



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

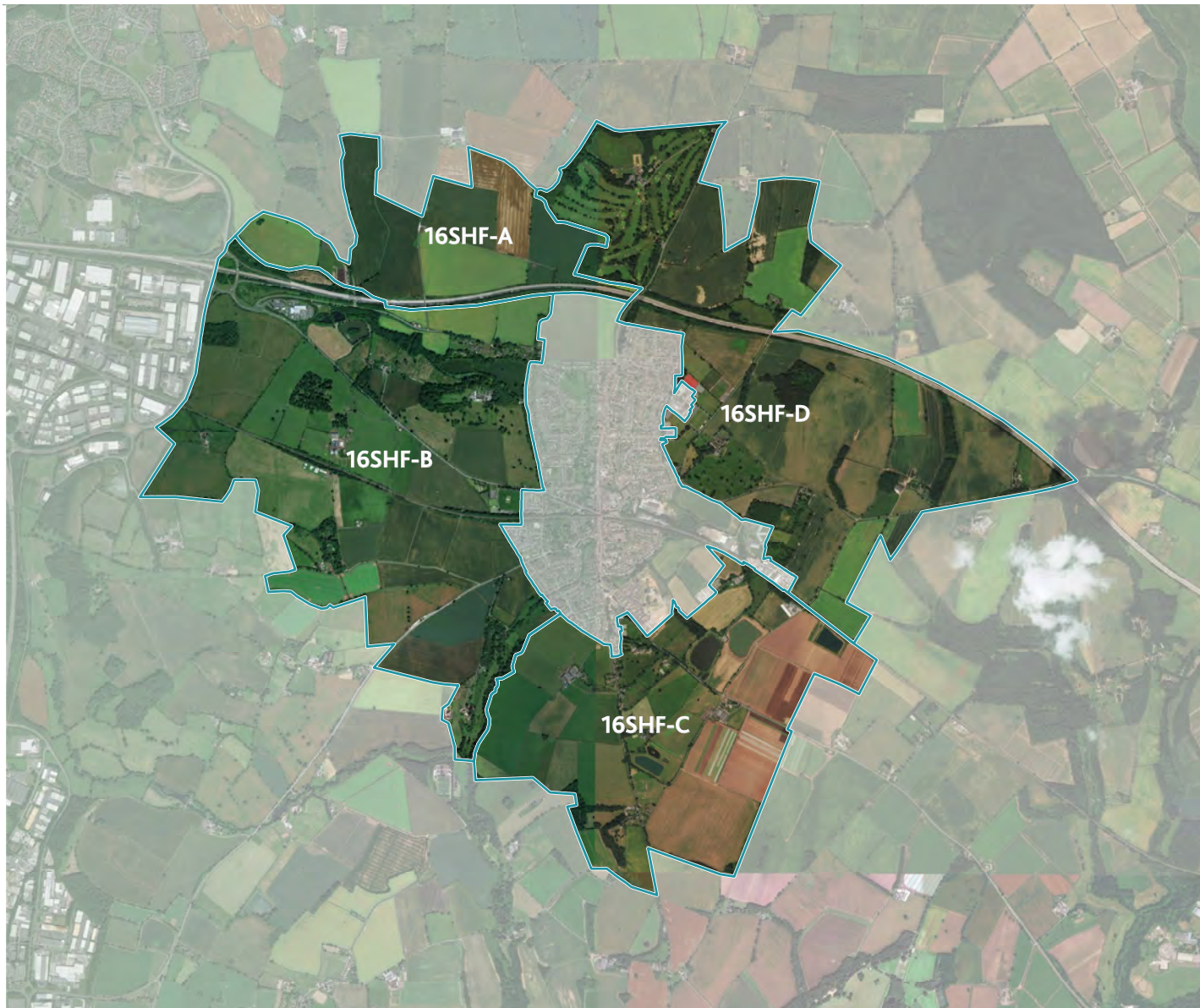
SHIFNAL
[16SHF]

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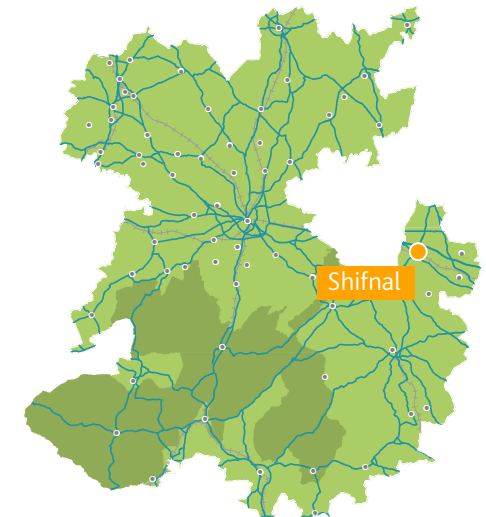
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16. SHIFNAL [16SHF]



LOCATION AND DESCRIPTION

Shifnal is a market town in the east of Shropshire, bordering Telford & Wrekin to the south and Staffordshire to the east. Shifnal was once an important staging post on the route from London to Holyhead. The Domesday Book of 1086 shows Shifnal as being a relatively prosperous and well-populated community. Today it has a population of approximately 6,340 and has been divided into 4 parcels for the purposes of this study.



SHIFNAL A [16SHF-A]

LOCATION AND CHARACTER

Parcel A is located to the north of Shifnal and the west of Telford. The M54 runs along the southern boundary and there is limited access through the parcel and mainly related to farm access tracks. The National Cycle Route 81 runs through the parcel for a short section, however there are no other PRoW present. The parcel is characterised by large arable fields and very open views. Shifnal Golf Course forms the eastern boundary.



1. VIEW OVER OPEN ARABLE LANDSCAPE FROM UNNAMED ROAD



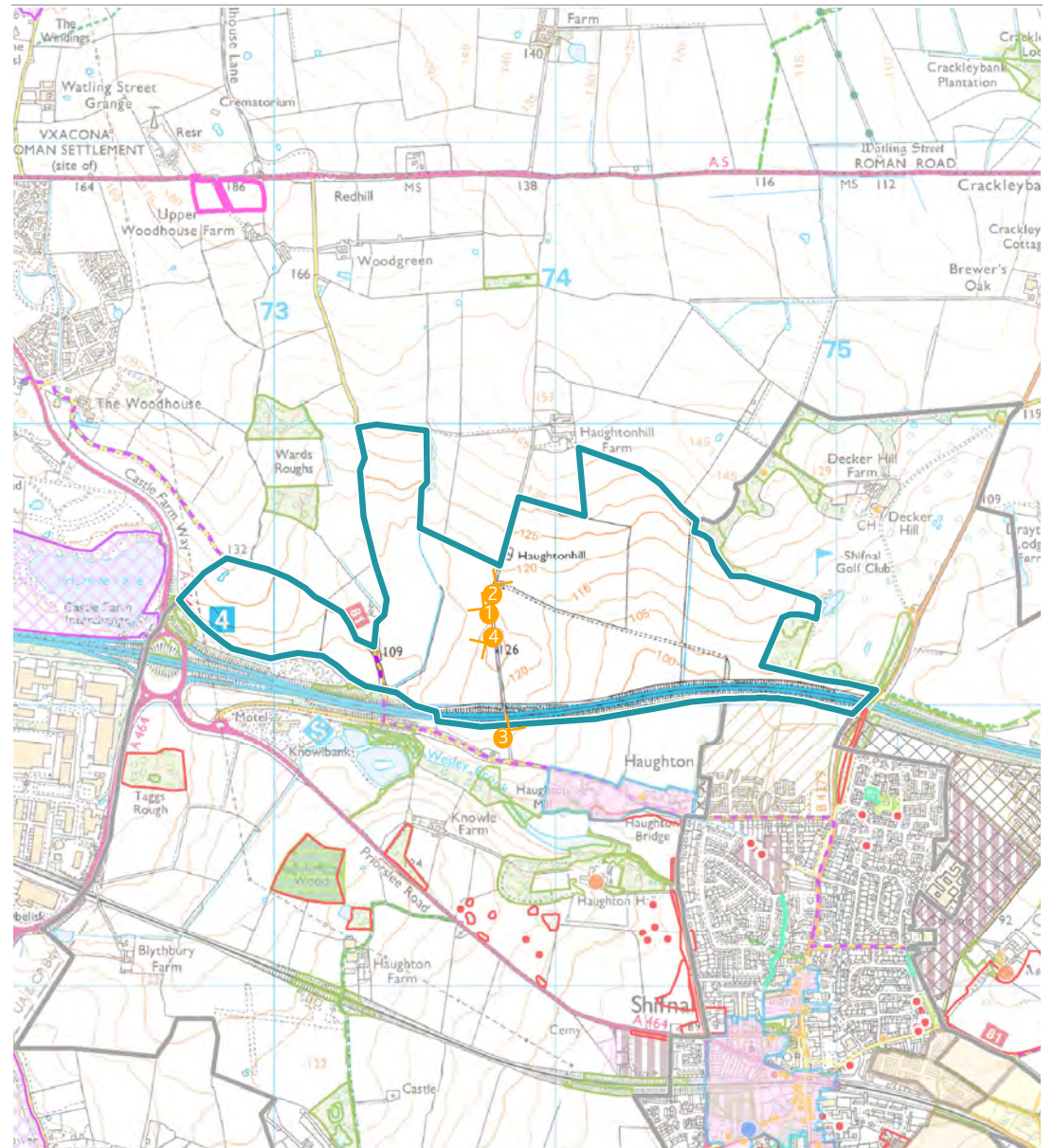
2. THE EDGE OF THE PARCEL FORMS A SKYLINE AND AGRICULTURAL SHEDS ARE VISIBLE



3. FENCES REPLACE HEDGEROWS IN AREAS TO MAKE WAY FOR MORE INTENSIVE AGRICULTURE



4. VIEWS TOWARDS THE AONB WITH OVERHEAD LINES VISIBLE ON THE SKYLINE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character, in moderate condition. There are no designations within the parcel, which lacks notable features, the only exception being National Cycle Route 81 which runs through the western side of the parcel. There are no strong physical features within the landscape, however due to the presence of the NCR, the landscape does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of irregular, open, medium to large scale arable fields within gently rolling landform. There is a medium sense of place and typical rural character that is reduced in closer proximity to the M54. There are hedgerows and hedgerow trees within the landscape, however these are of a low height where present and are of limited quantity due to the large scale fields. There is limited settlement within the parcel, with a single property present along an unnamed road through the centre of the parcel that would be vulnerable to change in landscape pattern as a result of development.

LANDSCAPE SENSITIVITY

There are limited elements of value within the parcel which lies in close proximity to the M54 and has limited vegetation cover. However, the landscape is in moderate condition with some strength of character, which means 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 parcel are associated with the Shropshire Hills AONB with long distance views to the south throughout the parcel, however the parcel itself does not take in the special qualities of the AONB. There are long range views towards Telford, where Stafford Park business and industrial estate is prominent in the view. The landscape is intact with limited detracting features within the parcel itself, the only one being an agricultural shed and the M54 on the boundary. The M54 is visible from the rest of the parcel on lower landform. Views towards Stafford Park and overhead lines towards Telford, although outside of the parcel boundaries, do detract from the views.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are very open, due to the parcels elevated position. There are views towards Parcel B, however these views are at a distance. Views towards Parcel D are screened by woodland along Shifnal Golf Club's boundary. The parcel forms a skyline in places. Views towards Haughton Village Conservation Area are limited by vegetation along the M54 corridor, however views towards the AONB and Telford, although filtered by vegetation in places, are visible throughout the parcel. The level of access within the parcel is constant along the motorway but only occasional throughout the rest of the parcel. The road users, especially along the M54 are of low susceptibility to development, however the less frequent residential and NCR receptors are highly susceptible to development.

VISUAL SENSITIVITY

Views from this parcel are open and elevated with views towards important landscapes, such as the AONB, however there are limited receptors to experience these views and the M54 detracts from the landscape. 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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SHIFNAL B [16SHF-B]

LOCATION AND CHARACTER

Parcel B is located to the west of Shifnal and east of Telford. The Wolverhampton to Shrewsbury railway, A4169 and A464 run through the parcel. The parcel is characterised by open fields with areas of woodland scattered throughout. The M54 and junction 4 dominate the character of the north west corner. The parcel is characterised by large houses and parklands which are under increasing pressure from intensification of agriculture. Although Stafford Park industrial estate forms the western boundary, there is little intervisibility.



1. VIEWS TOWARDS HAUGHTON HOUSE FROM THE A464 PRIORSLEE ROAD WITH WOODLAND BEYOND



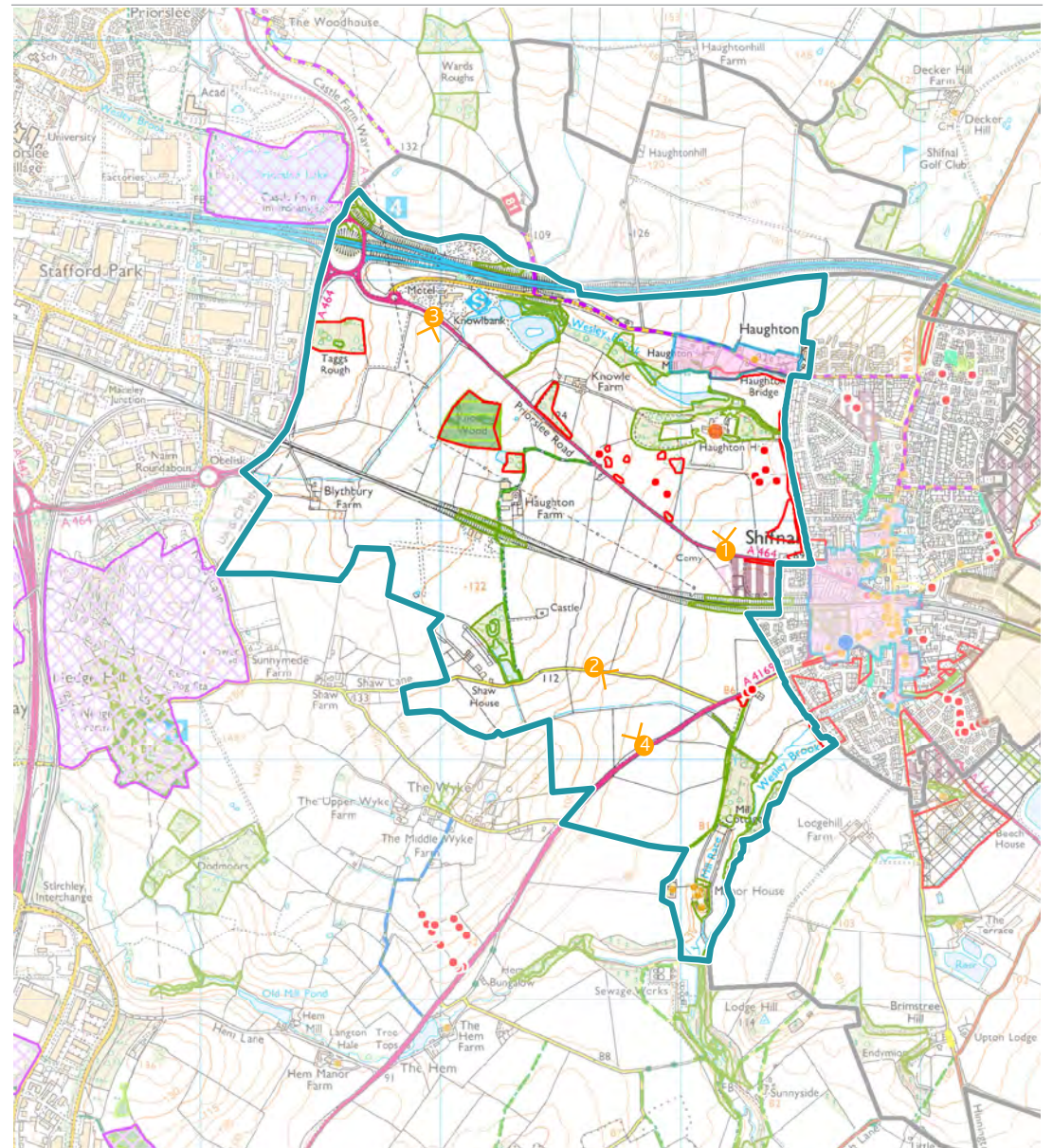
2. VIEW SOUTH EAST FROM SHAW LANE



3. OVERHEAD LINE VISIBLE TO IN THE NORTH OF THE PARCEL



4. OPEN ARABLE FIELDS WITH DISPERSED TREES IN THE CENTRE OF THE PARCEL



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and condition. There are a high number of TPO's throughout the parcel and an area of ancient woodland at Knowl Wood adds to nature conservation value with connectivity of habitats along Wesley Brook. A Conservation Area at Haughton Bridge is located towards the north east corner of the parcel and Haughton Hall is Grade II* listed. A Conservation Area outside of the parcel, within Shifnal, is located close to the boundary of the parcel and both Conservation Areas add to historic and heritage value. National Cycle Route 81 runs through the north of the parcel, through Haughton however PRow access is generally sparse with limited connectivity. Wesley Brook runs through the north of the parcel, and there are some small lakes located near to the motorway junction, which are used for fishing. The landscape makes an important contribution to the enjoyment of the area predominantly in the north of the parcel and adjacent to NCR 81.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular shaped, medium scale mixed agriculture fields. The landform is gently rolling with no particularly distinctive features. There is a medium sense of place which is created by the woodland and Conservation Area, however the sense of remoteness and tranquility is low due to the M54 and the mainline railway running through the parcel. The woodlands form strong elements in the landscape which are particularly susceptible to change as they are irreplaceable in the short to medium term. However, in fields to the south of the parcel, hedgerows are degraded and would be vulnerable to further loss. Existing settlement comprises isolated farm properties and the settlement of Haughton and Haughton Hall, which would be vulnerable to changes in landscape and settlement pattern.

LANDSCAPE SENSITIVITY

Due to the value and susceptibility of the woodland, TPOs and Conservation Area in the north of the parcel the sensitivity of the landscape to change arising from new housing is Medium and to employment is Medium-High. However, it should be noted that the landscape sensitivity to the south of the parcel would be slightly lower due to the lower number of designations and natural features.



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 parcel have some association with the Shropshire Hills AONB, however vegetation within the parcel largely screens views towards the AONB with only glimpsed views from the south of the parcel and also views towards Lodge Hill. There are views towards Haughton Hall from Priorslee Rd, however views towards the Conservation Area at Haughton are limited by intervening vegetation. The landscape is intact and the main detracting elements are the railway line, overhead line and A4169 to the middle and the south of the parcel, and the A464, M54 and overhead line to the north west corner.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are relatively open, with some more enclosed views in proximity to blocks of woodland, particularly to the north of the parcel. Development could be accommodated in areas of contained views where existing vegetation can be utilised to screen views from sensitive receptors. Views between the parcel and other parcels are limited due to vegetation along the boundaries, namely Wesley Brook and the M54. This parcel does not form part of a skyline. Views between Haughton Conservation Area and the rest of the parcel are limited, due to trees surrounding the properties filtering and screening outward looking views. The level of access through the parcel is constant, due to the M54, A roads and railway line. Although these main receptors are of low susceptibility, the residential receptors and the NCR users are of a higher susceptibility and would be vulnerable to noticeable changes in the view.

VISUAL SENSITIVITY

Views towards the AONB are glimpsed and there are multiple detractors within the landscape. However the majority of views are open across a large extent of the parcel which means 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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SHIFNAL C [16SHF-C]

LOCATION AND CHARACTER

This parcel is located to the south of Shifnal. The A464, Upton Road and several other minor roads run through the parcel and the Wolverhampton to Shrewsbury railway line forms the northern boundary. The landscape is characterised by large open intensively farmed fields, where some hedgerows have been removed for ease of production. Hedgerows have been removed to the east of the parcel, but generally intact and more characteristic of the landscape to the west, especially where woodland at Wesley Brook forms the western boundary.



1. LARGE, INTENSIVELY FARMED MARKET GARDENING FIELDS



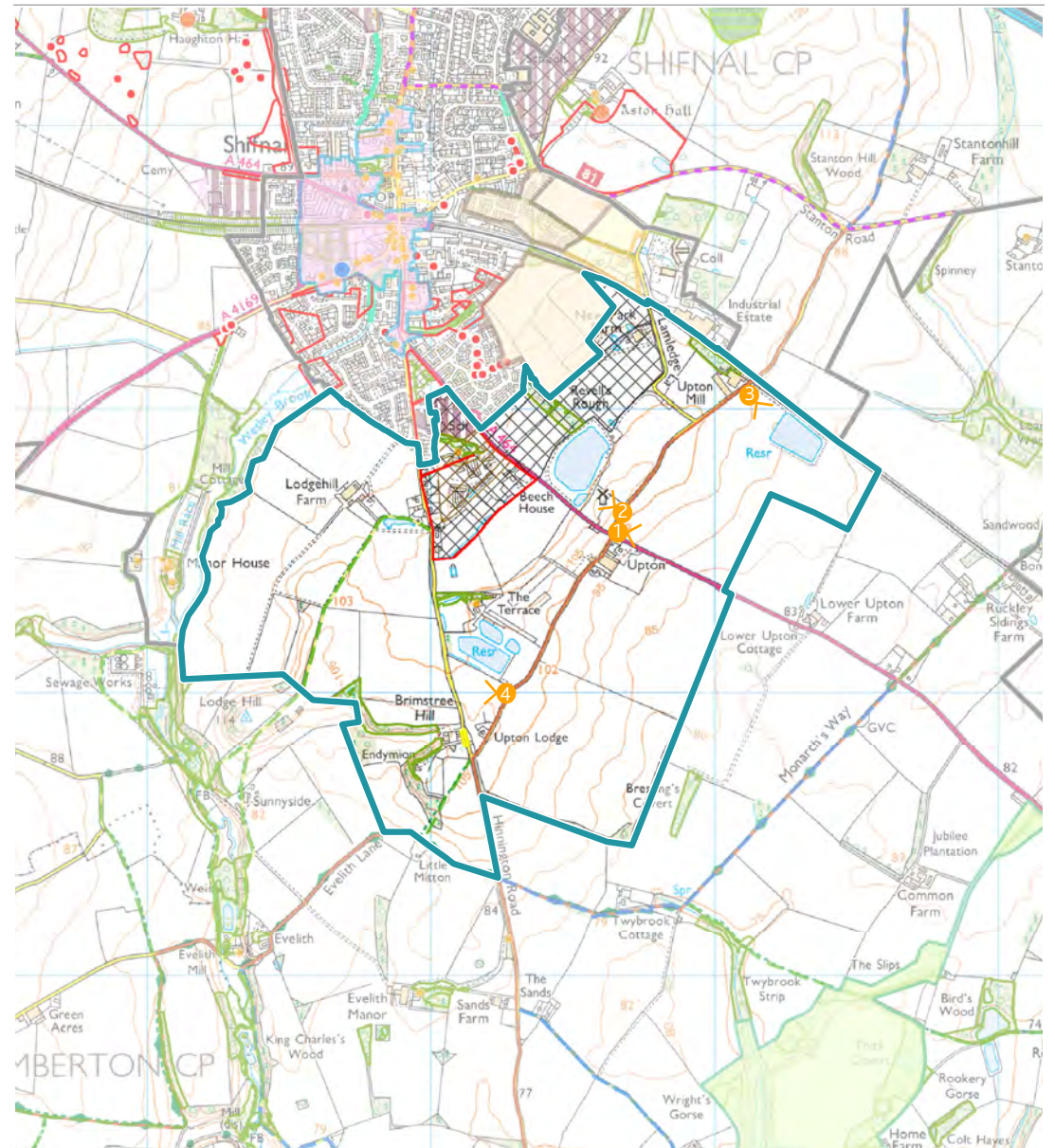
2. WINDMILL VISIBLE ON THE SKYLINE



3. VIEWS TOWARDS THE AONB FROM UPTON LANE



4. SLIGHTLY MORE ENCLOSED FIELDS CLOSER TO THE SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate rural character and condition. There are limited designations within the parcel, the main features being Grade II listed buildings and Tree Preservation Orders, located along the northern boundary. There is a windmill which is a feature within the landscape, however this is not designated. There are few PRoW within the parcel. Several water bodies, mainly reservoirs, and fishery ponds are present and R H Fisheries adds to recreational value. The landscape does not make an important contribution to the enjoyment of the area due to limited PRoW access and an absence of recreational provision beyond the fishery.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of regular shaped, open and enclosed, large to small scale pasture, arable and market gardening fields. The landscape is flat to gently rolling with some areas which are slightly steeper, such as along Upton Road. There is a weak sense of place and a typical rural character derived from the low sense of tranquility due to the road network throughout the parcel. The patches of woodland dispersed throughout the landscape form strong elements, particularly around Brimstree Hill, however hedgerows are degraded in places, especially to the east due to agricultural practices and would be vulnerable to further loss. Existing settlement comprises individual farm properties, linear properties along Park Lane and new builds on the edge of settlement. A small amount of employment development is located at the north end of Upton Lane.

LANDSCAPE SENSITIVITY

Due to the relatively sparse designations within the parcel and eroded rural quality in places due to intensive farming and the introduction of houses on the edge of the settlement, 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

There are views east from the south of the parcel towards the Shropshire Hills AONB, however the parcel itself does not take in the special qualities and these views do not represent the majority of views from the parcel. The landscape is relatively intact, with main detracting elements within the landscape being the roads and agricultural sheds.

VISUAL SUSCEPTIBILITY

Views are open and elevated throughout the parcel and would be vulnerable to noticeable changes as a result of development, however views closer to the settlement edge tend to be slightly more enclosed. There is intervisibility with the settlement edge and parcel D to the north, however woodland along Wesley Brook limits visibility between the parcel and parcel C. The parcel itself does form a skyline in places, and the ruins of the windmill, although undesignated, are visible on the skyline. The level of access throughout the parcel is frequent due to the road network and these users are considered to be of low susceptibility. However there are residential properties and PRoW which are typically more susceptible to changes in their surroundings and would be of a higher susceptibility.

VISUAL SENSITIVITY

As there is intervisibility with the AONB and development would be visible on the skyline in places, 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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SHIFNAL D [16SHF-D]

LOCATION AND CHARACTER

This parcel is located to the east and north of Shifnal. The M54 runs through the centre and north east edge of the parcel, dividing the area in two. There are a number of local roads throughout the parcel and National Cycle Route 81 runs along Stanton Road to the south. The parcel is characterised by fields with blocks of woodland scattered throughout and Shifnal Golf Course located in the north west corner. The Wolverhampton to Shrewsbury railway line, along with the edge of settlement, form the southern boundary and the M54 partially forms the northern boundary.



1. VIEWS TOWARDS LIZARD WOOD IN ADJACENT PARCEL



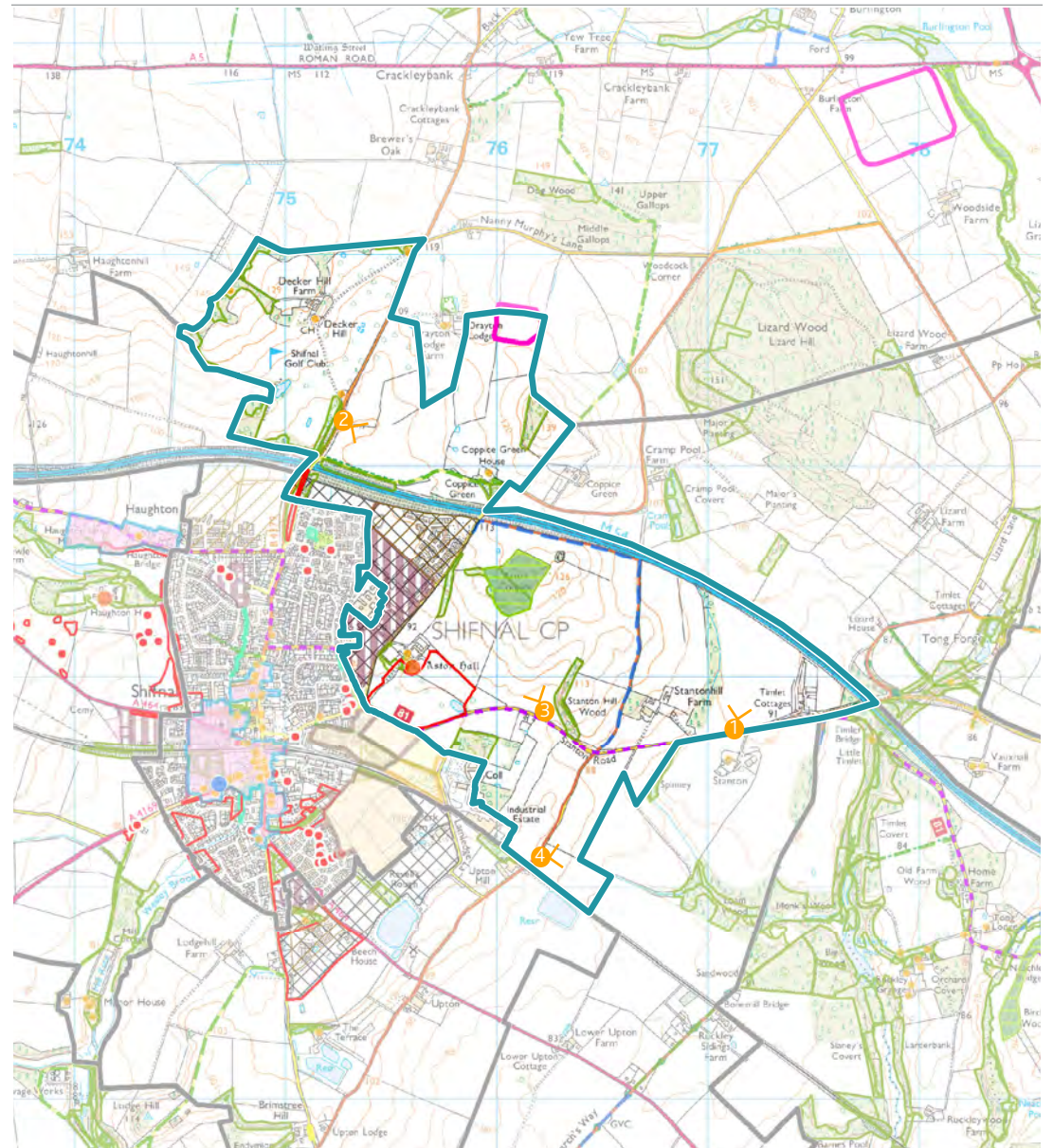
2. VIEW FROM THE B4379 ACROSS A SLIGHTLY MORE OPEN LANDSCAPE



3. ASTON COPPICE VISIBLE ON THE SKYLINE FROM NCR81



4. HEDGEROWS AND HEDGEROW TREES FILTER VIEWS OUT IN PLACES



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character and moderate condition. An area of woodland, Aston Coppice, located on elevated landform to the centre of the parcel, is designated as Ancient Woodland and there is a Scheduled Monument adjacent to Drayton Lodge in the north of the parcel. There are Grade II* and II listed buildings scattered throughout the parcel that contribute to historic value and areas of Tree Preservation Orders, including a large area at Aston Hall. NCR81 runs along Stanton Road in the south of the parcel and Shifnal Golf Course, which has high recreational value, is located to the north of the parcel. The woodland at Aston Coppice forms a strong physical feature in the landscape, particularly due to its elevated position. The landscape makes an important contribution to the enjoyment of the area, due to the NCR and golf course.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular field patterns, with variable scales of arable and pastoral fields. The landform is gently rolling with areas of higher landform which create more of an undulating landscape that would be vulnerable to change, such as at Aston Coppice and landform adjacent to Coppice Green House. Recreational amenities and historic designations in the vicinity of Aston Hall and golf course would be vulnerable to changes as a result of development. There is a medium sense of place and a typical rural character with a low sense of tranquility due to the presence of the M54. The woodlands form strong elements in the landscape and are particularly susceptible to change as they are irreplaceable in the short to medium term. Existing settlement comprises of isolated farm properties that are typically susceptible to changes in landscape pattern and new housing along the settlement edge.

LANDSCAPE SENSITIVITY

The presence of designated natural and historic features enhance the landscape character of this undulating rural parcel which means 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

Views within the parcel are not associated with the AONB due to tree cover screening views out. There are views towards the parkland surrounding Aston Hall, however the grade II* listed building itself is well screened by vegetation. Lizard Wood is visible on the skyline to the north, within 64JCT-A and although this contributes to the visual value, it is undesignated. The landscape is intact with the main detracting elements being the M54 running through and along the edge of the parcel and the railway line along the southern boundary.

VISUAL SUSCEPTIBILITY

Views within the parcel are generally open, with some areas elevated such as Aston Coppice and hedgerows and hedgerow trees filter views out in places. There are views between the parcel and parcel C, over the railway line, however these are filtered in places by trees along the railway and there are views towards 64JCT-A, where Lizard Wood is visible. The parcel itself forms a skyline, at higher landforms, such as Aston Coppice and the landform adjacent to Coppice Green House, which have woodland on their higher slopes. Views towards these prominent features would be vulnerable to noticeable change as a result of development. The golf course is well screened by vegetation within and around its boundaries. The presence of employment land uses at the industrial estate to the south of the parcel, reduces visual susceptibility in this area. The level of access is frequent, due to the motorway, however elsewhere in the parcel access is less frequent. Although the road users are of a low susceptibility, the residential receptors and users of the NCR are of higher susceptibility to a change in their surroundings.

VISUAL SENSITIVITY

Views towards important landscapes are limited to Aston Grange, and development would be visible on the skyline on higher landforms. Therefore the views experienced are of medium-high sensitivity to change arising from new housing and also a medium-high sensitivity to change arising from employment.



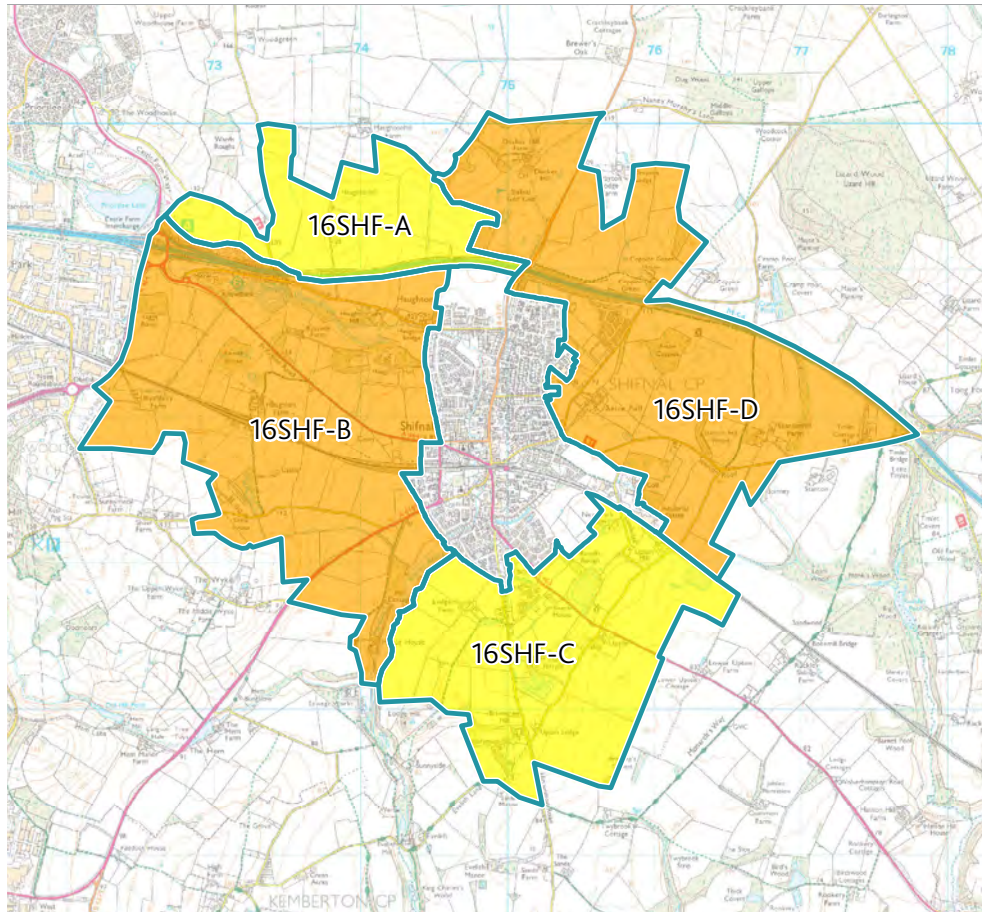
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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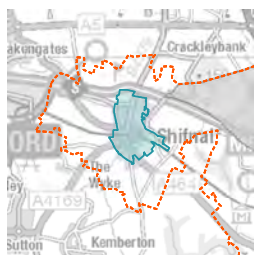
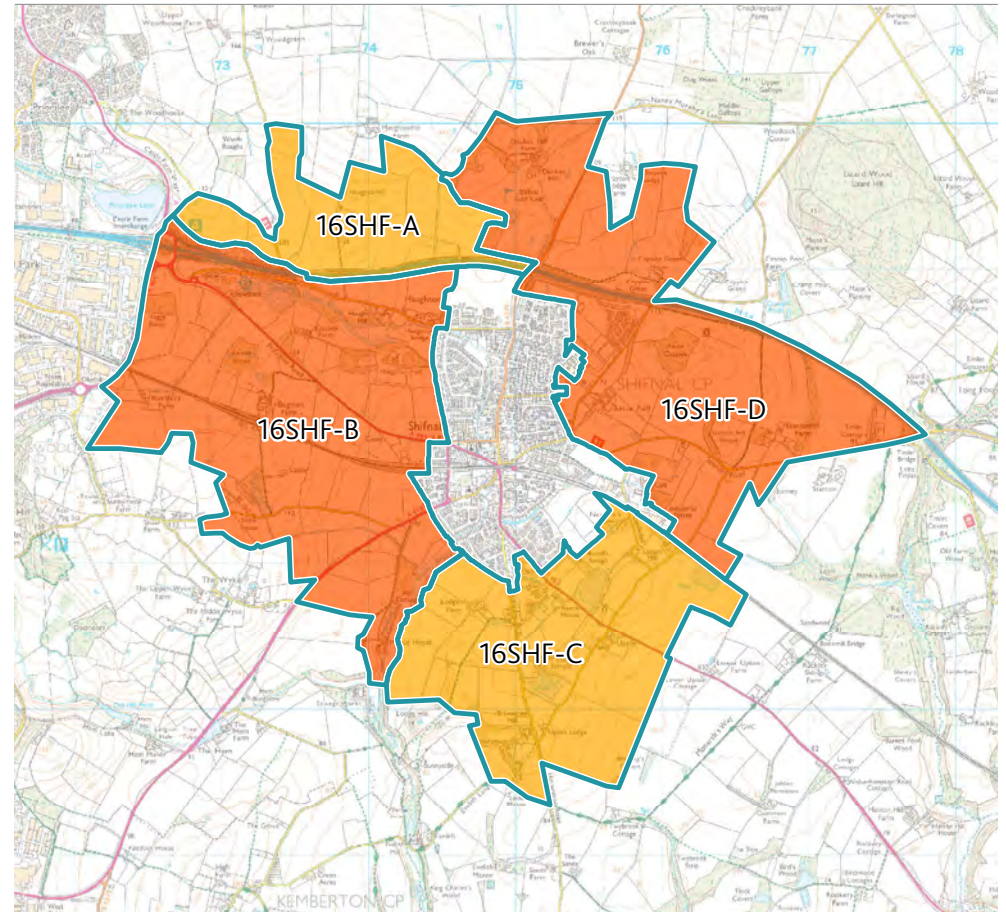
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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SHIFNAL LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

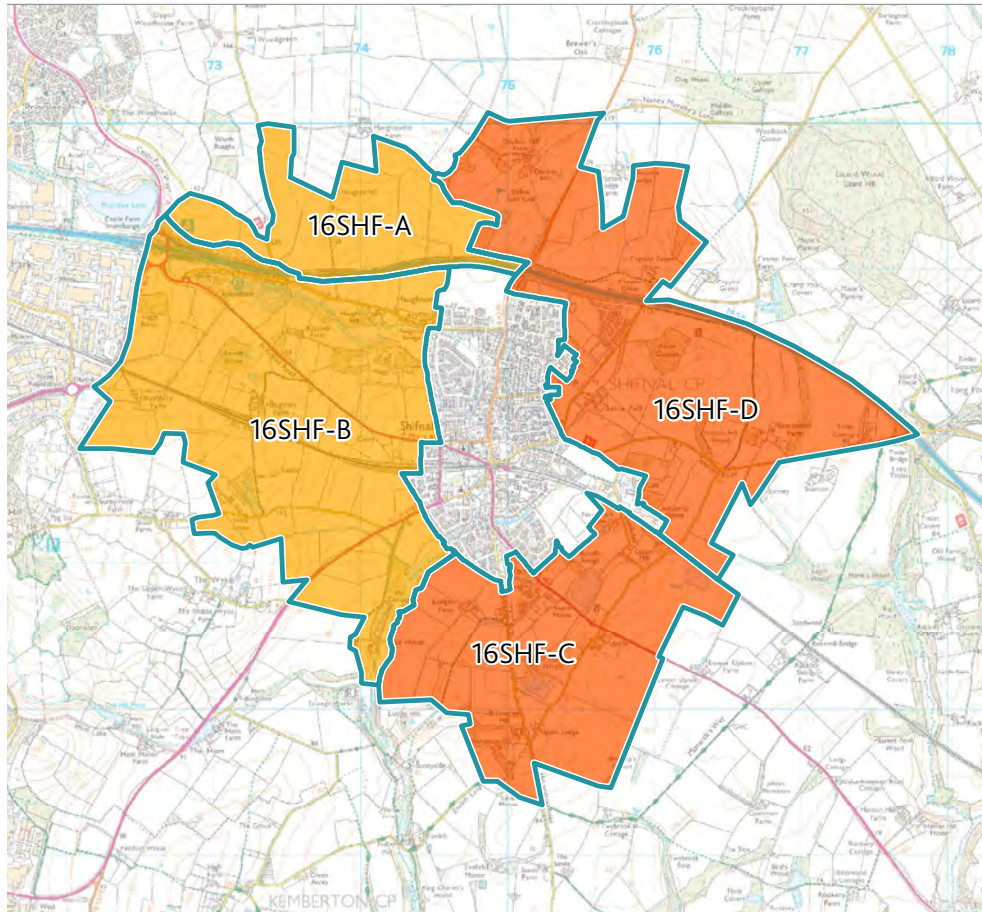
HIGH

MEDIUM

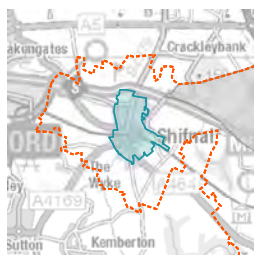
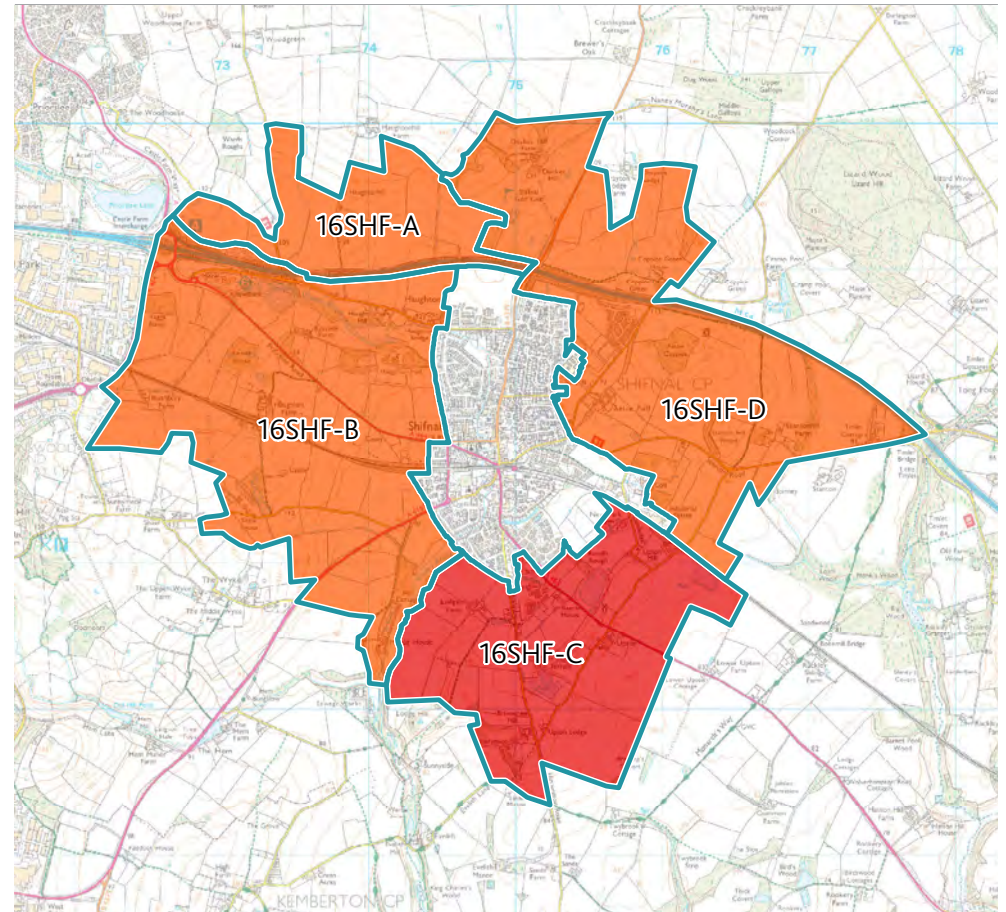
LOW

SHIFNAL VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

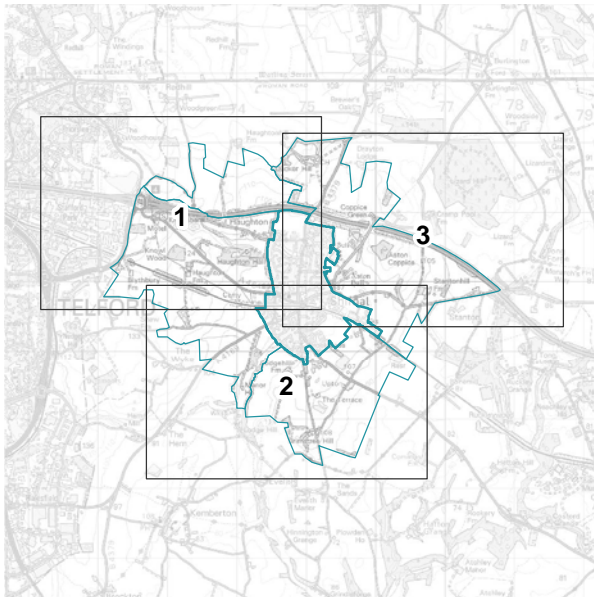
 MEDIUM

 LOW









DESIGN GUIDANCE FOR SHIFNAL

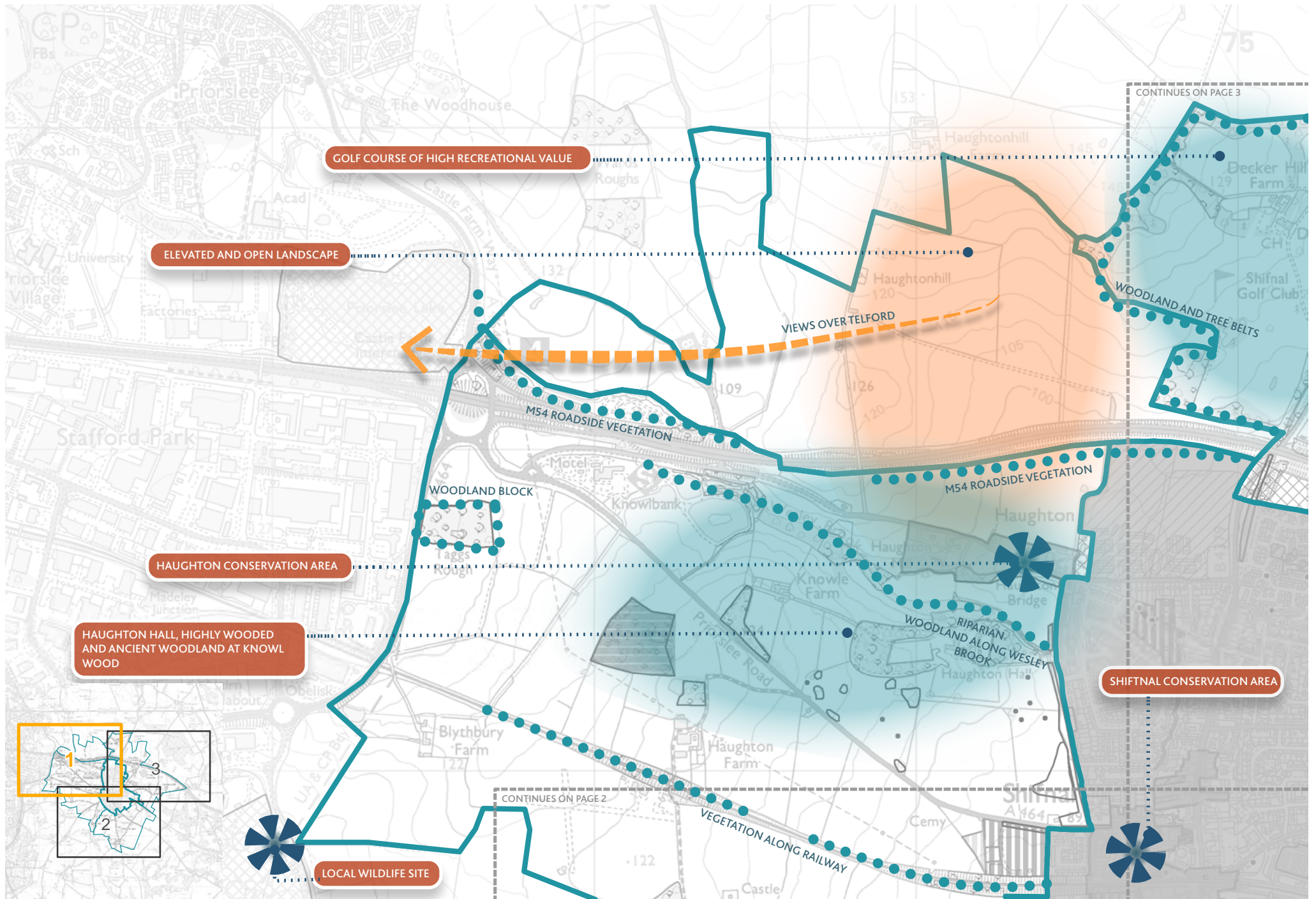
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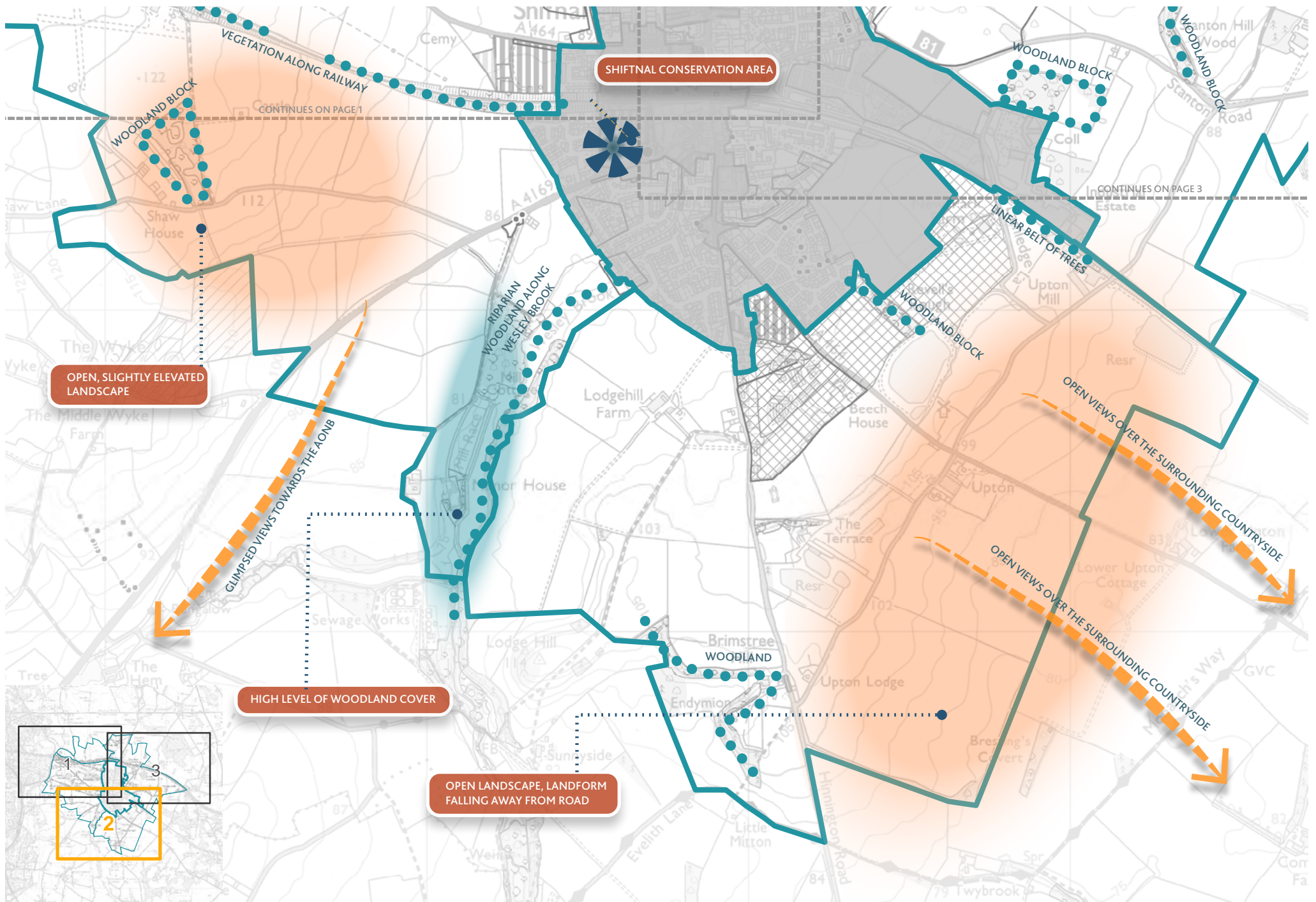
4 SENSITIVITY PARCELS

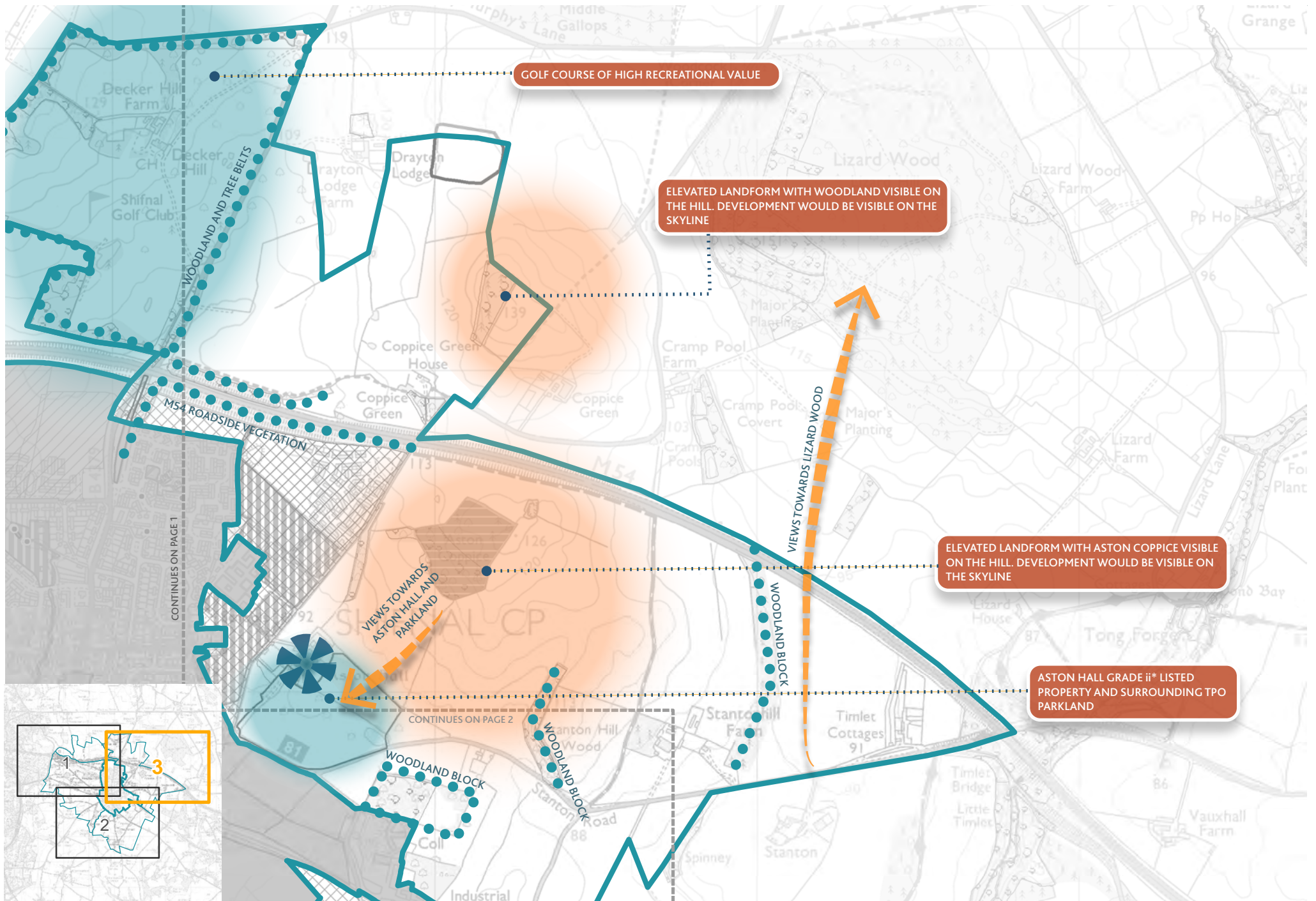


KEY

-  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







GOLF COURSE OF HIGH RECREATIONAL VALUE

ELEVATED LANDFORM WITH WOODLAND VISIBLE ON THE HILL. DEVELOPMENT WOULD BE VISIBLE ON THE SKYLINE

ELEVATED LANDFORM WITH ASTON COPPICE VISIBLE ON THE HILL. DEVELOPMENT WOULD BE VISIBLE ON THE SKYLINE

ASTON HALL GRADE II* LISTED PROPERTY AND SURROUNDING TPO PARKLAND

CONTINUES ON PAGE 1

CONTINUES ON PAGE 2

