



**GILLESPIES**

**SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT**

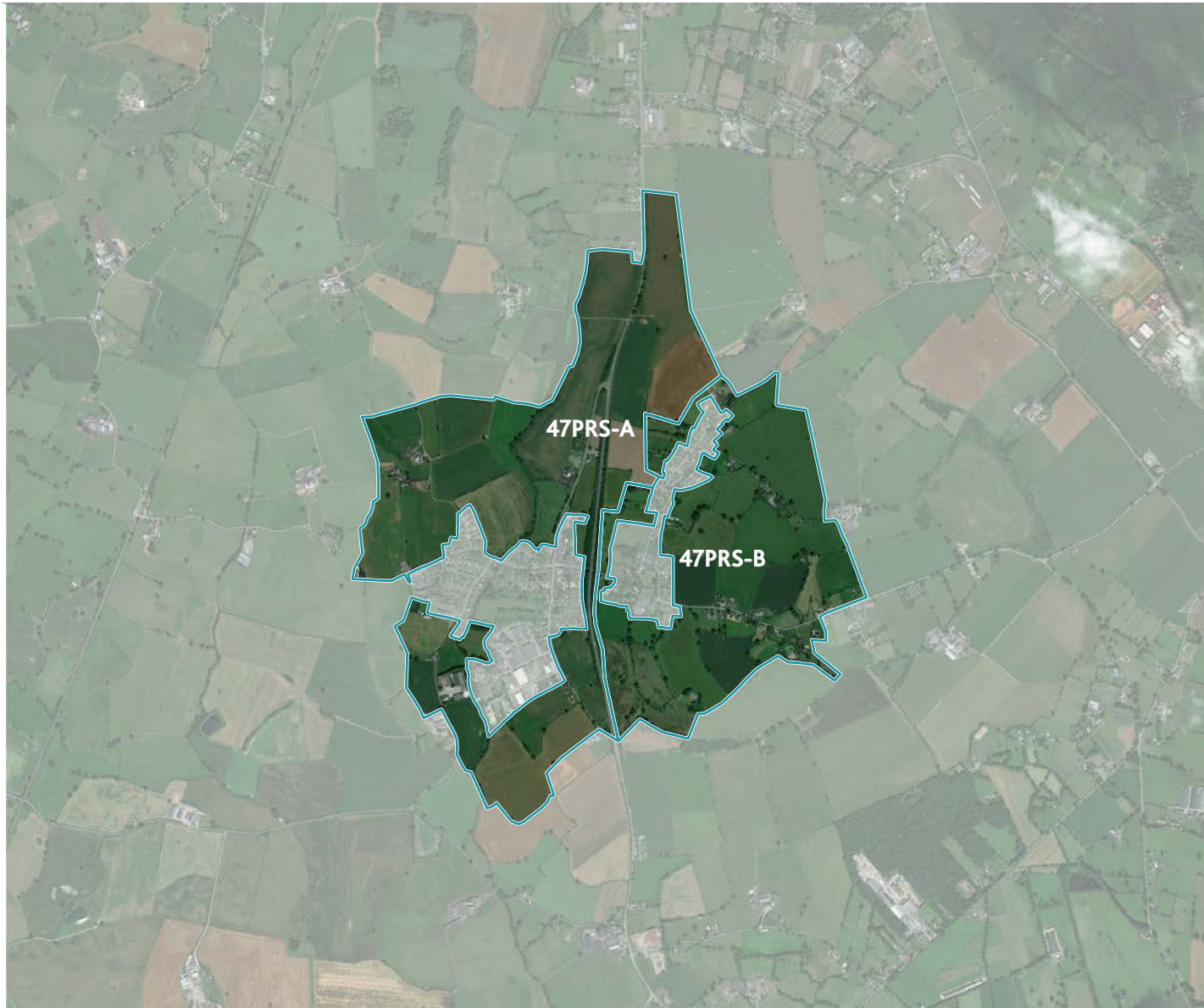
**PREES  
[47PRS]**

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# 47. PREES [47PRS]



## LOCATION AND DESCRIPTION

Prees is a village and civil parish in north Shropshire, near the Wales-England border. It is north east of the small town of Wem. The A49 intercepts the village. Park Hall has a population of 1,050. This settlement has been divided into 2 parcels for the purpose of this study.



# PREES A [47PRS-A]

## LOCATION AND CHARACTER

Parcel A is located to the west of the A49 and includes several fields to the north east of the A49. The parcel encompasses the western extent of the village of Prees and includes a network of PRoW in the north and south and Wem Market Town Cycle Rides along Lacon Street. The landscape is mostly flat but significantly rises to the east. It supports a mixed agricultural system which in more recent years has become more intensively managed. Tree cover is restricted to hedgerow trees but supplemented in places by overgrown hedges and planting along the A49.



1. FROM WHITCHURCH ROAD, LONG DISTANT VIEW WEST ACROSS THE RURAL LANDSCAPE



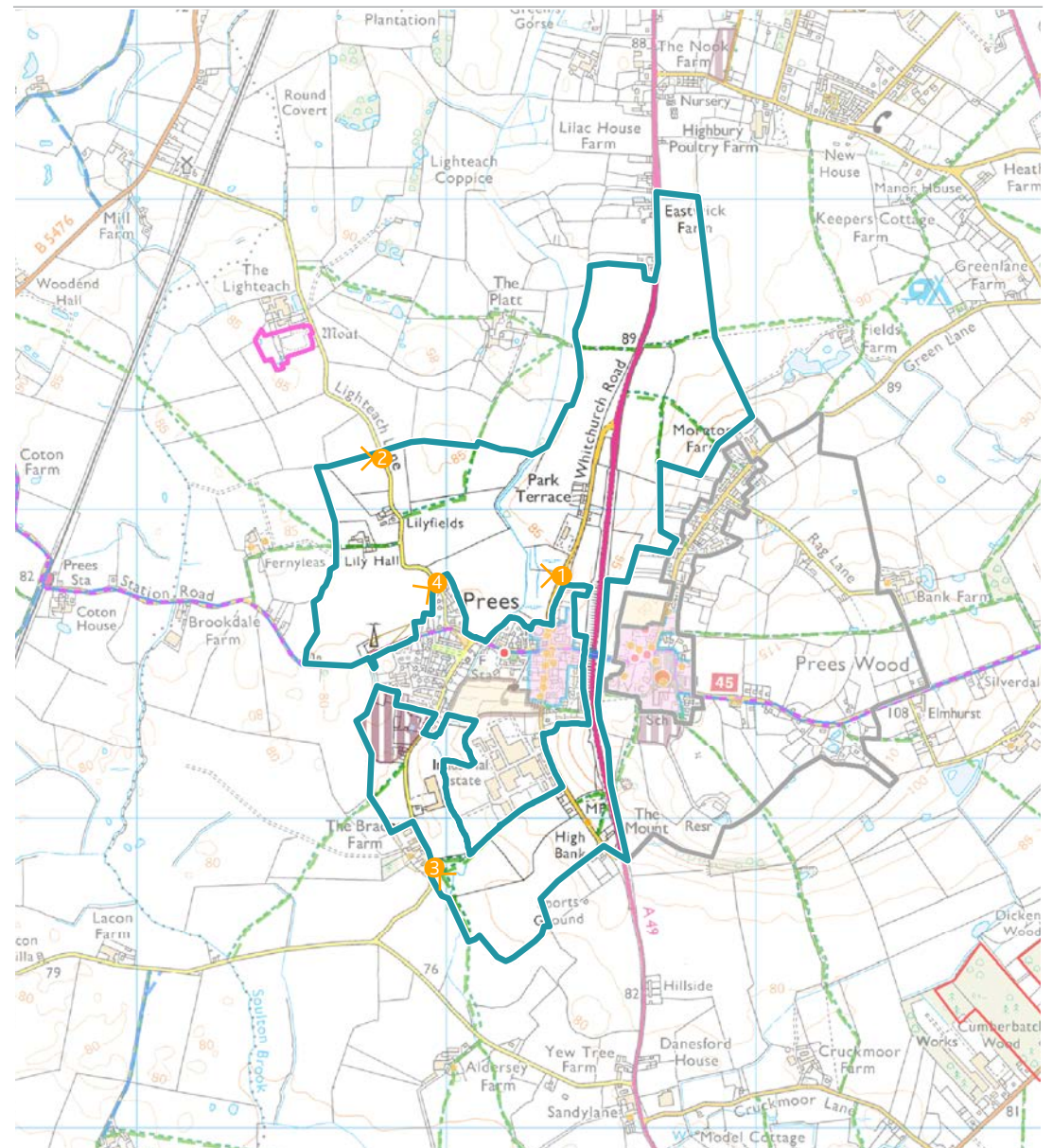
2. FROM LIGTEACH LANE, LONG DISTANT VIEW WEST ACROSS THE FLAT PASTORAL LANDSCAPE



3. FROM BRADES ROAD, LONG DISTANT VIEW SOUTH EAST ACROSS THE FLAT LANDSCAPE



4. FROM LIGTEACH ROAD, LONG DISTANT VIEWS NORTH WEST OF THE PASTORAL FARMLAND



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of moderate rural character which is weakened at the industrial estate. The landscape does not hold any designations which could contribute to a higher landscape value. There is a network of PRoW in the north and south and Wem Market Town Cycle Rides along Lacon Street. Prees Cricket and Recreational Club is located to the west and contributes to the enjoyment of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a sub-regular landscape of small and medium scale of mixed agricultural use. The landscape is mostly flat but significantly rises to the east. The sense of place is typical of a rural landscape however this is diminished in the south in proximity to Prees Industrial Estate and the landscape here is less susceptible to further development. The sense of tranquility is therefore higher in the north making it more vulnerable to change arising from development compared to the south. Mitigation planting along the A49 forms a strong feature within the landscape and would be susceptible to loss as a result of development. Elsewhere, tree cover is restricted to scattered hedgerow trees. Existing settlement comprises several scattered farmstead, clusters properties and the settlement extent of Prees itself which is partially integrated and includes Prees Industrial Estate.

## LANDSCAPE SENSITIVITY

This typical rural landscape which has seen some erosion due to industrial development in the south. Overall the sensitivity of the landscape 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

This landscape has no association with the Shropshire Hills AONB as it is approximately 25km away. There are long distance views to the west however they are not to landscapes of any designated value. The landscape is intact in the north with detracting factors concentrated in the south. These include a substation along Station Road, overhead lines and Prees Industrial Estate.

## VISUAL SUSCEPTIBILITY

There are open views towards the west across the flat pastoral landscape. There are long distance views of rising land to the south. Views to the east are more contained as the landform rises forming a visual barrier. There is little to no intervisibility with the Conservation Area as it is screened by built form and hedgerow trees. In the south, the A49 is screened by mounds and linear planting buffers, however views of the parcel are gained from road uses in the north. Where the landform rises more gradually in the north, there is some intervisibility with Parcel B. Receptors include road users along the A49, road users of minor roads, residents within and at the settlement edge, users of the PRoW and users of the cricket ground. New development within the view in the south of the parcel would be relatively appropriate with the back drop of the Industrial Estate to receptors. However receptors in the north and wider proximity would be of a higher susceptibility to change where there are fewer detracting elements.

## VISUAL SENSITIVITY

This is a typical rural landscape with landform which rises to the east. A lowered scenic quality in the south and no visual relationship with employment uses in the north results in the overall 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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# PREES B [47PRS-B]

## LOCATION AND CHARACTER

Parcel B is located to the east of the A49 and encompasses the eastern extent of the village of Prees which takes a linear settlement form. The landform of the parcel gently rises to the north until it reaches a covered reservoir and a mast in the south. There are a number of PRoW in the south which connect Prees to its wider landscape and Wem Market Town Cycle Rides is promoted along Lacon Street. Tree cover is restricted to hedgerow trees but is supplemented in places by overgrown hedges.



1. FROM PROW, VIEW NORTH OF THE COVERED RESERVOIR AND MAST AT A HIGH POINT IN THE



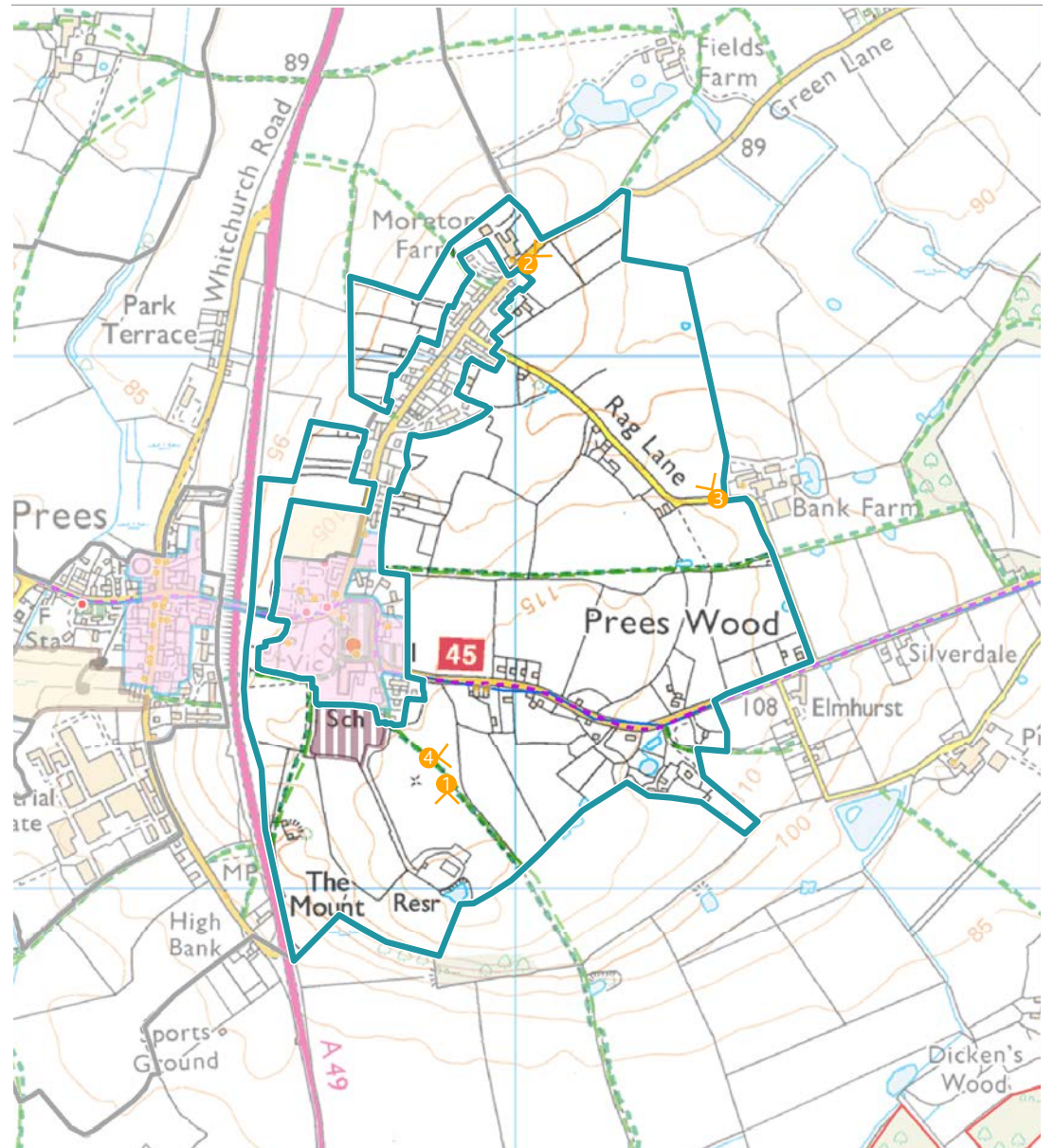
2. FROM MORETON STREET, LONG DISTANT VIEW NORTH EAST ACROSS THE RURAL LANDSCAPE



3. FROM PRIMROSE LANE, LONG DISTANT VIEWS NORTH WEST



4. FROM PROW, LONG DISTANT VIEWS EAST



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of moderate strength of rural character and condition. The landscape does not hold any designations which could contribute to a higher landscape value. There is a well-connected network of PRoW and Wem Market Town Cycle Rides along Lacon Street. A recreational ground in the south contributes to the enjoyment of the area. The parcel boundary follows the Conservation Area at the settlement edge.

## LANDSCAPE SUSCEPTIBILITY

This is a sub-regular landscape of small and medium scale of mixed agricultural use. The smaller fields are associated with wayside dwellings which have in some places have now amalgamated to create larger fields. The landform gently rises to the north until it reaches a covered reservoir and a mast in the south. There is a strengthened sense of place in proximity to the Conservation Area, particularly where views of the tower of Grade II Listed Church of St Chad can be gained that would be vulnerable to loss of character as a result of development. There is a sense of tranquility across this rising landscape, however this is reduced in proximity to the contained reservoir and mast in the south of the parcel. Tree cover is restricted to hedgerow trees but is supplemented in places by overgrown hedges. There is no relationship with the west of Prees as the A49 forms a barrier in the landscape. In contrast to the west of Prees, the settlement in the east is low density and well integrated into the landscape. The settlement within the parcel is linear and concentrated along Morton Street. The south of the settlement, which is nucleated around the Church of Chad is designated as a Conservation Area.

## LANDSCAPE SENSITIVITY

This typical rural landscape has a distinctive rising landform and is particularly scenic with a high sense of place relating to the Conservation Area. Overall the sensitivity of the landscape arising from new housing is medium-high and to employment is 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

This landscape has no association with the Shropshire Hills AONB as it is approximately 25km away. There is intervisibility with the Conservation Area, which is low density, and views from the east to the tower of Grade II Listed Church of St Chad. The landscape is intact and detracting elements include a covered reservoir and mast, however the nature of these views are localised to receptors in the south.

## VISUAL SUSCEPTIBILITY

Landform is higher in the south, affording more extensive long distance views across the rural landscape. Hedgerow trees contribute in filtering some of these views. Views elsewhere are more visually contained as the landscape steeply rises to the north and steeply falls to the east. In the south the A49, which forms the western boundary, is screened by mounds and linear planting buffers. As a result there is no visual association with the west of the settlement of Prees in Parcel A. In the north there is some intervisibility with Parcel A. The parcel forms part of a skyline as the landform rises to a high point and development here would be noticeable in the view. There is intervisibility with the settlement, which includes views to the tower of Grade II Listed Church of Chad. The level of access within this parcel is frequent. Road users of Lacon Street (promoted as the Wem Market Town Cycle Rides), users of the recreational grounds and residents within the parcel and at the settlement edge are typically more susceptible to changes in their surroundings. Therefore receptors of higher susceptibility are more concentrated in the south.

## VISUAL SENSITIVITY

This is a typical rural landscape with distinctive rising landform which gains long distance views and forms part of a skyline. Overall, the scenic quality is high and given that there is intervisibility with the a Grade II Listed church tower within the Conservation Area the views are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from employment.



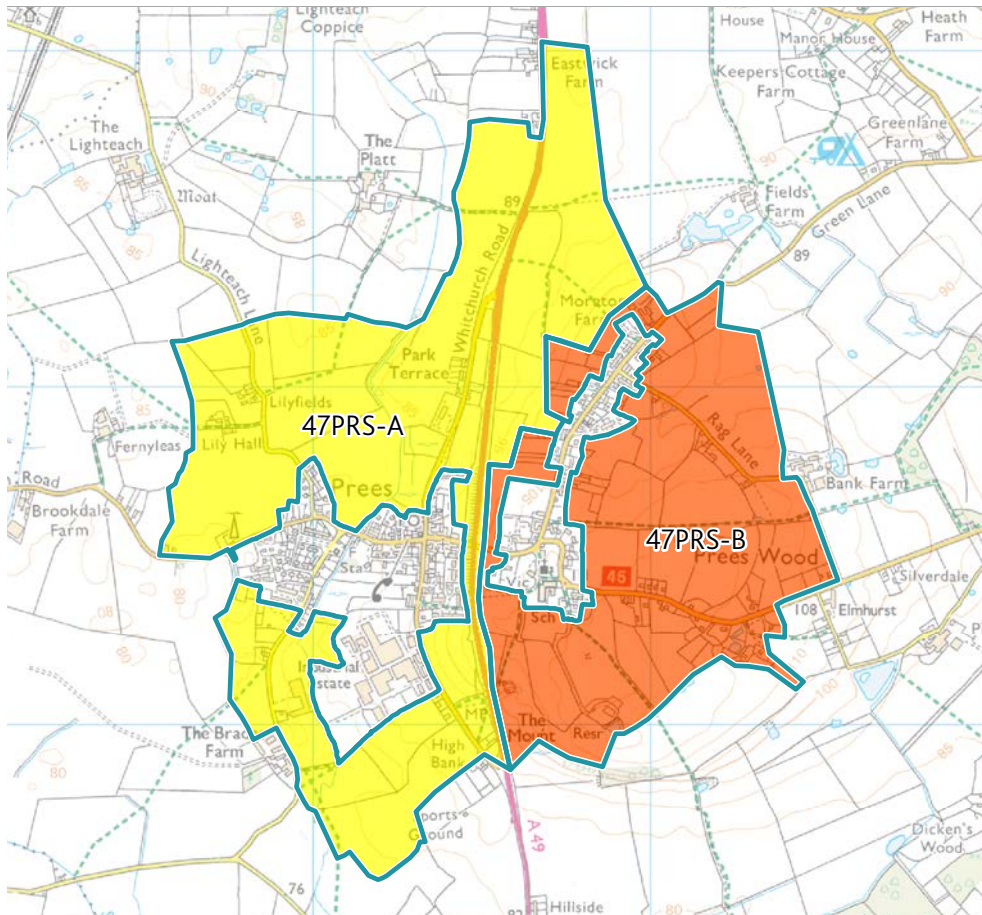
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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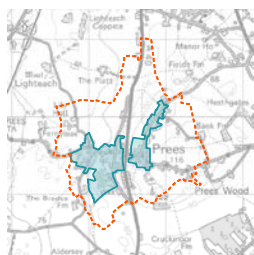
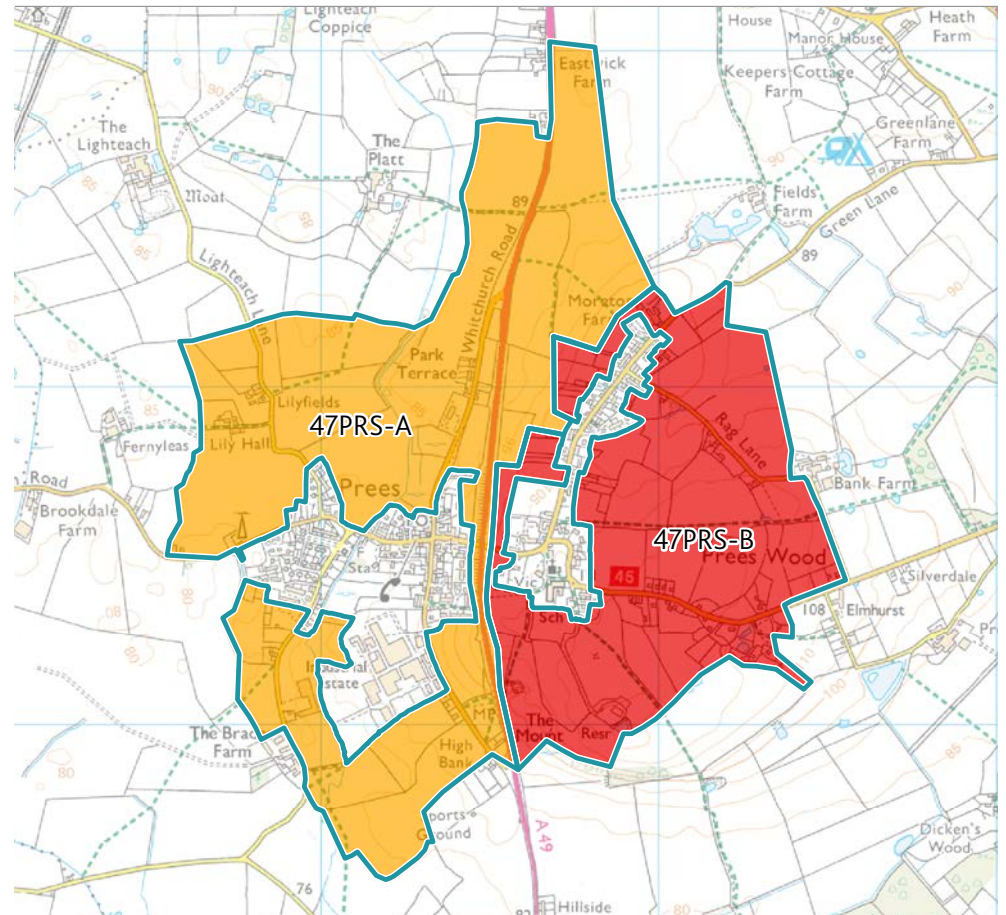
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# PREES LANDSCAPE SENSITIVITY

## HOUSING



## EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

MEDIUM-LOW

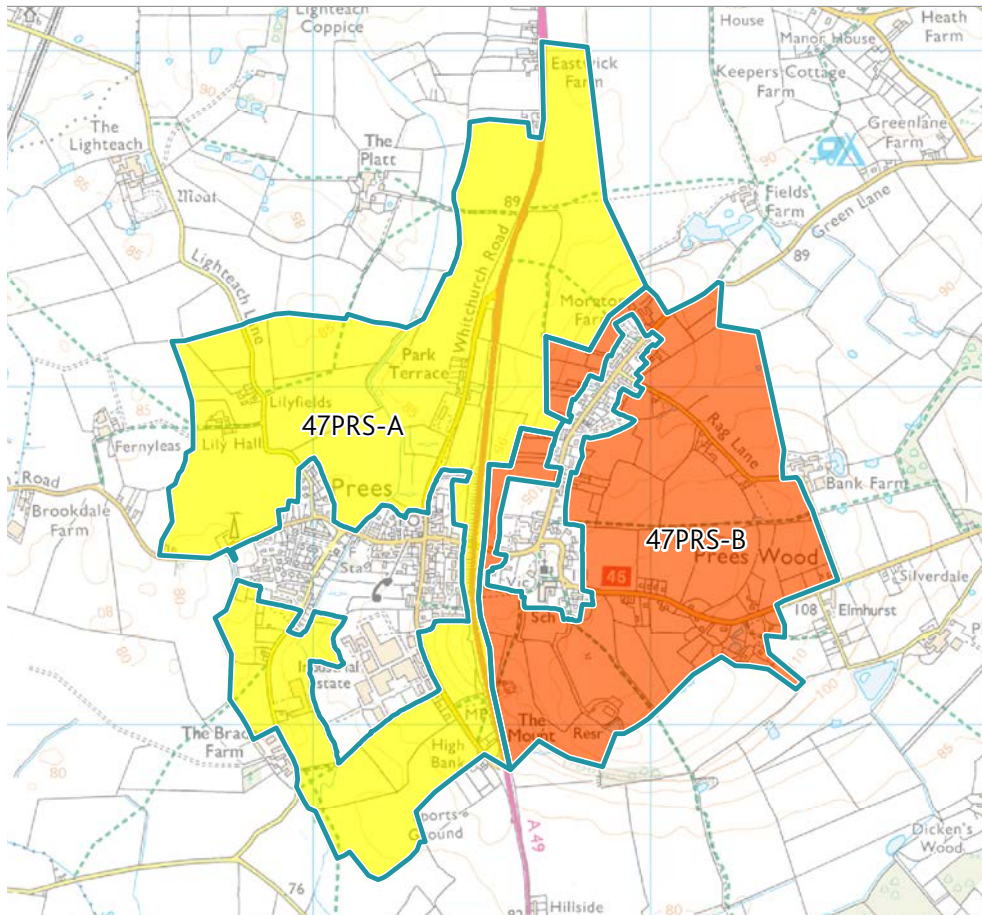
LOW



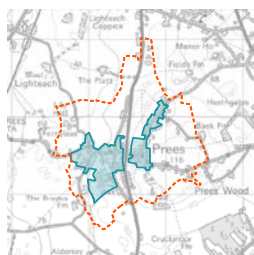
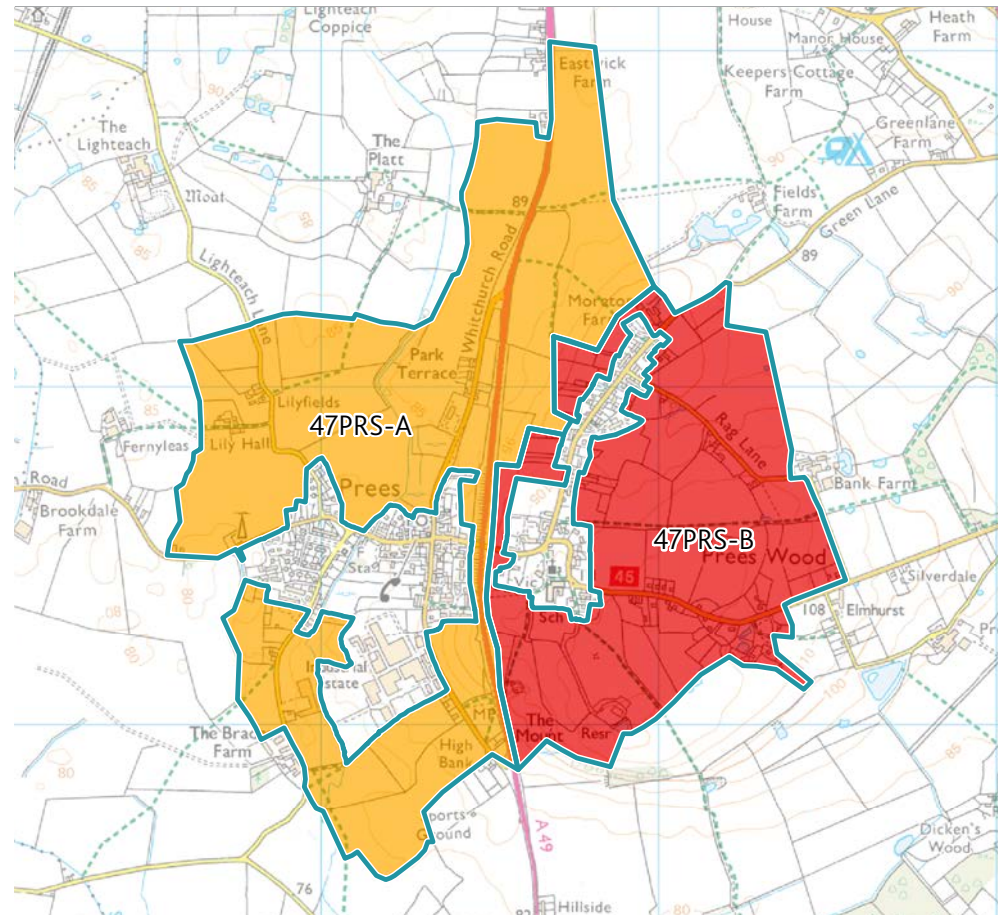
# PREES VISUAL SENSITIVITY



## HOUSING



## EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

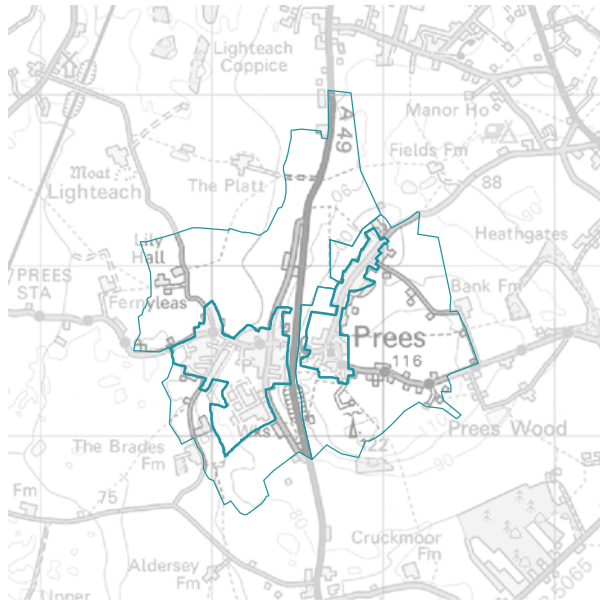
MEDIUM-LOW

LOW









# DESIGN GUIDANCE FOR PREES

[47PRS]

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

