



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

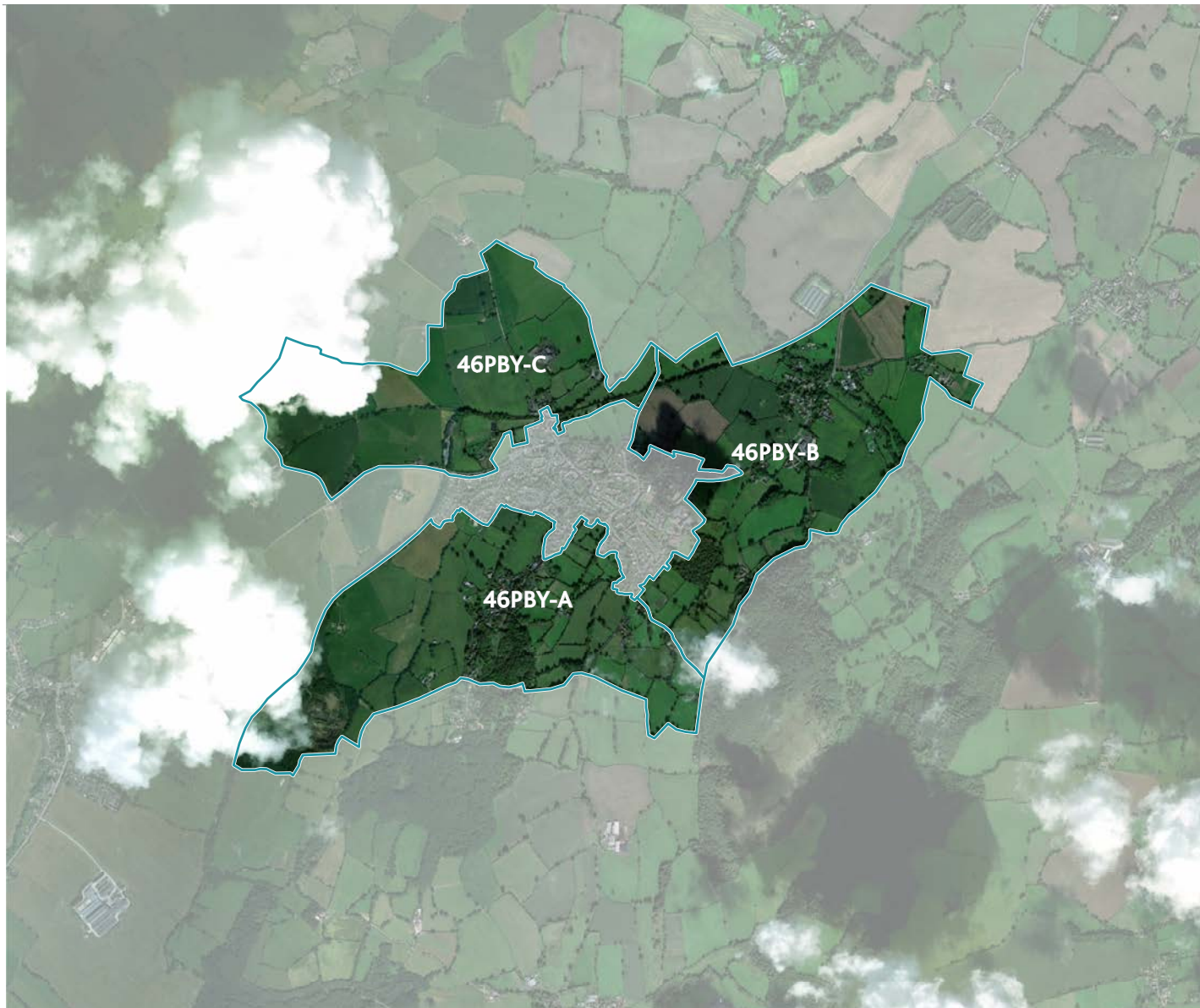
PONTESBURY
[46PBY]

CONTENTS

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

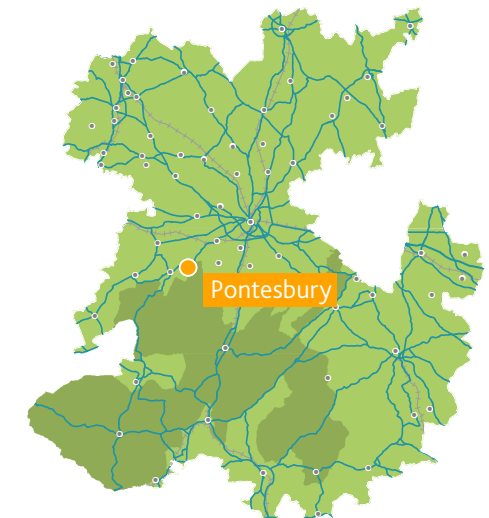
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46. PONTESBURY [46PBY]



LOCATION AND DESCRIPTION

Pontesbury is a large village and civil parish in Shropshire and is approximately eight miles southwest of the county town of Shrewsbury. It is one of the largest villages in Shropshire with a long mining history. To the south east is Earls Hill, a nature reserve. The Rea Brook flows close to the north with the village itself nestling on the northern edge of the Shropshire Hills AONB. Pontesbury has a population of 1,650. This settlement has been divided into 2 parcels for the purpose of this study.



PONTESBURY A [46PBY-A]

LOCATION AND CHARACTER

Parcel A is located to the south of Pontesbury and falls partially within the AONB to the east. The boundary to the west follows a track from Minsterley Road to the north, Callow Lane in Minsterley to the south and adjoins the Minsterley. Vehicular access within the parcel is limited, although there is a well-connected PRow network linking to the Shropshire Way beyond the parcel and National Cycle route 44. The character of the parcel is derived from the gently rolling to undulating landscape and intensive agricultural systems, woodland cover and historic quarrying activities.



1. FROM GROVE LANE AT THE SETTLEMENT EDGE LOOKING SOUTH TOWARDS THE AONB



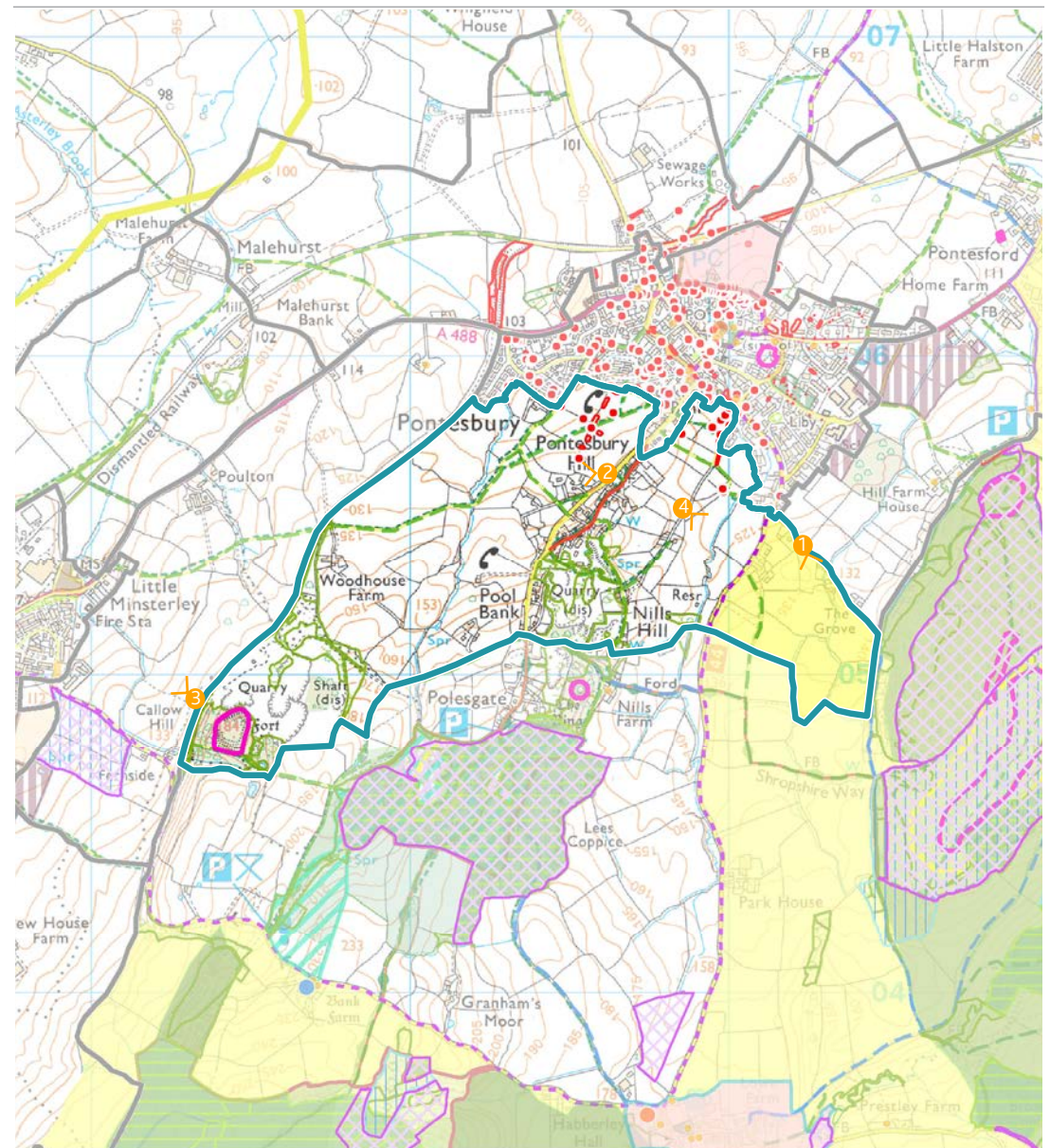
2. FROM PONTESBURY HILL ROAD LOOKING WEST TOWARDS MINSTERLEY



3. FROM TOP ROAD, LOOKING NORTH WEST WITH LONG DISTANCE VIEWS



4. FROM WHITWELL LANE LOOKING SOUTH EAST TOWARDS HABBERLEY ROAD AND AONB



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of very strong character and high scenic quality with many of the historical, natural and cultural qualities of the Shropshire Hills AONB to the south of the parcel being expressed. Although natural diversity is typical in this rural landscape, there is good connectivity of hedgerows and trees around quarries to larger woodland and ancient relics to the south, with many trees towards the settlement edge protected by TPOs. The quarries and undulating landform are distinctive and contribute to local landscape character. An extensive PRoW network, promoted routes and National Cycle Route 44, contribute to the diverse recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied scale landscape with an intimate complex pattern in the vicinity of Pontesbury Hill and dispersed settlements that would be vulnerable to change as a result of development. The cultural associations of quarrying and mining have influenced the landscape pattern and would be in danger of being eroded as a result of development. The visual foci of Earl's Hill and Callow Hill are prominent within this undulating landscape and would be susceptible to development as reprofiling would potentially alter the distinctive topography. Medium to large scale fields would be less susceptible to development which could be integrated due to generous tree cover, however this would need to be balanced against changes to an area of strong rural character and sense of place. The scenic quality and rural character mean the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is an intact strongly rural landscape with distinctive features and associations with the Shropshire Hills AONB that means overall the sensitivity of the landscape to change arising from new housing is high and from new 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 strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. Views are considered to take in the special qualities of the AONB to the south and form part of its setting.

VISUAL SUSCEPTIBILITY

The extensive covering of woodland, trees and hedgerows contain immediate views within the parcel and only permit limited inward and outward views. Views are intimate and framed in the vicinity small clustered and dispersed settlements and would be vulnerable to change as a result of development. On higher ground and with less tree cover, views are more elevated particularly around Pontesbury Hill Road and Top Road, with views into and out of the AONB. Development would be more visible on elevated hill slopes, being particularly vulnerable to noticeable change to the view. There is limited intervisibility with adjacent parcels and settlement edge due to tree cover. The high numbers of sensitive receptors at the settlement edge, visiting the parcel and using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a strong rural character with views associated with the Shropshire Hills AONB all of which contribute to highly scenic views. The quality of views and frequent presence of sensitive receptors means that the views experienced are of high sensitivity to change arising from new housing and very 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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PONTESBURY B [46PBY-B]

LOCATION AND CHARACTER

Parcel B is located to the north east of Pontesbury and falls partially within the AONB to the east and south. The boundary to the west follows a disused railway line and field boundaries. The small settlement of Pontesford centred around Pontesford Brook to the north of the parcel is one of several dispersed settlements. The well connected PRow network links to the Shropshire Way to the south. The strong character of the parcel is derived from the gently rolling landscape of mixed agriculture fields and outlying wooded and distinctive landforms of Pontisford Hill and Earl's Hill.



1. FROM LOCAL LANE, OFF BOGEY LANE, LOOKING SOUTH IN DIRECTION OF PONTESFORD HILL



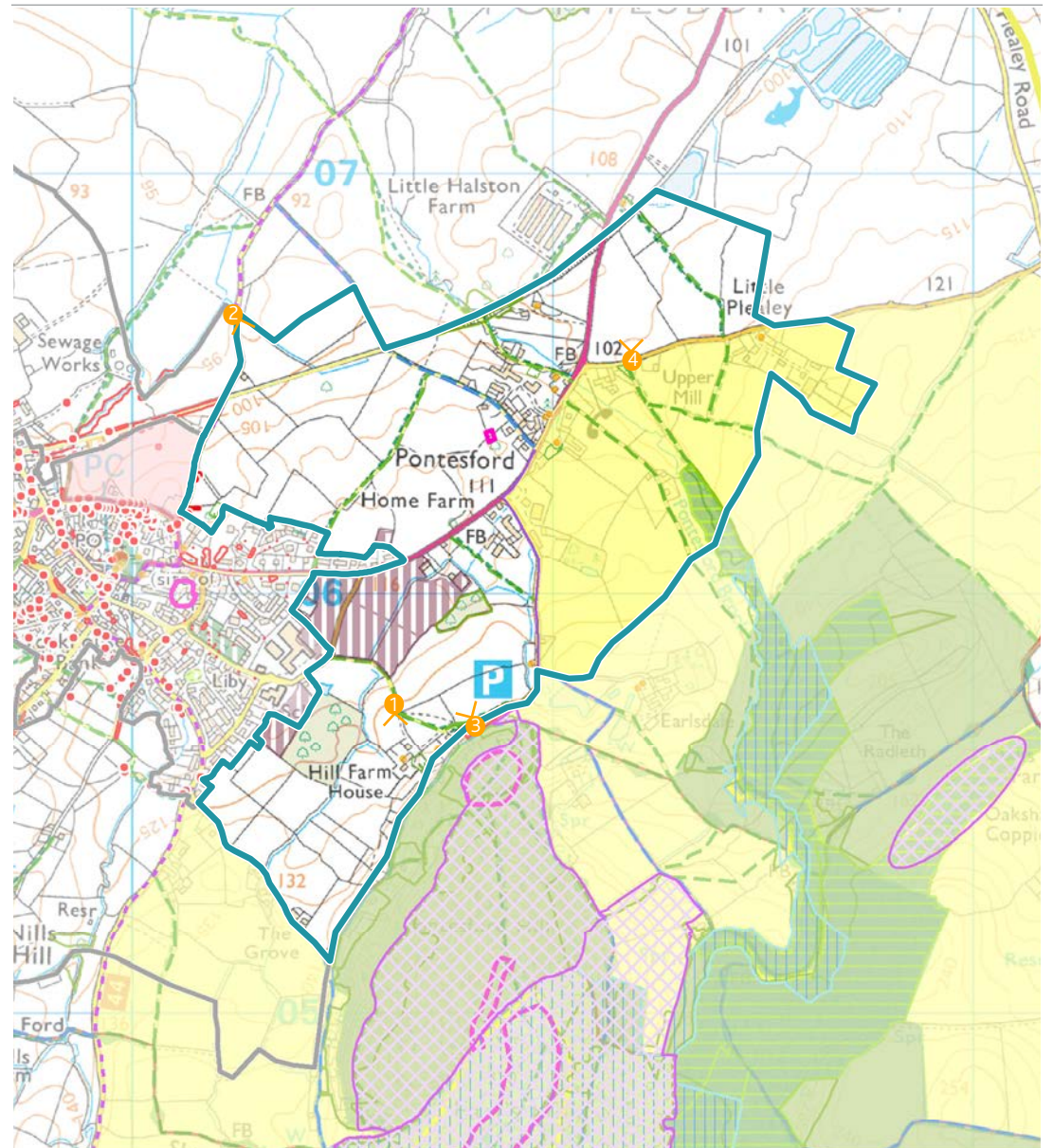
2. FROM HINTON LANE LOOKING SOUTH TOWARDS PONTESBURY



3. FROM LANE AT PONTESFORD HILL LOOKING NORTH TOWARDS PONTESBURY AND LONG



4. FROM WEST OF WELL LANE AT LITTLE PLEALEY LOOKING NORTH



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of strong character and scenic quality with some of the historical, natural and cultural qualities of the Shropshire Hills AONB to the south and east of the parcel being expressed. Although natural diversity is typical for the rural landscape, there is good connectivity of hedgerows and trees to larger woodland and ancient relics to the south. The distinctive landform of Earl's Hill contributes to local landscape character. An extensive PRoW network and promoted routes contribute to the diverse recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied scale landscape with an intimate complex pattern in the vicinity of Pontesford and dispersed settlements that would be vulnerable to change as a result of development. The visual foci of Earl's Hill and Callow Hill are prominent within this undulating landscape and would be susceptible to development as reprofiling would potentially alter the distinctive landform. The quality of the landscape towards the settlement and the AONB boundary are good, with some reduction in condition to the north where fields are larger and agriculture more intensive. Medium to large scale fields would be less susceptible to development which could be integrated due to generous tree cover and robust hedgerows, however this would need to be balanced against changes to an area of strong rural character and sense of place. The scenic quality and rural character mean the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is an intact strongly rural landscape with distinctive features and associations with the Shropshire Hills AONB that means overall the sensitivity of the landscape to change arising from new housing is high and from new 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
-----	------------	--------	-------------	------	-----------

VISUAL

VISUAL VALUE

Views within this strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. Views are considered to take in the special qualities of the AONB to the south and form part of its setting.

VISUAL SUSCEPTIBILITY

The extensive covering of woodland, trees and hedgerows contain immediate views within the parcel and only permit limited inward and outward views. Views are intimate and framed in the vicinity small clustered and dispersed settlements and would be vulnerable to change as a result of development. On higher ground and with less tree cover, views are more elevated particularly along the south and east boundaries of the parcel, with views into and out of the AONB. Development would be more visible on elevated hill slopes, being particularly vulnerable to noticeable change to the view. There is limited intervisibility with adjacent parcels and settlement edge due to tree cover. The high numbers of sensitive receptors at the settlement edge, at dispersed settlements and those visiting the parcel and using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a strong rural character with views associated with the Shropshire Hills AONB all of which contribute to highly scenic views. The quality of views and frequent presence of sensitive receptors means that the views experienced are of high sensitivity to change arising from new housing and 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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PONTESBURY C [46PBY-C]

LOCATION AND CHARACTER

Parcel C is located to the north of Pontesbury and falls outside the Shropshire Hills AONB to the east and south. The boundary to the west follows Malehurst Lane and the A488 to the south. The disused railway runs east west through the centre of the parcel. The PRoW network cuts the corners of the parcel rather than traversing through it. This gently rolling landscape is characterised by medium scale fields of intensive mixed agriculture. There is some tree cover along watercourses and small groups of amenity trees. Settlement is concentrated in a number of clustered settlements,



1. FROM PROW FOOTPATH 0431/59/1 NEAR STATION ROAD LOOKING NORTH WEST



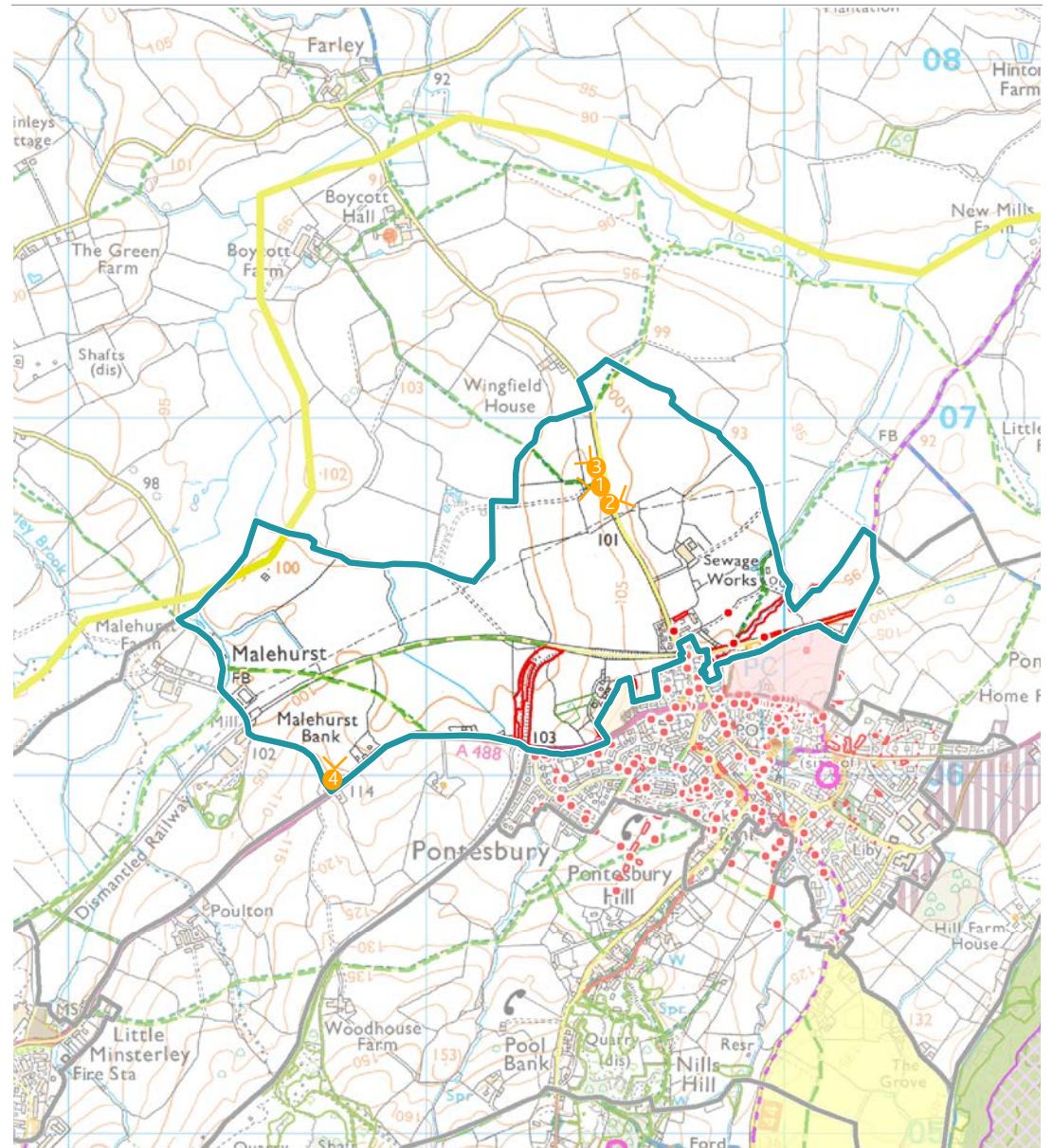
2. FROM STATION ROAD LOOKING SOUTH WEST TOWARDS SETTLEMENT EDGE AND AONB



3. FROM STATION ROAD LOOKING NORTH



4. FROM A488 LOOKING NORTH ACROSS LOW LYING FIELDS TOWARDS ASTERLEY



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character and scenic quality with a few of the natural qualities of the Shropshire Hills AONB to the south and east of the parcel being expressed. There is good connectivity of hedgerows and trees to larger woodland and ditches associated with hedgerows add to nature conservation value. The PRoW network is not extensive through the parcel but does connect with local lanes and contributes to the recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied scale landscape with an irregular pattern of mixed agricultural land use. The visual foci of Earl's Hill and Callow Hill are less prominent in this low lying flat to gently rolling landscape. Medium to large scale fields would be less susceptible to development which could be integrated due robust hedgerows that could be enhanced by further planting. There is some sense of tranquility away from busier roads that would be vulnerable to erosion as a result of noise from development. The scenic quality and rural character mean the area is popular for informal recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is a typical rural landscape with good connectivity and some tree cover in proximity to the settlement edge and disused railway, that could aid integration of new development that means overall the sensitivity of the landscape to change arising from new housing and from new 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 typically rural landscape have views of the uplands of the Shropshire Hills AONB although these are largely screened by intervening landform and vegetation. Views are not considered to take in the special qualities of the AONB to the south and do not consistently form part of its setting.

VISUAL SUSCEPTIBILITY

The moderate covering of trees and hedgerows contain immediate views within the parcel particularly in proximity to the settlement edge and could be utilised to aid screening of new development. Views are intimate and framed in the vicinity of small clustered and dispersed settlements and would be vulnerable to change as a result of development. Ground levels do not vary greatly therefore elevated views are less available and do not regularly take in the scenic quality of the AONB. Development would be less visible on lower ground, and there is limited intervisibility with the settlement edge and adjacent parcels due to tree cover, although there are glimpsed views with Minsterley parcel B. Occasional detracting elements of a transformer compound and large agricultural buildings are present in the view. The low numbers of sensitive receptors at the settlement edge, at dispersed settlements, visiting the parcel and using the PRoW network, are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has a typical rural character with occasional views associated with the Shropshire Hills AONB. The quality of views, presence of tree cover at the settlement edge and low numbers of sensitive receptors means that the views experienced are of medium-low sensitivity to change arising from new housing and medium sensitivity to change arising from employment.



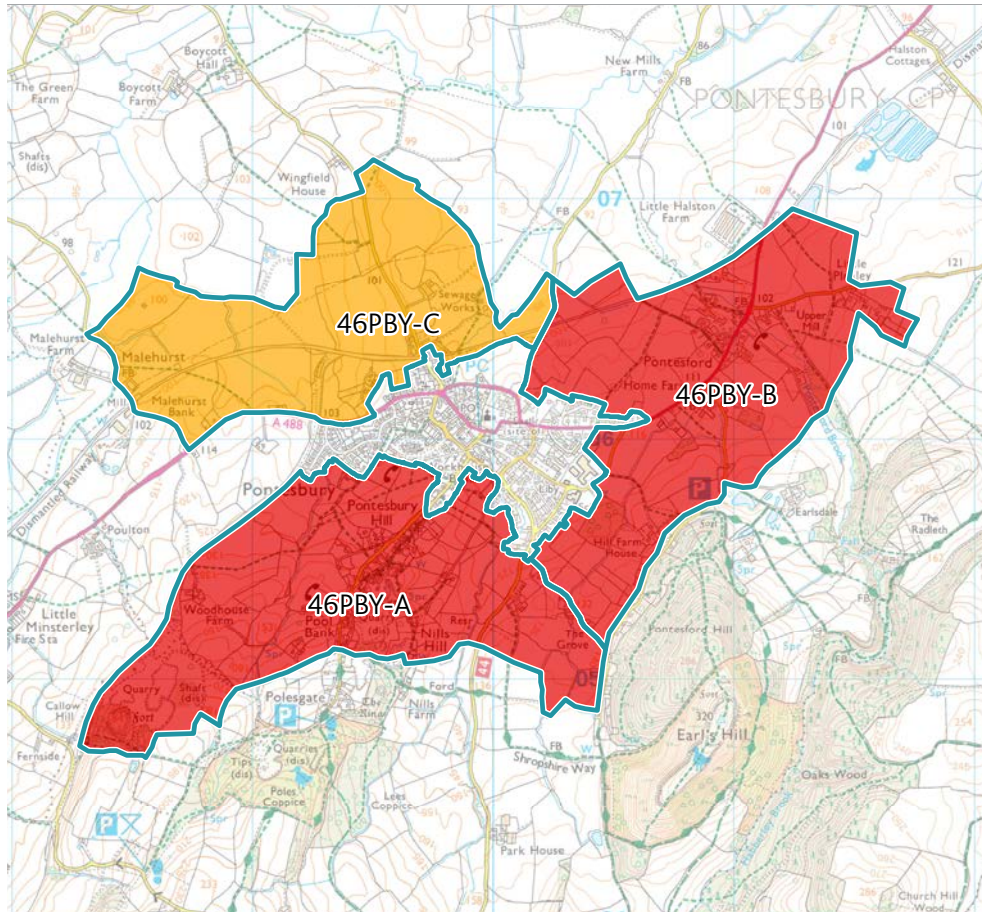
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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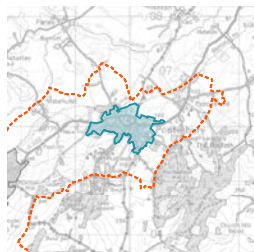
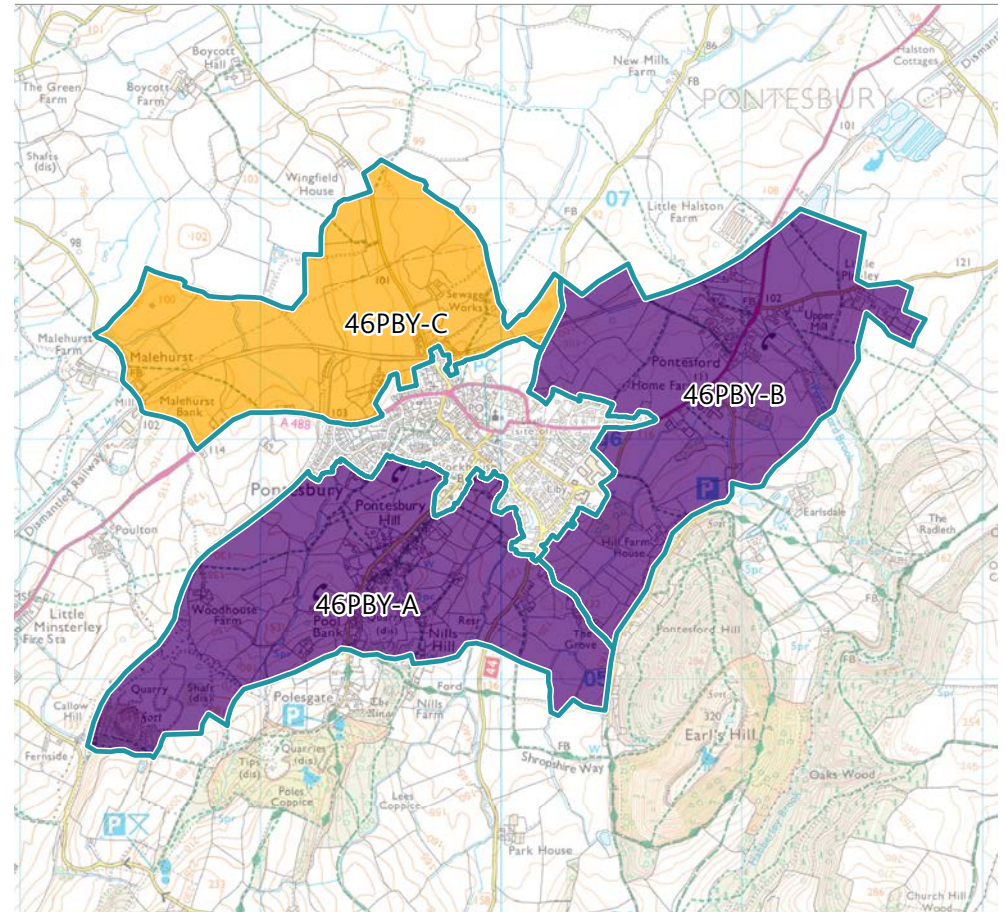
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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PONTESBURY LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

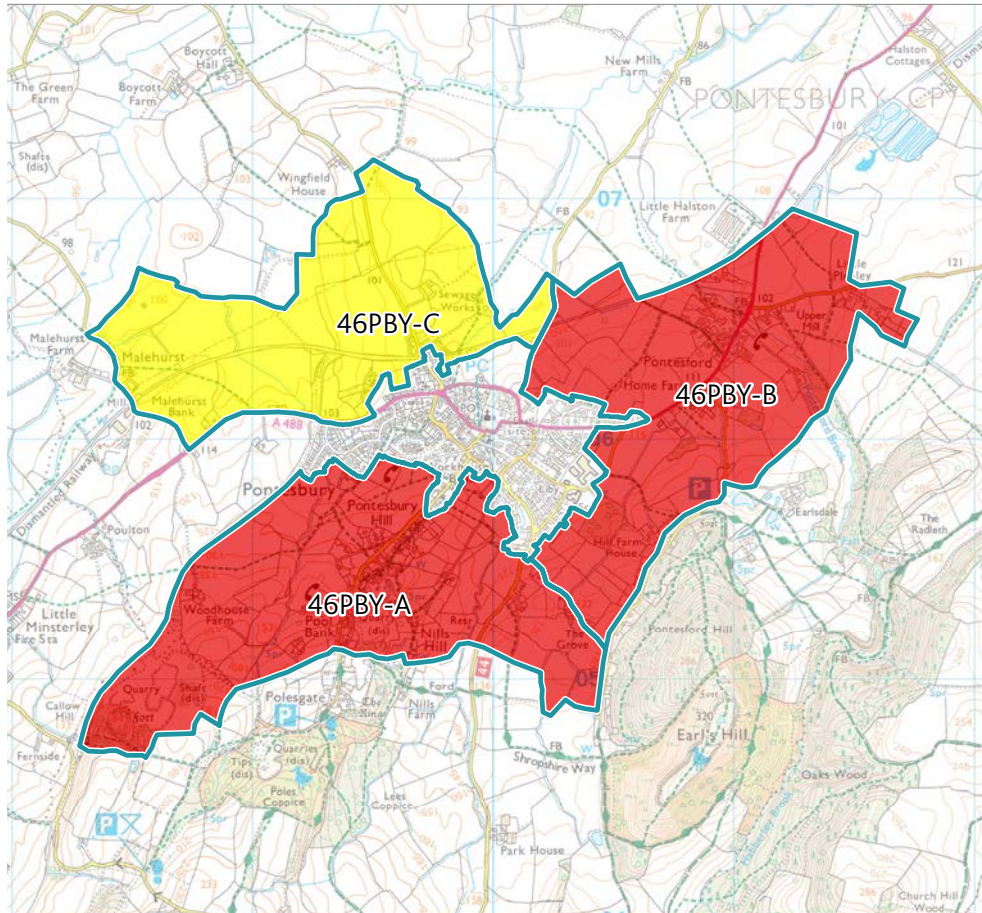
HIGH

MEDIUM

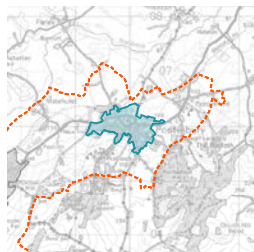
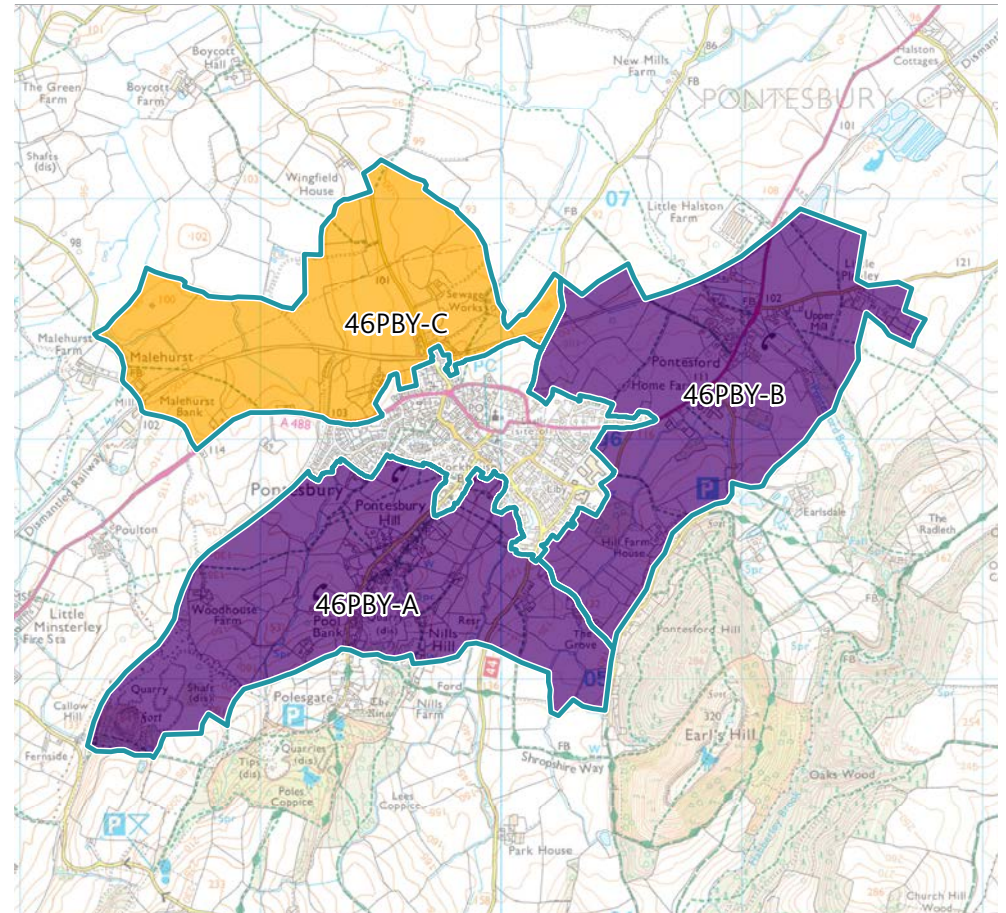
LOW

PONTESBURY VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

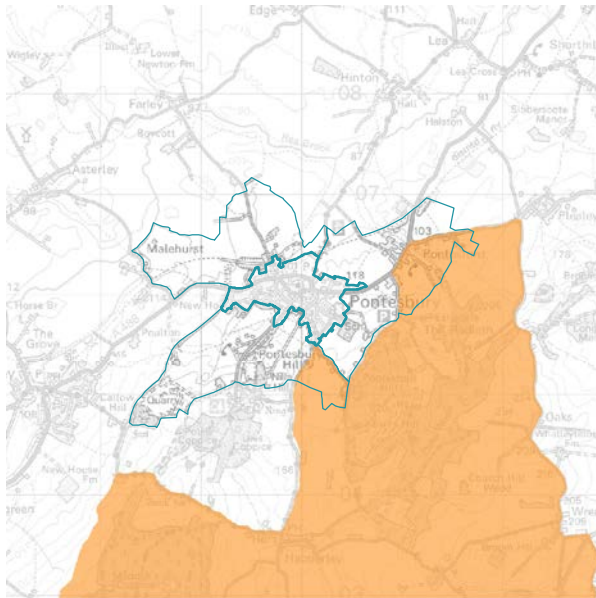
MEDIUM

LOW

DESIGN GUIDANCE FOR PONTESBURY









[46PBY]

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

