



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

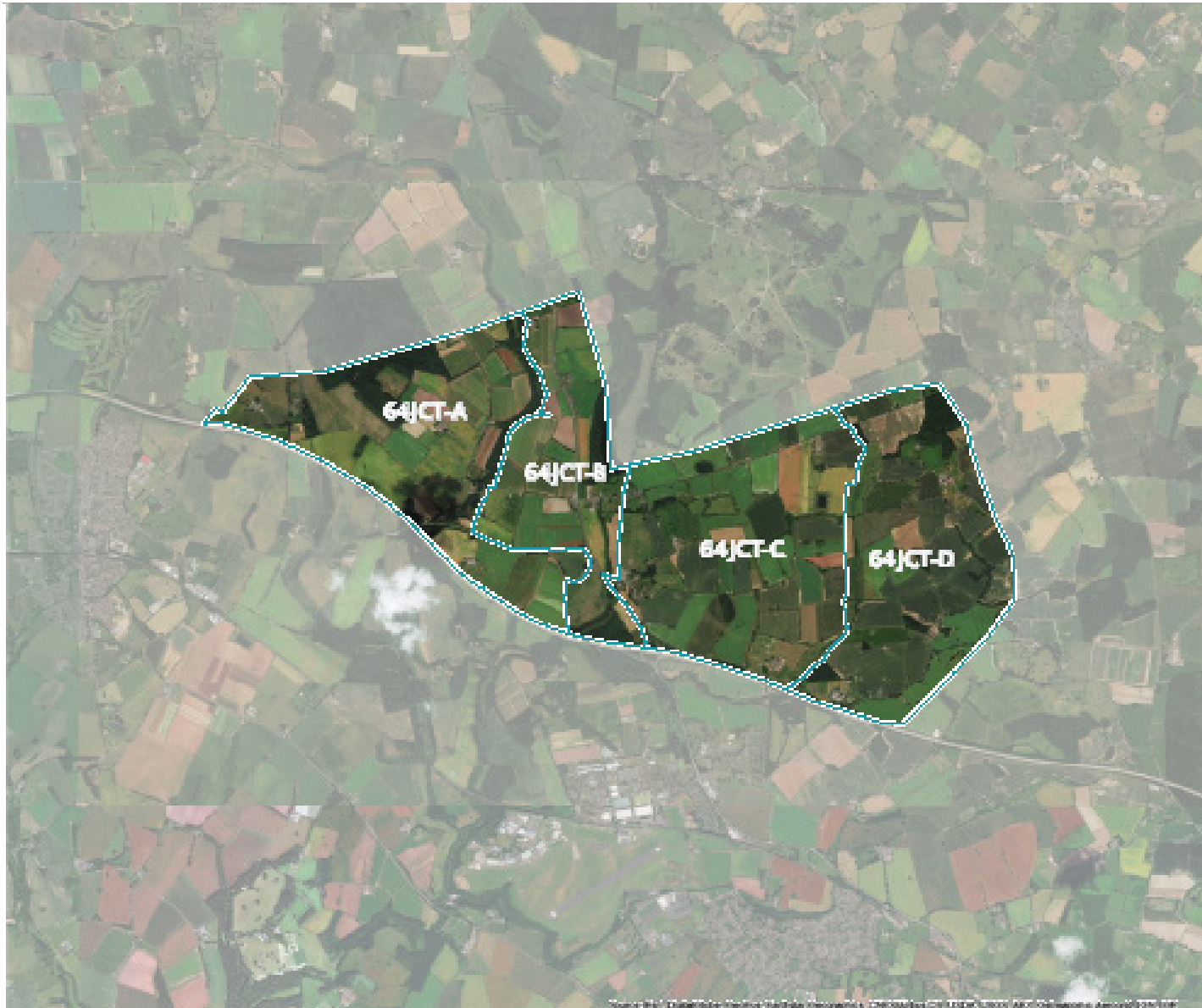
JUNCTION 3
[64JCT]

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64. JUNCTION 3 [64JCT]



LOCATION AND DESCRIPTION

Junction 3 is a site within the civil parish of Tong in located in the east of Shropshire. Settlement includes the hamlet of Tong Norton, with a population of 110, and the village of Tong, with a population of 100. The site is overlain by woodland plantations and intensive arable farming systems. To the south is the M54 and junction 3 which leads onto the A41. This site has been divided into 4 parcels for the purpose of this study.



JUNCTION 3 A [64JCT-A]

LOCATION AND CHARACTER

Parcel A is located furthest west of the Junction 3 strategic site, to the north of the M54. The M54 forms the southern boundary and several local roads run through the parcel, including Lizard Lane and Coppice Green Lane. There is no public access in the form of PRoW. The parcel is characterised by the medium to large arable fields with intact hedgerows and Lizard Wood, which is located in the north of the parcel. Lizard Wood spans in and out of the parcel, forming the northern boundary and the Forge Plantation forms most of the eastern boundary.



1. VIEW FROM TONG FORGE TOWARDS LIZARD WOOD ON THE SKYLINE



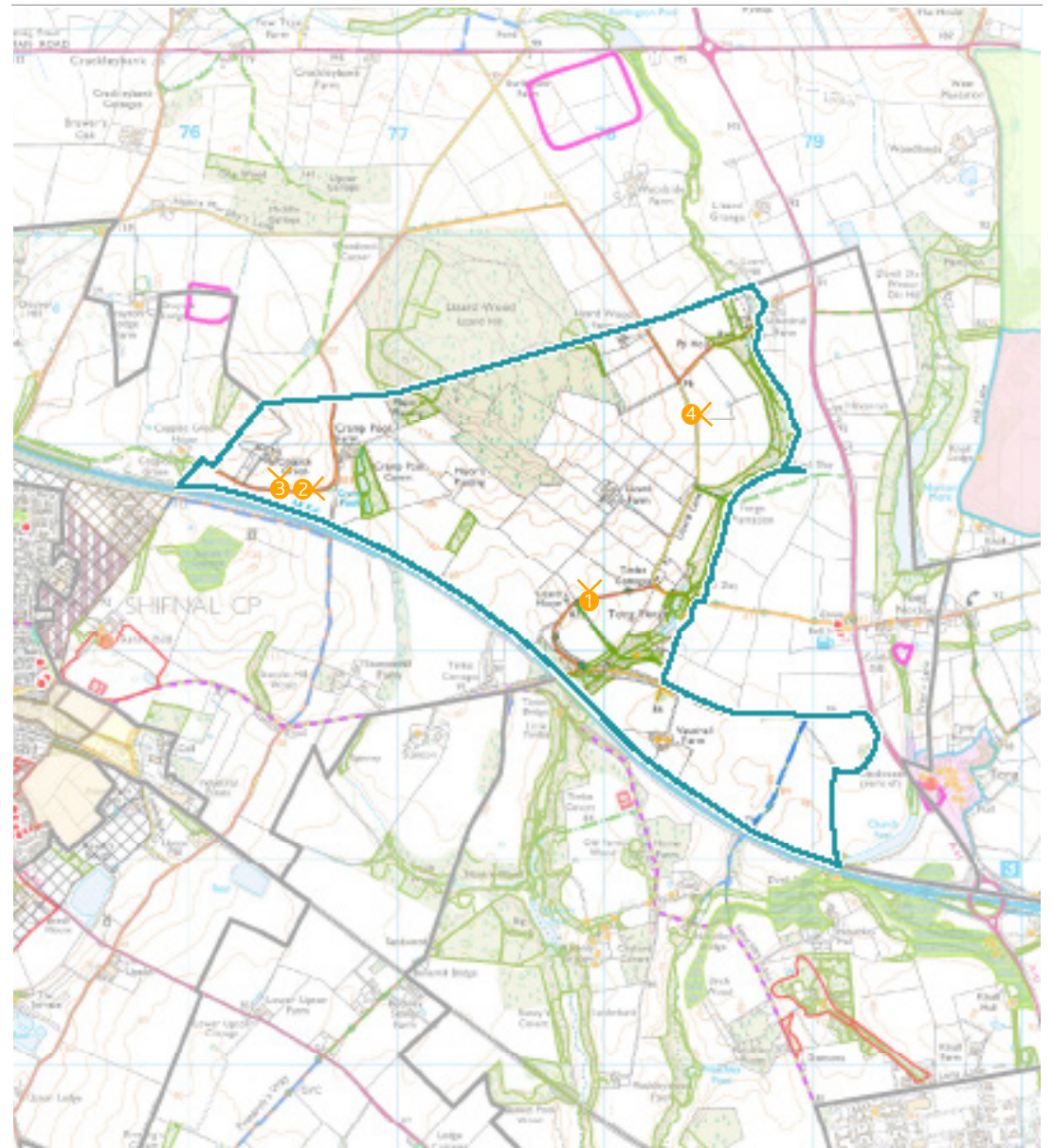
2. VIEW OF LIZARD WOOD, WITH AN ISOLATED FARM PROPERTY IN THE MIDGROUND



3. VIEW TOWARDS COPPICE GREEN FARM, INCLUDING LARGE AGRICULTURAL BUILDINGS



4. VIEW EAST FROM LIZARD LANE TOWARDS FORGE PLANTATION



LANDSCAPE

LANDSCAPE VALUE

This is a typical rural landscape of a moderate strength of character, in moderate condition. There are limited designations within the parcel, with a few grade II listed buildings. However, Monarchs Way long distance walk, which has historical value as well as recreational, runs through the parcel to the south, adjacent to Tong Forge and a long distance local walk is located to the north eastern and north western corners of the parcel. Although Lizard Wood is not designated, it forms a strong physical feature within the landscape and is important in contributing to the character of the parcel. Due to the presence of Monarchs Way, the landscape can be seen to make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of regular and open medium to large scale arable fields. The landform is gently rolling throughout with some steeper areas of landform on the western edge of Lizard Wood. There is a medium sense of place with a typical rural character and a low sense of remoteness and tranquility due to the noise generated from the M54 at the south of the parcel. However, this sense of place and remoteness is increased further north within the parcel. The woodlands, particularly Lizard Wood and Forge Plantation, form strong elements in the landscape that define the rural character and are particularly susceptible to loss as they are irreplaceable in the medium term. Existing settlement comprises isolated farmsteads scattered around the parcel and any change to this pattern would be noticeable.

LANDSCAPE SENSITIVITY

There are limited designations within this landscape and the M54 has an impact on the tranquility of the parcel, however the woodland cover throughout is important in contributing to the character of the landscape. 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 is no intervisibility between the parcel and the Shropshire Hills AONB due to the distance of approximately 10km between them. The landscape is intact and long distance views are generally limited by the woodland cover within the parcel. There are limited detractors within the landscape, the main detractor being the M54 on the southern boundary and agricultural buildings located adjacent to farms. The minimal detractors results in a high scenic value.

VISUAL SUSCEPTIBILITY

Views within the parcel are relatively open, due to the medium to large field size and low hedgerows, however there are limited views out of the parcel due to woodland, most notably Lizard Wood, Forge Plantation and roadside planting along the M54 to the south. There is limited intervisibility between the parcel and the neighbouring Parcel B, due to the woodland at Forge Plantation and roadside vegetation along Stanton Road, screening views. The parcel itself forms a skyline in places, when viewed from the immediate surroundings, however this is not of a high proportion within the parcel. Vegetation within the parcel forms a skyline, notably Lizard Wood, which is situated on slightly raised landform and changes to these features would be noticeable in the view. The level of access is occasional and limited to the residential properties within the parcel and the long distance footpath, Monarchs Way to the south of the parcel. Although there is not a high number of receptors, the receptors are of a high susceptibility to changes in the view as a result of development.

VISUAL SENSITIVITY

Although views within the parcel are open and of a high scenic value, intervisibility with the surrounding landscape is minimal, with woodland and roadside vegetation screening views. Therefore 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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JUNCTION 3 B [64JCT-B]

LOCATION AND CHARACTER

Parcel B is located to the centre of the Junction 3 strategic site. The M54 forms the southern boundary and the A41 runs through the centre of the parcel. There are limited PRoW throughout the parcel. The parcel is characterised by large arable fields and woodland to the east and west, Forge Plantation and Mere Plantation respectively. The landform is gently rolling with intensive arable farming systems resulting in removal of hedgerows. Forge Plantation forms the western boundary of the site and Mere Plantation forms the eastern boundary, along with the hamlet of Tong Norton and the village of Tong.



1. VIEW FROM THE A41 LOOKING TOWARDS MERE PLANTATION IN THE WEST



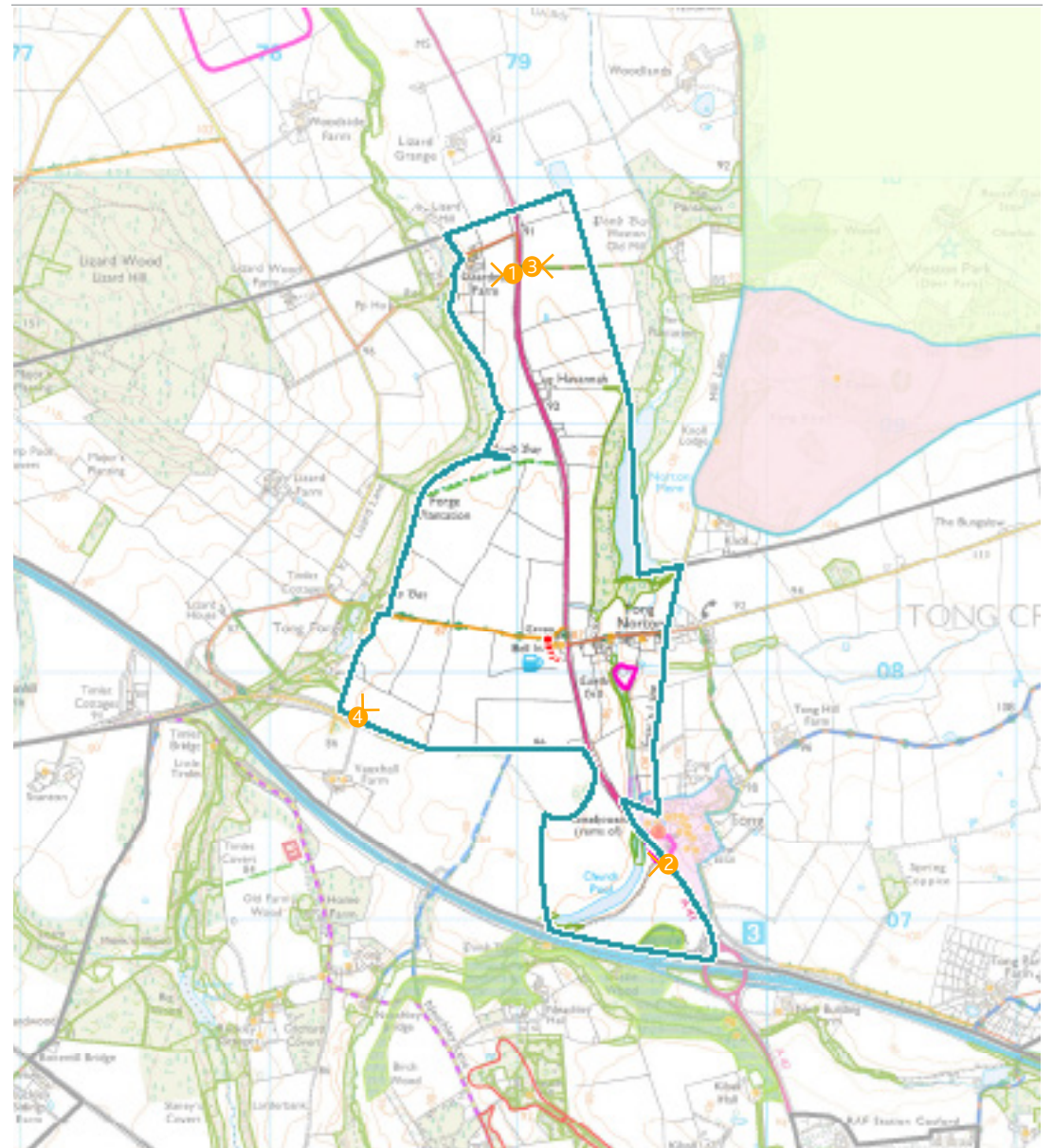
2. VIEW TOWARDS CHURCH POOL FROM THE A41



3. PROW AND LOCALLY PROMOTED LONG DISTANCE WALK JOINING THE A41 WITH MERE PLANTATION



4. VIEW NORTH EAST FROM STANTON ROAD, WITH HEDGEROW TREES EXTENDING FROM TONG FORGE



LANDSCAPE

LANDSCAPE VALUE

This is a typical rural landscape of a moderate strength of character, in moderate condition. Within the parcel there are multiple grade II listed buildings and Tree Preservation Orders as well as Castle Hill motte and bailey castle Scheduled Monument, to the south of Tong Norton. Tong Conservation Area encroaches very slightly into the parcel as does a Scheduled Monument and grade I listed building at Tong, St. Bartholomew’s Church. To the south of the parcel is a small section of Ancient Woodland, associated with Castle Wood on the opposite side of the M54 that adds to nature conservation value. Monarchs Way long distance footpath also runs through the parcel, through the centre of Tong Norton, which has historical as well as recreational value, and a local long distance walk and PRow runs through the parcel in the north. Beyond the parcel are Weston Park Registered Park and Garden and Weston-under-Lizard Conservation Area. There are multiple bodies of water within the parcel, Churches Pool to the south and Norton Mere, which is used for fishing, to the east and adds to recreational value.

LANDSCAPE SUSCEPTIBILITY

This is a relatively varied landscape of both regular and irregular open landscape with medium to large scale arable fields. The landform is flat throughout, with some rise in landform within Tong Norton. There is a typical rural character and sense of place with a low sense of tranquility, due to the A41 which runs through the centre of the parcel. The woodland at Mere Plantation and south of Tong Norton form strong elements within the landscape which are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement comprises of the linear hamlet of Tong Norton along Offoxey Road and isolated farm properties.

LANDSCAPE SENSITIVITY

Although there are several designations, these form a small portion of the parcel. This, combined with the influence of the A41 running through the centre of the parcel results in the sensitivity of the landscape to change arising from new housing being medium and to employment being 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 is no intervisibility between the parcel and the Shropshire Hills AONB due to the distance of approximately 12km between them. The landscape is intact and long distance views are generally limited by the woodland cover within the parcel such as Tong Forge, Mere Plantation and roadside vegetation along the M54. The main detractor within the parcel is the A41 which runs through the centre of the parcel. There are open views from sections of the A41 across the parcel, where hedgerows are not present.

VISUAL SUSCEPTIBILITY

There are open views from within the parcel, as hedgerows tend to be low, however views outside of the parcel are limited by the woodland surrounding it. There are no views between the parcel and Parcel A, due to Forge Plantation and roadside vegetation along Stanton Road screening views. However, there is intervisibility between the parcel and Parcel C. These views are filtered in places from hedgerow trees along Friars Lane. Woodland within the parcel forms the skyline in places, however the landform itself does not. Although in close proximity there are no views towards Weston Park or Weston-under-Lizard Conservation are as Mere Plantation screens views from the parcel in this direction. St Bartholomew’s Church, which is a grade I listed building, Scheduled Monument and within Tong Conservation area is visible from the south east corner of the parcel, although is filtered in places by the linear woodland trip south of Tong Norton. The M54 is well screened by roadside vegetation, however there are views over the parcel from the A41. The level of access within the parcel is frequent due to the presence of the A41 and the hamlet of Tong Norton. Residential receptors of Tong Norton are of a higher susceptibility to changes from development.

VISUAL SENSITIVITY

There are views towards Tong that are filtered in places and in a small section of the parcel and views to and from other important landscape are screened. The A41 detracts from the visual value of the landscape and there are limited views in and out of the parcel due to woodland. Therefore 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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JUNCTION 3 C [64JCT-C]

LOCATION AND CHARACTER

Parcel C is located towards the centre of Junction 3 strategic site. The M54 forms the southern boundary and Offoxey Road and Hubbal Lane across the parcel west to east. Monarchs Way long distance footpath is located along Hubbal Lane, however this is the only PRoW within the parcel. The parcel is characterised by small to medium sized pasture and arable fields and the village of Tong Norton Conservation Area to the south west corner. Vegetation within the parcel is hedgerows, hedgerow trees and small areas of woodland.



1. VIEW OF ST. BARTHOLOMEW'S CHURCH FROM WITHIN TONG



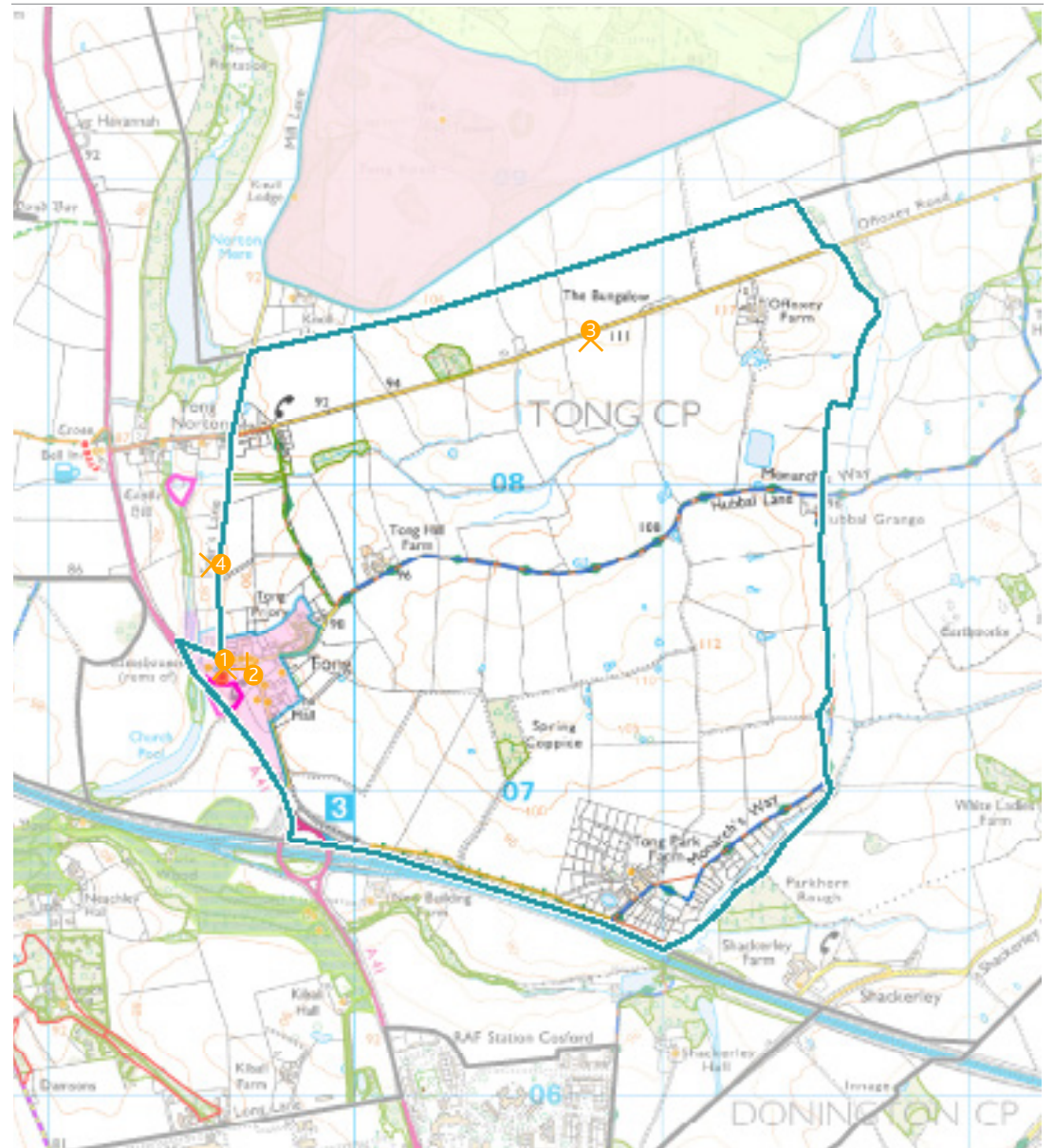
2. TYPICAL GRADE LISTED PROPERTIES WITHIN TONG CONSERVATION AREA



3. MORE OPEN AND ELEVATED VIEWS FROM THE NORTH OF THE PARCEL AT OFFOXEY ROAD



4. THE MORE ENCLOSED FIELDS WITH HEDGEROW TREES LIMITING VIEWS



LANDSCAPE

LANDSCAPE VALUE

This is a rural landscape of moderate character in good condition. Tong Conservation Area is the largest designation within the parcel, located to the western edge and includes a large number of listed buildings, including St. Bartholomew's Church, which is also a Scheduled Monument. There is a very historic and traditional character to this village. There are multiple PRoW running through the parcel, including the regional Monarchs Way long distance walk which has historical and recreational value. Many of these PRoW are likely to be used for horse riding due to Tong Park Farm Livery which is located at the south east corner of the parcel. Outside of the parcel close to the northern boundary is Weston-under-Lizard Conservation Area and Weston Park Registered Park and Garden. Due to the level of public access, via PRoW and Monarchs Way long distance walk, the landscape can be seen to make an important contribution to the enjoyment of the area. There is some sense of tranquility within the parcel, towards the centre and north of the site, and away from the M54 along the southern boundary and A41 to the west.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of both regular and irregular small to medium scale mixed agricultural fields. The smaller fields are located surrounding Tong Norton with the medium scale fields to the centre of the parcel and horse paddocks to the south east corner of the parcel. The landform is relatively flat and rolling with a medium sense of place and typical rural character. The hedgerows and hedgerow trees form strong elements in the landscape and are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement comprises of the nucleated village of Tong, which very susceptible due to its conservation status, and several isolated farmsteads.

LANDSCAPE SENSITIVITY

Although Monarchs Way runs through the parcel and the village of Tong is very sensitive to development, this village and its designations only make up a small section of the parcel, which otherwise is a typical rural landscape with no strong elements within it. This results in the sensitivity of the landscape to change arising from new housing being medium and to employment being 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 is some intervisibility between the parcel and the Shropshire Hills AONB from the north of the parcel, however due to the distance of approximately 14km between the parcel and AONB and intervening vegetation there is little association. The landscape is intact and long distance views are generally limited to from the north of the parcel from more open and elevated viewpoints. There are views north from the northern part of the parcel towards the Weston-under-Lizard Conservation Area, however, views towards Weston Park are screened by the intervening woodland. The landscape is intact with limited detracting features, the main being the M54 and the A41, however the M54 is well screened from the parcel.

VISUAL SUSCEPTIBILITY

There is some intervisibility between the parcel and the Shropshire Hills AONB from the north of the parcel, however due to the distance of approximately 14km between the parcel and AONB and intervening vegetation there is little association. The landscape is intact and long distance views are generally limited to from the north of the parcel from more open and elevated viewpoints. There are views north from the northern part of the parcel towards the Weston-under-Lizard Conservation Area, however, views towards Weston Park are screened by the intervening woodland. The landscape is intact with limited detracting features, the main being the M54 and the A41, however the M54 is well screened from the parcel.

VISUAL SENSITIVITY

Views from Tong Conservation Area and its surroundings, as well as the fields in the centre/south of the parcel are limited and have a sense of enclosure due to vegetation cover. As these areas of the parcel form a large proportion of the parcel, the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment. The sensitivity of views from the northern side of the parcel will be higher due to the more elevated and open views.



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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JUNCTION 3 D [64JCT-D]

LOCATION AND CHARACTER

Parcel D is located furthest east of Junction 3 strategic site. The M54 forms the southern boundary and there is a network of local lanes, most notably Shackerley Lane. Monarchs Way long distance footpath runs through the northern half of the parcel, however this is the only PRoW present. The parcel is characterised by medium to large arable fields of some agricultural intensification and long distance views out. The M54 has modified the cultural pattern. The agricultural landscape is interspersed with small areas of woodland and features of historical interest.



1. VIEW FROM SHACKERLEY LANE AND MONARCHS WAY OVER THE ROLLING LANDSCAPE



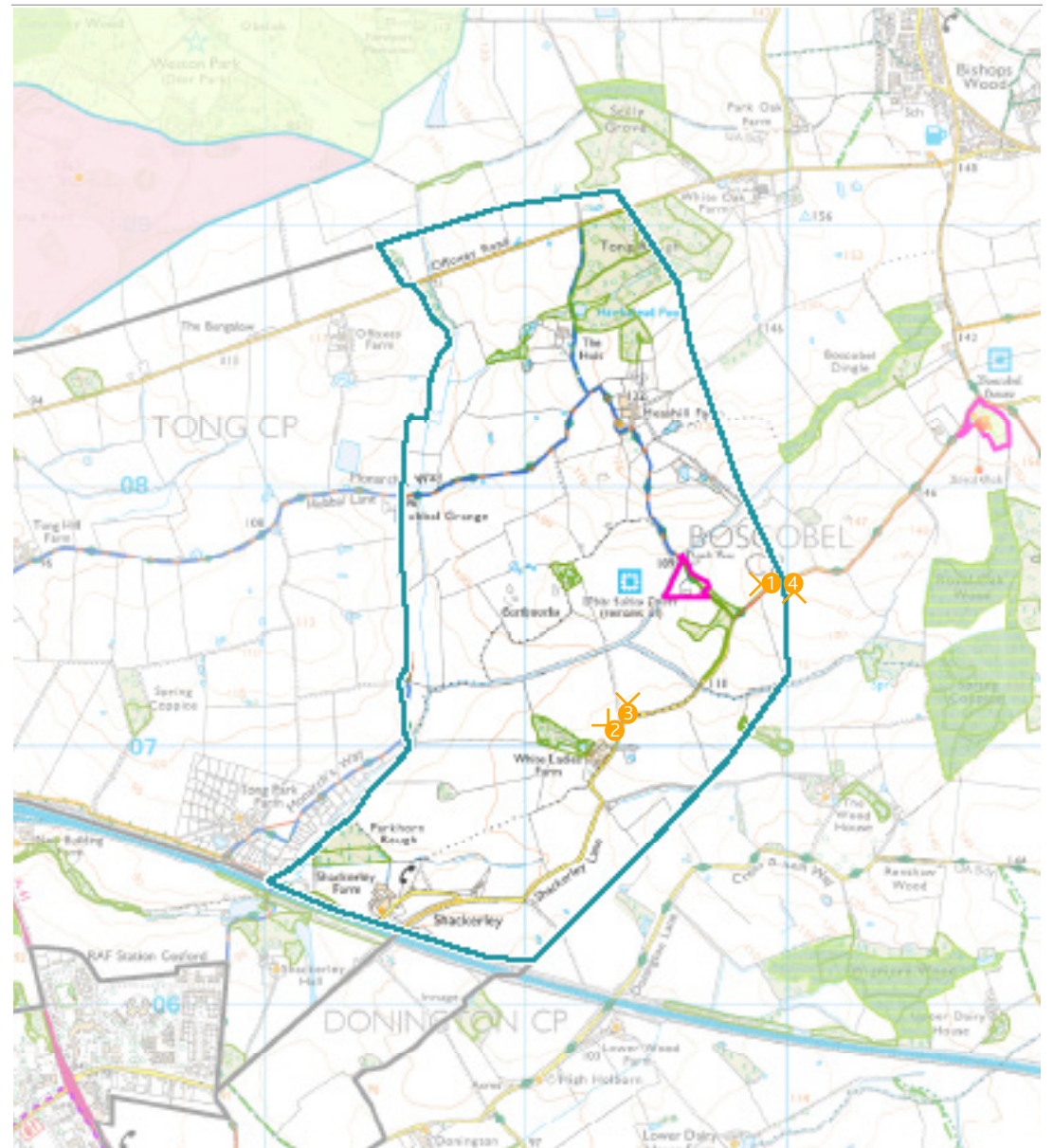
2. FROM SHACKERLEY LANE VIEW NORTH WEST TOWARDS WESTON PARK AND CONSERVATION AREA



3. VIEW TOWARDS WHITE LADIES PRIORY, WITH SURROUNDING WOODLAND



4. VIEW SOUTH TOWARDS THE AONB FROM THE EDGE OF THE PARCEL



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of a moderate strength of character and in moderate condition. There are several grade II listed buildings within the parcel and the remains of White Ladies Priory which is a Scheduled Monument and managed by English Heritage. There are also some undesignated earthworks to the centre of the parcel. Monarchs Way long distance walk runs through the parcel, including through White Ladies Priory. Tong Rough wood is located in the north east corner of the parcel and there are smaller blocks of woodland scattered throughout, with hedgerow trees contributing to further tree cover. Due to the presence of Monarchs Way long distance footpath, which also has historical value, the landscape can be seen to make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular, open, medium to large scale arable fields. The landform is gently rolling, and becomes more rolling in places and development on this higher ground would be noticeable in the view. There is a medium sense of place, which becomes stronger around White Ladies Priory and a strong sense of remoteness and tranquility, which is reduced slightly in closer proximity to the M54. The small blocks of woodlands and hedgerow trees contribute to the character of the parcel and are particularly susceptible to development as they are irreplaceable in the short to medium term. Existing settlement comprises of isolated farmsteads and any change to this pattern would be noticeable.

LANDSCAPE SENSITIVITY

Overall there are pockets of higher sensitivity, at White Ladies Priory and woodland. However, although having a strong sense of tranquility, in general the remaining landscape is of typical rural character with no strong features present. This results in the sensitivity of the landscape to change arising from new housing being medium and to employment being 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 from within this parcel towards the Shropshire Hills AONB to the south, which is approximately 15km away. The parcel itself does not take in the special qualities of the AONB. There are views north towards Weston Park Registered Park and Garden and Weston-under-Lizard Conservation Area. The landscape is intact with few detracting elements, the main being agricultural buildings to the south of the parcel, however these are not prominent in views, resulting in a high scenic value.

VISUAL SUSCEPTIBILITY

There are open views throughout the parcel. These views are screened in places by woodland and hedgerow trees, however in general views south, east and west across the parcel are open with long distance views across the surrounding landscape. Long distance views north are slightly more limited due to the rolling landform and small blocks of woodland, however woodland within Weston Park Registered Park and Garden is visible in these views north. There are open views between the parcel and Parcel C. Vegetation within the parcel is visible on the skyline, and on occasion the landform itself, however this is only occasionally and so it not representative of the entire parcel. The area surrounding White Ladies Priory is well wooded and so views in and out are limited, however there are some glimpsed views. The level of access through the parcel is occasional, with visitors to White Ladies Priory, and users of Monarchs Way, local roads and residents in the few scattered farm properties being the main receptors. These receptors are of higher susceptibility to changes in their surroundings compared to the road users of lower susceptibility.

VISUAL SENSITIVITY

Views throughout the parcel are of high scenic quality with a limited number of detractors, however sensitive receptors and open views are present, especially towards Weston Park, Weston-under-Lizard and the Shropshire Hills AONB. The views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from employment.



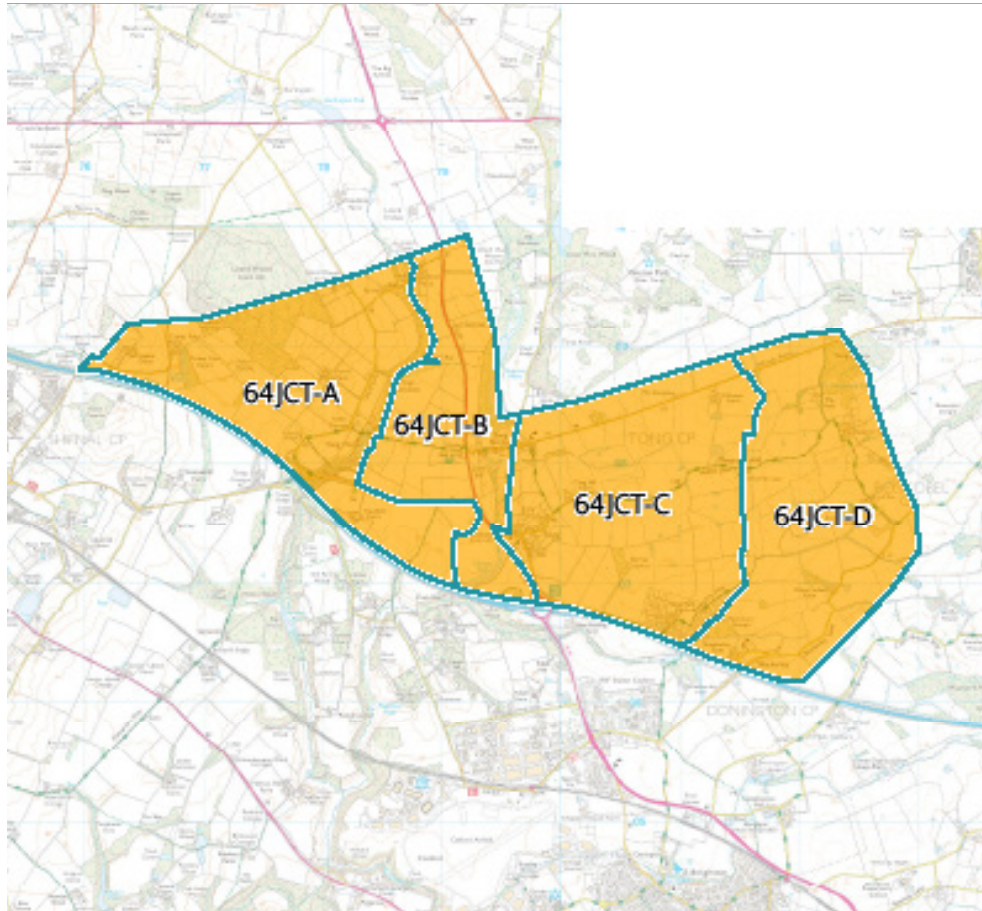
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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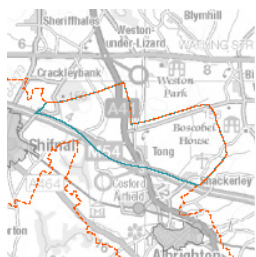
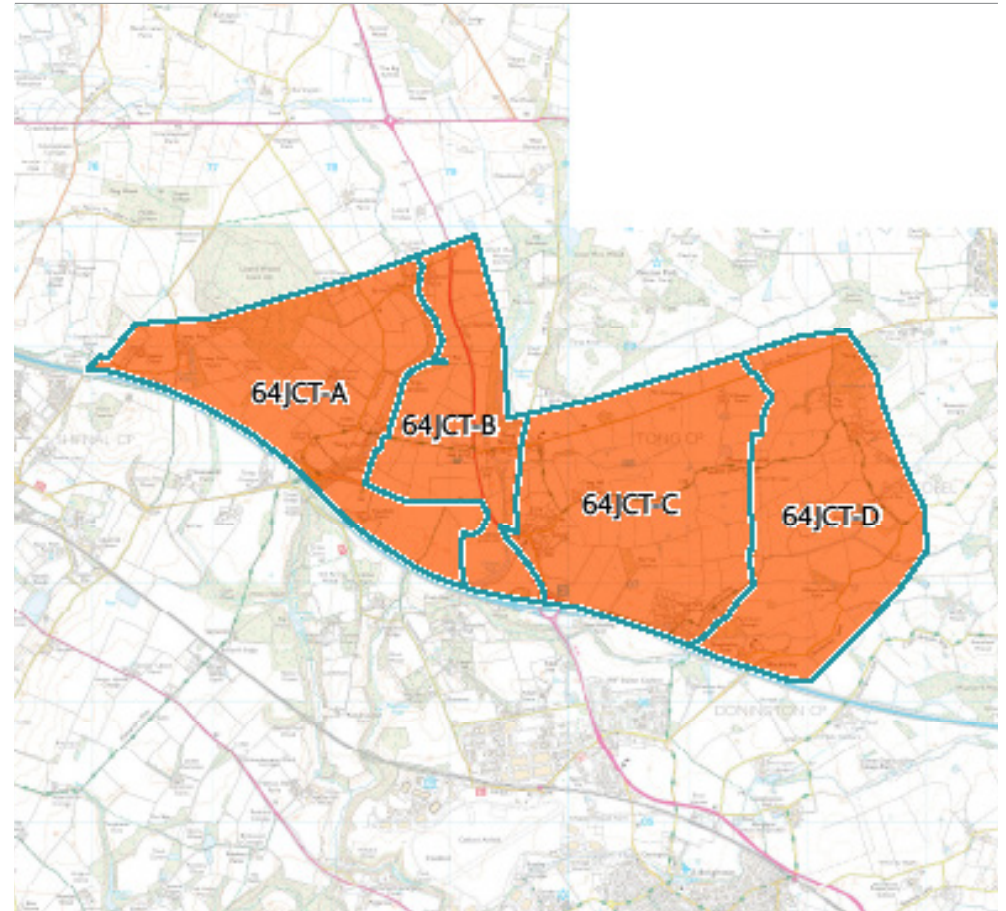
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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JUNCTION 3 LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

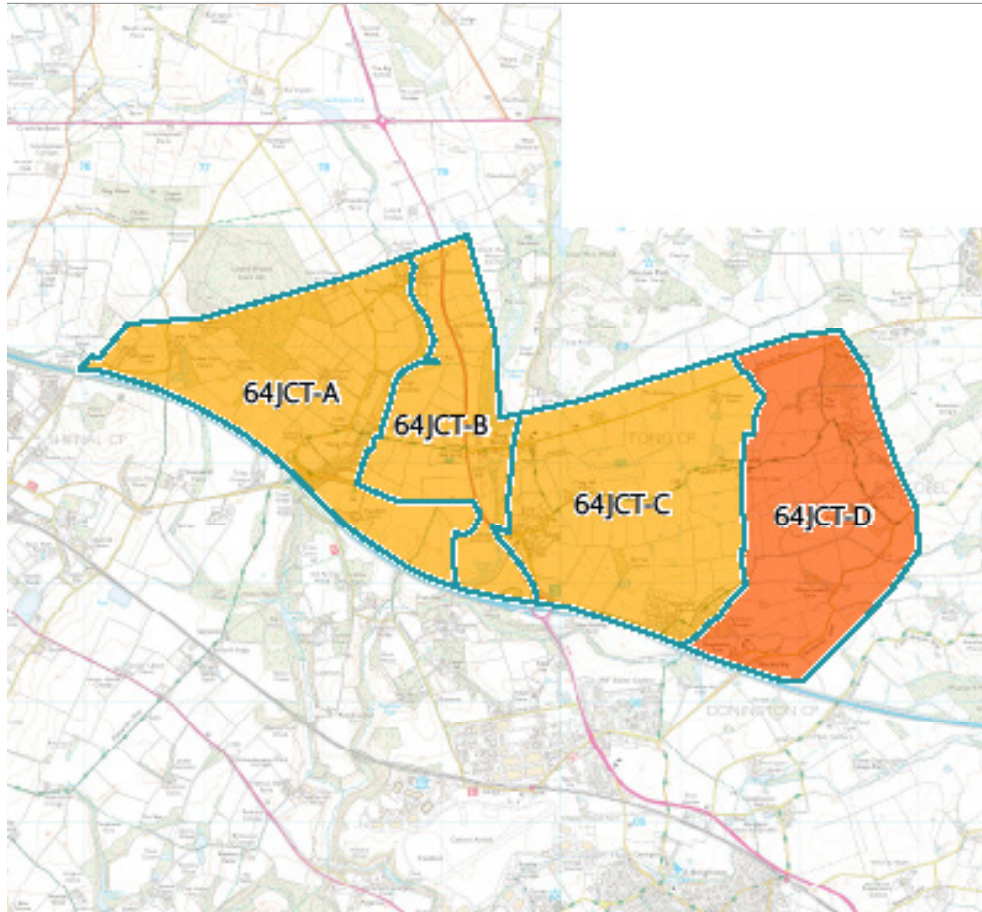
 MEDIUM

 MEDIUM-LOW

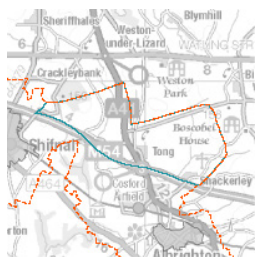
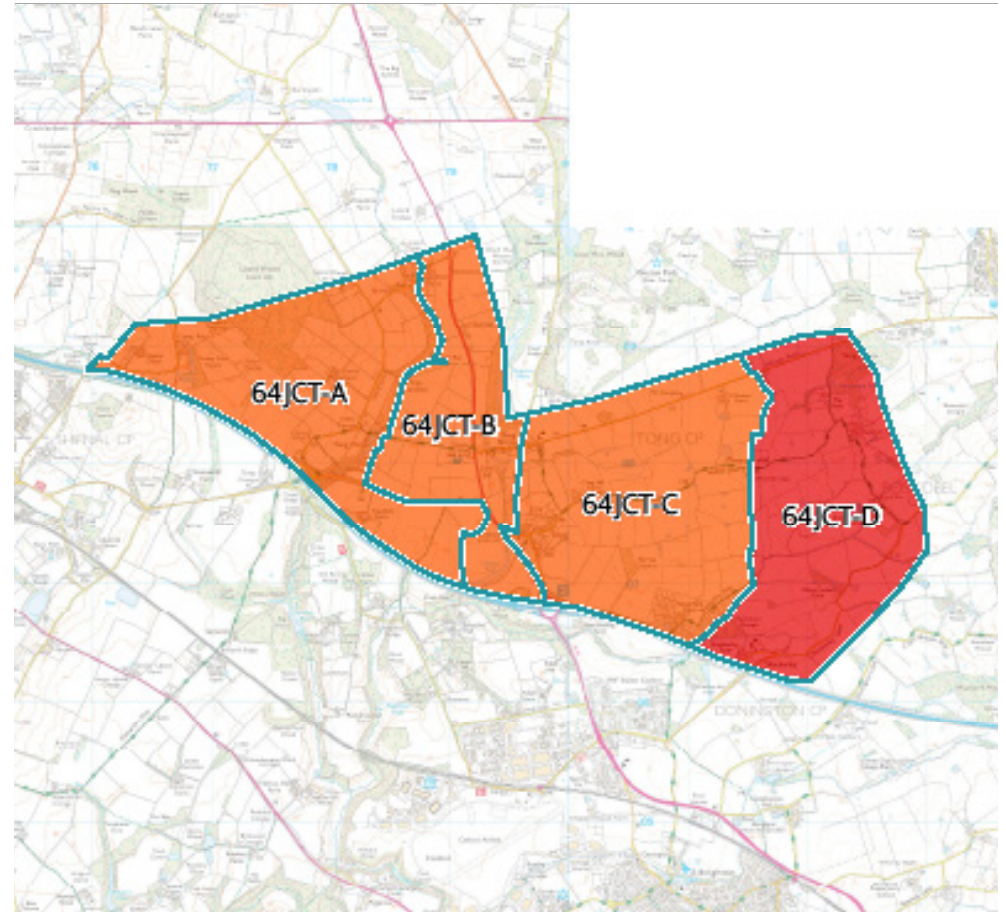
 LOW

JUNCTION 3 VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

MEDIUM-LOW

LOW









DESIGN GUIDANCE FOR JUNCTION 3

[64]CT

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

