



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

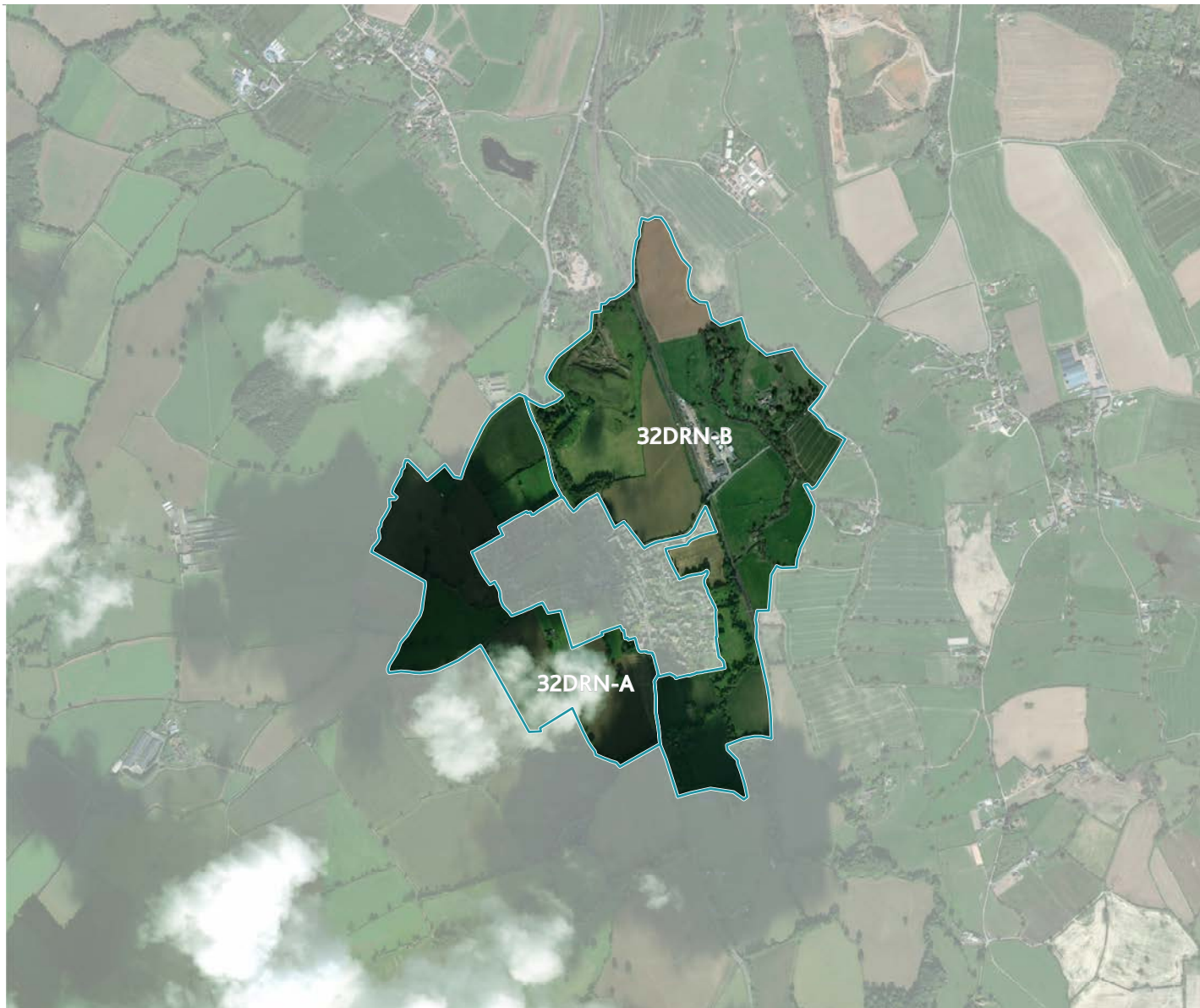
DORRINGTON
[32DRN]

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32. DORRINGTON [32DRN]



LOCATION AND DESCRIPTION

Dorrington is a large village in Shropshire and is located 6 miles south of Shrewsbury. The village is located to the east of Rhyton and both villages lie in the civil parish of Condover. The population of the village is 610. The village formerly had a railway station on the Shrewsbury and Hereford Railway. Dorrington has been divided into 2 parcels for the purpose of this study.



DORRINGTON A [32DRN-A]

LOCATION AND CHARACTER

Parcel A is located to the south west of Dorrington. The A49 and settlement edge of Dorrington form the north east boundary. The south western and remaining boundaries follow field patterns. The parcel is characterised by predominately flat progressing to gently rolling topography overlaid with intensive mixed agricultural and open grassland. PRoW connect Dorrington to its wider landscape and two minor roads intersect it. Hedgerows are intact with scattered hedgerow trees with some amenity trees also present.



1. FROM UNNAMED ROAD, VIEW NORTH EAST OF THE SETTLEMENT EDGE



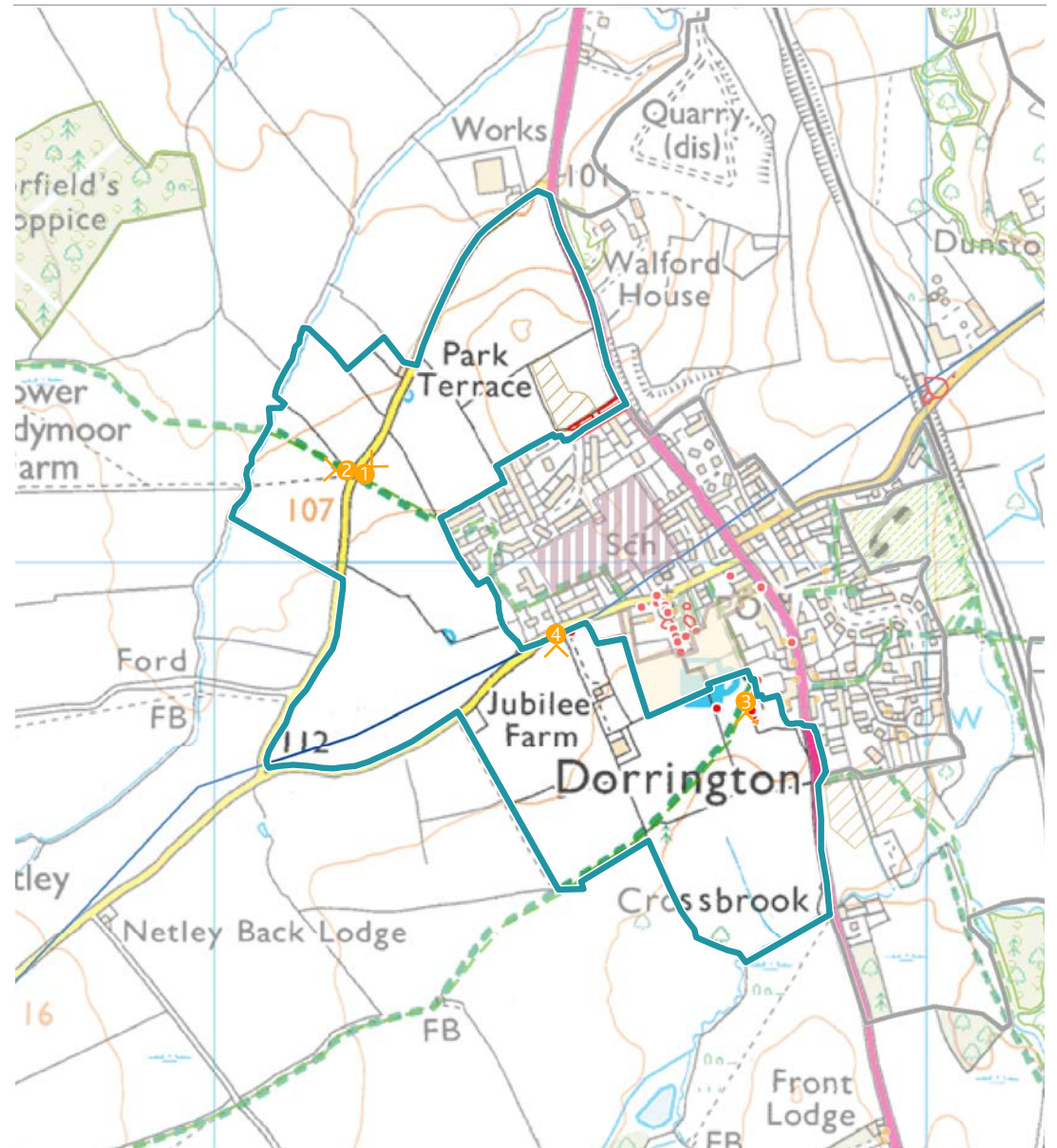
2. FROM PROW, VIEW WEST ACROSS THE RURAL LANDSCAPE



3. FROM PROW, VIEW SOUTH OF THE VISUALLY ENCLOSED OPEN GRASSLAND



4. FROM CHURCH ROAD, LONG DISTANT VIEWS SOUTH OF HILLS WITHIN THE AONB



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character. The Shropshire Hills AONB lies approximately 3km to the south west, however the landscape does not take in any of its special qualities. Farming intensification has resulted in the loss of some hedgerows, however there are a number of amenity trees. The PRoW network contributes to the informal recreational value of the area. There is a lack of notable historic or physical features that contribute to character.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium-scale, farming landscape with a flat landform that progresses to gently rolling in some places and an irregular and regular landscape pattern. There is some sense of remoteness, particularly in the east away from the settlement edge, which is vulnerable to loss or erosion due to visual or noise disturbance from new development. There is a medium sense of place which is typical of the rural character. While fields may accommodate new development, the hedgerow, hedgerow trees and amenity 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. The existing settlement edge is integrated, with a single farmstead within the parcel itself that would be vulnerable to noticeable changes to this discrete settlement pattern.

LANDSCAPE SENSITIVITY

This is an intact and relatively tranquil farming landscape of a typical rural character with some natural features. 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 traditional farmed landscape which has a typical rural character, have some intervisibility with the Shropshire Hills AONB. However, the parcel does not take in any special qualities of this AONB. The landscape is intact with few detracting elements.

VISUAL SUSCEPTIBILITY

The covering of hedgerow and hedgerow trees contain immediate views within the parcel. The landform is relatively flat, with screening elements and only glimpsed long distance views of the AONB. There is higher susceptibility where the views are more open and would be vulnerable to noticeable changes within the view. The retention of field patterns would aid integration of new development and ensure that it was well contained. There is glimpsed intervisibility with the settlement edge and Parcel B, however these views are mostly screened by hedgerow boundaries. The relative number of people likely to experience these views is frequent with road users experiencing views, however they are of low susceptibility to change as they experience transient views. An individual farmstead, residents at the settlement edge and users of the PRoW are typically more susceptible to change, however the nature of the views that they experience are glimpsed across the extent of the parcel.

VISUAL SENSITIVITY

This is a typical rural landscape with some views to the Shropshire Hills AONB, however these views are only glimpsed as the landform is predominantly flat and there are sufficient hedgerow boundaries. Overall, the 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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DORRINGTON B [32DRN-B]

LOCATION AND CHARACTER

Parcel B is located to the north east of Dorrington. The A49 and settlement edge of Dorrington form the south west boundary. The parcel is characterised by a gently rolling topography overlaid with an intensive mixed agricultural system and open grassland. There is a PRoW network concentrated in the south east. Station Road and the Welsh Marshes Line are perpendicular to each other and intercept the parcel. Tree cover is concentrated along the Cound Brook and there are scattered hedgerow trees and small woodland blocks. There is a disused quarry in the north west.



1. FROM STATION ROAD, VIEW NORTH ACROSS THE WELSH MARSHES LINE AND PLANT HIRE



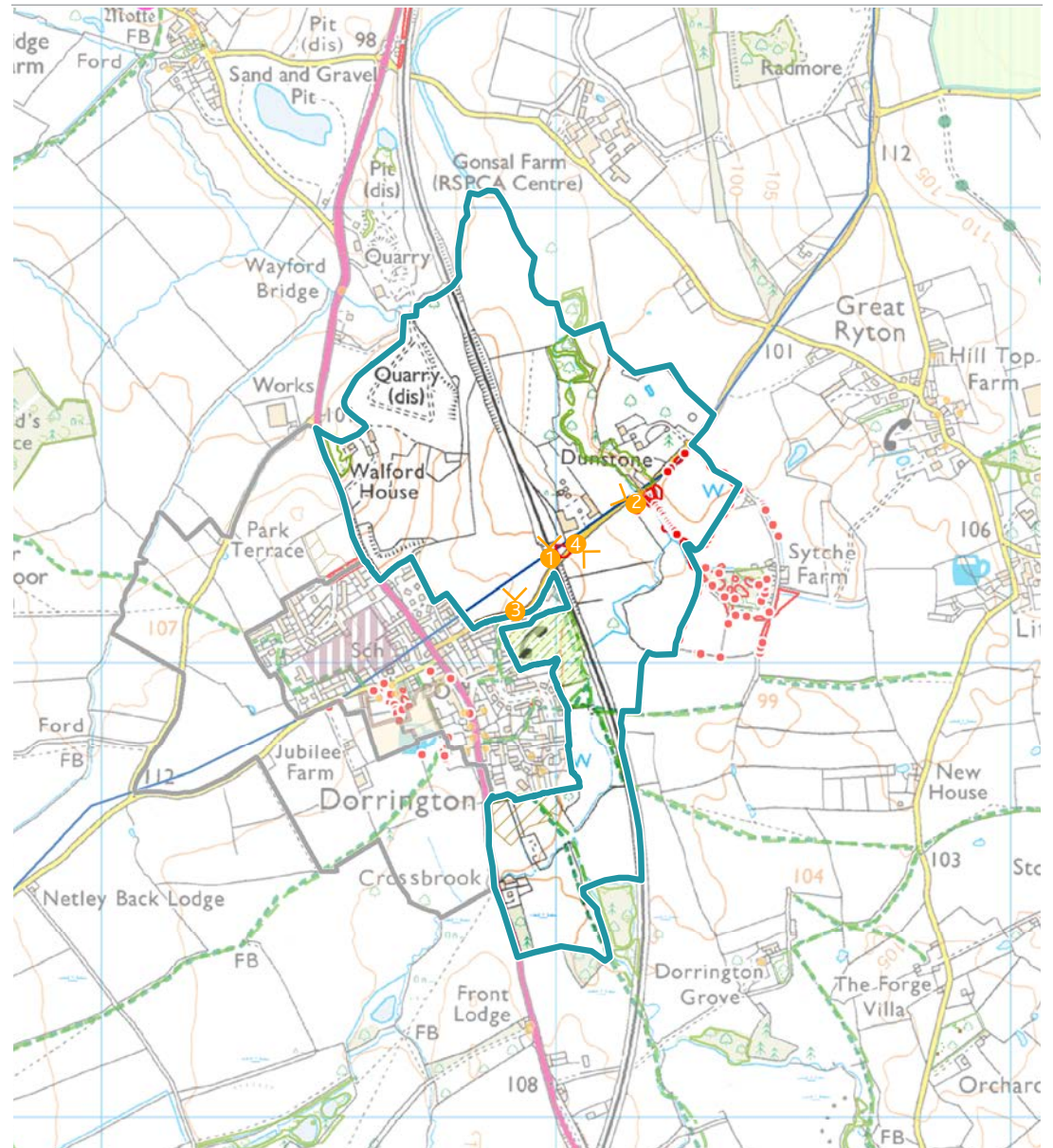
2. FROM STATION ROAD, VIEW NORTH WEST OF RURAL LANDSCAPE AND PLANT HIRE



3. FROM STATION ROAD, VIEW NORTH WEST ACROSS THE ARABLE LANDSCAPE



4. FROM STATION ROAD, GLIMPSED LONG DISTANT VIEWS TO THE AONB IN THE SOUTH EAST



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of overall positive and moderate rural character. However, the condition is reduced in proximity to the disused quarry. The Shropshire Hills AONB lies approximately 3km to the south west, however the landscape does not take in any of its special qualities. Tree cover is high in the vicinity of Dunstone with a number of Tree Preservation Orders that extend beyond the parcel around Sytche Farm that add to landscape value. The Cound Brook intercepts the parcel affording some geomorphological value. The south east hosts a network of PRoW which contribute to the informal recreation of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a medium scale, mixed farming landscape with a gently rolling and irregular patterned landscape. There is some sense of place in proximity to the Cound Brook and tree cover to the north east around Dunstone. There is a low sense of tranquility due to frequency of human influence. The Welsh would be vulnerable to loss of features as a result of development. The Marshes Line intersects the centre of the parcel and adjoins a substantial Plant Hire centre. A disused quarry in the north west also contributes to the lack of remoteness. New development should be sensitive to the setting of the Cound Brook, which is vulnerable to erosion as it contributes to the rural character. Setting settlement comprises scattered properties and farmsteads that would be vulnerable to changes in the discrete settlement pattern and the settlement edge of Dorrington is abrupt.

LANDSCAPE SENSITIVITY

This is an eroded farming landscape which is intercepted by the Cound Brook. Overall, the landscape sensitivity to change arising from new housing is medium-low and to employment is medium.



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 eroded farmed landscape have some intervisibility with the Shropshire Hills AONB. However, the parcel does not take in the special qualities as the views are localised and glimpsed and detracting elements are presents. The landscape character is partially eroded with the Welsh Marshes Line, Plant Hire and disused quarry forming visual detractors in the landscape.

VISUAL SUSCEPTIBILITY

Generally views are limited throughout the parcel, where vegetation along the Cound Brook forms a visual barrier and hedgerows and hedgerow trees restrict views, this reduces susceptibility as development would typically be better located on flat ground where existing mature vegetation can enclose and screen views from sensitive receptors. There are however some long distance views gained from the bridge on Station Road along the Welsh Marshes Line. The railway line and adjoining Plant Hire detract from the otherwise scenic views to the north and south. The level of access within this parcel is constant, with the frequent use along the railway line and road, however the receptors are of low susceptibility to change as the views experienced are transient in nature. Residential receptors are generally well screened by hedgerow and hedgerow trees.

VISUAL SENSITIVITY

This is an eroded rural landscape with localised views towards the Shropshire Hills AONB, however these views are glimpsed and detracting elements are present. Overall, the views experienced are of medium-low sensitivity to change arising from new housing and medium sensitivity to change arising from employment.



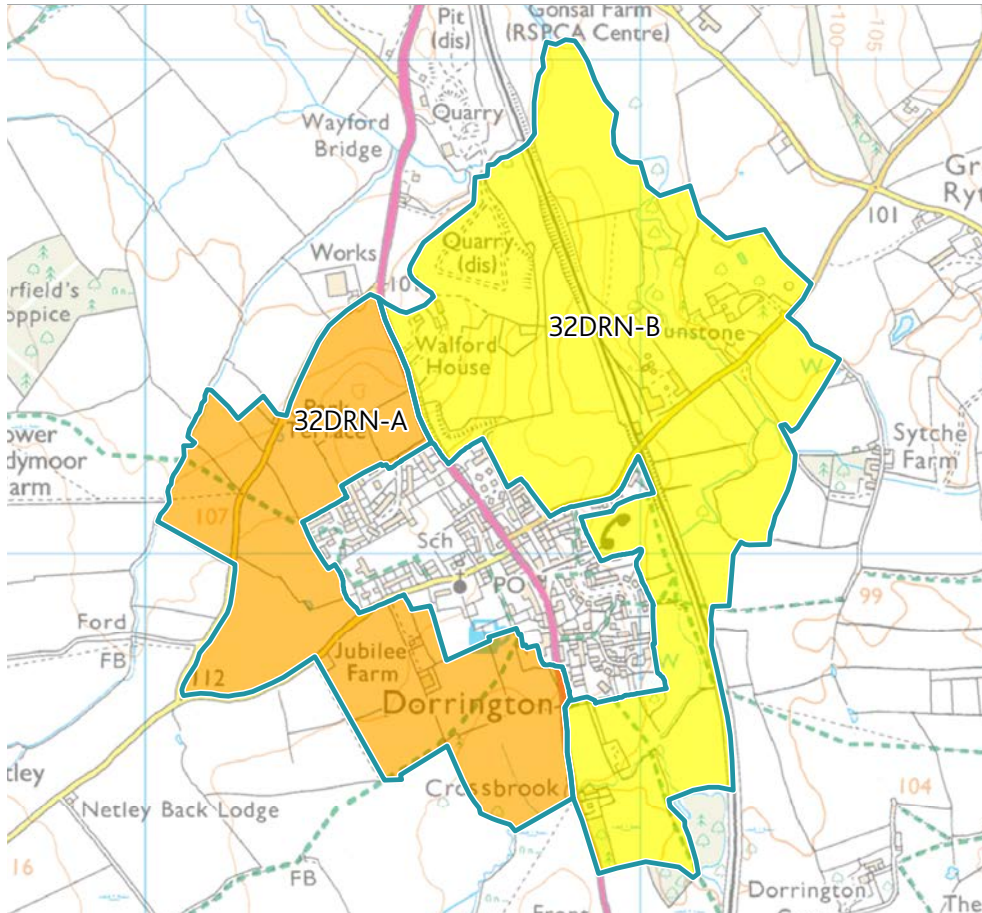
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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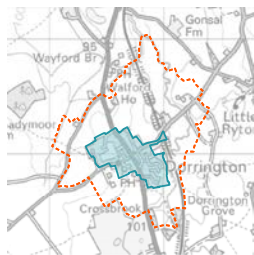
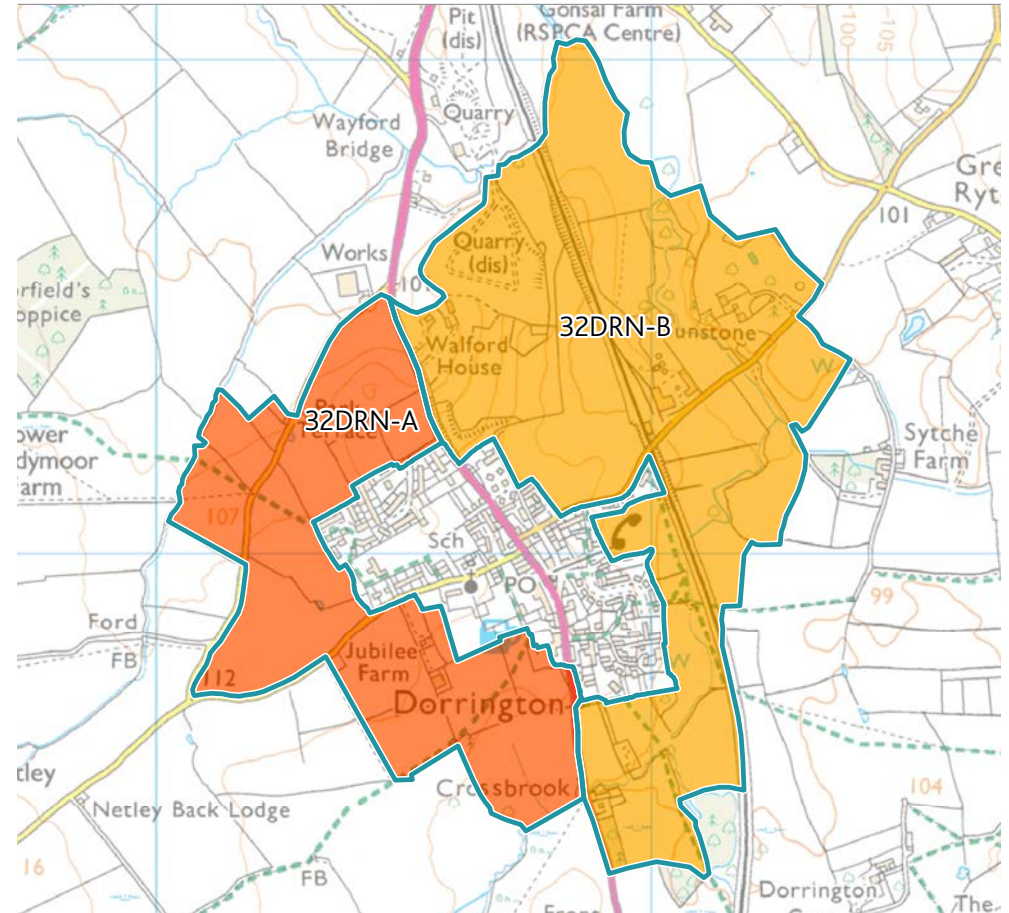
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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DORRINGTON LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

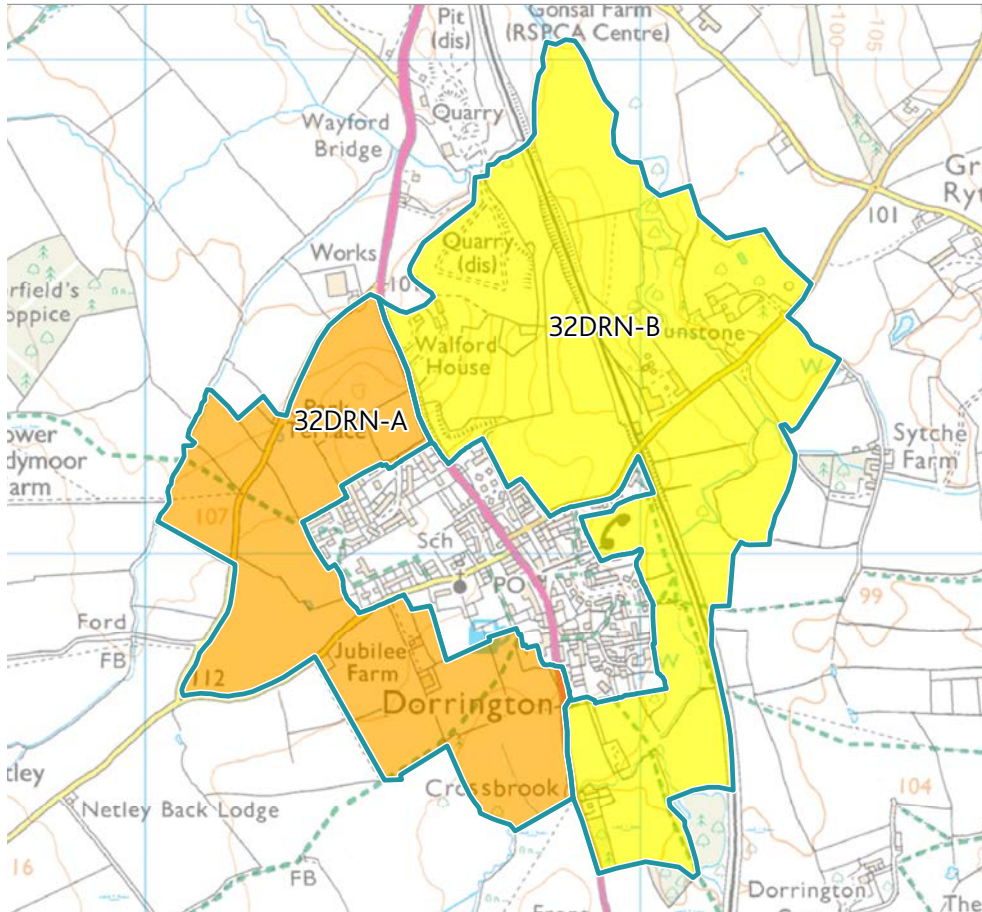
 MEDIUM

 LOW

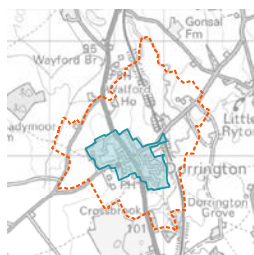
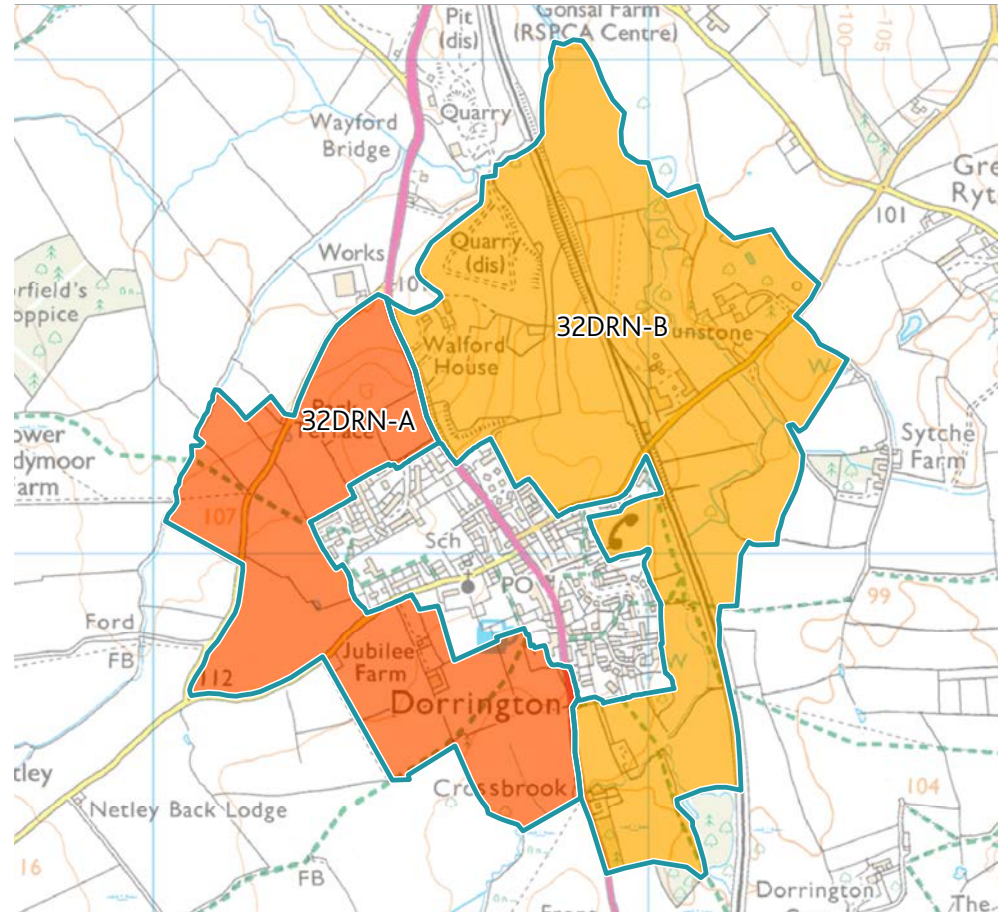
DORRINGTON VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

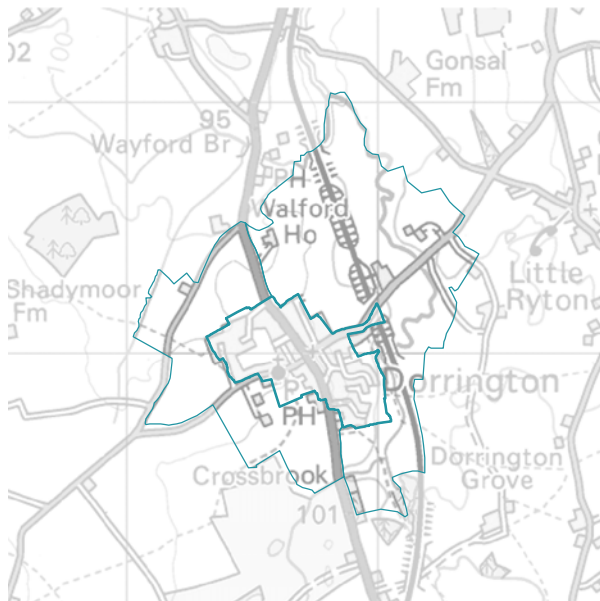
MEDIUM-LOW

LOW

DESIGN GUIDANCE FOR DORRINGTON

[32DRN]

2 SENSITIVITY PARCELS



KEY



PARCEL BOUNDARY



SETTLEMENT



HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT



HIGHER VISUAL SENSITIVITY TO DEVELOPMENT



VIEWS TO BE PROTECTED



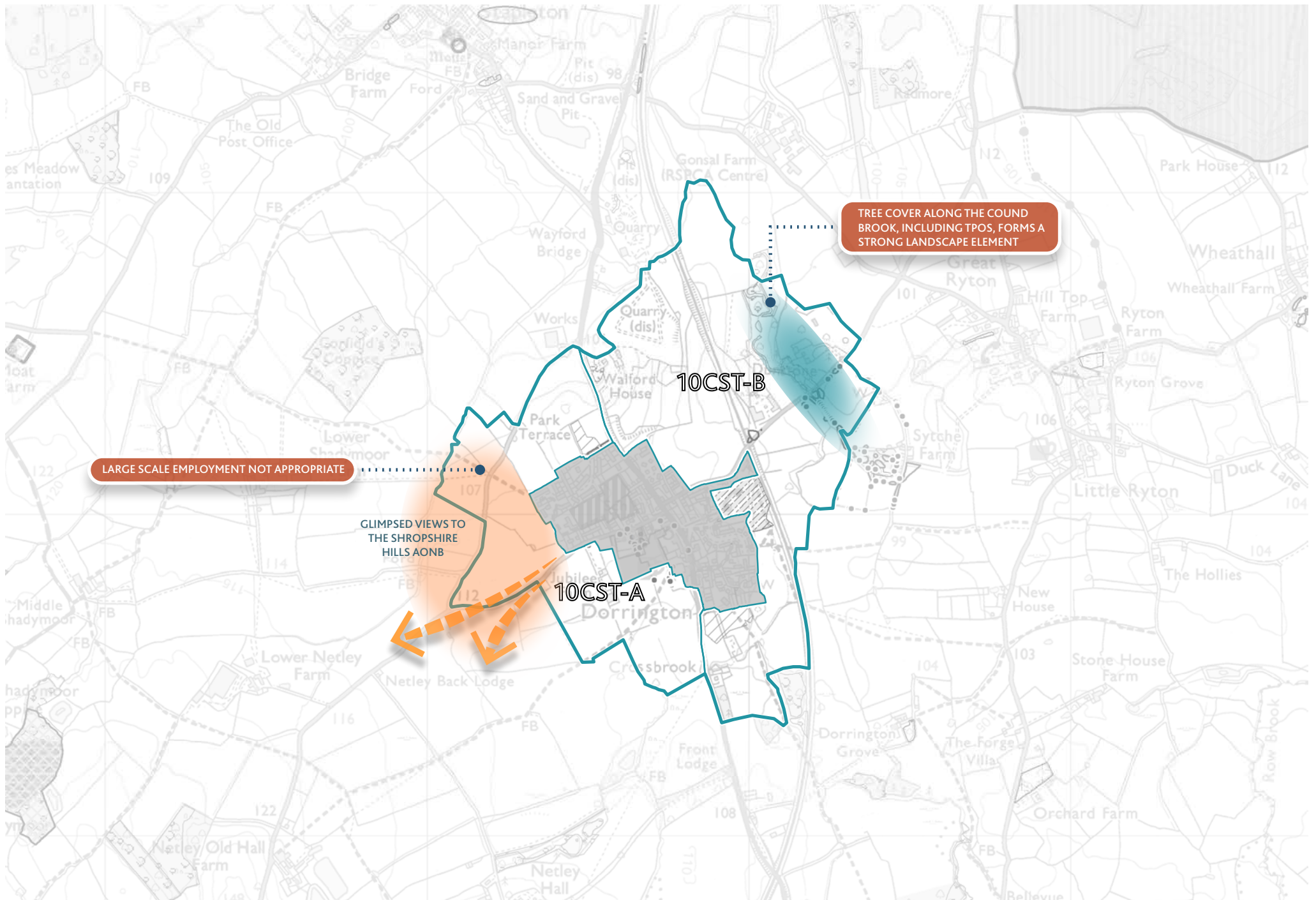
DESIGNATED FEATURES WHERE THE SETTING SHOULD BE CONSIDERED



VISITOR DESTINATION WHERE THE SETTING SHOULD BE CONSIDERED



IMPORTANT LANDSCAPE FEATURE WHICH SHOULD BE RETAINED



LARGE SCALE EMPLOYMENT NOT APPROPRIATE

GLIMPSED VIEWS TO THE SHROPSHIRE HILLS AONB

TREE COVER ALONG THE COUND BROOK, INCLUDING TPOS, FORMS A STRONG LANDSCAPE ELEMENT

10CST-B

10CST-A

