

# Shrewsbury and Atcham Landscape Sensitivity and Capacity Study

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Final Report  
to  
Shrewsbury and Atcham Borough Council

*July 2007*

**WHITE**  
consultants

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# PART 1



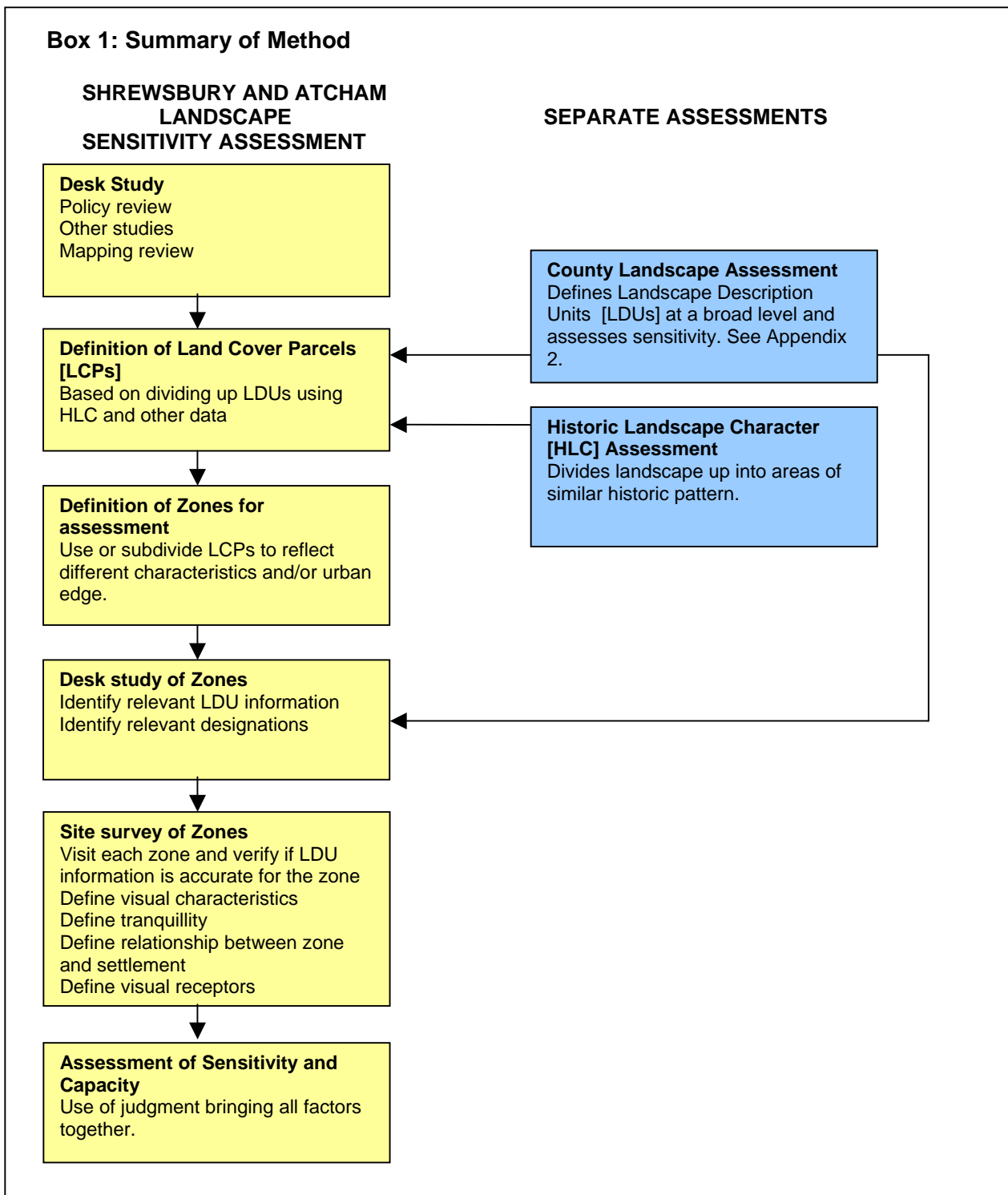
## 1.0 INTRODUCTION

- 1.1 White Consultants were appointed by Shrewsbury and Atcham Borough Council in July 2006 to undertake a landscape sensitivity and capacity assessment for defined areas around the main settlements of the Borough. The aim of the study is to complete the sensitivity study which has been developed over two previous phases by members of the consultant team. Diacono Associates with The Living Landscape Project led the first phase and have worked with White Consultants to deliver Phase 2 and 3.
- 1.2 Phase 1 of the project reviewed the county landscape character assessment and undertook an analysis of sensitivity using a new method based on four aspects of inherent sensitivity-ecological, cultural, visibility and tranquillity. Phase 2 tested this on a number of sites to ascertain whether the method could inform development planning and define landscape capacity. Based on this, the method was refined and extended.
- 1.3 This Phase 3 of the project works within the overall landscape character assessment carried out by Shropshire County Council, reviews the sensitivity devised in previous phases and assesses the capacity of the landscape to accommodate housing or employment development and to identify those landscapes that should be protected from development. The study is intended to form part of the evidence base which will inform the core strategy, site allocations and development control policies.
- 1.2 The report is divided into two parts. In Part 1 we discuss the method [2.0], an overview of the Borough's landscape [3.0], briefly set out a summary of findings [4.0] and put forward recommendations for landscape policies [5.0]. The sensitivity and capacity assessments for each identified zone are set out in Part 2 for the relevant settlements in alphabetical order.

## 2.0 METHOD

- 2.1 This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions on sensitivity and capacity. These terms are defined in the Glossary in **Appendix 1**. We have taken into consideration Countryside Agency 'Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity [2004]'. **Sensitivity** is taken to mean the sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource [including its historical and ecological features and elements] and the visual sensitivity of the landscape [such as views and visibility]. For the purposes of this study it also includes landscape value [including designations]. **Capacity** is taken to mean the ability of a landscape to accommodate different amounts of change for a development of a specific type.

2.2 The Shropshire County Council landscape character assessment is at a broad scale identifying landscape description units [LDUs]. For each of these units there has been an assessment of intrinsic sensitivity. These are divided into ecological sensitivity (see **Figure A1**), cultural sensitivity [see **Figure A2**], visual sensitivity and tranquillity. The latter two aspects are not attached because a more detailed visibility and tranquillity assessments related to each specific area is presented in this study. The County landscape assessment provides the background to the detailed analysis of sensitivity and capacity that is the subject of this Borough Council study Box 1 shows a summary of the process undertaken which is then further explained in the text.



2.3 Key tasks are explained in more detail:

*Defining Land Cover Parcels:*

2.4 Land cover parcels (LCPs) are discrete areas of land nested within a larger LDU [see LDU **Figure A3**] reflecting variations in the physical character of the land. Bounded by roads, railways, watercourses and parish boundaries, these units define areas with similar patterns and land use, field pattern and tree cover. They provide the finer grain of resolution necessary for assessing the condition and functionality of the landscape. They are derived from Historic Landscape Character [HLC], previous studies, aerial photos and mapping [see **Figures A4 and A5**]. These units were derived during Phase 1 of the landscape sensitivity study.

*Defining zones for assessment:*

2.5 Zones are defined by subdividing LCPs to reflect areas under potential pressure from development and if necessary to reflect finer grain landscape and visual characteristics and in particular the relationship with settlement edges. 34 areas were identified for Shrewsbury [see **Figure 1**] and around 100 for the other settlements [see **Figure 4**].

*Desk study of zones:*

2.6 LDU sensitivity information is abstracted from the county assessment- cultural, ecological and visual sensitivity [see **Appendix 2**]. Ecological and historic designations are identified which further refine each area's sensitivity. The functional relationship of the area with the adjoining settlement is assessed including its role as a green wedge or for recreation/access etc.

*Site Survey of zones:*

2.7 The LDU sensitivities are verified for each zone. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its sensitivities do correspond to the broader level assessment. It is worth noting that at the county scale of the assessment some of the LDUs in Shrewsbury were classified as urban and were not, therefore, attributed a sensitivity value.

2.8 Other relevant factors are then recorded including:

- Function of area
- Presence of water
- Visual characteristics
- Tranquillity
- Functional and visual relationship of the zone with its surroundings and the city.
- Description of settlement edge- is it a positive or negative edge to the city?
- Definition of sensitive receptors within and outside the area.

- Potential for improvement of the settlement edge and for overall mitigation.  
These are further explained in **Part 2**.

2.9 Bringing all the information together, an overall analysis of each zone's sensitivity is made. Judgments are not based on a mathematical adding up of factors, positive or negative. Some factors will be more important than others in different zones. For instance, the function of an area in separating settlements may be considered very important and make it sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity. The calibration of the sensitivity is as follows:

- Low- key characteristics of landscape are robust and/or are of relatively low intrinsic value as a landscape resource.
- Medium-low- key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource.
- Medium- key characteristics of landscape are susceptible to change and have value as a landscape resource.
- High-Medium- key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.
- High- key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

2.10 A capacity rating is then defined for both housing and employment uses. This is based on the sensitivity of a zone and the likely magnitude of effect and character of proposed development. This will be different for both housing and employment. Housing is taken to be around 8 m high ranging from individual houses through to larger estate developments. Employment is taken to mean offices or commercial premises of a similar grain and character to that which has recently been developed on the northern or south east fringes of Shrewsbury. Capacity for housing and employment will differ. For instance, because of the smaller individual unit size of houses these can be put on steeper slopes and in finer grain landscapes than employment. The calibration of the capacity is as follows:

- High- thresholds for significant change are very high and much of the area can be developed.
- High-medium- thresholds for significant change are high and the area is able to accommodate a significant proportion for development.
- Medium- thresholds for change are intermediate with some ability to accommodate development in some parts.
- Medium-low- thresholds for change are low and development can be accommodated only in limited situations.
- Low- thresholds for change are very low and the area is unable to accommodate development without significant adverse effects.

### 3.0 OVERVIEW OF THE BOROUGH'S LANDSCAPE

- 3.1 Shrewsbury and Atcham is a predominantly rural Borough which corresponds with two joint character areas defined at national level- the Shropshire Hills which cover a band to the south and west and the Shropshire, Cheshire and Staffordshire Plain.
- 3.2 The geology is varied although much of the variation lies on the fringes. Geologically, the Borough can roughly be divided into three parts:
- The large north and eastern area focused on the River Severn which is a gently rolling landscape of shales and glacial drift with alluvial deposits in the valley floor.
  - The south western core centred on the Rea Brook which is gently rolling landscape on sandstone with alluvial deposits.
  - The southern and western fringes of sandstone and other sedimentary rocks forming higher ground with high hills and slopes formed from hard volcanic deposits such as Earls Hill and Caer Caradoc.
- 3.3 There are other isolated hills, often wooded, rising from the undulating landscape which are important landmarks. These include The Wrekin to the east which is of volcanic origin and rises to 400m AOD, Haughmond Hill, east of Shrewsbury, and Nesscliffe Hill to the north west which is a sandstone hill rising to 150m AOD.
- 3.4 Generally the rolling landscape is around 100 m AOD falling to the lowest point in the River Severn valley to the east at 50 m AOD. The highest point is 450 m AOD at Caer Caradoc to the south. In this generally subtle landscape small changes in level such as steep valleys sides and river cliffs can be important features in the landscape. The sinuous River Severn corridor focused on this powerful river is an important and sensitive feature of the Borough landscape. Tributary streams such as Rea Brook provide significant features in the landscape and have a role as wildlife corridors.
- 3.5 Quarries are a feature of some hill landscapes, although sometimes hidden such as that at Bayston Hill and the defunct basalt quarry at Callow Hill just to the south of the Borough near Minsterley.
- 3.6 The lowland landscapes which are the predominant feature of the Borough have fertile soils which support mixed agriculture with arable being a significant component on better drained land away from the valley bottoms or steeper valley sides which tend to be pastoral. Field patterns tend to be dominated by planned rectilinear fields. Field boundaries tend to be low cut hawthorn dominated hedges with occasional trees, mainly oak. Woodland cover is patchy with deciduous on the lower lying ground with mixed woodland or conifers on the occasional hill.
- 3.7 The upland landscapes of the Shropshire Hills tend to have poorer soils supporting pasture, rough grazing, moorland or

- plantations. There is evidence of forts and other historic features on prominent hilltops.
- 3.8 All parts of the area show signs of long term settlement by man. The lowland landscapes are well settled. There are scattered farmsteads, sometimes associated with estates and large clustered villages. Some villages have conservation areas and listed buildings often mark out the core of older settlements. Parklands are a feature in some locations such as at Attingham Park.
- 3.9 The main settlement is Shrewsbury which is the only urban area. The centre of the town is a conservation area which extends west along the edge of the Severn valley. The main transport corridors radiate from Shrewsbury and include the busy A5 and A49. The Manchester to Cardiff railway line passes through the town and there is a line to Birmingham and a spur to mid Wales. These transport links tend to drive development pressure and employment uses which is focused on the town.
- 3.10 The main landscape designation is the Shropshire Hills AONB which covers the hills and valleys on the southern fringes of the Borough.
- 3.11 There are a number of long-distance footpaths crossing the Borough including the Severn Way which follows the river course as closely as possible, the Shropshire Way and the Marches Way. These, along with public rights of way, perform an important role in linking settlements with the countryside.
- 3.12 The Shropshire County Council landscape character assessment [see 2.2] has identified and described landscape types and areas covering the county. The Shropshire Landscape Typology, September 2006, provides a summary of types and is available on the county council's website and in hard copy. Those relevant to the Borough, dominated by the lowland types, include:
- Estate farmlands
  - Settled pastoral farmlands
  - Principal settled farmlands
  - Wooded estate lands
  - Enclosed lowland heaths
  - Riverside meadows
  - Sandstone hills
  - Wooded hills and estate lands
  - Wooded hills and farmlands
  - Principal wooded hills
  - Pasture hills
  - Upstanding enclosed commons
  - Upland small holdings
  - High volcanic hills and slopes
  - High enclosed plateau
- 3.13 Whereas landscape types describe usually more than one area with similar characteristics, the individual areas themselves are called Landscape Description Units [LDUs]. These have already been discussed in the method section and more information has been collected for each area and resides in

GIS. LDU sensitivities act as a context for the more detailed assessment for each zone.

## **4.0 SUMMARY OF FINDINGS AND CONCLUSIONS**

- 4.1 Overall, the study has found that there is a different pattern of sensitivities around Shrewsbury to the other settlements, with the latter being generally more sensitive and with less capacity for development, particularly employment.
- 4.2 Areas of higher sensitivity and lower capacity have tended to be those of intrinsically higher value or in open countryside, associated with conservation areas or listed buildings, in valley corridors, on steep or prominent slopes or those forming gaps between settlements. There is a need to protect in particular the landscapes of the valley bottoms and maintain green fingers of open space penetrating into settlements to maintain the quality of life for residents. Some zones assessed form an important visual setting to parts of a settlement and act as recreational and wildlife corridors and reservoirs.
- 4.3 Some settlement edges, usually consisting of housing estates, present an unattractive boundary with the countryside. In these cases, and combined with where the landscape itself has lower intrinsic sensitivity, the opportunity is taken to recommend a higher capacity for development. This is with the proviso that the development itself will present a positive edge with significant planting in order to integrate and enhance the landscape. This is best achieved by a design or development brief including landscape, nature conservation and urban design/settlement edge objectives.
- 4.4 The landscape sensitivities and capacities of each zone are summarised in Tables 1 and 2 and are shown in Figures 1-6.
- 4.5 In summary for Shrewsbury:
  - There is high/medium landscape capacity for housing in five zones- numbers 5, 11, 12, 13 and 32 and some capacity potentially in 12 zones which have medium capacity. Eight areas are of particular constraint including those in open countryside, and on valley floors and sides.
  - There is high or high/medium landscape capacity for employment in five zones-numbers 2, 3, 6, 14 and 15 which are all associated with existing employment areas. Most areas have no capacity for employment due to their character, location or potential effect on residential areas.
- 4.7 In summary for other settlements:
  - There is high/medium landscape capacity for housing in four zones- in Bayston Hill, Bomere Heath and Dorrington, and some capacity potentially in 18 zones which have medium capacity including the above settlements and Bicton, Cross Houses, Longden, Minsterley, Nesscliffe and Pontesbury. Some of these areas should only be considered for development in the longer term due to their current prominence and where advance planting is suggested if thought appropriate. Most zones are considered areas of constraint.

- Only 5% of the zones are considered to have any potential capacity for employment. Of these, only one is considered to have high/medium capacity which is at Minsterley. Three areas have medium-low capacity where small-scale employment uses may be considered appropriate in existing buildings [Cross Houses and Minsterley] or associated with a mixed use development [Dorrington].
  -
- 4.8 It is recommended that these findings are taken into consideration in the preparation of the Local Development Framework Documents. Overall, there is a need for a strong vision on what Shrewsbury should be in the future incorporating quality of life, landscape and urban design objectives.



**Table 1 Shrewsbury zones landscape sensitivity and capacity**

Zone number	Zone landscape sensitivity <i>[see Figure 1]</i>	Zone landscape capacity for housing <i>[see Figure 2]</i>	Zone landscape capacity for employment <i>[see Figure 3]</i>
Shrewsbury 1	high/medium	medium/low	low
Shrewsbury 2	low	high/medium	high
Shrewsbury 3	medium/low	medium	high/medium
Shrewsbury 4	high/medium	medium	low
Shrewsbury 5	medium/low	high/medium	medium/low
Shrewsbury 6	medium/low	medium	high/medium
Shrewsbury 7	high/medium	medium/low	low
Shrewsbury 8	high/medium	medium	low
Shrewsbury 9	medium	medium	low
Shrewsbury 10	high	low	low
Shrewsbury 11	medium/low	high/medium	medium
Shrewsbury 12	low	high/medium	low
Shrewsbury 13	medium/low	high/medium	medium
Shrewsbury 14	medium/low	medium	high/medium
Shrewsbury 15	low	medium/low	high/medium
Shrewsbury 16	high/medium	medium/low	medium/low
Shrewsbury 17	medium	medium	low
Shrewsbury 18	high	low	low
Shrewsbury 19	medium	medium	medium/low
Shrewsbury 20	high/medium	low	low
Shrewsbury 21	high/medium	medium/low	low
Shrewsbury 22	medium	medium	low
Shrewsbury 23	medium	medium	low
Shrewsbury 24	high/medium	low	low
Shrewsbury 25	medium	medium	low
Shrewsbury 26	medium	medium	low
Shrewsbury 27	medium	medium/low	low
Shrewsbury 28	high/medium	medium/low	low
Shrewsbury 29	medium	medium	medium
Shrewsbury 30	high/medium	low	low
Shrewsbury 31	high/medium	low	low
Shrewsbury 32	medium/low	high/medium	low
Shrewsbury 33	medium	medium	medium/low
Shrewsbury 34	high/medium	medium/low	low

**Table 2 Other settlements zones landscape sensitivity and capacity**

Zone Number	Zone landscape sensitivity [see Figure 4]	Zone landscape capacity housing [see Figure 5]	Zone landscape capacity employment [see Figure 6]
Bayston Hill 1	medium	medium	low
Bayston Hill 2	medium/low	high/medium	low
Bayston Hill 3	medium/low	high/medium	low
Bayston Hill 4	high/medium	medium/low	low
Bayston Hill 5	high/medium	medium/low	low
Bicton 1	medium	medium	low
Bicton 2	high/medium	medium/low	low
Bicton 3	medium	medium/low	low
Bicton 4	high/medium	medium/low	low
Bicton 5	high/medium	medium/low	low
Bomere Heath 1	medium	medium	low
Bomere Heath 2	high/medium	medium/low	low
Bomere Heath 3	high/medium	low	low
Bomere Heath 4	medium	high/medium	low
Bomere Heath 5	medium	medium	low
Condover 1	high	low	low
Cressage 1	medium	medium	low
Cross Houses 1	high/medium	medium/low	medium/low
Cross Houses 2	medium	medium	low
Cross Houses 3	medium	medium	low
Dorrington 1	medium	medium/low	low
Dorrington 2	high	medium/low	low
Dorrington 3	medium	medium	low
Dorrington 4	high/medium	medium/low	low
Dorrington 5	medium	medium	medium/low
Dorrington 6	medium	high/medium	low
Dorrington 7	high	low	low
Ford 1	high/medium	low	low
Ford 2	high/medium	medium/low	low
Ford 3	high/medium	medium/low	low
Ford 4	high/medium	medium/low	low
Ford 5	high/medium	medium/low	low
Ford 6	high/medium	low	low
Hanwood/Hanwood Bank 1	high/medium	low	low
Hanwood/Hanwood Bank 2	high/medium	low	low
Hanwood/Hanwood Bank 3	high/medium	low	low
Longden 1	medium	medium	low
Longden 2	high/medium	low	low
Minsterley 1	high/medium	low	medium/low
Minsterley 2	medium	medium	low
Minsterley 3	medium	medium	low
Minsterley 4	medium/low	medium	high/medium
Minsterley 5	high/medium	medium/low	low
Minsterley 6	high/medium	low	low
Minsterley 7	medium	medium	low

Zone Number	Zone landscape sensitivity [see Figure 4]	Zone landscape capacity housing [see Figure 5]	Zone landscape capacity employment [see Figure 6]
Nesscliffe 1	high/medium	low	low
Nesscliffe 2	high	low	low
Nesscliffe 3	high	low	low
Nesscliffe 4	medium	medium	low
Nesscliffe 5	high/medium	low	low
Pontesbury 1	medium	medium	low
Pontesbury 2	high/medium	medium/low	low
Pontesbury 3	high/medium	medium/low	low
Pontesbury 4	medium	medium/low	low
Pontesbury 5	medium	medium	low
Pontesbury 6	high/medium	medium/low	low
Pontesbury 7	high/medium	low	low
Pontesbury 8	medium	medium	low
Pontesbury 9	high/medium	medium/low	low
Pontesbury 10	high/medium	low	low
Uffington 1	high	low	low
Uffington 2	high	low	low
Uffington 3	high	low	low
Uffington 4	high	low	low
Upton Magna 1	high/medium	medium/low	low
Westbury 1	high/medium	medium/low	low
Westbury 2	high/medium	medium/low	low
Westbury 3	high/medium	medium/low	low
Westbury 4	high	low	low

## 5.0 RECOMMENDED LANDSCAPE POLICIES

- 5.1 In order to derive effective local policies these have to work within the national and regional framework, properly reflect the vision for the area and also be robust enough to stand the test of Public Examination and appeal.
- 5.2 National policy of particular relevance to landscape include PPS1, PPS7 PPS12 and PPS17. These have been discussed as part of the Phase 2 report and are therefore not repeated here.
- 5.3 The West Midlands Regional Spatial Strategy Policy QE1 states that environmental improvement is a key component of the spatial strategy to underpin quality of life. Local authorities should conserve existing environmental assets, conserve and enhance areas with exceptional qualities such as AONBs, and protect and enhance the distinctive character of different parts of the region as recognised in local landscape character assessments. In promoting a high quality built environment Policy QE3 states that particular attention should be given to urban design and landscape design which respects regional and local character. Policy QE4 encourages development plan policies to create and enhance an urban green space network to ensure adequate protection is given to key features such as the paths, river valleys, canals and open spaces and explore how to link new green space to the wider countryside to encourage the spread of species.
- 5.4 In Shrewsbury and Atcham Borough, work is progressing in preparation for the Local Development Framework. At present the evidence base is being completed to inform the core strategy and site allocation. Further consultations on preferred options on some aspects of policy for the core strategy is being planned for late 2007 and consultations on issues and options for site allocations and development control policies in Spring 2008.
- 5.5 Landscape character assessment information has already been collected at county level and a summary landscape typology published. The more comprehensive work underpinning this, based on Landscape Description Units, indicates which landscape elements, features and patterns should be protected, conserved or enhanced. The detailed landscape sensitivity and capacity information collected as part of this report at landscape zone level will help guide *where* development should be located with some indication of *how* it should be carried out.
- 5.6 When completed, the structured database for the county assessment, supplemented by the database of this project, could be a powerful tool to analyse the landscape at a county wide level and to inform future strategic decisions. This data can be used as a comparator to adjacent authorities who use a similar system to inform a broader regional approach.
- 5.7 The Shropshire Hills Area of Outstanding Natural Beauty presents a special case for policy as an area for particular landscape protection and conservation.
- 5.8 The following main policy principles are suggested:

- Incorporate landscape character into objectives and core policies and refer to the Shropshire Landscape Typology, September 2006 and landscape character assessment
- Link landscape character with quality of life
- Use this landscape sensitivity and capacity report as evidence base.
- Refer to the above in policy or explanatory text
- Ensure the AONB is referred to and given particular consideration
- In development control policies, separate landscape character from countryside and settlement character issues to maintain a clear definition between separate but related policy strands.
- Ensure that landscape character is seen to encompass ecological and historical aspects as well as physical and visual while still retaining separate biodiversity and historical/archaeological policies.
- Use the words protect, conserve and enhance to ensure consistency of approach with national and regional policy.

5.9 Illustrative policies are now discussed divided into vision, core and development control policies.

### Vision

The vision will include statement involving landscape such as:

*The Borough will be a place where its distinctive and valued natural and historic landscapes and built environment will be protected and enhanced over time supporting a high quality of life.*

The purpose would be to tie in the term 'landscape' into policy at the highest level.

### Key Objectives

There are a number of interrelating strands which impinge on landscape character but which are separate. These include countryside issues, including its planning, management and sustainable rural economy implications. However, it is considered that there is not space within core objectives to separate these. They are therefore considered together.

Overall key issues will include the following that relate to landscape:

**Sustainable Development:** to include '*conserve natural resources including the environment*' or similar

The various issues below could be treated as separate objectives or where the number of objectives are limited could be combined as part of an environmental protection and quality of life objective:

**Quality of life and the Environment:** to protect, conserve and enhance the environment including landscape character, the countryside, ecology, heritage and settlement character recognising their contribution to a good quality of life.

**Design:** to promote high quality design and a rigorous design process that embodies sustainable development and management principles, takes full account of site and context, respects and enhances the character of the area and provides for inclusive access.

### Core Landscape related Policies

PPS12 is not entirely clear on how policies should be drafted for the core strategy although what is required appears to be a limited range of clear and concise policies.

The following core policies should ideally be related to each objective/issue above. The following are proposed with landscape related wording:

#### Policy CP1 Sustainable Development

Proposals for development will only be permitted if they:

Follow sustainable development principles in regard to- energy, use of land, water, air and resources, pollution, waste, social equality, quality of life, inclusive access, construction techniques etc.....

also

- Protect, conserve and, where possible, enhance the landscape and settlement character and local distinctiveness of the area
- Protect, conserve and, where possible, enhance the historic, cultural and nature conservation value and biodiversity of the area

### Landscape

There are a number of issues that relate to landscape character which need to be covered in order to achieve clarity. Though it is desirable to disaggregate these, as with the objectives, this leads to an increased number of policies which may be difficult to include in the core strategy. The pattern emerging in various authorities is that a very limited number of strategy themes or core policies are being used and landscape is only a subheading in these. It is now unrealistic to expect that a specific landscape character core policy will be acceptable within LDF's. Instead it is proposed that this greater degree of detail is achieved in development control policies. It is proposed to include landscape character within a broader environmental/quality of life theme as below. In order to support these policies, landscape types should be shown on the accompanying maps and a description of each type included within the relevant document.

#### Policy CP2 Quality of Life and the Environment

The quality of life of the Borough is significantly contributed to by the character and diversity of the natural and built environment and by good design of new development and will be taken into account by:

i] Protecting, conserving and enhancing landscape character taking into account key characteristics, local distinctiveness and sensitivity, in particular, the river valleys and corridors such as the Severn and Rea Brook, the volcanic hills of the Shropshire Hills such as Caer Caradoc and the Wrekin, and also sandstone hills such as Nesscliffe Hill and Haughmond Hill, woodlands, and hedgerow pattern.

ii] Giving priority to natural beauty, wildlife and cultural heritage in the Shropshire Hills Areas of Outstanding Natural Beauty.

iii] Restraining development within the countryside while supporting the rural economy and communities.

iv) Protecting, conserving and enhancing settlement and historic character taking into account an area's distinct identity and historic pattern, a settlement's setting and separation from adjacent settlements.

v) Conserving and enhancing the biodiversity and geodiversity of the area to help deliver the targets of the Shropshire Biodiversity Action Plan and in particular recognising the importance of SACs and SSSIs.

vi] Ensuring that development contributes positively to the public realm creating places and buildings that are fit for purpose, well connected, attractive, durable, adaptable, understandable, safe, inclusive and accessible to all.

The core strategy recognises that all the landscape of the Borough is important as well as the designated landscape of the Area of Outstanding Natural Beauty. A landscape character assessment has been carried out for the county which divides the Borough into 15 landscape types. The character of each type shall be taken into account in any proposed development.

A landscape sensitivity and capacity assessment has been carried out around the main settlements and this information shall be taken into account in determining where development is appropriate in terms of landscape effects.

The policy has regard to current National Planning Policy Guidance which confers great weight to the conservation of natural beauty of the landscape in Areas of Outstanding Natural Beauty. Overall AONB's are designated under the National Parks and Access to the Countryside Act 1949 and additional legal powers are contained in the Countryside and Rights of Way [CROW] Act 2000. Planning Policy Statement 7 'Sustainable Development in Rural Areas' sets out the national policy. The Shropshire Hills AONB was designated in 1958 and is a material consideration in all planning decisions.

The CROW Act has placed a statutory duty on local authorities to prepare new management plans for their AONB's. The Management Plan for the Shropshire Hills AONB 2004-2009 has been adopted by the Council. This plan shall be taken into consideration in all proposals within or close to the AONB.

European and national legislation provide a comprehensive framework to protect and enhance the most important habitats and species [Wildlife and Countryside Act 1981, EC Habitat Regulations, Conservation Regulations 1994, CROW Act 2000]. The Shropshire Biodiversity Action Plan [BAP] 2002 and reviewed in 2006 sets out action plans for priority species and habitats to reach regional targets. These include measures to maintain and restore natural habitats and wild species at a favourable conservation status and provide robust protection for species of importance.

In relation to settlements, conservation area studies and settlement characterisation define the particular qualities which need to be taken into account for their areas and settings.

The Borough wishes development to achieve a high standard of design. Best practice in design is set out in 'By Design' and other national guidance documents.

### **Development Control Policies**

5.10 The following generic and criteria based development control policies are put forward which separate the various issues relating to landscape character.

#### **Policy DC2 Landscape Character**

The landscape character of the Borough shall be protected, conserved and enhanced. Proposals for development shall take into account the positive characteristics, local distinctiveness and sensitivity of each area. Development will only be permitted if it protects, conserves and enhances:

- i) The landscape character of the area including its historical and ecological qualities, sensitivities and capacities and its tranquillity in particular Severn and Rea Brook valleys and hills and valleys to the south.
- ii) The setting of, and relationship between, settlement and buildings and the landscape including view corridors in particular adjacent to conservation areas and listed buildings in Shrewsbury, Minsterley, Ford, Dorrington, Cressage, Conover and Upton Magna etc.
- iii) The pattern of field boundaries, woodland, trees, heath, other vegetation and features.
- iv) The special qualities of rivers, waterways, wetlands and their surroundings in particular the Severn and Rea Brook and their valley floors and sides
- v) The topography of the area including sensitive skylines, hillsides and geological features in particular hills such as the Wrekin, Caer Caradoc, Nesscliffe Hill, Haughmond Hill, Callow Hill and Earl's Hill
- vi) The locally distinctive elements and features of an area such as historic parklands

Opportunities will be taken to positively maintain, enhance or restore landscapes of the Borough where appropriate.

Landscape character is an important element in contributing to the high quality of life of the Borough. It is concerned with the positive, distinct, recognisable and consistent pattern of elements that make each landscape and settlement different. These elements are defined by geology, landform, drainage, vegetation cover, settlement pattern and land use. In the Borough, river valleys and hills all have their own character. The Shropshire Hills AONB is of particular value and is considered in a separate policy. Distinctive local elements and features all contribute to overall character. The tranquillity of areas of countryside away from busy road corridors contributes to quality of life.

The Borough is a partner in developing a landscape character assessment for the area along with the County Council, other district councils and AONB partnership.



Landscape character assessments have been carried out from national level through to county with a Borough level sensitivity study. Within the district there are 15 character types. These are:

- Estate farmlands
- Settled pastoral farmlands
- Principal settled farmlands
- Wooded estate lands
- Enclosed lowland heaths
- Riverside meadows
- Sandstone hills
- Wooded hills and estate lands
- Wooded hills and farmlands
- Principal wooded hills
- Pasture hills
- Upstanding enclosed commons
- Upland small holdings
- High volcanic hills and slopes
- High enclosed plateau

For each type there is a description setting out key characteristics. Landscape Description Units [LDU's] make up the types dividing the landscape into individual units setting out local patterns, perception and condition. The intrinsic sensitivity of each LDU has been assessed based on its ecological and cultural characteristics. In addition a study of areas around each main settlement has been undertaken to define the landscape sensitivity and capacity for potential housing and employment. All this information shall be taken into account in any proposed development.

Some character types and LDUs cross the Borough boundary and include parts of other districts. The broad characteristics and sensitivities apply either side of the boundary and should be taken into account although there may be some features which are outside the district. These need to be taken into consideration if their setting is affected by development within the district.

A historic landscape characterisation study has been undertaken at county level and forms a context for landscape issues and describes and explains the origins of the patterns and features of the current landscape. This is considered in more detail in the historic policy section.

### **Policy DC3 The Countryside and Rural Strategy**

The area outside development boundaries and defined as countryside on the proposals map shall be an area of development restraint which will be protected for its own sake. Development will be permitted in the countryside only where it supports the rural economy and communities and helps to protect and conserve the countryside and where either it is:

- Necessary for the purposes of agriculture, farm diversification, forestry, recreation, tourism and other enterprises with an essential requirement to locate in the countryside, or
- For facilities or affordable housing which are essential to meet the needs of local communities which cannot be accommodated satisfactorily within built up areas, or

- For new uses in existing rural buildings consistent with the building's scale, massing, character and location, or
- For the extraction of minerals or the disposal of waste.

In particular, isolated new houses and residential conversions in the countryside will require special justification.

The Borough has extensive areas of attractive countryside which should be protected for their own sake. However, it is recognised that they are also home and workplace for many people and there is a need to support farming and the rural economy and to maintain sustainable communities.

Countryside is defined as the area outside the development boundary defined on the proposals map. Villages and smaller settlements with no development boundary are treated as countryside for policy and development control purposes.

New development that can revitalise and enhance a range of economic, social and community activities will be supported provided it is appropriate in terms of scale, character and location and will not cause harm to the countryside. Some limited development may be appropriate within or next to rural settlements.

Changes in funding for agriculture breaks the links between payment and agricultural production. This will result in a change in farming practices. Appropriate farm diversification and reuse of associated buildings will be supported in order to help provide income for farmers and maintain positive management of the land. Schemes may include tourist accommodation, recreation facilities, craft workshops and the processing and sale of local food products.

#### DC4 Shropshire Hills Area of Outstanding Natural Beauty

In the Shropshire Hills AONB, great weight will be given to the conservation and enhancement of the natural beauty of the landscape. The environmental effects of all development in or near the AONB will be a major consideration. Development will be permitted if:

i) It protects, conserves and enhances the distinctive character and natural beauty of the AONB

ii) It is vital to benefit and sustain the local economy and community contributing to the sustainable development and management of the area compatible with AONB purposes

and, where appropriate, if

iii) It promotes the understanding and enjoyment of the special qualities of the AONB

**Major developments will not be permitted except in exceptional circumstances. All proposals shall be subject to the most rigorous examination and will be demonstrated to be in the public interest.**

The policy has regard to current National Planning Policy Guidance which confers great weight to the conservation of natural beauty of the landscape in Areas of Outstanding Natural Beauty. Overall

AONB's are designated under the National Parks and Access to the Countryside Act 1949 and additional legal powers are contained in the Countryside and Rights of Way [CROW] Act 2000. Planning Policy Statement 7 'Sustainable Development in Rural Areas' sets out the national policy. The Shropshire Hills AONB was designated in 1958 and is a material consideration in all planning decisions.

The CROW Act has placed a statutory duty on local authorities to prepare new management plans for their AONB's and to have regard to their special qualities. The Management Plan for the Shropshire Hills AONB 2004-2009 has been adopted by the Council. This plan shall be taken into consideration in all proposals within or close to the AONB.

The AONB is more than just a designation concerned with scenery. There are social, cultural, economic and historic elements which all interrelate to create the qualities of the area. All these will be considered together in assessing the benefits to, or the effects of a development on the AONB. The AONB Management Plan policies are a material consideration and it should be demonstrated that they have been taken into account in development proposals.

The quality of the landscape is an economic driver in the Shropshire Hills. This provides an opportunity for tourism but great care is needed to conserve the resource in order to maintain its qualities and the related economy in the long term.

The Shropshire Hills AONB is highly distinctive with a special topography, moorland, tranquil valleys and complex geology and possesses an elemental quality close to relatively large numbers of population. It is created by the interaction of people and nature and supports an outstanding diversity of habitats and wildlife. It shall be nurtured, by effective partnership, sufficient resources and only development that sustains its qualities.

### **Other Development Control Policies**

5.11 Other suggested policies which are related to landscape character include:

#### **Policy DC5 Settlement Character**

This policy should consider the individual character identity and amenity of settlements and how to protect conserve and enhance them and their settings with particular reference to historic settlements including conservation areas.

#### **Policy DC7 Biodiversity and Geodiversity**

This policy should relate to the Biodiversity Action Plan and designated areas including SSSIs and county wildlife sites and consider them in a landscape context raising issues such as avoiding fragmentation and isolation of habitats.

#### **Policy DC10 The Urban Rural Fringe and Green Infrastructure**

This policy should make the connection between green infrastructure in settlements with quality of life and with the surrounding landscape. Positive opportunities should be sought to integrate green corridors in settlement expansion. The treatment of these corridors should integrate with and enhance the broader landscape and countryside.

**Policy DC6 Design**

This policy should include reference to character [both landscape and settlement] and local distinctiveness. The explanatory text should refer to the landscape character evidence base. It should deal with the design process and the use of design statements and preferably be expanded by an SPD/good practice guidance on Design.

**Policy DC8 Heritage**

This policy should include reference to the historic landscape characterisation. It will also include reference to SAM's, conservation areas and listed buildings and their settings.



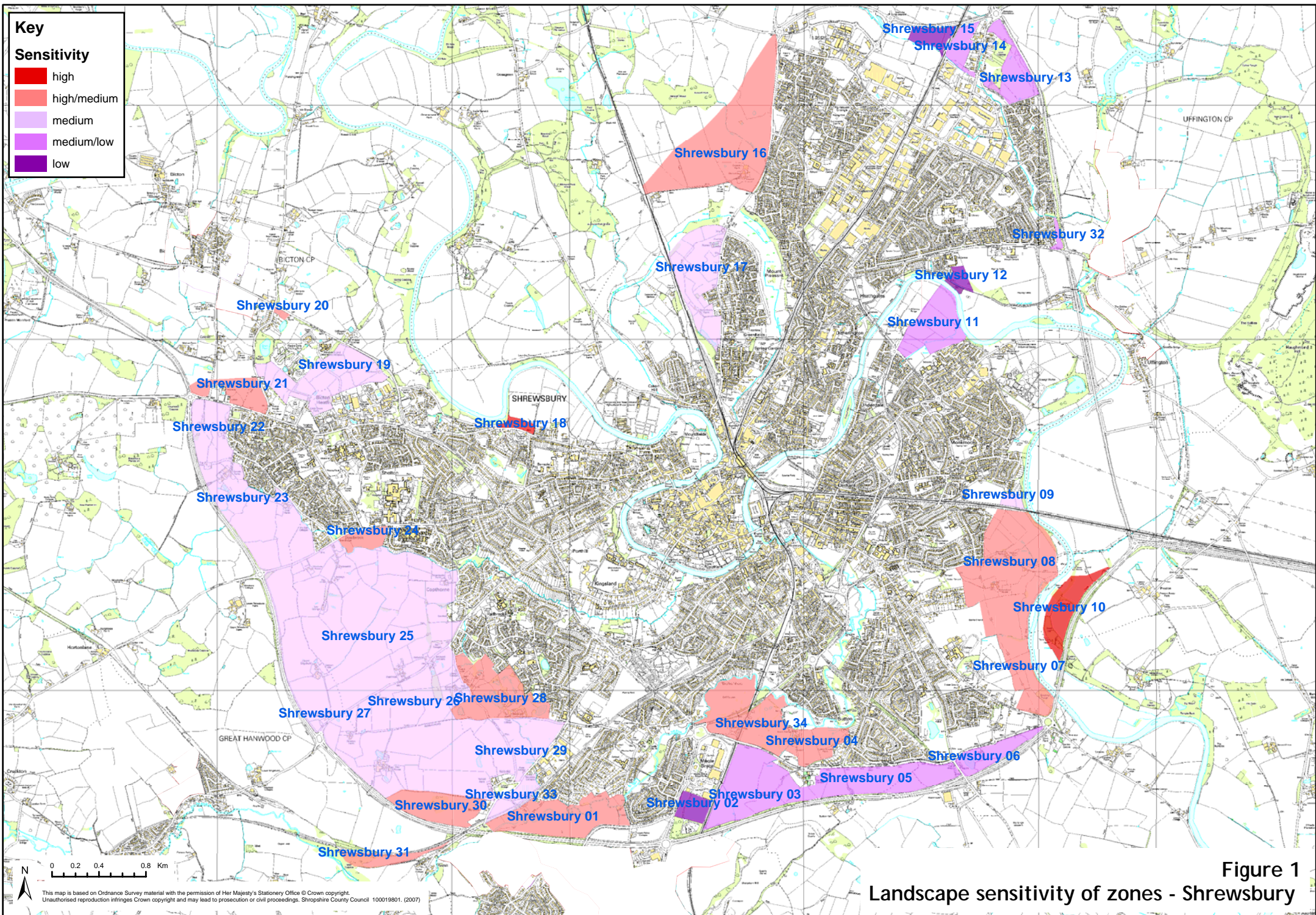
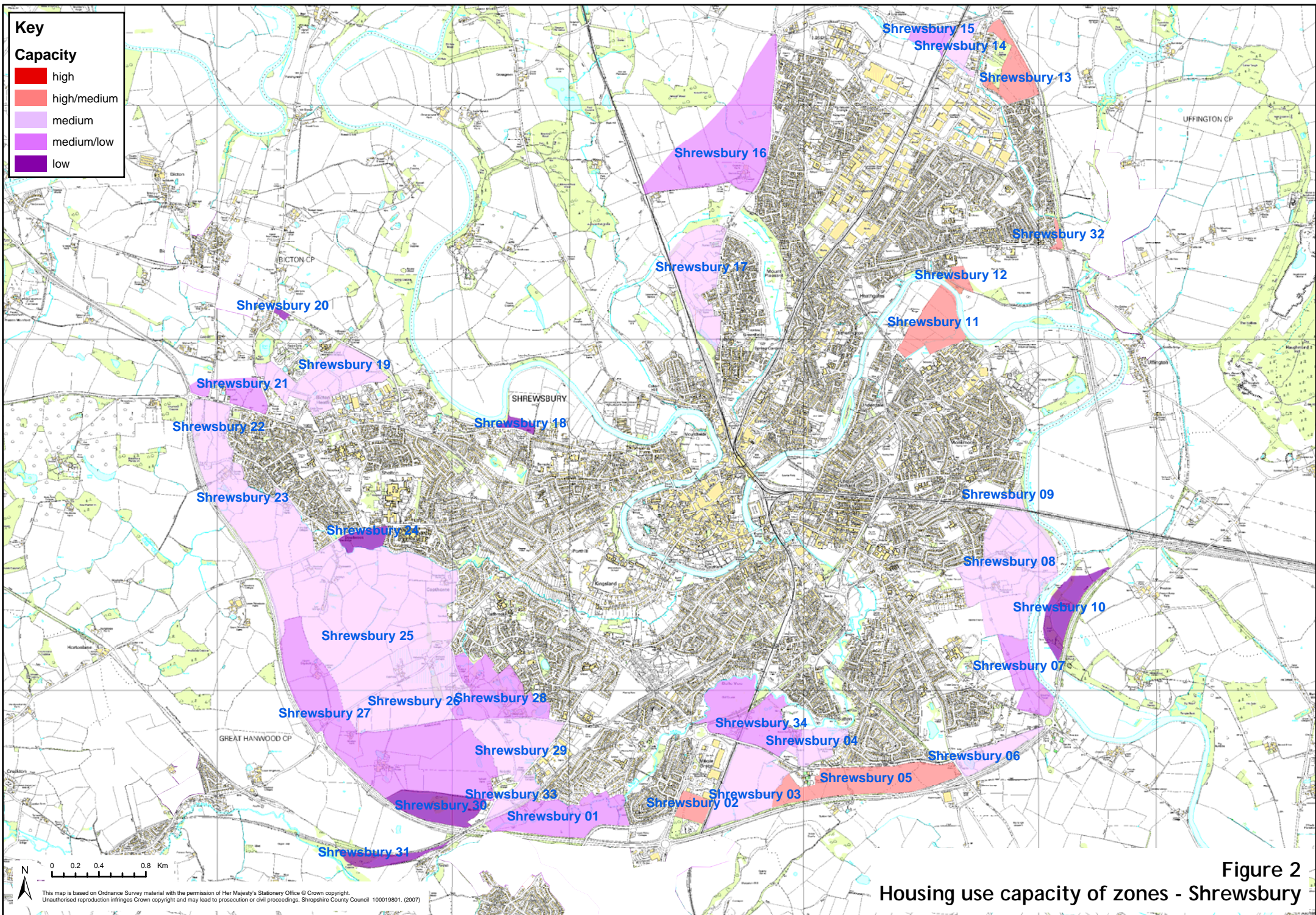


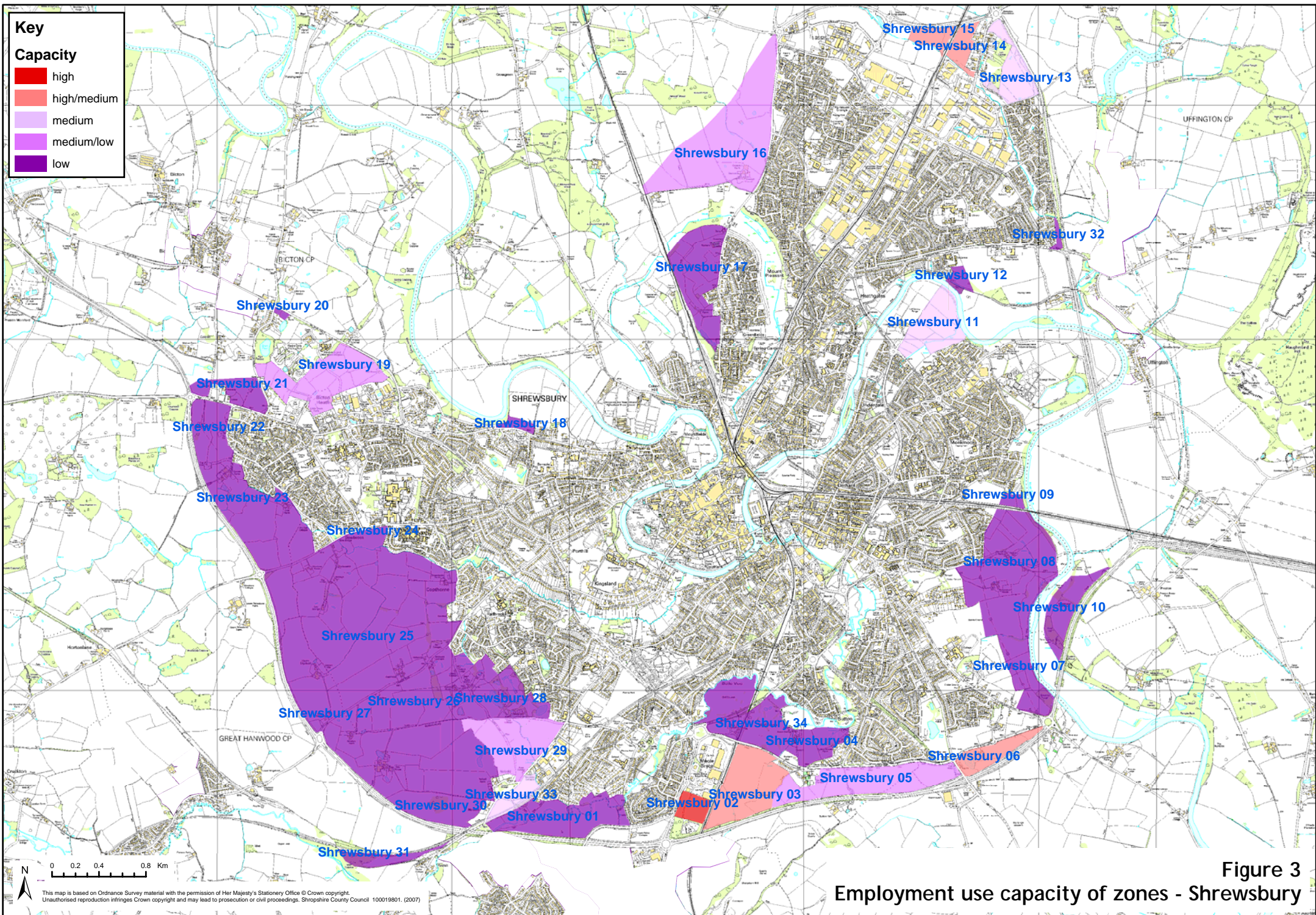
Figure 1  
Landscape sensitivity of zones - Shrewsbury





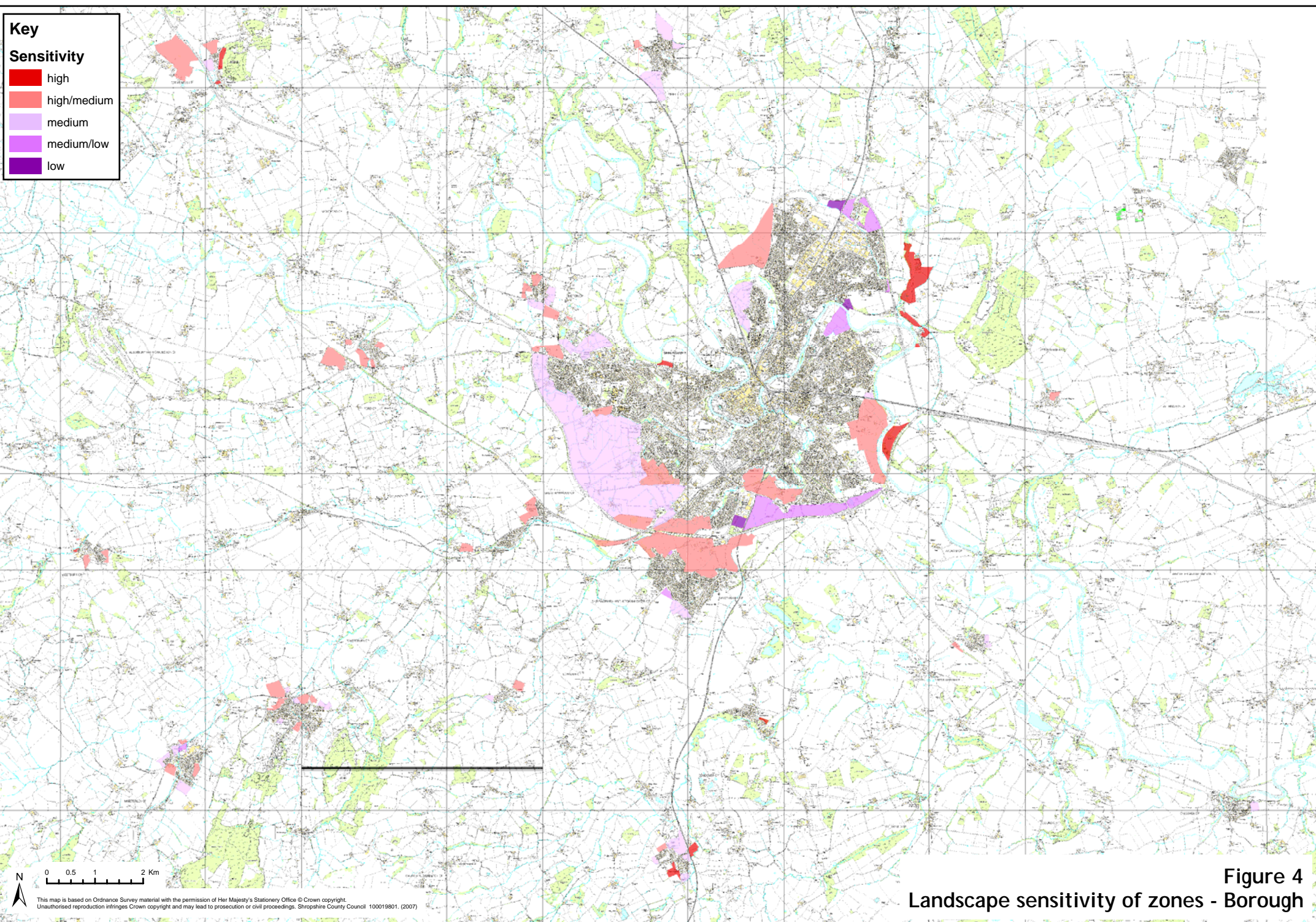
**Figure 2**  
Housing use capacity of zones - Shrewsbury





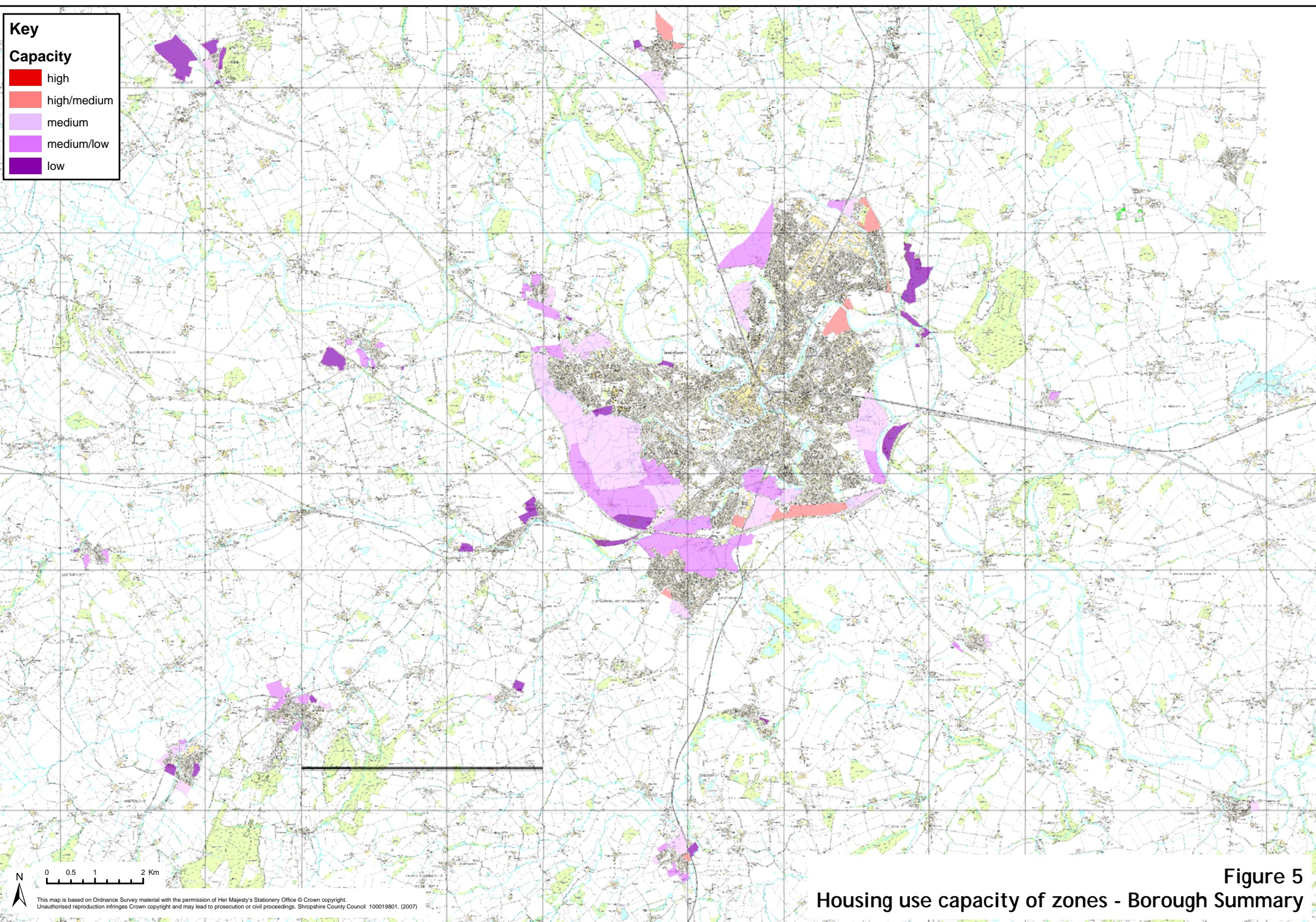
**Figure 3**  
**Employment use capacity of zones - Shrewsbury**





**Figure 4**  
**Landscape sensitivity of zones - Borough**





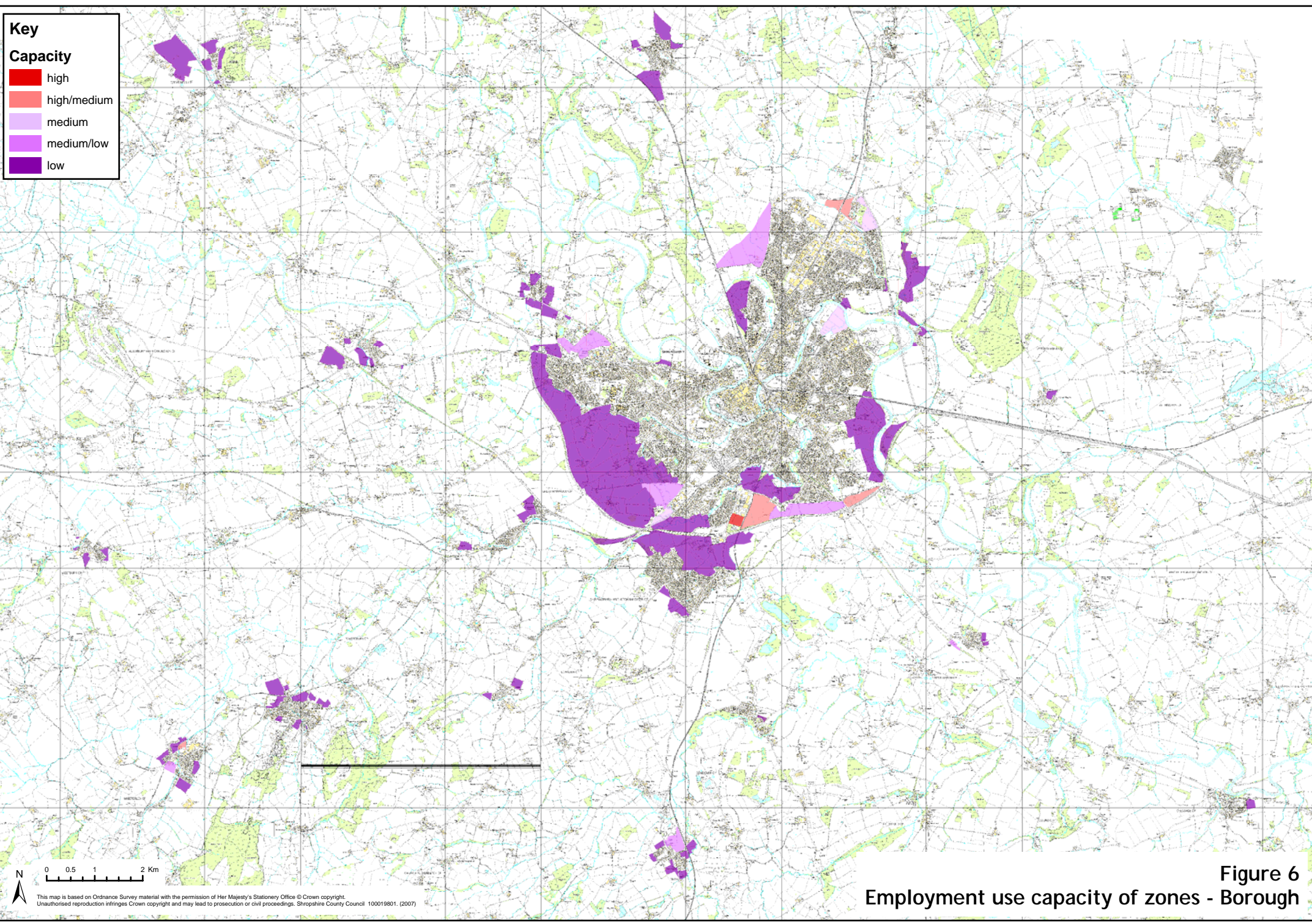
**Figure 5**  
**Housing use capacity of zones - Borough Summary**



**Key**

**Capacity**

- high
- high/medium
- medium
- medium/low
- low



**Figure 6**  
**Employment use capacity of zones - Borough**

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# **PART 2**

## **5.0 ZONE SENSITIVITIES AND CAPACITIES**

- 5.1 The sensitivity and capacity of each zone is set out on the following pages. Before this, an explanation of the purpose of each section is described. The definition of specific terms can be found in the Glossary in **Appendix 1**.

### **Zone Sensitivity and Capacity Summary**

- 5.2 This section summarises the overall landscape sensitivity and the capacity of the zone for housing or employment uses.

### **LDU context**

- 5.3 The LDU (Landscape Description Unit) is the broad area of landscape with common characteristics in which the zone is located. This has been defined as part of the Shropshire landscape assessment and more information is available in the appendix. The LDU is described in terms of landform and land cover amongst other factors and these are set out on the form. The cultural, ecological and visual sensitivity are also defined. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its characteristics and sensitivities do correspond to the broader level assessment. If there are differences this does not mean to say that the overall LDU judgment is incorrect as it applies to a much broader area and defines the dominant characteristics of that area. It still acts as a relevant context to the zone.

### **Biodiversity**

- 5.4 Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

### **Historic**

- 5.5 Historic conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

### **Function of area**

- 5.6 The main functions and land uses of the zone are listed with any additional comments necessary. The diversity, or variety, of uses is commented on, ie are the uses generally few and simple or many and diverse. Simple land use can indicate strong consistency of character of either positive or negative nature. Diversity can indicate a rich, varied landscape which might be affected adversely by large-scale development but in which sensitive small-scale development may be able to be accommodated.

### **Water**

- 5.7 The presence of water is noted and commented upon. Water bodies such as streams or ponds can be sensitive and valuable features.

### **Skyline**

- 5.8 The prominence and importance of any skyline in the zone is noted and its complexity described. Skylines are sensitive features as they are generally widely visible and any feature on them is brought out in relief against a light sky. Varied skylines can be more attractive and valued although they may be able to accommodate small-scale change. Simple skylines may be less attractive although maybe more sensitive to any change as it may be more noticeable. As a general rule, all development should avoid breaking the skyline.

**Key views**

- 5.9 Key views are those views from publicly accessible places [which are used regularly or to enjoy scenic quality] towards features of interest. Generally, these are sensitive to change and development. Any landmarks in the zone or visible from the zone are noted. Any detractors, or unsightly features, are also noted.

**Intervisibility**

- 5.10 The degree to which the zone is visible to the surrounding area is noted through site observation i.e. a visit to the zone. Any views of key features visible or key places within the zone are also recorded. If the area has high intervisibility it is likely to be more sensitive to development than if it is hidden.

**Tranquillity**

- 5.11 Tranquillity is broken down into the noise sources within an area, the number of views of development and the presence of people. Views of development are defined by the amount that can be seen using, where appropriate the arc of view of development possible ie 180, 270 or 360 degrees. The more and louder the noise sources, the less the tranquillity. The more the views of development or the number of people, also the less the tranquillity. Tranquillity is a valuable commodity, particularly in areas accessible to larger settlements, and contributes to sensitivity.

**Functional relationship of area**

- 5.12 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of function is recorded. The function can range from land use such as agriculture through to the nature conservation function e.g. as a wildlife corridor. Some zones may be interdependent with others and change in one may affect all adversely.

**Visual relationship of area**

- 5.13 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of visual connection is recorded. Some areas can be important to the settlement in terms of providing a setting. Other areas can provide a visual link out into the wider landscape. These links can be important and make an area more sensitive to change.

**Are adjacent assessed areas mutually reliant?**

- 5.14 Some zones may be interdependent with others and change in one may affect all adversely.

**Settlement edge**

- 5.15 The age of the settlement edge is defined as either being pre- 20th-century or more recent 20 to 21st century. Often, where the older core of a settlement meets an open area it is likely to be more sensitive than a later development. The nature of the edge is recorded i.e. whether it is positive or negative and its form noted i.e. whether it is smooth, linear or indented. The latter tends to be more attractive and is often symptomatic of an older edge. It can be more sensitive towards proposed development than a linear, bland edge or an edge with detractors.

**Receptors and sensitivity**

- 5.16 Receptors are people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways. Some are more

sensitive than others. The same person driving a delivery van for work may be less sensitive to a view than when he or she is looking out of their living-room window or taking a walk in the countryside. The more the number of sensitive receptors in an area, the more sensitive the area will be to change or development.

**Potential for improvement of settlement edge and overall mitigation**

- 5.17 If an existing settlement edge has a number of detractors or a poor relationship with the adjacent landscape there may be opportunity for improvement. This improvement can either take the form of mitigation such as woodland planting or screening. It could also mean that further development may be desirable provided it was carried out in a sensitive manner and provided a positive edge itself. Where such opportunities exist a comment is made. If no such opportunity exists, this is stated as a 'no'.



## Landscape Sensitivity

LDU SP/69 Unit code Bayston Hill 01

### Zone sensitivity and capacity

---

	Justification
<b>Landscape sensitivity</b> medium	The area is relatively well enclosed pasture with hedges and trees lying adjacent forming an attractive edge to the settlement. It may have some ecological value although is not designated. It is overlooked by adjacent housing but is not widely visible.
<b>Housing capacity</b> medium	The area may have some capacity for housing although care is required in retaining trees and hedgerows.
<b>Employment capacity</b> low	The area has no capacity for employment as it lies adjacent to residential area

### LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	High	<input type="checkbox"/> the visual sensitivity of this area is likely to be medium and due to its relatively enclosed nature

### Landscape characteristics

---

**Land form** gently rolling  
**Land cover** pasture  
**Woodland cover** hedgerow trees  
**Scale** small  
**Sense of enclosure** enclosed

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland and PROW across area

Diversity diverse

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments area acts as the local skyline when viewed from the southeast

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area enclosed.

#### Noise sources

---

people

Views of development one side 180

Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments settlement is visible to one side and the areas across by PROW but the area is generally quiet.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments PROW links settlement with a wide countryside and some of the area may be linked to the management of the adjacent areas.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area is visible to houses adjacent and to directly adjacent countryside

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -



## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments 20th-century estate housing lies adjacent

## Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments main receptors are adjacent residents and walkers and also users of the lane to the south east

## Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> medium/low	The area forms part of a larger arable field and is enclosed by rising land to the south the settlement edge to the north. The settlement edge would benefit from planting. The zone is unlikely to have significant intrinsic value although it forms part of the countryside views for adjacent housing.
<b>Housing capacity</b> high/medium	The area has some capacity to housing as it is relatively enclosed, has little intrinsic sensitivity and the settlement edge would benefit from improvement.
<b>Employment capacity</b> low	The area has no capacity for employment due to its location adjacent to the residential settlement edge.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> High	<input type="checkbox"/> arable farming has probably reduced the ecological value of the land to low/medium
<b>Visual sensitivity</b> High	<input type="checkbox"/> the area is relatively enclosed and therefore has a low/medium sensitivity

Landscape characteristics

---

**Land form** gently rolling  
**Land cover** farmland  
**Woodland cover** tree is limited to hedgerows  
**Scale** medium/large  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** arable farmland- part of a larger field

**Diversity** uniform

**Water**

---

**Presence of Water**  **Comment** -

**Skyline**

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** skyline apparent to south

**Key views**

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

**Intervisibility**

---

**Site observation** low **...to key features**  **...from key place**

**Comments** the area is screened by high ground to the south, by trees to the west and by the settlement edge to the north and east

**Noise sources**

---

people

**Views of development** one side 180 **Presence of people** infrequent

**Tranquillity**

---

**Summary** medium

**Comments** settlement is visible to one side and PROW/lane to one side but the area is generally quiet.

**Functional relationship of area...**

---

**...with settlement** none **...with wider landscape** some

**...with adjacent assessed area?** some **Corridor?**

**Comments** area is farmed as part of larger field

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** some **Setting?**

**Comments** the area is overlooked by the adjacent settlement and forms part of a large field

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the adjacent settlement edge is 20th-century housing with little mitigating vegetation

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments the area is overlooked by the adjacent settlement and PROW

#### Potential for improvement of settlement edge and overall mitigation

---

native planting adjacent to housing

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium/low	The site forms part of the settlement edge visible from the north west. It has apparently low intrinsic sensitivity.
<b>Housing capacity</b> high/medium	The area has capacity for housing providing this enhances the settlement edge with appropriate planting.
<b>Employment capacity</b> low	The area has no capacity for employment due to the adjacent residential uses and size of the site.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input type="checkbox"/> low cultural sensitivity
<b>Ecological sensitivity</b>	High	<input type="checkbox"/> limited ecological sensitivity
<b>Visual sensitivity</b>	High	<input type="checkbox"/> medium visibility

Landscape characteristics

---

**Land form** sloping valley side  
**Land cover** rough ground  
**Woodland cover** trees around plot  
**Scale** intimate  
**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments unused plot on the edge of settlement

Diversity simple

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance not applicable

Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible on the edge of the settlement when viewed from the north west

#### Noise sources

---

roads

Views of development many 270

Presence of people occasional

#### Tranquillity

---

Summary medium/low

Comments the plot lies adjacent to a busy local road surrounded by development.

#### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments the site is not publicly accessible and managed separately from farmland.

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the site is visible from the wider countryside as part of the settlement edge

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments housing estate edge

#### Receptors and sensitivity

---

**Receptors**

urban residents

long distance/public footpaths

**Sensitivity**

high/medium

high/medium

**Comments** limited adjacent residents and nearby footpathPotential for improvement of settlement edge and overall mitigation

---

planting to break up settlement edge

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	Though the area is mostly arable farming with low-cut hedges it lies on rising ground in a prominent position and forms a gap between Bayston Hill and Shrewsbury. The character of the area is open. The Rea Brook corridor and the small tributary valley to the south with associated vegetation is sensitive.
<b>Housing capacity</b> medium/low	There is little opportunity for additional housing in the area key to its prominence and its role as a gap between the two settlements.
<b>Employment capacity</b> low	There is no capacity for employment due to the area's prominence and the adjacent residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	High	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** gently rolling valley side  
**Land cover** farmland  
**Woodland cover** tree cover limited to western lower margins  
**Scale** medium to large  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity simple



## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area lies directly adjacent to housing which forms the skyline when viewed from the north and so therefore is prominent

## Key views

---

To settlement  area visible on approaches to settlement from the north east

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation high ...to key features  ...from key place

Comments the area forms part of prominent rising land

## Noise sources

---

roads

Views of development many 270

Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments bypass adjacent is a major noise source and reduces the tranquillity of the area

## Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments the area is likely to be managed as part of a wider land holding. Footpaths link the area and countryside into the settlement including the Shropshire Way and the Marches Way

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? significant Setting?

Comments the area forms the sloping north western setting to the settlement running down to Rea Brook. It also forms part of the setting and green gap between Bayston Hill and Shrewsbury.

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** this area, Zone 5 and Shrewsbury Zone 1 form the gap between Bayston Hill and Shrewsbury.

#### Settlement edge

---

Pre C20 edge  C20-21 edge

**Nature of edge** neutral **Form of edge** smooth/linear

**Comments** housing estates form the edge of the settlement with some trees which mitigate this edge.

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** the area is overlooked by long distance footpaths, the bypass as well as the settlement

#### Potential for improvement of settlement edge and overall mitigation

---

increase native tree planting to mitigate housing

Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> high/medium	Though the area is mostly arable /mixed farming with low-cut hedges it lies on rising ground in a prominent position and forms a gap between Bayston Hill and Shrewsbury. The character of the area is open but is complemented by the dispersed settlement of Pulley and small-scale stream courses. The A49 passes through the area which forms a distinct gap between Bayston Hill and the bypass/Shrewsbury.
<b>Housing capacity</b> medium/low	There is little opportunity for additional housing in the area key to its prominence and its role as a gap between the two settlements.
<b>Employment capacity</b> low	There is no capacity for employment due to the area's prominence and the adjacent residential uses.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input type="checkbox"/> the area associated with Pulley appears to have some cultural sensitivity- medium/high
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> the string courses may have some ecological interest- medium
<b>Visual sensitivity</b> Low	<input type="checkbox"/> the area is sensitive on rising land- medium/high

Landscape characteristics

---

<b>Land form</b>	gently rolling valley side
<b>Land cover</b>	farmland
<b>Woodland cover</b>	trees in hedgerows and gardens
<b>Scale</b>	medium to large
<b>Sense of enclosure</b>	open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland with dispersed hamlet/settlement

Diversity simple

#### Water

---

Presence of Water  Comment minor stream courses

#### Skyline

---

Prominence/ importance

Complexity

Comments the area lies directly adjacent to housing which forms the skyline when viewed from the north and so therefore is prominent

#### Key views

---

To settlement  area visible on approaches to settlement from the north

From settlement  view from the original core north toward Shrewsbury

Landmarks -

Detractors -

#### Intervisibility

---

Site observation high ...to key features  ...from key place

Comments the area forms part of gently rising land

#### Noise sources

---

roads

Views of development many 270

Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the area has a settlement to the south, the bypass to the north and the A49 running through it. Particularly close to roads the tranquillity is reduced.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? significant Corridor?

Comments the area is likely to be managed as part of a wider land holding. Footpaths link the area and countryside into the settlement including the Shropshire Way.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? significant Setting?

Comments the area forms the sloping north western setting to the settlement running northwards. It also forms part of the setting and green gap between Bayston

Hill and Shrewsbury.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** this area, Zone 4 and Shrewsbury Zone 1 form the gap between Bayston Hill and Shrewsbury.

Settlement edge

---

Pre C20 edge  C20-21 edge

**Nature of edge** neutral **Form of edge** moderately indented

**Comments** the original core of the village appears to lie on the A road and some older properties about this area with newer estates spreading west and other housing east. This broken settlement edge is more positive than the linear estate edge. The dispersed settlement of Pulley generally enhances the character of the area.

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the area is overlooked particularly from the A road and bypass and also from the settlement itself and long-distance footpath.

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is low-lying predominantly arable farmland with low hedgerows bounded by the settlement to the west and open fields to the east. The B4380 lies to the south and can view the villa and farm which provide a positive cluster on the settlement edge. The hedgerow oaks form an important element in the landscape. A small cluster of linear development lies to the east on the B4380, in open countryside.

**Housing capacity** medium

The area may have some capacity for housing to the north of Bicton Villa/the farm. Any housing should have a strong native planting edge as further extension east would not be desirable.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to residential uses.

LDU context

---

LDU level	Agree?
-----------	--------

Cultural sensitivity Low	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Ecological sensitivity Low	<input checked="" type="checkbox"/>
----------------------------	-------------------------------------

Visual sensitivity Low	<input checked="" type="checkbox"/>
------------------------	-------------------------------------

Landscape characteristics

---

**Land form** flat lowlands

**Land cover**

mixed farmland

**Woodland cover** hedgerow trees

**Scale** medium

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mainly arable with some pastoral

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments low-lying land with low hedgerows and some trees

#### Noise sources

---

roads

Views of development one side 180 Presence of people

#### Tranquillity

---

Summary medium

Comments settlement is visible on one side and the B4380 lies to the south

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area appears farmed as part of a wider land holding to the east

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area provides the setting for one of the village's larger houses, Bicton Villa, and provides a rural approach to the east side of the village.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments Bicton Villa and Villa Farm are positive elements of a linear more recent development lies to the north and south.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments the area is overlooked by adjacent housing and by the B4380

### Potential for improvement of settlement edge and overall mitigation

---

screen more recent housing with native trees



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area lies in open countryside and rises very gently to the south from the B4380 which has clear views across it with only a fenced boundary. Hedgerows have clearly been removed from the area leaving the occasional oak but there is a hedge boundary to the west. The garden centre to the east has a cupressus hedge which is at odds with the rural character of the area.

**Housing capacity** medium/low

The area has very little if any capacity for housing as it lies in the open countryside and is not associated with any settlement. Developing this area would close the gap between Bicton and the informal settlement to the east and create ribbon development along the B4380 which is undesirable.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to residential uses.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input checked="" type="checkbox"/>



Landscape characteristics

---

**Land form** gently rolling lowland

**Land cover** farmland

**Woodland cover** hedgerow trees

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland- part of a large field

Diversity uniform

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments any structures on this area could break the skyline when viewed from the B4380

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments low-lying land with low hedgerows, fences and some trees

#### Noise sources

---

roads

Views of development some

Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments settlement is visible to the north and the B4380 lies on one side

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area appears farmed as part of a wider land holding to the south

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area lies in open countryside providing the break between the informal rural ribbon development to the south east and Bicton. It provides a rural approach to the east side of the village.

#### Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

Comments -

Settlement edge

---

Pre C20 edge       C20-21 edge   
Nature of edge    Form of edge

Comments the area does not abut the settlement

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments open views are possible across the site from the B4380

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The field pattern is sinuous with gappy low cut hedges and mature oak trees. The area lies on the valley floor with views across from the B4380 towards rising land to the west. Only two isolated properties lie to the south of the road and the area effectively is in open countryside. Bicton House overlooks the area and is a feature on the skyline to the west.
<b>Housing capacity</b> medium/low	There is little capacity in the area for new housing the short/medium term as it is in open countryside clearly separated from the rest of the settlement to the north.
<b>Employment capacity</b> low	There is no capacity for employment as the area is in open countryside adjacent to residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area adjacent to the water course to the west may be slightly more sensitive-medium
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** hedgerow trees  
**Scale** medium  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

#### Water

---

Presence of Water  Comment

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments low-lying land with low hedgerows, fences and some trees

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments settlement is visible to the north and the also B4380 lies on this side

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments the area appears farmed as part of a wider land holding to the south

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area lies in open countryside forming a rural setting and outlook to the south of the village

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments adjacent settlement lies along the B4380 and appears incremental

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium
long distance/public footpaths	high

Comments the area is overlooked by a part of the settlement which already fronts the B4380, the road itself and an adjacent footpath to the west

## Potential for improvement of settlement edge and overall mitigation

---

-



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area forms part of an attractive valley floor corridor with stream, small fields, hedge boundaries and strong hedgerow trees. It lies on the edge of the settlement adjacent to the church. It provides a view corridor out from the church and adjacent housing to the wider countryside. The north western part of the site lies adjacent to Bicton Hall and forms part of its setting.

**Housing capacity** medium/low

The area has very limited capacity for housing as it provides an important view corridor out from the church and adjacent housing. The area has higher intrinsic sensitivity than other areas around the village. Any development would either close off the view corridor or start to close the gap between the new part of a settlement and the original settlement up the hill which is highly undesirable. It would also impinge on the setting of Bicton Hall.

**Employment capacity** low

The area has no capacity for employment as it is a sensitive site close to the church on the edge of the village.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the field pattern is sinuous and the cultural sensitivity of the area is likely to be medium

**Ecological sensitivity** Low

the watercourse and associated small-scale fields are likely to be at least of medium ecological sensitivity

**Visual sensitivity** Low

Landscape characteristics

---

**Land form** flat / gently sloping valley floor

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** small to medium

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment brook runs through the area

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  area provides view corridor out to the countryside from the environs of the Church

Landmarks churches church lies adjacent

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area lies in a valley bottom and is therefore not widely visible

## Noise sources

---

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

---

Summary medium

Comments the area lies adjacent to the B4380 to the south and Bicton Lane to the east. It becomes more tranquil to the north.

## Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area has no public access and may be managed along with land to the west

### Visual relationship of area...

---

...with settlement significant                      ...with wider landscape some  
...with adjacent assessed area? none                      Setting?

**Comments** the area provides a pleasant setting to the village church and a view corridor out from the settlement at the most significant point in this part of the village.

### Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

**Comments** -

### Settlement edge

---

Pre C20 edge           C20-21 edge

Nature of edge neutral                      Form of edge moderately indented

**Comments** there is a mixed edge to the village from older buildings at Pound Farm and the church, the school being built and 20th-century housing to the east.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** the area is overlooked by sheltered housing to the east, by the Church and by other residents plus the B4380 to the south.

### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area forms part of an attractive valley floor corridor with stream, small fields and hedge boundaries. It lies on the edge of the settlement adjacent to the church. It provides a view corridor out from the church and adjacent housing to the wider countryside. The area forms a gap between the older part of a settlement to the north and the newer to the south.

**Housing capacity** medium/low

The area has very little if any capacity for housing as it forms an important setting to the church and provides a gap between the old and the new settlement.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to residential uses and the sensitive landmark of the Church.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the size of field and location adjacent to the village may indicate a higher cultural sensitivity of at least medium

**Ecological sensitivity** Low

the stream may act as an ecological corridor with higher sensitivity- medium

**Visual sensitivity** Low

Landscape characteristics

---

**Land form** gently sloping valley floor/sides

**Land cover** farmland

**Woodland cover** hedgerow trees

**Scale** medium

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment stream runs through the centre of the area

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  view from the Severn Way towards the church

From settlement  view out from the church to the wider countryside

Landmarks churches church lies adjacent to the south

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area lies in a valley bottom and is therefore not widely visible

## Noise sources

---

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

---

Summary high/medium

Comments though the area lies adjacent to housing it is on a quiet edge of the village

## Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is likely to be managed as part of a wider land holding to the north/east. The area acts as an ecological corridor along the stream.

## Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area acts as a setting to the church when viewed from the north and allows views from the church out to the countryside

## Are adjacent assessed areas mutually reliant...

---

- ... visually?   
...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments the church forms a positive edge to the settlement to the south although the estate housing to the east could be better integrated into the countryside

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by the Severn Way, users of the Church, adjacent residents and users of Bicton Lane.

#### Potential for improvement of settlement edge and overall mitigation

---

increase native tree planting adjacent to new housing



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area is a former playing field, now fallow, which lies on rising ground to the south of the village. It is widely visible from the southern approach and other roads and in effect is the most exposed part of the village. The adjacent settlement edge is modest but is established and not unattractive.
<b>Housing capacity</b> medium	The area may have capacity for housing but only in the longer-term after significant advance native planting is carried out the reasons set out in sensitivity assessment.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in a prominent position adjacent to residential and school uses facing open countryside.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** gently sloping valley side
- Land cover** grassland
- Woodland cover** limited hedgerow trees
- Scale** medium
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments fallow

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments area lies adjacent to existing settlement which is on the skyline

#### Key views

---

To settlement  the site forms southern edge of the settlement easily visible from the south

From settlement  views out over former playing field from school

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is on rising ground visible from the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the area lies adjacent to the main approach road from the south and has clear views of the settlement to the north and east

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

Comments the area appears to lie fallow having been a playing field with a new cricket ground being located in open countryside to the south.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area forms the southern setting to the settlement and forms part of its rural approach from the south along with Zone 5.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** forms part of the rural setting to the settlement along with zone 5

**Settlement edge**

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** neutral **Form of edge** moderately indented

**Comments** adjacent settlement has developed incrementally with a modest varied edge

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** the area is visible from the adjacent roads and residents and also features in long views to the village from the south

**Potential for improvement of settlement edge and overall mitigation**

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is a highly enclosed series of small paddocks with hedges and large hedgerow trees on the western approach to the village. It provides a pleasant approach to the village and may have some intrinsic sensitivity in ecological terms. The area is not widely visible being screened from the south by landform.

**Housing capacity** medium/low

The area has little capacity for housing as part of the wider countryside setting for the village and due to its intrinsic sensitivities.

**Employment capacity** low

The area has no capacity for employment as it is small-scale fields adjacent to residences in the countryside.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low

it is likely that the small-scale feel pattern this area has higher sensitivity- medium

**Ecological sensitivity** Low

it is likely that the small-scale feel pattern and ditches in this area have higher sensitivity- medium

**Visual sensitivity** Moderate

Landscape characteristics

---

**Land form** flat valley floor

**Land cover** grassland

**Woodland cover** hedgerow trees

**Scale** intimate

**Sense of enclosure** confined

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** down to grass and appears to be fallow

**Diversity** simple

**Water**

---

**Presence of Water**  **Comment** ditches

**Skyline**

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

**Key views**

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

**Intervisibility**

---

**Site observation** low ...to key features  ...from key place

**Comments** area generally screened by landform to the south and by adjacent hedgerows and settlement

**Noise sources**

---

roads

**Views of development** one side 180

**Presence of people** occasional

**Tranquillity**

---

**Summary** high/medium

**Comments** the area lies on the very edge of the village in countryside adjacent to the approach road

**Functional relationship of area...**

---

**...with settlement** none **...with wider landscape** some

**...with adjacent assessed area?** none **Corridor?**

**Comments** the area may be managed as part of the land to the south

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** none **Setting?**

**Comments** the area provides a rural approach to the village from the west

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

**...functionally?**

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments the adjacent housing is relatively new and appears to protrude into the countryside although adjacent hedgerows do mitigate this to some extent

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium

Comments uses of the lane and adjacent residents can view the site

Potential for improvement of settlement edge and overall mitigation

---

-



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is pasture fields with low hedges and fences and lies in open countryside to the west of the village in relatively open ground. The area has relatively limited intrinsic sensitivity in itself but visible from the approach road and forms part of the village's countryside setting.

**Housing capacity** low

The area has no capacity for housing as it is in open countryside with a highly tenuous link to the settlement.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside with a highly tenuous link to the settlement.

LDU context

	LDU level	Agree?
--	-----------	--------

<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
-----------------------------	----------	-------------------------------------

<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
-------------------------------	-----	-------------------------------------

<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
---------------------------	----------	-------------------------------------

Landscape characteristics

**Land form** flat lowland

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

**Diversity** simple

Water

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is relatively level with tree cover in hedgerows although visible from the approach road to the south

### Noise sources

---

roads

Views of development some

Presence of people infrequent

### Tranquillity

---

Summary high/medium

Comments the area lies on the very edge of the village in countryside adjacent to the approach road

### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area may be managed along with land surrounding

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments the area provides a rural approach to the village from the west

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments the area lies adjacent to ribbon cottage development

**Receptors and sensitivity**

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments The Marches Way lies just to the east and the site is visible from the approach road and older housing in the settlement

**Potential for improvement of settlement edge and overall mitigation**

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is gently sloping land falling generally towards a settlement from the north the high point in the north east. It consists of two fields with low cut hedges, one large and the other medium, divided by a stream with limited riparian vegetation. The area is fairly well contained with the exception of the northern part of the large field.

**Housing capacity** high/medium

In landscape terms the area has some capacity for housing providing this does not extend up the slopes beyond the northern half of the large field to the north. A wide stream corridor would have to be retained and enhanced. There is an opportunity of improving the settlement edge with appropriate planting and edge treatment to form a permanent edge to this side of the village. The relationship and connection with the main part of the settlement is a separate issue which would require very careful consideration and may not be satisfactorily achieved.

**Employment capacity** low

The area has no capacity for employment due to its location adjacent to residential uses and in open countryside.

LDU context

---

LDU level	Agree?
-----------	--------

<b>Cultural sensitivity</b> Moderate	<input checked="" type="checkbox"/>
--------------------------------------	-------------------------------------

<b>Ecological sensitivity</b> Low	<input checked="" type="checkbox"/>
-----------------------------------	-------------------------------------

<b>Visual sensitivity</b> Moderate	<input type="checkbox"/> the areas has relatively low sensitivity apart from the north-east corner
------------------------------------	--

Landscape characteristics

---

**Land form** gently undulating lowland

**Land cover** farmland

**Woodland cover** very limited trees in hedges, riparian

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland- predominantly arable

Diversity simple

## Water

---

Presence of Water  Comment a small stream runs through the area to the east

## Skyline

---

Prominence/ importance apparent Complexity

Comments north eastern part of area forms skyline

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments into visibility is generally low except the north eastern corner which lies on high ground

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments the area is open and lies adjacent to estate housing and is bounded by minor roads on two other sides

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is likely to be managed along with land to the north and east

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area forms the enclosing backcloth to the northern part of the settlement and is highly visible from adjacent housing

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the settlement edge is formed by estate housing forming a uniform edge with little mitigation

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium

Comments the main receptors are adjacent residents and users of the two lanes

Potential for improvement of settlement edge and overall mitigation

native tree planting to mitigate bland edge



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	This belt of fine mature trees and grassland has an important role in enclosing the settlement and school. It acts as a backdrop and setting to the village and forms part of the conservation area. It also acts as a screen to the views towards the village and school from the north acting as an attractive skyline. Any development would tend to extend the village visually significantly.
<b>Housing capacity</b> low	The area has no capacity for housing due to the above sensitivity.
<b>Employment capacity</b> low	The area has no capacity for employment due to the above sensitivity and proximity to residential uses.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input type="checkbox"/> the cultural sensitivity of this area is high due to its location in the conservation area
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/> ecological sensitivity of this area is likely to be high due to its mature woodland cover
<b>Visual sensitivity</b> Low	<input type="checkbox"/> the visual sensitivity is likely to be high due to the views being possible from the north and a function of this woodland in enclosing the village

Landscape characteristics

---

**Land form** gently sloping valley side  
**Land cover** woodland and grassland  
**Woodland cover** woodland  
**Scale** small  
**Sense of enclosure** confined

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments woodland lies on edge but within conservation area

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments woodland and scrub with path

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance apparent Complexity

Comments woodland forms the skyline when viewed from the south, east and west

## Key views

---

To settlement  view from north along Lyons Lane

From settlement  Woodland contains views out from environs of school and Church Street

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments area visible in particular from north but also from environs of school

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary high/medium

Comments the area lies on the edge of a small village within the countryside with strong tree cover screening much built form

## Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? Corridor?

Comments a path runs through the area linking different parts of the village. The area appears to be managed differently from the wider countryside.

## Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? Setting?

Comments the mature woodland forms a strong backcloth to this part of the village

enclosing and screening the school and adjacent houses from wider views to the north.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments older dwellings lie to the west forming a positive edge and education blocks forming part of the school lie to the south west.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments the main receptors would be users of Church Street , Lyons lane and adjacent dwellings and the school.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area has intrinsically low sensitivity due to its arable use and lack of sensitive features. Generally the site is enclosed by trees to the south and valley sides to the north although its southern higher slopes are more visible to the valley to the north. It lies adjacent to a lane carrying the Severn Way and a bland linear edge of bungalow housing.
<b>Housing capacity</b> medium	The site has some capacity to housing providing it uses the opportunity to improve the settlement age and avoid impinging too far up the slope.
<b>Employment capacity</b> low	The site has no capacity for employment due to its location in open countryside adjacent to residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the southern edge of the site may have medium sensitivity as it is more visible from the north

Landscape characteristics

---

**Land form** gently sloping valley side  
**Land cover** farmland  
**Woodland cover** none  
**Scale** medium  
**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** arable farmland

**Diversity** uniform

**Water**

---

**Presence of Water**  **Comment** -

**Skyline**

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

**Key views**

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

**Intervisibility**

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** the area lies in the lower slopes of the valley and the southern higher parts of the site are visible from the valley sides to the north.

**Noise sources**

---

roads

**Views of development** one side 180

**Presence of people** infrequent

**Tranquillity**

---

**Summary** medium

**Comments** the area lies on a quiet side of the village adjacent to housing which is easily visible and on a quiet lane

**Functional relationship of area...**

---

**...with settlement** none **...with wider landscape** some

**...with adjacent assessed area?** **Corridor?**

**Comments** the area is part of a larger arable field with no public access

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** **Setting?**

**Comments** the area lies on the least sensitive edge of the village adjacent to new housing which overlook it. It forms part of a continuum of the lower valley sides

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments settlement edges are straight bungalow estate housing with little mitigation apart from a low hedge

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium
long distance/public footpaths	high

Comments adjacent residents and lane which carries the Severn Way overlook the site as do more distant rural receptors to the north

#### Potential for improvement of settlement edge and overall mitigation

---

native tree planting in hedgerow adjacent to housing

Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> high/medium	The area is the grounds of a disused station and its associated dismantled railway corridor. It lies in a cutting to the south west and separated from the settlement of Cross Houses. There is significant tree cover both lining the cutting and on the north eastern boundary including mature oaks which are highly visible from the main road and settlement on the skyline. The trees also form a screen hiding the settlement from the views from the west. Structures dating from the use of the site at the station remain including the platforms and buildings.
<b>Housing capacity</b> medium/low	There is some capacity for housing in this area but only north east of the dismantled railway line, north of the footpath and set down as far as possible in the hollow to avoid breaking the skyline when viewed from the north east. Any development would have to be low density. It is important that the railway line is retained as a feature in the landscape and its integrity maintained. It should be noted that any development of this site would be used as a justification for developing between the site and the main road.
<b>Employment capacity</b> medium/low	the area has very limited potential for employment uses providing any structures and related parking are not visible from the north east and are located only north east of the dismantled railway line and north of the footpath.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> the railway corridor probably acts as a wildlife corridor and is of some nature conservation value- medium
<b>Visual sensitivity</b> Low	<input type="checkbox"/> the north eastern edge of the skyline to the village- medium sensitivity

Landscape characteristics

---

- Land form** gently rolling plateau
- Land cover** trees and grassland
- Woodland cover** trees in hedgerow and along railway corridor



Scale small

Sense of enclosure framed

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments grounds of old station used as a cattery

Diversity diverse

### Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance apparent Complexity

Comments north eastern boundary of the site acts as the skyline when viewed from the main road to the north

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the trees on the site are visible widely to the south west and also to an extent from the north east. Most of the site itself lies in a hollow.

### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

### Tranquillity

---

Summary medium

Comments site lies 100m from the A458 and a little distance from the settlement.

Tranquillity within the site itself is likely to be greater.

#### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape limited  
...with adjacent assessed area? none                      Corridor?

**Comments** the area is self-contained functionally although it lies on a dismantled railway corridor. A PROW crosses the area linking the settlement with the countryside to the south west.

#### Visual relationship of area...

---

...with settlement some                      ...with wider landscape some  
...with adjacent assessed area? none                      Setting?

**Comments** whilst the ground surface of the site is not visible from the settlement being located in a hollow, the trees contain views from the settlement and main road southwards.

#### Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

**Comments** -

#### Settlement edge

---

Pre C20 edge       C20-21 edge   
Nature of edge positive                      Form of edge moderately indented

**Comments** Russell Place is listed and lies close by but this area is separate from the settlement.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
long distance/public footpaths	high

**Comments** the north eastern boundary is visible from the settlement and the main road, a public footpath crosses the area and the lane to the north west overlooks the site.

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is part of an open arable field with low-cut hedges on two sides and a housing estate on the third. The land is very gently sloping with views to Charlton Hill to the east. The area is relatively quiet. Views are possible across to the site from the A458 and any structures on it would be likely to be visible.

**Housing capacity** medium

The area has some capacity for housing but would also clearly extend the village envelope and would be visible from the A458. Perhaps this area may be more appropriate as a longer term site after advance planting has been established.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

---

LDU level	Agree?
-----------	--------

<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>
---------------------------------	-------------------------------------

<b>Ecological sensitivity</b> Very low	<input checked="" type="checkbox"/>
--	-------------------------------------

<b>Visual sensitivity</b> Low	<input type="checkbox"/> the area may have higher sensitivity [medium] due to the low-cut hedges and lack of tree cover
-------------------------------	---

Landscape characteristics

---

**Land form** very gently rolling valley side

**Land cover** farmland

**Woodland cover** very limited trees in hedgerows

**Scale** medium to large

**Sense of enclosure** moderately open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments this area is relatively flat and structures may form the skyline at close range

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments low hedges and few trees allow views across relatively flat landscape

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the area lies directly adjacent to a housing estate which is visible with little mitigation and next to a quiet country lane.

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area is part of a larger arable field with no public access

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments the area is overlooked by adjacent housing

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the housing is fairly well established with some vegetation of suburban character and a cut hedgerow but is still highly visible

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium

Comments the area is overlooked by adjacent residents and lane and may also be seen from the A458 to the south

### Potential for improvement of settlement edge and overall mitigation

---

native tree planting in hedgerow adjacent to housing

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area is part of an open arable field with low-cut hedges on two sides with a plantation and a housing estate on the third. The land is very gently sloping with views to Charlton Hill to the east. The area is relatively quiet. Views are possible across to the site from the A458 and any structures on it would be likely to be visible.
<b>Housing capacity</b> medium	The area has some capacity for housing but would also clearly extend the village envelope and would be visible from the A458. the existing plantation performs a useful function Screening existing housing and and should be retained as a landscape corridor. Perhaps this area may be more appropriate as a longer term site after advance planting has been established.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> the plantation may have some nature conservation value- medium
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the area may have higher sensitivity [medium] due to the low-cut hedges and lack of tree cover

Landscape characteristics

---

- Land form** very gently rolling valley side
- Land cover** farmland and plantation
- Woodland cover** mixed plantation
- Scale** medium to large scale
- Sense of enclosure** moderately open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland with plantation

Diversity simple

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance not applicable Complexity

Comments this area is relatively flat and structures may form the skyline at close range

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments low hedges and few trees allow views across relatively flat landscape

Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

---

Summary medium

Comments the area lies directly adjacent to a housing estate which is visible with little mitigation and next to a quiet country lane.

Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area is part of a larger arable field with no public access

Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments the area would be overlooked by adjacent housing, currently screened by the plantation



Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the current housing edge is screened by semimature mixed plantation

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high/medium
roads/rail/cycleways	high/medium

Comments the area would be overlooked by adjacent residents and lane and is visible from the A458 to the south

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is a gently sloping valley side currently in arable use with mature trees on its southern and eastern boundaries. The western boundary is relatively open to the A49 Main Road through the village. The area acts as the southern setting to the village and new housing has recently been built just to the north of it. Currently this built edge extends just a little further south than Dorrington House which lies to the west which is the keynote/landmark building in the settlement.

**Housing capacity** medium/low

The area has limited capacity for housing as it is visible from the main road and development here would unbalance the positive perception of the village by extending too far south of Dorrington House. Currently the area appears appropriately part of open countryside.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low



**Ecological sensitivity** Very low



ecological sensitivity of stream corridor likely to be higher- medium

**Visual sensitivity** Low



Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** mature tree belts

**Scale** medium

**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** listed building to the north east

#### Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** arable farmland with PROW crossing and a small sewage works

**Diversity** simple

#### Water

---

**Presence of Water**  **Comment** Cound Brook lies to east

#### Skyline

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

#### Key views

---

**To settlement**  adjacent to A49 main road approach to village

**From settlement**  -

**Landmarks** -

**Detractors** -

#### Intervisibility

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** visible from main road although screened by mature trees on other boundaries

#### Noise sources

---

roads

**Views of development** one side 180 **Presence of people** frequent

#### Tranquillity

---

**Summary** medium/low

**Comments** lies adjacent to main road- tranquillity increases towards brook

#### Functional relationship of area...

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** none **Corridor?**

**Comments** PROW links village with countryside to south. Area appears to be managed as part of wider landholding.

#### Visual relationship of area...

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** some **Setting?**

**Comments** lies adjacent to main road approach to village and adjacent houses have

views over it. Views to the wider countryside to the south east.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** area forms the southern setting to the village with Zone 1

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

**Comments** New large houses recently constructed with more established dwelling adjacent to the main road.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** main road approach to village, PROW and adjacent houses have views over it.

Potential for improvement of settlement edge and overall mitigation

native tree planting to mitigate new housing

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area lies on a slight but locally prominent rise and consists of pasture and arable fields. It is highly sensitive as it lies adjacent to the church and Dorrington House and acts as the setting to these and other listed buildings which lie in this quadrant of the settlement. It is bounded by the A49 Main Road to the east, by the settlement to the north and east and by open countryside to the south. Trees are found by the roadside and in particular associated with Dorrington House. A PROW runs through the area. Views are possible from the main road to Dorrington House, which is the keynote/landmark building in the settlement. Views are possible out from the churchyard.
<b>Housing capacity</b> medium/low	There is little or no capacity for housing in this area as it lies adjacent to the most important buildings on the edge of the settlement on a locally prominent rise.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in open countryside adjacent to a residential area and the most sensitive part of the village.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input type="checkbox"/> the cultural sensitivity of this area is considered to be high due to relationship with village
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/> ecological sensitivity of this area may be higher due to the presence of trees, hedgerows and small-scale pasture- medium
<b>Visual sensitivity</b> Low	<input type="checkbox"/> the area lies on a slight rise and therefore its sensitivity is medium

Landscape characteristics

---

- Land form** gently rolling valley side
- Land cover** farmland
- Woodland cover** discrete
- Scale** medium to small
- Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

#### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments Dorrington House, church and various other listed buildings lie adjacent or nearby

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farming of arable and pasture, PROW runs adjacent to the east and then crosses the area running south west

Diversity diverse

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  the site lies adjacent to Dorrington House and the church which are the key buildings in the settlement. Views are possible from the main road to the former and towards the church from the public footpath

From settlement  the area forms the view corridor from the church yard out to the wider countryside

Landmarks churches Dorrington House and the church lie adjacent

Detractors other security fencing boundary to adjacent new housing

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area lies on rising ground and is visible to the wider countryside to the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments lies adjacent to main road- tranquillity increases towards church and to west





Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area forms part of the wider countryside to the west of the village on ground sloping away to the west with wide views of the landscape. It is arable farmland with low hedges and a public footpath crossing the north-east corner linking to a minor road to the west and beyond. It is visible from adjacent housing and from the two minor roads and various footpaths in what appears to be a quiet side of the village.
<b>Housing capacity</b> medium	The area has some capacity for housing but would also clearly extend the village envelope visible from the adjacent minor roads.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the area lies on a slight rise and therefore its sensitivity is medium

Landscape characteristics

---

- Land form** gently rolling valley side
- Land cover** farmland
- Woodland cover** trees in hedgerows
- Scale** medium to large
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** arable farmland and PROW

**Diversity** simple

**Water**

---

**Presence of Water**  **Comment** -

**Skyline**

---

**Prominence/ importance** apparent **Complexity**

**Comments** any structures on the area would act as skyline when viewed from the west

**Key views**

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

**Intervisibility**

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** the area lies on rising ground and is visible to the wider countryside to the west

**Noise sources**

---

roads

**Views of development** one side 180 **Presence of people** infrequent

**Tranquillity**

---

**Summary** medium

**Comments** the area lies directly adjacent to a housing estate which is visible with little mitigation and next to a quiet country lane.

**Functional relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** none **Corridor?**

**Comments** the area appears to be managed as part of a wider land holding and a PROW runs through the northern corner linking into the adjacent estate

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** none **Setting?**

**Comments** the area is overlooked by adjacent housing and forms part of a wider landscape rising up the slope to the settlement

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments Though the housing estate edge is fairly raw the recreation ground vegetation help to soften and break up the edge of the settlement

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments key receptors are adjacent residents, footpath users and also the users of the two nearby minor roads

#### Potential for improvement of settlement edge and overall mitigation

---

increase native tree cover adjacent to a housing

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is on the brow of the hill gently sloping to the north, currently in arable use with mature lime trees on its south eastern boundary. The eastern boundary is hedged next to the A49 through the village. The area acts as the northern setting to the village and an established housing estate lies to the south. The lime tree avenue and the estate form a pleasant edge just set back from the brow of the hill minimising intrusion to the north.

**Housing capacity** medium/low

The area has very limited capacity for housing as it is visible from the main road and development here would extend over the brow of the hill visually and be visible from the north, significantly extending the village's visibility. Currently the area appears appropriately part of open countryside.

**Employment capacity** low

The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

**LDU level**

**Agree?**

**Cultural sensitivity** Low



**Ecological sensitivity** Very low



**Visual sensitivity** Low



the area lies on the brow of the hill and therefore its sensitivity is medium

Landscape characteristics

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** framed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance apparent Complexity simple

Comments the fields lie on the brow of the hill visible form the north

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area lies on the brow of the hill and is visible to the wider countryside to the north

Noise sources

---

roads

Views of development one side 180

Presence of people infrequent

Tranquillity

---

Summary medium/low

Comments lies adjacent to main road

Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is part of a larger landholding with no public access

Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments lies adjacent to main road approach to village and adjacent houses have views over it. Views to the wider countryside to the north.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge smooth/linear

Comments the mature lime tree avenue forms a positive edge to the settlement

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments the area is overlooked by residents and is partly visible from the A49

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area consists of a large arable field and a reclaimed disused quarry sloping eastwards to the valley floor. The quarry face lies to the west dropping sharply away from the A49 and screened by trees. Intermittent trees also lie on the boundaries adjacent to Station Rd and to the settlement and a hedgerow separates the quarry from the field. The boundary to the railway is open. The settlement edge lies on the skyline with relatively recent housing to the south west. The area faces an oil depot to the east which is a detractor.

**Housing capacity** medium

The area has some capacity for housing as it has a relatively low intrinsic sensitivity, faces a detractor and visibility is relatively limited compared to other sides of the settlement. The quarry may have greater visibility from countryside to the north and is less connected with the settlement and housing here is considered inappropriate. Housing is only considered potentially acceptable on the south/south eastern part of the area. Any development should incorporate significant amounts of woodland to reverse the degraded character.

**Employment capacity** medium/low

The area is considered to have a limited capacity for employment due to the location of employment uses to the east and to the west. This would have to be on a small-scale appropriate to the rural location possibly as part of a mixed use development.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> the area lies on a valley side, therefore its sensitivity is medium/low

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland and reclaimed quarry

**Woodland cover** trees in hedgerows

**Scale** large



Sense of enclosure open

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments farmland and fallow reclaimed quarry

Diversity simple

### Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance apparent

Complexity

Comments western edge of the disused quarry acts as a skyline when viewed from the south east. Adjacent settlement edge also breaks skyline when viewed from the south east

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors oil depot to the east

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments area sloping to valley floor to the east and visible from opposite valley sides and to the north

### Noise sources

---

roads other

Views of development one side 180

Presence of people infrequent

### Tranquillity

---

Summary medium/low

Comments the presence of the railway and oil depot to the east and the main road bounding the area to the west reduces the tranquillity of the area



Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area is a horse pasture sloping down to the Cound Brook and railway surrounded by existing development on three sides. A PROW runs along the eastern boundary. Trees should screen the area partially from the railway and the area is not widely visible. The stream corridor has riparian vegetation and is a positive feature.
<b>Housing capacity</b> high/medium	The area has capacity for housing avoiding the stream corridor area and allowing a corridor for the public right of way.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in open countryside adjacent to a residential area.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> I
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> the stream corridor mean the area is likely to have at least medium sensitivity
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** gently rolling valley side
- Land cover** farmland
- Woodland cover** trees on boundaries
- Scale** medium
- Sense of enclosure** enclosed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments horse pasture

Diversity simple

### Water

---

Presence of Water  **Comment** Cound Brook lies adjacent to the east

### Skyline

---

Prominence/ importance not applicable **Complexity**

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area lies close to the valley floor with screening vegetation and settlement adjacent

### Noise sources

---

other

Views of development many 270 **Presence of people** infrequent

### Tranquillity

---

Summary medium

Comments area bounded by settlement on most sides and railway to the east

### Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? none **Corridor?**

Comments the area appears to be managed as a horse pasture, possibly separate from other land holdings and a PROW runs along the eastern boundary connecting into the settlement as well as the landscape to the south. The stream forms part of a potential wildlife corridor.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited **Setting?**

Comments the area is overlooked by adjacent houses and forms a visual buffer between the settlement and the railway.

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge highly indented

Comments the area is surrounded by development from various periods from the older part of the settlement to the west, ribbon development to the north and the newer estate to the south west.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by housing, the PROW, and by the railway through trees

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area lies on the very gently sloping valley floor running down to the Cound Brook. It is managed as hay meadows with hedgerows. It is bounded by a minor road and the oil depot to the north and is separated from the edge of the settlement by the railway. It lies in open countryside as part of the stream valley corridor.
<b>Housing capacity</b> low	The area has no capacity to housing is distinctly separated from the settlement by the railway and lies in open countryside. It forms part of the Cound Brook valley floor.
<b>Employment capacity</b> low	The area has no capacity for employment as it lies in open countryside. The oil depot to the north lies on brown field land once associated with the railway station and has a distinctly separate character.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/> the stream corridor mean the area is likely to have at least medium sensitivity
<b>Visual sensitivity</b> Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** gently rolling valley side
- Land cover** farmland
- Woodland cover** trees in hedgerows
- Scale** medium
- Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments hay meadows

Diversity simple

#### Water

---

Presence of Water  Comment Cound Brook runs to east and south

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  glimpses of the settlement are possible from the minor road to the north

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area lies on the valley floor

#### Noise sources

---

roads other

Views of development some Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the area lies in open countryside but is bounded by the railway to the west and the oil depot and minor road to the north

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is divorced from the settlement with no public access and may be managed as part of a wider land holding

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments the area is visually separated from the settlement by the railway and forms part of the stream valley corridor

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the oil depot lies to the north although this is not part of the settlement

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent railway and minor road overlooks the area and residents have glimpsed views

Potential for improvement of settlement edge and overall mitigation

---

-



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a large arable field sitting in open countryside bounded by the B4393 and A458 to the south and the dismantled railway to the north. It is separated from the village by several fields and the dismantled railway on its vegetated embankment although adjacent is some incremental ribbon housing development including a pub. There are long views out to the west and the site is not only visible from the roads but also from a PROW running adjacent to the north.

**Housing capacity** low

The area has no capacity for housing as it lies in open countryside distinctly separate from the village.

**Employment capacity** low

The area has no capacity for employment as it lies in open countryside distinctly separate from the village.

LDU context

LDU level	Agree?
-----------	--------

**Cultural sensitivity** Low

**Ecological sensitivity** Low

**Visual sensitivity** Low

 The low-cut hedges and limited number of trees to the west result in the area having medium sensitivity

Landscape characteristics

**Land form** gently rolling lowland plain

**Land cover** farmland

**Woodland cover** limited trees in hedgerows

**Scale** large

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity uniform

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments forms minor local skyline at northern corner

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments low hedges and few trees allow views across relatively flat landscape

## Noise sources

---

roads

Views of development some

Presence of people infrequent

## Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the A458 and B4393 with only low hedge separation

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is separated from the main settlement by the dismantled railway and is managed as part of a wider land holding

## Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area is some distance from the main village but some properties may have glimpsed views

## Are adjacent assessed areas mutually reliant...

---

- ... visually?
- ...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments area lies adjacent to a hotel/pub and scattered ribbon development

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is bounded by a PROW to the north, main roads to the south and a few scattered dwellings to the south and east

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a field lying on the edge of the village adjacent to traditional linear development and forming part of the conservation area. It is located on a slight rise with views to the south and to an extent to the west. It is bounded by PROWs on three sides.

**Housing capacity** medium/low

The area has very limited capacity for housing due to its location in the conservation area, its visibility and adjacent character of linear settlement form. Any small-scale development of single houses would need to reflect this pattern.

**Employment capacity** low

The area has no capacity for employment as it lies within the conservation area on a rise.

LDU context

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the area is likely to have at least a high cultural sensitivity as part of the conservation area

**Ecological sensitivity** Low

**Visual sensitivity** Low

as an area on top of a rise it has medium visual sensitivity

Landscape characteristics

**Land form** gently rolling lowland plain

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

**SAC**  **SSSI**

**Comments** -

Historic

**SAM**  **Conservation Area**  **Grade 1/2\* Listing**  **Setting issues**

**Comments** the area lies on the edge but within a conservation area

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area forms a small part of the skyline on a minor rise when viewed from the south east

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors chicken farm to the west

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area lies on a minor rise with some views to the south and west

#### Noise sources

---

other

Views of development some

Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the area lies on the edge of the village on a quiet cul de sac/PROW but has glimpsed views of the poultry farm to the west

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is likely to be managed as part of a wider land holding

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area is one of several relatively small fields lying adjacent to traditional linear development on the western fringes of the village and therefore acts as an appropriate setting for this part of the settlement.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments settlement adjacent is linear and traditional in character with older houses facing or at right angles to the quiet lane. It appears to be the incremental petering out of the village.

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high

Comments a number of residents can view the area and it is bounded by PROW on three sides

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is part of an arable field lying on a rising ground running up from the stream and settlement to the east towards the vegetated dismantled railway to the west. It lies within the conservation area and is bounded by the A458 to the south lined with mature trees/hedgerows and by a minor lane to the north. A PROW crosses from north to south linking into the settlement. The settlement edge is indented with relatively new housing and the recreation ground which borders the stream. The area is generally fairly enclosed. The stream corridor is sensitive in terms of its ecological and recreational value.

**Housing capacity** medium/low

There is limited capacity for housing in this area as it lies within the conservation area, forms part of the setting of the settlement, albeit on the newer edge, and is separated from the settlement by the stream. However, the area is well contained by vegetation and to an extent by landform although the higher western parts of the site may be visible more widely. The historical significance of the area is not known and may make the area more sensitive than this assessment can ascertain. Any proposed development would need to be carried out to a much higher standard than that currently evident in recent housing in order to fully connect into the village and to form a positive edge with appropriate green corridors.

**Employment capacity** low

The area has no capacity for employment as it lies within the conservation area on a rise adjacent to residential uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the area is likely to have at least a high cultural sensitivity as part of the conservation area

**Ecological sensitivity** Low

the stream corridor means the area is likely to have at least medium sensitivity

**Visual sensitivity** Low

Landscape characteristics

---

**Land form** gently rolling valley side

Land cover farmland

Woodland cover riparian trees

Scale medium to large

Sense of enclosure framed

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments the area lies within the conservation area

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity uniform

### Water

---

Presence of Water  Comment eastern boundary is a stream

### Skyline

---

Prominence/ importance apparent Complexity

Comments current skyline when viewed from the east are the trees on the railway embankment, however any structures on this area would become skyline. The western edge of this area is skyline when viewed from the lane to the north.

### Key views

---

To settlement  -

From settlement  view out from recreation ground

Landmarks -

Detractors -

### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is fairly well contained by trees to the south west, by settlement to the east and by landform to the north

### Noise sources

---

roads

Views of development one side 180

Presence of people infrequent





Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is a pasture field falling to the stream with settlement to the north and east. It lies within the conservation area and is bounded by the A458 to the south lined with a hedgerow. The settlement edge is indented with relatively new housing and school. The area is generally fairly enclosed. The stream corridor is sensitive in terms of its ecological and recreational value. The area is unconnected with the actual settlement except through a PROW.

**Housing capacity** medium/low

The area may have limited capacity for housing as it lies within the conservation area and is relatively unconnected with the settlement itself. However, the area is enclosed and apart from the stream corridor seems to be of limited intrinsic value. Any development would require good connection with the village and possibly with any development to the west.

**Employment capacity** low

The area has no capacity for employment as it lies within the conservation area on a rise adjacent to residential uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the area is likely to have at least a high cultural sensitivity as part of the conservation area

**Ecological sensitivity** Low

**Visual sensitivity** Low

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium to small

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments the area lies on the edge but within the conservation area

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture with PROW crossing

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is fairly well enclosed by vegetation and by the settlement although it lies adjacent to the A458

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments the area is fairly well enclosed by by the settlement and it lies adjacent to the A458

#### Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Corridor?

Comments a PROW crosses the area linking into the settlement. The area may be managed as part of a wider land holding.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? limited

Setting?

**Comments** the area is fairly well enclosed and so has a visual connection with the Zone 3 but is not more widely visible. The school and adjacent housing have views over the site.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

**Comments** a mid 20th-century edge consisting of school and housing with some established vegetation including trees

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** adjacent housing overlooks the site as does the school. The road passes at a slightly lower level to the south with glimpse views in.

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a pasture lying on the edge of the conservation area with farm buildings and dwellings adjacent. It allows views out from the But Lane and complements the conservation area's character. It is crossed by PROW.

**Housing capacity** medium/low

There is very limited capacity for housing in this area due to its location complementing the conservation area and acting as its setting.

**Employment capacity** low

There is no capacity for employment in this area due to its location complementing the conservation area and acting as its setting.

LDU context

**LDU level**

**Agree?**

**Cultural sensitivity** Low

the area is likely to have at least a high/medium cultural sensitivity on the edge of the conservation area

**Ecological sensitivity** Low

**Visual sensitivity** Low

there is a degree of visibility with low hedges to the east so the visual sensitivity is medium

Landscape characteristics

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** isolated trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments conservation area lies to the north and west

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland with PROW

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors adjacent farm buildings to the north are in some disrepair

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the landform is very gently undulating with low-cut hedges and there is some visibility to the north and east

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the A458 lies a little way to the south but is audible, but otherwise the area is relatively quiet.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments a PROW crosses the area linking into the settlement. The area is likely to be managed as part of a wider land holding.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area lies adjacent to the Lower Farm buildings and the conservation area and provides the only view out across the landscape from But Lane.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments the area lies on the edge of the conservation area with farm buildings and residential buildings which provide an interesting edge although the Lower Farm buildings are in poor repair

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments views form But Lane, the PROW and adjacent dwellings

### Potential for improvement of settlement edge and overall mitigation

---

improvement to the Lower Farm buildings

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area forms part of a larger pastoral field and forms a gap in ribbon development along the A458 including a pub, garage and dwellings. Trees lie on the road boundary and are a positive feature and allow glimpse views into the area. The overall character of the area is rural and the site performs a useful role in breaking up the undesirable ribbon development. The adjacent development is entirely linear and a block such as this would be entirely inappropriate.

**Housing capacity** low

There is no capacity for housing due to its rural location and the need not to reinforce the undesirable ribbon development.

**Employment capacity** low

There is no capacity for employment due to its rural location and the need not to reinforce the undesirable ribbon development.

LDU context

**LDU level**

**Agree?**

**Cultural sensitivity** High

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

there is a degree of visibility with low hedges to the south and east so the visual sensitivity is medium

Landscape characteristics

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -



## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment ditches

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the landform is very gently undulating with low-cut hedges and there is some visibility to the south and east

## Noise sources

---

roads

Views of development one side 180 Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the A458

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments The area is likely to be managed as part of a wider land holding.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area forms a gap in current ribbon development

## Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments adjacent development is creeping ribbon development along the A458  
inappropriate to this rural area

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents, pub users and road users

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a pastoral field lying adjacent to the Rea Brook floodplain and the A488. Relatively low hedges enclose the area which is generally fairly visible. The area forms an important gap between the ribbon development of Hanwood and the rural settlement of Cruckmeole with its number of listed buildings.

**Housing capacity** low

The area has no capacity for housing as it is a single field which divides two settlements.

**Employment capacity** low

The area has no capacity for employment as it is a single field which divides two settlements.

LDU context

	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** limited trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is overlooked by the broad valley sides and there is a relative lack of tree cover to the north

### Noise sources

---

roads

Views of development some

Presence of people infrequent

### Tranquillity

---

Summary medium

Comments the area lies adjacent to the A488 which is the main noise source , with the end of ribbon development in Hanwood to the east and the rural cluster of farm buildings at Cruckmeole farm to the west.

### Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments a PROW bounds the area to the north. The area is likely to be managed as part of a wider land holding.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area forms an important visual and physical separation between Cruckmeole and Hanwood, and provides a rural backdrop to the Rea Brook floodplain

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

## Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments Cruckmeole to the west provides a rural edge while the telephone exchange to the east provides a functional introduction to Hanwood.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by the A488, adjacent residents and the public footpath

### Potential for improvement of settlement edge and overall mitigation

---

native planting screening the telephone exchange

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is an arable field lying on a sloping valley side. It is prominent from the adjacent A488 with a low-cut hedge only intervening. It forms the skyline in views from this road and from parts of the adjacent PROWs. It is overlooked by housing estate to the east and ribbon development lies to the south adjacent to the main road. The area forms an important gap separating Hanwood Bank and the village of Hanwood but also forms part of the wider countryside .

**Housing capacity** low

The area has no capacity for housing as it is a prominent slope forming an important gap between Hanwood Bank and Hanwood.

**Employment capacity** low

The area has no capacity for employment as it is a prominent slope forming an important gap between Hanwood Bank and Hanwood.

LDU context

**LDU level**

**Agree?**

**Cultural sensitivity** High

cultural sensitivity may be reduced to medium due to condition

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

Landscape characteristics

**Land form** sloping valley side

**Land cover** farmland

**Woodland cover** limited trees in hedgerows

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity uniform

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance prominent Complexity

Comments top of field forms skyline when viewed from the south

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area lies on an open valley side with wide views to the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the A488 which runs through the village separated only by a low-cut hedgerow. Settlement lies to the east and along the road in ribbon development.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments two PROWs bound the area to the east and west. The area is likely to be managed as part of a wider land holding.

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area forms an important gap between Hanwood Bank and the village of Hanwood itself being the focus of view on a long convex bend on the A488. It forms part of the wider valley side which rises further up to Zone 3.

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** the adjacent areas form part of the valley side

### Settlement edge

---

Pre C20 edge  C20-21 edge

**Nature of edge** negative **Form of edge** smooth/linear

**Comments** the relatively new housing estate to the east rises starkly up the valley side with little mitigation. The more established ribbon development to the south is relatively spread out and is mitigated by mature vegetation. Both contribute to the undesirable characteristic of Hanwood of ribbon development.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the area is most significantly visible from users of the A488 but is also overlooked by adjacent housing and by the network of PROWs

### Potential for improvement of settlement edge and overall mitigation

---

significant native tree planting adjacent to the housing estate to the east



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area consists of two pasture fields lying on a gently sloping valley side. The southern boundary evergreen hedge is prominent on the skyline from the nearby A488 . It is bounded by a PROW to the east and is also overlooked by housing estate to the east. The area forms part of an important gap separating Hanwood Bank and the village of Hanwood but also forms part of the wider countryside extending north.

**Housing capacity** low

The area has no capacity for housing as the area extends into the countryside, it forms the skyline when viewed from the A488 and helps form an important gap between Hanwood Bank and Hanwood.

**Employment capacity** low

The area has no capacity for employment as the area extends into the countryside, it forms the skyline when viewed from the A488 and helps form an important gap between Hanwood Bank and Hanwood.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** gently sloping valley sides
- Land cover** farmland
- Woodland cover** very limited trees in hedgerows
- Scale** medium
- Sense of enclosure** framed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture, possibly for horses

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance prominent Complexity

Comments evergreen/cupressus hedge the lies on the southern boundary forms the skyline when viewed from the south

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors evergreen/cupressus hedges

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area lies on a valley side and would have wide views to the south if evergreen hedge removed

## Noise sources

---

roads

Views of development some Presence of people occasional

## Tranquillity

---

Summary medium/low

Comments the housing estate lies to the east, the A488 is audible and a PROW runs to the east. The cupressus hedge is a suburban feature which adversely affects tranquillity.

## Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments PROW bounds the area to the east. The area is likely to be managed as part of a wider land holding.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

**Comments** the area forms part of an important gap between Hanwood Bank and the village of Hanwood with the cupressus/evergreen hedge being on the skyline when viewed on a long convex bend on the A488. It forms part of the wider valley side which falls to Zone 2.

**Are adjacent assessed areas mutually reliant...**

---

... visually?

...functionally?

**Comments** the adjacent areas form part of the valley side

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

**Comments** the relatively new housing estate to the east rises starkly up the valley side with little mitigation although it is less widely visible than the boundary to the south

**Receptors and sensitivity**

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the area is most significantly visible from users of the A488 as a skyline but is also overlooked by adjacent housing and by the network of PROWs

**Potential for improvement of settlement edge and overall mitigation**

---

significant native tree planting adjacent to the housing estate to the east

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is a small triangular seeded grass field which lies in open countryside on the valley slopes to the west of the village. It is located in a discreet position adjacent to a lane which becomes private to the west and only overlooked by the adjacent housing and countryside with limited access to the south. The Marches Way passes along the lane to the north. The area is screened by landform and hedgerows to the north and by riparian vegetation to the south which borders a small stream which is probably of some ecological value.

**Housing capacity** medium

The area has capacity for housing due to its discreet location and screening. It is important that the stream corridor is retained with a wide buffer to protect its ecological value and to allow additional screen planting.

**Employment capacity** low

The area has no capacity for employment due to its position lying in the open countryside adjacent to residential uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** High



**Ecological sensitivity** Low

the stream corridor has a higher sensitivity-medium

**Visual sensitivity** Moderate

the area is relatively well enclosed- low-medium sensitivity

Landscape characteristics

---

**Land form** gently sloping valley side

**Land cover** farmland

**Woodland cover** riparian and hedgerow trees

**Scale** small

**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments grassland

Diversity simple

#### Water

---

Presence of Water  Comment small stream adjacent

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is fairly enclosed by trees and outgrown hedgerows and/or landform on two sides and by settlement on the third

#### Noise sources

---

people

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary high/medium

Comments the area has views of development on one side and is bounded by a very quiet lane on one side which also carries the Marches Way

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments The area is likely to be managed as part of a wider land holding.

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the area is overlooked by adjacent houses only and to an extent by landscape to the south

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the adjacent settlement edge is recent bungalow and two storey development behind a low-cut hedge with relatively little mitigation

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high

Comments The Marches Way runs alongside and the area is overlooked by adjacent housing

Potential for improvement of settlement edge and overall mitigation

---

native tree planting in hedgerow

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

This open arable field with low hedges lies on a small hill forming the skyline to the east of the village. It is in a prominent position on the northern/eastern approach to the village and is backed by several existing commercial sheds which act as detractors on the skyline.

**Housing capacity** low

The area has no capacity for housing as the area is in a prominent position forming the skyline and open hillside.

**Employment capacity** low

The area has no capacity for employment as the area is in a prominent position forming the skyline and open hillside.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** High

**Ecological sensitivity** Low

**Visual sensitivity** Moderate

as the area lies on the skyline the visual sensitivity is medium to high

Landscape characteristics

---

**Land form** sloping valley side

**Land cover** farmland

**Woodland cover** very limited trees in hedgerows

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

---

**SAC**  **SSSI**

**Comments** -

Historic

---

**SAM**  **Conservation Area**  **Grade 1/2\* Listing**  **Setting issues**

**Comments** -

Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** arable farmland

**Diversity** uniform

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance prominent Complexity simple

Comments field forms skyline to the east and is backed by buildings to the south west

## Key views

---

To settlement  the settlement is visible on the skyline from the north and the area is significant in this view

From settlement  -

Landmarks -

Detractors commercial buildings to the south west

## Intervisibility

---

Site observation high ...to key features  ...from key place

Comments the area lies on an open hillside and has long views to the north

## Noise sources

---

roads industry

Views of development some Presence of people infrequent

## Tranquillity

---

Summary medium

Comments though the area lies in open countryside it lies adjacent to an existing commercial area and is bounded by minor roads on two sides

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments The area is likely to be managed as part of a wider land holding.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area forms the northern setting to the village adjacent to the northern and eastern approach roads

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -



## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the adjacent commercial sheds are a detractor on the skyline

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
long distance/public footpaths	high

Comments the area is visible from the Shrewsbury Road and from residents to the south and adjacent. The Marches Way runs on the southern boundary and has views across it.

## Potential for improvement of settlement edge and overall mitigation

---

native structure planting to screen existing sheds

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is an arable field with farm buildings that penetrates through to the sensitive traditional/original core of the village including hall and ultimately church. It forms the historic link between village & countryside. On a gently rising ridge it is glimpsed /viewed from various directions including raised to the west and south and from the adjacent PROW.

**Housing capacity** low

The area has no capacity for housing as it is important to retain the openness of the area & the link between the core of the village and the landscape adjacent to the Minsterley Brook corridor.

**Employment capacity** medium/low

The open area has very limited capacity for employment as it is adjacent to the residential original core of the village on rising land & adjacent to housing. The existing farm complex may have potential for low key employment uses such as craft workshops provided parking & other infrastructure is contained within the current built envelope. It would be desirable to maintain the older buildings to give an appropriate variation in scale of built form in the village.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

Land form	gently rolling valley side
Land cover	farmland
Woodland cover	discrete
Scale	medium
Sense of enclosure	framed

Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments hall & other listed building adjacent.

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

## Water

---

Presence of Water  Comment Minsterley brook lies to the east

## Skyline

---

Prominence/ importance apparent Complexity

Comments very gentle ridge running into the village

## Key views

---

To settlement

From settlement  glimpses out to green area from roads + adjacent houses

Landmarks buildings hall adjacent to the north

Detractors

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments Glimpses available to area & adjacent PROW has views of core of the village

## Noise sources

---

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments this side of the village is quiet with trees intergrating some development

## Functional relationship of area...

---

...with settlement some ...with wider landscape significant

...with adjacent assessed area? none Corridor?

Comments the adjacent PROW links the settlement with the countryside. The land forms a functional link with the farm buildings at Hall Farm.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the area acts as important setting to care of the village as well as the hall.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge

Comments the area penetrates into original core of the village.

Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

public footpaths

roads

Comments the area is glimpsed from roads, viewed from PROW & adjacent housing

Potential for improvement of settlement edge and overall mitigation

---

screen recent housing

Zone sensitivity and capacity

---

	Justification
<b>Landscape sensitivity</b> medium	The area lies on relatively level land adjacent to relatively recent housing. The hedgerows are of some value but allow wide views out to the surrounding landscape. The relationship with Hall Farm buildings to the south needs careful consideration in relation to the road approach.
<b>Housing capacity</b> medium	The area has some capacity for housing of an appropriate scale.
<b>Employment capacity</b> low	The area has no capacity for employment as it is adjacent to housing with open views across the countryside & near the core of the village.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

<b>Land form</b>	flat valley side
<b>Land cover</b>	farmland
<b>Woodland cover</b>	dicrete
<b>Scale</b>	medium/small
<b>Sense of enclosure</b>	open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment no

### Skyline

---

Prominence/ importance not applicable Complexity

Comments

### Key views

---

To settlement

From settlement

Landmarks

Detractors

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments

### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

### Tranquillity

---

Summary medium

Comments

### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? none Corridor?

Comments farmland

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments area lies on edge of village adjacent to recent housing development

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge

**Comments** recent housing development & linear development (residential)

**Receptors and sensitivity**

---

**Receptors**

**Sensitivity**

rural residents

roads

**Comments** views limited to adjacent minor road and adjacent housing

**Potential for improvement of settlement edge and overall mitigation**

---

plant screening for existing housing

Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium	The area is poorly drained & lies on the valley floor adjacent to the Minsterley Brook & has a PROW running across it . It fulfils an important green corridor role which should be retained . However the area is enclosed to the north by housing & is visually dominated by the creamery to the south.
<b>Housing capacity</b> medium	The area has some capacity for housing away from the Minsterley Brook corridor and avoiding the floodplain.
<b>Employment capacity</b> low	The area has no capacity for employment as it is overlooked by housing & is located away from the creamery complex.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> as the area is adjacent to the brook and appears to be permanent pasture it is likely to have a higher ecological sensitivity-high/medium
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> the area is well enclosed so it is likely to have a low/medium sensitivity

Landscape characteristics

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** medium  
**Sense of enclosure** framed

Biodiversity

SAC  SSSI

Comments

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area



Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment Minsterley Brook adjacent

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments

#### Key views

---

To settlement

From settlement

#### Landmarks

Detractors industry creamery to the east

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments

#### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments area suffers views of the creamery and is almost surrounded by housing, so although quiet & with vegetation the area has a low tranquillity rating.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Corridor?

Comments PROW runs through area linking village with countryside. Part of green corridor by brook.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting?

Comments area does link into core of village as a visual corridor although on a less important edge than from the south . Area dominated by creamery visually.

#### Are adjacent assessed areas mutually reliant...

---



Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium/low	The area is a valley floor floodplain pasture and has the Minsterley Brook and a PROW running adjacent which makes it sensitive. However it is well enclosed by building to south and vegetation to the west & to an extent to the north and adjacent to a detractor.
<b>Housing capacity</b> medium	The area is unlikely to be suitable for housing due to creamery and treatment plant adjacent but might be acceptable away from the brook.
<b>Employment capacity</b> high/medium	The area may have some capacity for employment associated with development to the south and avoiding floodplain and taking note of views from the east and north. The area would require better screening and would need to allow a strong green corridor by the brook.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b> High		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input type="checkbox"/> as the area is adjacent to the brook and appears to be permanent pasture it is likely to have a higher ecological sensitivity-high/medium
<b>Visual sensitivity</b> Moderate		<input type="checkbox"/> the area is well enclosed so it is likely to have a low/medium sensitivity

Landscape characteristics

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** medium  
**Sense of enclosure** framed

Biodiversity

SAC  SSSI

**Comments**

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments**

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment Minsterley Brook runs adjacent with ditch to east

## Skyline

---

Prominence/ importance not applicable Complexity

Comments

## Key views

---

To settlement

From settlement

## Landmarks

Detractors industry dairy adjacent

## Intervisibility

---

Site observation ...to key features  ...from key place

Comments

## Noise sources

---

industry people

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium/low

Comments the area is dominated by the dairy with associated noises with housing + PROW to the north

## Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

Comments a PROW runs along the western boundary by the brook

## Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? limited Setting?

Comments area dominated by creamery

## Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

**Comments**

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge

Comments creamery is a detractor

Receptors and sensitivity

---

**Receptors**

**Sensitivity**

rural residents

public footpaths

Comments walkers on PROW and residents to north

Potential for improvement of settlement edge and overall mitigation

---

replace aggressive hedge to east with native species overtime

Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	The area is valley floor/ floodplain pasture and has Minsterley Brook and PROW running adjacent which makes it sensitive. It is open to views from the north and in parts from the west and east.
<b>Housing capacity</b> medium/low	There is very little capacity for housing as this area is part of the river/ valley floor corridor and is exposed to view, with and housing clearly extending the village envelope.
<b>Employment capacity</b> low	There is no capacity for employment due to its sensitivity above and its separation from the creamery complex.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> as the area is adjacent to the brook and appears to be permanent pasture it is likely to have a higher ecological sensitivity- high/medium
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** medium  
**Sense of enclosure** framed

Biodiversity

SAC  SSSI

Comments

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment

Skyline

---

Prominence/ importance not applicable Complexity

Comments

Key views

---

To settlement

From settlement

Landmarks

Detractors

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments

Noise sources

---

people

Views of development Presence of people occasional

Tranquillity

---

Summary

Comments

Functional relationship of area...

---

...with settlement ...with wider landscape

...with adjacent assessed area? Corridor?

Comments area dominated by views of creamery to the south and adjacent to housing edge to the north and PROW to south.

Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments area lies beside Minsterley Brook with PROW.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge

Comments linear development of houses adjacent although creamery a detractor to the south.

## Receptors and sensitivity

---

Receptors	Sensitivity
-----------	-------------

rural residents	
-----------------	--

public footpaths	
------------------	--

Comments area potentially visible from roads and also visible from PROW

## Potential for improvement of settlement edge and overall mitigation

---



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The site appears to be unimproved pasture with overgrown hedges and as a county wildlife site is sensitive ecologically. It forms ground rising from housing to the west and then falling to a small stream to the east and is relatively enclosed for a hillside position.
<b>Housing capacity</b> low	Though visually housing may be able to be accommodated as the site sits down on the hillside the area's nature conservation value would be significantly adversely affected. The area therefore has no capacity for housing. Ecological advice is required.
<b>Employment capacity</b> low	There is no opportunity for employment as the area is of nature conservation value and adjacent to housing on a hill side.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> county wildlife site- should be high
<b>Visual sensitivity</b> Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** gently rolling valley side  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** small  
**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

**Comments** contry wildlife site

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments**

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment ditch to east

Skyline

---

Prominence/ importance apparent Complexity

Comments minor skyline viewed from north

Key views

---

To settlement

From settlement

Landmarks

Detractors

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments view from minor road by Callow Hill

Noise sources

---

roads people

Views of development many 270 Presence of people occasional

Tranquillity

---

Summary medium

Comments minor road + housing adjacent.

Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments possibly managed with adjacent pasture

Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments overlooked by adjacent housing and part of hillside to east of village.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge

Comments smooth linear

Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

roads

Comments main views in from north and east

Potential for improvement of settlement edge and overall mitigation

---

Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium	The area has intrinsically low value as hedgerows have been removed and the land is arable. However, it is on rising land close to the AONB, visible from the A488 and the AONB. The existing new development runs significantly up the hill and creates an intrusive raw edge even though there is a hedgerow adjacent. This area has no such obvious 'screening' boundary.
<b>Housing capacity</b> medium	The area has some capacity for houses in the long term but should not intrude so far up the hill as that adjacent and the edge should be more sympathetic to the setting. Advance planting including hedgerows may improve the potential of the area.
<b>Employment capacity</b> low	The area has no capacity for employment as it is rising land near the AONB and adjacent to housing.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b> High		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

Landscape characteristics

<b>Land form</b>	strong undulating valley side
<b>Land cover</b>	farmland
<b>Woodland cover</b>	none
<b>Scale</b>	large
<b>Sense of enclosure</b>	open

Biodiversity

SAC  SSSI

Comments

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity uniform

#### Water

---

Presence of Water  Comment

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments

#### Key views

---

To settlement

From settlement  in views to Callow Hill and AONB from Plox Green Road

#### Landmarks

Detractors other farm complex to the south a detractor

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments view of site from AONB downslope

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments adjacent housing and a road visible and latter audible

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? none Corridor?

Comments area is farmed as part of larger field

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments area is fairly prominent on southern approaches to village bordering new development.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

## Comments

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative

Form of edge

**Comments** highly noticeable and raw edge of new development to village rising up hillside to AONB. Ribbon development along A488 is established but not a desirable entry to the village.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
public footpaths	high
roads	medium

**Comments** views from the A488 and minor road AONB + adjacent residents

### Potential for improvement of settlement edge and overall mitigation

---

additional native screen planting

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is an arable field with low-cut surrounding hedges with occasional trees lying on the lower slopes of Nesscliffe Hill. The wooded hill behind is a distinctive landmark in an otherwise gently rolling landscape and is highly visible from the A5. The adjacent settlement lies to the south and is an unsympathetic straight edged housing estate with the local school lying to the east further up the slope.

**Housing capacity** low

The area has no capacity for housing as it lies in a prominent position on the lower slopes of Nesscliffe Hill and is highly visible from the A5.

**Employment capacity** low

The area has no capacity for employment as it lies in a prominent position on the lower slopes of Nesscliffe Hill, is adjacent to housing and is highly visible from the A5.

LDU context

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

**Land form** sloping hillside

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments distinctive backcloth of wooded hill to the east

#### Key views

---

To settlement  the area forms the northern setting to the settlement visible from the A5 seen against the distinctive backcloth of the wooded hill

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area has medium to high visibility as the lower part of the hill rising out of the lower gently rolling landscape

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments the busy A5 is audible and visible to the west and the site is bounded by the settlement on one side

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area is likely to be managed as part of a wider land holding

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments the area lies on the northern edge of the settlement and forms part of the lower slopes of the distinctive wooded Nesscliffe Hill. It forms an integral



part of the setting of this hill when viewed from the north and west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** Zones 1 and 2 form part of the same sweep up the hill increasing in steepness with height.

Settlement edge

Pre C20 edge  C20-21 edge

**Nature of edge** negative **Form of edge** smooth/linear

**Comments** the adjacent housing estate forms a straight unsympathetic edge on rising land

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** users of the A5, adjacent minor approach roads and adjacent residents

Potential for improvement of settlement edge and overall mitigation

native tree planting to break up settlement edge

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area forms a strip off pastoral land squeezed between the settlement and the wooded slopes of Nesscliffe Hill. It is important in the setting of the hill and the settlement and is widely visible, in particular from the A5 to the west.
<b>Housing capacity</b> low	The area has no capacity for housing as it lies in a prominent position on the slopes of Nesscliffe Hill and is highly visible from the A5 and countryside to the north and west.
<b>Employment capacity</b> low	The area has no capacity for employment as it lies in a prominent position on the slopes of Nesscliffe Hill, is adjacent to housing and is highly visible from the A5 and countryside to the north and west.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/> m
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area appears to be unimproved pasture which may have some ecological value- medium sensitivity
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> as steeply sloping slopes on a hill the area had high visual sensitivity

Landscape characteristics

---

- Land form** steeply sloping hillside
- Land cover** farmland
- Woodland cover** woodland adjacent and trees in hedgerows
- Scale** small
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

**Comments** County wildlife site lies adjacent- Nesscliffe Hill

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** SAM- hillfort nearby to east

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments distinctive backcloth of wooded hill forms skyline

#### Key views

---

To settlement  the area forms the higher eastern setting to the settlement visible from the A5 seen against the distinctive backcloth of the wooded hill

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation high ...to key features  ...from key place

Comments the area has high visibility as the middle steep part of the hill rising out of the lower gently rolling landscape

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the busy A5 is audible and visible to the west and the site is bounded by the settlement on one side

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area is likely to be managed as part of a wider land holding

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area lies on the eastern edge of the settlement and forms part of the slopes of the distinctive wooded Nesscliffe Hill. It forms an integral part of

the setting of this hill and settlement when viewed from the north and west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** Zones 1 and 2 form part of the same sweep up the hill increasing in steepness with height.

Settlement edge

Pre C20 edge  C20-21 edge

**Nature of edge** neutral **Form of edge** smooth/linear

**Comments** the adjacent housing estate forms a straight unsympathetic edge but faces into the slope and therefore is not widely visible

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** users of the A5, adjacent minor approach roads and adjacent residents

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high

The area is a small, steeply sloping pasture falling from the village street west towards the A5. There are trees planted to the south but the area is generally unenclosed. It forms the only gap in the village street and acts as the setting for the adjacent listed hotel which is the most significant building in the village. This makes this field locally prominent. Adjacent settlement form is linear and one property wide.

**Housing capacity** low

The area has no capacity for housing due to its role as the setting for the listed building and allowing views towards the building from the west. The adjacent settlement is one generally one property wide.

**Employment capacity** low

There is no capacity for employment as the area is a sensitive site in the village, adjacent residential to residential properties and on steeply sloping ground.

LDU context

---

	LDU level	Agree?
--	-----------	--------

Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
----------------------	----------	-------------------------------------

Ecological sensitivity	Low	<input checked="" type="checkbox"/>
------------------------	-----	-------------------------------------

Visual sensitivity	Moderate	<input checked="" type="checkbox"/>
--------------------	----------	-------------------------------------

Landscape characteristics

---

**Land form** steeply sloping valley side

**Land cover** farmland

**Woodland cover** trees in garden to south

**Scale** small

**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments the hotel opposite is listed with views west over the area- it is the most distinctive building in the village at a junction which makes this the most important visual focus of the village

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment stream at the base of the hill

## Skyline

---

Prominence/ importance not applicable Complexity

Comments distinctive backcloth of wooded hill forms skyline

## Key views

---

To settlement  -

From settlement  provides break in the frontage of the village street allowing views to the west, overlooked by the listed hotel.

Landmarks buildings hotel

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is locally visible as a steep slope

## Noise sources

---

roads

Views of development many 270 Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the hotel car park and road to the east with its ribbon development, the A5 lies to the west partially screened by landform. A new footpath runs on the northern boundary.

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area is likely to be managed as part of a wider land holding

## Visual relationship of area...

---

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments the area provides a break in the frontage of the village street forming a

setting for the listed hotel.

**Are adjacent assessed areas mutually reliant...**

---

... visually?

...functionally?

Comments -

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments settlement at this point is and ribbon development generally one property wide. The main focus is the hotel which is a positive feature. Some properties are relatively recent.

**Receptors and sensitivity**

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by the hotel, adjacent properties, the A5 and the village street. PROWs coming down the hill to the east and north also look across the site.

**Potential for improvement of settlement edge and overall mitigation**

---

tree and native hedge planting along the car park boundary and adjacent properties

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is part of a larger arable field lying between the A5 and the village. It forms the lower slopes of Nesscliffe Hill and the setting to the village and is locally visible. The area is open to views from the roads due to lack of tree cover. It is crossed by a PROW linking the village with the wider countryside to the west.

**Housing capacity** medium

The area has some capacity for housing but this is limited to the area to the south and east associated with the village street. There would need to be a significant corridor of land retained similar to that to the south to perform a landscape buffer and setting between the main road and the village. Any development would need to appear linear in character to complement that to the south and present a positive aspect to the road to the west as well as fronting the village street.

**Employment capacity** low

The area has no capacity for employment as it lies in a locally prominent position on the lower slopes of Nesscliffe Hill, is adjacent to housing and is highly visible from the A5.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** very limited trees in hedgerows

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---



SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

#### Water

---

Presence of Water  Comment stream/ditch at the base of the hill

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  view from A5 towards village with Nesscliffe Hill backcloth

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments low lying area which is open due to lack of tree cover- low-medium visibility. Lies at the bottom of Nesscliffe Hill.

#### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments the area lies between the A5 to the west, minor road to the east, with settlement on one side and a PROW crossing it.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments PROW crosses the area and links into the settlement . The area is likely to be managed as part of a wider land holding.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none

Setting?

**Comments** the area lies on the western edge of the settlement and forms part of the lower slopes of the distinctive wooded Nesscliffe Hill. It forms part of the setting of this hill and the settlement allowing the latter to maintain its integrity separate from the road when viewed from the A5 and west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

**Comments** the adjacent settlement is a 20th-century housing estate east of the village street and cottage ribbon development to the west side.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the site is overlooked by the A5 which is on embankment, adjacent housing and the PROW which passes through the area

Potential for improvement of settlement edge and overall mitigation

additional native tree planting in the hedgerow along the village street

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is large scale open mixed farming which is gently sloping, open and lacking tree and hedgerow cover. It lies in open countryside separating the small rural village of Kinton, with its listed buildings, from the A5. The latter has clear views across the area and it is also overlooked by Nesscliffe and countryside to the north east. Commercial sheds with associated storage areas in the village are out of scale with the settlement and act as noticeable detractors, with inadequate screening.

**Housing capacity** low

The area has no capacity for housing as it lies in open rolling countryside overlooked by the A5 and adjacent to a small rural village with listed buildings.

**Employment capacity** low

The area has no capacity for employment as it lies in open rolling countryside overlooked by the A5 and adjacent to a small rural village with listed buildings. The existing commercial uses are clearly detractors and illustrate the inappropriateness of the location for employment uses.

LDU context

---

LDU level	Agree?
-----------	--------

Cultural sensitivity Moderate	<input checked="" type="checkbox"/>
-------------------------------	-------------------------------------

Ecological sensitivity Low	<input checked="" type="checkbox"/>
----------------------------	-------------------------------------

Visual sensitivity Moderate	<input checked="" type="checkbox"/>
-----------------------------	-------------------------------------

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** very limited hedgerow trees

**Scale** large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments part of local skyline to the south when viewed from A5, with village of Kinton forming most of skyline features behind.

#### Key views

---

To settlement  views from A5 to Kinton across area

From settlement  -

Landmarks -

Detractors industry adjacent commercial shed is locally visually prominent on the skyline with storage area

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is primarily visible from the north east and east locally

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments the area lies between the A5 to the east, minor road to the north and east, with the linear rural settlement of Kinton to the west and a number of PROWs crossing it.

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments PROWs cross the area and link into the settlement . The area is likely to be managed as part of a wider land holding.

### Visual relationship of area...

---

...with settlement significant                      ...with wider landscape some  
...with adjacent assessed area? none                      Setting?

**Comments** The area forms the buffer between the small rural settlement of Kinton and the A5, and acts as its setting to the east. The listed buildings of the settlement are discernible from the east.

### Are adjacent assessed areas mutually reliant...

---

... visually?   
...functionally?

**Comments** -

### Settlement edge

---

Pre C20 edge       C20-21 edge   
Nature of edge positive                      Form of edge moderately indented

**Comments** The northern part of Kinton is positive with its listed buildings and established rural character. The southern part of the settlement is less positive with the commercial development a detractor.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the area is overlooked by village residents and from those in Nesscliffe, by the A5 and by the network of PROWs

### Potential for improvement of settlement edge and overall mitigation

---

Appropriate scale native structure planting around commercial development and tree planting on A5 boundary.

Zone sensitivity and capacity

---

	Justification
<b>Landscape sensitivity</b> medium	The area is on rising arable land with low hedges adjacent to estate housing visible to adjacent residents and from the hill above. The area forms part of the broad rural hillside setting of the settlement.
<b>Housing capacity</b> medium	The area has some capacity for housing although it is sensitive in the upper parts of the site to views from the north and west.
<b>Employment capacity</b> low	The area has no capacity for employment as it is adjacent to housing and is in a potentially exposed location.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

<b>Land form</b>	gently rolling valley side
<b>Land cover</b>	farmland
<b>Woodland cover</b>	discrete
<b>Scale</b>	medium
<b>Sense of enclosure</b>	exposed

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

Diversity simple

Water

---

Presence of Water  Comment

### Skyline

---

Prominence/ importance not applicable Complexity

Comments

### Key views

---

To settlement

From settlement

Landmarks

Detractors

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments

### Noise sources

---

people

Views of development many 270 Presence of people

### Tranquillity

---

Summary medium

Comments the site is rural but has views of development- the edge of the settlement on three sides and a PROW adjacent. However there are no roads nearby so this increases the tranquillity.

### Functional relationship of area...

---

...with settlement some ...with wider landscape significant

...with adjacent assessed area? none Corridor?

Comments PROW runs adjacent . Area managed as part of farm unit.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments area forms part of a rural setting of the settlement on rising land

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge

Comments housing estate edge

Receptors and sensitivity

---

**Receptors**

**Sensitivity**

urban residents

high/medium

public footpaths

high/medium

Comments adjacent residents currently enjoy rural views

Potential for improvement of settlement edge and overall mitigation

---

preferably native tree planting to soften edge



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area lies just to the north of the main A488 main western approach to the settlement forming a locally prominent skyline. It consists of small pastoral fields with low cut hedges and overgrown with some/ fields in poor condition and small cluster of agricultural related buildings on the crest. It contributes to the character of the settlement.

**Housing capacity** medium/low

The area has very limited capacity for housing as it forms part of the rural approach to the settlement and rises to a locally prominent skyline. The edge of the settlement to the south is mixed age and is an appropriate edge to the settlement.

**Employment capacity** low

The area has no capacity for employment due to its fine grain topography as well as its prominent location adjacent to housing.

LDU context

---

	LDU level	Agree?
--	-----------	--------

Cultural sensitivity	High	<input checked="" type="checkbox"/>
----------------------	------	-------------------------------------

Ecological sensitivity	Low	<input checked="" type="checkbox"/>
------------------------	-----	-------------------------------------

Visual sensitivity	Moderate	<input checked="" type="checkbox"/>
--------------------	----------	-------------------------------------

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** discrete

**Scale** small

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments area forms a locally prominent skyline on approach to settlement from the west.

#### Key views

---

To settlement

From settlement

Landmarks

Detractors

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is a low ridge although enclosed from the west by an embankment with vegetation

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments area lies adjacent to A488 to south so this is less tranquil than the part of the site to the north

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments area is a well contained area managed apparently separately from wider landscape to the north beyond dismantled railway.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting?

Comments area provides positive approach generally to Pontesbury from west. As it is raised it is locally prominent from A488 and from landscape to north.



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is a gentle ridge of open arable character which extends north of the settlement as part of the wide countryside north of the dismantled railway line. The area forms part of the wider setting of the settlement.

**Housing capacity** medium/low

The area has very limited capacity for housing as it forms part of the wider countryside setting of the settlement and housing on the ridge may be locally prominent.

**Employment capacity** low

The area has no capacity for employment as is in open countryside lying on a gentle ridge and is adjacent to housing.

LDU context

---

	LDU level	Agree?
--	-----------	--------

Cultural sensitivity	High	<input checked="" type="checkbox"/>
----------------------	------	-------------------------------------

Ecological sensitivity	Low	<input checked="" type="checkbox"/>
------------------------	-----	-------------------------------------

Visual sensitivity	Moderate	<input checked="" type="checkbox"/>
--------------------	----------	-------------------------------------

Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** limited

**Scale** large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable farmland

**Diversity** uniform

Water

---

Presence of Water  Comment

### Skyline

---

Prominence/ importance apparent

Complexity

Comments gentle landform but area forms skyline when viewed from adjacent lane to the east

### Key views

---

To settlement

From settlement

Landmarks

Detractors

### Intervisibility

---

Site observation medium

...to key features  ...from key place

Comments

### Noise sources

---

roads

Views of development some

Presence of people infrequent

### Tranquillity

---

Summary medium

Comments the area is on the edge of the settlement with only a minor road adjacent forming part of a wider country side.

### Functional relationship of area...

---

...with settlement none

...with wider landscape significant

...with adjacent assessed area? some

Corridor?

Comments area likely to be managed as part of farm and is separated from the majority of settlement by dismantled railway corridor

### Visual relationship of area...

---

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? some

Setting?

Comments The area is physically divorced from much of the settlement by the dismantled railway corridor and forms part of the wider countryside

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments settlement expansion is edging into the area

## Receptors and sensitivity

---

### Receptors

urban residents

roads

### Sensitivity

high/medium

high/medium

## Comments

## Potential for improvement of settlement edge and overall mitigation

---

additional native tree planting

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area is low lying pasture with some hedges and mature field trees. It is not generally visible although it forms part of the wider countryside setting of the settlement and is overlooked by adjacent housing for the elderly .
<b>Housing capacity</b> medium/low	The area has limited capacity for housing as it forms part of the wider countryside and is overlooked by housing for the elderly. However it is low lying and generally not widely visible.
<b>Employment capacity</b> low	The area has no capacity for employment as it is adjacent to sensitive housing in open countryside.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** medium  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment

### Skyline

---

Prominence/ importance not applicable Complexity

Comments

### Key views

---

To settlement

From settlement

Landmarks

Detractors

### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments

### Noise sources

---

roads

Views of development some Presence of people infrequent

### Tranquillity

---

Summary medium

Comments adjacent to minor road and visible to settlement adjacent

### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? some Corridor?

Comments area likely to be managed as part of a wider farm holding.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments area is overlooked by housing for the elderly to the south

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented



**Comments** Housing for the elderly at low density around small green.

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
urban residents	high/medium
roads	high/medium

**Comments** As above

**Potential for improvement of settlement edge and overall mitigation**

---

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The small scale pastoral field is enclosed by mature trees, is a pleasant edge to the town although it is not widely visible except from the A488 and adjacent residents. The most sensitive part of the area is the stream and the PROW . Should any development occur a broad corridor should be allowed to accommodate both.
<b>Housing capacity</b> medium	The area has may have some capacity for development avoiding the western and north western boundary because of the PROW , stream and adjacent residents.
<b>Employment capacity</b> low	The area has no capacity for employment as it is small scale with adjacent residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area may have slightly higher ecological value in its location on the valley floor adjacent to stream- medium
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> the area is generally well enclosed in the valley floor is not widely visible- low

Landscape characteristics

---

**Land form** flat valley floor  
**Land cover** farmland  
**Woodland cover** visually interlocking  
**Scale** small  
**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** pastoral farmland

**Diversity** simple

**Water**

---

**Presence of Water**  **Comment** stream lies adjacent

**Skyline**

---

**Prominence/ importance** not applicable **Complexity**

**Comments**

**Key views**

---

**To settlement**

**From settlement**

**Landmarks**

**Detractors**

**Intervisibility**

---

**Site observation** low ...to key features  ...from key place

**Comments**

**Noise sources**

---

roads people

**Views of development** one side 180 **Presence of people** frequent

**Tranquillity**

---

**Summary** medium/low

**Comments** adjacent A488 settlement edge views and PROW reduce the tranquillity

**Functional relationship of area...**

---

**...with settlement** some **...with wider landscape** limited

**...with adjacent assessed area?** significant **Corridor?**

**Comments** PROW links settlement with countryside. Area likely to be owned and managed as adjacent field.

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** some **Setting?**

**Comments**

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

**...functionally?**

**Comments**

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge

**Comments** settlement backs onto field across stream and estate to south overlooks area over A488

## Receptors and sensitivity

---

### Receptors

### Sensitivity

urban residents

high/medium

public footpaths

high/medium

**Comments** area overlooked by residents , A488 and crossed by PROW

## Potential for improvement of settlement edge and overall mitigation

---

native planting by the stream

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The area is a locally prominent green space on rising land forming a setting for the church and a skyline when viewed from the north, though this area is sparsely populated. It also allows glimpse views out from the A488 to the wider countryside.
<b>Housing capacity</b> medium/low	The area has very little capacity for housing as it is on locally rising area of land forming a skyline visible from the north which also acts as a view corridor to the church and allows views out from the A488 and adjacent housing.
<b>Employment capacity</b> low	The area has no capacity for employment and it is relatively steeply sloping, is locally prominent and close to the centre of the settlement and church.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> High		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input type="checkbox"/> the area is locally prominent- high

Landscape characteristics

---

- Land form** steeply sloping valley side
- Land cover** farmland
- Woodland cover** discrete
- Scale** medium
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments forms local skyline to north

#### Key views

---

To settlement  area forms part of green view corridor from north to church

From settlement

Landmarks churches to south

Detractors

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments has views to and from countryside to north

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low-medium

Comments area adjacent to A488 and health centre

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments area may be managed / owned by landowners of areas to north and west

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments area forms open green setting to church on rising ground when viewed from north.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments Zone to the east also forms part of rising groundw when viewed from the north.

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments new health centre is prominent whilst housing north of church is recessive

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads	medium

Comments adjacent residents, sparse rural dwellings and A488 users are main receptors

## Potential for improvement of settlement edge and overall mitigation

---

native tree planting to soften raw edge of health centre

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The area forms part of the wider landscape setting to the north of the settlement on rising land, forming a skyline in parts. It does not abut the settlement and is located in the countryside with potential views of the church and older part of the settlement across it.
<b>Housing capacity</b> low	The area has no capacity for housing as it is in the wider countryside on rising ground.
<b>Employment capacity</b> low	The area has no capacity for housing as it is in the wider countryside on rising ground.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> High		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** strongly undulating valley side
- Land cover** farmland
- Woodland cover** discrete
- Scale** medium
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment



## Skyline

---

**Prominence/ importance** apparent

**Complexity**

**Comments** forms local skyline from lane to west

## Key views

---

**To settlement**

**From settlement**

**Landmarks** churches church to south west

**Detractors**

## Intervisibility

---

**Site observation** medium ...to key features  ...from key place

**Comments** area on rising land visible from north

## Noise sources

---

roads

**Views of development** some

**Presence of people** infrequent

## Tranquillity

---

**Summary** medium

**Comments** area lies adjacent to a minor road within sight of the settlement although is divorced from it

## Functional relationship of area...

---

**...with settlement** none **...with wider landscape** significant

**...with adjacent assessed area?** none **Corridor?**

**Comments** area appears to form part of unit in wider countryside

## Visual relationship of area...

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** some **Setting?**

**Comments** area forms part of rising land setting for older part of the settlement including church

## Are adjacent assessed areas mutually reliant...

---

**... visually?**

**...functionally?**

**Comments** setting role with area to the west

## Settlement edge

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** positive

**Form of edge**

**Comments** settlement edge includes older and larger house with large gardens

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high
urban residents	high
roads	medium

**Comments** limited views from limited number of nearby residents and from minor road adjacent

**Potential for improvement of settlement edge and overall mitigation**

---

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area is relatively flat with hedgerows which lies on the edge of a gentle ridge which falls north away from the settlement. The area is just visible from the A488 from the south east and any development would be seen to extend the village envelope

**Housing capacity** medium

The area has some capacity for housing but should not appear to significantly extend the settlement envelope when viewed from the south east. The areas to the north east of the area are therefore most sensitive and inappropriate for housing.

**Employment capacity** low

The area has no capacity for employment due to its location next to housing and its position at the edge of the gentle ridge.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** High



**Ecological sensitivity** Low



**Visual sensitivity** Moderate



Landscape characteristics

---

**Land form** gently rolling valley side

**Land cover** farmland

**Woodland cover** discrete

**Scale** medium

**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment

Skyline

---

Prominence/ importance apparent Complexity

Comments area lies on crest of minor ridge on which rest of settlement to the south lies.

Key views

---

To settlement

From settlement

Landmarks

Detractors

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments area is likely to be visible from the north and also from the A488 to the south east.

Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

---

Summary medium

Comments area lies adjacent to housing with A488 available to the south

Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments area may be managed as part of land holding to the north

Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments area acts as landscape edge to settlement particularly when viewed from southeast.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments detached and semi-detached housing generally with mature gardens but still open to the countryside

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads	high/medium

Comments area visible in part from A488 to south east and adjacent residents

Potential for improvement of settlement edge and overall mitigation

---

native tree planting to help screen/integrate houses

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is an attractive valley side of small enclosed pastoral fields running down to a ford and bridge acting as a green corridor and setting to the southern edge of the settlement core. The area is an important part of the character of this part of the settlement.

**Housing capacity** medium/low

The area has very little capacity for housing as it forms an important green corridor, skyline and setting on the northern edge of the village. The pattern of plots make only very limited development within these possible.

**Employment capacity** low

The area has no capacity for employment as it is sloping, it is too fine a grain and adjacent to residences and sensitive parts of the settlement.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** High

**Ecological sensitivity** Low

the area is likely to have high ecological sensitivity as it consists of small-scale pastoral fields with hedgerows adjacent to a stream

**Visual sensitivity** Moderate

Landscape characteristics

---

**Land form** steeply sloping valley side

**Land cover** farmland

**Woodland cover** visually interlocking

**Scale** small

**Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

Comments

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** pastoral farmland

**Diversity** simple

#### Water

---

**Presence of Water**  **Comment** stream to the north east

#### Skyline

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** area forms skyline when viewed from north east

#### Key views

---

**To settlement**

**From settlement**

#### Landmarks

#### Detractors

#### Intervisibility

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** from Chapel Street/pub - an older part of the settlement

#### Noise sources

---

roads people

**Views of development** many 270 **Presence of people** infrequent

#### Tranquillity

---

**Summary** medium

**Comments** area surrounded by housing albeit behind hedgerows and next to settlement minor access road although the area feels fairly quiet.

#### Functional relationship of area...

---

**...with settlement** some **...with wider landscape** some

**...with adjacent assessed area?** none **Corridor?**

**Comments** the area has a PROW and forms an important corridor up from close to the village centre up the hill.

#### Visual relationship of area...

---

**...with settlement** significant **...with wider landscape** some

**...with adjacent assessed area?** none **Setting?**

**Comments** The area acts as an attractive view corridor out from close to centre of settlement ; it acts as a semi-rural setting to the ford which is a feature of the settlement.

#### Are adjacent assessed areas mutually reliant...

---

**... visually?**

...functionally?

**Comments**

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments the settlement is semi-rural at this point with the ford and bridge and adjacent cottages/ pub with irregular plots

**Receptors and sensitivity**

---

Receptors	Sensitivity
rural residents	high
urban residents	high
public footpaths	high

Comments Adjacent village residences overlook site and PROW

**Potential for improvement of settlement edge and overall mitigation**

---

none



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The area is an attractive and important strip of valley floor with the brook forming the visual focus. It provides a pleasant view corridor out to the hills and the brook acts as a wildlife corridor.
<b>Housing capacity</b> low	The area has no capacity for housing due to the above sensitivity and its size.
<b>Employment capacity</b> low	The area has no capacity for employment due to the above sensitivity and its size.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> the adjacent stream gives the area high /medium ecological sensitivity
<b>Visual sensitivity</b> Moderate	<input type="checkbox"/> the area is well contained and therefore has low visual sensitivity

Landscape characteristics

---

**Land form** gently rolling valley floor  
**Land cover** farmland  
**Woodland cover** discrete  
**Scale** intimate  
**Sense of enclosure** confined

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment Brook adjacent



vegetation.

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high/medium
roads	high/medium

**Comments** site overlooked by housing and adjacent to road

**Potential for improvement of settlement edge and overall mitigation**

---

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area forms part of the Rea Brook corridor between the southern outskirts of the town and the bypass in cutting. The area to the north of the Rea Brook is small-scale sloping pasture with an established indented settlement edge and significant tree cover. Although the field to the south of the brook is of intrinsically more limited value the overall area does contribute to the setting of the town and its separation from Bayston Hill. The Rea Brook and its sinuous natural course forms an attractive corridor. Two long distance footpaths cross the area and enter Shrewsbury, the Marches Way in the western side and the Shropshire Way on the eastern side.

**Housing capacity** medium/low

The area has very limited capacity for housing due to its function as a gap between Shrewsbury and Bayston, its role as part of the Rea Brook corridor, the intrinsic qualities of the area north of the Rea Brook and the fine grain indented edge to the town.

**Employment capacity** low

The area has no capacity for employment due to its function as a gap between Shrewsbury and Bayston, its role as part of the Rea Brook corridor, the intrinsic qualities of the area north of the Rea Brook, the fine grain indented edge to the town, the slope and overlooking by adjacent residential areas.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the Rea Brook corridor and small scale pastoral fields are likely to have a higher sensitivity-medium
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** gently sloping valley sides

**Land cover** open arable with no hedgerows

**Woodland cover** none

**Scale** medium

**Sense of enclosure** open

## Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable to the south, pastoral to the north

Diversity simple

## Water

---

Presence of Water  Comment Rea Brook adjacent

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors adjacent bypass

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area in lower valley sides- some glimpse views from adjacent roads

## Noise sources

---

roads

Views of development many 270

Presence of people infrequent

## Tranquillity

---

Summary medium/low

Comments bypass on one side and settlement on the other

## Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

**Comments** Rea Brook corridor

**Visual relationship of area...**

---

**...with settlement** some **...with wider landscape** limited

**...with adjacent assessed area?** significant **Setting?**

**Comments** contributes to setting of southern fringes of town and separates bypass from built up area

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

**...functionally?**

**Comments** both form valley sides of Rea Brook

**Settlement edge**

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** neutral **Form of edge** moderately indented

**Comments**

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
urban residents	high/medium
roads/rail/cycleways	high/medium

**Comments** area overlooked by adjacent residents with glimpses from adjacent roads

**Potential for improvement of settlement edge and overall mitigation**

---

positive management of the Rea Brook corridor

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> low	The area has little intrinsic value, and slopes down towards a detractive settlement edge away from the wider countryside.
<b>Housing capacity</b> high/medium	The area has capacity for housing although may be more appropriate as a commercial area linking to the area functions to the south and north and taking into consideration the proximity of the busy roads.
<b>Employment capacity</b> high	The area has capacity for employment or commercial uses relating to the uses to the south and north

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban

Landscape characteristics

---

**Land form** gently sloping valley sides  
**Land cover** open grassland  
**Woodland cover** none  
**Scale** medium  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments fallow grassland

**Diversity** uniform

Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments area visible to east

### Noise sources

---

roads people other

Views of development many 270 Presence of people frequent

### Tranquillity

---

Summary low

Comments area lies adjacent to retail area and is intersected by the road to the park-and-ride

### Functional relationship of area...

---

...with settlement limited ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments area divorced from countryside with limited use

### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Setting?

Comments area visible from main southern approach to town and also from railway but slopes away from wider countryside

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---



Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments retail area adjacent to north and housing to west

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	medium
	medium

Comments area viewed across main road from residential area

Potential for improvement of settlement edge and overall mitigation

---

additional screening to development or further high quality development

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium/low	The area has already been partly developed by the stadium. The area has relatively low intrinsic value, is generally orientated north and is bordered by roads. The rest of the area may be suitable for development which ameliorates the effects of the stadium and in particular mitigates the impact on residents to the north.
<b>Housing capacity</b> medium	The area may have some capacity to housing possibly in conjunction with the adjacent housing are generally this will be on a small-scale.
<b>Employment capacity</b> high/medium	The area may have some capacity for commercial or employment uses relating to the use of the stadium.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** gently sloping valley sides
- Land cover** arable
- Woodland cover** none
- Scale** large
- Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable with new stadium being constructed adjacent

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity simple

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks Stadium adjacent

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments area visible from bypass, railway and the road to the north

#### Noise sources

---

roads other

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary low

Comments the area feels affected by development with adjacent stadium and roads

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? some Corridor?

Comments the area may be managed with the adjacent area to the east

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting?

Comments and the area lies to the north of the bypass and provides a setting to the stadium and a separation between it and the bypass

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments stadium now dominates the area

## Receptors and sensitivity

---

Receptors	Sensitivity
roads/rail/cycleways	medium
urban residents	medium

Comments residents to the north are the most sensitive receptors

## Potential for improvement of settlement edge and overall mitigation

---

significant treeplanting around the stadium

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is a sloping valley side running down to the Rea Brook to the north. It is a combination of arable and pastoral uses with outgrown hedges and mature trees. Most of the intrinsic sensitivity of the area lies in the valley floor, steeper slopes and in the hedgerows and tree cover and the area's function as part of the open space corridor of the valley. It is crossed by PROWs which link into the valley corridor. And the area is overlooked by adjacent housing which form a pleasant edge to the settlement.

**Housing capacity** medium

The area has only limited capacity for housing as it needs to avoid the valley floor and steeper slopes and sensitive elements such as hedgerows and trees. The area needs to continue to function as part of the green space corridor through the settlement.

**Employment capacity** low

The area has no capacity for employment uses due to its slope, sensitive valley floor, local prominence and adjacent housing uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Urban

urban

**Ecological sensitivity** Urban

urban

**Visual sensitivity** Urban

urban

Landscape characteristics

---

**Land form** gently sloping valley sides

**Land cover** arable and pastoral with outgrown hedges and tree cover

**Woodland cover** mature trees in hedgerows

**Scale** medium to small

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farming with PROW

Diversity diverse

## Water

---

Presence of Water  Comment Rea Brook lies to the north

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments area acts as skyline from valley floor to the north

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area in lower valley sides- some views from adjacent roads and adjacent housing

## Noise sources

---

roads people

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments though there are areas of housing to the north and to the south east and there are rights of way, it is well vegetated and views are restricted in parts giving them a feeling of tranquillity

## Functional relationship of area...

---

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments the area has PROWs running through it and forms part of the Rea Brook River corridor

## Visual relationship of area...

---

...with settlement significant ...with wider landscape none

...with adjacent assessed area? limited Setting?

**Comments** the area forms a valuable green space in the town's fabric complementing the river valley to the north and the golf course to the west. The area is overlooked by housing to the east and to the north.

**Are adjacent assessed areas mutually reliant...**

---

... visually?

...functionally?

**Comments** -

**Settlement edge**

---

Pre C20 edge  C20-21 edge

**Nature of edge** neutral **Form of edge** moderately indented

**Comments** settlement edge to the east is moderately indented with mature vegetation which integrates the housing

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** the area is overlooked by housing and has PROW running through it

**Potential for improvement of settlement edge and overall mitigation**

---

enhancement of the Rea Brook corridor

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium/low

The area is on gently rising land forming a gentle ridge which also forms the skyline locally. There is a mix of mainly arable with some pastoral in lower areas with low hedges and overall is of limited intrinsic value. The main issue is the skyline although the area is seen in the context of development.

**Housing capacity** high/medium

The area does have capacity for housing. The issue of the skyline would need to be addressed to ensure that the impact would not be unacceptable. Well vegetated green space in this location may be appropriate. Housing should also have a vegetated buffer between it and the bypass the minimum of 15m so screening can be maximised and development does not appear overbearing and cramped.

**Employment capacity** medium/low

The area has limited capacity for employment but only on the western fringes. There is no capacity elsewhere where the land rises to form a local skyline or to the east partly due to overall visibility and also due to the potential effect on adjacent housing.

LDU context

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> the area is of medium sensitivity as it is on rising land and forms a gentle ridge which is locally visible

Landscape characteristics

**Land form** gently sloping ridge

**Land cover** arable and pasture with low hedges

**Woodland cover** limited

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -



## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments area acts as skyline when viewed particularly from the east including the bypass

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from the countryside to the south east and south west

## Noise sources

---

roads people

Views of development many 270 Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments the area has residential development to the north and the bypass to the south which is a major noise source

## Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments the area may be managed as part of a landholding extending further south. There are no PROWs in the area.

## Visual relationship of area...

---



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium/low

The area is a strip of remnant farmland cut off by the bypass and sandwiched between this and relatively recent commercial development. The area gently rises from the Severn valley floor with steeper slopes to the east and the west. The central area is grazed and relatively flat with limited intrinsic value. The area to the west is a steep valley with a pond which does have positive character and ecological sensitivity which should be retained. The eastern triangle slopes steeply to the roundabout is therefore highly visible and therefore visually sensitive.

**Housing capacity** medium

The central field would have capacity for housing if it is thought appropriate although the adjacent land use of commercial development would suggest an extension to the business park may be more appropriate [see below]. The fields to the east and west should be kept to clear of development.

**Employment capacity** high/medium

The central field has capacity for an extension to the business park but the built form should be kept away from the edge of the bypass to ensure that it does not appear overbearing or cramped. The fields to the east and west should be kept to clear of development.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** gently undulating valley sides
- Land cover** pasture with low hedges
- Woodland cover** none
- Scale** medium to small
- Sense of enclosure** medium

Biodiversity

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

### Water

---

Presence of Water  Comment pond to the west

### Skyline

---

Prominence/ importance apparent Complexity simple

Comments area acts as minor skyline locally to adjacent roads

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is locally visible from adjacent roads, the adjacent commercial area and the nearby countryside

### Noise sources

---

roads

Views of development many 270 Presence of people frequent

### Tranquillity

---

Summary low

Comments the area is a narrow strip between the bypass and local distributor road with commercial development fronting the area

### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments the pond and associated valley may act as a minor wildlife corridor/stepping stone



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area forms a prominent steeply sloping valley side to the River Severn forming the skyline when viewed from the valley floor where the Severn Way PROW is located. The area has a rural character of rectilinear pastoral fields have low hedges or fences and there is a prominent woodland to the south which forms an important visual focus close to the bypass which overlooks the area from an elevated position. There are detractors including the power line and sporadic development to the east but these are minor in comparison to the function of the area as an important green corridor adjacent to the river. Though there is a flat area to the south and west this area forms the setting to a road approach to the town from the bypass and care is required on how to treat this sensitively to minimise impact on the roundabout and respond to landscape treatment to the south west.

**Housing capacity** medium/low

The area has very little capacity for housing. The only location where this may be acceptable is in the south western corner of the site west of the powerline. No development is acceptable on the slopes running down to the Severn or affecting the skyline when viewed from the valley floor.

**Employment capacity** low

The area has no capacity for employment as it consists of either prominent steep slopes or a very limited area of flat ground on an approach to the town.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> as a steeply sloping valley side the area is prominent and has a high sensitivity

Landscape characteristics

---

**Land form** Severn valley slopes with flatter land to the west

**Land cover** pasture with low hedges and fences

**Woodland cover** one block

**Scale** medium

Sense of enclosure open

### Biodiversity

---

SAC  SSSI

Comments River Severn is a county wildlife site adjacent

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

### Water

---

Presence of Water  Comment River Severn adjacent

### Skyline

---

Prominence/ importance apparent Complexity simple

Comments Area forms the skyline from the Severn Way PROW adjacent in the valley floor

### Key views

---

To settlement  View from bypass over Severn valley floor is important

From settlement  -

Landmarks -

Detractors a power line crosses the area

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from the countryside to the east

### Noise sources

---

roads people

Views of development one side 180 Presence of people infrequent

### Tranquillity

---

Summary medium/low

Comments the bypass is at elevation and noise is significant, also noise from road to south. Development is visible.





Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area comprises of farmed valley sides sloping down to the River Severn with scattered farmsteads and dwellings, a mix of arable and pastoral land and woodland. One of the farms has a small caravan park. The Severn Way runs adjacent to the river and links into a public right of way running into the settlement. The most sensitive part of the area is the river corridor and adjacent land and views from this towards the settlement. This area to the east is of high sensitivity.

**Housing capacity** medium

The area has some capacity for housing to the west. The opportunity to improve the settlement edge should be taken but importantly development should not impinge on the skyline when viewed from the valley floor. Any new settlement edge should be indented with significant tree cover to visually break it up. Is also important that farming is still viable on the area that is left so that an appropriate rural fringe is maintained as the setting to the valley and to the town. A strong development brief in this area would be essential.

**Employment capacity** low

The area has no capacity for employment as it is either to exposed to view from the east or lies adjacent to residential areas.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the River Severn corridor and adjacent pasture and woodland is likely to be of high conservation interest and therefore of high sensitivity
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the sloping valley side is visible from the east and is of medium sensitivity

Landscape characteristics

---

**Land form** sloping valley side running down to the River Severn

**Land cover** predominantly arable with pasture and a woodland on steeper slopes

**Woodland cover** woodland belt and clusters

**Scale** medium

Sense of enclosure open

### Biodiversity

---

SAC  SSSI

Comments River Severn is a county wildlife site adjacent

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity diverse

### Water

---

Presence of Water  Comment River Severn adjacent

### Skyline

---

Prominence/ importance apparent Complexity simple

Comments area forms the skyline from the Severn Way PROW adjacent in the valley floor

### Key views

---

To settlement  area is on rising land and is the focus for views from the A5 approaching from the east although there is some intervening vegetation and is visible from the countryside such as from Haughmond Hill

From settlement  -

Landmarks -

Detractors powerline crosses part of the area

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from countryside to the east

### Noise sources

---

roads people

Views of development one side 180 Presence of people infrequent

### Tranquillity

---

Summary medium

Comments the tranquillity varies from medium to the east to medium to high to the





Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area forms part of the Severn valley corridor with its steep vegetated slopes down to the river. This area is prominent and highly sensitive. The flatter area of rough grass to the west is less sensitive although it fulfils a function as a green corridor linking through to the playing fields beyond.
<b>Housing capacity</b> medium	The area has some capacity for housing at a low-density no higher than that to the north which should retain and enhance the existing vegetation running down the slopes to the river. Dividing this into gardens should be avoided.
<b>Employment capacity</b> low	The area has no capacity for employment due to its prominent location and adjacent residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban

Landscape characteristics

---

- Land form** sloping valley side running down to the River Severn
- Land cover** rough grassland with bracken and scrub
- Woodland cover** some tree cover
- Scale** small
- Sense of enclosure** enclosed but with views out

Biodiversity

---

SAC  SSSI

**Comments** River Severn is a county wildlife site adjacent

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** rough grassland

Diversity diverse

### Water

---

Presence of Water  Comment River Severn runs adjacent

### Skyline

---

Prominence/ importance apparent Complexity simple

Comments area forms the skyline from the Severn Way PROW adjacent in the valley floor

### Key views

---

To settlement  area is on rising land and is visible from the bypass and countryside to the east such as from Haughmond Hill

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from countryside to the east

### Noise sources

---

roads

Views of development one side 180 Presence of people

### Tranquillity

---

Summary medium

Comments traffic noise from the bypass reaches the area and the railway runs adjacent although views of development are limited

### Functional relationship of area...

---

...with settlement some ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments the area forms part of the Severn valley corridor with the Severn Way running on its eastern boundary with an informal footpath linking through to the settlement to the west. The area does act as an informal green corridor linking the river with the playing fields to the west.

### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments the area contributes to the green setting of a settlement when viewed from the east

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** visually, the area acts with the adjacent area to form part of the Severn valley corridor.

Settlement edge

---

Pre C20 edge  C20-21 edge

**Nature of edge** neutral **Form of edge** moderately indented

**Comments** the adjacent houses are at a relatively low density with large gardens which allow a softening of the buildings impact on the skyline

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

**Comments** adjacent residents and the bypass are the main receptors

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area comprises a narrow strip of land between the bypass and the River Severn, a substantial proportion of which is steeply sloping and with prominent woodland belts. The area forms part of the Severn valley corridor and is visible from the bypass and from the Severn Way as well as from the wider countryside to the north and south. As the area is divorced from the town by the river the area is in effect in open countryside and therefore is highly sensitive.
<b>Housing capacity</b> low	The area has no capacity for housing as it is a rural area acting as part of the Severn valley corridor.
<b>Employment capacity</b> low	The area has no capacity for employment as it is a rural area acting as part of the Severn valley corridor.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area has a network of woodland and hedgerows and ties in to the Severn valley corridor and therefore has at least medium sensitivity
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the area's valley sides are locally prominent and the area has at least a medium sensitivity

Landscape characteristics

---

- Land form** sloping valley side running down to the River Severn
- Land cover** arable and pastoral farmland with woodland belts
- Woodland cover** woodland belts on steeper slopes
- Scale** medium to small
- Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

**Comments** River Severn is a county wildlife site adjacent

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues



Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity diverse

Water

---

Presence of Water  Comment River Severn runs adjacent

Skyline

---

Prominence/ importance apparent Complexity complex

Comments area forms the skyline when viewed from the other side of the Severn valley and from the River Severn itself

Key views

---

To settlement  View from bypass over Severn valley floor is important

From settlement  -

Landmarks -

Detractors adjacent bypass, although this is in well vegetated cutting for much of its length

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments while the majority the area faces west towards the opposite valley sides the area to the north and south is slightly more widely visible and is visible to the A5 bypass.

Noise sources

---

roads

Views of development some Presence of people occasional

Tranquillity

---

Summary medium

Comments while the area adjacent to bypass suffers from noise the area sloping away from the road towards the river suffers less noise and has limited or no views of development

Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? none Corridor?

Comments the area is likely to be farmed as part of a wider land holding. The area forms part of the Severn valley green corridor.



Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium/low	The area is degraded farmland in a gently sloping shallow valley with hedgerows having been removed except on the edges of the area. The stream corridor has some riparian vegetation and is a sensitive feature. The River Severn that runs adjacent with its riparian vegetation and the Severn Way is the most sensitive part of the site forming a link in this important valley corridor which connects the countryside through to the centre of the town.
<b>Housing capacity</b> high/medium	The area has capacity to housing providing it avoids the River Severn and a substantial associated corridor and retains the stream corridor.
<b>Employment capacity</b> medium	The area may have some capacity for small-scale employment which can respond to the slope of the site providing it avoids the River Severn and a substantial associated corridor and retains the stream corridor.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> as the area is in a bowl it has a low sensitivity

Landscape characteristics

- Land form** gently sloping valley sides
- Land cover** farmland- pasture and meadow
- Woodland cover** hedgerows and riparian vegetation only
- Scale** medium to large
- Sense of enclosure** open

Biodiversity

SAC  SSSI

**Comments** River Severn is a county wildlife site adjacent

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments part of the area appears to be fallow

Diversity simple

## Water

---

Presence of Water  **Comment** River Severn runs adjacent and there is a small stream/ditch running through the area

## Skyline

---

Prominence/ importance not applicable **Complexity**

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors adjacent development to the southeast exhibits a raw edge

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is relatively low lying and slopes down towards the stream and while overlooked by adjacent land uses is not widely visible

## Noise sources

---

roads people

Views of development many 270 **Presence of people** infrequent

## Tranquillity

---

Summary medium/low

Comments development is visible on most sides with the noise of the road to the south west.

## Functional relationship of area...

---

...with settlement some ...with wider landscape none

...with adjacent assessed area? none **Corridor?**

Comments the Severn Way runs alongside the river and the area appears to be informally used by adjacent residents. The adjacent River forms part of a wildlife corridor.

## Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? none

Setting?

**Comments** the area is overlooked by adjacent housing and forms part of the Severn valley corridor which runs through the settlement and out into the countryside

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative

Form of edge smooth/linear

**Comments** adjacent residential and school development to the south east exhibits a raw edge

Receptors and sensitivity

---

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high

**Comments** users of the Severn Way are the most sensitive receptors, and the area is overlooked by residents.

Potential for improvement of settlement edge and overall mitigation

---

substantial native tree planting adjacent to existing development and enhancement of the Severn valley corridor including planting on the river's edge

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> low	The area appears to be a brown field site possibly originally associated with the adjacent canal. It is fairly enclosed by vegetation and currently appears to be and used apart possibly from informal recreation by the adjacent residents. It is surrounded by development on three sides including a floodlit sports pitch to the east.
<b>Housing capacity</b> high/medium	The area has capacity for housing providing this respects the relationship with the canal, possibly allowing access through to the Shropshire Way from the north.
<b>Employment capacity</b> low	The area has limited capacity for employment as it is of limited size and is accessed through and lies adjacent to housing.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban

Landscape characteristics

**Land form** level valley edge  
**Land cover** rough ground  
**Woodland cover** tree cover on boundaries  
**Scale** small  
**Sense of enclosure** enclosed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments rough ground

Diversity simple

Water

---

Presence of Water  Comment disused canal adjacent

Skyline

---

Prominence/ importance not applicable Complexity

Comments -

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

Intervisibility

---

Site observation low ...to key features  ...from key place

Comments site well contained by vegetation

Noise sources

---

roads

Views of development one side 180 Presence of people occasional

Tranquillity

---

Summary medium/low

Comments site has development on one side and a floodlit pitch on the other which reduces its tranquillity

Functional relationship of area...

---

...with settlement limited ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments the area appears to be used informally by residents

Visual relationship of area...

---

...with settlement limited ...with wider landscape none

...with adjacent assessed area? none Setting?

Comments the area is generally enclosed with limited visibility

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments adjacent to TA centre and housing

## Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments the area is overlooked by the Shropshire Way which runs alongside the canal and a limited number of houses

## Potential for improvement of settlement edge and overall mitigation

---

the area requires to be put to beneficial use which enhances the canal corridor



Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> medium/low	The area is in gently undulating countryside with limited views and lies adjacent to the bypass. It is currently down to grassland and has a power line running across it. The northern triangle is an important gateway site to Shrewsbury from the north and faces existing development across the roundabout which is located in open countryside. There is an attractive and visually important area of woodland to the east. The area to the south has already been developed for housing.
<b>Housing capacity</b> high/medium	The area to the south has capacity for housing providing it is set back and screened from the bypass. A corridor including the power line may be an appropriate boundary. The area south of the roundabout may not be appropriate for housing due to its gateway role in proximity of busy roads. The northern triangular area may be appropriate for an attractive commercial gateway development to a high standard.
<b>Employment capacity</b> medium	The northern triangular area may be appropriate for an attractive commercial gateway development to a high standard. The area to the south is inappropriate for employment uses due to its location adjacent to existing housing.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** very gently sloping valley side
- Land cover** pasture/grassland
- Woodland cover** woodland to west
- Scale** medium
- Sense of enclosure** moderately enclosed

Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland/ meadow grassland

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from the countryside to the east but the environs are all on a gentle gradient with trees and hedges preventing wide views

## Noise sources

---

roads

Views of development many 270

Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments the bypass runs adjacent reducing the area's tranquillity

## Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments there is one PROW running through the north of the site but this does not linking to the settlement.

## Visual relationship of area...

---



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

The area is fairly enclosed by the distributor road with its associated landscape treatment to the north, linear development to the east and commercial development to the south. Generally the area is of low sensitivity although the stream corridor along the southern boundary may have some conservation value and is of higher sensitivity.

**Housing capacity** medium

The area may have some capacity for housing although due to commercial development to the south and west, employment uses may be more appropriate at this site. The stream corridor to the south should be retained as far as possible to act as a green corridor with some nature conservation value.

**Employment capacity** high/medium

The area has capacity for employment uses with the distributor road to the north and a clear boundary to development. The stream corridor to the south should be retained as far as possible to act as a green corridor with some nature conservation value.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Moderate



**Ecological sensitivity** Low



the area adjacent to the water course to the south may have some nature conservation value and is likely to have greater sensitivity

**Visual sensitivity** Low



Landscape characteristics

---

**Land form** flat

**Land cover** arable and fallow

**Woodland cover** field boundary trees

**Scale** medium

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity simple

#### Water

---

Presence of Water  Comment watercourse runs through rough ground along the southern boundary of the site

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments relatively flat land with tree cover to the north encloses site

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the northern distributor road and the railway

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

Comments the area is enclosed by roads and railway and development on the other side and is not generally accessible.

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited

Setting?

Comments the area is enclosed by roads and railway and development on the other side

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative

Form of edge moderately indented

Comments the linear development to the east is in poor condition with rural fringe activity

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	medium
long distance/public footpaths	medium

Comments the area is generally not visible although any potential development might be visible from the north and the PROW the running to the battlefield.

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> low	The area is fairly enclosed by the distributor road with its associated landscape treatment to the north, the railway to the east and commercial development to the south and west. Generally the area is of low sensitivity although the stream corridor along the southern boundary may have some conservation value and is of higher sensitivity.
<b>Housing capacity</b> medium/low	Though the area is a high-capacity for development the area is probably inappropriate for housing as it lies adjacent to a commercial area.
<b>Employment capacity</b> high/medium	The area has capacity for employment uses with the distributor road to the north and a clear boundary to development. The stream corridor to the south should be retained as far as possible to act as a green corridor with some nature conservation value.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area adjacent to the water course to the south may have some nature conservation value and is likely to have greater sensitivity
<b>Visual sensitivity</b>	Low	<input type="checkbox"/>

Landscape characteristics

---

- Land form** flat
- Land cover** grassland
- Woodland cover** hedgerows
- Scale** medium
- Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments grassland

Diversity uniform

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments relatively flat land with tree cover to the north encloses site

## Noise sources

---

roads

Views of development many 270

Presence of people occasional

## Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the northern distributor road and the railway

## Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

Comments the area is enclosed by roads and railway and development on the other side and is not generally accessible.

## Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Setting?

Comments the area is enclosed by roads and railway and development on the other side

## Are adjacent assessed areas mutually reliant...

---



... visually?   
...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments adjacent commercial development

#### Receptors and sensitivity

---

Receptors	Sensitivity
viewpoints	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area lies due south of the Shrewsbury battlefield and nearby church  
albeit partly screened by planting associated with the distributor road

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area lies within a gently undulating rural landscape bordering a valley to the south and clearly separated from the outskirts of Shrewsbury by Ellesmere Road. This gentle landscape continues further north. Tree cover is limited although there is a stronger line of trees to the south. The area is traversed by the Marches Way. The southern edge of the area lies on the skyline when viewed from the south with Crosshill being particular prominent.

**Housing capacity** medium/low

At present the area has no capacity for housing as it forms part of open countryside and forms a prominent skyline when viewed from the south. There is a clear boundary between the settlement to the east and this area. However, if the north western bypass is implemented this could form a significant boundary if planted with woodland species. Whilst the southern part of the area including Cross Hill and its environs has no capacity due to its prominence on the skyline, the two fields north of the ditch may have some capacity using the proposed bypass as the northwestern boundary.

**Employment capacity** medium/low

At present the area has no capacity for employment use as it forms part of open countryside and forms a prominent skyline when viewed from the south. There is a clear boundary between the settlement to the east and this area. However, if the north western bypass is implemented this could form a significant boundary if planted with woodland species. Whilst the southern part of the area including Cross Hill and its environs has no capacity due to its prominence on the skyline, the two fields north of the ditch may have some capacity using the proposed bypass as the northwestern boundary. The area may be less suitable for employment than housing as the area is overlooked by housing to the east.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

## Landscape characteristics

---

**Land form** very gently rolling

**Land cover** arable farmland with low hedges

**Woodland cover** occasional trees along the sparse boundaries with a stronger line along the southern boundary track except to the west

**Scale** medium to large

**Sense of enclosure** open

## Biodiversity

---

**SAC**  **SSSI**

**Comments** -

## Historic

---

**SAM**  **Conservation Area**  **Grade 1/2\* Listing**  **Setting issues**

**Comments** -

## Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** arable fields with grassland around Crosshill

**Diversity** diverse

## Water

---

**Presence of Water**  **Comment** Hencott Pool

## Skyline

---

**Prominence/ importance** prominent **Complexity** simple

**Comments** the area acts as skyline when viewed from Ellesmere Rd and from the south. Crosshill is a prominent focus on the skyline with Hencott to the west

## Key views

---

**To settlement**  -

**From settlement**  the southern edge of the area is prominent/visible to travellers north along the A528

**Landmarks** -

**Detractors** -

## Intervisibility

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** the area is part of very gently undulating farmland on the edge of a relatively steep valley side running down to a defunct loop of the Severn to the south [Bagley Brook]. This allows visibility of the area from the south although the area to the north is less widely visible.

## Noise sources

---

roads

**Views of development** one side 180

**Presence of people** infrequent

## Tranquillity

---

**Summary** medium

**Comments** the main source of noise is the A528 to the east with the railway a little distance to the west. The Marches Way runs through the area.

## Functional relationship of area...

---

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? none

Corridor?

**Comments** the area lies in open countryside and may be farmed with adjacent land. The Marches Way links the wider countryside with the town.

## Visual relationship of area...

---

...with settlement some

...with wider landscape significant

...with adjacent assessed area? none

Setting?

**Comments** the area forms part of the wider countryside visible from the northern outskirts of the town

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

**Comments** development is constrained by Ellesmere Rd which acts as the clear boundary to the settlement

## Receptors and sensitivity

---

### Receptors

### Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

**Comments** the area is visible from residential areas to the east, from the PROW which runs through the area and from the A588 road.

## Potential for improvement of settlement edge and overall mitigation

---

enhance Marches Way corridor



Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area lies on the western side of a gentle ridge and consists of small scale pasture to the south and arable to the north bordering the Bagley Brook valley. Fields are relatively open with low hedges or fences and sporadic trees. The majority of development lies to the east of Ellesmere Road although a small estate and ribbon development lies to the west. The area is in a relatively poor condition to the south.
<b>Housing capacity</b> medium	The area has some capacity for housing. The most appropriate area is to the south which is less visible to the wider countryside to the north. Any development should ensure that a nature conservation corridor is maintained along the western boundary associated with the railway and existing water body.
<b>Employment capacity</b> low	The area has no capacity for employment uses due to the slope, the character and grain of the landscape and proximity to housing.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** gently rounded hill
- Land cover** farmland
- Woodland cover** trees in hedgerows
- Scale** medium to small
- Sense of enclosure** open and enclosed

Biodiversity

SAC  SSSI

**Comments** County wildlife site to north

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable to the north and pastoral to the south

Diversity diverse

## Water

---

Presence of Water  Comment pond to the south

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments area forms skyline when viewed from Ellesmere Road to the east

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is on rising land on one side of a ridge which makes it visible from the north and west as well as from the adjacent housing, however the area is not visible from the east.

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments Noise from Ellesmere Road to the east affects this part of the site whilst the railway to the west is an occasional noise source. Adjacent development is visible from most points so the most tranquil area is likely to be to the north west. The area has no public access.

## Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments the area has no public access but may be managed with adjacent land holdings

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited

Setting?

**Comments** the area provides an attractive countryside setting for the adjacent residential area. The area to the north is visible from the wider landscape. The area to the south has more limited visibility.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

**Comments** generally development forms a linear edge to the east although there is a small estate and ribbon development which lies west of Ellesmere Road

Receptors and sensitivity

---

**Receptors**

**Sensitivity**

urban residents

high/medium

long distance/public footpaths

high/medium

**Comments** the area is overlooked by residential development to the east and by the Marches Way to the north and west

Potential for improvement of settlement edge and overall mitigation

---

-



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	This pasture is one of the last substantial gaps in the built frontage on this prominent steep valley side. It is widely visible from the countryside to the north and from sensitive receptors such as the Severn Way. It also allows the views out to the countryside from adjacent residents and from the A458.
<b>Housing capacity</b> low	There is no capacity for housing in this area due to the sensitivity above. The area is widely visible and fulfils an important function as a green gap in the built frontage.
<b>Employment capacity</b> low	There is no capacity for employment in this area due to its size and prominent and sensitive position adjacent to residential uses.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban <input type="checkbox"/> urban
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban

Landscape characteristics

---

**Land form** valley side/edge  
**Land cover** pasture  
**Woodland cover** none, just hedge.  
**Scale** small  
**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments lies within Conservation Area

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture/grassland

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance prominent Complexity simple

Comments forms part of skyline on the top of a river cliff visible from the countryside and settlement to the north

## Key views

---

To settlement  key view from the Severn Way on the valley floor up to skyline which also passes adjacent to the site

From settlement  area forms a gap in the built frontage allowing glimpse views out to the wider countryside to the north

Landmarks -

Detractors -

## Intervisibility

---

Site observation high ...to key features  ...from key place

Comments visible from the Severn valley floor and lower lying countryside to the north

## Noise sources

---

roads

Views of development one side 180 Presence of people frequent

## Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the A458 and adjacent dwellings and a caravan park and other parts of Shrewsbury are visible

## Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the Severn Way runs adjacent but otherwise there is no access into the site. It may be managed as part of a wider land holding to the north.

## Visual relationship of area...

---

...with settlement significant ...with wider landscape significant

...with adjacent assessed area? none Setting?

Comments the area is a green gap in a prominent position in an otherwise fairly built up frontage overlooking the Severn valley below.

## Are adjacent assessed areas mutually reliant...

---

- ... visually?
- ...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments adjacent built form varies in character from large houses with the leafy established gardens to the caravan park and to a higher density development to the west. This variety is complemented by this green space.

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments The Severn Way runs adjacent and enjoys extensive views of the area. The A458 also runs adjacent and users can clearly view the site. Adjacent residents have views across the site to the countryside beyond.

#### Potential for improvement of settlement edge and overall mitigation

---

maintain hedgerow alongside road

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area consists are of a series of small meadow or pasture fields with fairly strong tree cover on boundaries. It serves a function as a green gap between the urban edge and the Oxon Hall leisure development and a hospice which has reduced the rural character of the area to the north. The area is overlooked by housing on the urban edge and bounds a significant area of commercial development which is relatively discreetly located.

**Housing capacity** medium

At present the area may have some limited capacity for housing providing this does not close the gap between the settlement and Oxon Hall. However, if the north western bypass is implemented this will reduce the area's tranquillity and affect its role as a gap. Providing the setting of the hospice is retained and enhanced and views from the north are screened the area may be suitable for a mix of housing and commercial development, dependent on adjacent land uses.

**Employment capacity** medium/low

At present the area may have some very limited capacity for employment uses providing this does not close the gap between the settlement and Oxon Hall. However, if the north western bypass is implemented this will reduce the area's tranquillity and affect its role as a gap. Providing the setting of the hospice is retained and enhanced and views from the north are screened the area may be suitable for a mix of housing and commercial development, dependent on adjacent land uses.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input type="checkbox"/> the ecological sensitivity may be low-medium because of the presence of oaks, a relatively small grain hedgerow pattern and ponds
Visual sensitivity	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** gently sloping

**Land cover** fallow meadows and pasture with hedgerows

Woodland cover trees and hedges

Scale medium

Sense of enclosure generally enclosed

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture/fallow meadow

Diversity diverse

### Water

---

Presence of Water  Comment field pond

### Skyline

---

Prominence/ importance apparent

Complexity

Comments field boundary acts as local skyline when viewed from B4380

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors commercial development to the south is a minor detractor partly mitigated by trees and the hospice to the west is noticeable with bright colours which appear inappropriate in semi-rural location

### Intervisibility

---

Site observation low

...to key features  ...from key place

Comments the area forms part of wider undulating landscape locally visible but with field boundaries and trees acting as local screening particularly to the north, south and west

### Noise sources

---

roads

Views of development many 270

Presence of people infrequent



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The site lies in open countryside adjacent to both the B4380 and ribbon development on a country lane to the south. Though the site appears to have little intrinsic sensitivity and is enclosed, development of the site would add to the ad hoc ribbon development along the B4380 road to its detriment. Development would be clearly visible from the road.

**Housing capacity** low

The area has no capacity for housing for the reasons given in the sensitivity assessment.

**Employment capacity** low

The area has no capacity for employment for the reasons given in the sensitivity assessment.

LDU context

---

	LDU level	Agree?
--	-----------	--------

<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
-----------------------------	-----	-------------------------------------

<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
-------------------------------	-----	-------------------------------------

<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>
---------------------------	-----	-------------------------------------

Landscape characteristics

---

**Land form** flat

**Land cover** fallow

**Woodland cover** outgrown hedgerows

**Scale** intimate

**Sense of enclosure** confined

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments fallow

**Diversity** simple

Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments site generally hidden by surrounding vegetation

### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

### Tranquillity

---

Summary medium/low

Comments area lies adjacent to B4380

### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor?

Comments enclosed site with no public access

### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments site lies adjacent to ribbon development in the countryside

### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear



**Comments** site lies adjacent to ribbon residential development in the countryside

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high
roads/rail/cycleways	high

**Comments** site visible from a few adjacent residents and from the road

**Potential for improvement of settlement edge and overall mitigation**

---

-

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The area consists of pasture enclosed by hedgerows with trees adjacent to a farmstead. It forms part of an attractive countryside approach to Shrewsbury. Development on the north side of the A458 to the east is intermittent with green spaces between patches of ribbon development. The area has PROWs running through it and is overlooked by adjacent semi-rural housing.
<b>Housing capacity</b> medium/low	The area has very little capacity for housing development as it forms part of a wider countryside running to the north and beyond the bypass to the west. Development on the northside of the A458 to the east is intermittent and it is inappropriate to develop this area in the short/medium-term.
<b>Employment capacity</b> low	The area has no capacity for employment as it is part of open countryside and is overlooked and lies adjacent to residential areas.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** flat
- Land cover** pasture
- Woodland cover** hedges and hedge trees
- Scale** medium
- Sense of enclosure** moderately enclosed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture/grassland

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments on relatively flat /gently undulating ground so hedgerows and trees partially screen area

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments area lies adjacent to the A458 which reduces its tranquillity

## Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments PROWs run through the area linking it with the settlement. The area may be managed as part of a wider land holding to the north.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area is overlooked by adjacent ribbon development housing to the east and by housing to the south forming part of the wider countryside

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments adjacent settlement is of two sorts- ribbon development of the east and estate development to the south of the A458 .

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by a number of receptors and forms part of the countryside approach to Shrewsbury from the west.

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area consists of pasture enclosed by hedgerows with trees adjacent to a farmstead. It forms part of an attractive countryside approach to Shrewsbury. The area has no public access but is overlooked by adjacent housing and roads which form local noise sources reducing the area's tranquillity. It has a similar character to the wider countryside although is cut off from this by the bypass. The area forms the north western tip of Shrewsbury.
<b>Housing capacity</b> medium	The area potentially may have some capacity for housing although the important pleasant rural approach to the town should be retained and separation between housing and the bypass and roundabout with a strip of viable farmland should be maintained.
<b>Employment capacity</b> low	The area has no capacity for employment as the area is visually relatively unspoilt countryside with adjacent residential land use.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> the area is locally visible and therefore is of medium visibility

Landscape characteristics

- Land form** gently undulating
- Land cover** pasture with low hedges
- Woodland cover** hedge trees
- Scale** medium
- Sense of enclosure** moderately enclosed

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area lies on a very gentle rise of land which forms the skyline when viewed from surrounding roads

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area forms part of wider undulating landscape locally visible but with field boundaries and trees acting as local screening

## Noise sources

---

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium/low

Comments the area has residential development on one side and the bypass on the other

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? significant Corridor?

Comments the area appears to form part of a wider farm unit which runs to the south and across the bypass. There is no public access into the area.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area has the same character as the wider countryside and forms a rural

approach to Shrewsbury

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** the area has a very similar character to the area to the south [S23] and is likely to be managed as part of the same farm unit

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

**Comments** the settlement edge lies primarily to the east of Gains Park Way and appears fairly well integrated with tree cover

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
roads/rail/cycleways	medium

**Comments** the adjacent roads have views into the area and it is also overlooked by some housing

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area consists of pasture enclosed by hedgerows with trees adjacent to a farmstead to the north and arable with removed hedgerows and remnant mature oaks to the south. It forms part of an attractive countryside approach to Shrewsbury. The area has two PROWs and is overlooked by adjacent housing and roads which form local noise sources reducing the area's tranquillity. The bypass is roughly at grade. The area has a similar character to the wider countryside although is cut off from this by the bypass.

**Housing capacity** medium

The area potentially may have some capacity for housing to the east around Oak Farm. A wide stream corridor should be maintained to promote its function as a wildlife corridor and potentially as an access corridor to the countryside. The important pleasant rural approach to the town to the south should be retained and separation between housing and the bypass with a wide strip of viable farmland should be maintained. There is a difficulty of no clear hedge or tree boundaries to form the edge of any new development. This possibly makes this area more appropriate for consideration in the longer term after advance planting. There is no capacity for housing development from Corner Farm northwards due to visibility from the bypass which should retain a semirural character.

**Employment capacity** low

The area has no capacity for employment as the area is visually relatively unspoilt countryside with adjacent residential land use.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input type="checkbox"/> stream corridor is likely to have higher ecological sensitivity
Visual sensitivity	Low	<input type="checkbox"/> the area is locally visible and therefore is of medium visibility

Landscape characteristics

---

**Land form** gently undulating

**Land cover** arable and pasture



Woodland cover hedgerow trees

Scale medium

Sense of enclosure open

### Biodiversity

---

SAC  SSSI

Comments -

### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity simple

### Water

---

Presence of Water  Comment small brook

### Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area lies on a very gentle rise of land which forms the skyline when viewed from surrounding roads

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area forms part of wider undulating landscape locally visible but with field boundaries and trees acting as local screening in places

### Noise sources

---

roads

Views of development many 270

Presence of people infrequent

### Tranquillity

---

Summary medium/low



Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> high/medium	The area forms an attractive valley floor allowing views from housing and the adjacent road to the Rad Brook corridor with its riparian vegetation. It forms part of the semirural approach to the town from the west. The stream corridor is likely to be of some nature conservation value.
<b>Housing capacity</b> low	The area has no capacity for housing as it forms part of a coherent open valley floor with well-defined boundaries.
<b>Employment capacity</b> low	The area has no capacity for employment as it forms part of a coherent open valley floor with well-defined boundaries adjacent to, and overlooked by residential uses.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> stream corridor is likely to have higher ecological sensitivity
<b>Visual sensitivity</b> Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** valley floor  
**Land cover** pasture  
**Woodland cover** riparian and hedgerow trees  
**Scale** medium  
**Sense of enclosure** moderately enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment adjacent brook

Skyline

---

Prominence/ importance not applicable Complexity

Comments -

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

Intervisibility

---

Site observation low ...to key features  ...from key place

Comments only locally visible as a valley floor

Noise sources

---

roads

Views of development one side 180 Presence of people frequent

Tranquillity

---

Summary medium/low

Comments the area lies adjacent to the B4386 and is overlooked by housing

Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments the stream corridor is potentially active as a wildlife corridor. The area is not publicly accessible.

Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area is overlooked by adjacent housing and by the users of the B4386. It forms an attractive rural edge to the settlement.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments Area 25 to the south forms the backcloth to this area and may be managed

as part of the same farm unit

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge is slightly raw as residents enjoy the view over the area and tree cover is limited

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments the area is overlooked by adjacent housing and by the users of the B4386.

### Potential for improvement of settlement edge and overall mitigation

---

improve tree cover to mitigate effect of housing

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area gently slopes towards the town with steeper slopes to the east forming an attractive backcloth to the relatively new adjacent housing. It consists of pasture enclosed by hedgerows with trees to the north and east and arable with removed hedgerows and remnant mature oaks to the south west. There is tree cover predominantly in hedgerows but also there are some tree belts. The area forms part of an attractive countryside approach to Shrewsbury and is generally visible from the radial roads. However, the area is generally not publicly accessible and has only one PROW. Views to development and noise from the adjacent roads reduce the area's tranquillity. The area has a similar character to the wider countryside. The area to the north west has the strongest field pattern and a positive relationship between rural buildings, trees and agriculture. It is the most sensitive area.

**Housing capacity** medium

There may be some capacity for housing in this area in the longer term as it slopes towards the town which reduces its potential effect on the wider countryside. However, the slopes closer to the urban edge are steeper and more locally prominent. The Rad Brook and other watercourses corridors are sensitive and would need to be retained. As wide views in are possible from the adjacent roads careful thought would need to be given to long-term advance planting. The area to the north west has no capacity for housing.

**Employment capacity** low

The area has no capacity from employment as it is relatively unspoilt countryside adjacent to residential uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** Low



**Ecological sensitivity** Low

stream corridor is likely to have higher ecological sensitivity

**Visual sensitivity** Low

the area is locally visible and therefore is of medium visibility

Landscape characteristics

---

**Land form** gently undulating gradually sloping east

**Land cover** mixed farmland

**Woodland cover** hedgerow trees

**Scale** medium to large

**Sense of enclosure** generally open

### Biodiversity

---

**SAC**  **SSSI**

**Comments** -

### Historic

---

**SAM**  **Conservation Area**  **Grade 1/2\* Listing**  **Setting issues**

**Comments** -

### Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** mixed farmland

**Diversity** simple

### Water

---

**Presence of Water**  **Comment** Brook to the north

### Skyline

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** the area gently rises to the west and forms the skyline when viewed from the north. Slopes are rather steeper to the east and the area forms a locally prominent skyline for adjacent houses in parts.

### Key views

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

### Intervisibility

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** the area is gently sloping and fairly open to the south and east due to the large field size. The tree cover and stronger hedgerow pattern reduces visibility to the north west

### Noise sources

---

roads

**Views of development** one side 180

**Presence of people** occasional

### Tranquillity

---

**Summary** medium

**Comments** development in Shrewsbury is visible including the hospital chimney and adjacent roads reduce tranquillity. There is only very limited public access into the area.

### Functional relationship of area...

---

**...with settlement** none

**...with wider landscape** some

**...with adjacent assessed area?** some

**Corridor?**

**Comments** the area may be managed with land to the north and west. the stream corridor is potentially active as a wildlife corridor. The area is not publicly accessible.

### Visual relationship of area...

---

**...with settlement** some

**...with wider landscape** some

**...with adjacent assessed area?** some

**Setting?**

**Comments** the area is overlooked by adjacent housing and by the users of the A488 and B4386. It forms an attractive extensive rural edge to the settlement.

### Are adjacent assessed areas mutually reliant...

---

**... visually?**

**...functionally?**

**Comments** -

### Settlement edge

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** neutral

**Form of edge** moderately indented

**Comments** the settlement edge is relatively recent but the housing estates are generally at a lower level and therefore do not intrude into the countryside

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

**Comments** the eastern edge of the area is overlooked by adjacent housing and the rest of the area by the users of the A488 and B4386.

### Potential for improvement of settlement edge and overall mitigation

---

reinstate hedgerows where appropriate



Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area gently slopes towards the town with steeper slopes to the east forming an attractive backcloth to the relatively new adjacent housing. It consists of pasture enclosed by hedgerows with trees and a woodland belt to the east. Overall the area becomes more enclosed eastwards. The area forms part of an attractive countryside approach to Shrewsbury and is generally visible from the adjacent radial road. However, the area is generally not publicly accessible and has only one PROW running to the south. Noise from the adjacent roads reduce the area's tranquillity. The area has a similar character to the wider countryside.
<b>Housing capacity</b> medium	The area may have some capacity for housing. It is likely to be located to the east which is the most in close landscape although this probably has the most ecological interest. Development to the west would become more exposed and open to view and would be a long-term proposal at best.
<b>Employment capacity</b> low	The area has no capacity for employment due to the adjacent residential uses, the slope on the eastern parts of the site and the exposure and open countryside character to the west.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the area is likely to have a higher ecological sensitivity towards the east where there is series of ponds, woodlands and a small field pattern
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** gently undulating gradually sloping east
- Land cover** pasture
- Woodland cover** a woodland belt with trees in hedgerows
- Scale** medium
- Sense of enclosure** moderately enclosed

Biodiversity

---

SAC  SSSI

Comments -

#### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland with woodland

Diversity diverse

#### Water

---

Presence of Water  Comment scattered field ponds

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area gently rises to the west and forms the skyline when viewed from the north. Slopes are rather steeper to the east and the area forms a locally prominent skyline for adjacent houses in parts.

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is gently sloping and fairly open to the west due to the less tree cover. The tree cover and stronger hedgerow pattern reduces visibility to the east.

#### Noise sources

---

roads

Views of development some Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments The A488 is a noise source and the bypass is audible to the west. Development is not generally visible.

#### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape some

...with adjacent assessed area? some                      Corridor?

**Comments** the area is skirted by a public footpath and bridleway [a Roman Road] which connects into the settlement. The land may be managed as part of a wider land holding to the south and beyond the bypass.

#### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape some

...with adjacent assessed area? significant                      Setting?

**Comments** the area has only limited connection with the settlement edge and is not widely visible from it. It forms part of a wider swathe of countryside gently falling from the west towards the town along with S25, S27 etc.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

#### Settlement edge

---

Pre C20 edge                       C20-21 edge

Nature of edge neutral                      Form of edge moderately indented

**Comments** the settlement edge is discreet, located down a slope

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
urban residents	high/medium
roads/rail/cycleways	medium

**Comments** the area is primarily overlooked by the adjacent A488 approach to the town

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

The area gently slopes towards the town forming a subtle backcloth and skyline. It consists of pasture enclosed by low hedgerows with trees and arable fields to the south. The area forms part of an attractive countryside edge to Shrewsbury and is generally visible from the adjacent bypass with the nearby farmhouses being locally prominent. The area is generally not publicly accessible and has only two PROWs running to the north. Noise from the adjacent roads reduce the area's tranquillity. The area has a similar character to the wider countryside.

**Housing capacity** medium/low

Although of relatively low intrinsic sensitivity, the area is nevertheless part of the wider countryside setting to the town and is located away from the settlement edge. Its western fringes are significantly visible from the bypass. Its capacity for housing is therefore very limited.

**Employment capacity** low

The area has no capacity for employment due to its local visibility and its location as part of the wider countryside setting to the town. Its western fringes are significantly visible from the bypass.

LDU context

---

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> the area is locally visible and therefore is of medium visibility

Landscape characteristics

---

**Land form** gently undulating gradually sloping east

**Land cover** mixed farmland

**Woodland cover** hedgerow trees with isolated copses

**Scale** medium to large

**Sense of enclosure** open

Biodiversity

---

SAC  SSSI

Comments -

## Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland

Diversity simple

## Water

---

Presence of Water  Comment field ponds

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments the area gently rises to the west and forms the skyline when viewed from the south. The area forms a locally visible skyline for adjacent roads.

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is gently sloping but open particularly to the south and east due to the large field size. Newton Farm, Day House and Upper Edgebold are visible in the wider landscape including from the bypass.

## Noise sources

---

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments the bypass is the main noise source to the west, also the A488 to the north . Development is visible at a distance to the east.

## Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments the area is skirted by a public footpath and bridleway [a Roman Road] which



Zone sensitivity and capacity

---

**Justification**

<b>Landscape sensitivity</b> high/medium	The area lies within a fairly enclosed small valley with strong tree cover in small woodlands and along field boundaries. The land comprises a mixture of pastoral and recreation in what appears to be a small country park. The area feels fairly tranquil as the settlements is partly well screened by trees. A PROW runs through the area. The area will have some ecological sensitivity due to its small-scale pattern, tree cover and presence of water. The enclosed character of the area should be retained.
<b>Housing capacity</b> medium/low	The area may have some limited capacity for housing providing this is small scale and avoids areas of ecological interest, recreation corridors and uses and the tree cover.
<b>Employment capacity</b> low	The area has no capacity for employment due to its fine grain and steep slopes.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low	<input type="checkbox"/> the presence of water bodies including stream, the large amount of tree cover and small size of fields the area is likely to have at least a medium sensitivity
<b>Visual sensitivity</b> Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** sloping valley sides
- Land cover** pasture, woodland and water bodies
- Woodland cover** mix of copses and strong tree cover on boundaries
- Scale** small
- Sense of enclosure** enclosed and intimate in places

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments farmland and recreation

Diversity diverse

## Water

---

Presence of Water  Comment brook and various small water bodies

## Skyline

---

Prominence/ importance apparent Complexity simple

Comments area appears as skyline but only locally

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors wireless mast

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments small enclosed valley

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments development is only visible on one side through a dense canopy of trees and only one small minor road runs through the area so the area can be tranquil at times. There are users of the small recreational country park.

## Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Corridor?

Comments the area has a small country park and a public footpath which runs through it which fulfil a local recreational function. The western most part may be managed with the countryside further west.

## Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting?



**Comments** the area does form an attractive vegetated local setting to adjacent housing.

**Are adjacent assessed areas mutually reliant...**

---

... visually?

...functionally?

**Comments** the area forms a well treed backcloth to area S29 to the south

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

**Comments** settlement is well integrated into the landscape as it is well screened by vegetation within this area

**Receptors and sensitivity**

---

**Receptors**

**Sensitivity**

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high

**Comments** the main receptors are adjacent housing and the users of the country park and footpath

**Potential for improvement of settlement edge and overall mitigation**

---

-

Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium	The area is a relatively low lying valley bottom and sides with a semirural character of pasture and low-cut hedges. The area itself is not widely visible although it is visually adversely affected by the adjacent commercial estate to the south east. The area is poorly drained and may be a flood plain and the stream corridor is likely to be the most sensitive element within the area.
<b>Housing capacity</b> medium	The area may have some capacity for housing to the east providing this is not floodplain. Care would need to be taken to retain the stream corridor with its associated riparian vegetation.
<b>Employment capacity</b> medium/low	The area may be appropriate for small-scale employment to match the commercial estate to the southeast. However care would be needed to minimise the effects on adjacent residential properties.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> the stream corridor may have some localised sensitivity
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** poorly drained flat valley bottom and gentle valley sides
- Land cover** pastoral farmland
- Woodland cover** hedge trees
- Scale** medium
- Sense of enclosure** moderately open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment stream in valley bottom

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area lies in valley bottom

## Noise sources

---

roads industry

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary medium/low

Comments the area has clear views of the adjacent commercial estate and minor roads traverse the area

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor?

Comments the area may be managed as part of wider farm unit to the west

## Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Setting?

Comments the area is fairly well contained with views possible from the commercial estate and adjacent residential development and the small rural settlement of Nobold to the south

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the commercial estate adjacent is a minor detractor. Nobold retains its rural character. There is a small amount of linear residential development to the east.

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
roads/rail/cycleways	medium

Comments the area is overlooked by residences as well as the adjacent roads.

Potential for improvement of settlement edge and overall mitigation

---

screen planting to the commercial development

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is gently undulating pastoral countryside with a copse forming part of a subtle rural backcloth and skyline. It lies away from the town edge and adjacent to the bypass. Its tranquillity is therefore reduced. The area is not publicly accessible. There is potential for views in from the bypass.

**Housing capacity** low

The area has no capacity for housing in the foreseeable future due to its location adjacent to the bypass and away from the settlement edge.

**Employment capacity** low

The area has no capacity for employment due to its location adjacent to the bypass and away from the settlement edge and adjacent residential uses.

LDU context

---

**LDU level**

**Agree?**

**Cultural sensitivity** High



**Ecological sensitivity** Low



**Visual sensitivity** Moderate



the area has moderate intervisibility with surrounding countryside

Landscape characteristics

---

**Land form** gently undulating gradually sloping east

**Land cover** pasture

**Woodland cover** one copse and some hedgerow trees

**Scale** medium

**Sense of enclosure** relatively open

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** pastoral farmland

**Diversity** simple

**Water**

---

**Presence of Water**  **Comment** -

**Skyline**

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

**Key views**

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** -

**Intervisibility**

---

**Site observation** medium **...to key features**  **...from key place**

**Comments** the area is gently sloping but open particularly to the south and east and visible in the wider landscape

**Noise sources**

---

roads

**Views of development** one side 180

**Presence of people** occasional

**Tranquillity**

---

**Summary** medium/low

**Comments** the area lies adjacent to the bypass which is a major noise source albeit in cutting and screened by trees

**Functional relationship of area...**

---

**...with settlement** none **...with wider landscape** limited

**...with adjacent assessed area?** some **Corridor?**

**Comments** the areas like to be managed along with land to the north

**Visual relationship of area...**

---

**...with settlement** limited **...with wider landscape** some

**...with adjacent assessed area?** significant **Setting?**

**Comments** the area has no connection with the settlement edge although it forms a subtle distant backcloth. It forms part of a wider swathe of countryside gently falling from the west towards the town along with S25, S26, S27 etc.

**Are adjacent assessed areas mutually reliant...**

---

**... visually?**

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments area only adjacent to rural ribbon development on minor road

Receptors and sensitivity

---

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

roads/rail/cycleways	high
----------------------	------

Comments the area lies adjacent to the bypass and glimpse views are possible. The area is also overlooked by rural dwellings.

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	Justification
<b>Landscape sensitivity</b> high/medium	The area is disturbed ground adjacent to the railway on the edge of the Rea Brook valley in the countryside the south west of Shrewsbury. It is unconnected with the urban settlement and lies southwest of the bypass.
<b>Housing capacity</b> low	The area has no capacity for housing due to its sensitive rural location away from the town.
<b>Employment capacity</b> low	The area has no capacity for employment due to its sensitive rural location away from the town.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b> High		<input type="checkbox"/> the cultural sensitivity of the area is likely to be less as it is derelict ground
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** linear disturbed valley side  
**Land cover** scrub and pioneer species  
**Woodland cover** linear tree belt and scrub intensifying to the west  
**Scale** medium  
**Sense of enclosure** moderately enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments disturbed rough ground

Diversity simple

Water

---

Presence of Water  Comment -



## Skyline

---

**Prominence/ importance** prominent

**Complexity**

**Comments** the area is visible on the skyline when viewed from the countryside to the south

## Key views

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** the area is a minor detractor in itself as disturbed ground

## Intervisibility

---

**Site observation** medium ...to key features  ...from key place

**Comments** the area is locally visible but particularly to the south

## Noise sources

---

roads other

**Views of development** some

**Presence of people** occasional

## Tranquillity

---

**Summary** medium

**Comments** the bypass is located close to the eastern boundary of the site and it lies adjacent to the railway. The linear settlement at Redhill lies adjacent. The disturbed nature of the site reduces its feeling of tranquillity.

## Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor?

**Comments** the area is self-contained functionally.

## Visual relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? limited Setting?

**Comments** the area lies within countryside to the south west of Shrewsbury

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

## Settlement edge

---

**Pre C20 edge**  **C20-21 edge**

**Nature of edge** neutral **Form of edge** smooth/linear

**Comments** Redhill is a small rural ribbon development

Receptors and sensitivity

---

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	high/medium

**Comments** the area is surrounded by rural receptors

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> medium/low	The area is a narrow strip of pasture which lies between the rears of estate residential properties and the bypass, which is on minor embankment at this point. Hedgerow and planting partially screened the area from the road and it lies adjacent to a roundabout to the south. A stream corridor passes on the northern boundary of the area.
<b>Housing capacity</b> high/medium	The area has capacity for one row of housing which should back onto the existing properties and face out towards the bypass to create a more positive residential edge. More planting should be carried out to the south [min 15m wide] to provide a positive backcloth to the roundabout and road into Shrewsbury. The stream corridor to the north should be retained and enhanced.
<b>Employment capacity</b> low	The area has no capacity from employment due to its size and adjacent residential edge.

LDU context

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

- Land form** gently rolling valley side
- Land cover** grass
- Woodland cover** hedgerow
- Scale** intimate
- Sense of enclosure** confined

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture

Diversity simple

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors adjacent bypass

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is very confined with settlement on one side and hedgerow and bypass on the other

## Noise sources

---

roads

Views of development many all sides 360 Presence of people frequent

## Tranquillity

---

Summary low

Comments the area has development on one side and the busy road on the other leading to very low tranquillity

## Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments the area may be managed as part of wider land holding

## Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments the area provides a buffer between housing and the bypass

## Are adjacent assessed areas mutually reliant...

---

- ... visually?
- ...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments the rear of properties form a straight edge

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments the adjacent housing overlooks the area and there are glimpse views from the bypass

#### Potential for improvement of settlement edge and overall mitigation

---

large-scale native structure planting would improve the edge

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	The area consists of two narrow fields on a gently sloping valley side sandwiched between a minor road and rail approach to the town. The area is relatively enclosed by tree cover to the south and tree and landform to the north. The site itself is enclosed by hedges. Commercial development to the north east is a minor detractor but generally discreet. The land rises to the west and this area may be more exposed to view in the winter or if trees along the railway line are removed.
<b>Housing capacity</b> medium	The area may have some capacity for housing to the east . Care would need to be taken to ensure any housing to the west would not break the skyline when viewed from the south and possibly this area should be kept open.
<b>Employment capacity</b> medium	The area to the east may have some capacity for small-scale commercial use although the effect on adjacent residents is the key issue. There is no capacity for employment use to the west of the lane due to size of field and potential for breaking the skyline.

LDU context

---

	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** gently sloping valley side
- Land cover** pasture
- Woodland cover** trees along railway line to south, trees north of road and trees to east
- Scale** small
- Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

Comments the trees to the south along the railway line act as a skyline when viewed from the south. If these were removed the western part of the site would be apparent

#### Key views

---

To settlement  fields are on a minor southwesterly approach road and railway to the town with a minor view of a spire in the distance

From settlement  the area is overlooked by a few rural and settlement edge dwellings

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is generally enclosed by landform and trees to the north and trees and settlement to the east. To the south, the railway line on embankment with trees fully screens the eastern part of the area but as land rises to the west the line lies in cutting and trees only screen the area at ground level. Any structures on this part of the area may be apparent on the skyline when viewed from the south.

#### Noise sources

---

roads

Views of development one side 180

Presence of people frequent

#### Tranquillity

---

Summary medium

Comments the area lies sandwiched between minor road and railway line with urban development on one side only but there are views of the town and the area lacks tranquillity in this respect





Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area is a golf course which lies on the gentle slopes of the Rea Brook valley bounded by the sinuous and attractive river to the north and west. It has a strong tree cover on the boundaries and defining the fairways within the site. This includes a fine lime avenue to the south along the B4380. The main A5112 and mainline railway also cross the area allowing glimpse views above managed hedges. The area offers some tranquillity and an important green corridor through the urban area overlooked by adjacent residents, users of footpaths as well as travellers. The Rea Brook corridor is particularly valuable in terms of its landscape qualities and ecological corridor function.

**Housing capacity** medium/low

The area has a very limited capacity for housing as it performs a valuable open space function close to and linked into the surrounding settlement and adjacent transport corridors. The area projects an important positive image of the town. The Rea Brook corridor is particularly sensitive and unsuitable for development.

**Employment capacity** low

The area has a very limited capacity for employment use as it performs a valuable open space function close to and linked into the surrounding settlement and adjacent transport corridors. The area projects an important positive image of the town. The Rea Brook corridor is particularly sensitive and unsuitable for development.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban <input type="checkbox"/> urban
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban <input type="checkbox"/> urban
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban <input type="checkbox"/> urban

Landscape characteristics

---

**Land form** sloping valley sides

**Land cover** golf course- grass and trees

**Woodland cover** significant tree cover including oaks, willow and poplar on the boundaries and within area

**Scale** medium

**Sense of enclosure** enclosed

### Biodiversity

---

**SAC**  **SSSI**

**Comments** -

### Historic

---

**SAM**  **Conservation Area**  **Grade 1/2\* Listing**  **Setting issues**

**Comments** -

### Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** golf course

**Diversity** simple

### Water

---

**Presence of Water**  **Comment** Rea Brook adjacent

### Skyline

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** from the valley floor the area and in particular the trees form the skyline in a gentle valley

### Key views

---

**To settlement**  the surrounding settlement is glimpsed through trees at various points on the transport corridors through and adjacent to the golf course

**From settlement**  the area is overlooked by surrounding housing

**Landmarks** -

**Detractors** -

### Intervisibility

---

**Site observation** low **...to key features**  **...from key place**

**Comments** though the area is crossed by and overlooked by major transport corridors through the town it is relatively well hidden on the valley side/floor

### Noise sources

---

roads

**Views of development** many all sides 360 **Presence of people** frequent

## Tranquillity

---

**Summary** medium

**Comments** the area is crisscrossed by roads and rail with views of development at various points and frequent use for golf. However, the area has strong tree cover and in parts of the site development is not visible and therefore there is some tranquillity particularly close to the valley floor.

## Functional relationship of area...

---

...with settlement significant                      ...with wider landscape none

...with adjacent assessed area? none                      Corridor?

**Comments** the area is crisscrossed by footpaths to the east and is used as a public golf course with access. It performs as an important green corridor along the Rea Brook valley with likely ecological interest.

## Visual relationship of area...

---

...with settlement significant                      ...with wider landscape limited

...with adjacent assessed area? some                      Setting?

**Comments** the area forms a backcloth and green corridor which promotes a positive image of the town along the A5112, B4380 and mainline railway. It is overlooked and enjoyed by adjacent residents.

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

## Settlement edge

---

Pre C20 edge                       C20-21 edge

Nature of edge neutral                      Form of edge moderately indented

**Comments** the golf course forms a major indentation into the settlement form which is generally integrated by the strong tree cover on the boundaries of the area.

## Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** users of the roads and railway through the area, adjacent residents and users of the footpath and golf course

## Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area is a long strip of pasture on the edge of a river cliff adjacent to the valley floor. Trees grow on the steep slopes that are not sufficient to screen the area from views from the valley floor which holds the Severn Way, Shropshire Way and the A49 bypass. The area lies in open countryside adjacent to the minor road approach to the village of Uffington. The first property in the settlement adjacent to the site is a listed building.
<b>Housing capacity</b> low	The area has no capacity for housing as it is in a prominent position in open countryside and would considerably extend the linear village of Uffington.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in a prominent position in open countryside, lies adjacent to residential and uses and would considerably extend the linear village of Uffington.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low	<input type="checkbox"/> the area has medium to high visual sensitivity due to its edge location adjacent to the valley floor and limited tree cover to the north

Landscape characteristics

---

- Land form** gently sloping valley side
- Land cover** farmland
- Woodland cover** limited to hedgerows and adjacent steep slope
- Scale** small
- Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

**Comments** River Severn is a county wildlife site nearby

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

Water

---

Presence of Water  Comment ditch lies to the south

Skyline

---

Prominence/ importance apparent Complexity

Comments the area forms the local skyline when viewed from the valley floor and Shropshire Way to the west

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors major roads A49 to west

Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is visible from the bypass and from the gently sloping land to the east due to limited tree cover

Noise sources

---

roads

Views of development some

Presence of people infrequent

Tranquillity

---

Summary medium/low

Comments the noise of the bypass is clearly audible and significantly reduces the areas tranquillity

Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments area may be managed as part of land holding to the north east. A filled in disused canal bounds the site to the west.

Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited

Setting?

**Comments** the area lies to the north west of Uffington and forms the edge of slightly higher ground adjacent to a river cliff down to the valley floor. It is therefore locally prominent. It forms the approach to the village from the north

---

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

---

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge moderately indented

**Comments** the area just abuts the edge of the linear settlement which is a listed building

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the area is visible from the bypass and the adjacent minor road to a limited number of rural residents and the edge of the site is also visible from the Severn Way and Shropshire Way which are at a lower level on the valley floor

---

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high

The area is a pastoral field between the settlement of Uffington and a disused canal. It is bounded by trees to the east, trees in a hedgerow to the south and the indented settlement edge to the west. The settlement is a traditional rural discontinuous linear settlement with listed buildings. The site provide gaps in the frontage allowing views out into the countryside including to Haughmond Hill. The area is an important part of the character of this village. A PROW lies to the south.

**Housing capacity** low

The area has no capacity for housing as the gaps in the built frontage are an important characteristic of the village allowing views out. It would be inappropriate to develop any other part of the site as it would not be associated with the built form.

**Employment capacity** low

The area has no capacity for employment as the gaps in the built frontage are an important characteristic of the village allowing views out. It would be inappropriate to develop any other part of the site as it would not be associated with the built form. The area is also in open countryside adjacent residential uses.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> ecological sensitivity is likely to be medium is due to the tree cover, adjacent canal and pastoral use
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

**Land form** very gently sloping valley sides

**Land cover** farmland

**Woodland cover** trees in hedgerows and along the canal

**Scale** small to medium

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

#### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments listed building lies to the south west

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland. PROW lies to the south [not in area]

Diversity simple

#### Water

---

Presence of Water  Comment disused canal to the north east

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement

From settlement  the site allows views out of the settlement, in particular to Haughmond Hill

#### Landmarks

Detractors pylons pylons minor detractor to east

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is fairly low lying and is screened by trees to the north east, settlement to the west and land cover to the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments The A49 is audible and reduces the tranquillity of the village although views of the rural settlement are discontinuous and mitigated to an extent by mature planting

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape some



...with adjacent assessed area? none

Corridor?

Comments area may be managed as part of land holding to the south east

Visual relationship of area...

---

...with settlement significant

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments The area provides gaps in the linear frontage of the settlement allowing views out to Haughmond Hill and the landscape to the south. This is an important and positive characteristic of this rural village. The area lies between the village and the disused canal.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments Uffington is a discontinuous linear settlement with traditional properties one building thick from the village street. Some buildings are listed. Small new estates are breaking this pattern to the detriment of the character of the village.

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by the sinuous village street at several points, by the PROW to the south and by adjacent residents

Potential for improvement of settlement edge and overall mitigation

---

native tree planting in new estate adjacent

Zone sensitivity and capacity

**Landscape sensitivity** high

**Justification**

The area is a locally prominent pasture sloping down to the River Severn on the south western corner of the village. It lies adjacent to relatively new housing which has disrupted the linear character of the village and presents a raw edge. The area is highly visible from the A49 and from the Severn Way. The area forms part of the Seven river corridor and is important to its setting.

**Housing capacity** low

The area has no capacity for housing due to its prominent and sensitive location in the Severn River corridor and as it would disrupt the linear built character of the village.

**Employment capacity** low

The area has no capacity for employment due to its sensitive and prominent location adjacent to the River Severn on a sloping site adjacent to housing.

LDU context

	LDU level	Agree?
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> the area may have slightly higher ecological sensitivity due to its proximity to the River Severn- medium to high
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

Landscape characteristics

**Land form** sloping valley side

**Land cover** farmland

**Woodland cover** none

**Scale** small

**Sense of enclosure** open

Biodiversity

SAC  SSSI

**Comments** county wildlife site of the River Severn lies adjacent

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** -

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment River Severn lies adjacent

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  the A49 and Severn Way look across at the settlement across the valley floor including this area

From settlement  -

Landmarks -

Detractors A49 on structure

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area is only visible locally close to the valley floor

## Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary low

Comments The noise and view of the A49 make the area untranquil

## Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments area may be managed as part of land holding to the south

## Visual relationship of area...

---

...with settlement some ...with wider landscape significant

...with adjacent assessed area? none Setting?

Comments the area is on the south western edge of the settlement in an important locally prominent location which defines the relationship between the settlement and the river.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments the adjacent recent housing is of inappropriate character to the linear character of the village and is highly visible from the A49 and the Severn Way.

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is highly visible from the A49, the Severn Way and adjacent residents

Potential for improvement of settlement edge and overall mitigation

---

native tree planting and hedges to mitigate the raw edge of the recent housing

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high	The area is a series of fields of mixed farming adjacent to a well vegetated stream corridor [a county wildlife site] on gentle valley sides. It includes listed farm buildings. Public footpaths and a power line run through the area and it is visible from the A49 to the west. The areas is in open countryside not associated with any settlement cluster.
<b>Housing capacity</b> low	The area has no capacity for housing as it is in open countryside.
<b>Employment capacity</b> low	The area has no capacity for employment as it is in open countryside.

LDU context

---

LDU level	Agree?
<b>Cultural sensitivity</b> Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Moderate	<input type="checkbox"/> ecological sensitivity is high along the stream corridor
<b>Visual sensitivity</b> Low	<input checked="" type="checkbox"/>

Landscape characteristics

---

- Land form** sloping valley sides
- Land cover** farmland
- Woodland cover** riparian and trees in hedgerows
- Scale** medium
- Sense of enclosure** framed

Biodiversity

---

SAC  SSSI

**Comments** county wildlife site along stream corridor

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

**Comments** Sundorne Castle Farm- listed building

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** pastoral farmland predominantly

**Diversity** diverse

## Water

---

**Presence of Water**  **Comment** stream corridor

## Skyline

---

**Prominence/ importance** apparent **Complexity** simple

**Comments** area forms minor skyline when viewed locally from the south

## Key views

---

**To settlement**  -

**From settlement**  -

**Landmarks** -

**Detractors** pylons powerlines cross the southern part of the area

## Intervisibility

---

**Site observation** low **...to key features**  **...from key place**

**Comments** the area lies close to the valley floor in a gently rolling landscape with moderately strong tree and hedgerow cover

## Noise sources

---

roads

**Views of development** some

**Presence of people** occasional

## Tranquillity

---

**Summary** medium

**Comments** the A49 bypass is audible to the west, powerlines cross the area but otherwise the area is in open countryside

## Functional relationship of area...

---

**...with settlement** none **...with wider landscape** some

**...with adjacent assessed area?** none **Corridor?**

**Comments** the area is in open countryside and appears to form part of a larger land holding

## Visual relationship of area...

---

**...with settlement** none **...with wider landscape** some

**...with adjacent assessed area?** none **Setting?**

**Comments** the area forms part of a stream valley side which is partly visible from the A49 to the west

## Are adjacent assessed areas mutually reliant...

---

**... visually?**

**...functionally?**

**Comments** -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge

Form of edge

Comments -

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high

**Comments** the area is visible from scattered rural dwellings and from public footpaths that pass through the area. Longer views are possible from the A49

## Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area consists of pasture lying adjacent to the village conservation area to the rear of adjacent properties in generally large gardens. It lies to the north of the village up a gentle slope and is bounded by a small rural business park to the north east. Outgrown hedgerows with some trees form the site boundaries. Uniform 20th century semi-detached housing to the east does not reflect the character of the conservation area apart from being linear.

**Housing capacity** medium/low

There is limited capacity for housing in the area even though it is fairly discreet and enclosed as it lies adjacent to the conservation area and would affect views out from the adjacent houses. Filling in the area with housing would disrupt the essentially linear pattern of the village. Housing on the north eastern part of the site may be visible over a wide area to the southeast and would clearly extend the envelope of the village.

**Employment capacity** low

There is no capacity for employment in the area as it is located adjacent to a conservation area of primarily residential uses. It is thought inappropriate to extend the business park in scale.

LDU context

---

**LDU level**      **Agree?**

**Cultural sensitivity** Low

the areas position adjacent to the conservation area means it is likely to have at least medium cultural sensitivity

**Ecological sensitivity** Low

**Visual sensitivity** Low

Landscape characteristics

---

**Land form** gently sloping valley side

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** framed

Biodiversity

---



SAC  SSSI

Comments -

#### Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments conservation area adjacent

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity

Comments buildings adjacent form the local skyline when viewed from the east

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the countryside is gently rolling with some low hedgerows although the field size is large and some open views are possible

#### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments The area surrounded by development and this is rural in character although it includes a small business park. The A5 to the south is audible.

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? Corridor?

**Comments** the area appears to form part of a larger land holding

#### Visual relationship of area...

---

...with settlement some

...with wider landscape some

...with adjacent assessed area?

Setting?

**Comments** the area lies to the rear of properties in and adjacent to the conservation area . It forms part of the setting of the village when approaching from the north.

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge highly indented

**Comments** the settlement at this point follows three sides of a square facing outward but enclosing this area. Properties in large gardens benefit from views over the area .

#### Receptors and sensitivity

---

##### Receptors

##### Sensitivity

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

**Comments** adjacent residents have views over the site as does the public footpath to the north and the adjacent minor road. There are potential views from the southeast from the A5.

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a pasture which penetrates the southern edge of the village which is a conservation area. It is bounded by low hedgerows on all except the south western boundary which is an overgrown hedgerow. The settlement edge is varied with dwellings and farm buildings. There are views from the B4386 on the south eastern boundary to the church and manor house and views out from the back lane and houses out to the south. A PROW runs along the western boundary linking the settlement with the wider countryside.

**Housing capacity** medium/low

There is very little capacity for housing in this area due to its role as an important view corridor to and from the conservation area which forms a positive edge to the settlement.

**Employment capacity** low

There is no capacity for employment in this area due to its role as an important view corridor to and from the conservation area which forms a positive edge to the settlement.

LDU context

**LDU level**      **Agree?**

**Cultural sensitivity** High     

**Ecological sensitivity** Low     

**Visual sensitivity** Moderate       the area is generally not visible therefore is of low sensitivity in this respect

Landscape characteristics

**Land form** flat valley floor

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** medium

**Sense of enclosure** enclosed

Biodiversity

SAC     SSSI

Comments -

Historic

SAM     Conservation Area     Grade 1/2\* Listing     Setting issues

**Comments** area lies adjacent to conservation area

#### Function of Area

---

**Pastoral**  **Arable**  **Horticulture**  **Recreation**  **Other**

**Comments** pastoral farmland

**Diversity** simple

#### Water

---

**Presence of Water**  **Comment** -

#### Skyline

---

**Prominence/ importance** not applicable **Complexity**

**Comments** -

#### Key views

---

**To settlement**  view towards church and conservation area from south

**From settlement**  you from lane in conservation area southwards

**Landmarks** churches church and listed building [manor?] lies to the north

**Detractors** -

#### Intervisibility

---

**Site observation** low ...to key features  ...from key place

**Comments** the area lies in a valley bottom screened by the settlement to the north and by hedgerows and landform to the south

#### Noise sources

---

roads

**Views of development** one side 180 **Presence of people** infrequent

#### Tranquillity

---

**Summary** medium

**Comments** the area lies between two roads with the settlement on one side

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none **Corridor?**

**Comments** the area appears to form part of a larger land holding and has a PROW running on its western boundary linking the settlement with the wider countryside

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none **Setting?**

**Comments** the area forms a view corridor into and out of the conservation area focusing on the church and adjacent large house

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

Pre C20 edge  C20-21 edge

**Nature of edge** positive **Form of edge** moderately indented

**Comments** the settlement edge is varied with dwellings and farm buildings with the area forming a gap along the back lane

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** the site is overlooked by adjacent residents, the PROW and the two roads

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area is a pasture on rising ground to the east of the village. It is bounded by the B4386 to the north and a PROW runs on its western boundary linking settlement with the wider landscape. The area benefits from the backcloth of Broxton Woods to the east. The area forms a green backcloth to the settlement and forms a small local skyline. A small ditch/stream lies to the east.

**Housing capacity** medium/low

The area has a very limited capacity for housing where it rises and forms a local skyline adjacent to B4386. There may be very limited opportunity to the south providing the area is screened from wider views.

**Employment capacity** low

the area has no capacity for employment due to its locally prominent location and adjacent residential uses.

LDU context

	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Landscape characteristics

**Land form** strongly undulating valley side

**Land cover** farmland

**Woodland cover** very limited trees in hedgerows

**Scale** medium

**Sense of enclosure** open

Biodiversity

SAC  SSSI

Comments -

Historic

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

#### Water

---

Presence of Water  Comment spring/ditch

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments area forms simple domed hill when viewed from settlement

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features  ...from key place

Comments the area is a small rise with visibility in most directions although enclosed by Broxton Wood to the east

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the area lies adjacent to the B4386 road with the settlement on one side

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area appears to form part of a larger land holding and has a PROW running on its western boundary linking the settlement with the wider countryside

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none Setting?

Comments the area forms a rise enclosing the settlement from wider view

#### Are adjacent assessed areas mutually reliant...

---

- ... visually?   
...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments a relatively new housing estate with outgrown hedgerow lies to the west at a slightly lower level

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments the area is overlooked by the B4386, adjacent housing and the PROW

#### Potential for improvement of settlement edge and overall mitigation

---

native tree planting to screen shed to the west



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area appears to be the size of a building plot located on a minor road in countryside as part of discontinuous ribbon development north of Westbury. It lies opposite a set of commercial buildings which appear out of place in this rural location. the site is well enclosed by vegetation and by landform to the west.

**Housing capacity** medium/low

The site is in open countryside and therefore its capacity for housing is very limited. If it is thought appropriate in terms of other policies then one house designed to a high standard may be acceptable due to the enclosed nature of the site.

**Employment capacity** low

There is no capacity for employment due to the location in open countryside, adjacent residential use and the size of the plot.

LDU context

---

LDU level	Agree?
-----------	--------

<b>Cultural sensitivity</b> High	<input checked="" type="checkbox"/>
----------------------------------	-------------------------------------

<b>Ecological sensitivity</b> Low	<input checked="" type="checkbox"/>
-----------------------------------	-------------------------------------

<b>Visual sensitivity</b> Moderate	<input type="checkbox"/> the site has no visual sensitivity due to its enclosed situation
------------------------------------	---

Landscape characteristics

---

**Land form** sloping valley side

**Land cover** grassland

**Woodland cover** trees on boundaries

**Scale** intimate

**Sense of enclosure** confined

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments -

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments fallow grassland

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features  ...from key place

Comments area lies enclosed in valley bottom

#### Noise sources

---

roads

Views of development some

Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments area lies close to commercial development on country lane

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor?

Comments site use appears self-contained

#### Visual relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments the area lies on a country lane divorced from the main settlement and self-contained

#### Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments the site lies along a country lane on which there has been discontinuous housing ribbon development. it lies almost opposite a commercial set of buildings which appear urban and out of place in this rural location.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments Views of the site are very limited to the adjacent dwelling, commercial development and minor road

#### Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Landscape sensitivity** high

**Justification**

The area is a small scale sloping pasture adjacent to be Westbury Brook forming the immediate western setting to the conservation area including Brook House. The adjacent settlement is essentially linear in character with well spaced cottages in mature gardens contrasting with the farm buildings of Grange Farm. Hedges and walls bound the site to the south and west.

**Housing capacity** low

The area has no capacity for housing as it forms an attractive view corridor out of, and setting to, the conservation area. It is intimate in scale and rises steeply with an attractive adjacent settlement edge.

**Employment capacity** low

The area has no capacity for employment as it forms an attractive view corridor out of, and setting to, the conservation area. It is intimate in scale and rises steeply with an attractive adjacent settlement edge.

LDU context

---

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/> h
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> the area is generally not widely visible and has a low visual sensitivity in this respect

Landscape characteristics

---

**Land form** sloping valley sides

**Land cover** farmland

**Woodland cover** trees in hedgerows

**Scale** small

**Sense of enclosure** enclosed

Biodiversity

---

SAC  SSSI

Comments -

Historic

---

SAM  Conservation Area  Grade 1/2\* Listing  Setting issues

Comments the village conservation area lies to the south and east

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral farmland

Diversity simple

## Water

---

Presence of Water  Comment the Westbury Brook forms the northern boundary

## Skyline

---

Prominence/ importance not applicable Complexity

Comments the adjacent trees to the west are on the skyline when viewed from the east

## Key views

---

To settlement  -

From settlement  the area allows views out from the conservation area to the hill to the west

Landmarks -

Detractors -

## Intervisibility

---

Site observation low ...to key features  ...from key place

Comments the area has limited visibility due to its location close to the stream valley bottom

## Noise sources

---

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

---

Summary high/medium

Comments the area lies on a quiet edge of the village adjacent to a minor road

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor?

Comments the area appears to form part of a larger land holding

## Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? none Setting?

Comments The area forms part of the small-scale, intimate and attractive setting of the western edge of the village climbing up the slope adjacent to the

Westbury Brook. The area acts as a the setting to Brook House.

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge highly indented

Comments the settlement edge is essentially linear with small scale, attractive cottages in mature gardens and farm buildings lining the adjacent lane. The imposing Brook House lies to the east.

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments The area is overlooked by adjacent residents and users of the small country lane.







Potential for improvement of settlement edge and overall mitigation

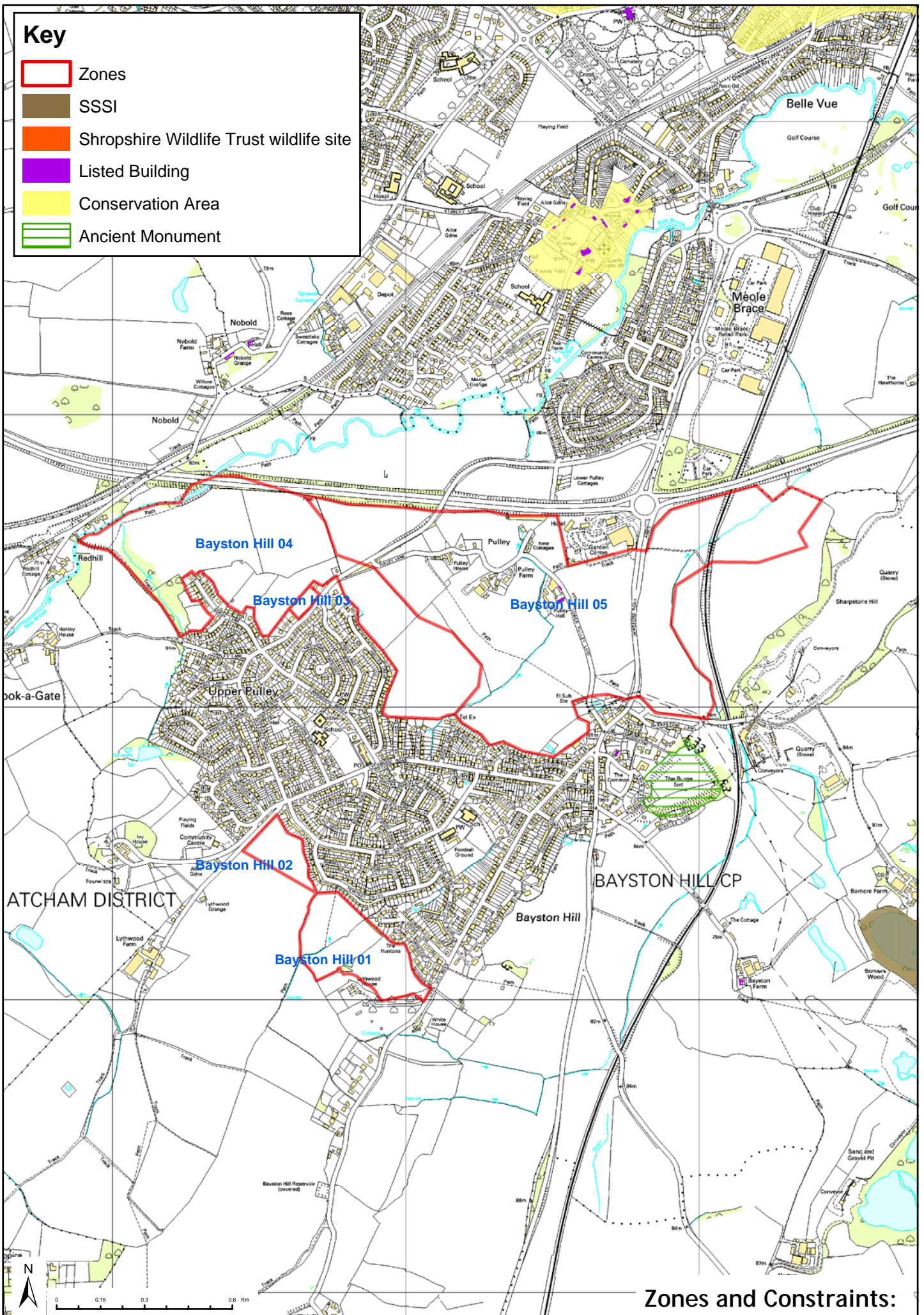
---

-



# Key

-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Listed Building
-  Conservation Area
-  Ancient Monument

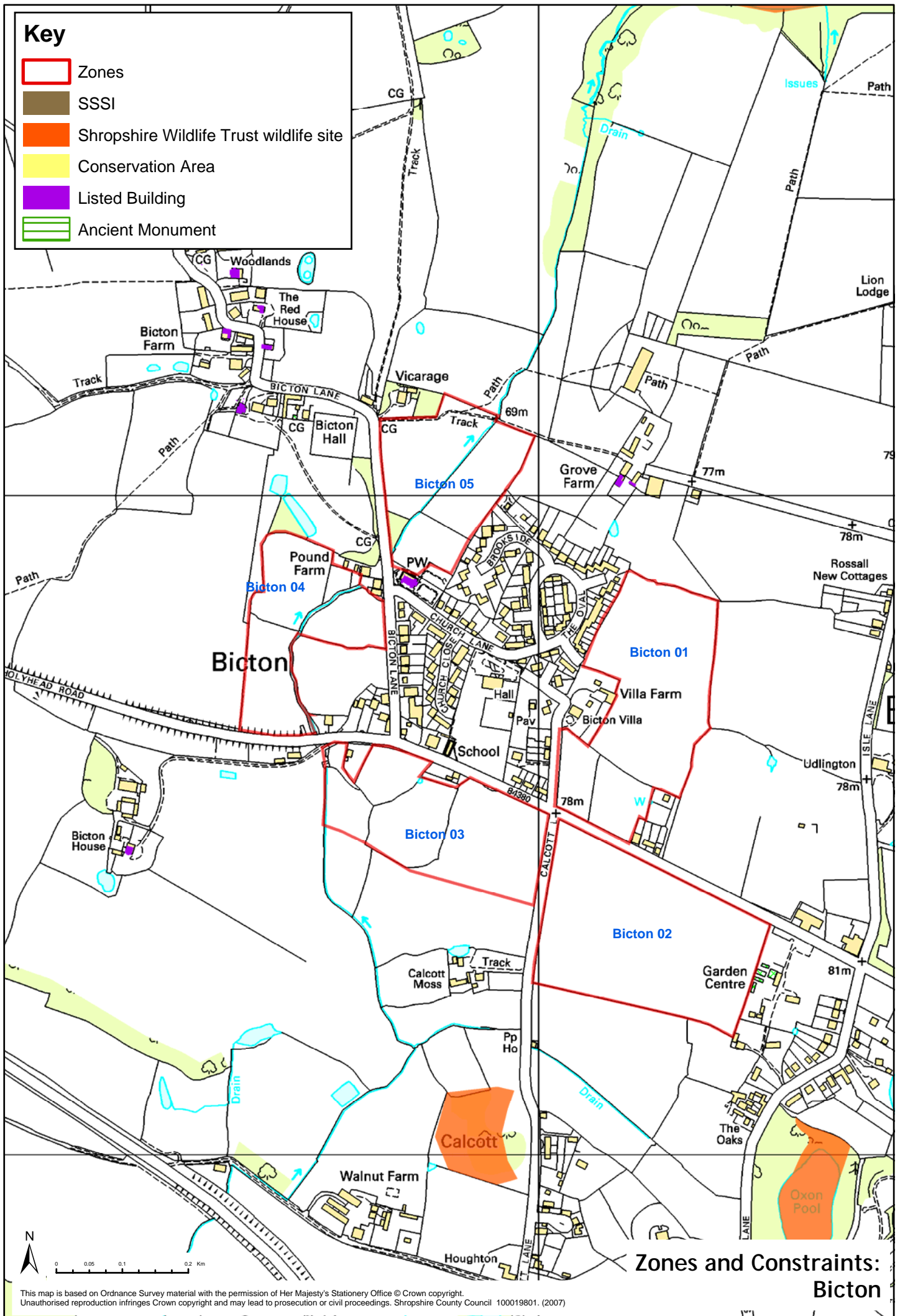


## Zones and Constraints: Bayston Hill

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# Key

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument



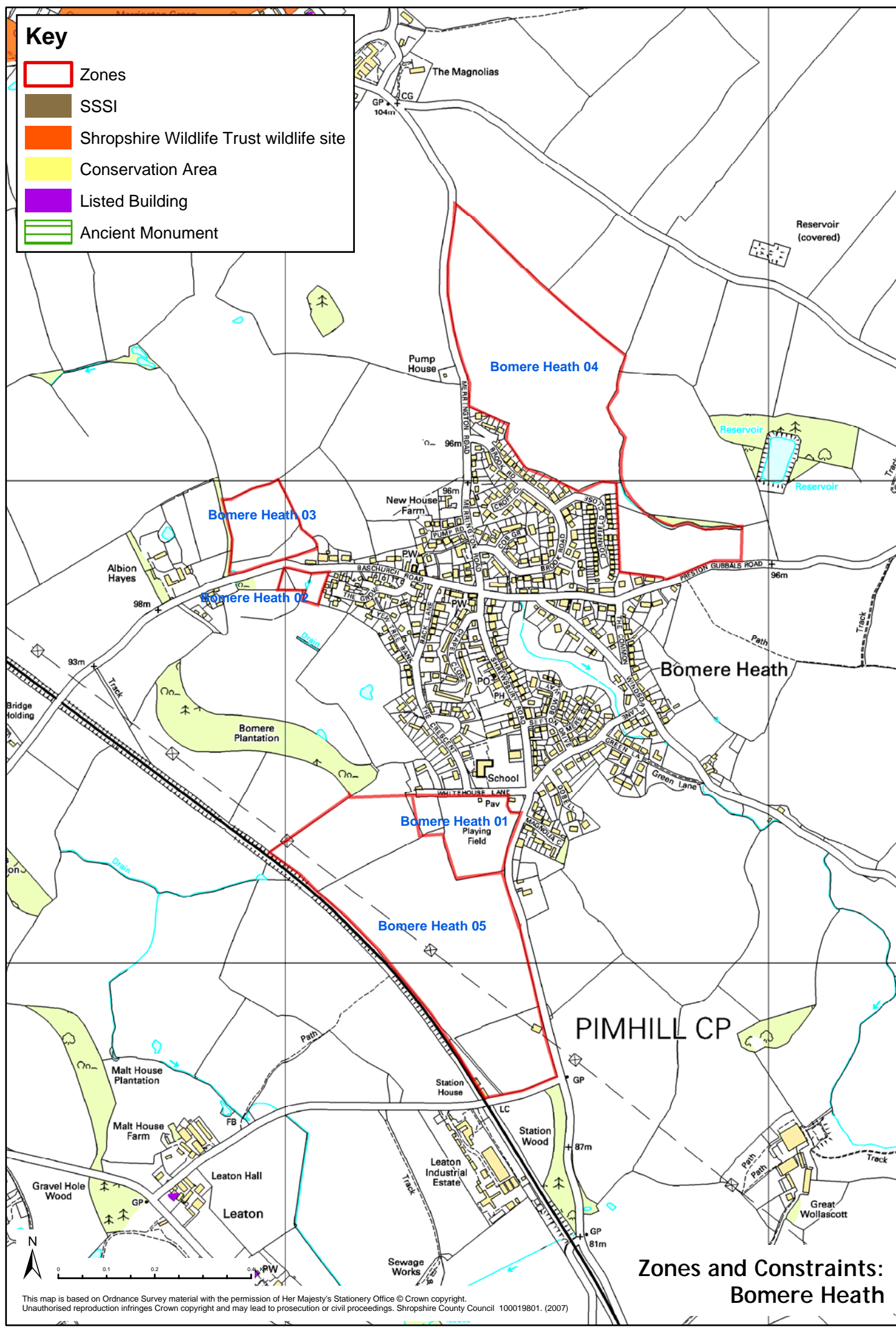
**Zones and Constraints:  
Bicton**

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**Key**

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument

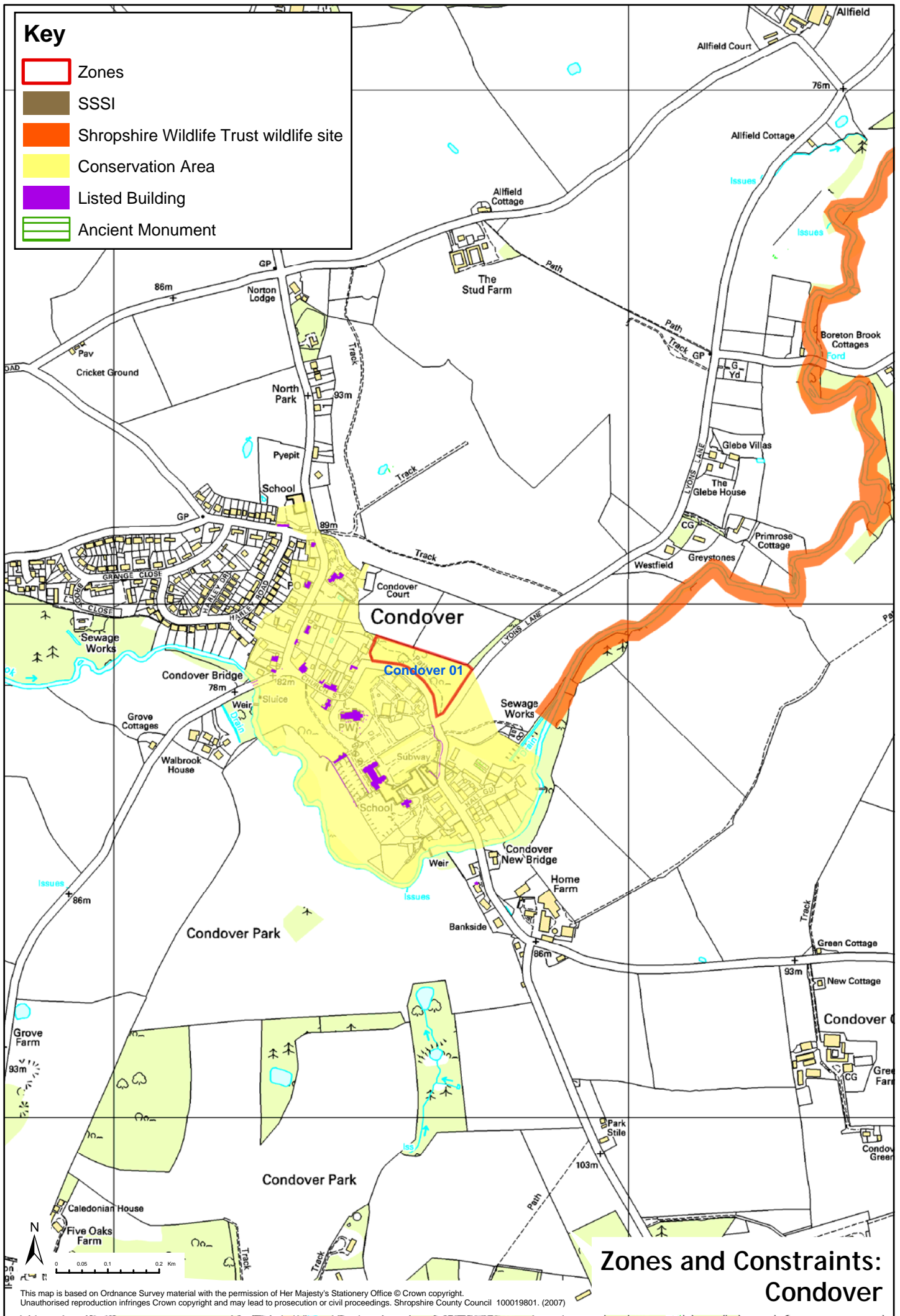


**Zones and Constraints:  
Bomere Heath**

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# Key

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument

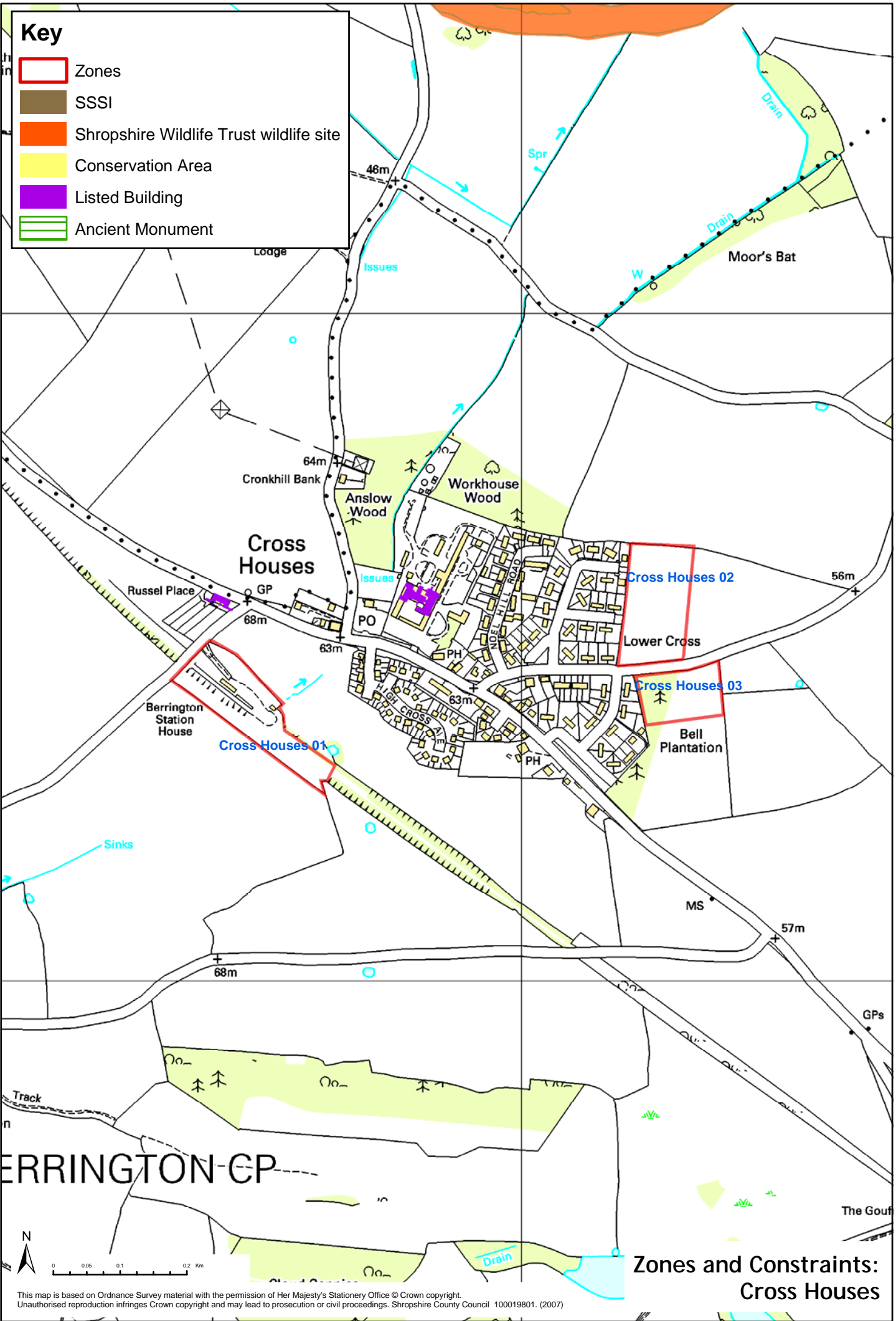


## Zones and Constraints: Condover

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**Key**

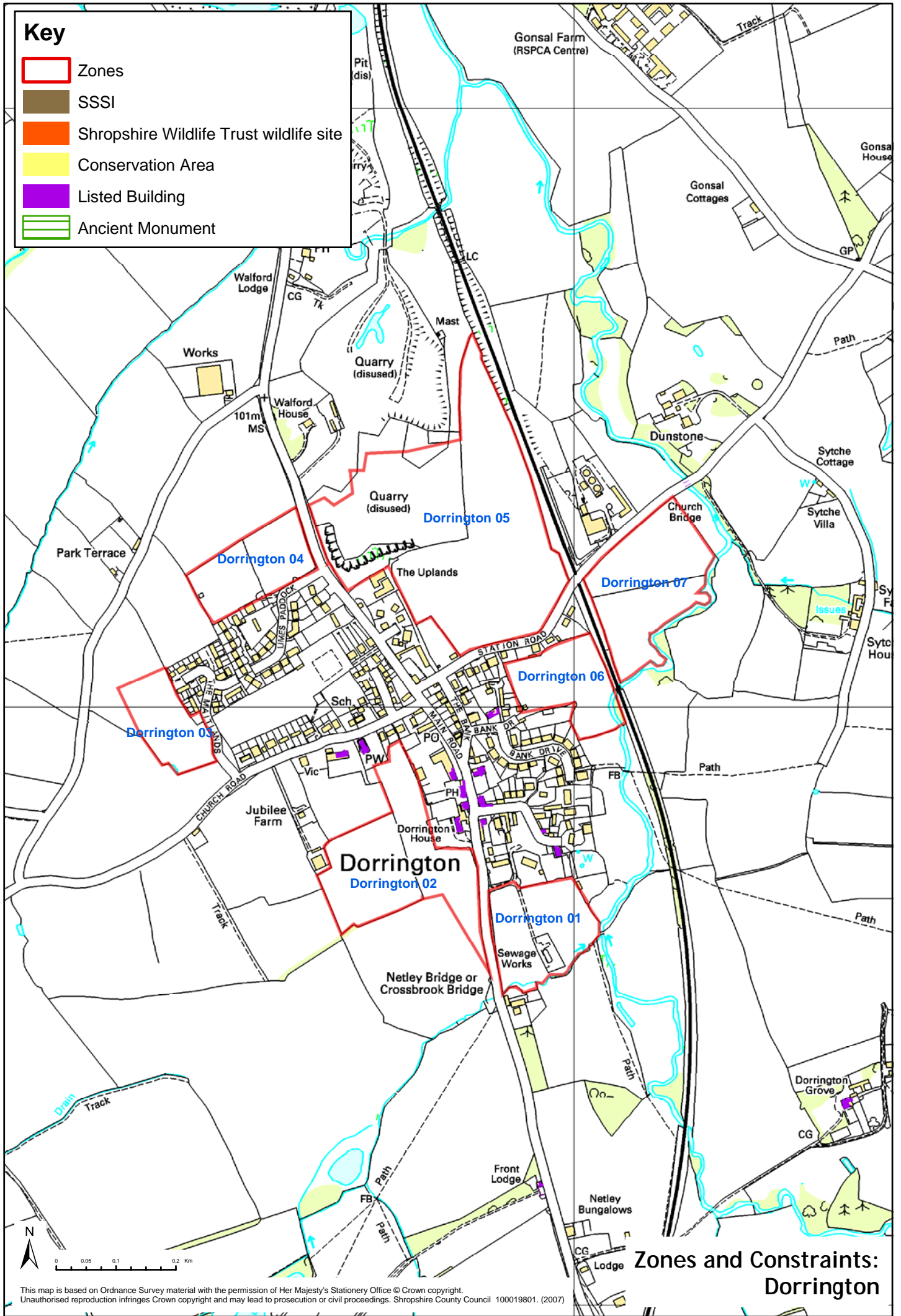
- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument

**Zones and Constraints:  
Cross Houses**

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# Key

-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Conservation Area
-  Listed Building
-  Ancient Monument

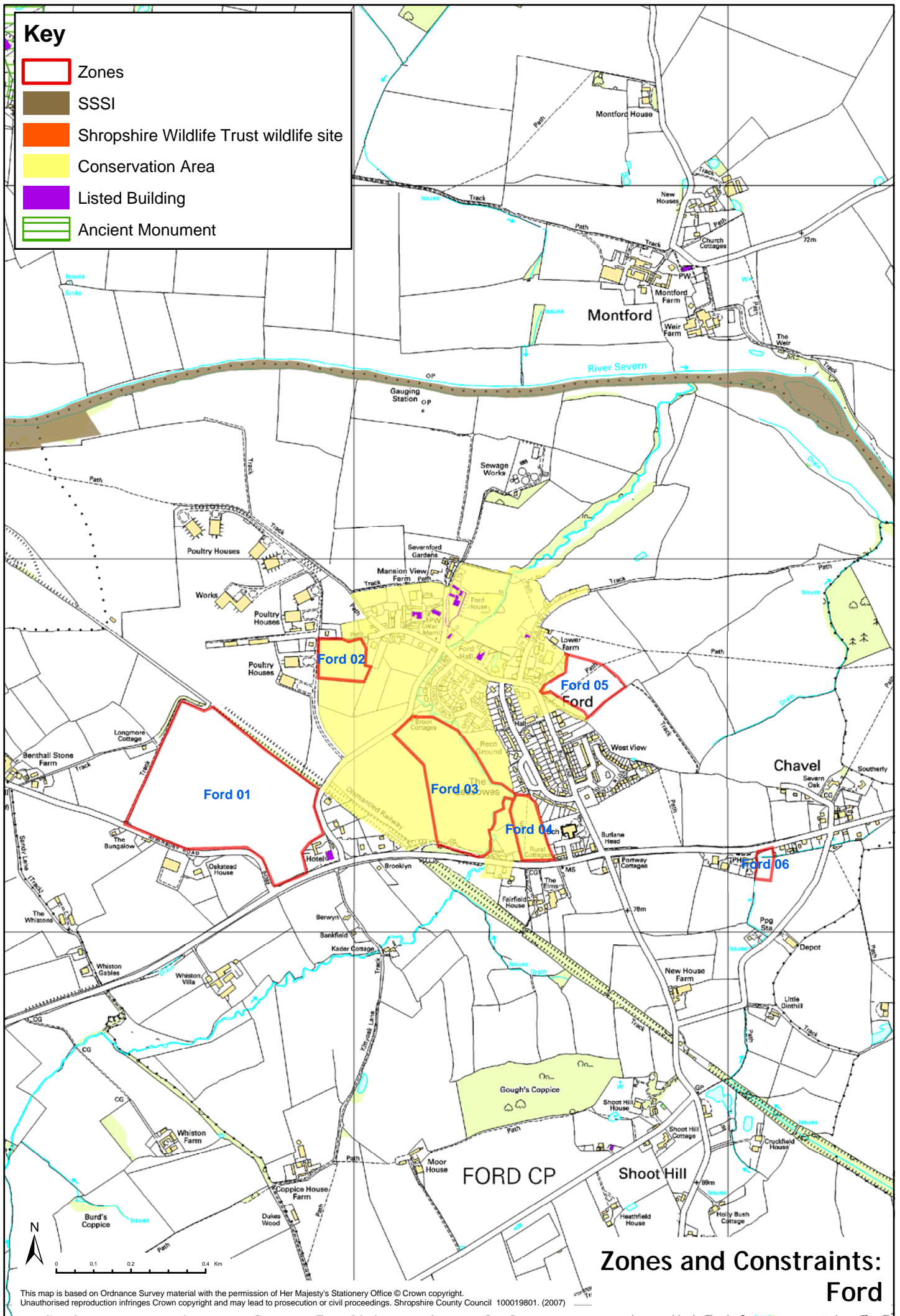


## Zones and Constraints: Dorrington

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# Key

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument









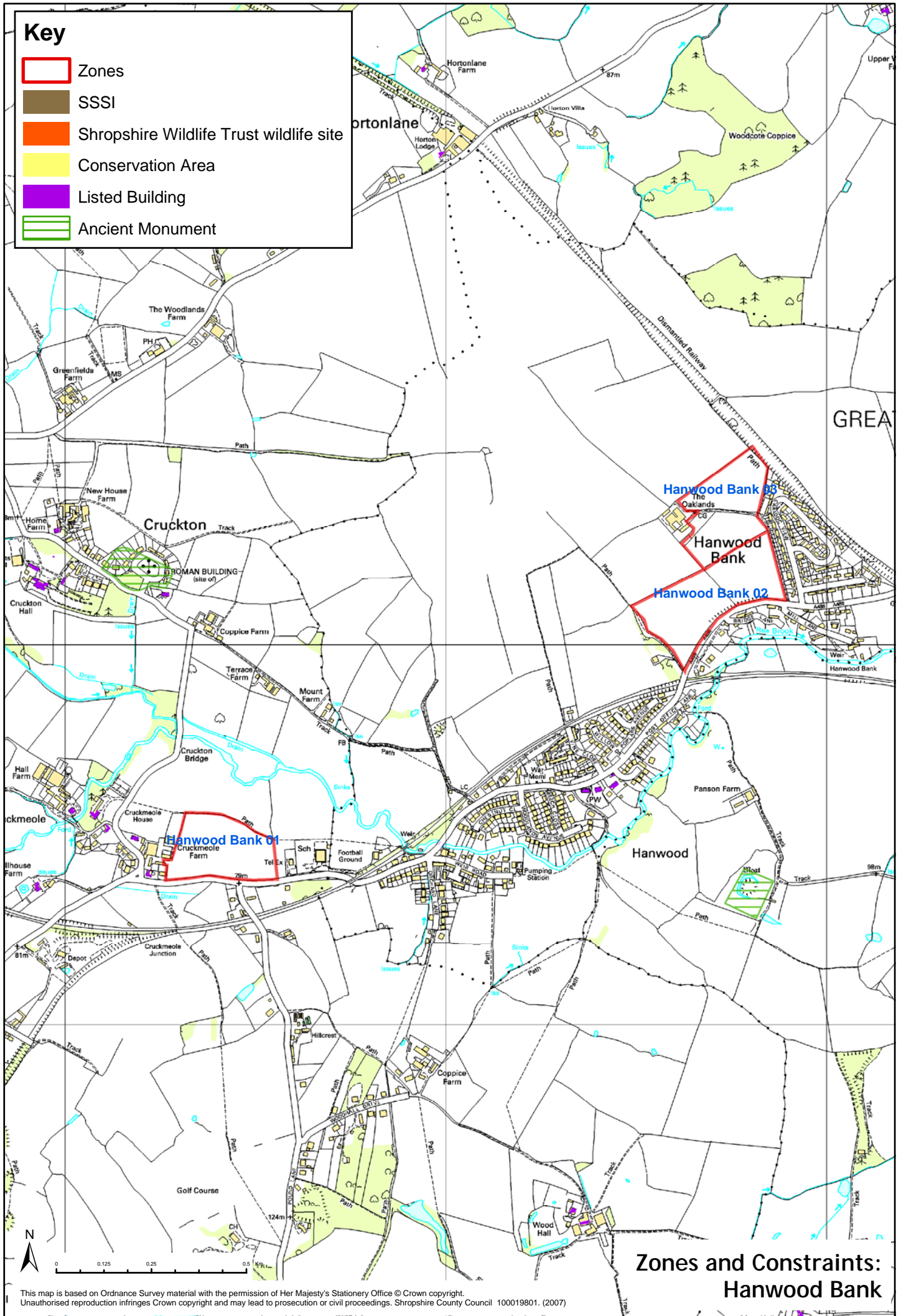
## Zones and Constraints: Ford

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# Key







-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Conservation Area
-  Listed Building
-  Ancient Monument

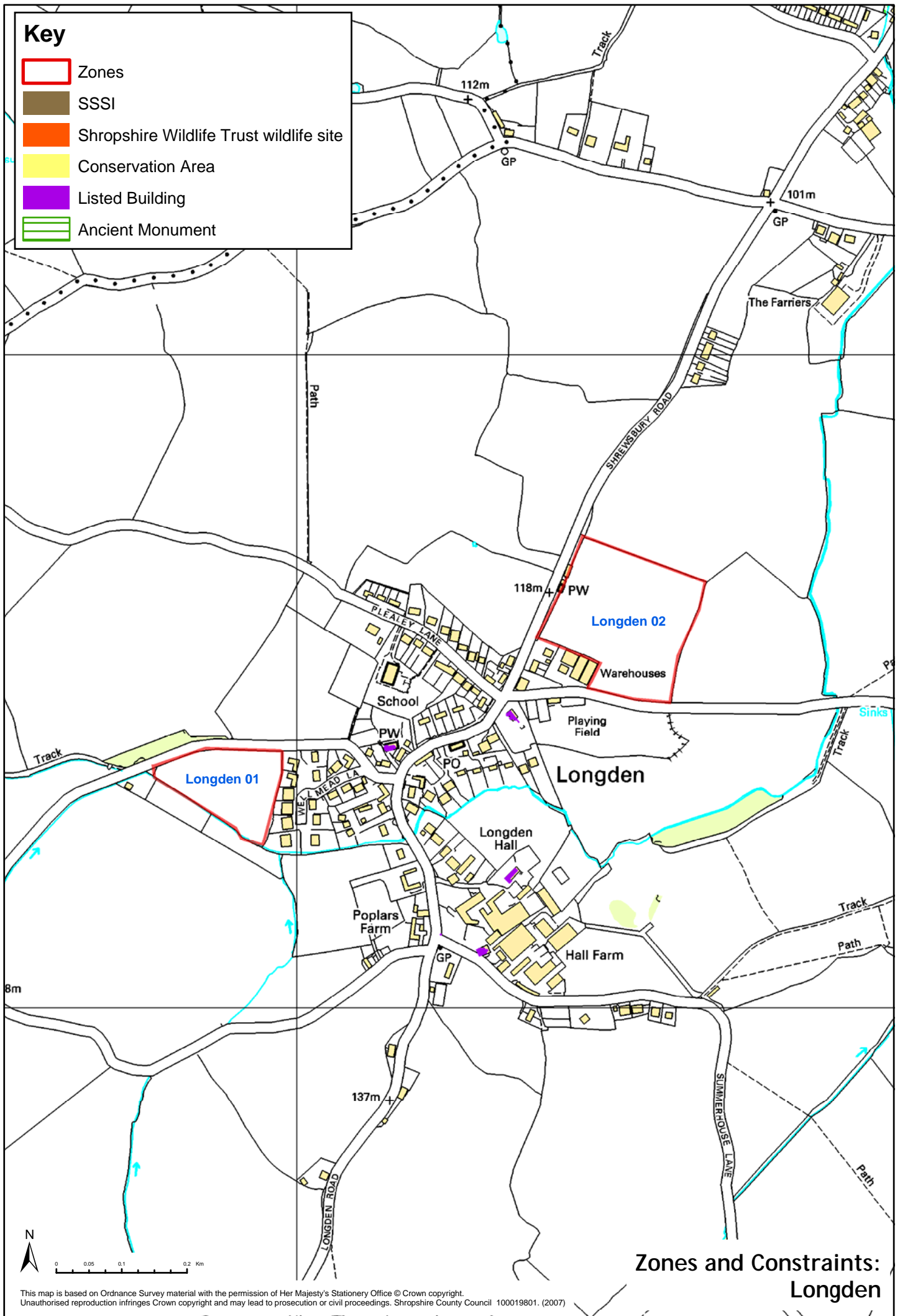


## Zones and Constraints: Hanwood Bank

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# Key

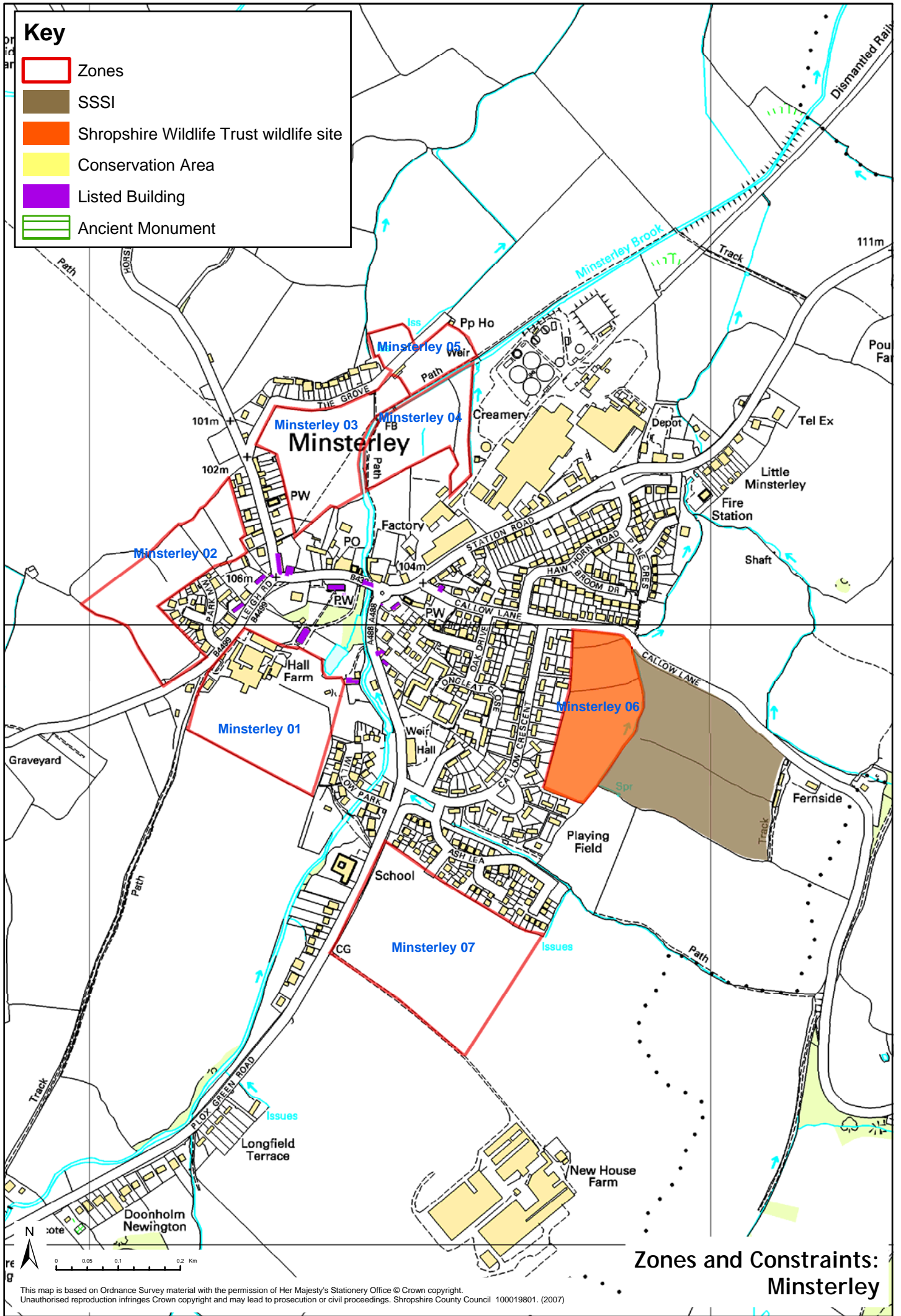
-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Conservation Area
-  Listed Building
-  Ancient Monument



**Zones and Constraints:  
Longden**

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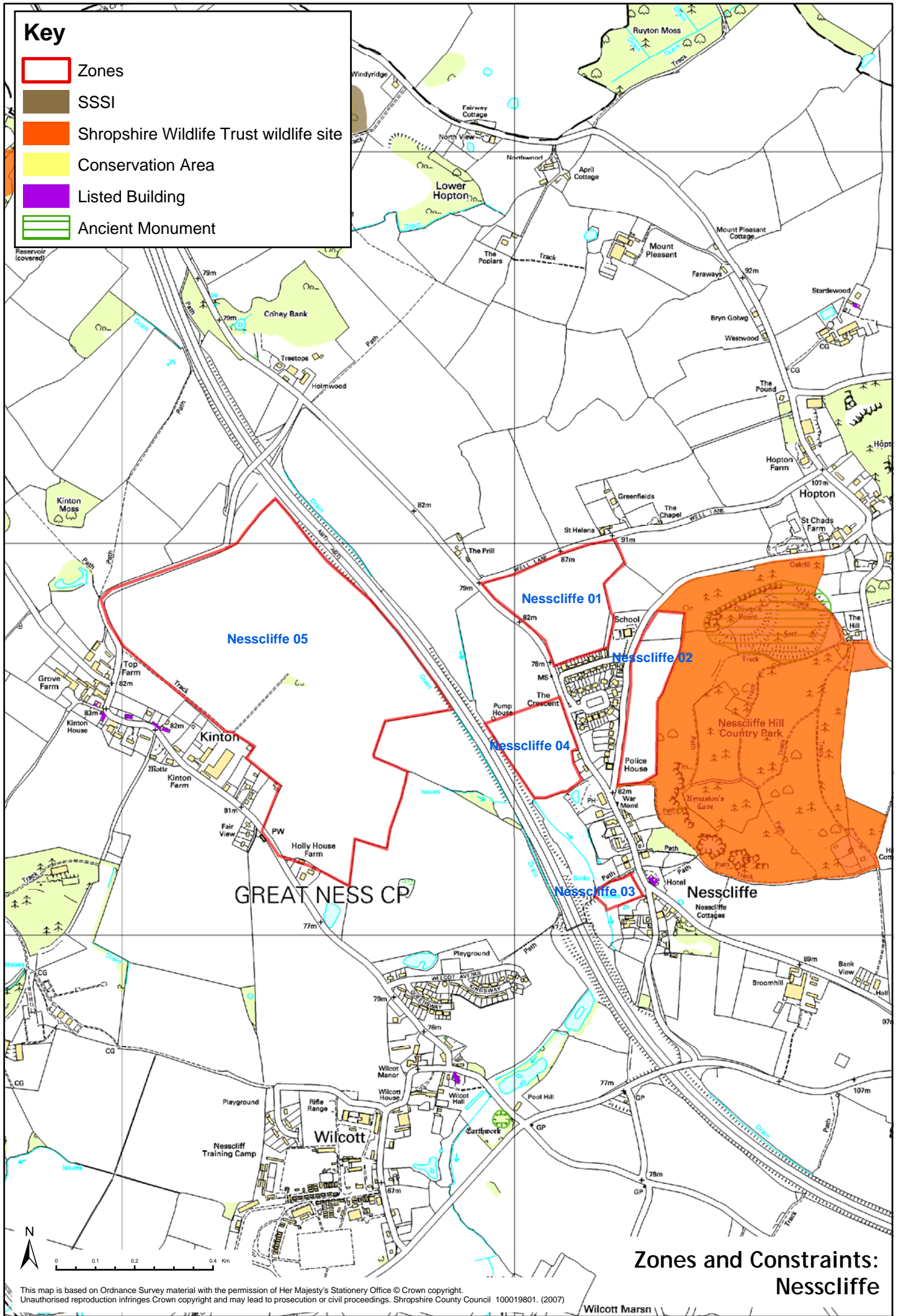


**Zones and Constraints:  
Minsterley**

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# Key

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument



GREAT NESS CP

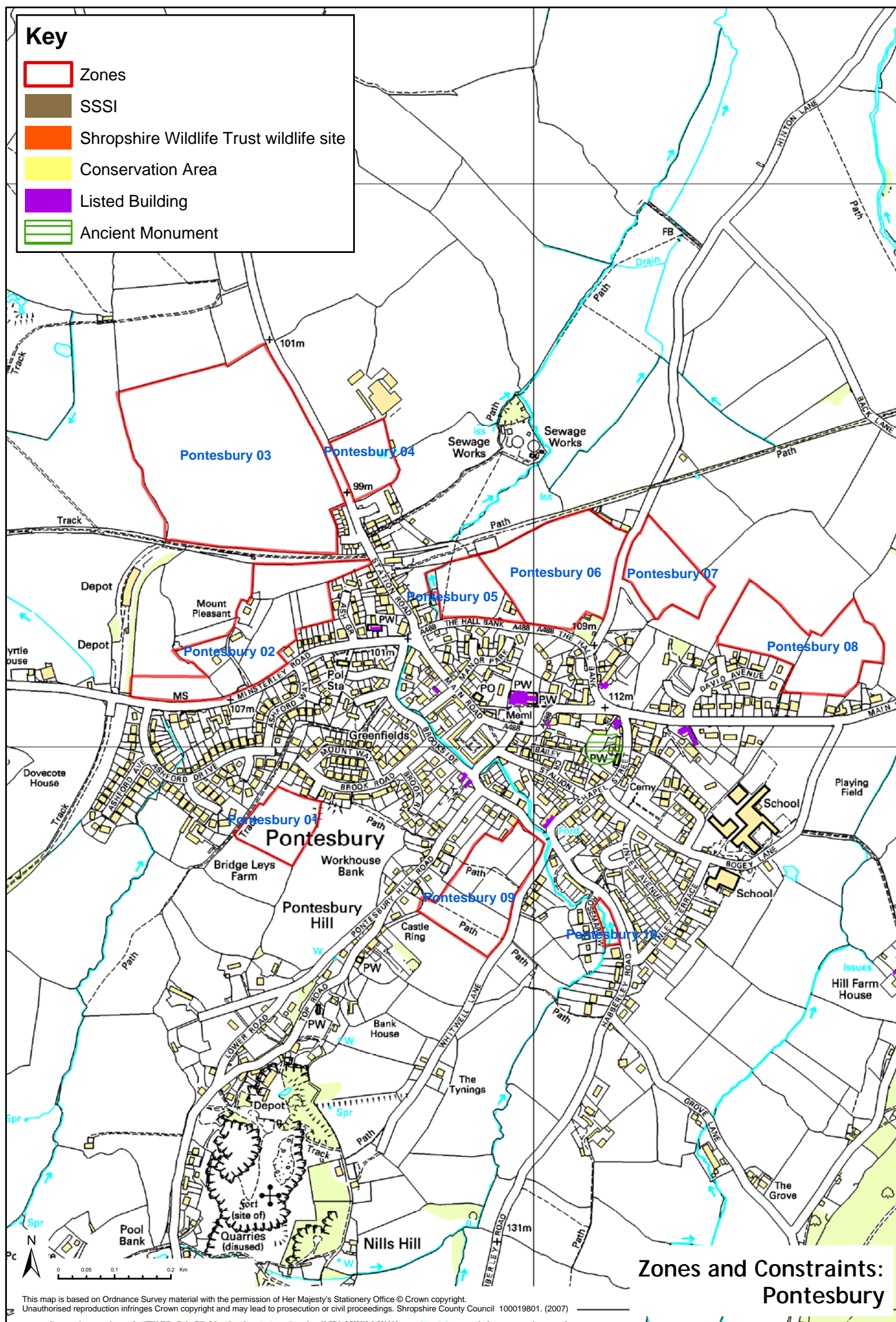
## Zones and Constraints: Nesscliffe

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**Key**

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument



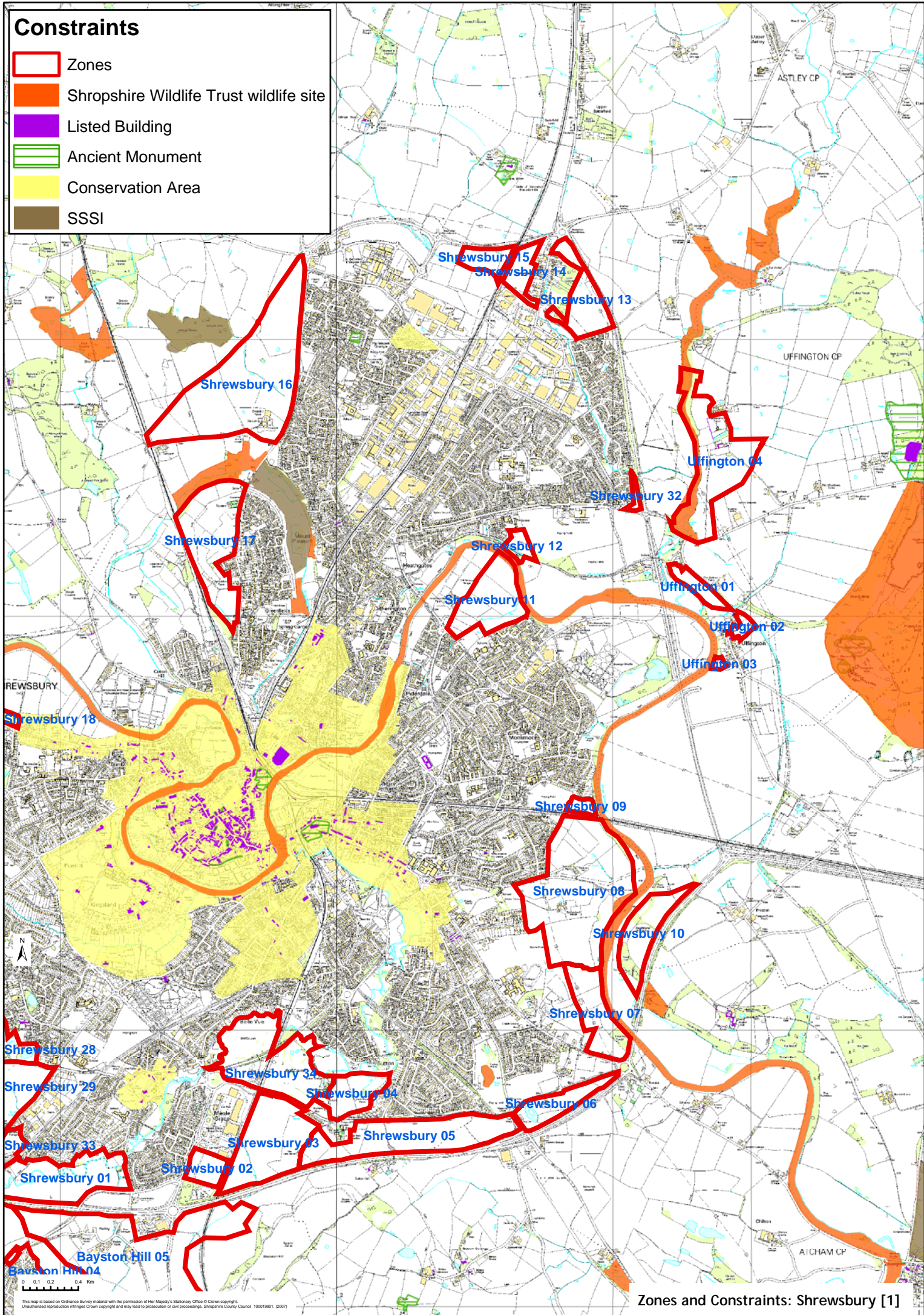
**Zones and Constraints:  
Pontesbury**

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# Constraints

- Zones
- Shropshire Wildlife Trust wildlife site
- Listed Building
- Ancient Monument
- Conservation Area
- SSSI



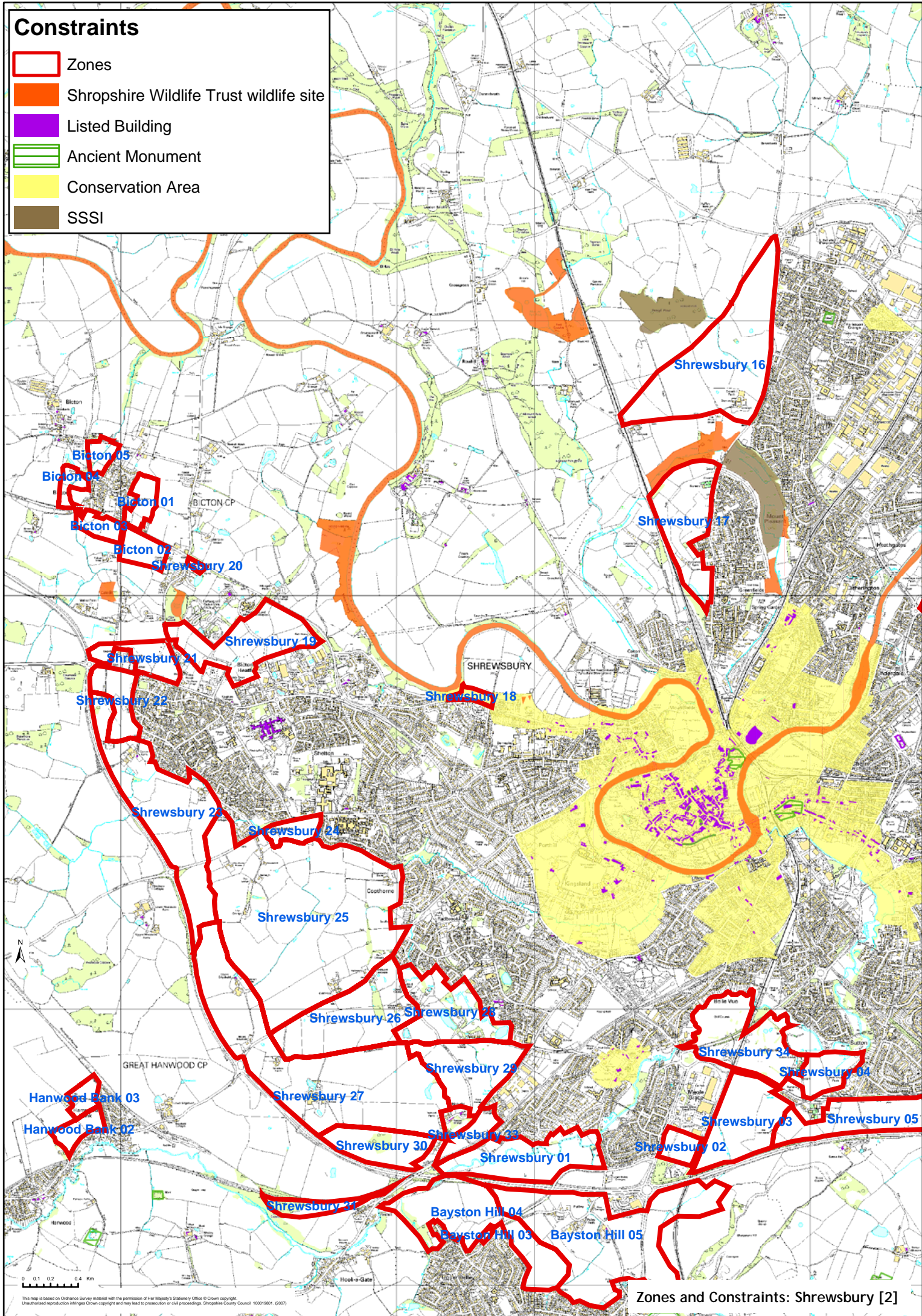
Zones and Constraints: Shrewsbury [1]

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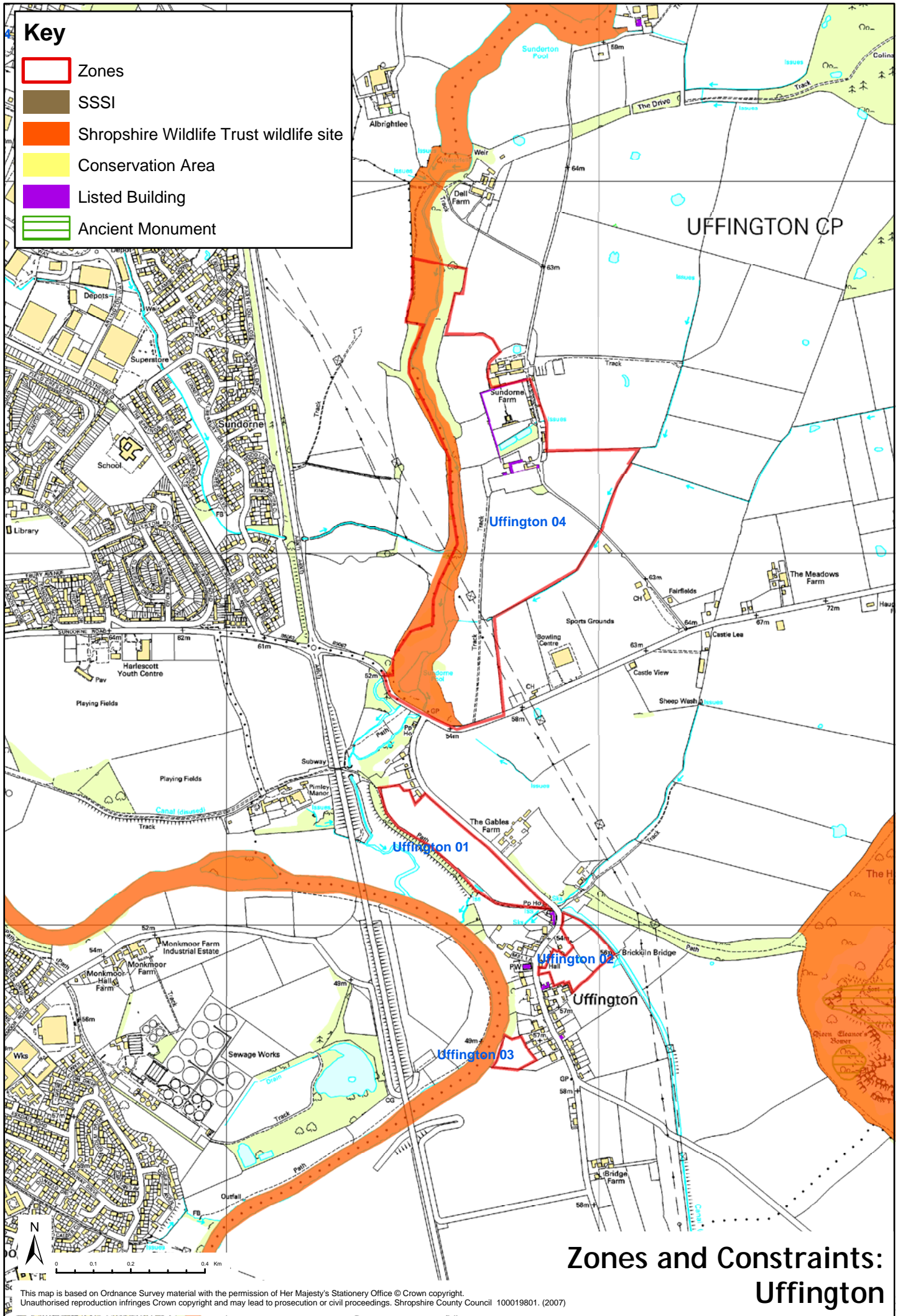
# Constraints

- Zones
- Shropshire Wildlife Trust wildlife site
- Listed Building
- Ancient Monument
- Conservation Area
- SSSI



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**Key**

- Zones
- SSSI
- Shropshire Wildlife Trust wildlife site
- Conservation Area
- Listed Building
- Ancient Monument

UFFINGTON CP

Uffington 04

Uffington 01

Uffington 02







Uffington

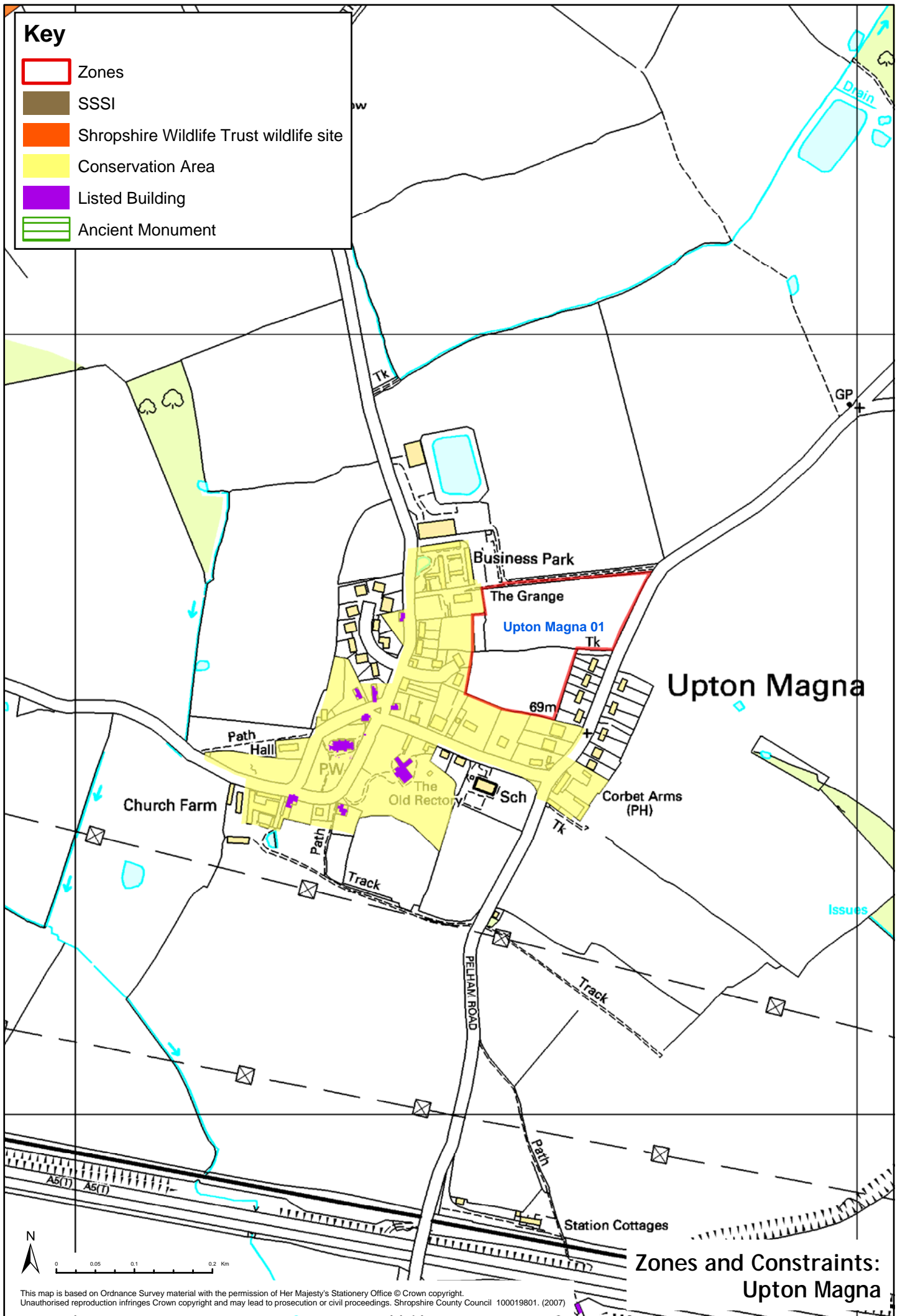
Uffington 03

**Zones and Constraints:  
Uffington**

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# Key







-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Conservation Area
-  Listed Building
-  Ancient Monument

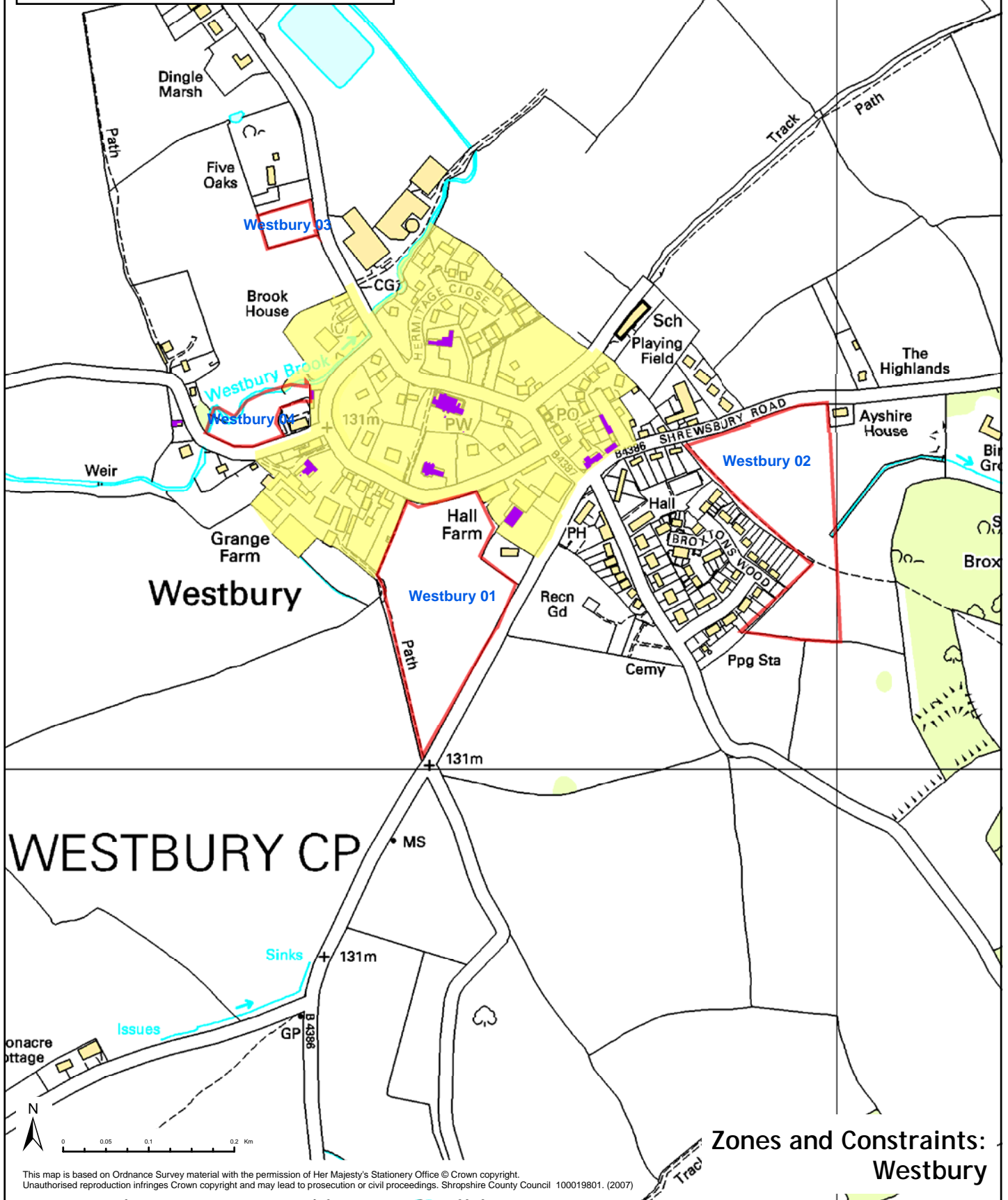


## Zones and Constraints: Upton Magna

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# Key

-  Zones
-  SSSI
-  Shropshire Wildlife Trust wildlife site
-  Conservation Area
-  Listed Building
-  Ancient Monument





# **APPENDIX 1**

## **Glossary of Terms**

## GLOSSARY OF TERMS

Note: This glossary is not a complete coverage of all words or terms used in the study. For instance it does not cover technical geological, ecological or historical landscape terms. Rather, it addresses those terms used as part of this method or in the descriptions, where meanings diverge from common parlance or are not explained in the method statement.

<b>Amenity (Planting)-</b>	planting to provide environmental benefit such as decorative or screen planting.
<b>Analysis-</b>	the process of dividing up the landscape into its component parts to gain a better understanding of it.
<b>Ancient Woodland-</b>	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
<b>Apparent-</b>	object visible in the landscape.
<b>Approach-</b>	the step-by-step process by which landscape assessment is undertaken.
<b>Arable-</b>	land used for growing crops other than grass or woody species.
<b>Assessment-</b>	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape.
<b>Biodiversity-</b>	the variety of life including all the different habitats and species in the world.
<b>Conservation-</b>	the protection and careful management of natural and built resources and the environment.
<b>Carr-</b>	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
<b>Character-</b>	see Landscape Character.
<b>Characteristics-</b>	elements, features and qualities which make a particular contribution to distinctive character.
<b>Character Area [CA]-</b>	see landscape character area
<b>Characterisation-</b>	the process of identifying areas of similar character, classifying and mapping them and describing their character.
<b>Complexity-</b>	[in the context of describing a skyline]how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
<b>Condition-</b>	the degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity.
<b>Coppicing-</b>	the traditional method of woodland management in which trees are

cut down near to the ground to encourage the production of long, straight shoots that can be harvested.

Consistent-	relatively unchanging element or pattern across a given area of landscape.
Cultural pattern-	expression of the historic pattern of enclosure and rural settlement.
Cultural sensitivity-	reflects the relative time depth (or continuity) of a landscape through history, and the degree to which its characteristics [such as hedgerows and settlements] are exhibited in the landscape (consistency).
Diversity-	[in terms of the function of an area] the variety of different functions of an area.
Dominant-	main defining feature or pattern.
Ecological sensitivity-	reflects the extent of survival and intactness of semi-natural habitats or patches [areas].
Element-	individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops.
Feature-	prominent eye catching elements e.g. wooded hill top or chapel.
Field Boundary-	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size -	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology-	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type-	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge-	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank-	earth bank or mound relating to a hedge.
Horticulture-	intensive form of cropping, such as vegetables or fruit.
Improved [in relation to soils or pasture]- Inherent	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.  dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.

<b>Joint Character Area-</b>	area of land [one of 159] based on broad landscape character defined by a national landscape character assessment in 1990s for the Countryside Agency corresponding with nationally derived Natural Areas defined by English Nature eg Bodmin Moor.
<b>Landcover-</b>	combinations of natural and man-made elements including vegetation that cover the land surface.
<b>Land cover parcel-[LCP]</b>	Land Cover Parcels are discrete areas of land nested within a larger LDU reflecting variations in the physical character of the land. Bounded by roads, railways, water courses and parish boundaries, these units define areas with similar patterns of land use, field pattern and tree cover.
<b>Landscape-</b>	primarily the visual appearance of the land including its shape, form and colours. However, landscape is not purely a visual phenomena. The landscape relies on a range of other aspects including geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations.
<b>Landscape Capacity-</b>	the degree to which a landscape/seascape is able to accept change without significant effects on its overall character, or overall change of landscape/seascape character type.
<b>Landscape Description Unit [LDU]-</b>	distinct and relatively homogenous unit of land, each defined by four attributes- physiography and ground type, landcover and cultural pattern.
<b>Landform-</b>	combinations of slope and elevation which combine to give shape and form to the land.
<b>Landscape Character-</b>	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
<b>Landscape Character Area [CA]-</b>	area with common characteristics- in this study it is made up of a number of adjacent landscape description units with common perceptual and other characteristics.
<b>Landscape Resource-</b>	The overall stock of the landscape and its component parts. [The landscape considered as a measurable finite resource like any other eg minerals, land, water].
<b>Landscape Sensitivity-</b>	the inherent sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource and the visual sensitivity of the landscape.
<b>Landscape value-</b>	the relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of

conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value.

<b>Mixed Farmland-</b>	a combination of arable and pastoral farmland.
<b>Mosaic-</b>	mix of different landcovers at a fine grain such as woodland, pasture and heath.
<b>Objective-</b>	method of assessment in which personal feelings and opinions do not influence characterisation.
<b>Outcrop-</b>	the area where a particular rock appears at the surface.
<b>Pastoral-</b>	land down to grass either grazed by animals or for cutting.
<b>Physiography-</b>	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
<b>Polygon-</b>	discrete digitised area in a geographic information system[GIS].
<b>Prominent-</b>	noticeable feature or pattern in the landscape.
<b>Protect-</b>	to keep from harm.
<b>Qualities-</b>	aesthetic [objective visible patterns]or perceptual [ subjective responses by the landscape assessor] attributes of the landscape such as those relating to scale or tranquillity respectively.
<b>Regional Character Areas-</b>	see Joint Character Areas
<b>Receptor-</b>	receptors [in this report] are defined as people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways.
<b>Resource-</b>	see landscape resource.
<b>Restore-</b>	repair or renew.
<b>Riparian-</b>	vegetation associated with the water body, usually a river or stream.
<b>Semi-natural vegetation-</b>	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
<b>Sense Of Place-</b>	the character of a place that makes it locally distinctive ie different from other places.
<b>Sensory-</b>	that which is received through the senses ie sight, hearing, smell, touch.

<b>Settlement-</b>	all dwellings/habitations, whether single or clustered in cities, towns and villages.
<b>Settlement Pattern-</b>	the predominant pattern of settlement in an area.
<b>Subjective-</b>	method of assessment in which personal views and reaction are used in the characterisation process.
<b>Topography-</b>	term used to describe the features of the Earth's surface.
<b>Value-</b>	see landscape value
<b>Vernacular-</b>	built in the local style, from local materials.
<b>Visual Impacts-</b>	the likely visual effects that would result from a development proposal or change in land management.
<b>Visual sensitivity-</b>	visual sensitivity or 'visibility' is the third component of landscape sensitivity, and is a measure of the degree to which change is likely to cause a visual impact within a particular landscape.

#### **Abbreviations**

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CA	Character area
C20	20 <sup>th</sup> century
SAC	Special Area of Conservation
GIS	Geographic information system
JCA	Joint character area
LBAP	Local Biodiversity Action Plan
LCA	Landscape character assessment
LDU	Landscape description unit
PSAC	Provisional Special Area of Conservation
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SLINC	Site of Local Interest for Nature Conservation
SMR	Scheduled Monument Record
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

## **APPENDIX 2**

### **County Landscape Assessment Method for Landscape Description Units**

# THE LIVING LANDSCAPES METHOD

## DEFINITIVE AND DESCRIPTIVE STEPS

September 2006



## The importance of the spatial framework

A key component of the character-based approach to rural decision making that has been developed as The Living Landscapes Method is the use of Geographical Information System (GIS) technology, which is now widely available. GIS allows datasets to be displayed showing the relationship between an entity (eg a polygon or line), and its attributes (eg length, height, condition). Any GIS software can be used to perform these tasks, including ArcGIS and MapInfo.

This technology greatly facilitates the storage, analysis and presentation of spatial (map based) data, allowing environmental and other information to be compared *across both space and time*, thus enabling the user to ask questions of the data and to generate hypotheses. The use of GIS also necessitates a rigorous approach to data storage and manipulation, and hence provides the opportunity for establishing a structured database of archival quality.

For GIS to be used effectively as a decision support tool it is essential to create a structured, spatial framework for describing and evaluating the countryside. This framework operates at different spatial levels, ranging from the national/regional (1:250,000), through the county/ district (1:50,000), down to the individual farm/site (1:10,000).

Figure 1: Assessment hierarchy at different levels of spatial resolution

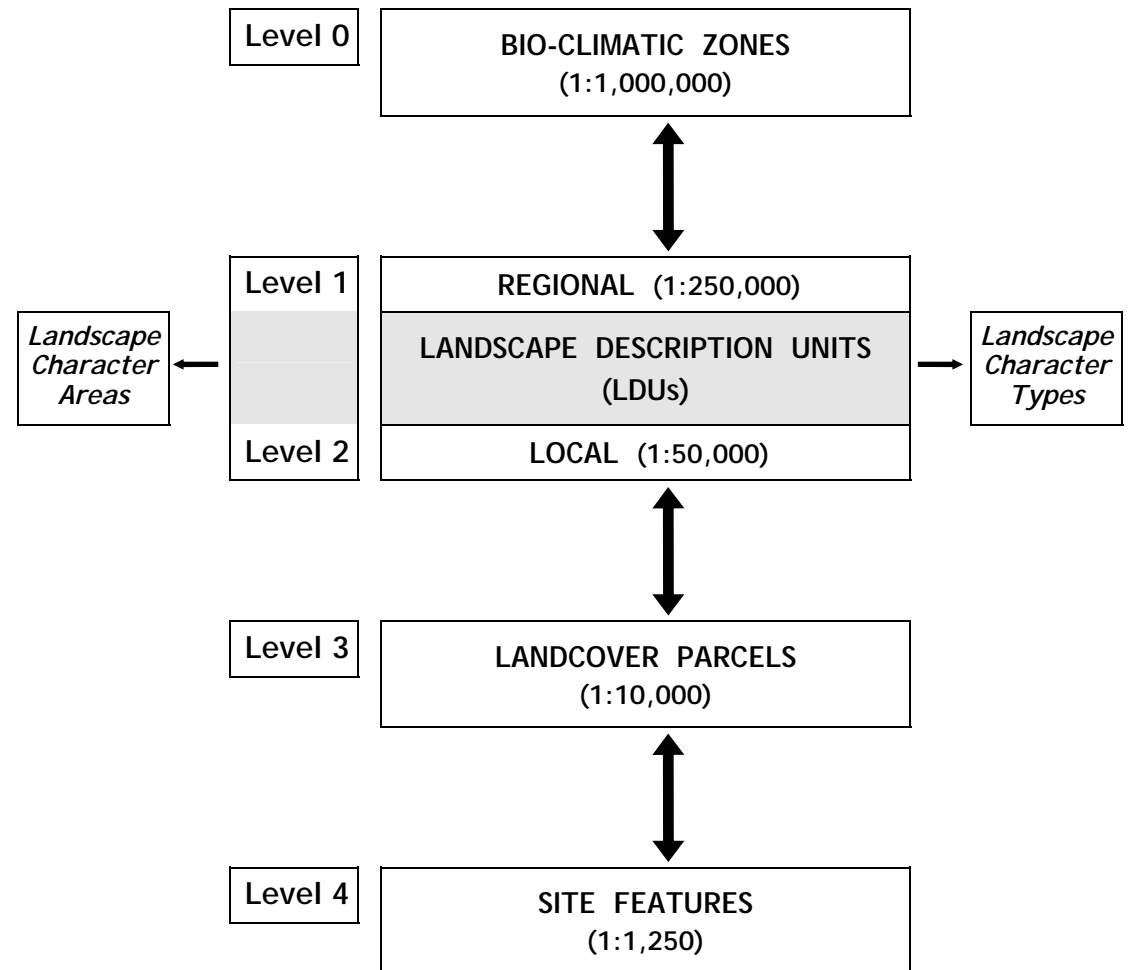


Figure 1 illustrates the relationship between the different levels of assessment. The *landscape scale*, which sits in the middle of the diagram, can be defined as a scale of assessment that is smaller than the global environment, but larger than the individual site. It is the integrating scale, providing a landscape context for farm and site based (Level 3) decision making, whilst linking with and (providing the focus for) national/regional policy objectives.

### Landscape Description Units

The fundamental building block of the hierarchy at the landscape level is the **Landscape Description Unit** (LDU). LDUs are distinct and relatively homogenous units of land, each defined by a series of *definitive* attributes, so called because they define the extent of each spatial unit.

There are **four** attributes used to define LDUs at Level 2

- *physiography* and *ground type*, which together encapsulate the underlying natural dimension of the landscape
- *landcover*, reflecting surface vegetation; and *cultural pattern*, which describes the structural component of the cultural landscape.

The natural dimension of the landscape (physiography and ground type) is mapped first, not only because it provides a context for analysing the historical evolution of the landscape, but also because the baseline attributes of relief, geology and soils have 'real' boundaries which can be readily defined. In practice this entails firstly defining the more immediately distinct areas, where the pattern of topography relates clearly to changes in geology and soil.

Cultural attributes do not usually have such clearly defined boundaries, but because of the constraints that have historically been imposed on land utilisation by slope, soil fertility and drainage it is often possible to map cultural patterns at the landscape scale using the emerging LDU framework.

It is an iterative process requiring comparison of all the data to help define the less immediately visible distinctions in the landscape. For example, a break in slope which coincides with a change in soil type and tree cover to the plateau above will be easily identifiable as a sharp boundary, where a few steps takes you into a clearly different landscape, whereas the transition between a dispersed and a nucleated settlement pattern in a rolling landscape maybe several kilometres wide and is likely to require examination of HLC and other information to help map a line to its best location.

Definitive attributes are derived through a process of overlay mapping which is described in more detail below. This process was traditionally achieved by physically overlaying a number of acetate sheets one on top of the other. Carrying out the same process on GIS not only overcomes the problems associated with enlarging/reducing source maps at different scales, but it also allows far greater scope in the actual analysis of the data. The digital datasets used in defining LDUs vary with availability from the client but typically include: geology, 10m contours, soils, farm census data, settlements, woodland, ancient woodland, HLC, moorland, OS 1:50k, and the National Typology. Other datasets may be referred to where available.

Each aspect of the analysis, and the attributes defined is outlined below.

## Physiographic analysis

Physiography is an expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of subsequent geomorphological processes. Two definitive attributes are used at Level 2, one defining the geological structure (and relative relief) of the unit and the other to describe the form (and relative relief) of the land surface. This is derived from interpretation of the relationship between geological and contour data. Physiographic boundaries should ideally follow clear 'breaks in slope' that are related to geological boundaries. Where there is no obvious break in slope (eg. the transition between the dip slope of an escarpment and an adjoining vale) a 'best fit' line (ie. a line that has been adjusted to match the surface landform) should be defined that reflects the geological boundary. The physiographic character is denoted in the GIS in the Phys\_D column.

**Coastal dunes** - low hills/ridges of sand piled up by the wind along sandy coasts

**Marine levels** - extensive areas of flat land formed by the recent deposition of waterborne drift, mainly of marine origin, in low-lying coastal areas - land usually at or below sea level and may include intertidal flats covered by water at high tide.

**River valleys** - flat, low-lying land formed by the recent deposition of waterborne drift in larger river valleys, but also including other low-lying areas formed from lacustrine (lake) drift.

**Glacial vales & valleys** - low-lying land, generally below 90 metres (300 feet) - associated with drift laid down by ice sheets in clay vales, coastal plains and broad valley bottoms.

**Glacial lowlands** - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography - associated with drift laid down by ice sheets.

**Periglacial plateau** - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

**Periglacial uplands** - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, associated with dissected areas of glacial drift.

**Soft rock vales & valleys** - low-lying land, generally below 90 metres (300 feet) - associated with clay vales and broad valley bottoms.

**Soft rock lowlands** - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography.

**Soft rock plateau** - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

**Soft rock uplands** - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, comprising hilltops, ridges and narrow, often steep sided valleys.

**Scarp slopes & ridges** - distinct, often steep sided tracts of elevated/undulating relief, generally well defined by clear breaks in slope - may be in the form of discrete hills/ridges, valley sides, or as rising ground (eg. scarp slopes) on the edge of higher land.

## Ground type analysis

Ground type is an expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use. Two definitive attributes are used at Level 2, one describing the nature of the underlying bedrock/drift, the other to reflect variations in the process of soil formation related to drainage and soil fertility. This is derived from interpretation of geological (rock type), soils and land use data. The ground type is denoted in the GIS in the Phys\_D column

**Saltmarsh** - uncultivated tracts of coastal marshland developed directly on unconsolidated mud/silt and covered by the sea at high tide - also includes slightly elevated areas with muddy channels.

**Fenland** - marginal land associated with organic soils derived from partially decomposed plant remains - perennially wet where undrained, but in many places (eg. The Fens) groundwater controlled by ditches and pumps.

**Wet meadowland** - slowly permeable mineral soils developed on alluvial drift and supporting wetland, or relic wetland (lines of willow, reeds in ditches) vegetation. Seasonal, or perennial waterlogging is the main constraint to agricultural production.

**Dry meadowland** - free-draining mineral soils developed on alluvial drift. Seasonal waterlogging may be a constraint to agricultural production but in most places groundwater is controlled by ditches and pumps.

**Wet claylands** - slowly permeable soils, typically developed on soft clays and glacial tills. Seasonal waterlogging is the main constraint to agricultural production and in central and

western areas this ground type is mainly under permanent grassland.

**Claylands** - slowly permeable soils, typically developed on soft clays and glacial tills. Although at risk in wetter areas to seasonal waterlogging, this ground type is utilised extensively for cereal growing in Eastern England.

**Heavy Brown soils** - slowly permeable, often base poor fine loamy and clayey soils developed on plateau drift and clay-with-flints, typically overlying chalk bedrock.

**Loamy Brown soils** - reddish/brown, free-draining mineral soils developed on mudstone, siltstone, or drift at elevations below about 180m (600ft).

**Sandy Brown soils** - light, free-draining sandy and coarse loamy soils developed on soft sandstones and sandy drift. In places can include localised patches of wetland (denoted by Bw), or nutrient poor/podzolic (denoted by Bd) soils.

**Sandlands** - nutrient poor (podzolic) sandy or coarse loamy soils, some with a humic topsoil, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc.) - associated normally with sandstone, or sandy drift.

**Dunes sands** - low hills/ridges of unconsolidated sands piled up by the wind along sandy coasts. Also includes gravel ridges formed by wave action.

**Intertidal sands** - uncultivated tracts of coastal sand covered by the sea at high tide.

**Calcareous Brown soils** - free draining base rich loamy soils developed on soft limestone and chalky drift at elevations below about 180m (600ft). Often includes localised patches of shallow (denoted by Br) soils.

**Shallow soils** - free draining loamy soils developed directly over chalk or limestone at elevations below about 300m (1000ft) - frequently distinguished by stony soils and/or rock outcrops with relic calcareous grassland on steeper slopes.

**Loamy gleys** - heavy land with slowly permeable base poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, with patches of wet heath grading into wet moorland at higher elevations in the north and west.

**Dry heath/moor** - uncultivated tracts of 'open' land (excluding bog) dominated by heather and other dwarf shrub vegetation

**Rough pasture** - other uncultivated tracts/patches of 'open' land dominated by grassland species, often in association with bracken and/or gorse - usually developed on shallow mineral soils in both hard and soft rock areas

**Blanket/raised bog** - uncultivated tracts of semi-natural vegetation (raised, valley and blanket bog) associated with wet humic soils which are more or less permanently waterlogged - often covered in dwarf shrub vegetation

### Landcover analysis

Landcover is an expression of the type of vegetation (natural and man made) covering the land surface. Two definitive attributes are used at Level 2, one describing the predominant land use/type of farming, the other reflecting the contribution that trees and woodlands make to the character of the landscape. The broad pattern of primary land use and associated tree cover at the farm type level as related to the inherent physical (slope, drainage, fertility) and economic constraints within a particular area. The

pattern of land cover is denoted by 2-digit 'Land\_D' code within the GIS database.

**Ancient wooded farmlands/Ancient wooded** - landscapes characterised by extensive areas of broadleaved woodlands, mainly of ancient origin (as defined on the ancient woodland inventory), which pre-date the surrounding enclosure pattern. This pattern typically displays clear signs of piecemeal woodland clearance, including irregular woodland outlines and frequent woodland place names ending in terms such as 'ley' and 'hurst'.

**Secondary wooded** - landscapes with a dynamic tree cover pattern, characterised by extensive patches of recent (in historical terms) secondary and/or plantation woodlands which are often superimposed unconformably on a pre-existing unwooded landscape.

**Ancient farmlands** - arable landscapes characterised by individual blocks, or clusters of ancient woods which are often significantly larger than the surrounding enclosure pattern.

**Estate farmlands** - arable landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

**Settled farmlands** - arable landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of arable field, or former 'waste'.

**Open farmlands** - treeless tracts of cultivated land where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

**Ancient pastoral farmlands** - pastoral landscapes characterised by a mixture of scattered, often dense, hedgerow trees (typically oak) and small irregularly shaped woods, mostly of ancient origin.

**Estate pastures** - pastoral landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

**Settled pastures** - pastoral landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of former 'waste'.

**Open pastures** - treeless tracts of pastoral farmland where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

**Secondary wooded wildland** - uncultivated, tracts of predominantly semi-natural vegetation characterised by recent (in historical terms) tracts of naturally regenerated woodland/secondary tree cover.

**Open wildland** - treeless, usually uncultivated, tracts of open land where natural constraints (climate and/or soils), or traditional management practices, generally preclude the establishment of tree cover.

**Wooded disturbed land** - tracts of disturbed land where naturally regenerated woodland/secondary tree cover have been allowed to develop.

**Open disturbed land** - treeless tracts of disturbed land where the existing land use (eg mineral extraction, etc.) generally precludes the establishment of tree cover.

**Arable farmlands** - unwooded arable landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

**Pastoral farmlands** - unwooded pastoral landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

### Cultural pattern analysis

Cultural pattern is an expression of the structural component of the cultural landscape as reflected in the historic pattern of enclosure and rural settlement. Two definitive attributes are derived, one describing the broad pattern of village formation and settlement dispersion, the other reflecting the structure (size/tenure) of agricultural holdings. The cultural pattern is denoted in the 'Sett\_D' code within the GIS database.

**Villages and estate farms** - rural landscapes characterised by discrete, usually large villages and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

**Villages and large farms** - rural landscapes characterised by discrete, usually large villages and medium sized (<95 ha), often tenanted farms.

**Villages and small farms** - rural landscapes characterised by discrete villages and small to medium sized (<65 ha), mainly owner occupied farms.

**Clustered with estate farms** - settled rural landscapes characterised by multiple settlement clusters and large (>65 ha) estate farms

(defined as those areas where >50% of the land is managed by tenant farmers).

**Clustered with large farms** -settled rural landscapes characterised by multiple settlement clusters and medium sized (<95 ha), often tenanted farms.

**Clustered with small farms** - settled rural landscapes characterised by clusters of wayside dwellings and small (<65 ha), mainly owner occupied farms.

**Dispersed with large estates** - estate landscapes characterised by loose clusters of dwellings and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

**Dispersed with small farms** - rural landscapes characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms.

**Enclosed fenland/Enclosed waste** - a sparsely settled rural landscape of large (>65 ha) estate farms, characterised by a surveyor enclosed pattern of large rectilinear fields and isolated farmsteads.

**Settled fenland/Settled common** - an often densely settled rural landscape characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms within a surveyor enclosed pattern of small-medium sized rectilinear fields.

**Meadow and marsh** - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh.

**Meadowland - large farms** - largely unsettled agricultural landscapes associated with medium sized, often tenanted farms on river floodplains.

**Meadowland - small sized farms** - largely unsettled agricultural landscapes associated with small, mainly owner occupied farms on river floodplains.

**Meadowland - meadowland on large estates** - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh

**Unsettled wildland** - extensive areas of uncultivated, mainly unenclosed land (including moor, heath, coastal dunes and salt marsh) characterised by the virtual absence of human habitation.

## **Definitive and descriptive information**

The definition of discrete LDUs provides units which are the building blocks of the landscape. The four definitive attributes (physiography, ground type, land cover and cultural pattern) tell us much about each LDU, but not the complete picture. Descriptive information, such as the visual and perceptual aspects of landscape, must also be collected and this coverage of LDUs provides the meaningful and structured spatial framework for gathering this descriptive information about the landscape. *Descriptive* attributes include both character-based information (eg species associations, building styles, etc.), as well as qualitative information relating to the significance of particular attributes, their condition and their vulnerability to change. All of this information is held on a GIS database linked to the LDU polygons.

The process of LDU mapping and subsequent characterisation with other descriptive data also enables broad patterns to be

distinguished, which in turn makes it possible to begin to understand the relationship between the many factors that contribute to landscape character. The iterative nature of this process greatly assists in the understanding of how a particular landscape has developed and is the key to assessing the character of that landscape.

Once the inherent character of the land has been described it is then much easier to understand and describe the more intangible aesthetic aspects of the landscape, such as scale, form and enclosure. Although these are the qualities which are most apparent to viewers on the ground, the fact that they are almost invariably controlled by either relief, or the surface pattern of vegetation and land use, explains why the LDUs defined by the process of overlay mapping can be used as a basis for defining Landscape Character Types and/or Character Areas.

Similarly, it is much easier to evaluate the condition of a particular landscape, or its capacity to accept change, where this is underpinned by a working knowledge of how that landscape has evolved.

### **Field survey**

The field survey provides the opportunity to undertake a number of key tasks, including:

- incorporating the visual/aesthetic/perceptual dimension
- recording the condition of the landscape, including both the ecological and cultural aspects

- verifying LDUs and identifying any refinements to LDU and Character Areas boundaries
- assessing any particular qualities, and/or problems in areas of particular pressure or sensitivity, including seascapes.

It also provides the basis for deriving or reviewing Character Area or Type boundaries and associated descriptions.

### **The survey form**

The survey form was developed in partnership with the Steering Group, and was designed to ensure that a structured, consistent recording of information was possible. Character and condition information is collected in distinct sections, in a mixture of guided responses (ie selection from a list of alternatives) with associated descriptive sections. This provides the consistency of responses in the guided responses which allows these responses to be mapped (eg field size), as well as greater descriptive colour.

The overall character and overall condition statements give the surveyor the opportunity to draw together the more structured responses recorded on the form: the importance of these descriptive statements in informing both LDU and Character Area level work was emphasised to all surveyors.

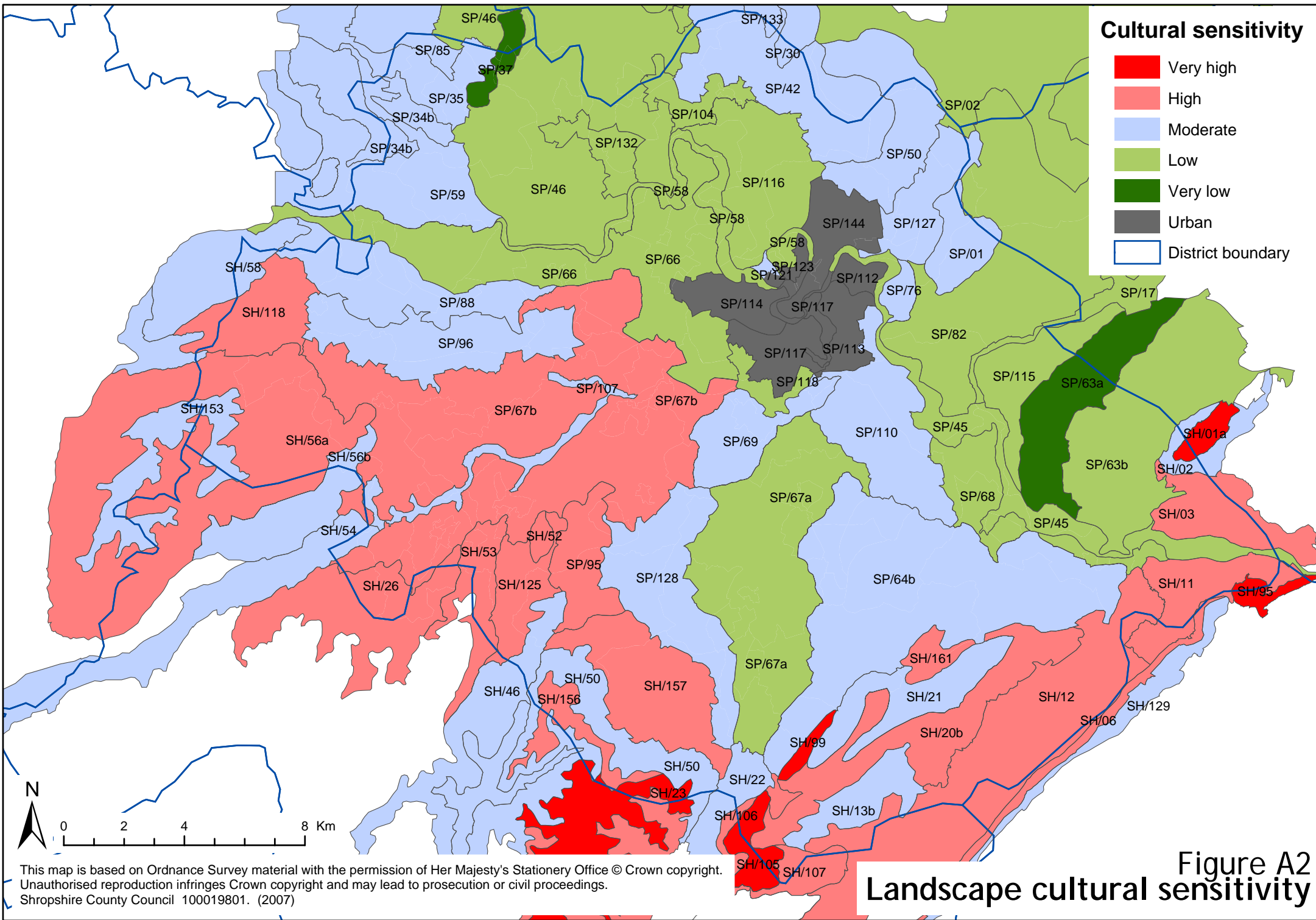
Some aspects of the study were considered to require additional survey, and as such the field survey included extra sections for

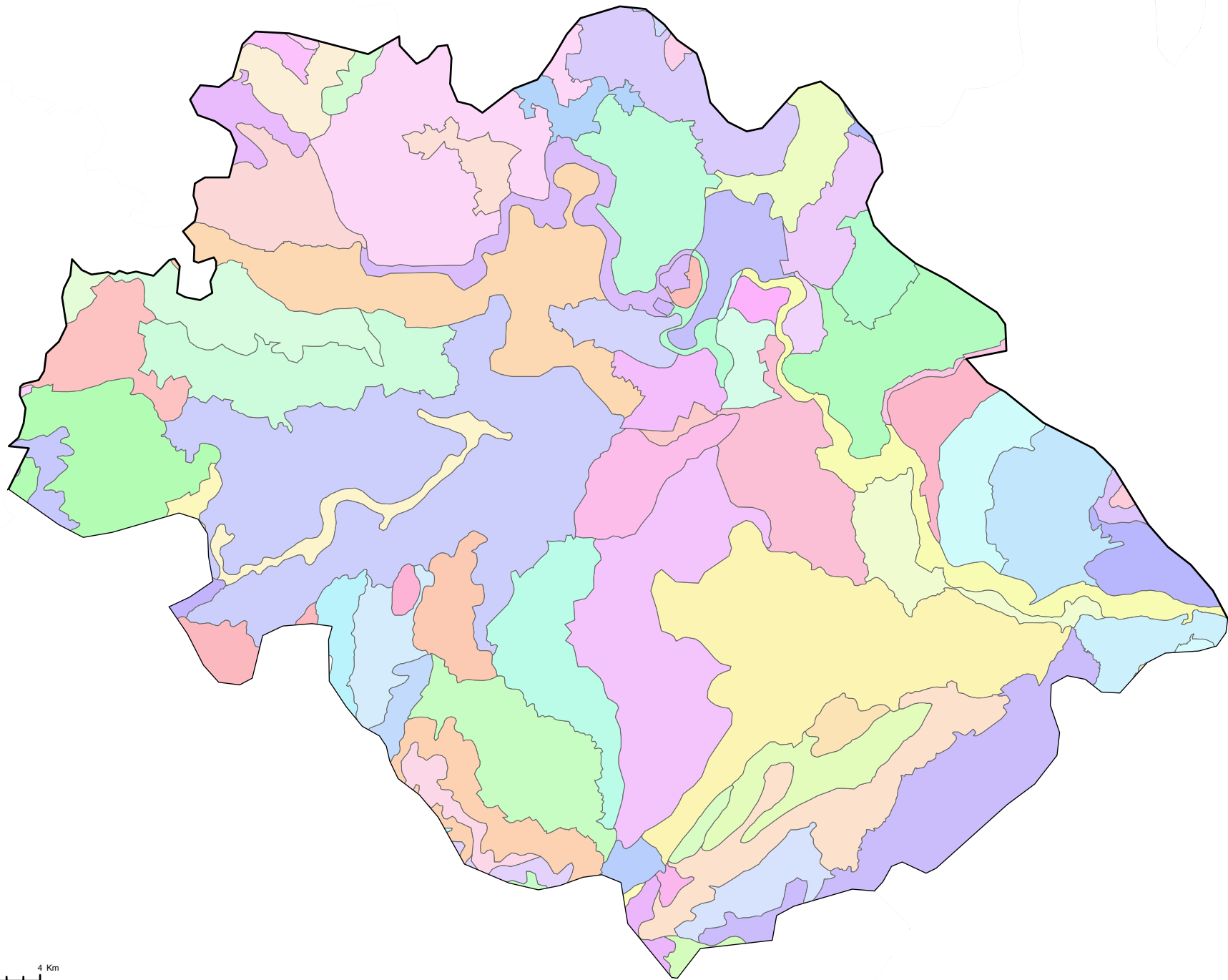


# **APPENDIX 3**

## **Appendix Figures**







0 1 2 4 Km

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**Figure A3**  
**Land Description Units**



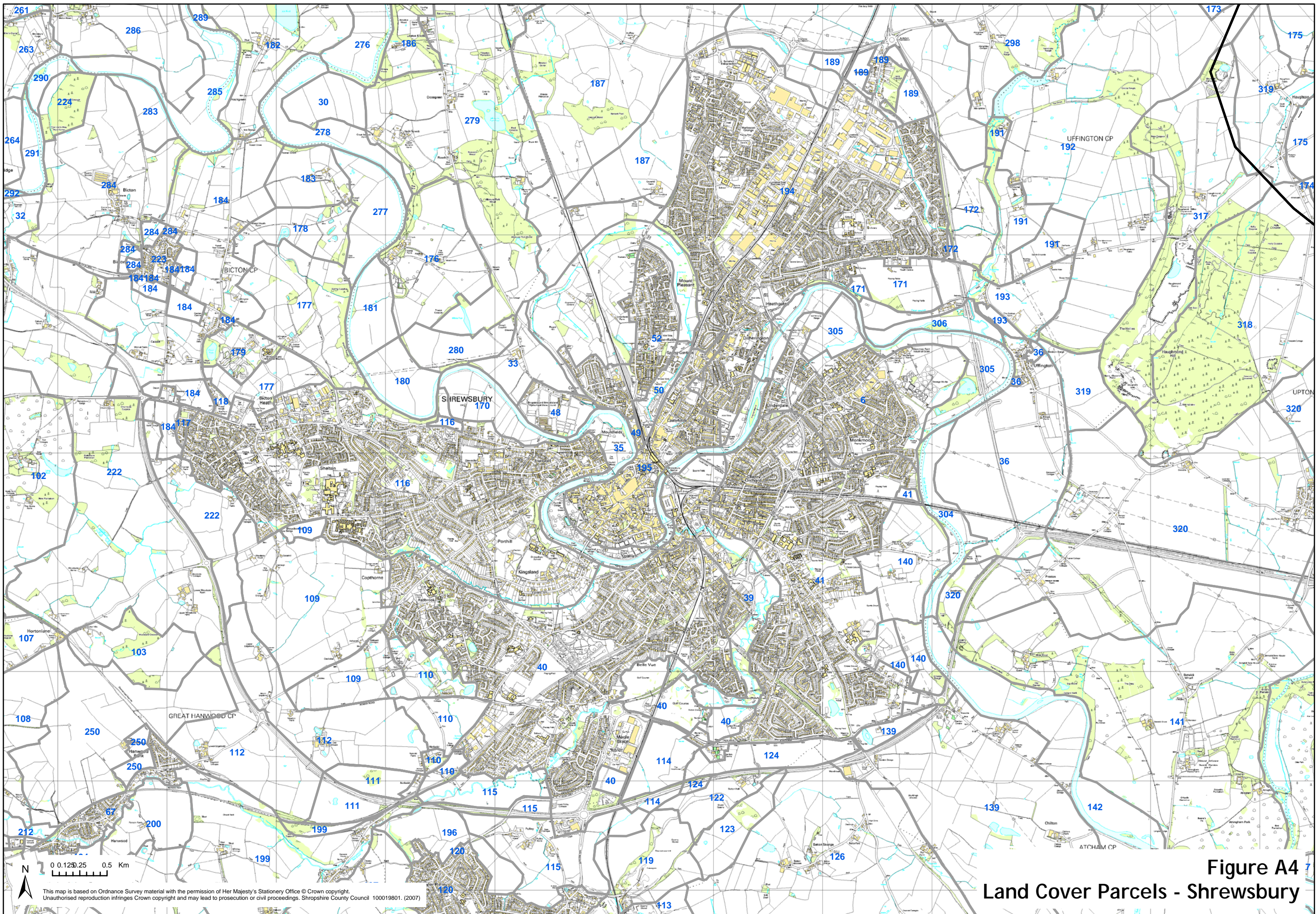


Figure A4  
Land Cover Parcels - Shrewsbury

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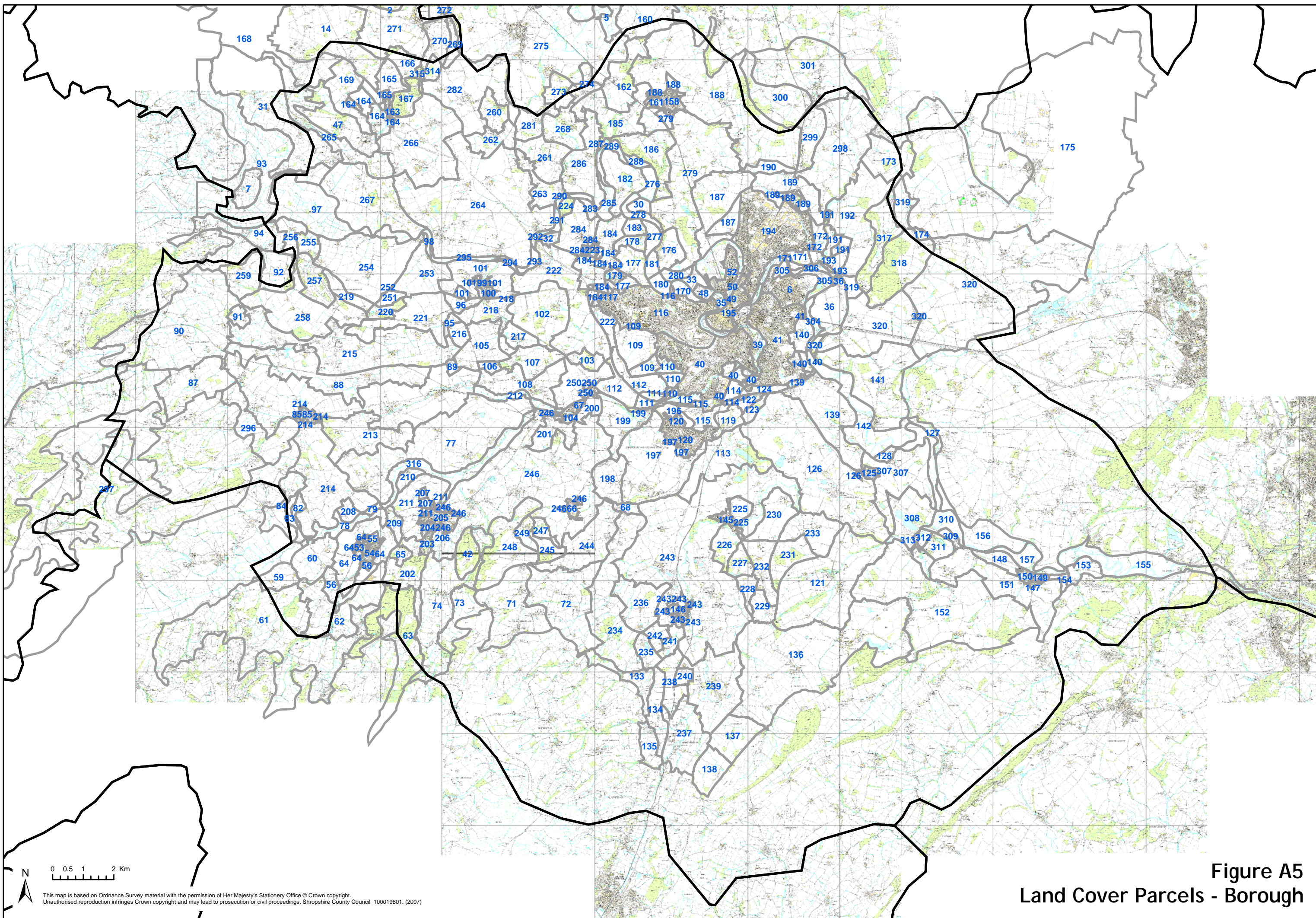


Figure A5  
Land Cover Parcels - Borough

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