



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

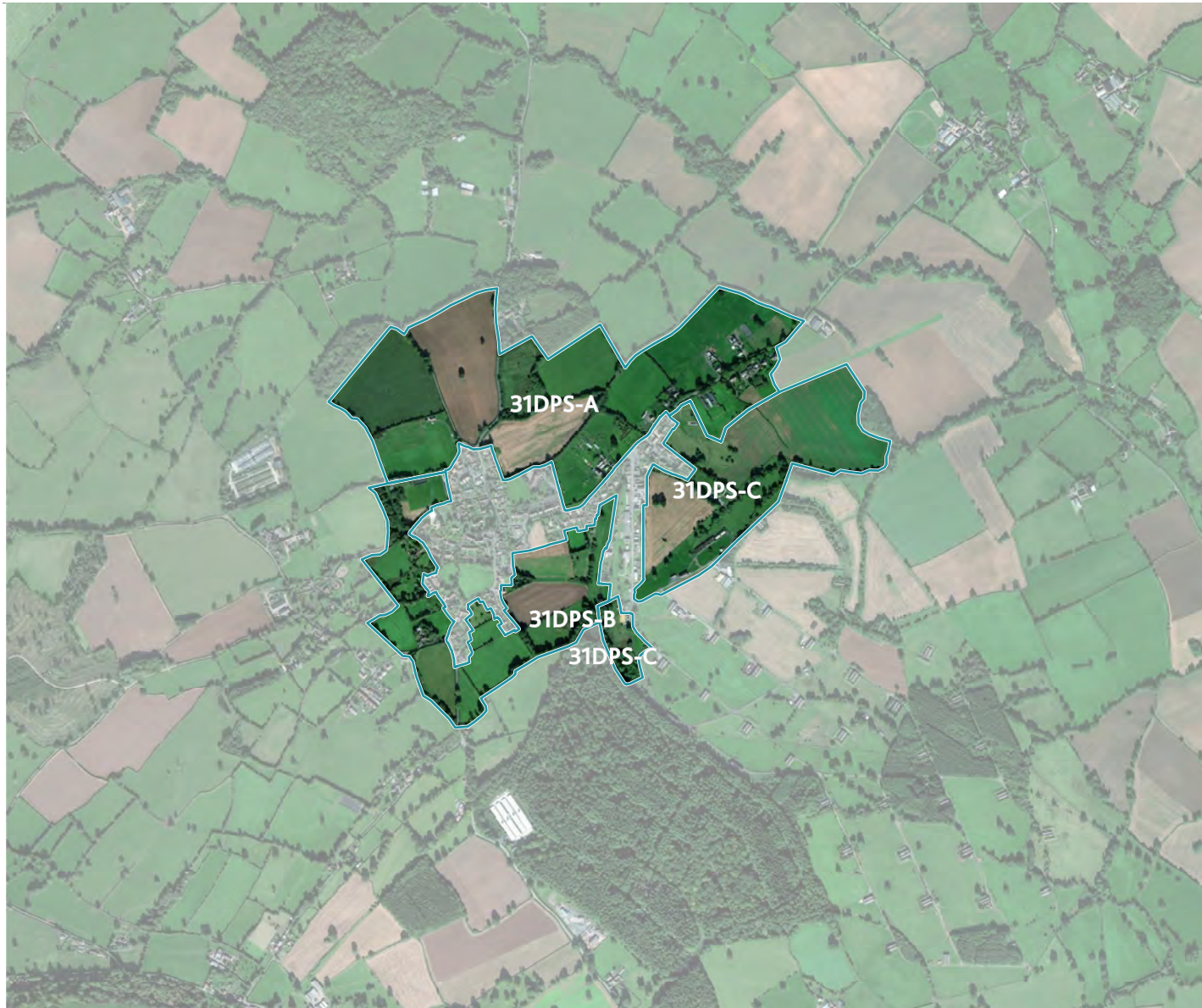
DITTON PRIORS
[31DPS]

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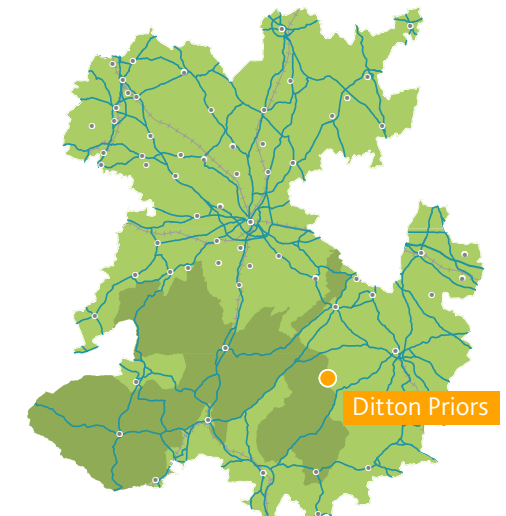
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31. DITTON PRIORS [31DPS]



LOCATION AND DESCRIPTION

Ditton Priors is a village in south Shropshire. It is located near to the town of Bridgnorth and Shropshire's highest hill, Brown Clee Hill. There have also been several significant archaeological finds in close proximity to the village including the remains of an Iron Age fort. The population is 420 and the settlement has been divided into 3 parcels for the purpose of this study.



DITTON PRIORS A [31DPS-A]

LOCATION AND CHARACTER

This parcel is located to the north of Ditton Priors and is partially within the Shropshire Hills AONB. Three local roads run through the parcel – Brown Clee Road and two unnamed roads, as well as a limited number of PRow. The characteristics of the parcel are typically rural with hedgerows and hedgerow trees and the landscape does not fully express the special qualities of the AONB.



1. VISIBLE ON THE SKYLINE IN THE NORTH



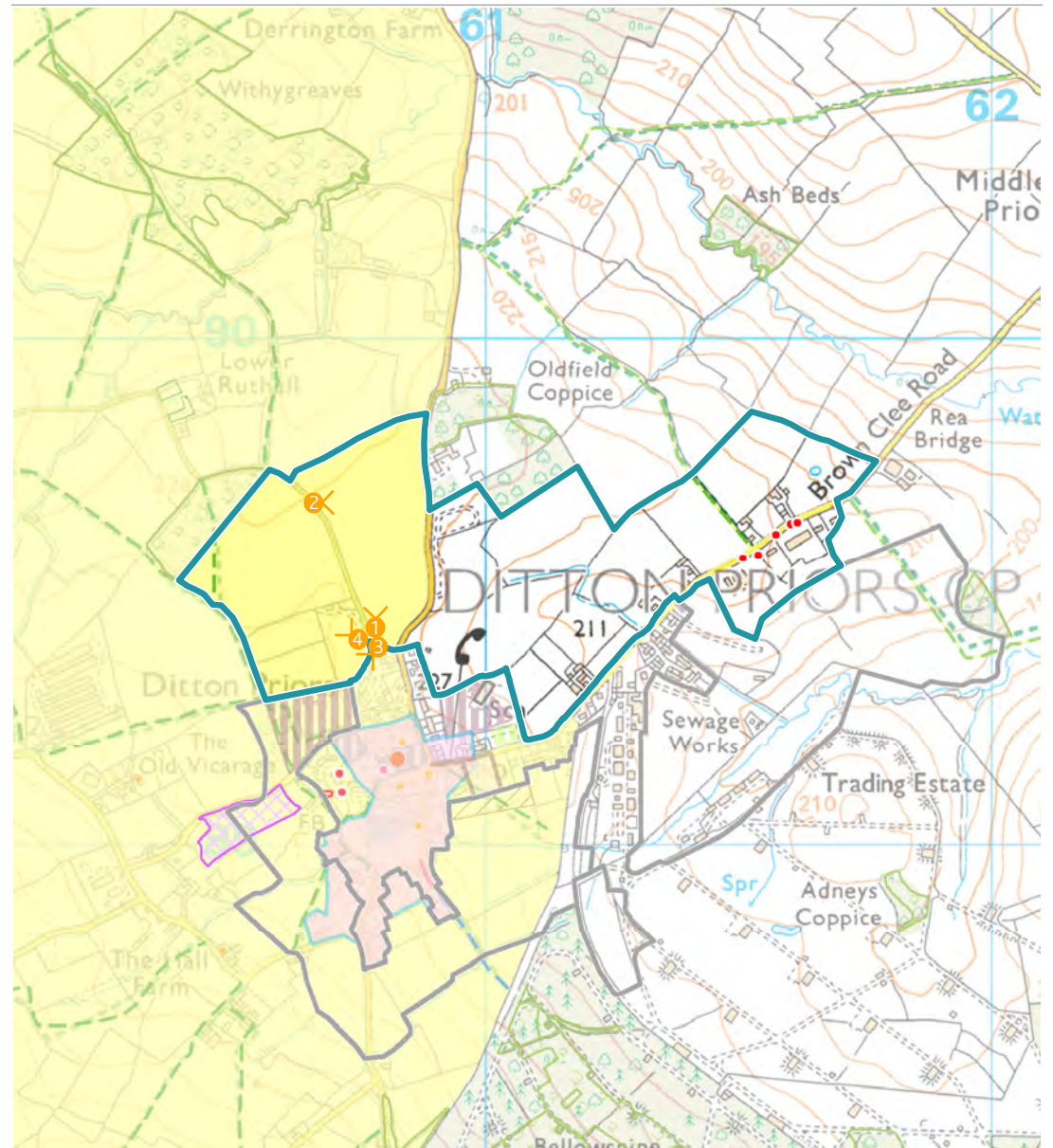
2. VEGETATION ALONG FIELD BOUNDARIES SCREENS VIEWS OUT



3. LANDSCAPE IN POOR TO MODERATE CONDITION WITH HEDGEROWS AND HEDGEROW TREES



4. SMALL WIND TURBINE VISIBLE ON THE SKYLINE



LANDSCAPE

LANDSCAPE VALUE

The parcel is of a typical rural character and in moderate condition. However, the condition reduces slightly to the east, in closer proximity to parcel C. Although the AONB covers the western half of the parcel, the parcel does not necessarily display the special qualities associated with the AONB. Apart from this designation there are limited other special features that contribute to landscape character with a cluster of Tree Preservation Orders running along Brown Cleve Road in the east of the parcel. There are a small number of PRoW within the parcel and these footpaths do connect further into the AONB adding to recreational value. There are no particularly strong physical features within the parcel and as the number of PRoW are limited, the landscape of the parcel does not make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of a regular pattern and small to medium scale arable and pastoral fields and horse paddocks, with the smaller field sizes being located closer towards the settlement edge. This gently rolling landscape become flatter towards the west, within the AONB. Despite being located partially within the AONB there is a medium sense of place and some sense of tranquility. The hedgerows and hedgerow trees are robust and form strong elements within the landscape, define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement consists of residential properties and farmsteads in a linear pattern along Brown Cleve Road.

LANDSCAPE SENSITIVITY

Although within the AONB it does not display its special qualities and the landscape is of a typical rural character within minimal designations, except for the AONB. The hedgerows and hedgerow trees are however particularly susceptible. 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

Views within the parcel are associated with the Shropshire Hills AONB, as the parcel is located on the edge of and partially within the AONB. However these views do not necessarily display the special qualities of the AONB and are not of a particular scenic value. The landscape is intact with the main detracting elements being agricultural buildings. There is also a small wind turbine within the view and from the east of the parcel there are views towards the former military buildings within parcel C, however these are filtered in places by vegetation.

VISUAL SUSCEPTIBILITY

There are limited views within the parcel as hedgerows and hedgerow trees visually contain the landscape. Blocks of woodland along the northern boundary of the parcel also screen views in this direction. There are views between the parcel and parcel C, however there is limited intervisibility with parcel B as high vegetation along the playing field boundary intervenes. The settlement edge is intervisible with the parcel, with some filtering from curtilage planting. The landform forms part of the skyline in the north of the parcel, however this is a very small area and is not representative of the majority of the parcel. Hedgerows and hedgerow trees make up the skyline through the majority of the parcel and screen views further than the immediate fields. Development would be better accommodated in such low lying areas where mature vegetation can be utilised to enclose views and provide screening from sensitive receptors. The level of access is frequent, due to the number of roads through the parcel but these are of a lower susceptibility with the residential receptors and users of the PRoW of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

There are views towards the AONB and the parcel is partially within the AONB, however views are not of a particularly high scenic value and are not long distance. Therefore 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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DITTON PRIORS B [31DPS-B]

LOCATION AND CHARACTER

This parcel wraps around the west, south and east of Ditton Priors and to the north of Bellowspire Wood and is almost fully within the Shropshire Hills AONB. There are multiple local roads running through the parcel and several PRoW. Although the parcel is located within the AONB, it does not necessarily take in its special qualities. The parcel is characterised by farmland with dense hedgerows and hedgerow trees.



1. VIEWS OF THE AONB



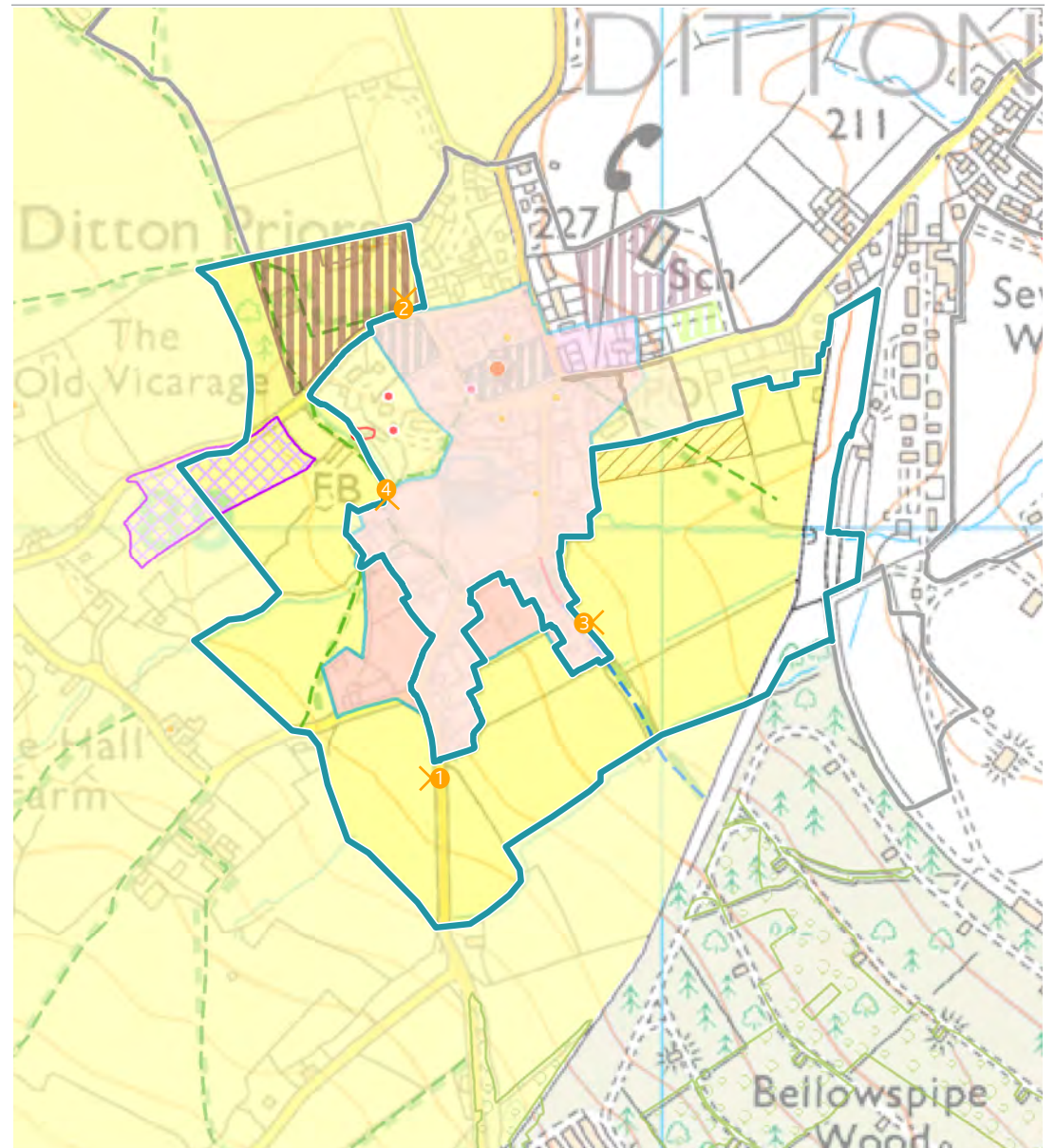
2. PLAYING FIELD IN THE NORTH OF THE PARCEL.
VEGETATION SCREENS VIEWS INTO PARCEL A



3. OPEN LANDSCAPE WITH THE LARGER FIELDS IN
THE EAST



4. ENCLOSED LANDSCAPE OF SMALLER FIELDS
ALONG THE SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a typical rural character and is in moderate condition. The parcel is almost fully within the Shropshire Hills AONB, however does not necessarily take in its special qualities. Ditton Priors Conservation Area also encroaches into the parcel boundary on the edge of settlement towards the centre of the parcel, increasing heritage value. A Local Wildlife Site is located in the north west corner of the parcel and there is good connectivity of hedgerows and stream systems linking into it. A sports field adds to the recreational value of the PRoW within the parcel, which connect into the wider network in the AONB. There are no particularly strong physical features within the parcel, however due to the PRoW network and its connections into the wider AONB PRoW network, the landscape does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape, with a regular pattern of small to medium scale arable fields, open grassland and horse paddocks. The landform is gently rolling throughout and there is a medium sense of place with some sense of tranquility and remoteness that would be vulnerable to loss or erosion from noise associated with new development. The hedgerows and hedgerow trees form strong elements in the landscape, particularly within the smaller scale field pattern in the west of the parcel and the woodland in the north of the parcel adjacent to the playing field. These elements are particularly susceptible as they are irreplaceable in the short to medium term. There is a single residential property within the parcel, located on the settlement edge on the western side of the parcel that would be vulnerable to changes in settlement pattern within its locality.

LANDSCAPE SENSITIVITY

Hedgerows and hedgerow trees are common throughout the parcel and contribute to rural character and although the parcel is located within the AONB, it does not necessarily take in its special qualities. 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

Views within this parcel are associated with the Shropshire Hills AONB, as the parcel is almost fully located within it. Despite this, the parcel does not necessarily take in the special qualities of the AONB, although it does contribute to its setting. Due to vegetation cover views do not tend to be long distance. The landscape is intact with few detracting elements.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are limited as the dense hedgerows and hedgerow trees contain views to the immediate field system, however views are slightly more open in the larger fields. Development would be better situated where there is existing tree cover to screen views from sensitive receptors, however this should be balanced against the location of the parcel and its contribution to the setting of the AONB. There is intervisibility with parcel C across the industrial estate, however, due to high vegetation along the playing field boundary, there are limited views between the parcel and parcel A. There is some intervisibility with the settlement edge, however views are filtered in places by in curtilage vegetation. The parcel does not form part of a skyline. The level of access is frequent due to the road network within the parcel. Road users are typically of a lower susceptibility, with recreational receptors using the PRoW and the residential receptors typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

The parcel is located within the AONB however views are not long distance and the vegetation screens views throughout most of the parcel. 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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DITTON PRIORS C [31DPS-C]

LOCATION AND CHARACTER

This parcel is located to the east of Ditton Priors, to the east of Ditton Priors Trading Estate and adjacent to former military buildings. There are no roads within the parcel itself, however there is a small section of the local road Brown Clee Road along the northern boundary. PRow access is sparse and concentrated to the north east of the parcel. The landscape of the parcel is characterised by farmland with a slightly degraded nature in places, and is influenced by the adjacent trading estate.



1. FORMER MILITARY AND TRADING ESTATE BUILDINGS DETRACT FROM VIEWS



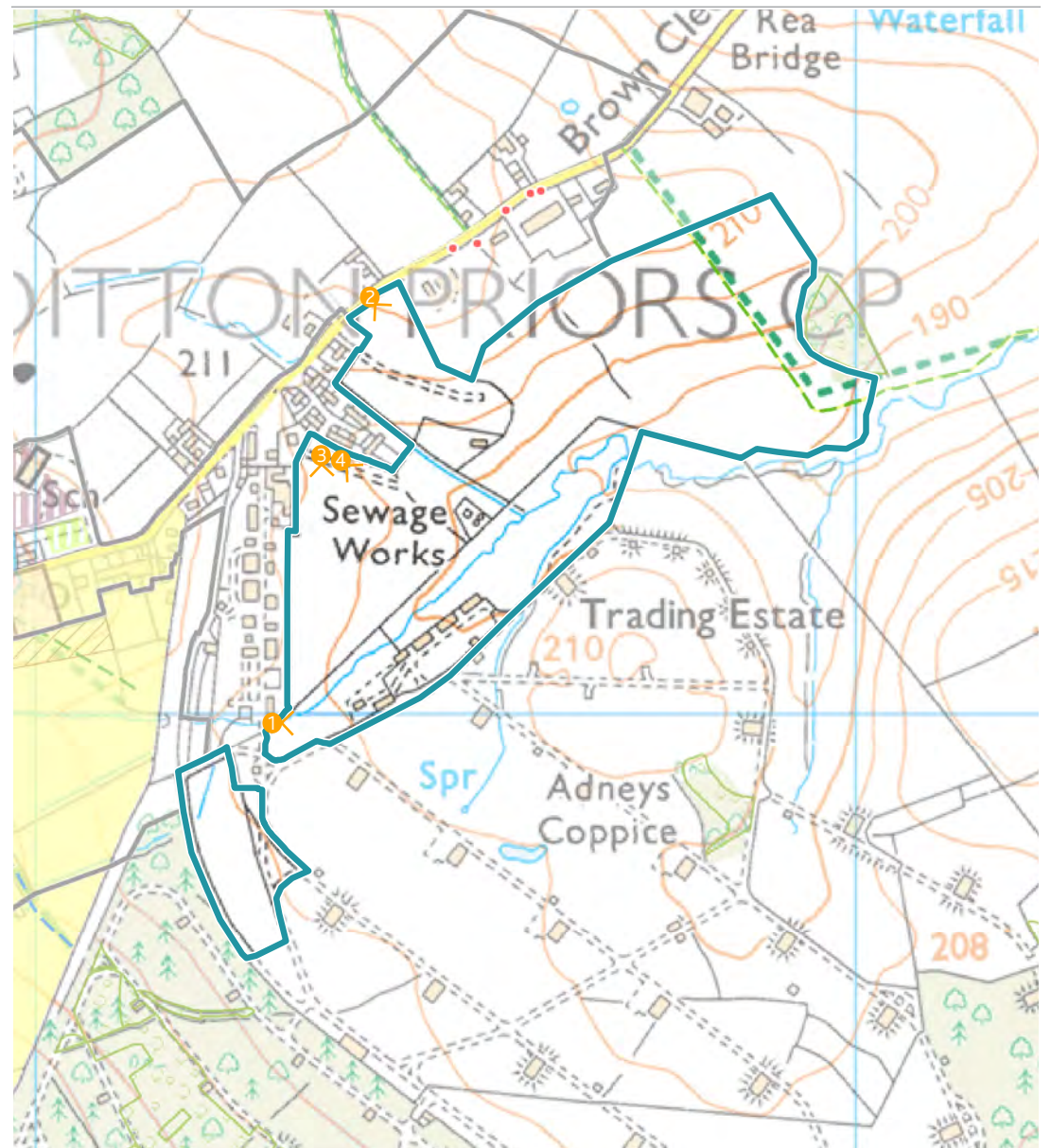
2. ELEMENTS OF THE LANDSCAPE ARE DEGRADED IN PLACES



3. OPEN ARABLE FIELDS, WITH FORMER MILITARY BUILDINGS



4. OPEN GRASSLAND WITH OVERGROWN AND GAPPY HEDGEROWS



LANDSCAPE

LANDSCAPE VALUE

This parcel has a weakened character and is in a moderate condition with some areas which are slightly more degraded. There are no designations within the parcel and tree cover is low and limited to the riparian stream habitats and outlying woodlands. The Shropshire Hills AONB is located to the west of the trading estate and there is a cluster of Tree Preservation Orders along Brown Clee Road, at the edge of the parcel. The PRoW network is sparse and recreational amenities are low. There are no particularly strong historical or physical features within the parcel and due to the limited public access, the landscape does not make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape with simple, large scale arable farmland and open grassland. This gently rolling landform is slightly flatter along the western boundary, adjacent to the trading estate and would be less susceptible to change as a result of development. There is a weak sense of place and an eroded rural character, however there is some sense of tranquility, which is reduced in closer proximity to the trading estate. Vegetation cover is low in places particularly in the east but increases along the southern edge of the parcel. There is no existing settlement within the parcel, with buildings associated with employment and industrial uses at the industrial estate and wastewater treatment works and as such the landscape is less susceptible to introduction of further development.

LANDSCAPE SENSITIVITY

There are no designations within the parcel and limited associations with the adjacent AONB. Public access is limited to a small PRoW network to the north east and the character is influenced by the trading estate and former military buildings, which means overall, the sensitivity of the landscape to change arising from new housing is Low and to employment is Low.



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

This parcel has some visual association with the Shropshire Hills AONB as it is located adjacent to the AONB boundary, however views are interrupted by the intervening trading estate and vegetation. Views towards the AONB are not of a high scenic value. Although the AONB is in very close proximity, the parcel does not take in the special qualities of the AONB. Detracting elements of the trading estate and former military buildings reduce scenic quality.

VISUAL SUSCEPTIBILITY

Views are generally open, particularly within the larger fields to the east, however they become more enclosed due to hedgerows, mainly along the settlement edge. There is intervisibility between the parcel and parcel A along the northern boundary, however views towards parcel B are limited as the trading estate is located in between the two parcels. There is intervisibility with the trading estate and properties on the settlement edge where residential receptors would be vulnerable to changes in the view. The parcel does not form part of a skyline and the level of access throughout the parcel is infrequent due to the limited public access. The trading estate on the boundary of the parcel has a higher level of access which if increased as a result of development would influence levels of tranquility in the area. The receptors within the parcel are of a low susceptibility, however the residential properties on the settlement edge would be of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

The parcel is located adjacent to the AONB, however it does not display or take in the special qualities and views towards the AONB are limited due to intervening employment uses. The former military and trading estate buildings detract from the landscape and reduce scenic quality. Therefore views experienced are of Low sensitivity to change arising from new housing and Low sensitivity to change arising from employment.



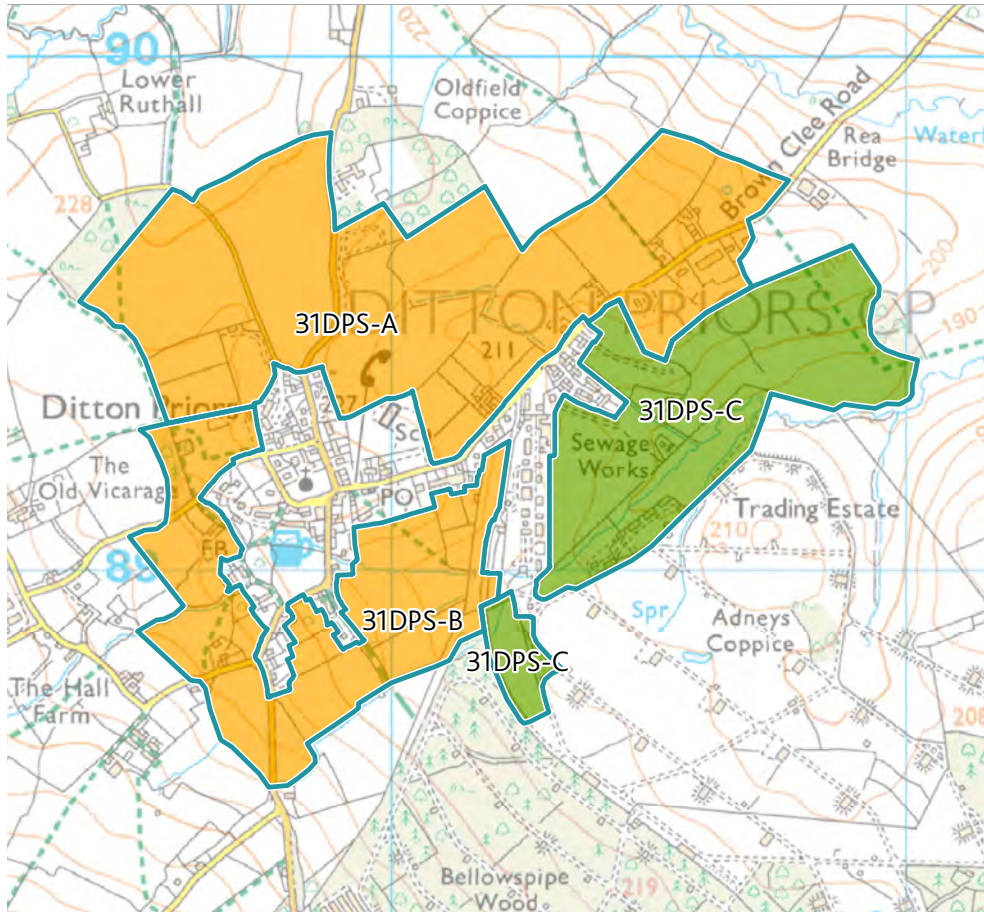
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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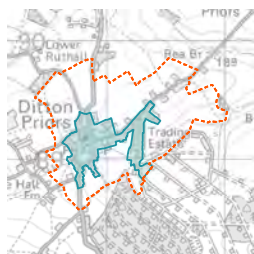
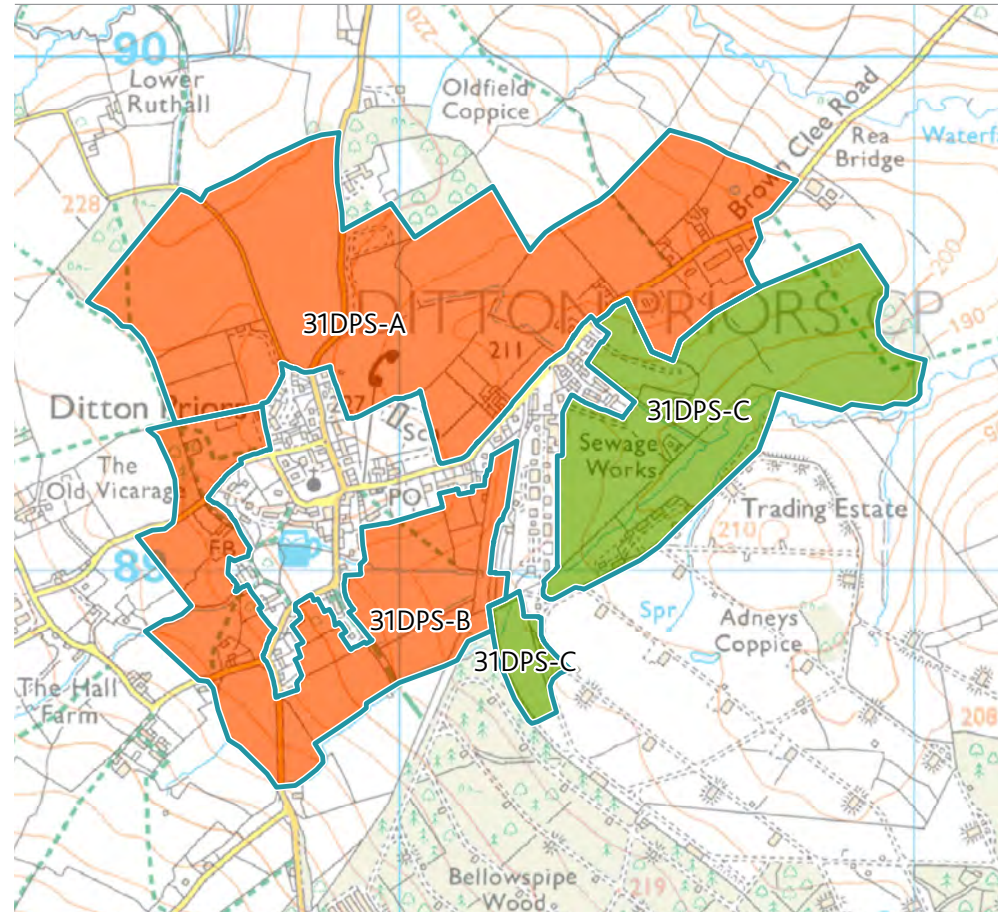
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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DITTON PRIORS LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

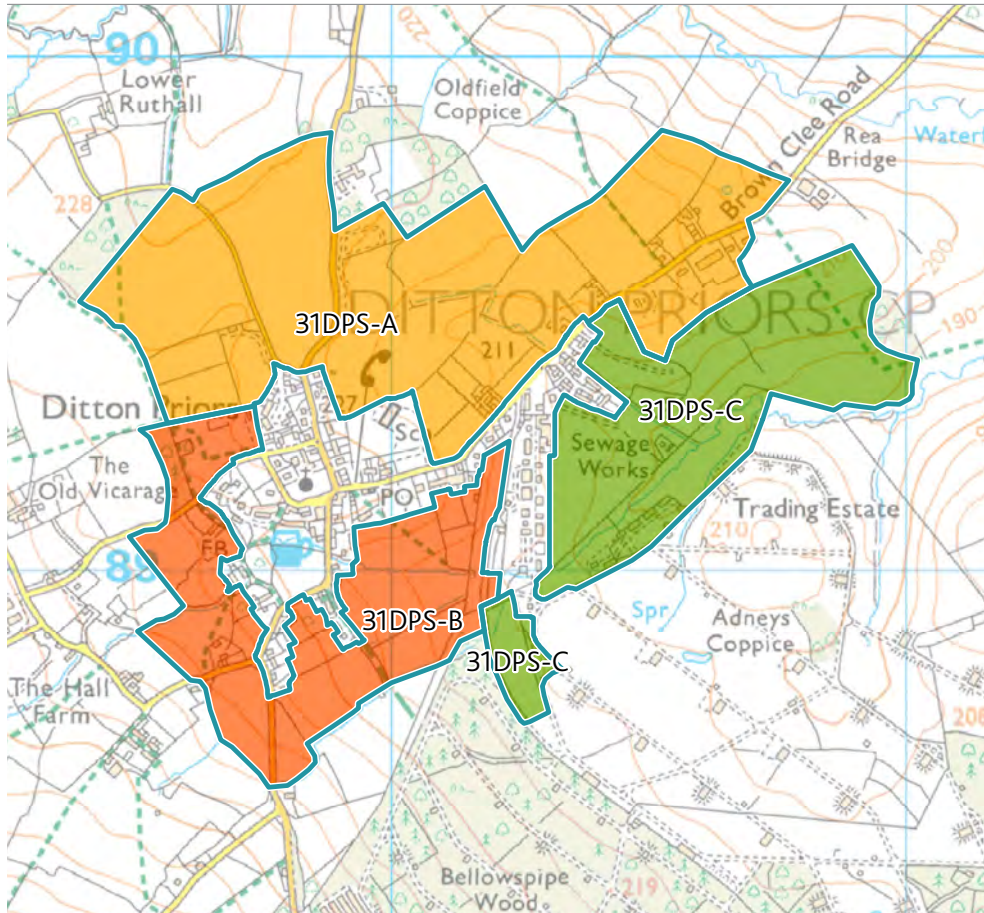
 MEDIUM

 MEDIUM-LOW

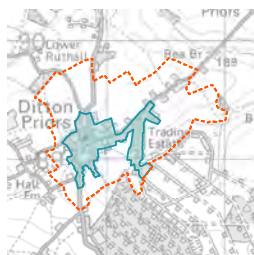
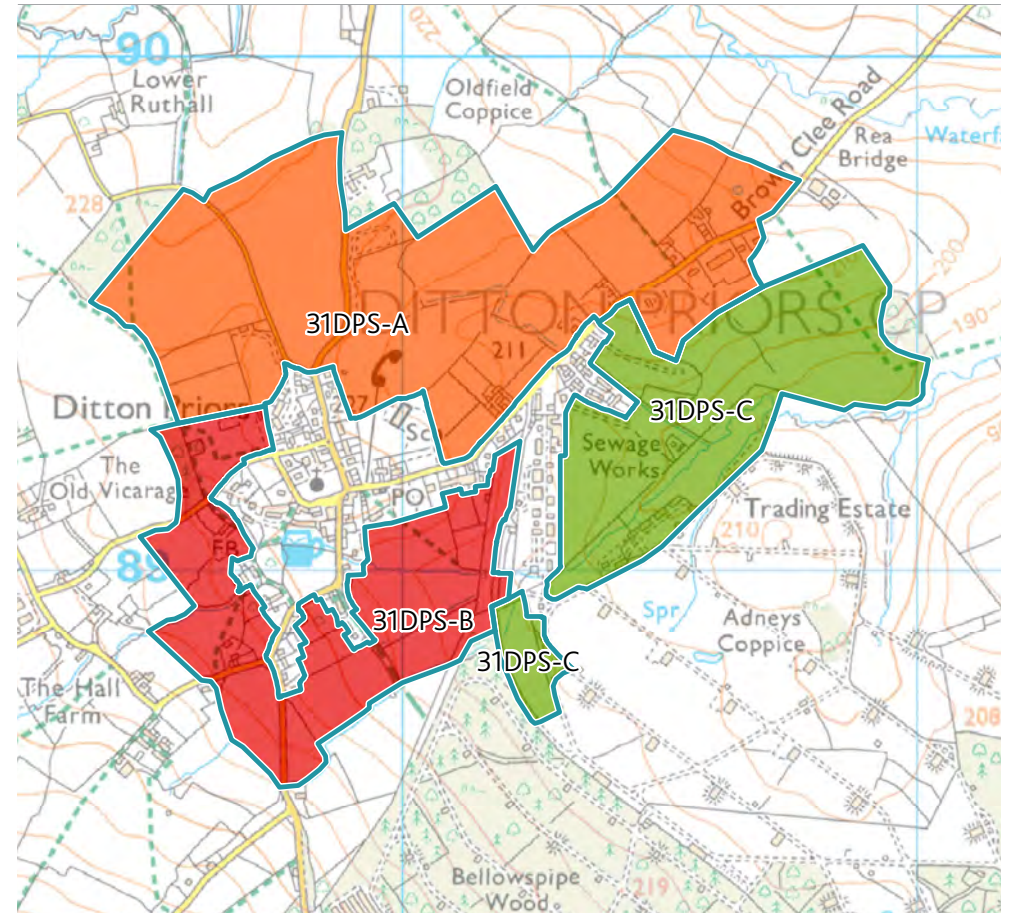
 LOW

DITTON PRIORS VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

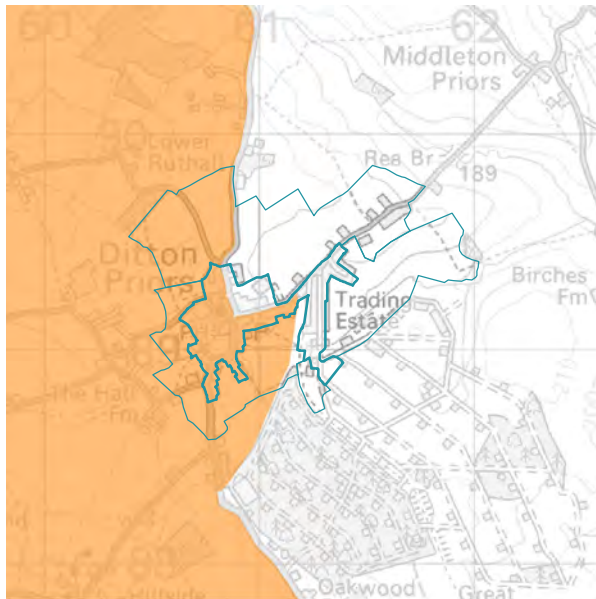
MEDIUM-LOW

LOW

DESIGN GUIDANCE FOR DITTON PRIORS

[31DPS]

3 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

