the parcel and through New Buildings Farm, however this is the only public access through the parcel itself. Recreational and historic value are low with few other notable features. There are no particularly strong physical features within the parcel, however as the Severn Way runs along the northern boundary, the parcel does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of irregular and simple shape large scale arable farmland. Undulating landform to the centre of the parcel has steep slopes and is distinctive in the landscape being susceptible to noticeable alterations in ground levels.. There is a medium sense of place and some sense of tranquility, however this is reduced in closer proximity to the bordering A and B roads. Hedgerows are gappy throughout the parcel and there is generally limited vegetation cover and vegetation cover would be vulnerable to further loss as a result of development. Existing settlement comprises a small number of residential properties along Sheinton Road, The Lodge along the A485 and the large, isolated farmstead of New Buildings Farm located in the centre of the parcel, which is prominent in the landscape. Dispersed and isolated settlements are typically susceptible to noticeable changes in settlement pattern.

LANDSCAPE SENSITIVITY

This undulating and distinctive landform is particularly susceptible to change, however vegetation cover is limited and designations are sparse within the parcel. Overall, the landscape sensitivity 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

There are views towards the Shropshire Hills AONB from the majority of the parcel, particularly on higher slopes. These views of the AONB include the distinctive landform of the Wrekin. Views throughout the parcel are focussed to the north and north west, where there are also views towards the River Severn. Although the parcel is located approximately 0.5km from the AONB and contributes to its setting, it does not take in the special qualities of the AONB. The landscape is generally intact, however the gappy hedgerows reduce this slightly. The main detracting element within the parcel is New Buildings Farm and its surrounding agricultural buildings – which are visible on the higher landform and skyline to the centre of this open landscape.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and elevated. There is intervisibility between the parcel and the settlement edge, as well as parcel A and B, however boundary vegetation filter these views in places, especially along Sheinton Road where views are screened into parcel A from the lower landform. The parcel does form part of a skyline due to its elevated position which would be vulnerable to the introduction of new features within the view. There is occasional access through the parcel, with the main access being along the boundaries rather than within the parcel itself. Road receptors are generally of a lower susceptibility to change across the view, however residential receptors and recreational receptors using the PRoW typically highly susceptible to changes to their surroundings. The highly scenic views towards the AONB and the Wrekin are visible from the PRoW through the centre of the parcel.

VISUAL SENSITIVITY

There are highly scenic and largely uninterrupted views towards the AONB and the Wrekin, that combined with the low numbers of sensitive receptors means views experienced are of Medium-High sensitivity to change arising from new housing and High sensitivity to change arising from employment. However, it should be noted that the lower slopes in the north of the parcel are of a lower sensitivity due to vegetation cover enclosing and screening views from sensitive receptors.



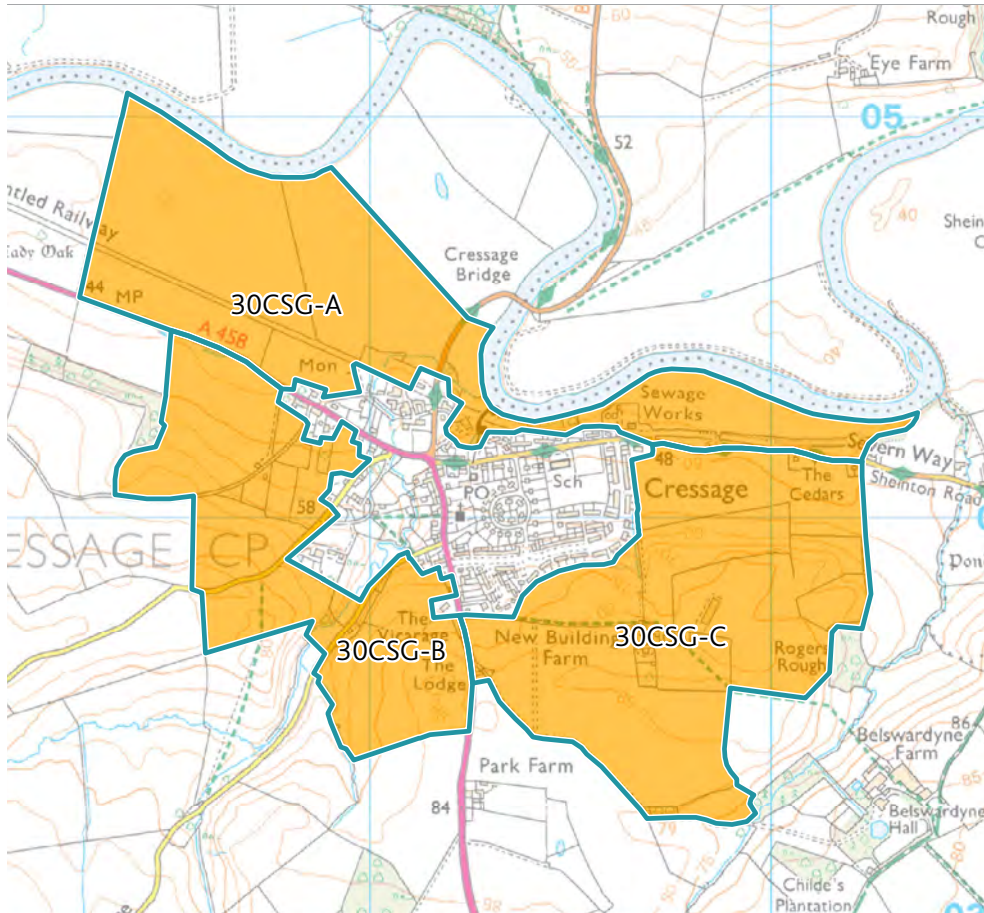
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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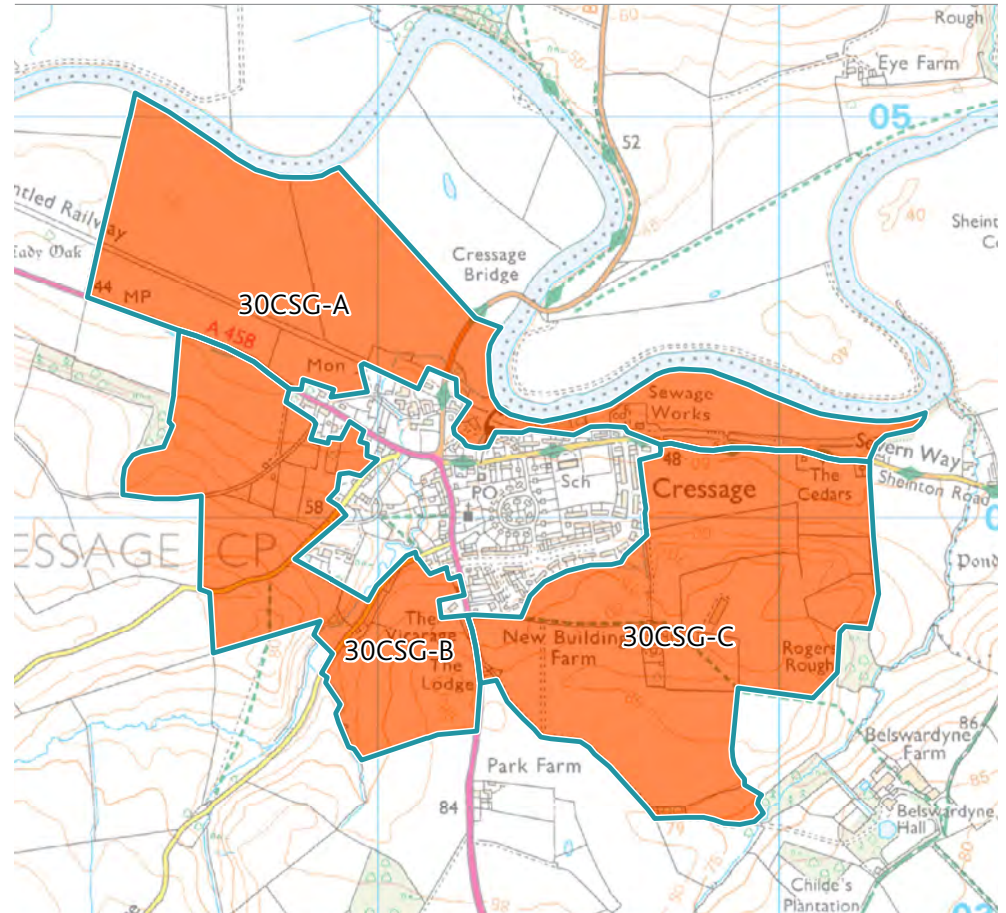
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CRESSAGE LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

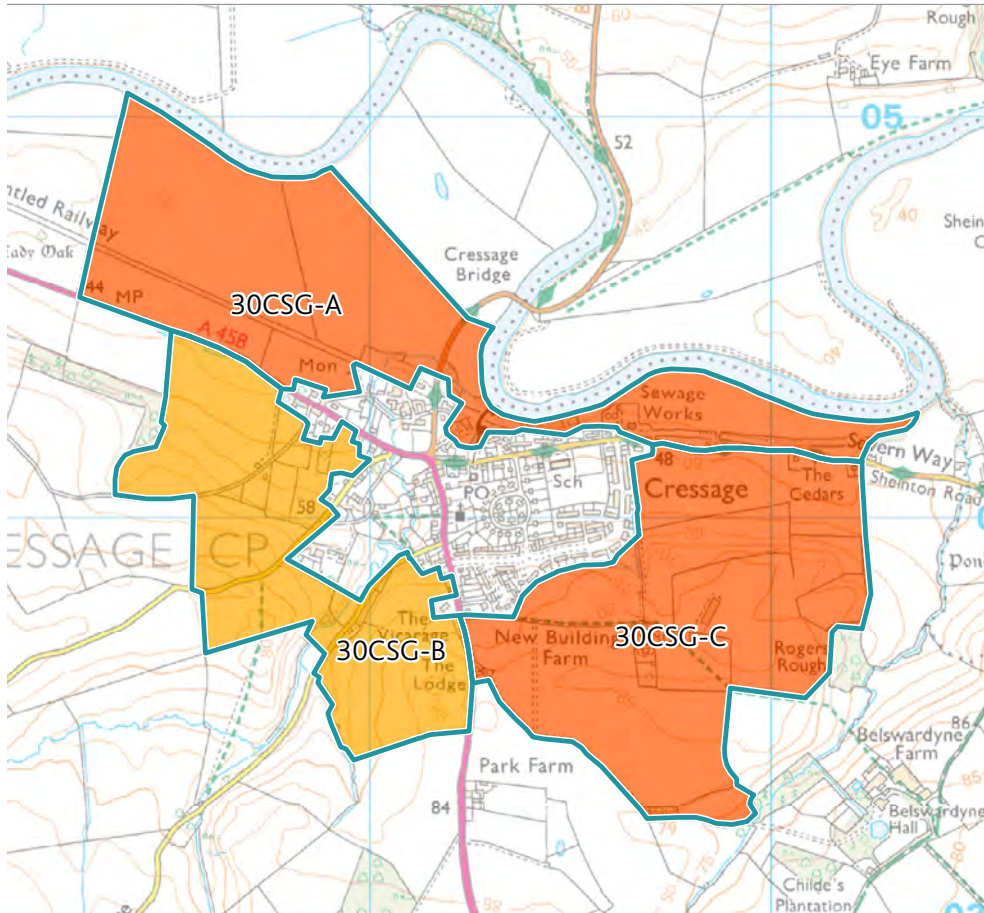
MEDIUM

MEDIUM-LOW

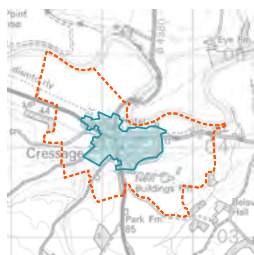
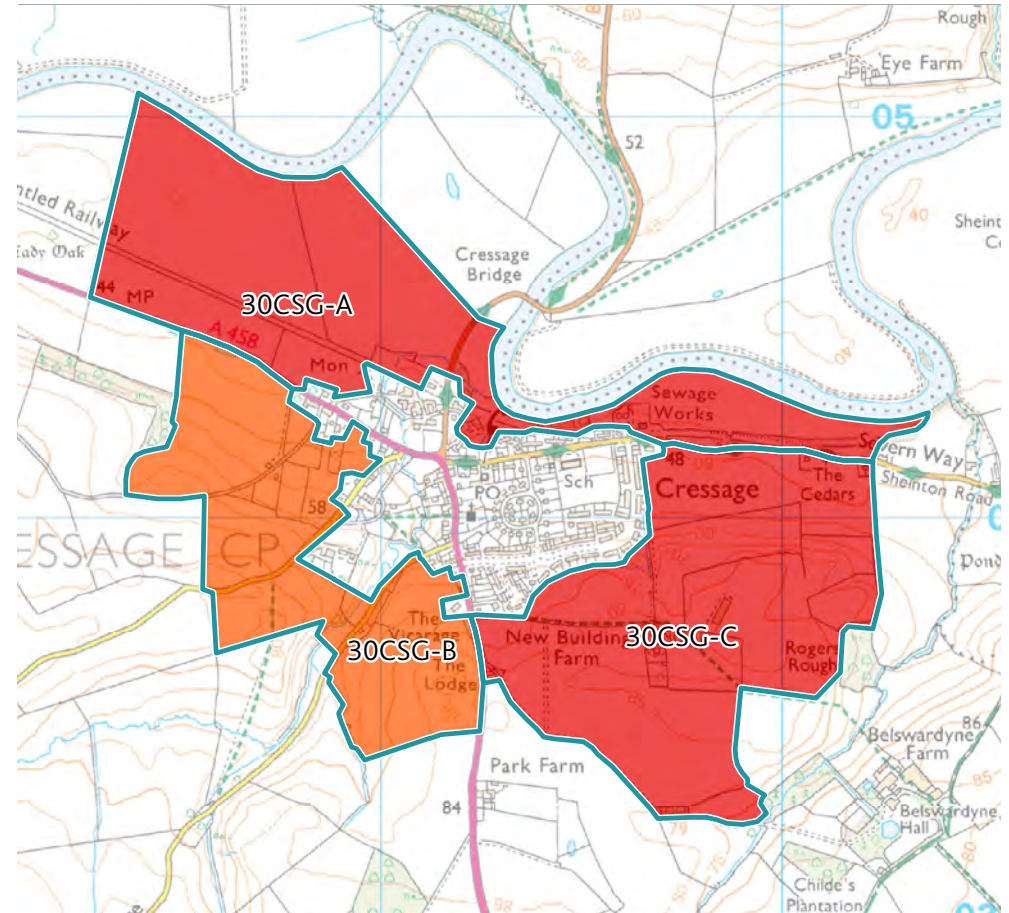
LOW

CRESSAGE VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

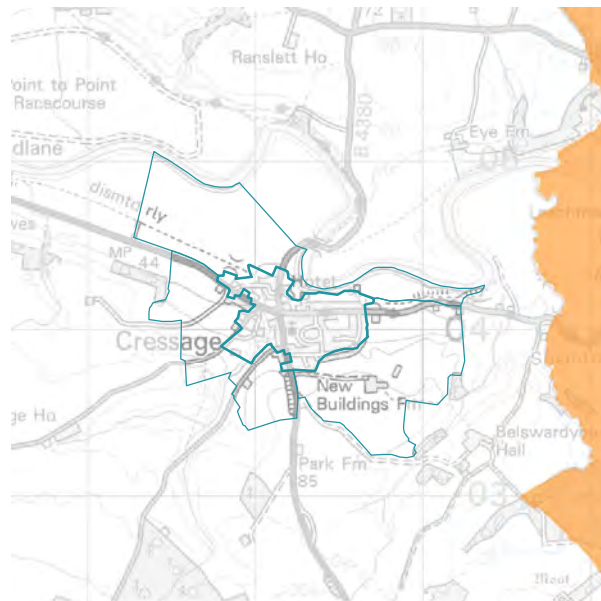
MEDIUM-LOW

LOW









DESIGN GUIDANCE FOR CRESSAGE

[30CSG]

3 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

