



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

WOORE & PIPE GATE
[56WRE]

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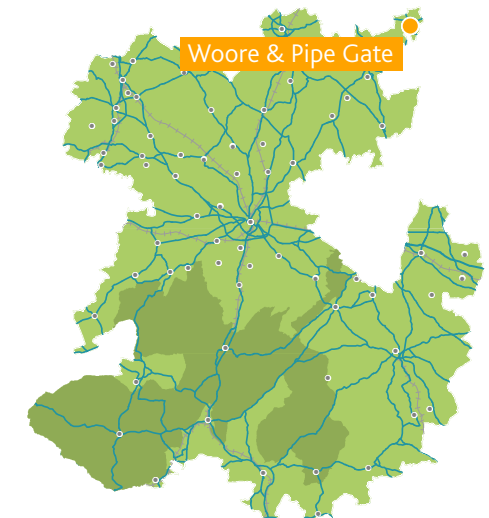
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56. WOORE & PIPE GATE [56WRE]



LOCATION AND DESCRIPTION

Woore is a village and civil parish in the north east of Shropshire. It lies within the corner of the county on the A51 London Road. The village is mostly residential and to the south there are the hamlets of Ireland's Cross and Pipe Gate. The population of Woore is 600. This settlement has been divided into 4 parcels for the purpose of this study.



WOORE & PIPE GATE A [56WRE-A]

LOCATION AND CHARACTER

Parcel A is located to the west of Woore. The northern boundary is defined by Audlem Road (A525) and the southern boundary traces woodland at Carter's Rough. A PRoW connects Woore to its wider landscape. This is a former glacial landscape with gently rolling landform which rises to a high point in the south west corner of the parcel. Landuse is wholly pastoral with hedgerow trees sparsely scattered along field boundaries. The settlement pattern is dominated by the village of Woore to the east, with several semi-detached properties along Audlem Road (A525).



1. VIEW SOUTH EAST, FROM AUDLEM ROAD (A525), ACROSS THE OPEN AND ROLLING LANDSCAPE



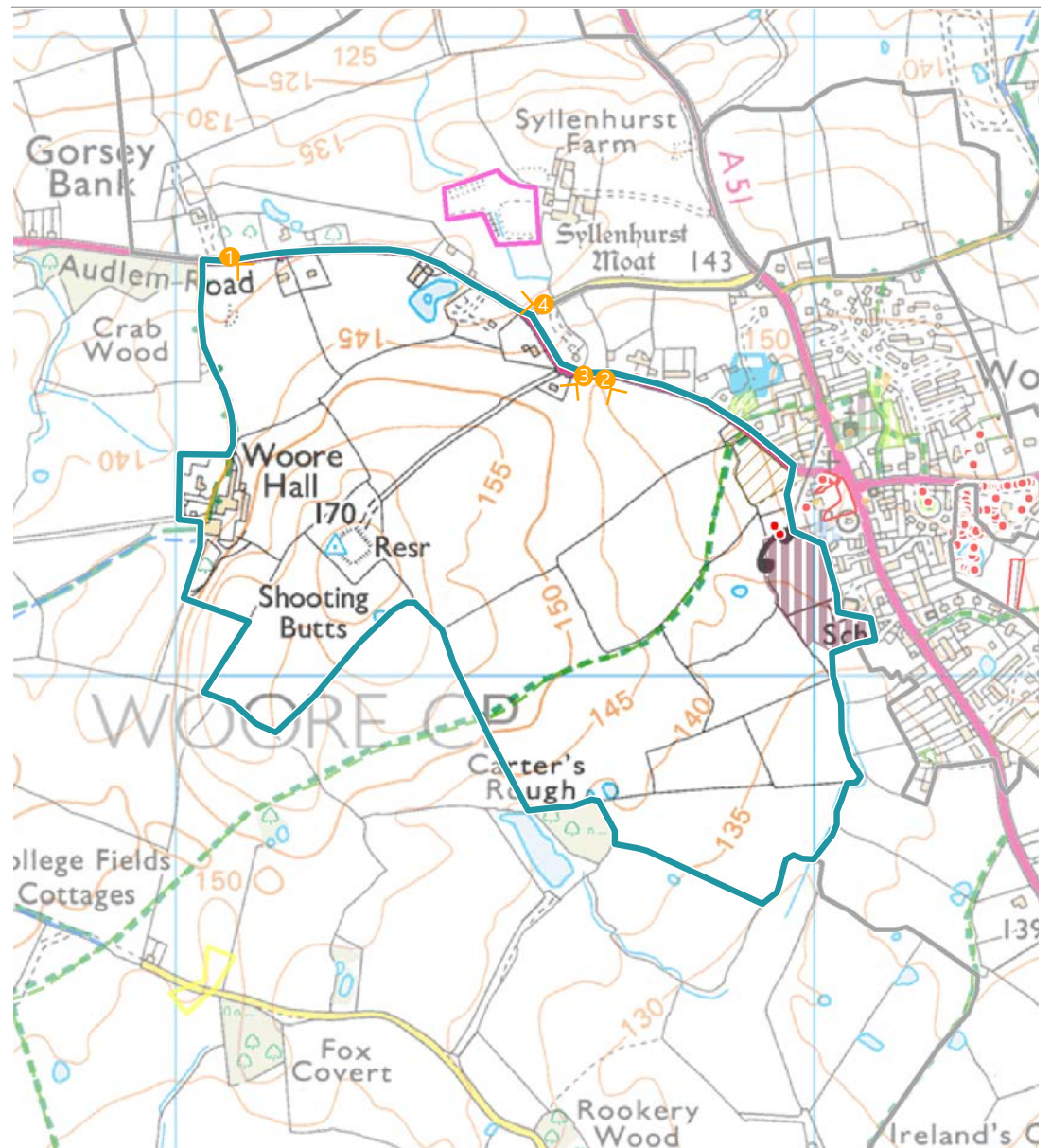
2. FROM AUDLEM ROAD (A525), LONG DISTANT VIEW SOUTH EAST



3. FROM AUDLEM ROAD, VIEW SOUTH WEST OF ROLLING LANDFORM



4. FROM CANDLE LAND, VIEW WEST OF HEDGEROW ALONG A525 BETWEEN PARCEL A AND B



LANDSCAPE

LANDSCAPE VALUE

This landscape is of a typical rural character and in moderate condition. From the settlement edge, the landform is gently rolling before distinctly rising to a Trig Point in the west, at a reservoir. However, this does not add any recreational value as there is no public access. A single PRoW connects the village of Woore to its wider countryside, which adds informal recreation value to the area. Hedgerows are robust and well connected and there are ponds scattered throughout the parcel which are characteristic to the area and add to nature conservation value.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium scale typical pastoral landscape adjacent to the settlement edge. There is some sense of tranquility as there are few incongruous features impacting on the landscape and absence of local roads. However, the sense of tranquility reduces in closer proximity to Audlem Road in the north. Existing settlement comprises semi-detached properties located along the A525. The landscape immediately adjacent to the settlement edge would be less susceptible to proposed development with opportunities to aid integration along the settlement without obvious alteration to character. Land rising to the west would be vulnerable to noticeable changes in landform as a result of development and would potentially reduce levels of tranquility in the wider landscape.

LANDSCAPE SENSITIVITY

This is an intact landscape of pastoral fields with land rising to a Trig Point, rural character and some sense of tranquility. 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 this typical farmed landscape are predominately open. There is no association with the Shropshire Hills AONB as it is approximately 30km away. There are long distance views to rising land to the south west. Although it is not of any designated value, the views contribute to the scenic quality as there are few detracting features.

VISUAL SUSCEPTIBILITY

There are open and extensive views into and out of the parcel that would be vulnerable to noticeable changes in the view. There is some intervisibility with the settlement edge but it is mostly screened by hedgerows and hedgerow trees. The parcel forms part of a skyline, with the landscape rising to a Trig point in the west and development on this elevated ground would be particularly noticeable. The landscape directly adjacent to the settlement edge would be less susceptible as the landform and landcover provides some degree of screening. The typical receptors are limited to a few residents at the settlement edge, recreational users of the single PRoW and road users of the A525.

VISUAL SENSITIVITY

This landscape is of a typical rural character with land distinctively rising to a Trig Point in the west with elevated and open views but more enclosed towards the settlement edge. Views experienced are of medium sensitivity to change arising from new housing and medium-high to new 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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WOORE & PIPE GATE B [56WRE-B]

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LOCATION AND CHARACTER

Parcel B is located to the north west of Woore. The southern boundary is defined by the A525, which joins onto and includes Candle Lane and the eastern boundary is defined by London Road A51. There are no PRoW within the parcel. Syllenhurst Farm and Caravan Park is within the parcel. The former glacial landscape is generally open in character with a gently rolling landform. Adjacent to the west of Syllenhurst Farm is Syllenhurst Moat Scheduled Monument. South of Candle Lane is a relatively new housing development of 50 dwellings.



1. GLIMPSED VIEWS OF THE SETTLEMENT EDGE INCLUDING RELATIVELY NEW PROPERTIES



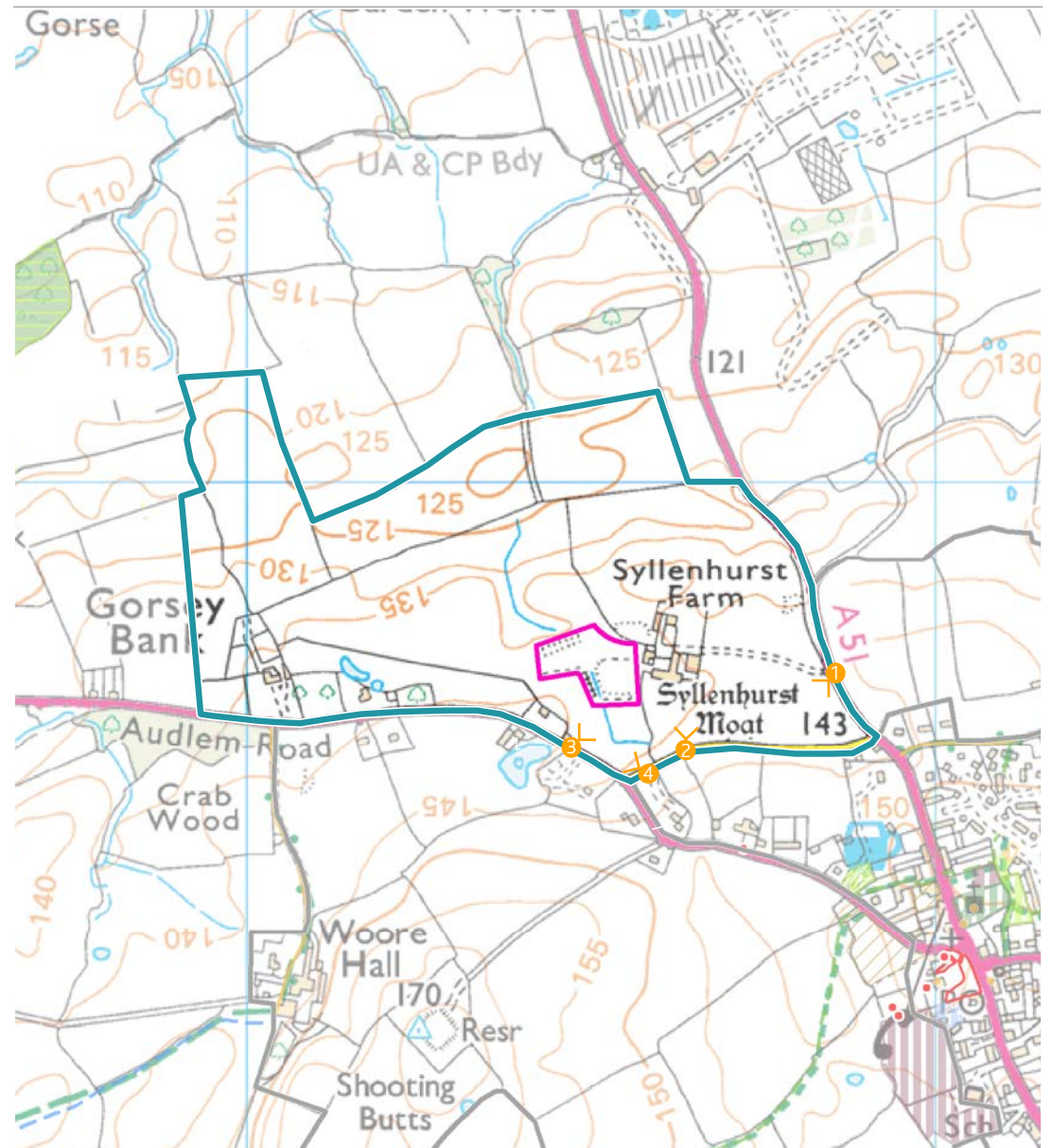
2. FARMED LANDSCAPE, VIEW NORTH OF SYLLENHURST FARM FROM CANDLE LANE



3. VIEW NORTH EAST FROM AUDLEM ROAD OF THE TYPICAL FARMED LANDSCAPE



4. GLIMPSED LONG DISTANCE VIEW TO THE NORTH WEST FROM CANDLE LANE



LANDSCAPE

LANDSCAPE VALUE

This landscape is generally of moderate quality. There is a high percentage of priority habitats which adds to the rarity of the landscape and nature conservation value. There is a moated site directly west of Syllenhurst Farm, which is designated as a Scheduled Monument and therefore adds historical value to the area. There are no PRoW within this parcel, however there is a Caravan Park, which adds to the recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of regular small to medium scale pastoral fields and over gently rolling landform. There is a moderate sense of place, with gappy hedgerows and scattered trees that would be vulnerable to further loss as a result of development. The existing settlement is abrupt with a relatively new housing development bounding the south east of the parcel. Syllenhurst Farm is situated along a minor lane and other existing settlement includes several detached dwellings and this discrete settlement would be susceptible to changes in pattern. Beyond Syllenhurst Farm the landscape is more tranquil with intact hedgerows and hedgerow trees. The landscape in proximity to the moated site would be more susceptible to potential loss of character and changes in setting as a result of development. The landscape adjacent to the settlement edge and A Roads would be less susceptible to development and could present an opportunity to restore rural features and improve the relationship between the settlement edge and adjacent landscape.

LANDSCAPE SENSITIVITY

This is a typical farming landscape with historic value as there is a moat directly west of Syllenhurst Farm. The abrupt settlement edge and A Road contributes to a reduced scenic quality in the south. 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 this parcel have no association with the Shropshire Hills AONB as it is approximately 30km away. There are glimpsed long distance views to the north west, however there are many wooden masts in the landscape which are detracting elements.

VISUAL SUSCEPTIBILITY

There are glimpsed long distance views to the north west. The moated site is enclosed by tree cover, and therefore adds little scenic quality but does protect the setting of the heritage asset and would be vulnerable to erosion of features as a result of development. The parcel forms part of a skyline and development on this higher ground would be particularly noticeable. However, the gently rolling landscape creates areas of lower susceptibility, particularly to the south west of Syllenhurst Farm, where development could be more effectively screened by existing vegetation. There are no PRoW within the sensitivity parcel. Receptors are limited to the Caravan Park at Syllenhurst Farm, road users and residents within the parcel and along Candle Lane.

VISUAL SENSITIVITY

This typical rural landscape is gently rolling and has some long distance views towards the north west. Views are moderately scenic although slightly reduced towards the settlement edge which means overall, the views experienced are of medium sensitivity to change arising from new housing and medium-high to new 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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WOORE & PIPE GATE C [56WRE-C]

LOCATION AND CHARACTER

Parcel C surrounds the north east, east and south extent of Woore. The southern boundary is defined by London Road (B5026) and Gravenhunger Lane, which form a junction at Ireland's Cross. Newcastle Road runs east through the parcel and London Road runs south east to meet the junction at Island's Cross. This former glacial landscape is gently flat with mixed landuse and well established hedgerows and hedgerow trees mark field boundaries. The settlement pattern is dominated by the village of Woore and the parcel includes the small hamlet of Island Cross.



1. VIEW SOUTH WEST OF THE FLAT TYPICAL RURAL LANDSCAPE



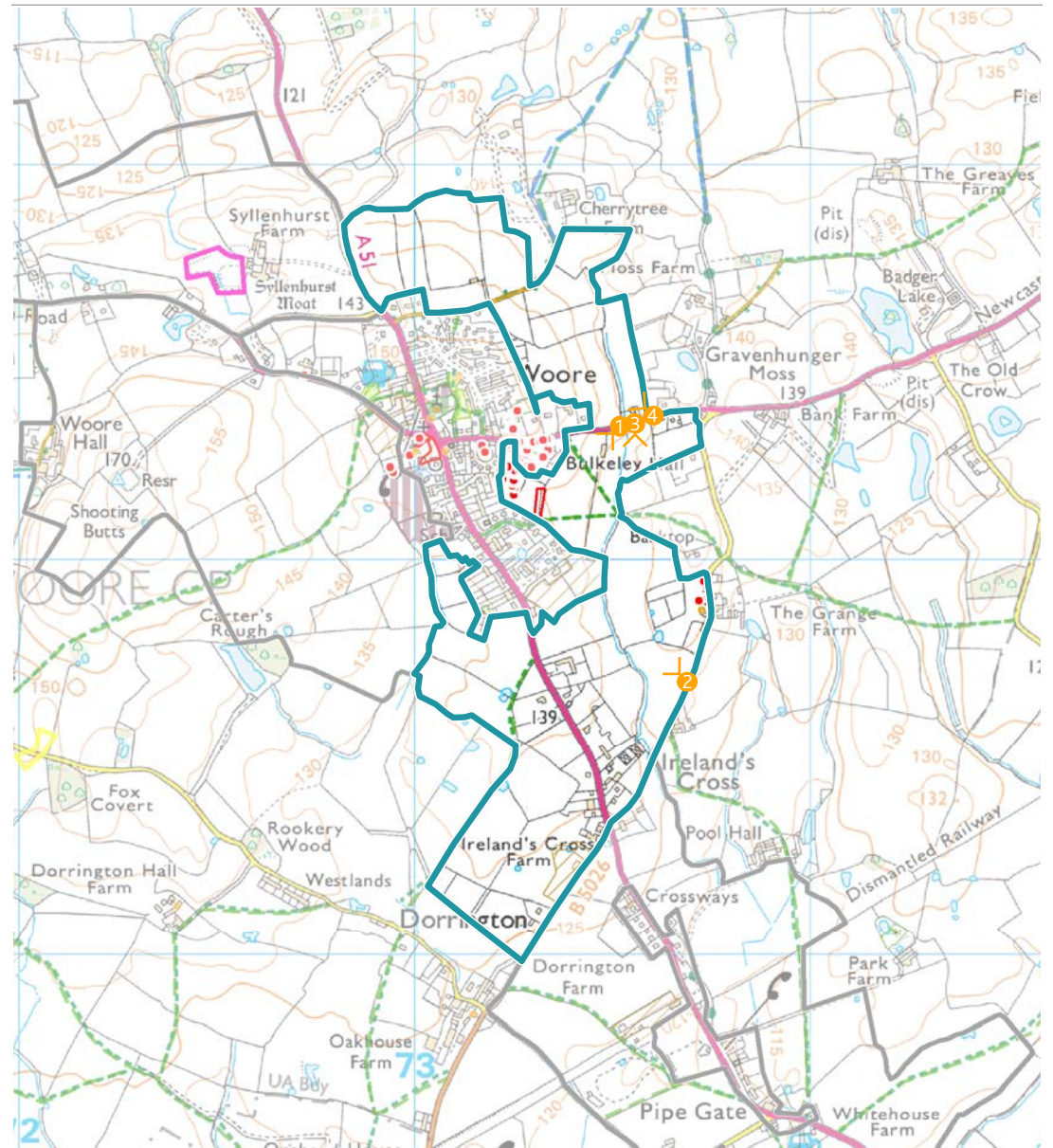
2. VIEW NORTH WEST FROM GRAVENHUNGER LANE SHOWING WELL ESTABLISHED FIELD BOUNDARIES



3. VIEW SOUTH FROM NEWCASTLE ROAD



4. VIEW OF THE PARCELS USE AS ARABLE LAND



LANDSCAPE

LANDSCAPE VALUE

This landscape is generally of poor to moderate quality as it lacks a level of diversity in character and an absence of recreational and historical interest. The landscape is mostly flat. Hedgerows are relatively robust and there is a cluster of Tree Preservation Orders along the settlement edge to the north and also to the east. There are however three PRoW which intersect the parcel and connect Woore to its wider countryside. This contributes to the informal recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

The land cover is typical of a rural setting and includes arable and pastoral farmland and horse paddocks. The landscape has a relatively low scenic quality with two A Roads intersecting the parcel resulting in a low sense of tranquility. Also, at Ireland's Cross, there is a greater human influence with several greenhouses which are associated with the plant nursery. There are however, well established hedgerows and tree cover along field boundaries that would be vulnerable to loss of features as a result of development being irreplaceable in the short to medium term. Existing settlement comprises of many detached dwellings situated along major and minor roads. The landscape would be less susceptible to change in the vicinity of existing housing as there is potential to accommodate some development within the legible field pattern.

LANDSCAPE SENSITIVITY

This landscape is relatively flat with land use restricted to arable and pastoral farmland and horse paddocks making it typical of a rural setting. 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 have no association with the Shropshire Hills AONB as it is approximately 30km away. The parcel is relatively visually contained due to well established hedgerows along the field boundaries and flat terrain.

VISUAL SUSCEPTIBILITY

There are limited views throughout this parcel as is relatively visually contained by intact hedgerow boundaries and as such would be less susceptible to development which could take advantage of existing screening. The parcel does not form part of a skyline due to its relatively flat landscape. There are some glimpsed views towards the settlement edge. Sensitive receptors include residents at the settlement edge, residents within the parcel and users of the PRoW with road users of a potentially lower susceptibility to change to their surroundings using local roads.

VISUAL SENSITIVITY

This landscape is of a typical rural character and is relatively flat with limited views due to intact screening hedgerows and hedgerow trees. The views experienced are of medium-low sensitivity to change arising from new housing and medium to 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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WOORE & PIPE GATE D [56WRE-D]

LOCATION AND CHARACTER

Parcel D surrounds the settlement of Pipe Gate. The north boundary is defined by London Road (B5026) and Gravenhunger Lane, which forms a junction at Ireland's Cross. The A51 runs through the centre of the parcel and there is a well-connected PRoW network. The landform is flat which progresses into a gently rolling landscape in the south overlain by both pastoral and arable production. Tree cover is of well wooded waterbodies, scattered field and hedgerow trees. Ponds are scattered throughout the south of the parcel. The relationship with the settlement edge is



1. OPEN VIEWS NORTH WEST FROM BEARSTONE ROAD, ACROSS THE ARABLE LANDSCAPE



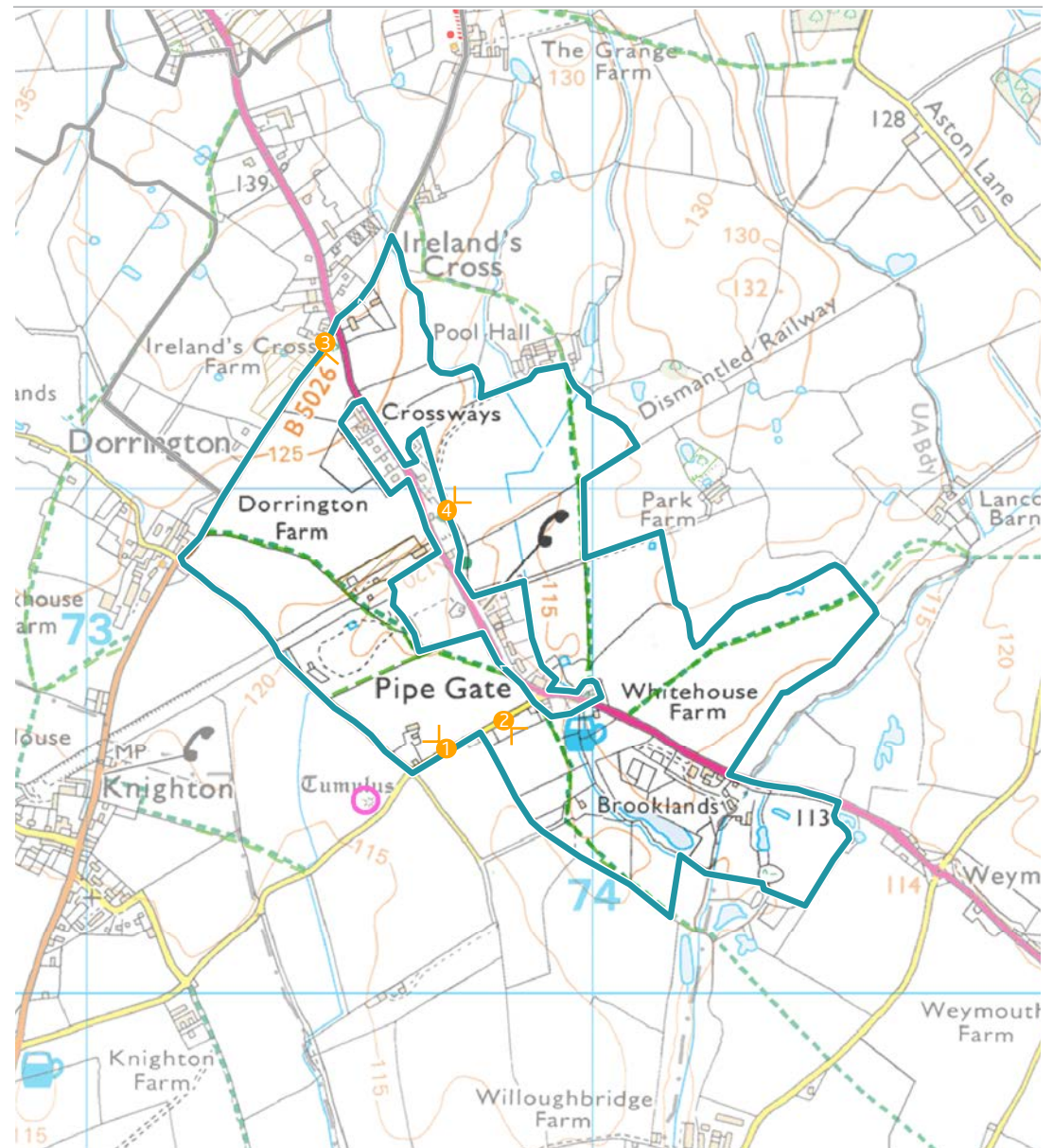
2. VIEW SOUTH EAST FROM BEARSTONE ROAD ACROSS HORSE PADDOCKS



3. LONG DISTANCE VIEWS TO THE SOUTH FROM LONDON ROAD



4. VIEW NORTH EAST FROM PIPE GATE OF THE TYPICAL RURAL LANDSCAPE



LANDSCAPE

LANDSCAPE VALUE

This landscape is generally of moderate quality, with a moderate presence of priority habitats of grassland and woodland which add to nature conservation value. There are a number of small waterbodies concentrated in the south east of the parcel, which add geomorphological interest. Historical interest within the parcel is low. A dismantled railway line runs through the parcel and there are a number of PRoW which add to the informal recreation of the area.

LANDSCAPE SUSCEPTIBILITY

This is a typical rural landscape of small to medium scale including arable and pastoral farmland and horse paddocks. The landform is flat which progresses into more of a gently rolling landscape in the south. There is some sense of tranquility at the wider extent of the parcel. Tree groups and scattered trees along field boundaries form strong elements in the landscape and would be vulnerable to loss as a result of development being irreplaceable in the short to medium term. The settlement comprises a small number of detached and semi-detached dwellings concentrated along the A51 in a linear fashion and further development should reflect this settlement pattern. There is a small relatively new housing development within Pipe Gate and located along the A51. There is less tranquility in proximity to the busy A Road.

LANDSCAPE SENSITIVITY

This landscape is gently rolling to flat with land use restricted to arable and pastoral farmland and horse paddocks making it typical of a rural setting. 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 this parcel have no association with the Shropshire Hills AONB as it is approximately 30km away. The relatively flat landscape affords long distance views to rising land to the south, however this is not of any designated value, and does not particularly contribute to the visual value.

VISUAL SUSCEPTIBILITY

There are long distance views to towards the south, and the parcel forms part of a skyline. Development on higher ground would be particularly noticeable from the surrounding flat landscape. There is intervisibility to the existing settlement which is located along the A51, however these are partly screened by tree groups and hedgerow trees. There are several PRoW within the sensitivity parcel and recreational receptors and residential receptors within the parcel would typically be highly susceptible to changes in their surroundings. The level of access is frequent due to the major roads intersecting the parcel.

VISUAL SENSITIVITY

The parcel has long distance views and forms part of a skyline that would be susceptible to development and the landscape is of a typical rural character with medium scenic quality. Overall the views experienced are of medium sensitivity to change resulting in new housing and medium-high to employment.



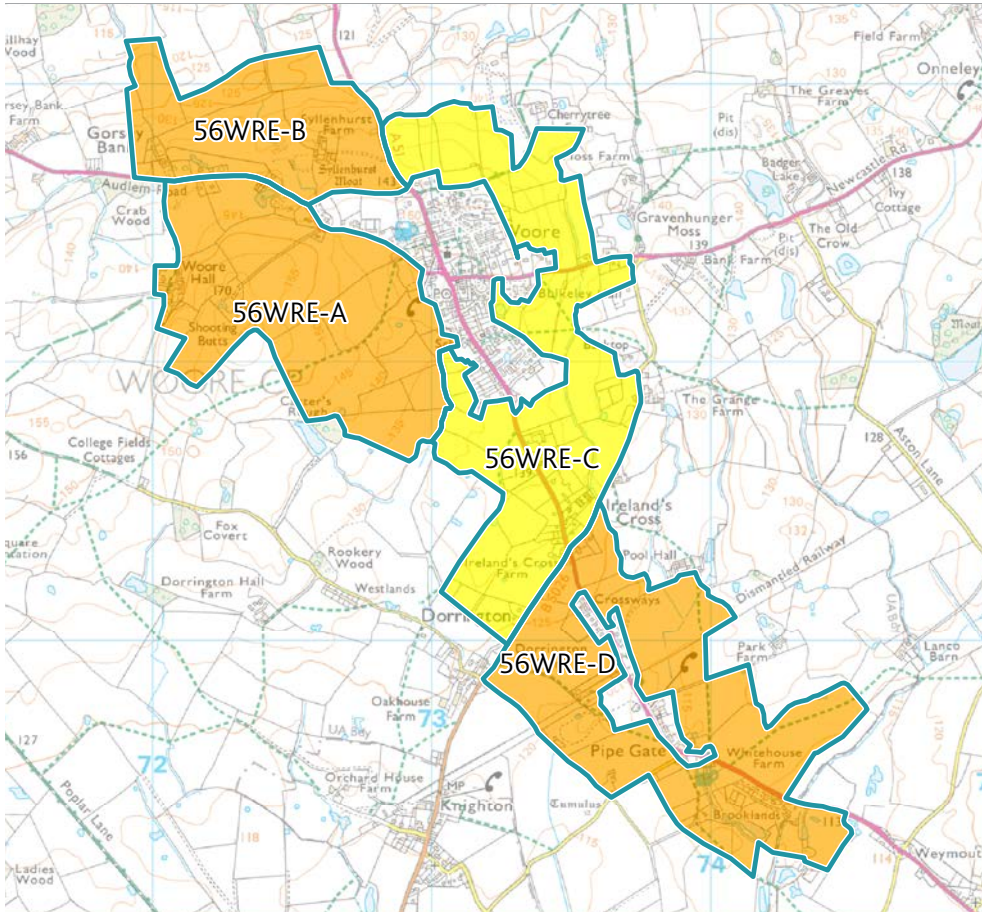
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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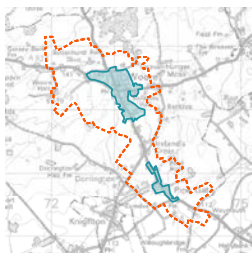
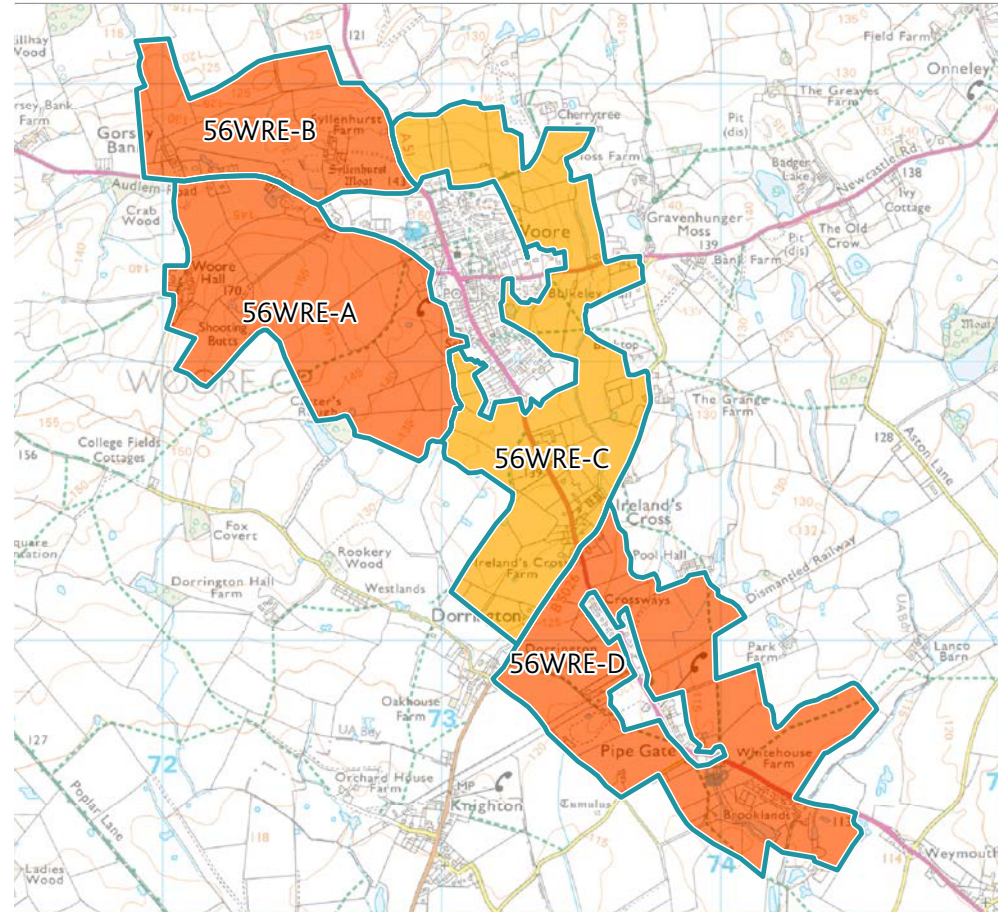
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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WOORE & PIPE GATE LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

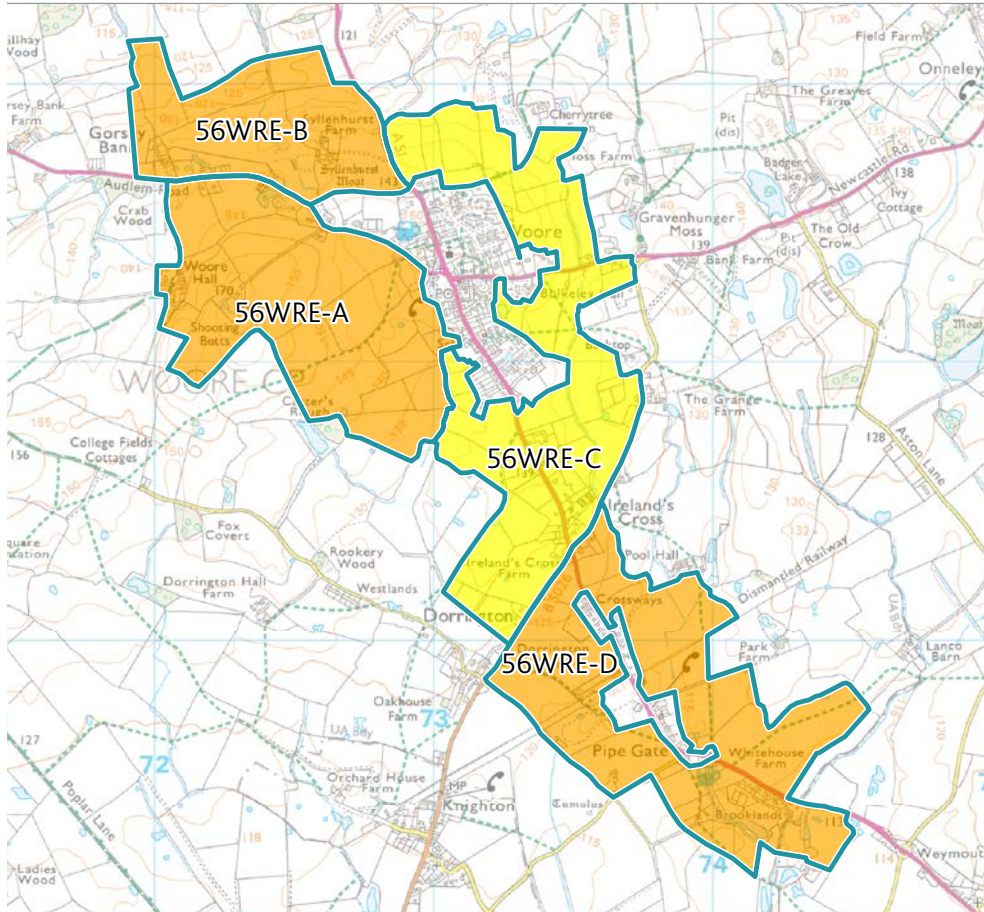
MEDIUM

LOW

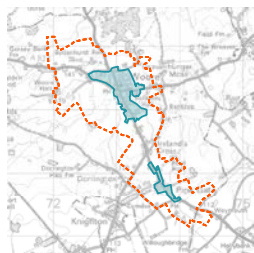
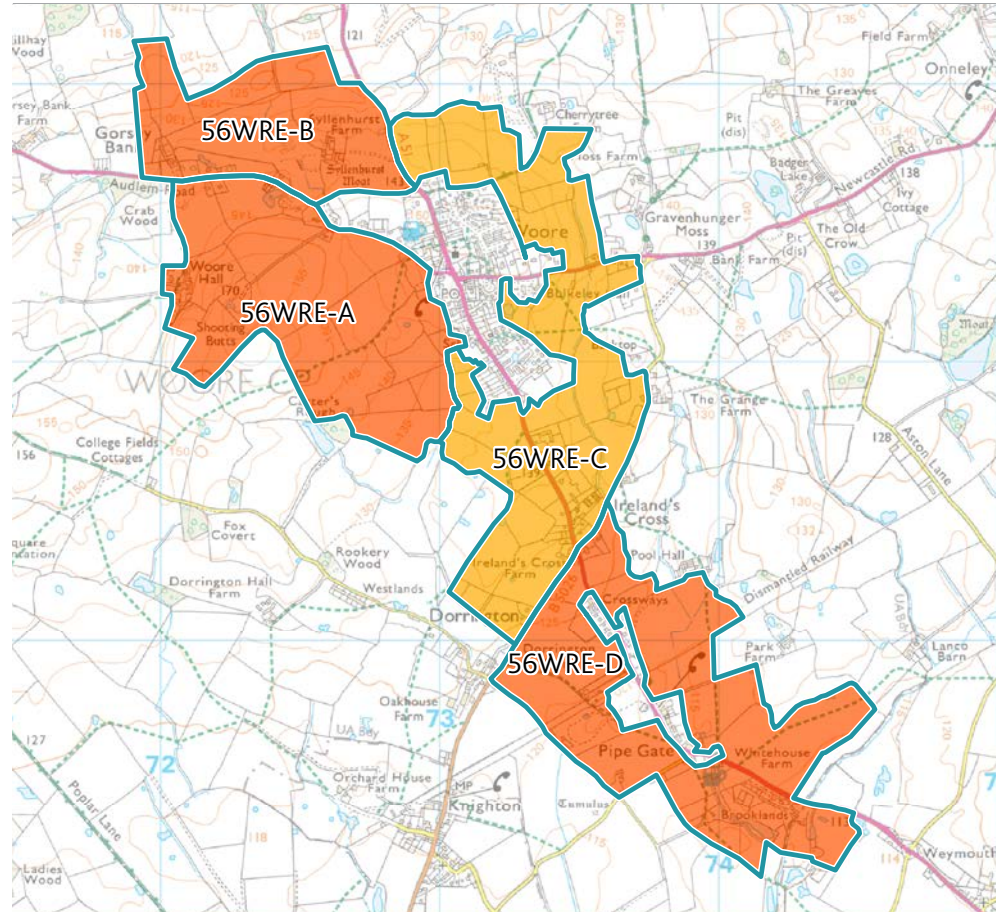
WOORE & PIPE GATE VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

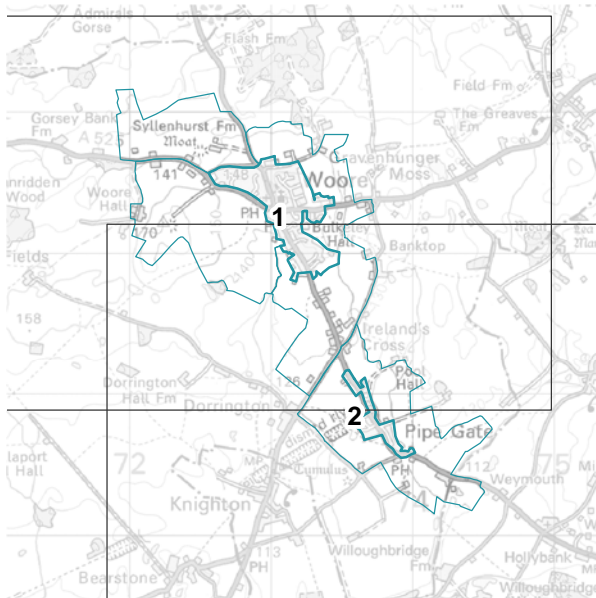
MEDIUM

LOW









DESIGN GUIDANCE FOR WOORE & PIPE GATE

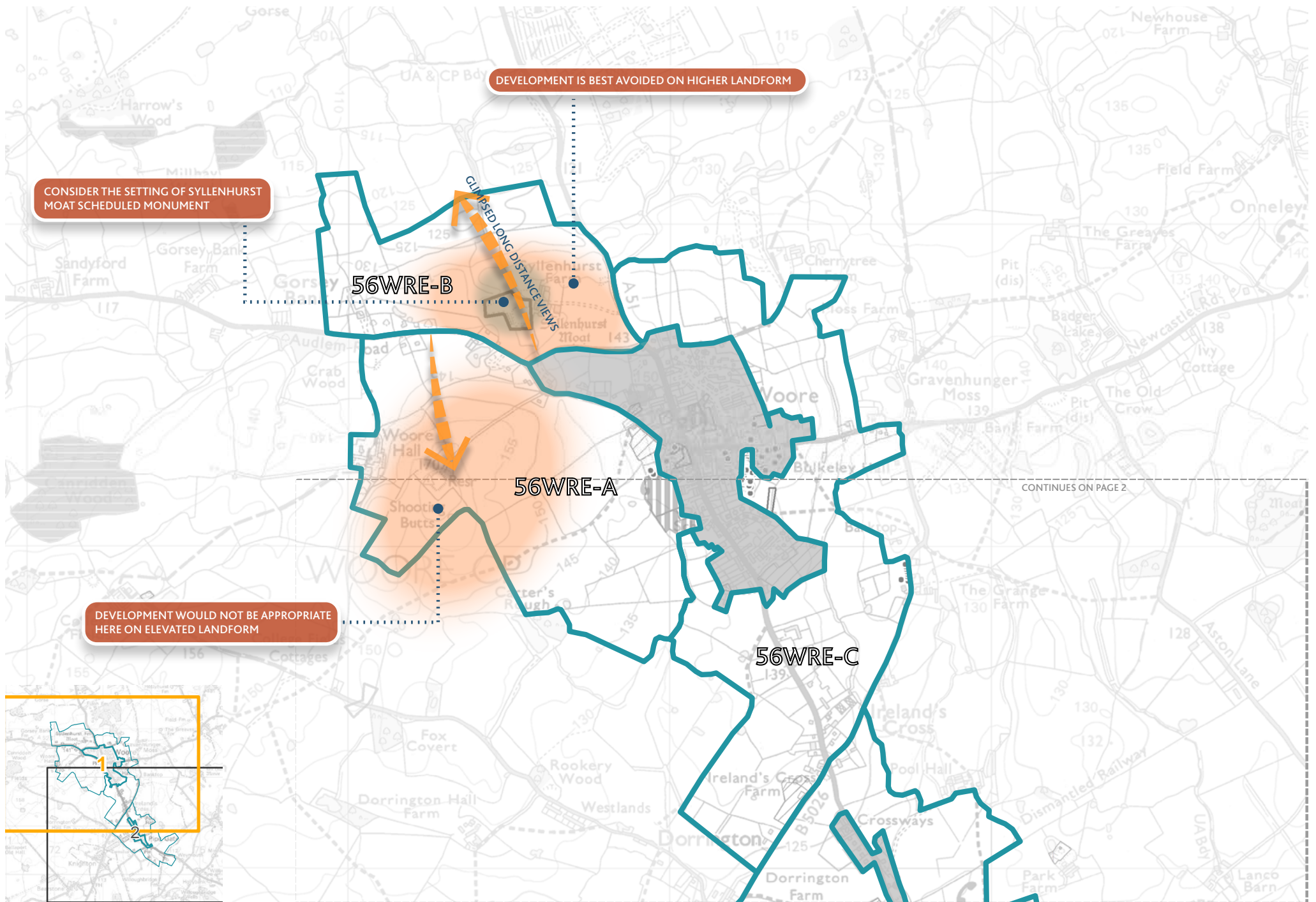
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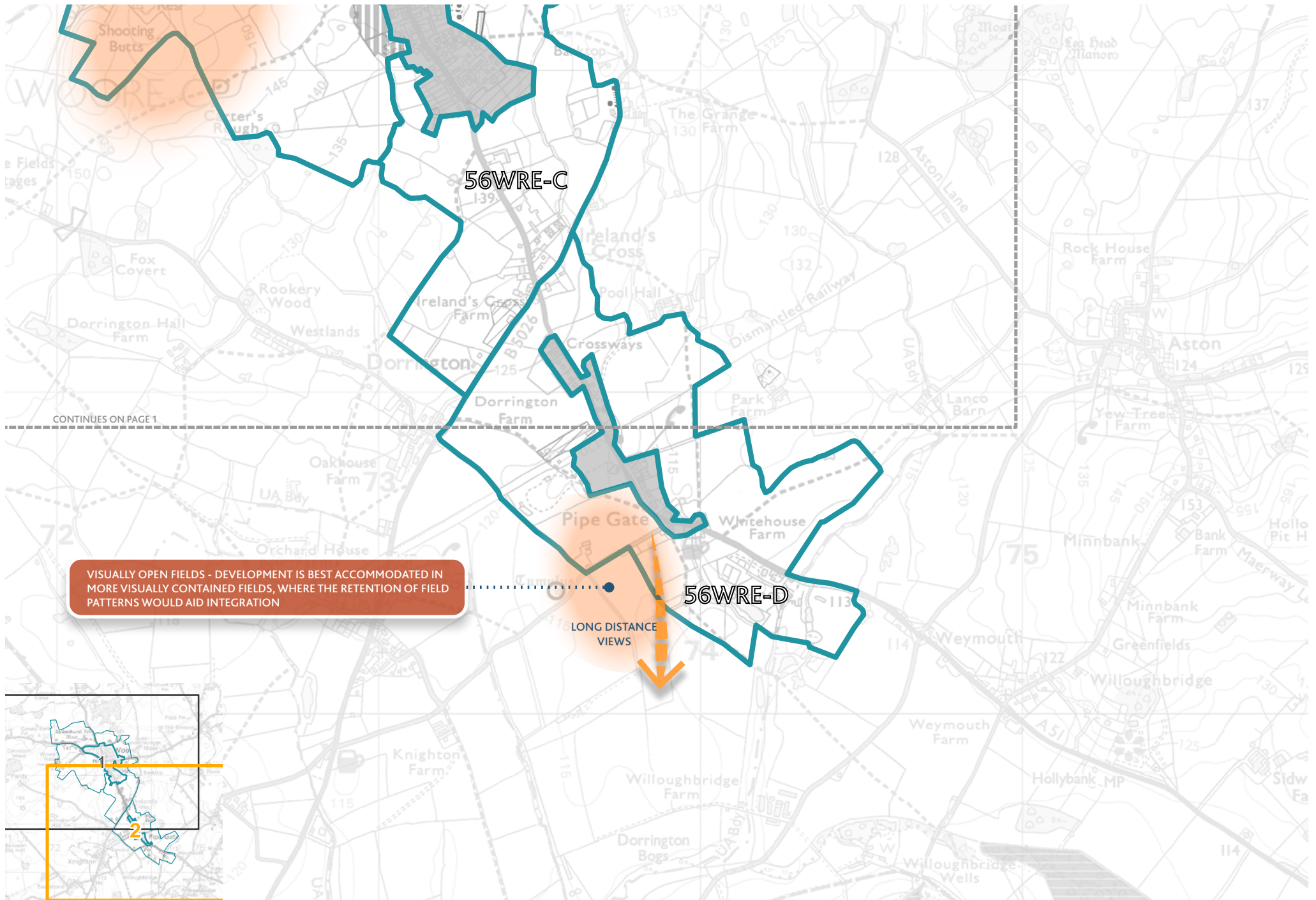
4 SENSITIVITY PARCELS



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





CONTINUES ON PAGE 1

VISUALLY OPEN FIELDS - DEVELOPMENT IS BEST ACCOMMODATED IN MORE VISUALLY CONTAINED FIELDS, WHERE THE RETENTION OF FIELD PATTERNS WOULD AID INTEGRATION

LONG DISTANCE VIEWS

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