



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

**PARK HALL
[66PKH]**

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66. PARK HALL [66PKH]



LOCATION AND DESCRIPTION

Park Hall is one of three smaller villages within the civil parish of Whittington to its west and is located in the north west of Shropshire. This settlement was formerly an army training camp and later became a residential and farming community. A Stadium and Showground are prominent features in the landscape. Park Hall has a population of 580. The settlement has been divided into 2 parcels for the purpose of this study.



PARK HALL A [66PKH-A]

LOCATION AND CHARACTER

Parcel A is on the western side of Park Hall. Burma Road runs through the parcel and forms part of the eastern boundary and a PRoW is located near Five Crosses to the north. Hedgerows and hedgerow trees and avenues are typical of this area that has parkland characteristics associated with Park Hall, the house no longer exists. Further prominent features include a stadium and showground. Twmpath Lane and an Orthopaedic Hospital form the northern boundary of the parcel and the A5 forms the western boundary. The landscape has a unique but disjointed character throughout.



1. LARGE SHED VISIBLE FROM BURMA ROAD



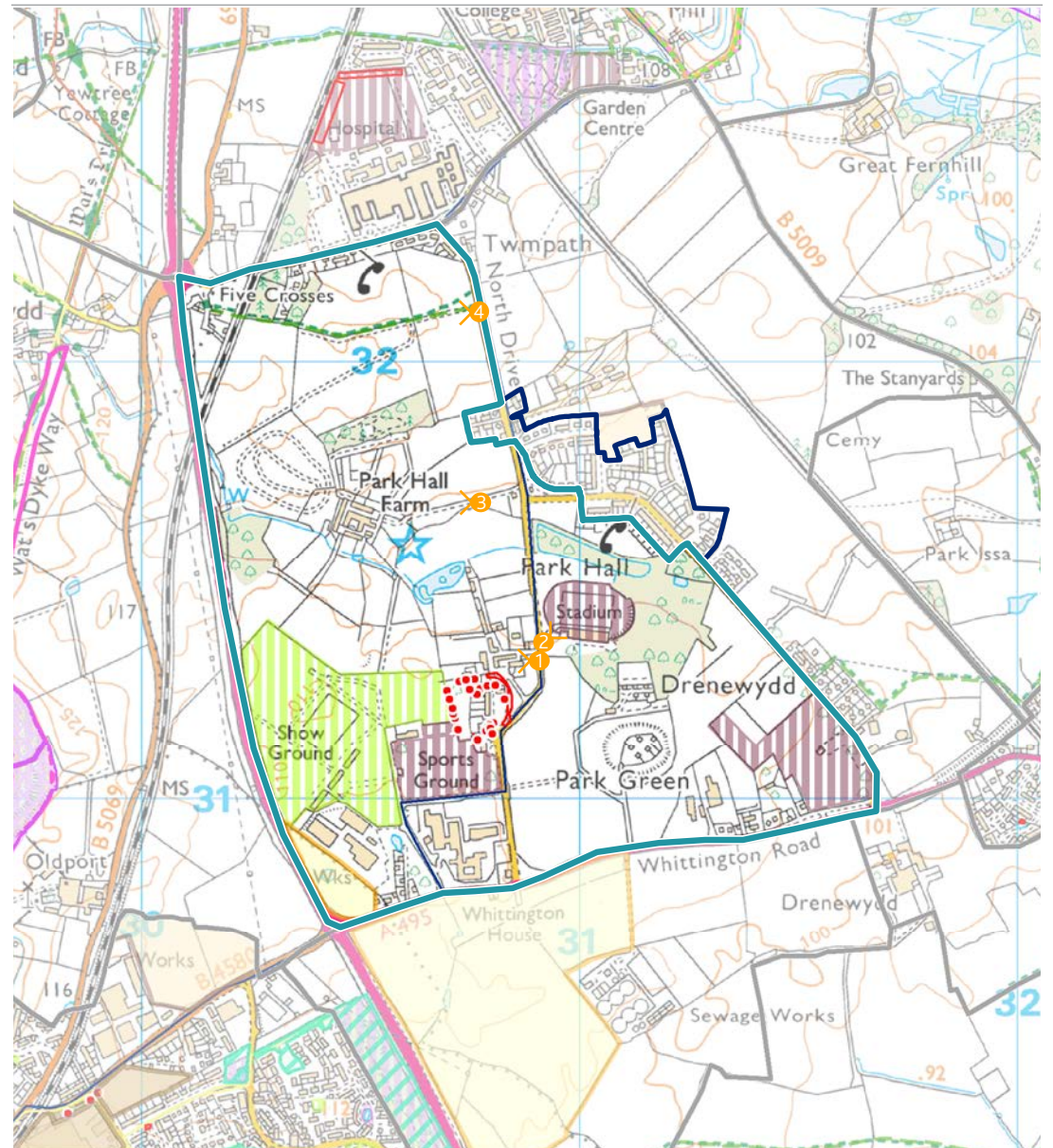
2. VIEW FROM BURMA ROAD ACROSS TOWARDS THE FOOTBALL STADIUM



3. VIEW DOWN THE APPROACH TO PARK HILL FARM, WITH LONG DISTANCE VIEWS TO THE WEST



4. VIEW FROM NORTH DRIVE, WITH LONG DISTANCE VIEW TO THE WEST



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong character and moderate condition, however, it contains detractors, which erode this rural character, particularly to the south of the parcel. Despite the parkland associations with the former Park Hall, this landscape does not contain any designations, apart from a group of Tree Preservation Orders located adjacent to Burma Road and Park Lane, to the north of the sports ground. Although there are limited designations, there are areas of higher amenity value, such as a show ground, sports ground and Park Hall Farm which is also a tourist destination. The parcel is also home to a small football stadium. The landscape makes an important contribution to the enjoyment of the area due to the presence of Park Hill Farm and the sports ground.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of regular and irregular shaped, small to medium sized arable and pastoral fields and parkland landscape. The landform is relatively flat, however becomes gently rolling towards the north of the parcel. There is a strong sense of place, which is created by the former parkland landscape and some sense of tranquility, however this is more towards the north of the parcel. The landscape to the south of the parcel is less tranquil due to its multiple uses for employment and recreation, with Artillery Business Park present, the show ground and stadium, consequently development in this location would be more appropriate than further north. Distinctive elements of tree cover form strong elements in the landscape which are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement is clustered and dispersed within the parcel, however these properties are well screened and surrounded by vegetation. Despite these small areas of residential, the majority of the parcel is employment or recreation use.

LANDSCAPE SENSITIVITY

This former parkland landscape has protected trees and locally valued recreational features. However, there are also multiple detractors, such as Artillery Business Park and other employment and storage uses. Overall the sensitivity of the landscape to change arising from new housing is medium and to employment is also medium, due to the presence of employment uses already in the landscape.



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 rural landscape have no association with the Shropshire Hills AONB, due to the distance of approximately 25km. There are however mid to long distance views from the north and west sides of the parcel towards higher landform to the west of the parcel that would be susceptible to change in the view. The landscape is intact with the main detracting elements being the Artillery Business Park and other employment uses to the south of the parcel. To the north of the parcel detractors are less frequent, but does include a section of main line railway to the north west; this results in a medium scenic quality, however with lower scenic quality to the south.

VISUAL SUSCEPTIBILITY

There are open views particularly around Park Green and more limited views within the parcel around Artillery Business Park and the show ground and in the smaller fields to the south of Park Hall Farm. There are views between parcel A and B along the eastern boundary across Drenewyd, however the avenue of trees following the road filters these views in places. Views from Park Hall Farm are relatively open across the surrounding fields and towards the higher landform in the west, with areas of woodland screening views out in places. The parcel itself does not form a skyline. There is a frequent level of access to this parcel, due to access for the employment uses and Park Hall Farm, which attracts tourists. Typical receptors include those using the employment facilities and road users, which would be of lower susceptibility than those visiting Park Hall Farm, people living within the parcel and those using other outdoor recreation facilities, who are particularly susceptible to changes in their surroundings.

VISUAL SENSITIVITY

Views are often open but there are areas which are more enclosed and less susceptible to development. The medium to low scenic quality a result of the multiple large buildings and employment uses, combined with the parkland landscape means that the views experienced are of medium sensitivity to change arising from new housing and also medium sensitivity to change arising from employment, as employment uses are already present and visible in the landscape.



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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PARK HALL B [66PKH-B]

LOCATION AND CHARACTER

Parcel B is located to the east side of the Park Hall settlement. The Shrewsbury to Chester line railway runs through the centre of the parcel and the B5009 is along the eastern boundary. There is only one PRow to the south. The parcel is characterised by large open fields and the railway line. The fields and small blocks of woodland contribute to the rural character of the parcel. The northern boundary is made up of the Orthopaedic Hospital and Derwen Garden Centre and the southern boundary is the village of Whittington.



1. VIEW SOUTH TWMPATH LANE



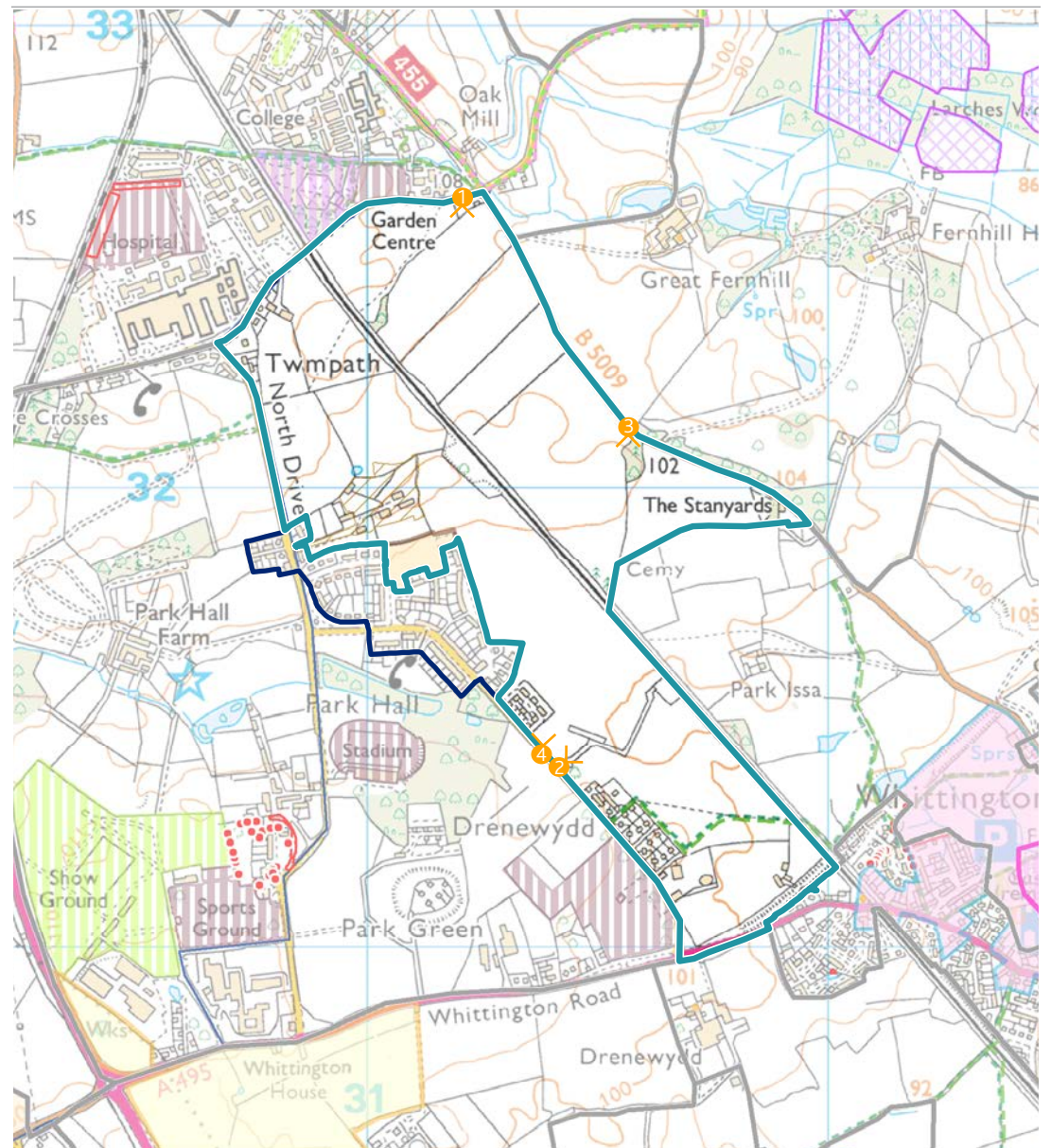
2. VIEW NORTH EAST FROM DRENEWYDD



3. ROLLING LANDFORM AND TREES FORM A SKYLINE IN PLACES



4. NEW BUILD PROPERTIES WITHIN THE PARCEL, ON THE EDGE OF THE SETTLEMENT ALONG



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate strength of character and good condition which is representative of a typical rural landscape. There are no designations within the parcel itself with no strong physical features other than the railway dividing the parcel down the middle. The landscape does not make an important contribution to the enjoyment of the area, as there is limited public access with one small PRoW to the southern end of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of simple and regular shaped and open large and medium scale arable and pastoral fields. The landform is gently rolling throughout and there is a medium sense of place and typical rural character. There is some sense of tranquility as although the railway runs through the parcel, this is filtered in places by vegetation or screened by the rolling landform. The sense of remoteness and tranquility decreases in closer proximity to the railway tracks. Although there are some hedgerows and small blocks of trees within this parcel, fences are the main field boundary, which create an open landscape. Existing settlement within this parcel includes properties along Drenewydd and properties along Twmpath Lane. This settlement is restricted to the road boundaries of the parcel, except for a few isolated farmsteads within and changes to this discrete settlement pattern would be noticeable.

LANDSCAPE SENSITIVITY

This parcel does not contain any designated features and comprises of large open fields with a low number of hedgerows, this, combined with the railway track running through the centre of the parcel reduces the sensitivity of the parcel. 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 rural landscape have no association with the Shropshire Hills AONB, due to the distance of approximately 25km. There are however mid to long distance views throughout the parcel towards higher landform to the west, however these views do not hold any designations. The landscape is intact with the main detracting elements being the railway tracks running through the centre of the parcel, but this is filtered in places by vegetation or screened by the rolling landform. There are also Trident overhead lines and a mast within the parcel. This results in a medium scenic quality.

VISUAL SUSCEPTIBILITY

There are open views throughout the parcel, however the rolling landform and small blocks of trees screen these views in places. There are views towards Parcel A across Drenewydd, however these views are filtered by the avenue of trees along the road. There are long distance and open views from the B5009, which forms the eastern boundary of the parcel, across the parcel towards higher landform to the west, however this is screened in places by roadside hedgerows. The parcel itself forms a skyline in places, due to the rolling landform development on this higher landform or within open views would be particularly noticeable. Although Whittington Conservation area is located approximately 50m to the south of the parcel, there are no visual links between this conservation area and the parcel. Due to the railway track, the level of access through the parcel is frequent, however receptors of this nature are of lower susceptibility to changes in their surroundings as a result of development. Residential receptors and users of the PRoW at the southern end of the parcel of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

In general views throughout the parcel are open, with the parcel forming a skyline for a small proportion of the view when viewed from the B5009. The railway line reduces the sensitivity slightly. Views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.



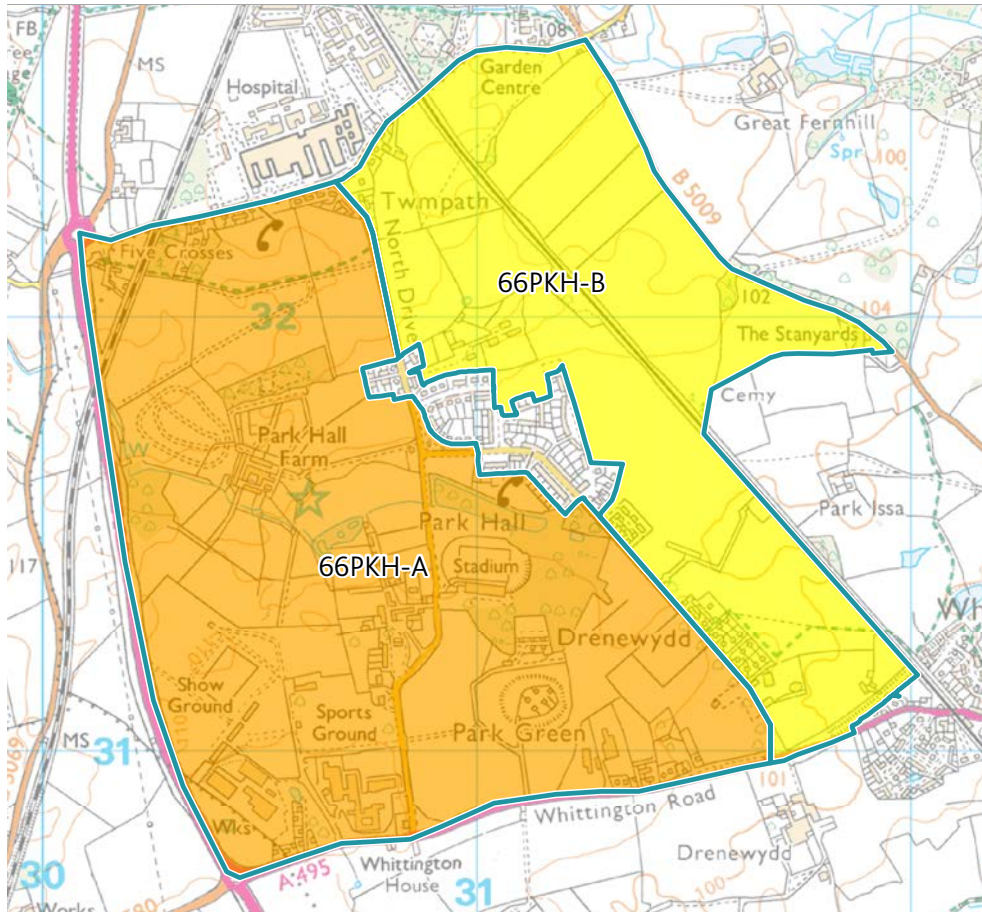
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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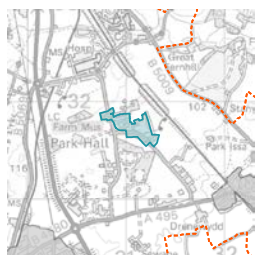
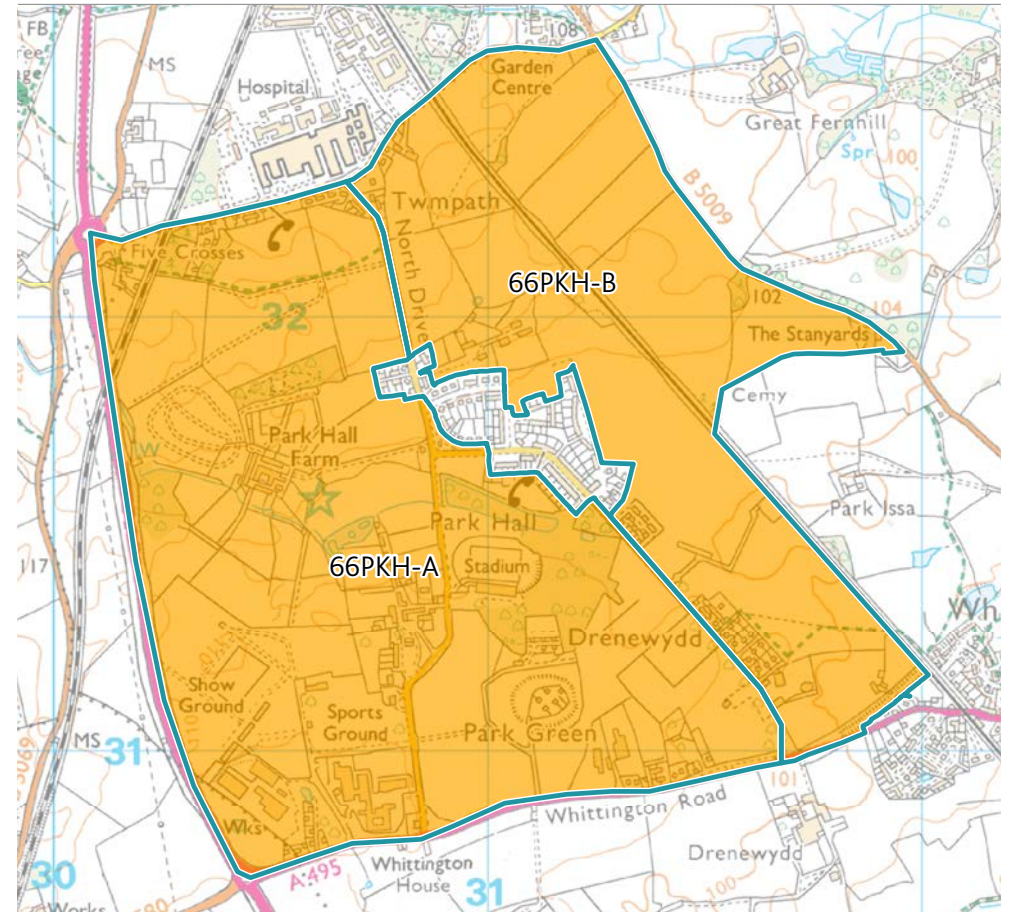
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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PARK HALL LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

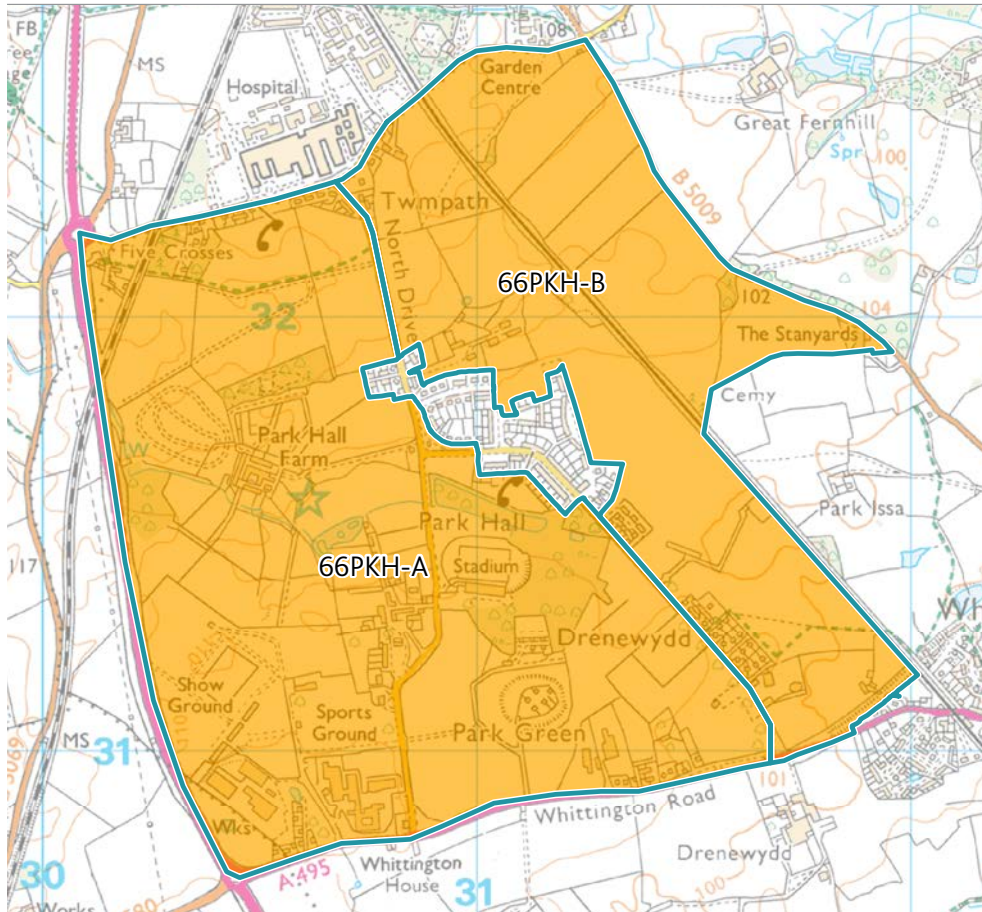
MEDIUM

MEDIUM-LOW

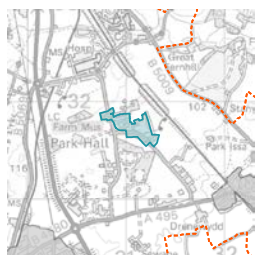
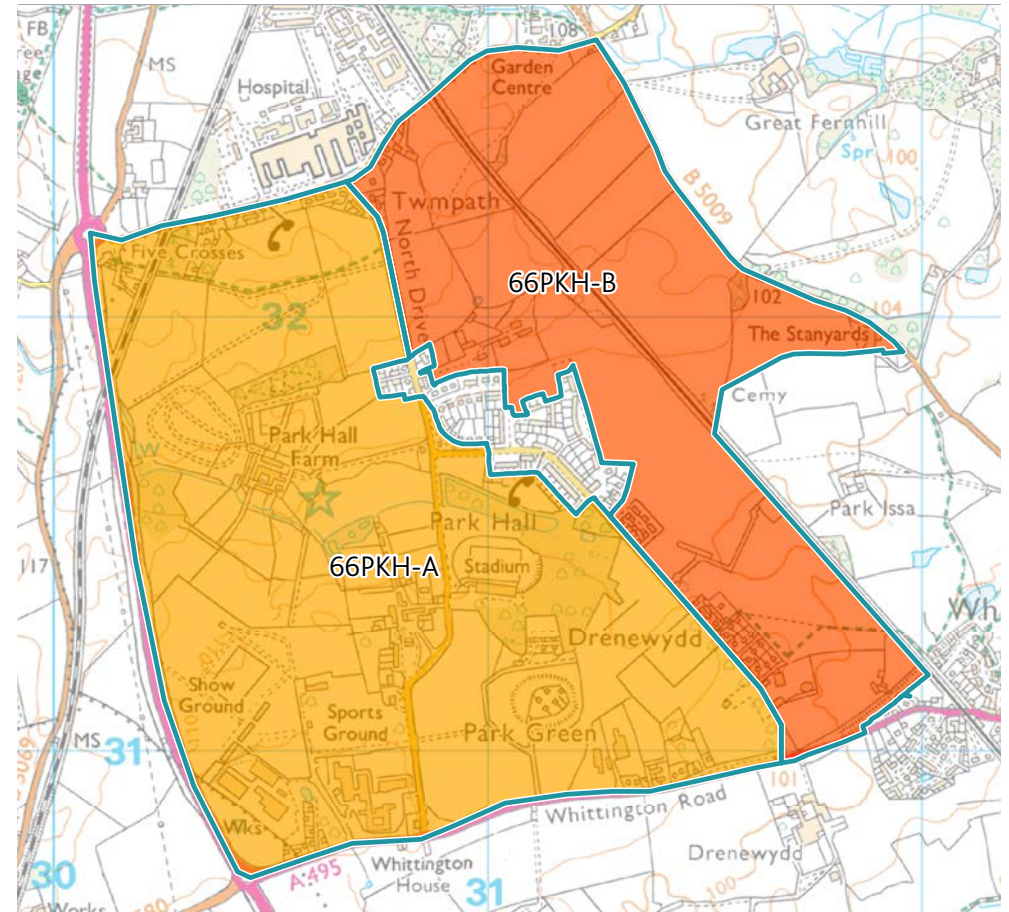
LOW

PARK HALL VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

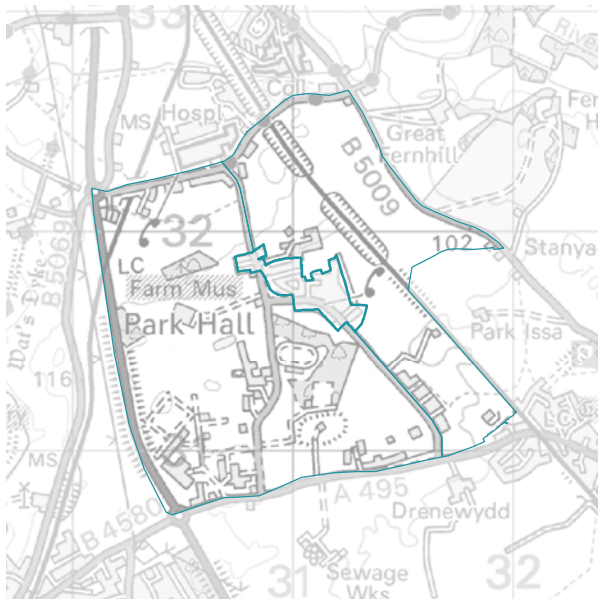
 MEDIUM

 LOW









DESIGN GUIDANCE FOR PARK HALL

[66PKH]

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

