



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

HODNET
[38HOD]

CONTENTS

- SETTLEMENT OVERVIEW3
- PARCEL A4
- PARCEL B6
- LANDSCAPE SENSITIVITY8
- VISUAL SENSITIVITY9
- DESIGN GUIDANCE10

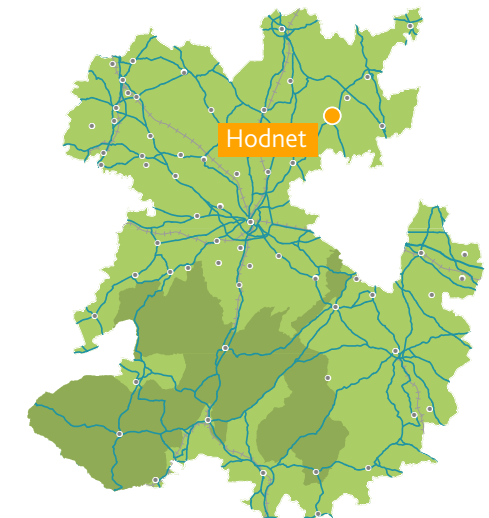
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38. HODNET [38HOD]



LOCATION AND DESCRIPTION

Hodnet is a village in the north east of Shropshire. The A53 wraps around the east of the village. Hodnet is home to Hodnet Hall and Gardens and its surrounding parkland landscape and a large area of the village is a conservation area. Hodnet has a population of 670. This settlement has been divided into 2 parcels for the purpose of this study.



LANDSCAPE

LANDSCAPE VALUE

This parcel is strong in character in places and is in good condition. Hodnet Hall is located just outside the parcel boundary to the west, however its surrounding gardens encroach upon the parcel and the parkland landscape associated with the hall is evident and adds historic and nature conservation value to the parcel. The land to the west of Shrewsbury Road is located within the Registered Park and Garden boundary and a large area of this is also Conservation Area, as well as an area to the north of Shrewsbury Road. A Scheduled Monument of Motte and bailey castle on Castle Hill adds to the historic value. Present within this parkland setting there is a cricket pitch which has recreational value. There are several Grade II listed buildings within the parcel, as well as a Grade I listed building, outside of, but on the settlement boundary - St. Luke's Church. The parkland landscape is a strong feature and Hodnet Hall and its gardens is a popular visitor attraction and the landscape makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of an irregular pattern, with medium scale pastoral fields and parkland. This gently rolling landscape increases in elevation to the west of the parcel. There is a strong sense of place within the south side of the parcel where the parkland landscape is characteristic and would be highly susceptible to change as a result of development. Towards the north of the parcel the landscape is of a typical rural character with a moderate sense of place. There is some sense of tranquility, however this is reduced within closer proximity to Shrewsbury Road. The woodland and parkland trees form strong elements in the landscape, particularly to the south, and are highly susceptible to loss as they are irreplaceable in the medium to long term.

LANDSCAPE SENSITIVITY

Due to this parcel's association with Hodnet Hall, including its parkland trees, a Conservation Area and Scheduled Monument, as well as its recreational value overall the sensitivity of the landscape to change arising from new housing is high and to employment is very 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 have no association with the Shropshire Hills AONB as it is located approximately 20km away. There are long distance views towards undesignated landscapes in the east, although this is only from the higher landform in the north west of the parcel. There are views towards the parkland landscape of Hodnet Hall, although the Hall itself is not visible due to vegetation cover within the surrounding gardens, screening views. St. Luke's Church is visible on the skyline and is a focal point. The landscape is intact with few detractors.

VISUAL SUSCEPTIBILITY

Views from within the south of the parcel, the parkland landscape, are limited due to the high level of tree cover within this part of the parcel filtering and screening views but are of high scenic quality. However, views in the north of the parcel open up more with the long distance views to the east and development would be particularly noticeable within the view. There is some screening in places created by scattered small blocks of woodland throughout this landscape. This parcel is intervisible with the settlement edge, however is not visible with parcel B due to the settlement of Hodnet screening views towards it. The parcel forms part of a skyline to the north of the parcel, however this is not representative of the majority of the parcel. There is frequent access within the parcel, mainly along the roads, although these are of lower susceptibility. Users of the recreational sports fields and visitors to Hodnet Hall gardens are however of a high susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

There are associations with Hodnet Hall's gardens and the receptors to this parkland landscape are of high susceptibility. Development would be visible on the skyline within the more open landscape to the north. Therefore the views experienced are of high sensitivity to change arising from new housing and a very 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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HODNET B [38HOD-B]

LOCATION AND CHARACTER

This parcel is located to the south and east of Hodnet and is enclosed to the east by the A53 along its boundary which is also a designated Local Wildlife Site. A local road, Station Road runs through the centre of the parcel, as does Websters Lane. There is a single PRow in the south west corner of the parcel. The parcel is characterised by predominantly arable farming with large open fields and limited vegetation cover.



1. INTERVISIBILITY WITH THE SETTLEMENT EDGE OF HODNET



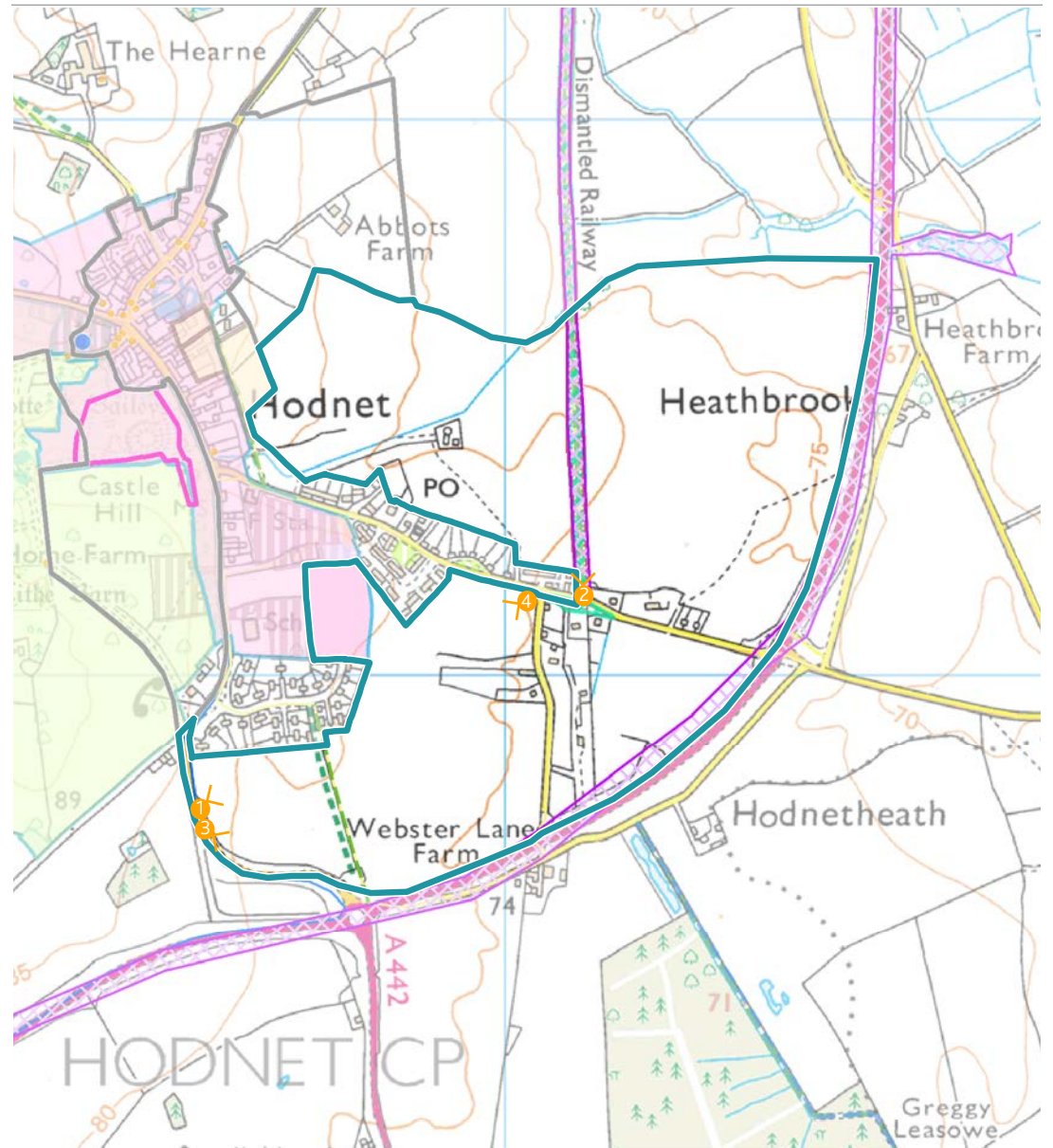
2. VIEW ACROSS THE DISMANTLED RAILWAY WHICH IS NOW USED AS A PARK AND IS A LWS



3. OPEN VIEWS OVER ARABLE FIELDS



4. VIEWS FILTERED AND SCREENED IN PLACES FROM ROADS



LANDSCAPE

LANDSCAPE VALUE

This landscape is of a typical rural character and in moderate condition. The Conservation Area within Hodnet encroaches into the parcel along the eastern boundary. There is a dismantled railway running down the centre of the parcel which is designated as a Local Wildlife Site and is a local park and countryside asset and is publicly accessible. A thin strip of Local Wildlife Site is also located along the A53 on the boundary of the parcel. There is a single PRoW located in the south west corner of the parcel. There are no particularly strong physical features within the parcel, however due to the presence of the dismantled railway track being used as publically accessible greenspace, the landscape does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of an irregular and simple pattern of medium to large scale arable and pastoral fields. This gently rolling landscape becomes slightly flatter to the south of the parcel. There is a medium sense of place and some sense of remoteness and tranquility, which is reduced in closer proximity to the roads. Although there are minimal hedgerows within the fields themselves, due to the large scale, hedgerows along the roads and along the dismantled railway form strong elements in the landscape which are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement consists of linear residential properties along Station Road and Websters Lane, particularly around the junction of the two roads. The Conservation Area has hedgerows and hedgerow trees along the settlement boundaries, however the Conservation Area itself does not necessarily display the special parkland characteristics of the surrounding Conservation Area.

LANDSCAPE SENSITIVITY

The parcel has several historic, recreational and nature conservation designation and is of a typical rural character. Therefore 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 parcel are not associated with the Shropshire Hills AONB due to the distance of approximately 20km. There are views towards the Conservation Area within Hodnet, however these are filtered in places due to tree cover on the settlement edge. The landscape is intact with the main detracting elements being the A53 at the north eastern corner of the parcel and a wastewater treatment works within the parcel itself.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and there is intervisibility with the settlement edge, with some filtering and such views would be vulnerable to noticeable change as a result of development. There is some intervisibility with parcel A in the north west corner near to Abbots Farm. Intervisibility with the A53 is limited to the north east corner of the parcel due to roadside vegetation screening views. Hedgerows along the local roads also provide some screening into the open fields. The parcel itself does not form part of a skyline and the level of access throughout the parcel is frequent, concentrated along the roads. Road users are typically of a lower susceptibility to change in the view and the residential receptors are of a high susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

Views within the parcel are generally open, however roadside vegetation screens and filters views into the fields in places. Therefore the views experienced are of Medium sensitivity to change arising from new housing and a Medium-High sensitivity to change arising from employment.



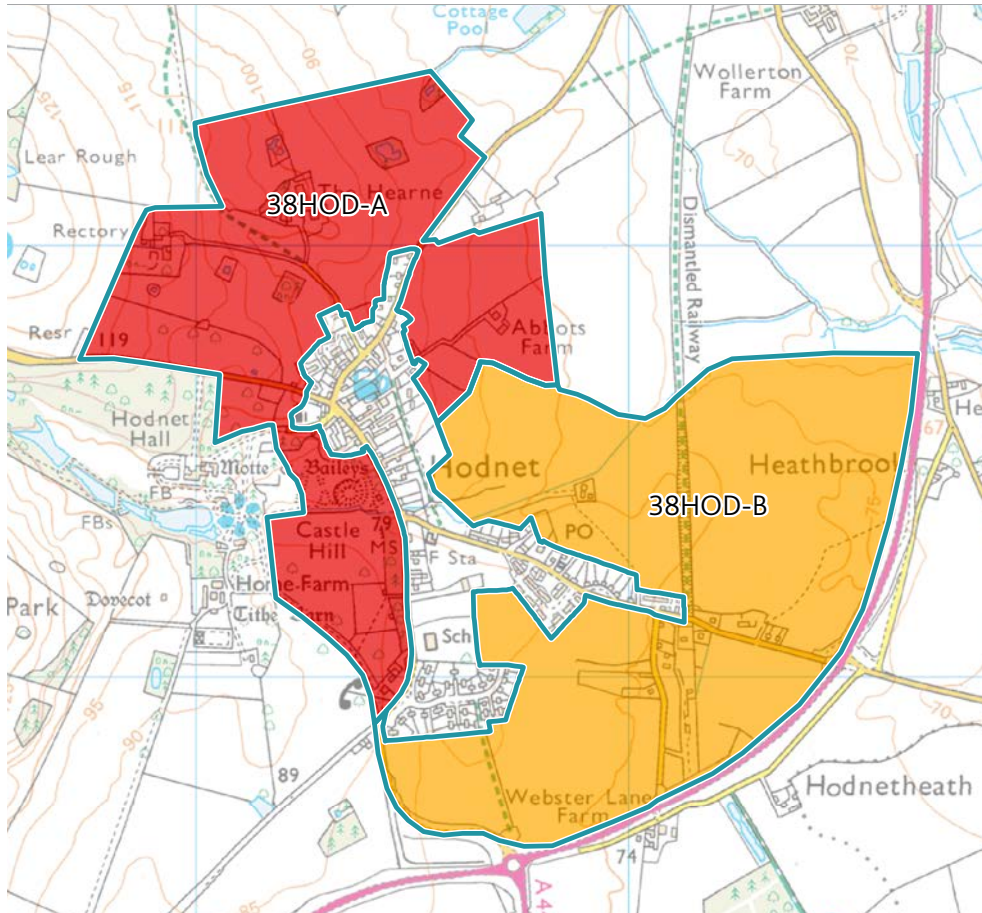
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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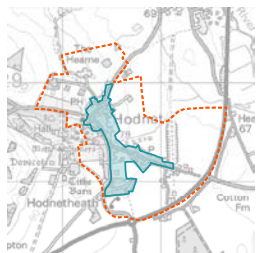
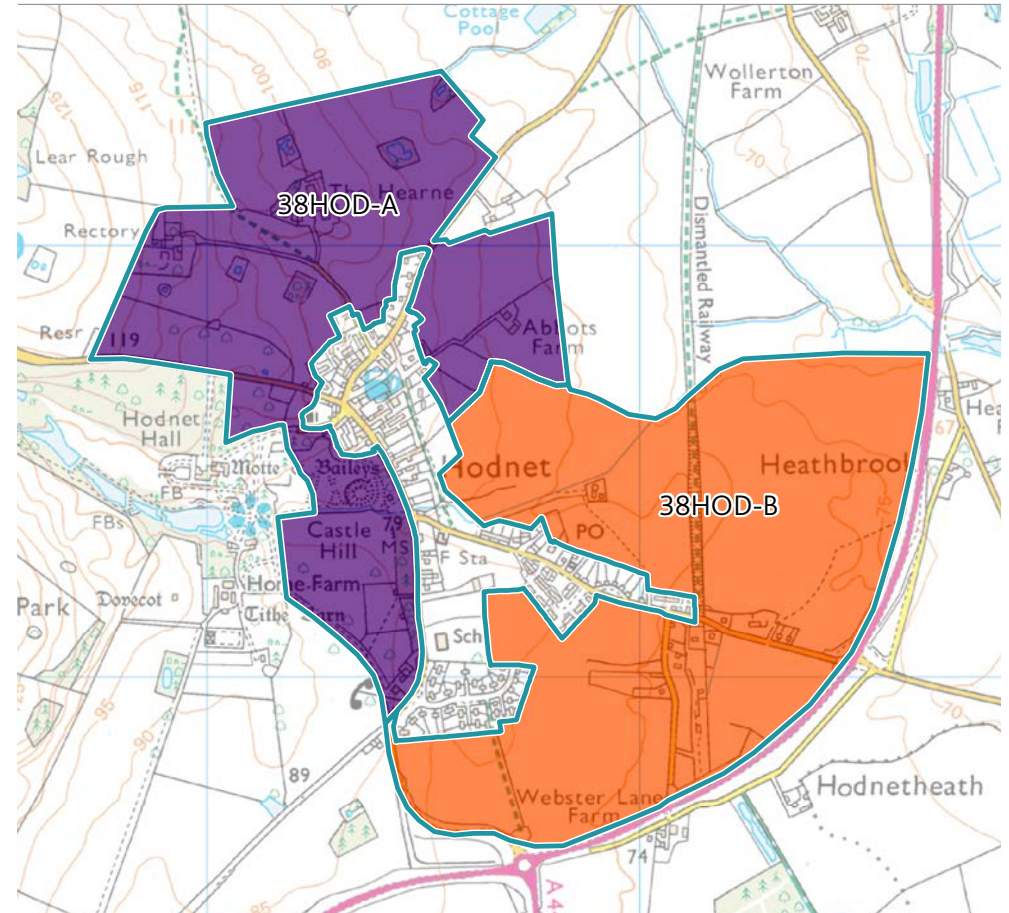
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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HODNET LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

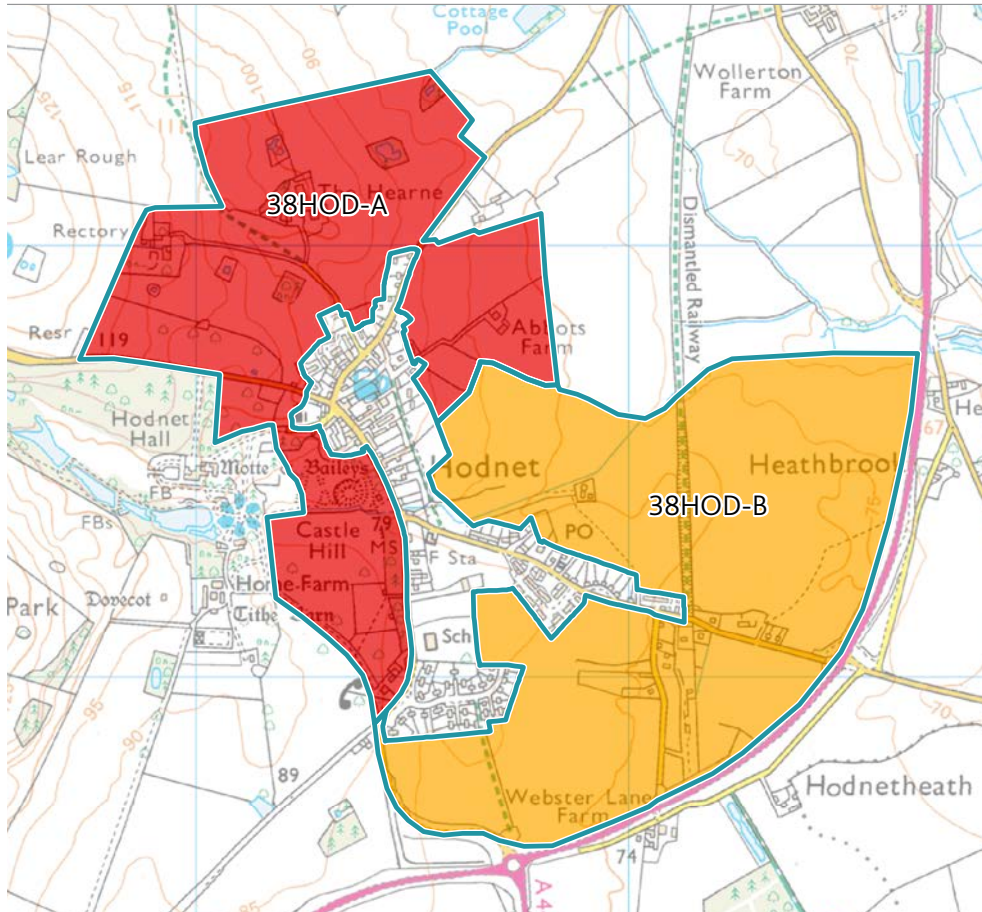
 HIGH

 MEDIUM

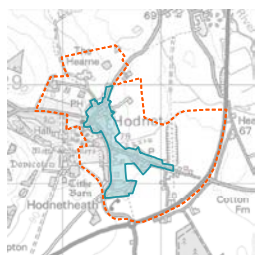
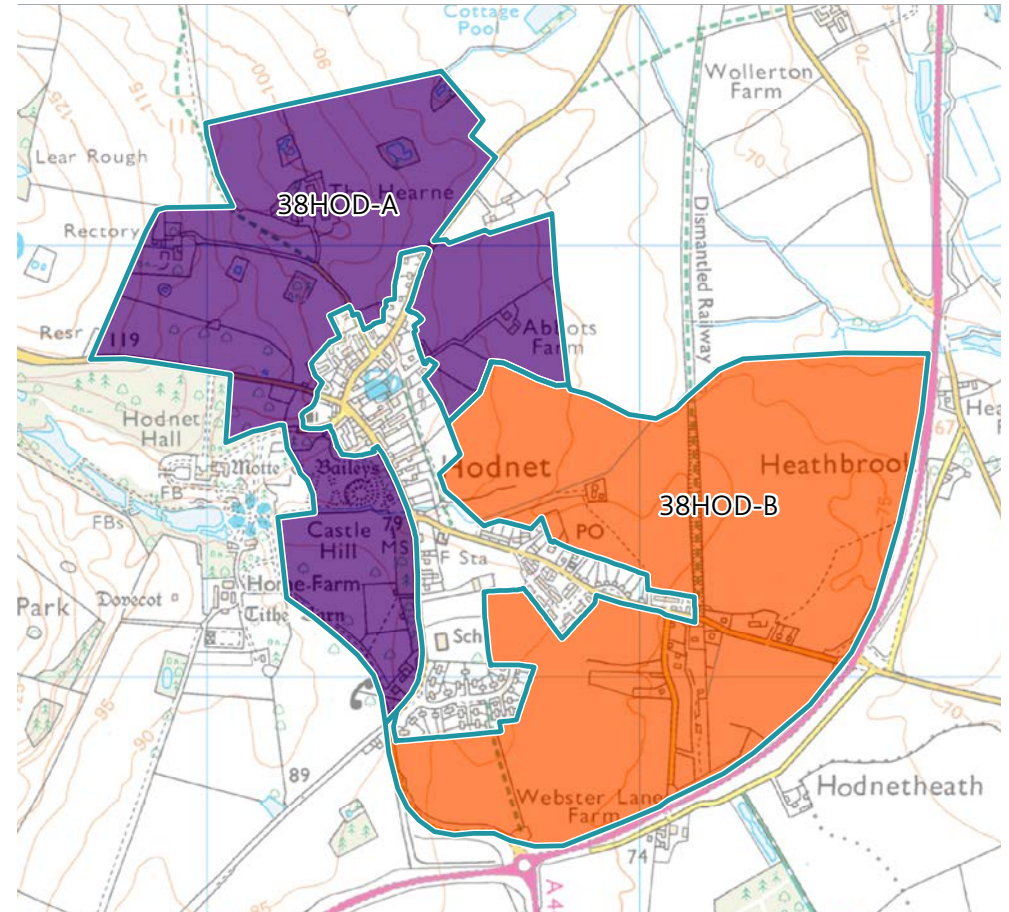
 LOW

HODNET VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

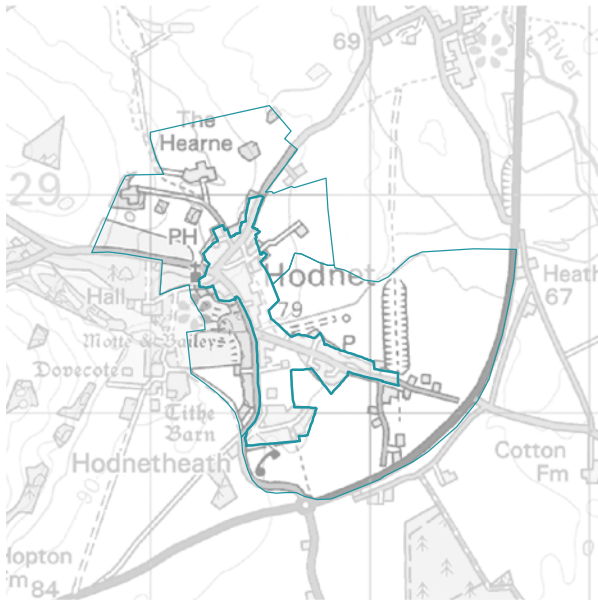
 MEDIUM

 LOW









DESIGN GUIDANCE FOR HODNET

[38HOD]

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

