



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

**GOBOWEN
[34GBN]**

CONTENTS

SETTLEMENT OVERVIEW	3
PARCEL A	4
PARCEL B	6
PARCEL C	8
PARCEL D	10
LANDSCAPE SENSITIVITY	12
VISUAL SENSITIVITY	13
DESIGN GUIDANCE	14

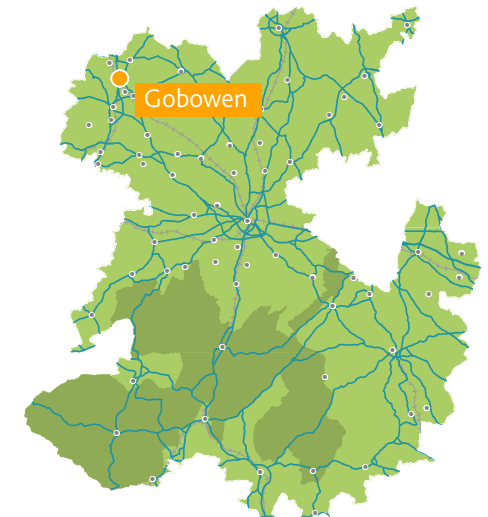
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34. GOBOWEN [34GBN]



LOCATION AND DESCRIPTION

Gobowen is a large village in the north west of Shropshire, located to the north of Oswestry. The A5 is located along its western boundary, as well as the Shrewsbury-Chester Railway Line. The River Perry runs to the north of the parcel. Gobowen has a population of 2,720. This settlement has been divided into 4 parcels for the purpose of this study.



GOBOWEN A [34GBN-A]

LOCATION AND CHARACTER

Parcel A is located to the west of Gobowen. The A5 parallel to the settlement edge, forms the east boundary with local roads and field boundaries to the remaining edges. Wat's Dyke promoted footpath zig-zags through the south part of the parcel. The landscape character is derived from the gently rolling topography that forms the transition from the Shropshire plain to the Oswestry Hills. Landuse is predominantly mixed agricultural and in places affected by intensification of production. Dispersed settlement is apparent throughout the parcel.



1. FROM FIELD ENTRANCE NEAR JUNCTION OF A5 AT DAYWALL LOOKING SOUTH WEST



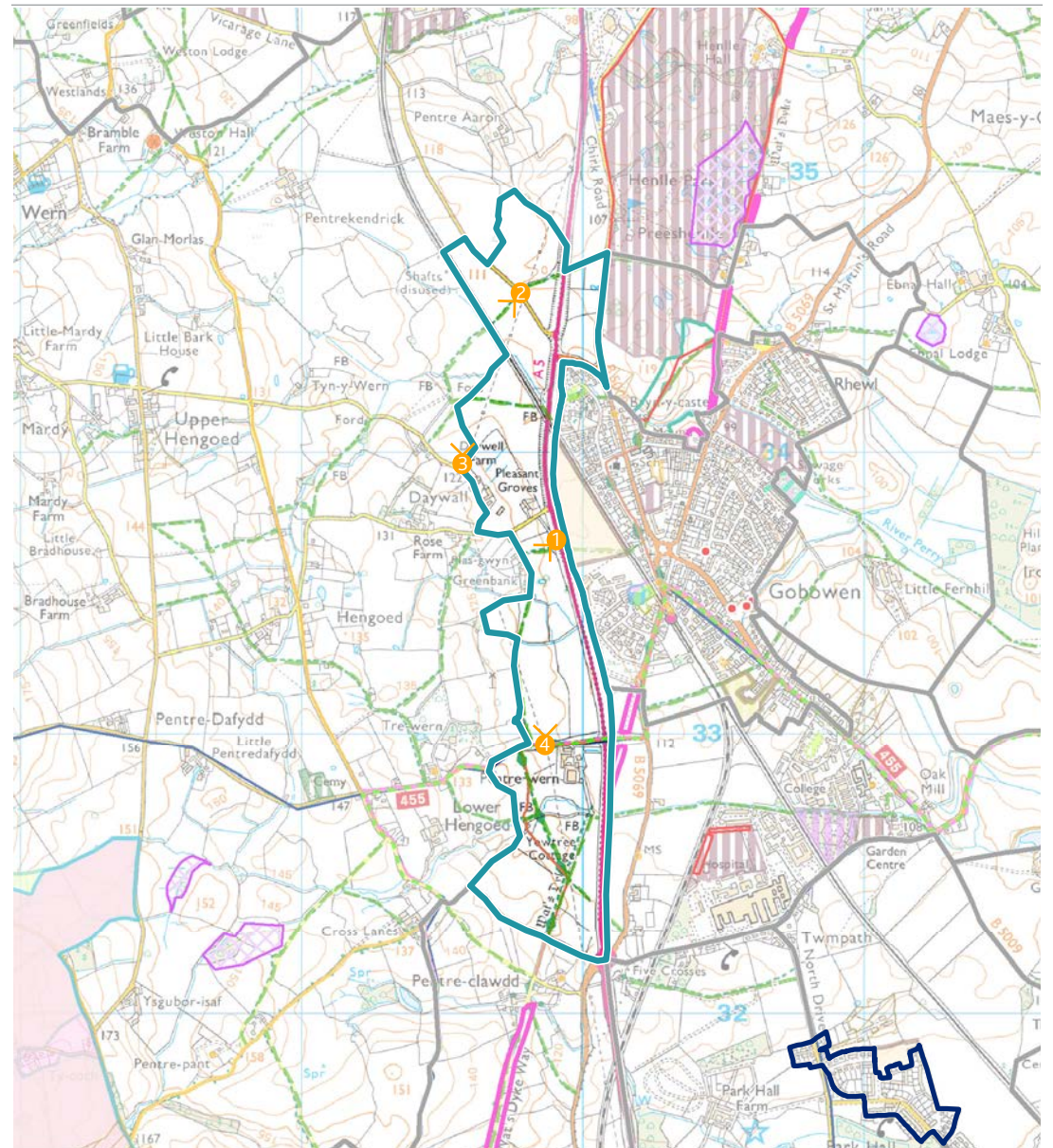
2. FROM LOCAL ROAD AND PROW LOOKING SOUTH WEST



3. FROM DAYWELL COTTAGES LANE WITH LONG DISTANCE VIEWS OF PONTCYSYLLTE AQUEDUCT



4. FROM LOCAL ROAD AND PROW LOOKING NORTH EAST TOWARDS A5



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong rural character and scenic quality derived from proximity to the Oswestry Hills to the west and Pontcysyllte Aqueduct and Canal World Heritage Site that lies some 4km to the north. There is a robust network of hedgerows, scattered trees and woodland beyond the parcel boundary that add to scenic quality. The PRow network contributes to the informal recreational value of the area and includes Wat's Dyke promoted route and long distance walk, part of which is also Local Cycle route 455.

LANDSCAPE SUSCEPTIBILITY

This is a small to large scale, mixed agricultural landscape within an area of flat to gently rolling landform and irregular landscape pattern. There is little sense of tranquility due to the presence of the A5, railway and overhead power lines. Hedgerows 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 and fields have been expanded for ease of cultivation. The generously planted embankments of the A5 would aid integration of new development into the landscape and could be supplemented with further planting. There is little relationship with the Gobowen settlement edge which is separated from the parcel by the A5. Remaining settlements are dispersed individual properties and farmsteads situated along minor lanes and farm tracks and any change to this pattern would be noticeable. The extensive PRow network means the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is an intact farming landscape that is has suffered some loss of rural character with introduction of pylon towers, A5 corridor and agricultural intensification. The parcel has a well-connected PRow network and has a number of dispersed properties, meaning overall the sensitivity of the landscape 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 agricultural landscape, have some association with the Pontcysyllte Aqueduct and Canal World Heritage Site to the north and north west parcel boundaries, however pylon towers and overhead wires across the view are detracting elements.

VISUAL SUSCEPTIBILITY

The covering of hedgerows, trees and occasional woodland and rolling to flat landform, contain immediate views within the parcel, particularly at lower levels and to the east of the parcel. 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 World Heritage Site. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. This is balanced against the detracting features of pylon towers and overhead wires across the view. There is no intersibility with the settlement edge and limited intersibility with parcels B and C. There is a high frequency of receptors within the parcel focussed on the A5, but here views are framed and contained by embankments and planting. Dispersed individual properties, farmsteads and recreational users of the extensive PRow network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has generally contained views due to landform and vegetation, being less sensitive towards the A5 but with wider views to the west on higher ground. Visual receptors are generally road and PRow users, with relatively low numbers of residential receptors within the parcel, however detracting features reduce scenic quality which means that 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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GOBOWEN B [34GBN-B]

LOCATION AND CHARACTER

Parcel B is located to the north of Gobowen. The A5 parallel to the settlement edge, forms the west boundary with local roads and field boundaries to the east. Henlle Park Golf Club forms the centre of the parcel and includes the route of Wat's Dyke promoted footpath. The landscape character is derived from the gently rolling topography predominantly mixed agricultural land use and golf course. To the west, extensive land raising and temporary settlement has occurred between the A5 and Chirk Road. Settlement within the parcel is sparse.



1. FROM B5069 LOOKING WEST TO HENLLE PARK AND GOLF COURSE



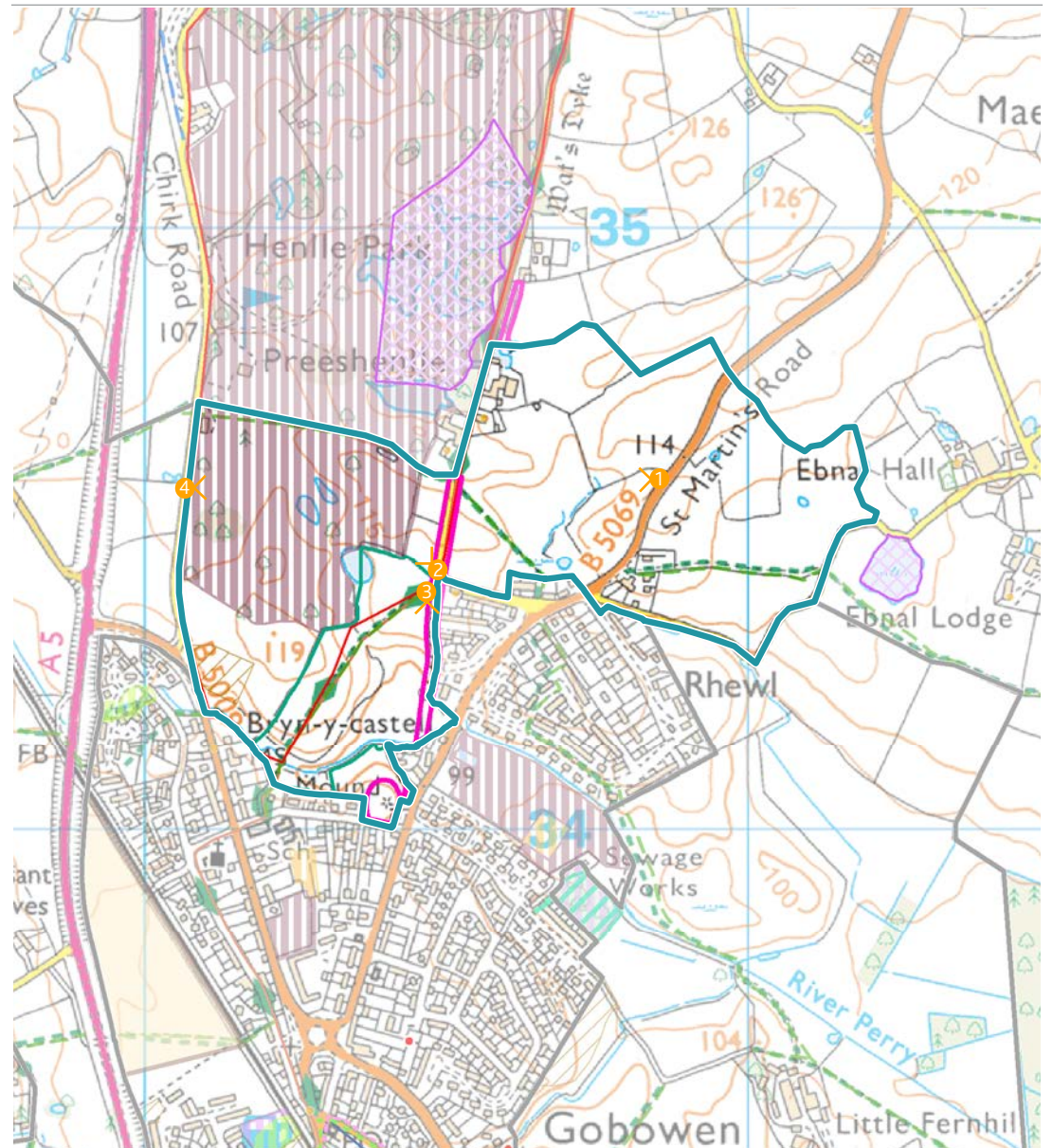
2. FROM PREESHENLLE LANE LOOKING NORTH WEST



3. FROM PREESHENLLE LANE AND WAT'S DYKE WAY LOOKING TOWARDS THE SETTLEMENT EDGE



4. FROM CHIRK ROAD LOOKING ACROSS HENLLE PARK GOLF COURSE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and scenic quality derived from the golf course and parkland habitat of Henlle Park. There is a robust network of hedgerows, scattered trees and woodland that add to scenic quality. An area south of the golf course is covered by an extensive TPO and is covered by the Commons Act 2006. The PRoW network contributes to the informal recreational value of the area and includes the Scheduled Monument of Wat’s Dyke, promoted route and long distance walk. Land raising to the west of Chirk Road contrasts with the well maintained condition of the golf course. The landscape makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

There are elements of distinctive landform in the undulating landscape of the golf course but also the contrasting area of land raising that extends above the A5 embankments. The altered ground levels and large agricultural style buildings along the west boundary have eroded rural character, whereas to the east fields are more intact. There is little sense of tranquility to the west due to the presence of the A5 and B5069. However, the mature parkland trees, hedgerows and landform 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 Gobowen settlement edge is well integrated and remaining settlements of dispersed individual properties and farmsteads would be vulnerable to noticeable change in pattern. The extensive PRoW network and golf course means the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This landscape has suffered some loss of rural character with introduction of agricultural buildings and land raising, however, the open access and PRoW, overriding parkland characteristics and undulating landform mean overall the sensitivity of the landscape to change arising from new housing is medium-high and to employment is high.



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



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this undulating landscape, have some association with the Pontcysyllte Aqueduct and Canal World Heritage Site to the north and north west and on higher ground there are views through gaps between vegetation and landform.

VISUAL SUSCEPTIBILITY

The covering of hedgerows, parkland trees and occasional woodland and undulating landform, contain immediate views within the parcel, particularly at lower levels, limiting some views in and out. 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 World Heritage Site. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape, where local skylines are formed by the undulations. This is balanced against the detracting features of land raising to the west. There some intersibility with the settlement edge and limited intervisibility with parcels A and C. There is a high frequency of receptors in the vicinity of the golf course and park to the north, but here views are framed and contained by landform and planting. Dispersed individual properties, farmsteads and recreational users of the extensive PRoW network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has generally contained views due to landform and vegetation, being less sensitive towards the A5 but with wider views to the west on higher ground. The generally contained views within the golf course and high numbers of recreational receptors within the parcel means that 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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GOBOWEN C [34GBN-C]

LOCATION AND CHARACTER

Parcel C is located to the east of Gobowen with the parcel boundaries formed by field hedgerows and landform. Woodland blocks at Hillyards Plantation forms part of the eastern boundary. The landscape character is derived from the gently rolling topography and woodland blocks, often softwood plantations for estate land forestry, that are associated with large country houses. Landuse is predominantly mixed agricultural and in places affected by intensification of production, although the cultural pattern is largely intact.



1. FROM FERNHILL LANE LOOKING SOUTH EAST TOWARDS THE RIVER PERRY



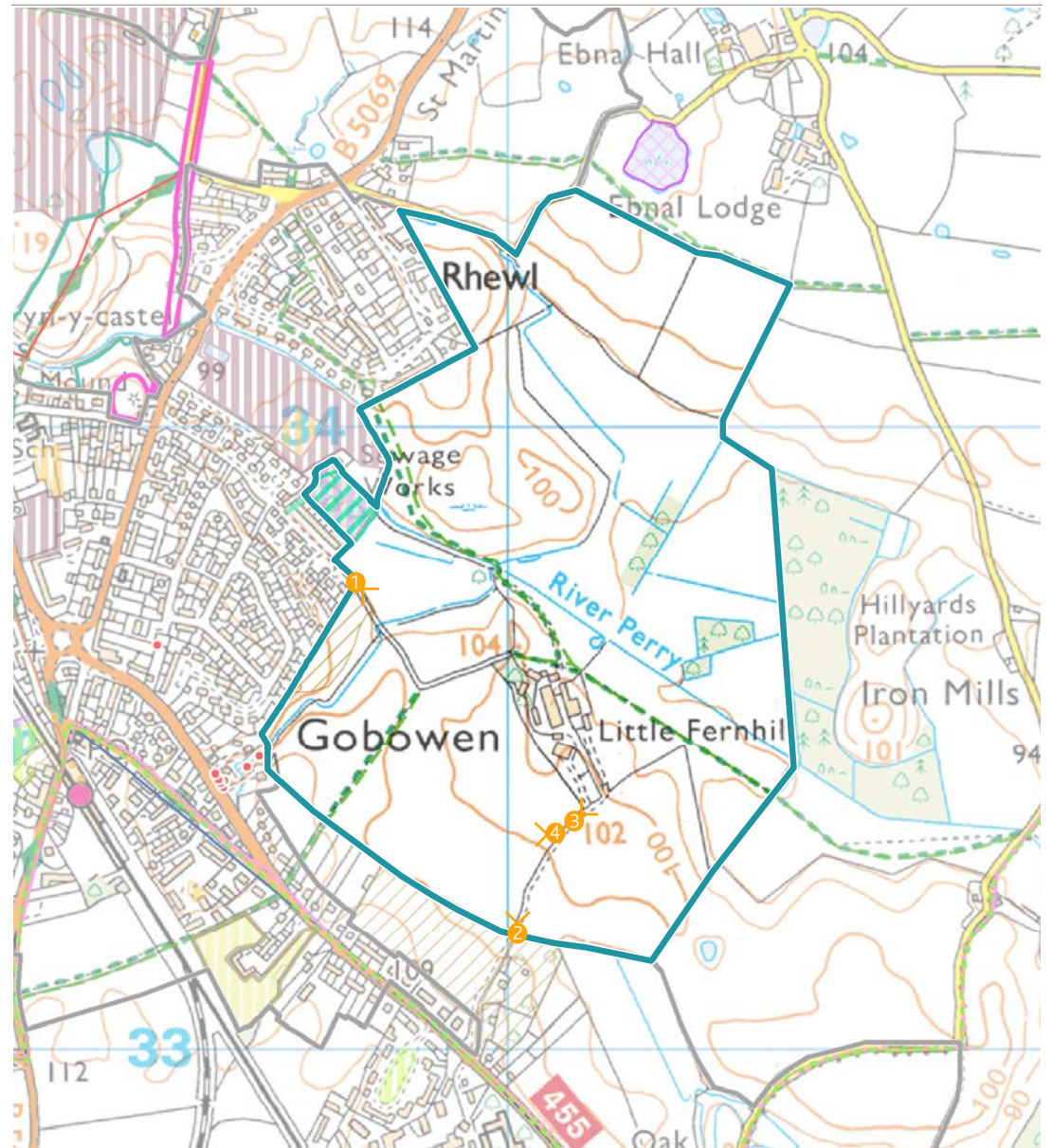
2. FROM FERNHILL LANE LOOKING NORTH ACROSS ARABLE FIELDS TOWARDS LITTLE FERNHILL



3. FROM FERNHILL LANE LOOKING TOWARDS HILLYARDS PLANTATION



4. FROM FERNHILL LANE NEAR LITTLE FERNHILL, LOOKING WEST TO GOBOWEN SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong rural character in good condition, with scenic quality derived from the parkland characteristics, robust hedgerows and extensive woodland blocks at the parcel boundary. The Pontcysyllte Aqueduct and Canal World Heritage Site lies some 4km to the north, but the landscape does not contribute to its setting. Settlement is sparse within the parcel and the area lacks historical features, however the PRoW network contributes to the informal recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a medium to large scale, mixed agricultural landscape within a gently rolling landform and irregular landscape pattern. There is some sense of tranquility due to low level of public access through the parcel. Hedgerows and scattered 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. Fields have been expanded for ease of cultivation resulting in hedgerow loss putting further pressure on natural features. The settlement edge is abrupt, often facing directly into the parcel and there are opportunities to improve and integrate with planting, simultaneously enhancing rural character. The single large property within the parcel is situated along a minor lane and any change to this discrete pattern would be noticeable. The PRoW network means the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is agricultural landscape has estateland characteristics and a strong rural character despite farming intensification. There are few natural or historic features within the parcel, however tranquility is relatively strong meaning 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

Views within this agricultural landscape, have little association with the Pontcysyllte Aqueduct and Canal World Heritage Site to the north and north west and views are typically rural with some scenic quality and few detractors.

VISUAL SUSCEPTIBILITY

The covering of trees and occasional woodland to the boundaries of the parcel combine with the rolling landform to contain distant views at lower levels. However at elevated viewpoints, many of which also form local skylines, there is a greater sense of openness as the view widens across the parcel towards Hillyards Plantation. This increases the susceptibility as new development would be better screened at lower levels, than in a more open, elevated landscape. The removal of hedgerows due to agricultural intensification further opens the view, particularly at the centre of the parcel. There is intervisibility between the parcel and abrupt settlement edge and also intervisibility with parcels B and D. There is a low frequency of sensitive receptors within the parcel due to lack of public access, however dispersed individual properties, farmsteads and recreational users of the extensive PRoW network are typically highly susceptible to changes to their surroundings.]

VISUAL SENSITIVITY

This area has generally open views due to enlarged fields and lack of internal hedgerow boundaries. Intervisibility with the settlement edge is open, however there is a low number and frequency of sensitive receptors within the parcel which means that 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
-----	------------	--------	-------------	------	-----------



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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GOBOWEN D [34GBN-D]

LOCATION AND CHARACTER

Parcel D is located to the east of Gobowen with the parcel boundaries formed by the A5 to the west, Twmpath Lane to the south and field hedgerows and landform to the east. The disused railway, that meets the main line railway at the settlement edge, has become colonised by vegetation and now forms a green corridor alongside the hospital. Much of the parcel is developed, with the remaining areas being mixed arable and grazing with horse paddocks near Twmpath Lane. There is some dispersed settlement within the parcel.



1. PHOTO1 FROM JUNCTION OF LOCAL ROAD AND B5069 LOOKING SOUTH



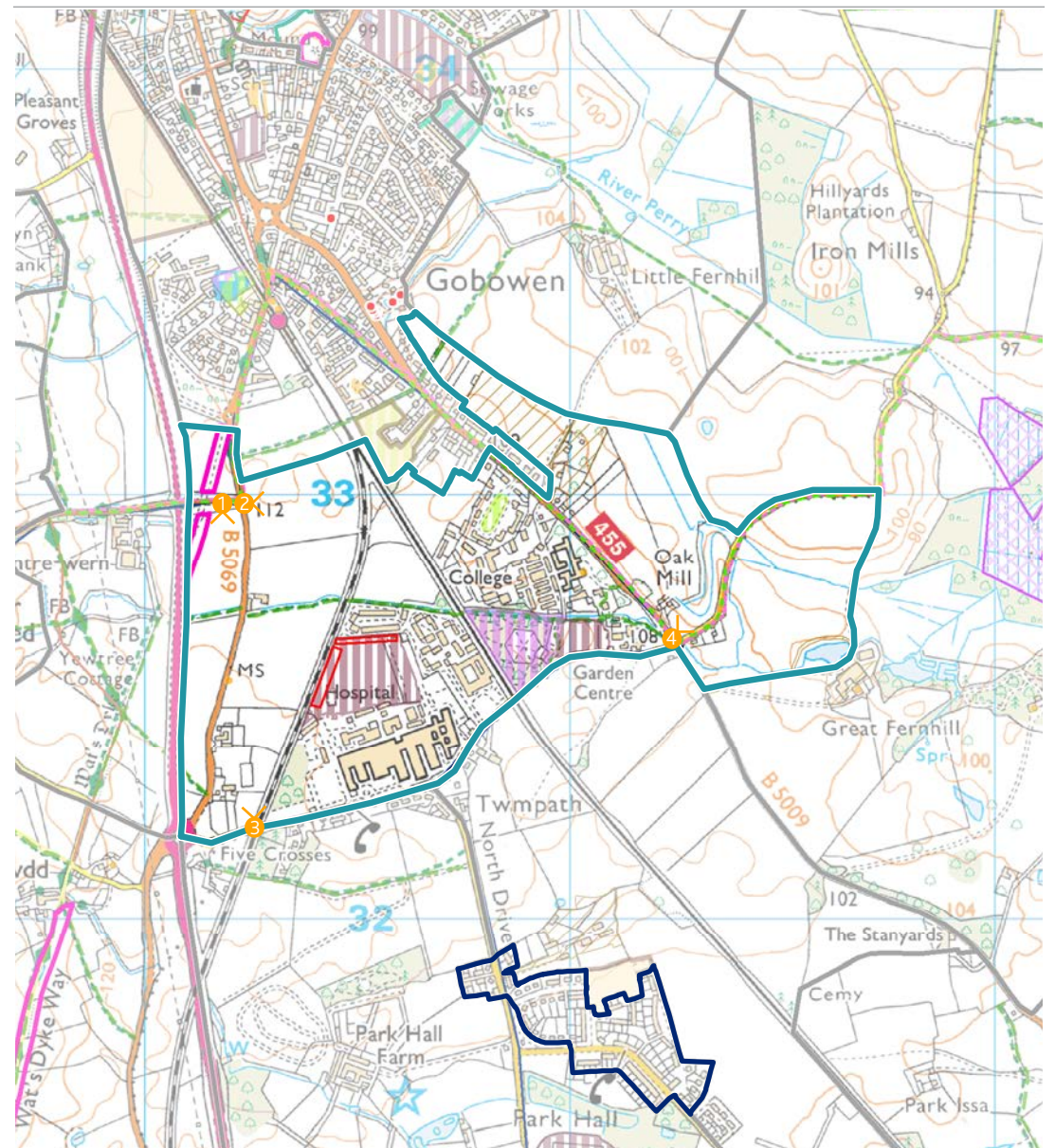
2. FROM JUNCTION OF LOCAL ROAD AND B5069 LOOKING EAST TOWARDS WOODED CORRIDOR



3. FROM BRIDGE OVER DISUSED RAILWAY LINE AT TWMPATH ROAD LOOKING NORTH



4. FROM B5009 WHITTINGTON ROAD LOOKING NORTH EAST TOWARDS HILLYARDS PLANTATION



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of variable character and condition being distinctly separated by the disused and operational railway lines and B5009. The typical rural fields to the west of the parcel are enclosed by robust field hedges that connect to the A5 roadside planting and establishing habitat along the disused railway. To the far east, mixed arable and grazing land slopes away to Little Ternhill. To the centre, land has been developed accommodating hospital buildings and college complex, the latter retaining some of its historic characteristics and landscape grounds. The Pontcysyllte Aqueduct and Canal World Heritage Site lies some 4km to the north, but the landscape does not contribute to its setting. Recreational facilities, Local Cycle Route 455 and PRow network contribute to the recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied scale, mixed use landscape that is under pressure of development due to expansion around the hospital and college. There is little sense of tranquility due to constant road use and high levels of activity. Hedgerows and scattered trees form strong elements in the landscape that separate developed and rural landuses and together with the establishing woodland along the disused railway are particularly susceptible as they are irreplaceable in the short to medium term. The settlement edge is abrupt along the B5009 but elsewhere well integrated and there are opportunities to improve with planting, simultaneously enhancing rural character. A linear settlement pattern along the B5009 is extending south east from the settlement edge and fronting onto the college. The garden centre, sports provision and PRow network means the area is popular for recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This varied landscape has an eroded character with natural features that would be at risk of further depletion. Development and proximity to busy roads lowers tranquility, meaning overall the sensitivity of the landscape to change arising from new housing is low and to employment is medium-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

Views within this area of mixed land use have no association with the Pontcysyllte Aqueduct and Canal World Heritage Site to the north and north west and views are confined by buildings and vegetation for the majority of the parcel, with only views to the east boundary of the parcel extending over open countryside.

VISUAL SUSCEPTIBILITY

The planting alongside the A5 and covering of trees and establishing woodland along the disused railway, contain views to the west of the parcel with limited views in or out. Views to the centre are framed by buildings and vegetation and focussed along roads. To the east, views open up over countryside, with longer views towards Hillyards Plantation becoming more scenic with fewer detractors. This reduces susceptibility to the west, as new development would be better screened at lower levels enclosed by mature vegetation, than in a more open, elevated landscape. Hedgerows remain relatively intact and robust to the south east, containing views within the parcel, but becoming more open and intervisible with the settlement edge to the north. There is some intervisibility with parcel C and with Oswestry parcel to the south east. There is a high frequency of receptors within the more developed areas of the parcel due to constant public access. Farmsteads, individual properties and recreational users of the extensive PRow network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has generally contained views apart from the east of the parcel where they become more open and development would be more noticeable in the view. Although to the east there is higher sensitivity and fewer detractors, most views are contained, which means that the views experienced overall are of low sensitivity to change arising from new housing and medium-low sensitivity to change arising from employment.



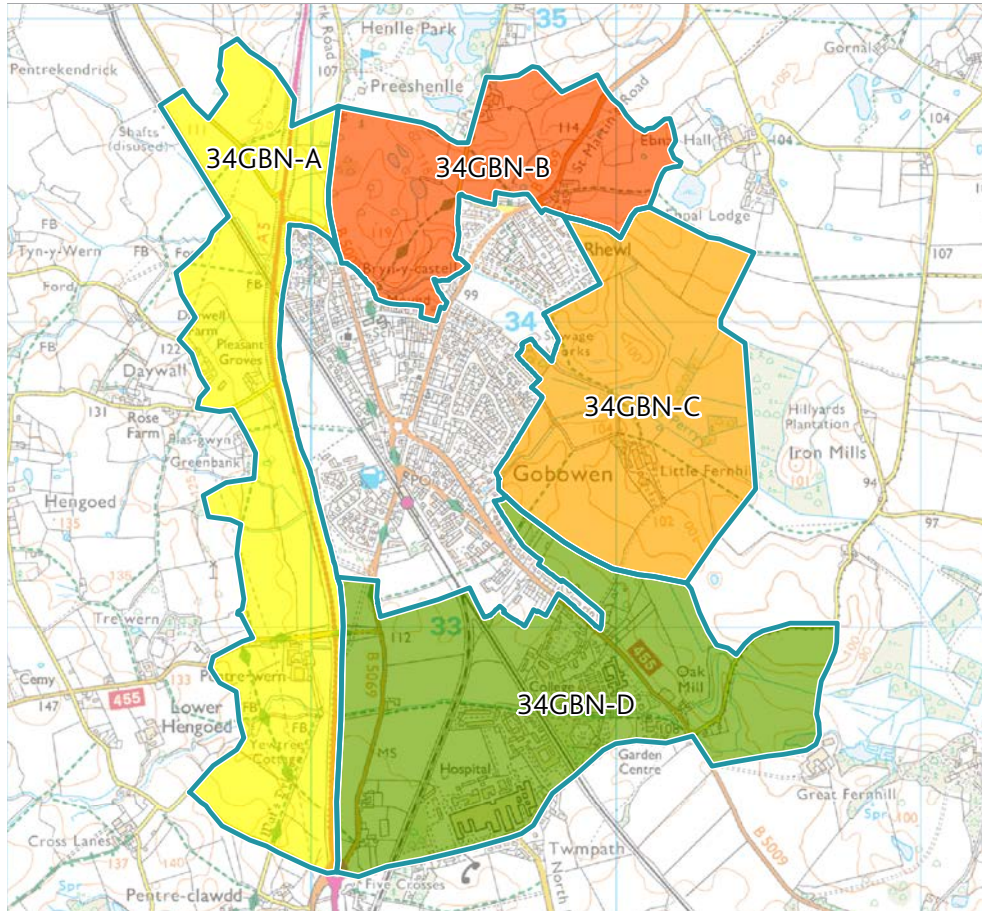
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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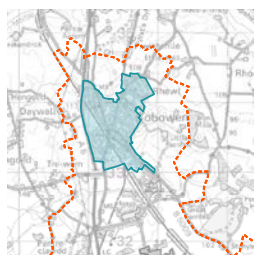
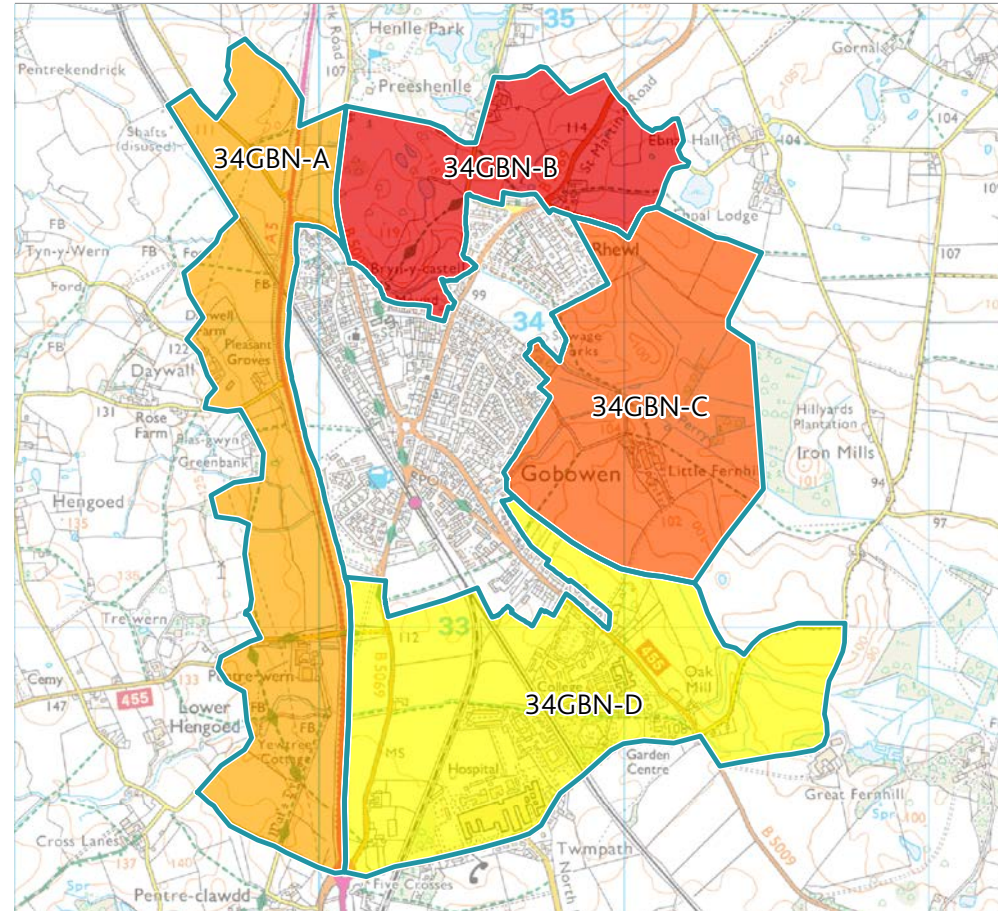
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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GOBOWEN LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

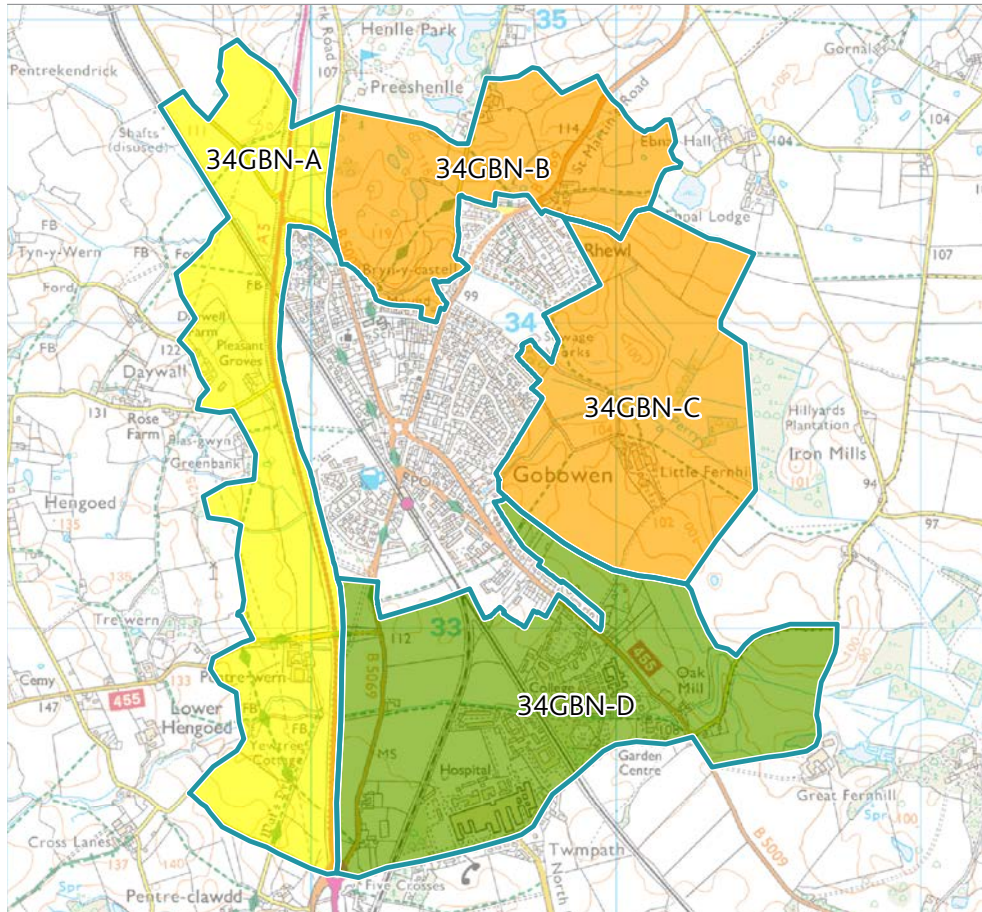
MEDIUM

LOW

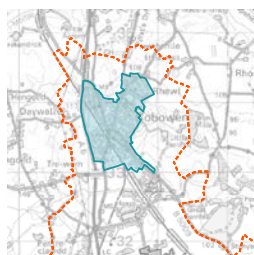
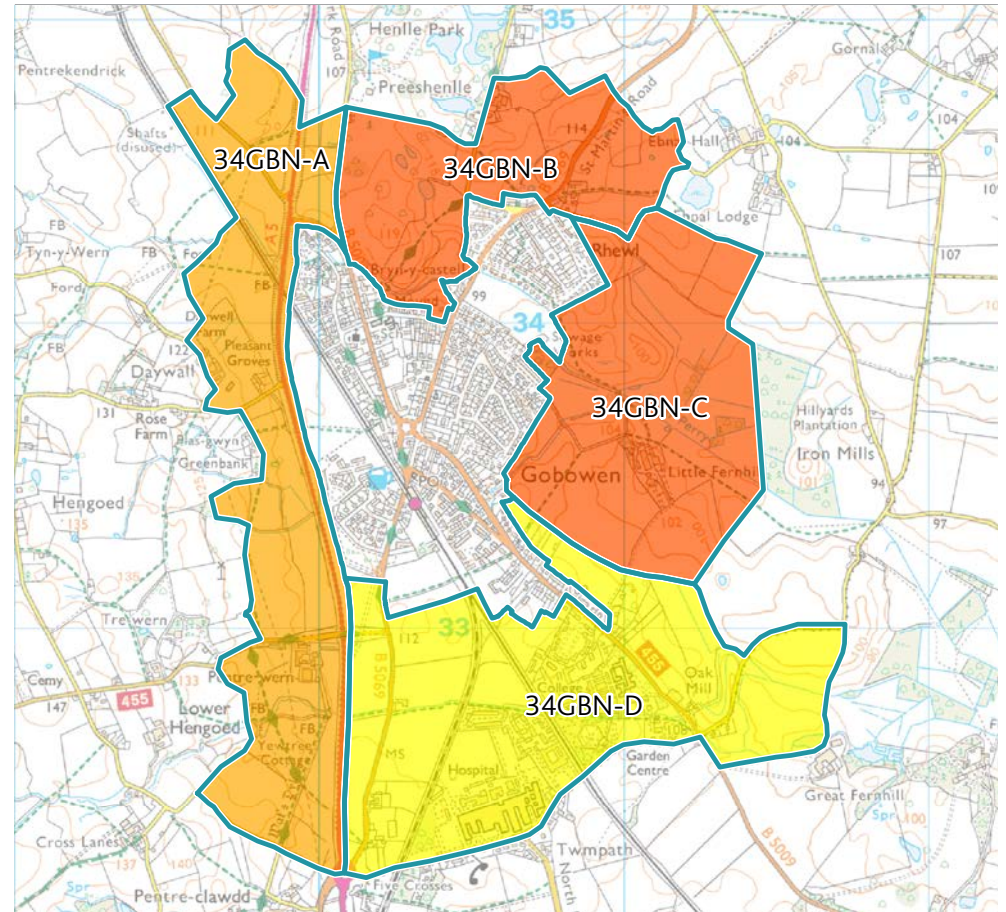
GOBOWEN VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

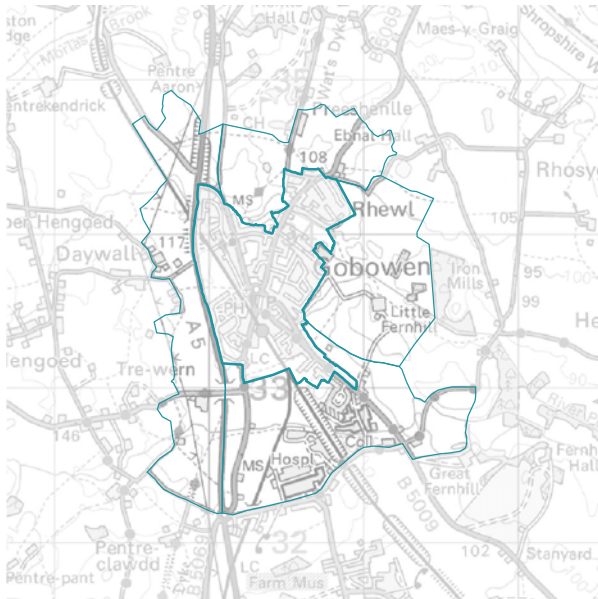
MEDIUM-LOW

LOW

DESIGN GUIDANCE FOR GOBOWEN

[34GBN]

4 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

