



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

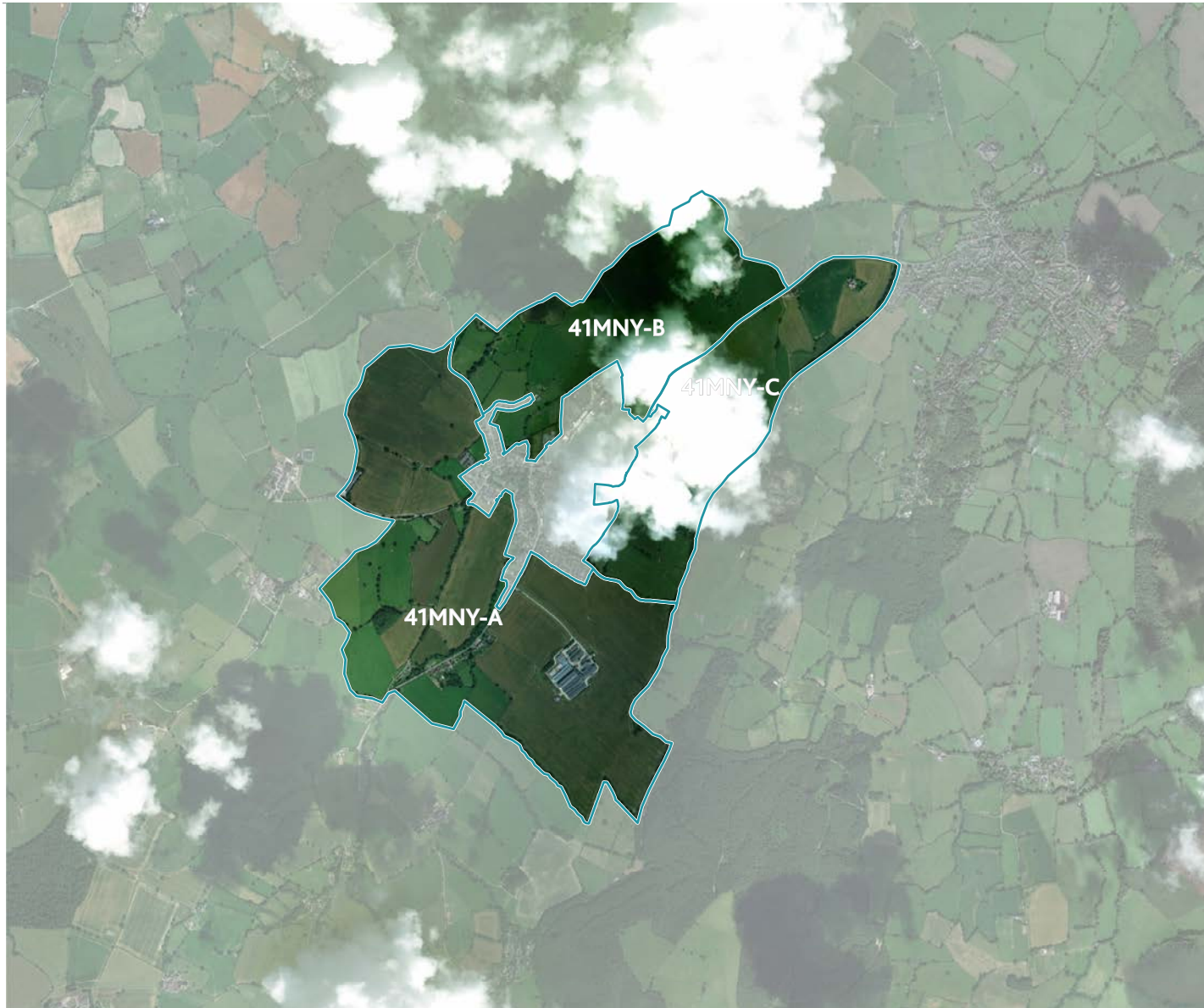
**MINSTERLEY
[41MNY]**

CONTENTS

- SETTLEMENT OVERVIEW3
- PARCEL A4
- PARCEL B6
- PARCEL C8
- LANDSCAPE SENSITIVITY10
- VISUAL SENSITIVITY11
- DESIGN GUIDANCE12

ALL MAPPING IN THIS REPORT IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT AND DATABASE RIGHTS 2018 ORDNANCE SURVEY 100049049.
AERIAL IMAGERY: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY

41. MINSTERLEY [41MNY]



LOCATION AND DESCRIPTION

Minsterley is a village in the west of Shropshire, located to the north of the hill range, the Stiperstones. The village is formed where several roads, including the A488, converge. Minsterley is home to the large Muller dairy, located in the north of the village. Minsterley has a population of 1390. This settlement has been divided into 3 parcels for the purpose of this study.



MINSTERLEY A [41MNY-A]

LOCATION AND CHARACTER

Parcel A is located to the south of Minsterley and wraps around the south extents of the parcel east to west. The B4387 forms the north west boundary and PRoW to the north east. The A488 runs through the centre of the parcel with several PRoW and a cycle route. The strong character of the parcel is derived from a gently rolling landscape with intensive mixed agriculture that dominates the east side of the parcel and extends into the AONB, leading to an abrupt transition with the woodland edge of Maddox's Coppice. Tree cover extends along watercourses and form small groups.



1. FROM PLOX GREEN ROAD AND PROW, VIEW EAST TOWARDS AONB



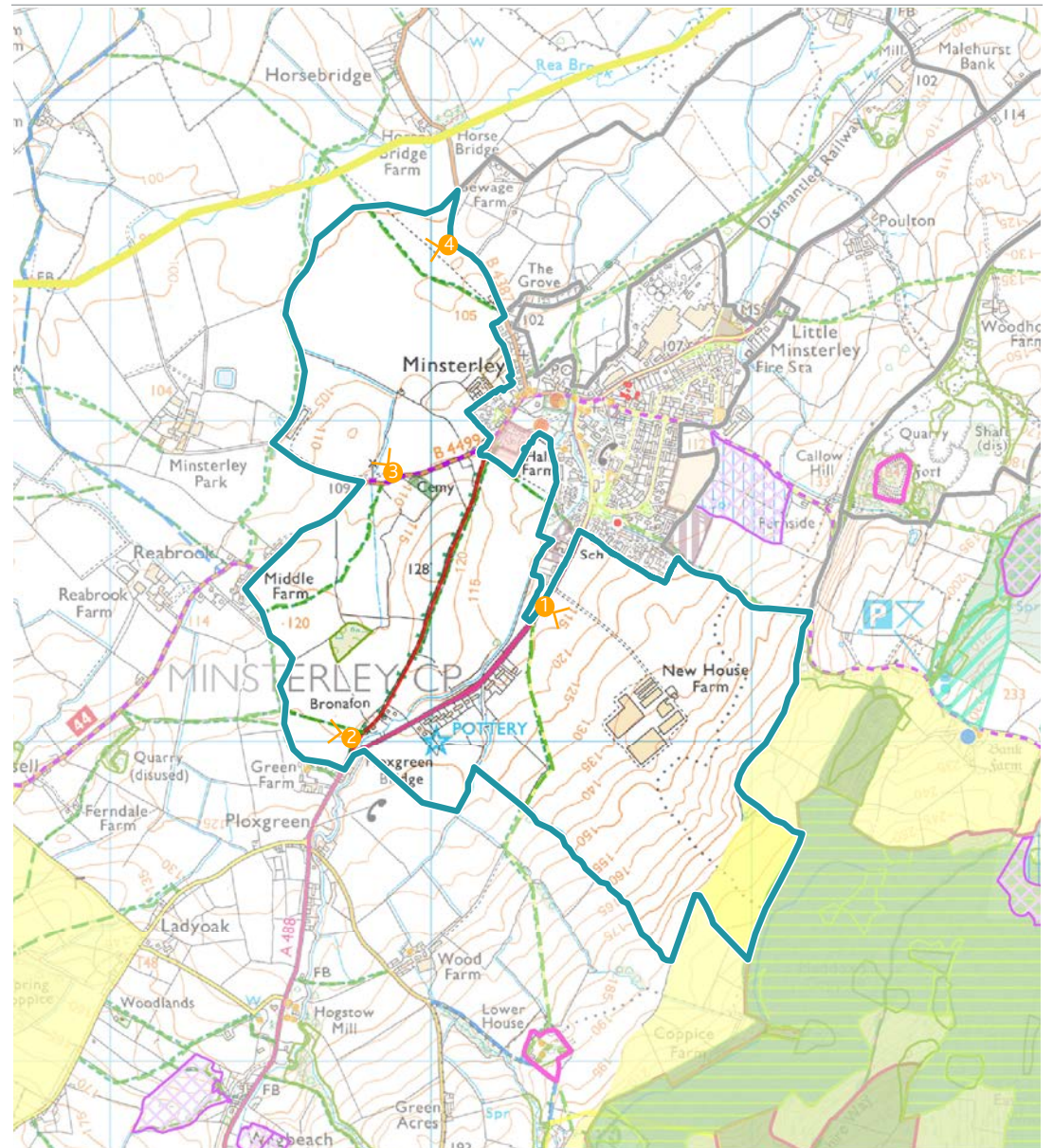
2. FROM BOAT LOOKING NORTH WEST TOWARDS AONB



3. B4499 NEAR PROW LOOKING NORTH WEST ACROSS ARABLE FIELDS



4. FROM B4387 LOOKING WEST ACROSS ARABLE FIELDS



LANDSCAPE

LANDSCAPE VALUE

The negative character of this eroded landscape is due to agricultural intensification creating vast fields that devalue the setting of the Shropshire Hills AONB. Although the parcels falls within the designation, the parcel itself detracts from the immediate setting due to lack of special features and significant erosion of landscape pattern through hedgerow and tree removal, particularly to the east. The Shropshire Hills AONB forms part of the eastern boundary with an extensive network of PRoW and open access land beyond the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a vast landscape of varying simple to irregular pattern and although reducing in scale to the west, field sizes are still large with a continuance of agricultural intensification. Isolated woodland blocks to the west of the parcel, lack connectivity due to hedgerow removal, with intact field boundaries only present to the outer limit of large fields. This eroded rural character that is a result of diminished natural features has reduced susceptibility, as potential development could enable enhancement and restoration of the depleted setting of the AONB and the partially integrated settlement edge. A buffer should be established between any new development and the AONB to protect the setting and could include re-establishment of the historic smaller scale field pattern, planting of hedgerows and woodland. There is some sense of tranquility away from roads however this is coupled with reduced scenic quality because of agricultural intensification. The area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is a landscape that has been greatly modified by agricultural intensification with the loss of special qualities, resulting in the setting of the AONB being diminished. There is potential to reinstate landscape elements that combine to create the special qualities of the AONB which means overall, the sensitivity of the landscape to change arising from new housing is medium-low and from new employment is medium.



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



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

VISUAL

VISUAL VALUE

Views within this intensively farmed landscape are intervisible with the adjacent Shropshire Hills AONB. Occasional views are considered to take in some of the special qualities of the AONB, however the parcel does not contribute to its setting and instead, detracts from it, due to widespread depletion of features that would otherwise contribute to scenic quality.

VISUAL SUSCEPTIBILITY

The removal of vegetation within this vast landscape has resulted in open views that reduce scenic quality being only moderately enhanced by the upper wooded areas of the AONB to the east. Views are only framed by PRoW and roadside hedgerows, with elevated ground affording wide views across the parcel, particularly to the east on land around New House Farm. Views in the west are slightly more enclosed by vegetation in a large scale landscape. Views from the PRoW and linear settlement along the A488 would be susceptible to noticeable changes within the view, without substantial planting to enclose views and screen new development. Such planting however, could enhance scenic quality, restore the setting and allow framed views of the AONB. The parcel is intervisible with the abrupt settlement edge and parcels B and C. Receptors at the settlement edge, within the parcel and using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

The majority of views within the parcel are open however the scenic quality has been greatly diminished by loss of natural features within the parcel, detracting from the setting of the AONB. There is potential to improve the scenic quality, establish buffers along the boundary of the AONB and restore its setting and combined with the presence of sensitive receptors 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
-----	------------	--------	-------------	------	-----------

MINSTERLEY B [41MNY-B]

LOCATION AND CHARACTER

Parcel B is located to the north west of Minsterley. The B4387 forms the west boundary and the A488 forms the east boundary. A dismantled railway runs parallel to the A488. The character of the parcel is derived from a flat to gently rolling landscape overlain intensive mixed fields with some horse paddocks and network of ditches in low lying areas. Tree cover along watercourses and small groups of amenity trees mean that there is only minimal framing of localised views. Agricultural intensification and some expansion of settlement has modified the areas cultural pattern.



1. FROM A488 NEAR PROW VIEW SOUTH WEST TOWARDS MULLER FACTORY AND SETTLEMENT



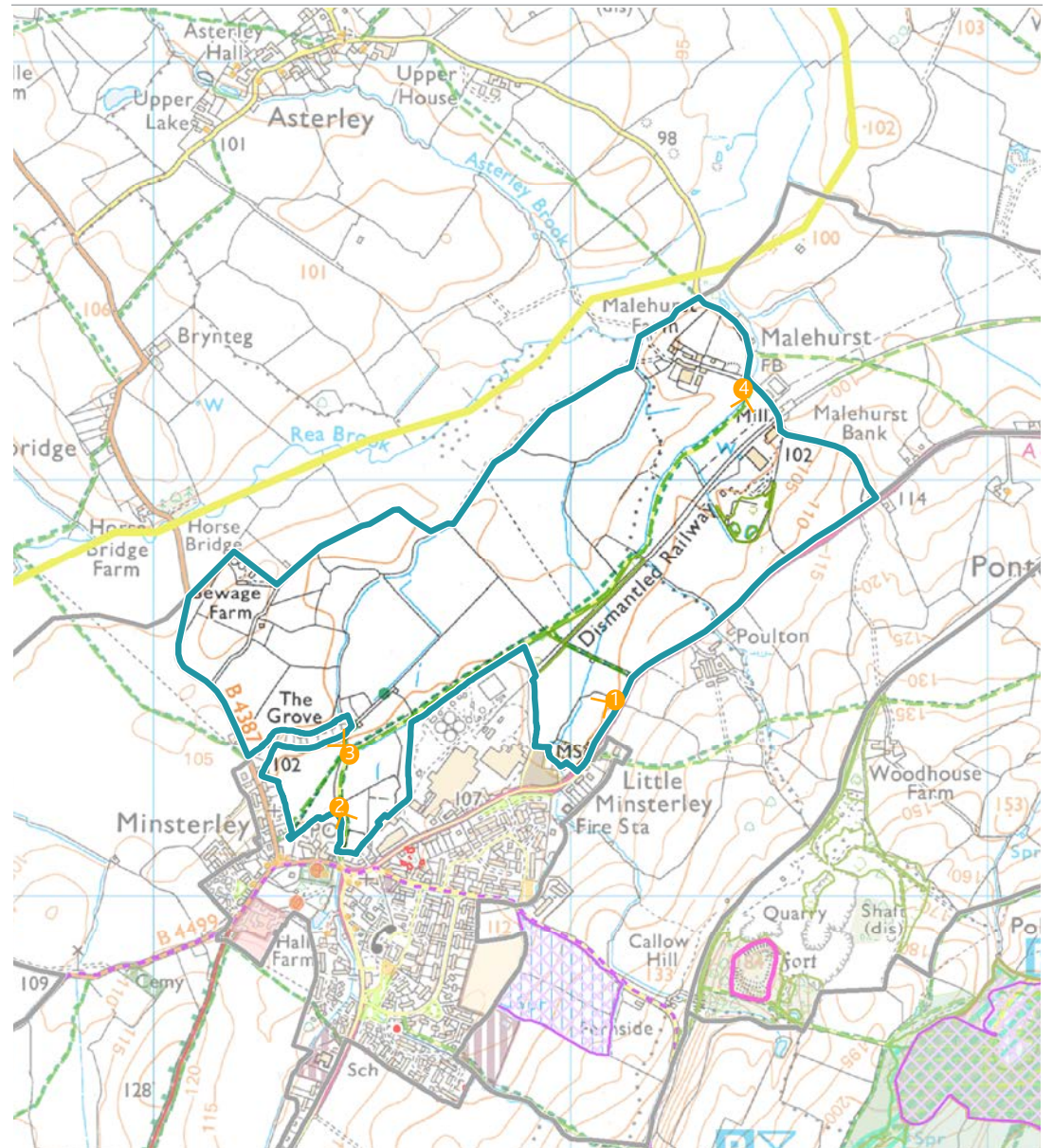
2. FROM PROW VIEW SOUTH EAST TOWARDS SETTLEMENT EDGE WITH AONB BEYOND



3. FROM INTERSECTION OF PROW VIEW NORTH TOWARDS THE GROVE AND SETTLEMENT EDGE



4. FROM BRIDGE AT MALEHURST ALONG MINSTERLEY BROOK



LANDSCAPE

LANDSCAPE VALUE

This is a typically rural landscape of mixed agriculture and horse paddocks. Areas of waste grassland near the Muller factory and along Minsterley Brook, are of poor condition and unmanaged, but may contribute to nature conservation value, with riparian habitat, occasional trees and robust hedgerows enhancing connectivity. Some of the special qualities of the AONB are expressed, but the parcel itself detracts slightly from the setting. There are no historic features within the parcel and settlement is sparse. The PRoW network contributes to the informal recreational enjoyment of the landscape.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium scale agricultural landscape of irregular pattern. Hedgerows are generally intact but eroded to larger fields and trees mostly occur in smaller fields, along the disused railway and watercourses. Such features are strong elements in the landscape and would be susceptible to further loss as a result of development. The generally flat topography would be less vulnerable to change with development better screened on lower flat ground within existing mature planting, than in a more open elevated landscape. The rural character has been eroded by previous large scale development and lack of integration into the landscape. Poplar trees planted to screen the factory are typically short lived and new development should consider planting appropriate to the setting of the AONB for long term integration. There is little sense of tranquility and the settlement edge is abrupt, facing directly onto the landscape. The area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This rural landscape has a slightly eroded character and few of the special qualities of the AONB are expressed. The flat landform, presence of mature vegetation and proximity to the Muller factory means overall, the sensitivity of the landscape to change arising from new housing and from new employment is medium-low.



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



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

VISUAL

VISUAL VALUE

Views within this agricultural landscape are intervisible with the upper slopes of the adjacent Shropshire Hills AONB. Views are considered to take in few of the special qualities of the AONB due to intervening buildings and vegetation, with the parcel contributing little to the setting.

VISUAL SUSCEPTIBILITY

The removal of hedgerows and trees to the north of the wastewater treatment works and to the north east, has resulted in some larger fields and open views that are only moderately enhanced by the setting of the AONB. Views are more enclosed and contained by vegetation within smaller fields to the west and south west of the parcel towards The Grove, however here, the settlement edge is abrupt and intervisible with the parcel. The parcel is intervisible with parcel A and C and there are views from PRoW that run through the parcel, however these are framed by roadside hedgerows and riparian habitat. Views of new development could be contained and enclosed by new planting potentially enhancing scenic quality and improving the setting of the AONB and the settlement edge. Receptors at the settlement edge, within the parcel and using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

The potential for scenic views associated with the Shropshire Hills AONB has been reduced by loss of natural features within the parcel and presence of agricultural and industrial buildings detracting from its setting. There is potential to greatly improve the scenic quality and restore the setting of the AONB and combined with the presence of sensitive receptors means that the views experienced are of medium-low sensitivity to change arising from new housing and from employment.



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



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

MINSTERLEY C [41MNY-C]

LOCATION AND CHARACTER

Parcel C is located to the east of Minsterley and is bound to the west by the A488. Callow Lane forms part of the south boundary and a track between Callow Lane and Minsterley Road that runs along the slopes of Callow Hill, forms the east boundary. The character of the parcel is derived from a gently rolling landscape supporting mixed fields with some horse paddocks. Ancient woodland relics to upper slopes and ridges in the east of the parcel are apparent however as majority of tree cover is beyond the parcel boundary there is only minimal framing of localised views.



1. FROM A488 SOUTH OF POULTON FARM
LOOKING SOUTH TOWARDS AONB



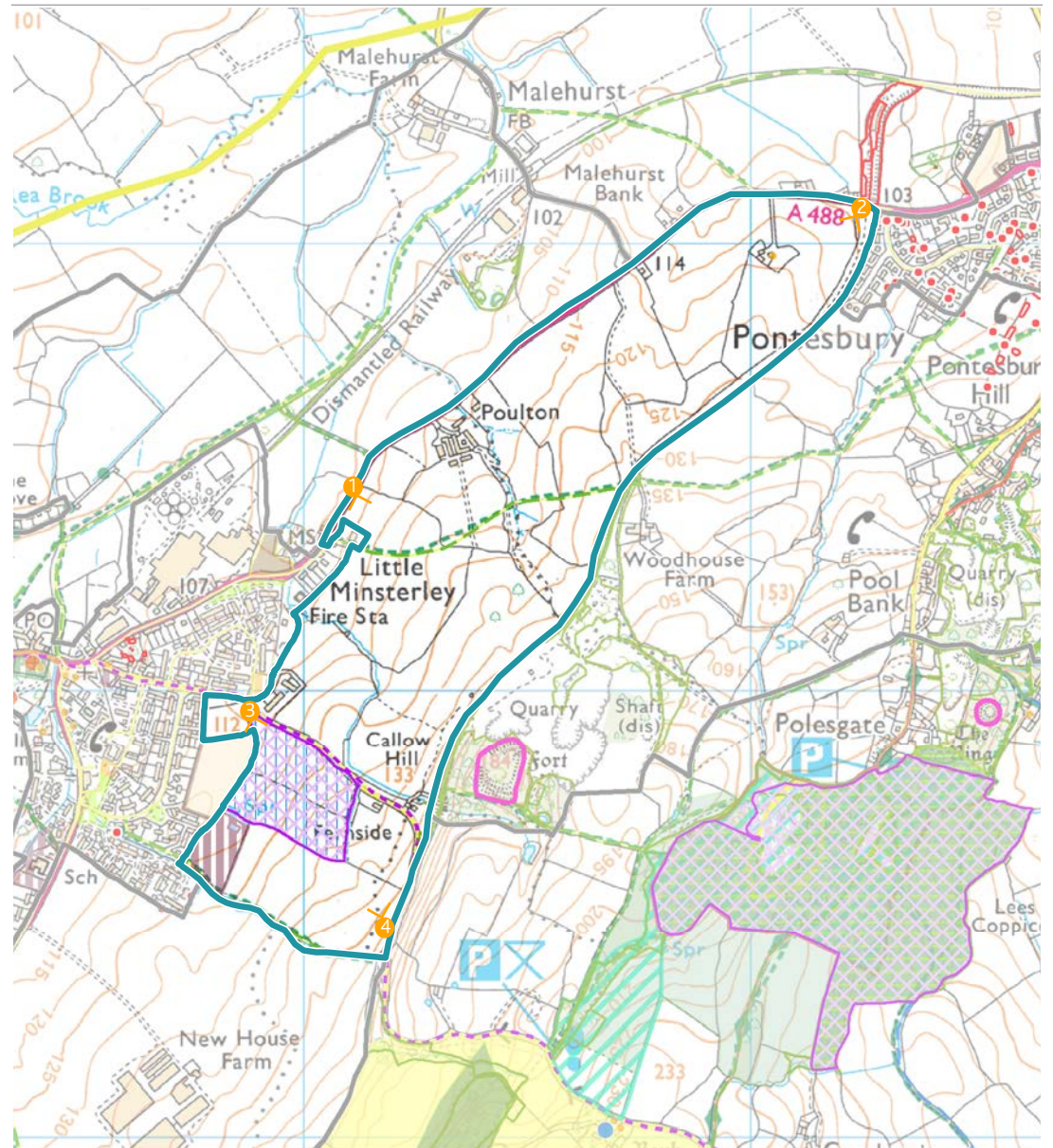
2. VIEW FROM A488 LOOKING SOUTH WEST OVER
DOVECOTE HOUSE



3. FROM CALLOW LANE LOOKING SOUTH INTO
FIELD AND MINSTERLEY MEADOWS SSSI



4. FROM CALLOW LANE VIEWS NORTH FROM
BOUNDARY OF SHROPSHIRE HILLS AONB



LANDSCAPE

LANDSCAPE VALUE

This is a typically rural landscape of mixed agriculture and horse paddocks that sits adjacent to the boundary of the Shropshire Hills AONB. Minsterley Meadows SSSI and publicly accessible Local Wildlife Site contribute to nature conservation value, which is further enhanced by good connectivity of robust hedgerows and trees to the woodland at the parcel boundary along Callow Hill to the east. Settlement is sparse being mainly individual dispersed properties and farmsteads and there is little historic value within the parcel. National Cycle Route 44 runs through the parcel and the small PRoW network connects to the wider area of open access land to the east, contributing to the informal recreational enjoyment of the landscape.

LANDSCAPE SUSCEPTIBILITY

This is a medium scale agricultural landscape of irregular pattern with generally intact hedgerows. Some solitary trees are remnants of historic hedgerow removal, however tree cover is relatively high and a strong element in the landscape that would be susceptible to further loss. The sloping topography would be vulnerable to change as a result of development and the parcel possesses many of the special features of the AONB which contribute to its setting. Development would be better screened on lower flat ground towards the settlement edge, than on the more open elevated ground to the east, where buffers should be established to protect the setting of the AONB. The relatively strong rural character contrasts with the eroded character of parcel A and would be vulnerable to change as a result of development to the south. There is some sense of tranquility towards the AONB that would be vulnerable to loss or erosion as a result of noise disturbance. The settlement edge varies in quality and could be better integrated into the landscape. The area is popular for informal recreation.

LANDSCAPE SENSITIVITY

This rural landscape is of strong character towards the AONB and possesses some of the special qualities, contributing to the setting. The partially integrated settlement edge and low levels of recreational access means overall, the sensitivity of the landscape to change arising from new housing is medium and from new employment is medium-high.



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



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

VISUAL

VISUAL VALUE

Views within this agricultural landscape are intervisible with the upper slopes of the adjacent Shropshire Hills AONB, however towards the settlement edge they become more enclosed. Views are considered to take in some of the special qualities of the AONB and are relatively scenic, particularly from Callow Hill.

VISUAL SUSCEPTIBILITY

Small fields to the south are enclosed by dense vegetation that contain views and intervisibility with the settlement edge. To the north of the parcel, views are more open where hedgerow removal allows longer views towards the Shropshire Hills AONB. Views become more open and panoramic from Callow Hill looking west across the valley, however the generous tree cover along roads and lanes frames and contains most views. There is some intervisibility with the settlement edge and parcels A and C. The parcel does not form part of a skyline and views of new development could be contained and enclosed by existing and new planting reducing susceptibility. Access through the west of the parcel is constant, reducing in number and frequency to the east. Dispersed properties within the parcel and those using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are scenic views to and from the Shropshire Hills AONB particularly from Callow Hill. Although views are more open to the north east and east of the parcel, they are generally contained by vegetation towards the settlement edge. Development could be accommodated on lower ground where views can be screened and enclosed which means that the views experienced are of medium-low sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.



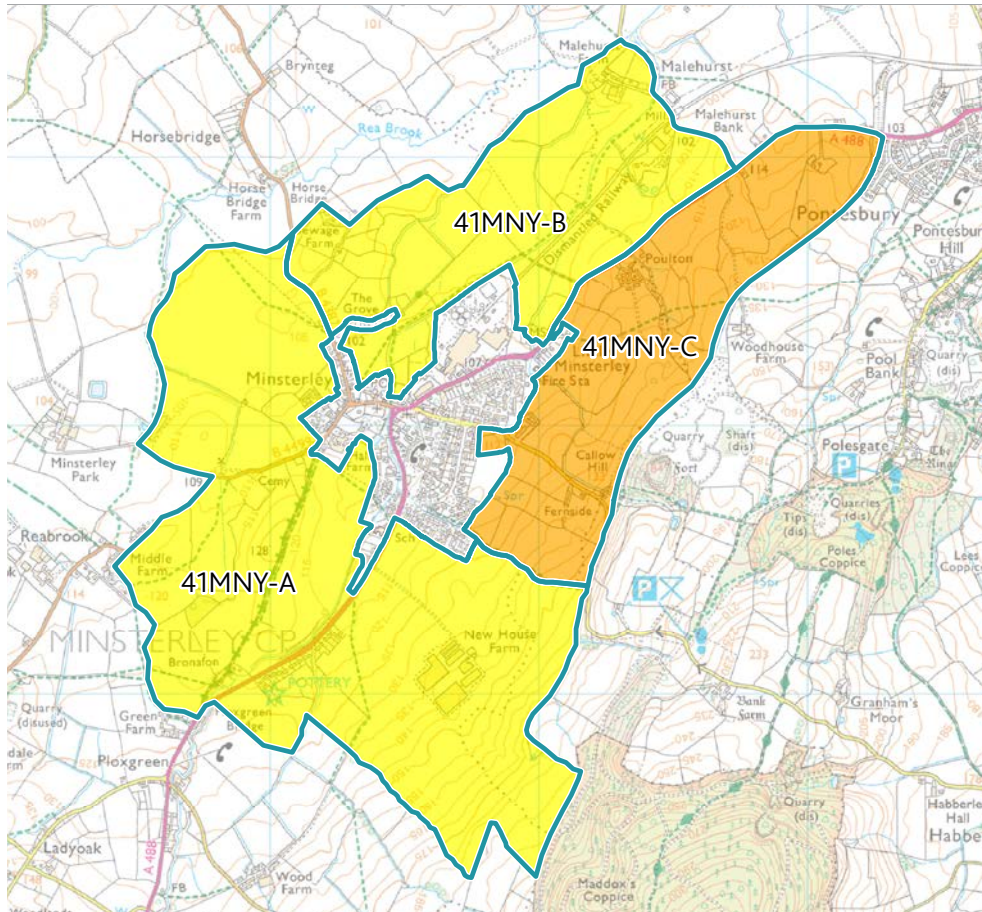
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------



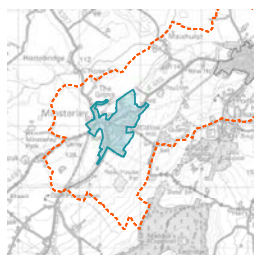
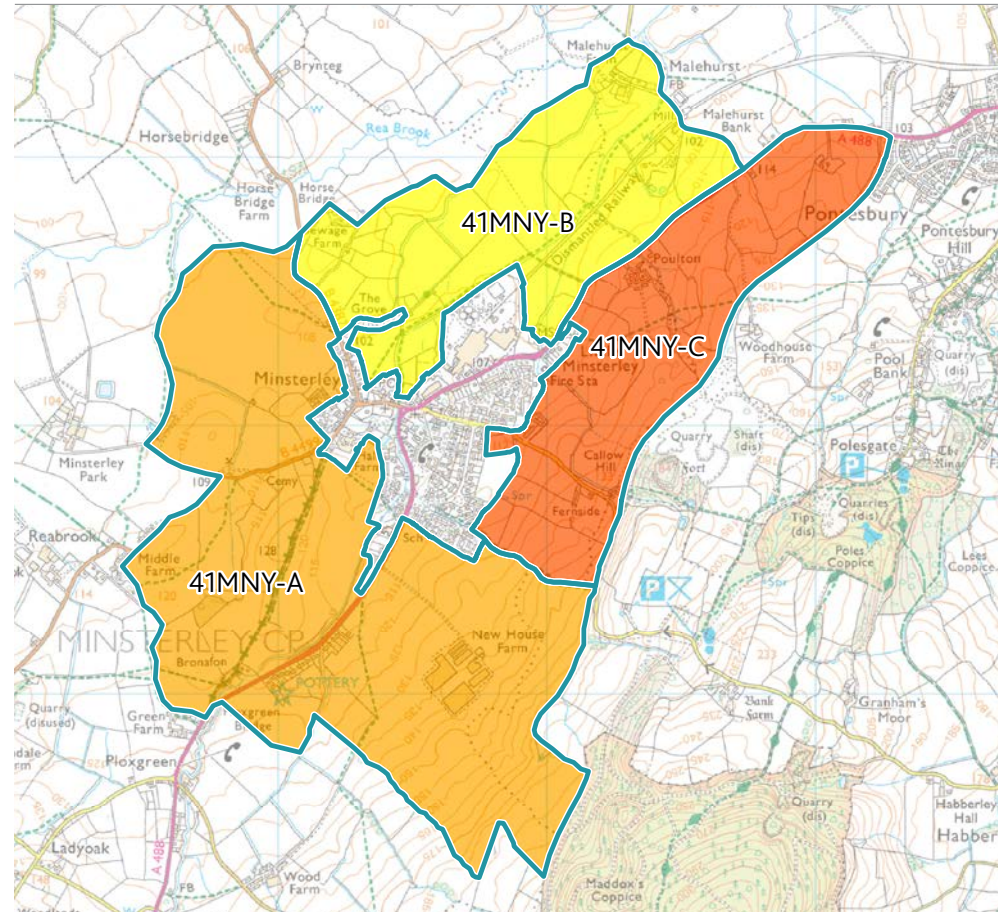
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
-----	------------	--------	-------------	------	-----------

MINSTERLEY LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

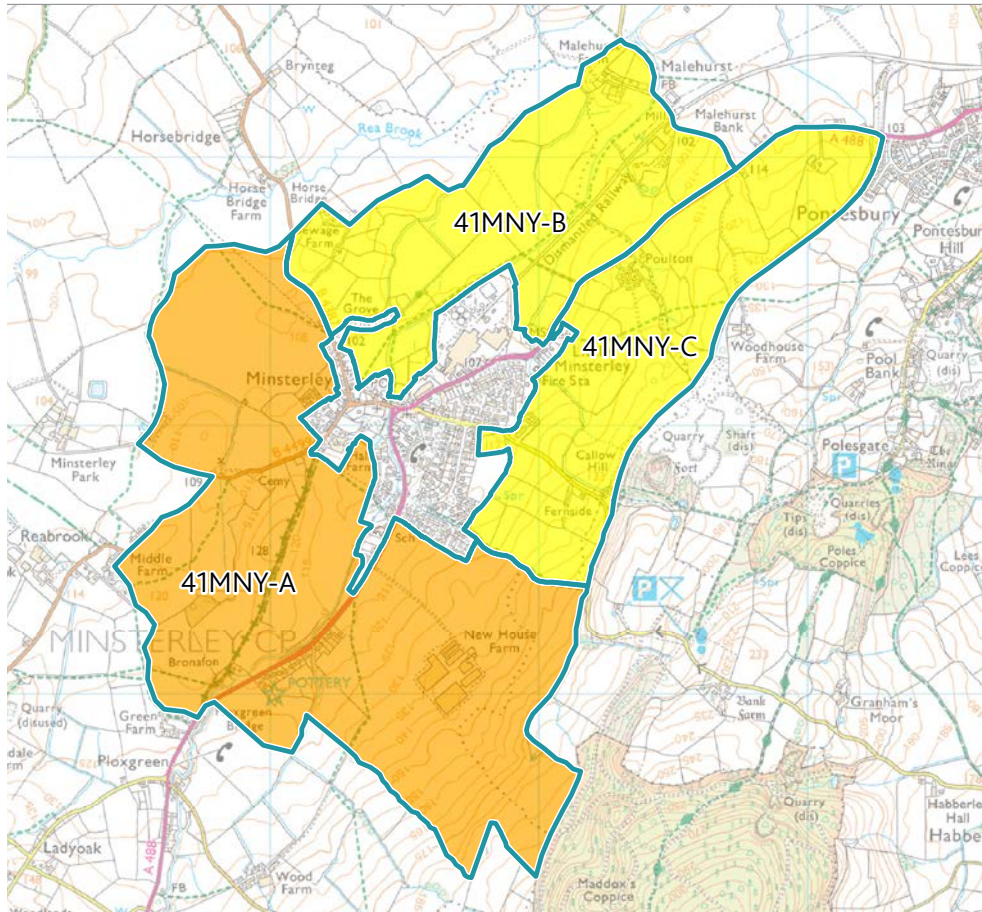
MEDIUM-LOW

LOW

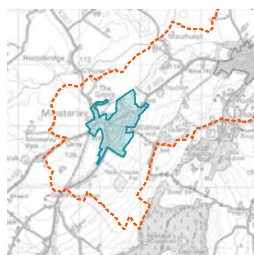
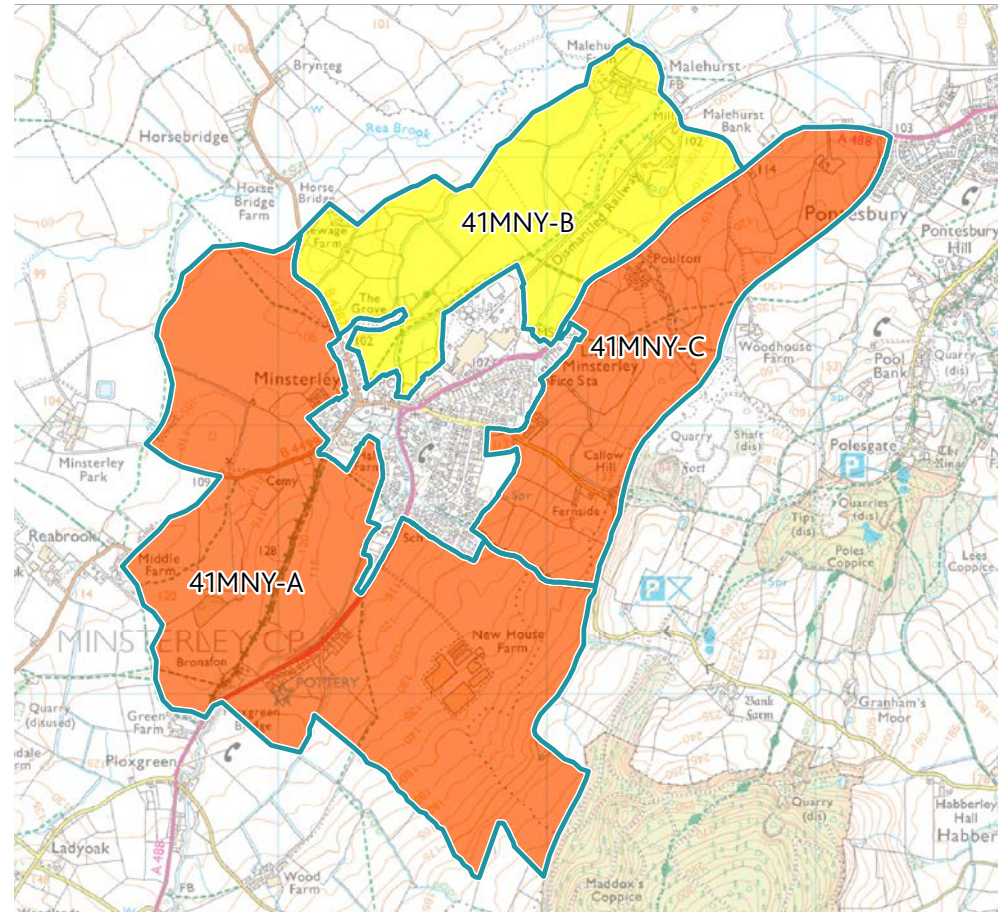
MINSTERLEY VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

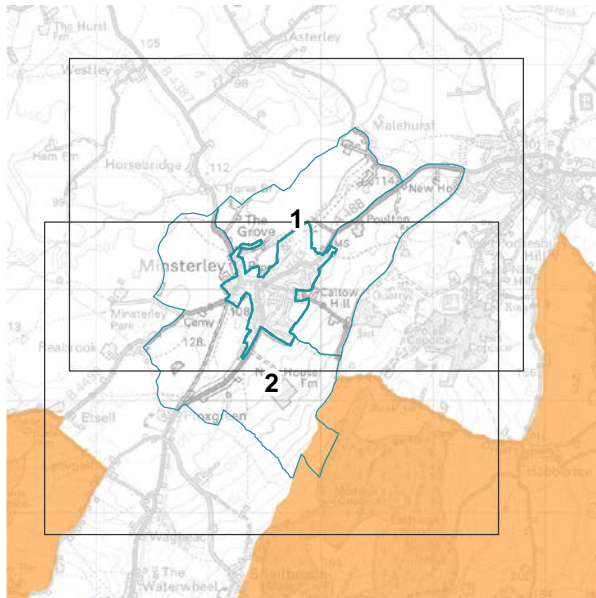
MEDIUM-LOW

LOW

DESIGN GUIDANCE FOR MINSTERLEY









[41MNY]

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

THIS PAGE IS INTENTIONALLY BLANK

