












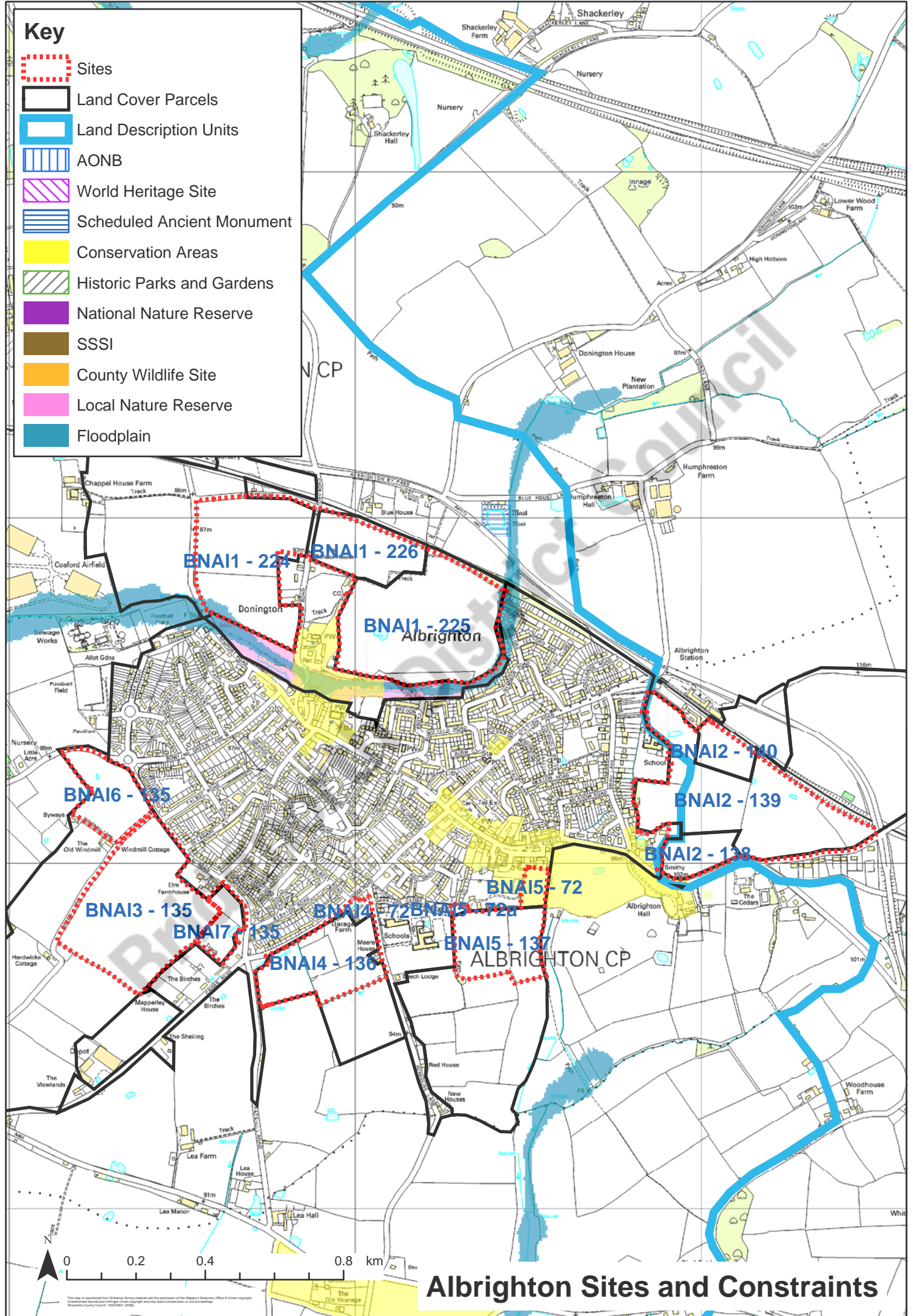


Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Albrighton Sites and Constraints

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Justification

Landscape sensitivity medium

At present this site helps to separate the settlement from the A41. Importantly, the area abuts a Conservation Area which is an important part of the cultural life of the settlement and a church whose tower is visible along Rectory Road. The proximity of this church to St Cuthbert's and the Well makes it a cultural focus on this edge of the settlement, which should be respected. The site itself is well screened from view, with only glimpsed views from gateways, or through trees from a few locations (including settlement edge to south), and is in arable/former nursery cultivation, so is of relatively low cultural sensitivity. However, structures would be seen above the hedge on the main settlement approach from the north east.

Housing capacity medium

The site has some capacity for housing although houses on the edge of would be visible above existing hedges and behind mature trees. There is some potential for development on this site, which is overlooked only by a few rural residents and would be seen by church goers, but has few other sensitive receptors and is well screened within the wider landscape. Glimpsed views are available from the urban edge, through dense tall vegetation. It would be necessary to provide dense screening of the church and the nature reserve if development were to be permitted. Although not immediately adjacent to the settlement edge, this is nearby and there is reasonable access. Views from the settlement edge in the south west corner would require screening, which could be incorporated in a buffer zone for the nature reserve. This latter could provide a mature amenity for new residents if access were provided through buffer zone planting.

Employment capacity medium/low

The site has limited capacity for employment although buildings might be acceptable in the northern field away from the eastern boundary/Monarch Way, with housing in part of the southern field adjacent to the existing dwellings, and with a buffer zone to the church and nature reserve. Although structures might be partly visible from the A41 and railway, these would only be brief glimpsed views due to existing dense vegetation.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form sloping gently down to west
Ground Type	Sandy brown soils with gleyed patches	Land cover Arable/remnant nursery planting
Land cover	Settled farmlands	Tree cover field and site boundaries are all well hedged. The boundary around properties to the east very well treed, as is the northern boundary (railway cutting)
Settlement pattern	Clustered with estate farms	Scale large
		Sense of Enclosure moderately open

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

Designations

Landscape	Comments
AONB <input type="checkbox"/>	
Biodiversity	
Floodplain <input checked="" type="checkbox"/>	abuts Local Nature Reserve along southern boundary
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input checked="" type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input checked="" type="checkbox"/>	abuts Conservation Area in lower south east corner of site
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable and remnant nursery to north east

Diversity uniform

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments central hedge forms local skyline from south east. The main local skylines to the north and south of site are treed boundaries.

Key views

To settlement

From settlement

Landmarks churches

Detractors major roads A41 and railway close to the northern boundary - some noise but little traffic visibility due to tree screening

Intervisibility

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

Comments The relatively open site has some intervisibility with land to the west and south and to the church tower as landmark.

Tranquillity

Noise sources

roads people aircraft

Views of development many 270 Presence of people frequent

Tranquillity summary medium/low

Comments road and railway noise and views of development to west (Cosford Airfield) and glimpsed through vegetation to south reduce tranquillity afforded by country lane and nature reserve on other boundaries.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site appears to be part of a wider landholding but has no public access.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments The site is well screened by perimeter hedges and trees although these are low on the main north west approach to the settlement. There are only glimpsed views into it from surrounding areas, including settlement edge to south.

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 Church and adjacent houses form outlier to the settlement and are positive in their semi-rural setting.

Receptors and sensitivity

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

Comments local residents along Rectory Road and church goers would be affected by appearance of structures above hedge or through trees. Footpath users on Monarch Way would also be affected. Road users approaching the settlement from the north west would see any structures over the low hedge. Railway users unlikely to be affected as railway in cutting. A few urban residents to south/southwest corner have views into site above low hedge beyond nature reserve, while residents further to east would have glimpsed views of structures on site through tall mixed vegetation.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This large gently sloping field is in arable cultivation, with views over it from the east from housing filtered by vegetation. The setting of the church should be protected and conserved, as should the boundary with the Local Nature Reserve. The sensitive parts of this site are the boundary with the Conservation Area and Local Nature Reserve/stream corridor.

Housing capacity medium

The site has some capacity for housing given its generally low cultural value and lack of visibility due to landform and screening vegetation. There is some scope for housing development only as long as sensitive receptors such as the church and nature reserve can be protected by a significant buffer zone. Structures would be partly visible from existing housing and glimpsed from the road, but planting could reduce this impact.

Employment capacity low

The area has no capacity for employment use as it would not be appropriate to locate this adjacent to existing housing along the eastern boundary or near the church/view corridor or nature reserve.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form gently sloping from north west
Ground Type Sandy brown soils with gleyed patches		Land cover arable farmland
Land cover Settled farmlands		Tree cover hedges and trees to boundaries
Settlement pattern Clustered with estate farms		Scale medium large
		Sense of Enclosure moderately open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity Low		<input checked="" type="checkbox"/> note Conservation Area on part on south west boundary - setting of church should be respected and protected.
Ecological sensitivity Very low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input checked="" type="checkbox"/> views over site from east are filtered by vegetation, which could be strengthened

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB

Biodiversity

Floodplain abuts Local Nature Reserve along southern boundary

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area abuts Conservation Area from south west corner and to north
WHS and east

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments single large arable field

Diversity uniform

Water

Presence of Water Comment field pond and water course to south and east

Skyline

Prominence/ importance apparent Complexity simple

Comments site forms local skyline to limited views from the south and east

Key views

To settlement

From settlement

Landmarks churches church tower (St Mary Magdalene) to south east

Detractors major roads A41 to north

Intervisibility

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

Comments church

Tranquillity

Noise sources

roads aircraft

Views of development some Presence of people rare

Tranquillity summary medium

Comments The A41 to the north is noisy and this combined with the railway and Cosford airfield reduce tranquillity of the area. Views are of church tower, nissen hut and few urban houses, against well treed backdrop.

Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Corridor?

Comments The area appears to be managed as part of a wider landholding including the site to the west. There is no public access and the area is divorced from the wider landscape by the railway.

Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Setting?

Comments Intervisibility with settlement edge to eastern boundary, despite vegetation, which is a more effective screen to views from the south. The site acts as a rural setting to the church and pool to the south west. There is a relationship with adjoining site across poor gappy hedge, but links to wider landscape screened by railway and road vegetation.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments If the site is developed this may bring into question the viability of site to the west.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments The church and its environs are a positive feature on the northern edge of the settlement complemented by the adjacent pool and riparian vegetation. The estate housing to the south and east is partially screened by this riparian vegetation creating a neutral edge, not visible in the wider landscape.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

viewpoints

high/medium

Comments Users of the church enjoy the rural space of the field behind trees. Although there are urban residents to south and east, only those to the east have views over the site. There are no views from the road or railway.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This arable farmland site lies outside the settlement against a strong boundary formed by railway and A road. There are few sensitive receptors and only glimpsed views into the site are generally available. There is a pleasant view of the church which is rare in the settlement. The church environs are partly screened by a strong medium height hedge.

Housing capacity medium

The site has some capacity for housing should the area to the east be developed. It is well connected by road, is adjacent to existing rural housing and has a strong functional boundary to the north. It is generally well screened, although any structures on this site would be visible above hedges. It is important that any views from the road/Monarch Way to the church are retained. Further screening for residents on Rectory Road should be implemented before any development takes place.

Employment capacity low

The site has no capacity for employment use as buildings would interfere with views of the church which are rare in the settlement.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form flat
Ground Type Sandy brown soils with gleyed patches		Land cover arable farmland
Land cover Settled farmlands		Tree cover none within site - hedges and trees to boundaries
Settlement pattern Clustered with estate farms		Scale medium
		Sense of Enclosure moderately open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Very low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input type="checkbox"/> sensitivity medium to low due to screening offered by vegetation and landform

Designations

<u>Landscape</u>	<u>Comments</u>

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity uniform

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments trees along railway form local skyline to north. Riparian vegetation around pool forms skyline to south.

Key views

To settlement No

From settlement No

Landmarks churches church tower (St Mary Magdalene) visible to the south

Detractors major roads railway forms northern boundary, with noisy A41 nearby to the north

Intervisibility

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

Comments moderate visibility to the east towards countryside and view to church tower

Tranquillity

Noise sources

roads people aircraft

Views of development some Presence of people infrequent

Tranquillity summary medium

Comments The A41 to the north is noisy and this combined with the railway and Cosford airfield reduce tranquillity of the area. Views are fairly rural of church tower, nissen hut and few rural houses, against well treed backdrop.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments The area appears to manage as part of a wider landholding including the site to the east. There is no public access.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments views are possible to the church tower but otherwise the area is well screened by medium hedges on 3 sides and trees to the north separating the area from the wider countryside.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments If the adjacent area was developed this area may become unfeasible to farm.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge Form of edge

Comments the site is separated from the settlement

Receptors and sensitivity

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

Comments Structures on this site would be visible above hedges to local rural residents, users of the Monarch Way and glimpsed by church goers against a backdrop of trees.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

Although the site is in arable cultivation, the mature trees along its southern boundary create an impression of a planned approach to the settlement, especially in conjunction with the boundary to Albrighton Hall. The glimpsed views between these trees indicate open farmland on the settlement edge. This impression would be lost if development occurred. The area also forms a separation between the settlement outskirts including the Conservation Area and with the limited linear development to the east. The site is however generally screened from the settlement and the land parcel of which it is part is cut off from the wider landscape by development along Beamish Lane and the railway/A41 to the north.

Housing capacity medium/low

The site has no or very limited capacity to housing as it forms an important gap between the settlement and its Conservation Area and rural linear development to the east. It lies on the main eastern approach to the settlement and therefore is visible through mature beech trees.

Employment capacity low

The area has no capacity for employment use as it lies adjacent to the Conservation Area on the main eastern approach to the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock uplands	Land form level, very slightly domed to north
Ground Type	Loamy gleyed soils	Land cover arable cultivation
Land cover	Ancient farmlands	Tree cover well treed perimeter especially to the south and west
Settlement pattern	Clustered with estate farms	Scale medium Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> proximity to Conservation Area increases cultural sensitivity, but land use reduces any links, despite possibility that perimeter trees were estate/parkland edge, and former field boundaries have been lost.
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> arable cultivation suggests low sensitivity, but perimeter trees, including much beech, contribute to biodiversity, especially in

settlement edge location.

Visual sensitivity Moderate

- though generally low-lying and well screened there are glimpsed views from bend in road, and some views for pedestrians using Kingswood Road.

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area abuts Conservation Area along west and part of southern
WHS boundaries

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments Part of parcel of arable land

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 places

Comments the area is relatively low lying and only just visible from Kingswood Road from the south through trees.

Tranquillity

Noise sources

roads aircraft

Views of development some Presence of people infrequent

Tranquillity summary medium

Comments Development to west filtered by mature trees. Fairly busy road noise along the southern edge with occasional aircraft reduce tranquillity.

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

Comments The site appears to be managed as part of a wider landholding including the sites to the north but all are cut off from wider landscape by development to east along Beamish Lane and by railway/road to north. There is no public access.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments The field lies on the main eastern approach to the settlement and is visible through mature trees. It offers a treed backdrop to adjacent settlement, and reads with adjacent sites as a very extensive arable field with poor internal boundaries.

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 Conservation Area to west and part southern boundary, with more recent development extending eastwards

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments views for urban residents are already well screened. There are glimpsed views into this site from the road particularly at the bend at the south east corner of the site, travelling westwards.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site consists of gently sloping arable and pastoral fields forming a gap between the settlement proper to the west and rural linear housing to the east. The railway lies to the north and Kingswood Road and a lane lies to the south. There is significant tree cover which limits views into the site and runs along some intermediate boundaries. The Conservation Area lies to the south west, just abutting one corner of the site.

Housing capacity medium

The site has some capacity for housing but only to the west in the short term subject to ecological surveys on the north west field where there may be wetland vegetation and willow scrub. Housing development on this site would be only partly visible from adjoining housing, or from the wider landscape. From all directions any development would be viewed against a backdrop of mature trees. The setting of the Conservation Area and Albrighton Hall would be unlikely to be jeopardised. All perimeter vegetation should be retained and protected, strengthened where necessary, and internal boundaries retained and managed where possible. The two larger fields to the east form the bulk of the gap reinforcing the gap provided by the field to the south adjacent to Kingswood Road. If they are developed this would compromise this attractive route into the town from the east and may compromise ultimately the setting of the Conservation Area.

Employment capacity medium/low

The site has very limited capacity for employment. There is no capacity on the western fields adjacent to housing or the school due to potential visual and noise impact. Only if the two eastern fields are developed in the long term [after more appropriate sites are developed] might quiet employment development be acceptable along the northern edge abutting the railway and helping to filter noise from the A41.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock uplands		Land form sloping very gently down towards western edge, with slightly domed effect near southern edge

Ground Type Loamy gleyed soils

Land cover mix of arable and pastoral fields

Land cover Ancient farmlands

Tree cover well treed perimeter

Settlement pattern Clustered with estate farms

Scale large

Sense of Enclosure internally open but overall enclosed

LDU level

Agree?

Cultural sensitivity Moderate

some loss/degradation of some internal field boundaries.

Ecological sensitivity Moderate

Visual sensitivity Moderate

low to moderate due to perimeter vegetation.

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mixed farmland, with small pasture fields along western boundary and large arable fields elsewhere

Diversity simple

Water

Presence of Water Comment field ponds

Skyline

Prominence/ importance apparent Complexity simple

Comments site with associated tree cover forms skyline to the north when viewed from the south

Key views

To settlement

From settlement

Landmarks

Detractors major roads A41 on north east boundary

Intervisibility

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

Comments the area is not widely visible although it can be viewed from the Kingswood Road to the south, glimpse view from the A41 and from adjacent ribbon development housing

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people rare

Tranquillity summary medium/low

Comments Noise from the A41/railway is filtered by tree belt and there is little view of traffic. Most views of settlement are obscured or filtered by dense vegetation .

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

Comments the area may be managed as part of a wider landholding alongside adjacent assessed areas but the area is cut off from the wider landscape by the railway and A road.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments visual links to settlement and wider landscape are limited by perimeter vegetation although some houses will have views from first floor windows. There is intervisibility with other sites within this parcel due to degradation or loss of internal field boundaries. Views to the wider landscape are limited by vegetation on the railway and A41.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments this area and adjacent areas are effectively part of the same parcel of land. If this area was developed the other two areas would be likely to be unviable for agriculture with significantly modified character.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments main settlement is well screened by vegetation with very small part of Conservation Area abutting corner of western boundary providing a positive entrance to settlement.

Receptors and sensitivity

Receptors

Sensitivity

urban residents	high/medium
roads/rail/cycleways	high/medium
rural residents	high/medium

Comments many views are screened but some receptors on roads and dwellings can see into the site.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This site is not visible from any sensitive receptors (glimpsed views may be obtainable through the dense vegetation to the rear of the school to the west and from the railway) and is near the lowest point of the group of sites of which it is part. It is very effectively screened from view by this combination of landform, dense hedges and treed boundaries. It is part of a parcel of mainly arable fields, cut off from the wider landscape by the railway and A41, and is not accessible by road or footpath. It is unrelated to the settlement, being the most distant of a parcel of mainly arable fields on the eastern edge of the settlement.

Housing capacity medium/low

The site has limited capacity for housing as although it is well screened, any structures on it would be visible in the immediate area, albeit screened by existing vegetation so that only filtered views would be obtained. There is currently no road or track access to the site, which is isolated from the settlement by other fields. It should therefore only be considered for housing development in tandem with the adjacent site which could provide access and a link to the settlement.

Employment capacity medium/low

The area has no capacity for employment use unless the area to the south is developed in the longer term [after more appropriate sites]. In isolation it is inappropriate as quite a small site in the countryside related only to the transport infrastructure visually but unconnected functionally.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock uplands	Land form flat
Ground Type	Loamy gleyed soils	Land cover pastoral cultivation
Land cover	Ancient farmlands	Tree cover hedges and trees to perimeter
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> sensitivity is low as the site has lost relationship with wider farmland and is unrelated to settlement
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>

Visual sensitivity Moderate

sensitivity as low as this site is effectively invisible and inaccessible

Designations

Landscape

Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments one of a parcel of fields in mixed cultivation

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 places

Comments well screened field

Tranquillity

Noise sources

roads

Views of development some

Presence of people occasional

Tranquillity summary medium

Comments road audible but well screened by tall trees on railway- yard to east visible.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of wider landholding including the site to the south. It is separated from the wider landscape by railway and road.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the field is only potentially visible to the railway and to the adjacent site.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments if the adjacent area is developed this area would become unviable for agriculture.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge moderately indented

Comments adjacent yard is a minor detractor

Receptors and sensitivity

Receptors

Sensitivity

roads/rail/cycleways

Comments although station yard abuts the north west corner of this site, it is well screened by vegetation and fences, with no views through. The railway runs adjacent with potential views.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a large arable field lying on a low gentle ridge extending south west from the settlement. Low hedges lie on the north east and north west boundaries with an outgrown hedge with trees to the south west. Linear development to the south east is screened by conifers and other trees. A distinctive listed inhabited windmill lies just to the north and is the local landmark. The settlement edge is linear with some older listed dwellings to the north east. The most sensitive area is around the listed windmill and the top of the ridge as this area acts as the essential setting for the windmill.

Housing capacity medium

The area has some capacity for housing but only on the south eastern half of the field so the listed windmill retain its setting and the development does not breach the ridgeline when viewed from the north. Significant tree planting would be desirable to the south west boundary to screen views from roads and also to the north west to form a strong boundary between the area and the windmill. Care should be taken in regard to the setting of the farm terrace to the east.

Employment capacity low

The area has no capacity for employment as it is adjacent to a residential area on a low ridge which would be prominent if covered with commercial buildings.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form gentle ridge sloping south east
Ground Type	Sandy brown soils with gleyed patches	Land cover arable
Land cover	Settled farmlands	Tree cover occasional trees in south west boundary hedge and conifers on south east boundary

Settlement pattern Clustered with estate farms **Scale** large
 Sense of Enclosure open

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

Designations

Landscape

AONB --

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area windmill- listed building

WHS Terrace and dwelling to the east- listed buildings

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments north western boundary forms local skyline

Key views

To settlement --

From settlement adjacent housing looks out over field

Landmarks buildings windmill lies just to the north on the ridge top and is a distinctive local landmark

Detractors -

Intervisibility

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

Comments the north western part of the area is more visible and forms the setting to windmill which is the key focal point

Tranquillity

Noise sources

roads aircraft

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The site consists of a series of small flat pasture fields with poor internal boundaries on the edge of the settlement, overlooked by a few houses to the north and east and a school along eastern boundary. It has some trees to the north and west but is otherwise enclosed by mature hedges to the south and west and by lower hedges elsewhere. Adjacent farmland to the south is in arable cultivation so there is no continuity of land use.

Housing capacity high/medium

The site has capacity for housing as although structures on this site would be partly visible in the wider landscape, this would be filtered at ground level by intervening hedges along roads and across nearby fields. The site relates well to the settlement edge, is readily accessible, adjacent to local services and would be viewed from the wider landscape to the south against the backdrop of the existing settlement, so would not noticeably extend the settlement envelope.

Employment capacity low

The site has no capacity for employment as it abuts, and is overlooked by, the residential edge of settlement, some rural housing and a school.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Soft rock lowlands	Land form flat
Ground Type	Sandy brown soils with gleyed patches	Land cover pastoral farmland
Land cover	Settled farmlands	Tree cover hedges to perimeter
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately enclosed
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low sensitivity as pasture with horse grazing in part
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mix of horse paddocks and cattle pasture

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement

From settlement view from adjacent houses to the north and from school

Landmarks

Detractors

Intervisibility

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

Comments the site is well screened by mature hedgerows on southern and western boundaries and by settlement to the north and east.

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity summary medium/low

Comments minor roads, housing and school reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none

Corridor?

Comments the site appears to be managed as part of a wider land holding but has no public access

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments filtered views over site from housing to the north, being more open for part of eastern boundary, with limited views to the south and west by hedges.

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 to the north and school is mitigated by hedgerows to an extent.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments adjacent residents and road and school users overlook the site

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity low

The buildings and structures relating to horse/agricultural use act as minor detractors on the edge of the settlement as they are in poor condition. They do have some vegetation on their boundaries which helps to mitigate the effects, but this is also unmanaged. Overall the site has a run down urban fringe character.

Housing capacity high/medium

The site has some capacity for housing provided a substantial amount of the boundary vegetation is maintained and the junction is appropriately addressed.

Employment capacity low

The site has no capacity for employment use as it is too small and abuts residential edge and lies near the school.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic Soft rock lowlands		Land form flat
Ground Type Sandy brown soils with gleyed patches		Land cover farmland
Land cover Settled farmlands		Tree cover trees on perimeter
Settlement pattern Clustered with estate farms		Scale very small
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Very low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input type="checkbox"/> low sensitivity as well screened from settlement and roads

Designations

Landscape	Comments
AONB <input type="checkbox"/>	
Biodiversity	
Floodplain <input type="checkbox"/>	
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	

- Conservation Area
- WHS
- SMs
- Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments collection of dilapidated farm buildings related to horsiculture

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 places

Comments site screened from wider landscape on three sides although overlooked by housing

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary low

Comments noisy corner with junction and school access

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments structures may serve adjacent pasture and paddocks as shelter

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments visible from settlement edge and adjacent area but not from wider

landscape, as squeezed into a corner

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments if the adjacent area was developed this area would cease to function but not vice versa

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments

Receptors and sensitivity

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

Comments Some views from urban residents and adjacent road users at busy junction but in context of suburban/semi-rural situation

Potential for improvement of settlement edge and overall mitigation

Improve management and structures, plus additional screening

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of gently sloping sheep pasture with low hedges and fences. It lies north of a gentle ridge between treed school grounds and parkland and is therefore not widely visible. It is barely visible from the settlement and is accessible only by PROWs, which are well used. It has some tranquillity and provides a pleasant edge to the settlement linking into the wider countryside. The parkland has a degree of sensitivity.

Housing capacity medium

The site has some capacity for housing as it would not have a significant visual impact on the wider landscape although the effect on the parkland to the east is a potential issue especially further south. Access could be provided from the north west corner. PROWS should be retained and provided with buffer zones and perimeter vegetation should be protected and managed, with strengthening of the hedge boundary with trees along the southern edge.

Employment capacity low

There is no capacity for employment use due to the residential edge of the settlement, parkland proximity and with access only via housing development.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Soft rock lowlands	Land form level very gentle slope towards settlement
Ground Type	Sandy brown soils with gleyed patches	Land cover pasture fields
Land cover	Settled farmlands	Tree cover perimeter trees and hedges
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure enclosed

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Low	<input type="checkbox"/> moderate sensitivity as functional relationship to wider landscape and visual relationship to adjacent parkland to east.
Ecological sensitivity	Very low	<input type="checkbox"/> moderate sensitivity as sheep pasture
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area abuts S boundary of Conservation Area (site BNAI 5(N))

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments divided by fencing into sheep pasture fields

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments skyline to the south in gentle landscape formed by field boundaries and trees. Structures on this site would breach this skyline.

Key views

To settlement

From settlement

Landmarks

Detractors pylons visible at a distance to the south east beyond Boningale

Intervisibility

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

Comments the area is generally well screened by trees and hedgerows and by the minor ridge to the south.

Tranquillity

Noise sources

roads people

Views of development some Presence of people infrequent

Tranquillity summary medium

Comments there are limited views of recent settlement at north west corner of site, some distant noise from traffic within settlement and PROW users along northern boundary and across site which reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site appears to be managed as part of wider landholding and a footpath links the countryside with the settlement

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments the site is generally screened from views by field boundaries. There are glimpsed views of the settlement edge and wider landscape.

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

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

urban residents

high/medium

long distance/public footpaths

high/medium

Comments urban residents would have views from the north west corner only. Rural residents to the south west might see structures above hedges. Footpath users would be significantly affected by change of use. There would be some loss of visual amenity from non-Conservation Area parkland around Albrighton Hall, but not from any buildings within it.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The site consists of a small pasture field on the edge of the settlement, surrounded on three sides by dense vegetation and therefore contributing little to the setting of the settlement, although the footpaths are well used and any change of use would lead to some loss of amenity. The site is overlooked by some adjacent houses. The justification for inclusion in the Conservation Area is unclear, as there are no obvious links to the settlement or Albrighton Hall.

Housing capacity medium

The capacity for housing is very limited as access would be along one of the PROWs and it is a very small site. However, sensitive building would not detract from the settlement or the wider landscape, although footpath users would have to reach the southern edge of the site to have views of open countryside. All boundary vegetation is outside the site mainly, with some trees to western boundary and young ash to the east, plus mixed species to south, all of which should be retained, strengthening northern boundary where necessary to reduce impact on adjoining properties.

Employment capacity low

The site has no capacity for employment use as it lies within the Conservation Area adjacent to dwellings and estate parkland.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form flat
Ground Type	Sandy brown soils with gleyed patches	Land cover pasture field
Land cover	Settled farmlands	Tree cover perimeter hedges and trees
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure confined

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> unless reason for inclusion in Conservation Area made explicit. Although abuts Albrighton Hall Conservation Area there is no obvious visual or functional link as former parkland fencing forms eastern boundary of site.
Ecological sensitivity	Very low	<input type="checkbox"/> likely to be moderate sensitivity as pasture field, although potentially degraded by horse grazing.

Visual sensitivity Moderate

generally well screened but visibility from PROWs

Designations

Landscape

Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area within Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments horse paddock

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 places

Comments to and from houses in Conservation Area. very contained and screened from Albrighton Hall

Tranquillity

Noise sources

people

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium

Comments settlement edge to north visible through occasional vegetation. Footpaths on three sides of site well used. Some road noise from town.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site may be managed as part of wider landholding but unlikely to include the area to the south. Footpath access from settlement to wider landscape lies on three boundaries.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments visible from a limited number of houses with link to adjacent areas and by the countryside partly obscured by hedges and trees.

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

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments Adjacent urban properties have mixed density vegetation along boundaries, so some properties have first floor views into site; footpaths offer views of site on three sides with some vegetation screening.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The site has capacity for housing as it is left over from housing development, possibly intended as amenity but poorly managed and overgrown, offering little incentive to use the PROW. It is overlooked by two houses' gable ends.

Housing capacity high/medium

The site has capacity to accommodate one or two modest houses, accessed at end of cul de sac, with retention of the PROW essential.

Employment capacity low

The site has no capacity for employment due to size and location by housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form flat
Ground Type	Sandy brown soils with gleyed patches	Land cover rough ground
Land cover	Settled farmlands	Tree cover on perimeter
Settlement pattern	Clustered with estate farms	Scale very small
		Sense of Enclosure confined

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> low sensitivity as discreet corner plot

Designations

Landscape	Comments
AONB	<input type="checkbox"/>
Biodiversity	
Floodplain	<input type="checkbox"/>
SSSI	<input type="checkbox"/>
County Wildlife Site	<input type="checkbox"/>
NNR	<input type="checkbox"/>
LNR	<input type="checkbox"/>
Historic/Archaeology	
Conservation Area	<input checked="" type="checkbox"/>
WHS	<input type="checkbox"/>
SMs	<input type="checkbox"/>
Historic P and G	<input type="checkbox"/>

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement

From settlement view from sides of adjacent houses

Landmarks

Detractors

Intervisibility

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

Comments discreet small area screened on three sides

Tranquillity

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium/low

Comments very small site adjacent to recent housing with PROW

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments 'left over' land from recent housing, with footpath access linking settlement to open countryside

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments corner site with recent housing development and dense vegetation on three 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 moderately indented

Comments gable ends of housing of limited merit

Receptors and sensitivity

Receptors

Sensitivity

urban residents

medium

long distance/public footpaths

medium

Comments undermanaged public amenity site providing access to PROW overlooked by gable ends and first floor window of adjacent houses only

Potential for improvement of settlement edge and overall mitigation

better management or change of use

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The arable field lies on a low ridge and separates a listed windmill from the settlement edge. Trees lie to the north east and low hedges on other sides, although a slightly higher hedge lies to the south west. Overall the area is sensitive due to its role as setting to the windmill which is a distinctive local landmark.

Housing capacity low

The area has no capacity for housing due to its role as setting to the windmill and the adverse effect of extending the settlement along the ridge.

Employment capacity low

The area has no capacity for employment use due to its role as setting to the windmill and locally exposed position on the ridge.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form gently sloping ridge
Ground Type Sandy brown soils with gleyed patches		Land cover arable
Land cover Settled farmlands		Tree cover large trees to northern boundary near roundabout
Settlement pattern Clustered with estate farms		Scale small- medium
		Sense of Enclosure open

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

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area listed windmill to south west
WHS
SMs
Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity

Comments area acts as local skyline when viewed from north

Key views

To settlement -

From settlement visible from adjacent houses

Landmarks buildings distinctive inhabited windmill lies adjacent to the south west

Detractors -

Intervisibility

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

Comments the area is visible to the north albeit toward RAF Cosford and forms the setting to windmill which is the key focal point on the ridge

Tranquillity

Noise sources

roads aircraft

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium/low

Comments adjacent roads are used moderately to the north and the settlement edge is visible plus RAF Cosford lies just to the north

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a larger land holding

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the area is overlooked by adjacent housing only but is on a low ridge which extends out from the settlement. The area acts as a setting to the inhabited windmill which stands clearly separate from the settlement edge.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments this area and that to the south both form the setting for the windmill

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments 20c estate housing lies to the north east facing the field and separated by a road

Receptors and sensitivity

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

Comments adjacent town residents to the north east , windmill to the south west and minor roads users

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of two fields apparently fallow with overgrown grass and outgrown hedges with the remains of elm trees. The area lies on a low gentle ridge extending south west from the settlement. Linear development lies to the south east while the settlement edge of a 20th century house estate is linear. The listed buildings to the north are positive. Glimpse views are possible into the site through gaps in the hedgerows to the east and structures may be visible from the roads to the south over intervening hedges.

Housing capacity high/medium

The area has capacity for housing providing the setting of the listed housing terrace to the north is respected and complemented and the edges of the site are improved with native tree and hedge planting. The area should possibly be seen in conjunction with BNAI3 in terms of masterplanning.

Employment capacity low

The area has no capacity for employment as it is small scale and adjacent to, and overlooked by, a residential area.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form gentle ridge sloping south east
Ground Type	Sandy brown soils with gleyed patches	Land cover meadow
Land cover	Settled farmlands	Tree cover occasional trees in overgrown hedgerows including elms
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> ecological sensitivity is likely to be low to medium as the area is overgrown meadow with high hedges
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is low due to a low-lying nature of the site with high hedges

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area listed terrace to the north

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments overgrown/apparently unmanaged meadow

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement area overlooked by adjacent residents and behind house on approach roads to settlement from south and south west

Landmarks -

Detractors -

Intervisibility

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

Comments relatively low lying area surrounded by overgrown hedgerows

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments a housing estate lies to the north east with ribbon development to the south and peripheral roads to the settlement

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area lies adjacent to other agricultural land but is in a different management regime possibly due to the size of the fields or different ownership. There is no public access.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area is overlooked and is directly adjacent to a 20th century housing estate on the edge of the settlement separated from the adjacent large arable field by an outgrown hedgerow.

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 adjacent settlement is separated from the countryside by an access road and by overmature hedges and therefore is not visible in the wider countryside. Positive listed buildings to the north create interest in settlement edge.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways


high/medium

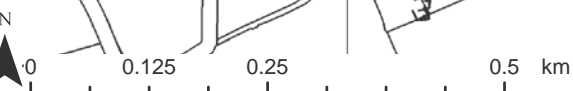
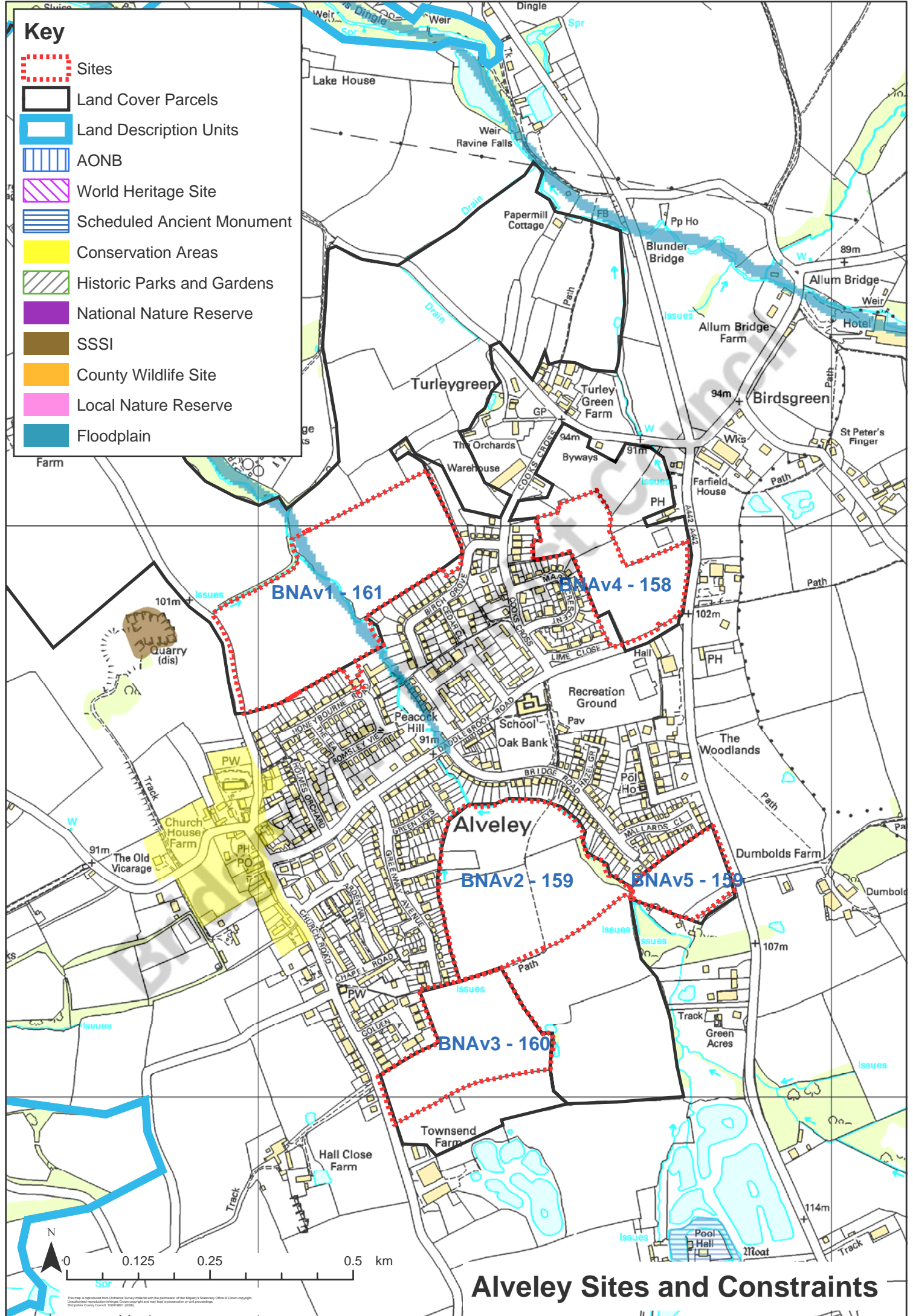
Comments adjacent residents and minor distributor and approach roads

Potential for improvement of settlement edge and overall mitigation

managing hedges and adding native trees

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Alveley Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This site consists of two rectangular arable fields, facing each other across a gently sloping stream valley, a small tributary of the Severn, which lies to the west of Alveley. Dense riparian vegetation separates the two fields and the western field's northern boundary is well treed. Both fields are bounded to the south by recent housing with fairly well treed gardens and other boundaries are well hedged with occasional trees. There are thus few views into the site except from housing along the southern boundary and from the wider countryside to the north east. To the north of the site lies a sewage works, screened from view by dense vegetation. The nearby Conservation Area and village church are visually unrelated to the fields. There is some functional relationship to the wider farmed landscape, but no extension of this to the south, which is where the main bulk of recent housing lies.

Housing capacity high/medium

The area has capacity for housing providing the stream corridor is enhanced and protected, that any access does not adversely affect the conservation area to the south and that the northern boundary is reinforced with tree planting. The adjacent housing is poorly connected estate housing and any further developments should enhance access across the stream linking the two parts of the settlement.

Employment capacity low

The area has no capacity from employment as it is overlooked and lies adjacent to housing, is on a sloping valley side and is located near to the Conservation Area to the south west. There are also some wider countryside views.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form shallow valley
Ground Type	Shallow brown soils on hard rock	Land cover arable cultivation
Land cover	Ancient farmlands	Tree cover some boundaries well treed
Settlement pattern	Dispersed with large estates	Scale medium
		Sense of Enclosure moderately enclosed

LDU level Agree?

- Cultural sensitivity Moderate
- Ecological sensitivity Moderate low for arable cultivation but med/high for riparian vegetation
- Visual sensitivity Moderate medium to low as the area is moderately well screened from most directions

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area to south west

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments two arable fields separated by riparian vegetation along small watercourse

Diversity uniform

Water

Presence of Water Comment tributary stream of Severn river

Skyline

Prominence/ importance apparent Complexity simple

Comments boundaries would act as local skyline when viewed from PROW in valley bottom. Other local skylines lie to east and west of the site and consist of treed boundaries.

Key views

To settlement -

From settlement -

Landmarks -

Detractors other sewage works to north, screened by riparian vegetation

Intervisibility

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

Comments visible from countryside to the north east, from adjacent housing and to an extent from continuing valley sides.

Tranquillity

Noise sources

roads people

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium

Comments the area is quiet but housing is clearly visible along the entire southern boundary and a minor road lies to the west. There is a public footpath along the northern boundary of the western field.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the public footpath lies outside the settlement and provides access only along part of the northern site boundary. There is no direct access from the settlement. The area appears to be managed as part of the wider land holding, with farmhouses nearby to the north-west and north-east.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments many houses on the northern edge of Alveley have rear views through garden trees of the site. Views from the wider landscape are limited by riparian or field boundary vegetation. The church to the south west is hidden within mature trees.

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 both fields are overlooked from the rear gardens of recently built houses, many of which have well hedged garden boundaries with some trees.

Receptors and sensitivity

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

Comments the village church and surrounding Conservation Area are located near the site's southwestern boundary, from which they are well screened by mature trees. Glimpsed views of the site from the churchyard might be possible, but within the context of adjacent modern housing development.

increase the number of trees on housing boundary.

Bridgnorth District Council

Justification**Landscape sensitivity medium**

This site lies on the southern edge of Alveley, on the eastern valley slope of the River Severn, well below the top of the valley. The site slopes down from its southern edge, plunging more steeply near its northern boundary to a small stream, a minor tributary of the Severn, which also creates the eastern site boundary. All external and internal site boundaries are densely treed, but this does not prevent views out to west, north and east of dense recent development, characteristic of the settlement. There is no intervisibility with the older core of the village. The site consists of two meadows, currently uncut, and contains two public footpaths, one of which links to the wider countryside. The site provides a large green wedge into the settlement overlooked by surrounding housing and contributing to the amenity of the village. Within the site there is one very small enclosure with well vegetated boundaries, which should be retained if possible, although it occupies a prime access point. The vegetation around the southern end of the site provides a very local skyline and there are no views out into the wider countryside. Development on three sides and dense vegetation on the fourth prevent this site from contributing to the wider landscape.

Housing capacity medium

The area has some capacity for housing although its function as a green wedge in the village is of some value to local residents, particularly around the stream corridor. All other site vegetation should also be retained forming the core of any generous open space structure, avoiding the dense unbroken patterns of development surrounding. Perhaps this area may be more appropriate as a long term site, if at all, as there are other sites around the settlement which contribute less to the quality of life of residents.

Employment capacity low

Employment-scale development would be out of scale with the small grain of residential development characteristic of this part of Alveley, and would be highly visible locally through and perhaps above the boundary vegetation. This might make it visible in the wider landscape above existing development. It would also be inappropriate in such a densely residential area.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form variably sloping
Ground Type	Shallow brown soils on hard rock	Land cover grassland
Land cover	Ancient farmlands	Tree cover densely treed boundaries
Settlement pattern	Dispersed with large estates	Scale medium
		Sense of Enclosure enclosed

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

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments uncut meadowland

Diversity uniform

Water

Presence of Water Comment stream around northern and eastern boundaries

Skyline

Prominence/ importance apparent Complexity simple

Comments trees on boundary form local skyline within site and provide local skyline to adjacent areas towards southern end of site

Key views

To settlement -

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments village church would be local landmark but masked by trees

Tranquillity

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium/low

Comments glimpses of much development through boundary tree cover; two footpaths through site

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments appears to be managed as part of a wider landholding. Footpaths cross the site with access to the wider countryside.

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments many houses will have glimpsed views of the site through trees, but there is little intervisibility with the adjacent site due to tree/hedge cover. Views from/to the wider landscape are limited by vegetation.

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 Alveley consist very largely of 20th C development, of which a considerable portion is visible from this site

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments many properties within Alveley and around the site will have glimpsed views into it and the footpaths are quite well used.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of a single field in pastoral use, on the southern edge of the settlement of Alveley. It lies between recent late 20th C housing and a farm, but does not occupy the entire gap between them. It is bound to the west by a minor road and to the south by farmland and extensive water bodies. Vegetation around these and on field boundaries prevents any near or distant views into the site from the south, as does a slight ridge two fields to the south. The site slopes up from east to west and is surrounded on all sides with generally overgrown hedges with low trees. It is overlooked by housing along part of its northern edge and there are public footpaths along its northern and eastern boundaries, adjacent to the latter of which there are two small ponds. Distant views of rising land to the east is possible. Although part of the wider farmed landscape, this site also fringes recent housing development characteristic of the settlement.

Housing capacity medium

This site may have capacity for housing development due to its general screening from the wider landscape by vegetation and landform, the lack of views into the site from neighbouring farms and its proximity to existing recent housing on the edge of the settlement. There is both good access and connectivity. Existing footpaths and boundary vegetation should be retained, with a view to upgrading the footpaths to provide good linkage to the village centre and school.

Employment capacity low

There is no capacity for employment use on this site as it lies adjacent to, and is overlooked by, housing within the countryside south of the village. A visual contrast with the farm complex to the south is also necessary to clearly separate the village from Townsend Farm's semi-rural character. Otherwise, it would appear to be an extension of the village form.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form very gentle slope
Ground Type	Shallow brown soils on hard rock	Land cover meadow
Land cover	Ancient farmlands	Tree cover overgrown hedges and trees to

site boundaries

Settlement pattern Dispersed with large estates

Scale medium

Sense of Enclosure moderately open

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments ungrazed grassland/meadow. Footpath along northern boundary.

Diversity uniform

Water

Presence of Water Comment two small ponds adjacent to eastern boundary

Skyline

Prominence/ importance apparent Complexity simple

Comments the south western edge forms local skyline when viewed from PROW to north east

Key views

To settlement -

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments Views for rural residents (two farms) would be screened by vegetation, although a few urban residents may have views through vegetation. There may be some views from a short length of public footpath.

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This site consists of three small pastoral fields, plus a small area of allotments, on the north eastern edge of Alveley. They are on level ground, sloping very gently down northwards, and are edged with low hedges and occasional trees. The site is located at an active point in the village. It is surrounded by several local services, with recent housing development along its western edge. It currently reads in the local landscape as a 'hole', as there are only limited views into it, due to the hedges but a limited number of trees to act as a full backcloth. It makes a limited contribution to the wider landscape due to its location surrounded by the village envelope.

Housing capacity high/medium

This site is well located for housing development, adjacent or close to existing recent housing and several village services. Although structures on the site would be visible, they would form a natural adjunct to the settlement and would appear within it, rather than on the edge, given the scattering of housing to the east and north. Care should be taken to retain and enhance the public footpath and to ensure that development along the road frontage keeps it open and visually permeable, preferably with a strong tree cover to act as backcloth to the pub and other buildings.

Employment capacity low

The site has no capacity for employment use as the surrounding uses relate to residential scale of development and the site is highly visible on the approach to the settlement from the north.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form level ground, sloping very slightly to the south
Ground Type	Shallow brown soils on hard rock	Land cover grassland and allotments
Land cover	Ancient farmlands	Tree cover low hedges and some individual trees to field boundaries
Settlement pattern	Dispersed with large estates	Scale medium
		Sense of Enclosure moderately open

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mainly uncut meadow, with a small area of neglected allotments on part of the western boundary

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement visible from village hall forecourt

Landmarks -

Detractors minor- adjacent floodlights of all weather pitch

Intervisibility

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

Comments site is surrounded by development on three sides

Tranquillity

Noise sources

roads people

Views of development many 270

Presence of people frequent

Tranquillity summary medium/low

Comments the site is bounded by the A442, a public house, sports pitch, village hall with recreation ground and recent housing, although there are small pasture fields to the north

Functional relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area?

Corridor?

Comments the area appears to be part of a larger landholding and a footpath bisects the site linking into the settlement. There is linkage to immediately adjacent fields to the north, but little to the wider landscape due to the presence of roads.

Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments approaching from the north, the site is subsidiary to several other village elements (see above) and does not appear as open space although it provides a semi rural backdrop to the A422 linear development, allowing countryside into the settlement, and effectively separating the A422 from the bulk of the village housing estates. There are few direct views into it due to hedge screening except from the recreation ground/village hall opposite.

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 site provides separation between different parts of the village.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

urban residents

high/medium

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments rural residents east of the site are well screened, while some urban residents to the west would have first floor views into the site. The adjacent footpath already passes recent housing to the west and there are currently no views into the site from the road to the east, although any structures within it would be visible.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of a single pasture/meadow on a gently sloping valley bottom. The field is enclosed by strong tree cover to the west, by young screen planting and hedgerow to the east, housing to the north and by a semi-rural property with trees to the south. Further valley bottom woodland to the south further enclose the site from the wider landscape. Glimpse views are possible into it from the A442 at the south eastern corner where a public footpath enters the site crossing it to link into the settlement to the north west. The area is overlooked by the established housing estate to the north. The area is dislocated from the rest of the settlement in terms of vehicular access.

Housing capacity medium

The area has some capacity for housing in landscape and visual terms as it is fairly enclosed and discreet with limited intrinsic sensitivity although the area close to the stream may have more value. The field appears to be slightly dislocated from the rest of the village in terms of vehicle access which can only be from the fast and busy A442. This area therefore may be best considered in the longer term if necessary.

Employment capacity low

The area has no capacity for employment use as it is a rural location directly overlooked by housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form gently sloping valley floor
Ground Type	Shallow brown soils on hard rock	Land cover pasture/meadow
Land cover	Ancient farmlands	Tree cover strong tree cover to the south west with a few oaks in low-cut hedges on other boundaries. A new narrow screen belt is located on the eastern boundary adjacent to the road
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure enclosed

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

the visual sensitivity is likely to be the low-medium as the field is quite enclosed

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture/meadow

Diversity simple

Water

Presence of Water Comment stream at western edge

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement field lies on southern A442 approach to the settlement

From settlement overlooked by adjacent houses

Landmarks -

Detractors -

Intervisibility

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

Comments the area is low in the valley bottom and tree cover increases enclosure

Tranquillity

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity summary medium

Comments adjacent A442 , view of houses on one side and public footpaths through the site reduce the tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments it is not clear if the site is managed as part of a wider land holding but public footpaths run through it linking into the settlement

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the area is overlooked by housing and forms part of the rural approach to the town from 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 housing is well maintained and established vegetation helps mitigate its effect, which is further supplemented by hedges and screens around the field which make the edge hardly visible in the wider landscape.

Receptors and sensitivity














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

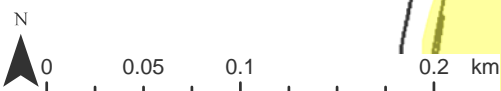
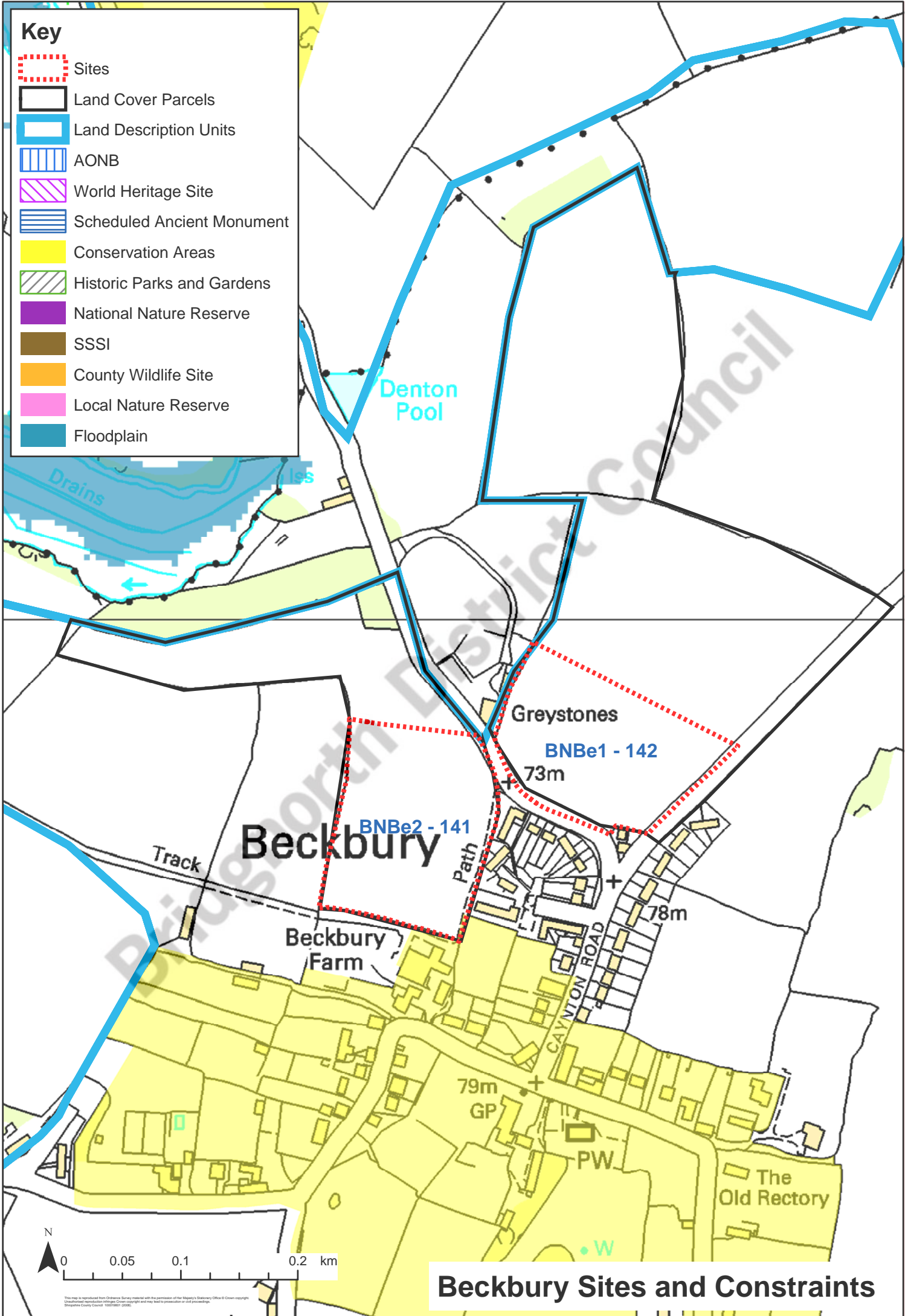
Comments adjacent residents, users of the A442 and public footpaths

Potential for improvement of settlement edge and overall mitigation

-

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Beckbury Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site is on the hillslopes on the edge of settlement, part of wider farmed landscape with moderately long views to the north.. There are medium hedges to all boundaries, mainly dense mixed species but very few hedgerow trees. Adjacent houses overlook the field. The proposed boundary of the site is arbitrary, relating neither to field pattern nor settlement edge. Any extension to an existing boundary would mark a very significant increase in both the size of the settlement and its setting within the wider landscape, as this site is a high point within the village, and on its outskirts. This is quite an exposed site, so any development would be visible within the wider landscape .

Housing capacity low

The site has no capacity for housing as there is potential significant visibility of development on this exposed site, outside the village envelope

Employment capacity low

The site has no capacity for employment use as there is potential significant visibility of development on this exposed site, outside village envelope. Employment would also be at an inappropriate scale and of inappropriate character adjacent to residential housing.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic Soft rock lowlands		Land form site slopes to north west towards stream valley
Ground Type Sandy brown soils with gleyed patches		Land cover arable - and site is only part of one large field
Land cover Settled farmlands		Tree cover medium hedges to all boundaries, mainly dense mixed species. very few hedgerow trees.
Settlement pattern Clustered with estate farms		Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Very low		<input checked="" type="checkbox"/> note hedges are in good condition and mixed species
Visual sensitivity Moderate		<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments part of wider farmland. site is only part of single field.

Diversity uniform

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments site is part of valley side, with low summit to east.

Key views

To settlement

From settlement

Landmarks

Detractors major roads eastern boundary abuts Caynton Road - rural minor road

Intervisibility

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

Comments some intervisibility to adjoining countryside but no key features in settlement or wider landscape

Tranquillity

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity summary medium

Comments although site is on edge of settlement and adjacent to quiet lanes, it is separated and screened by roadside vegetation - dense hedge. Potential

views only of roof of Greystones set lower on hill side and of single house at junction.

Functional relationship of area...

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

Comments unrelated to settlement but same land use as both adjoining site and wider landscape, although may not be same landownership.

Visual relationship of area...

...with settlement limited ...with wider landscape some
...with adjacent assessed area? limited Setting?

Comments the site is seen in context with the settlement but this is limited by adjacent hedges. There is a clear link to remainder of field beyond site boundary and to wider farmed landscape.

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

Receptors and sensitivity

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

Comments local residents would be affected by any structures above height of hedges around site

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

Although within same contours as site to the north, this is 2-3 m lower and less exposed, sheltered from views to the north by a dense mixed species copse on the hill slope below. It has a thick hedge to the road boundary but is overlooked by housing along its eastern boundary, which enjoy long views over site to gently undulating wider landscape. It forms part of the functional setting of Beckbury Farm, but does not contribute to its setting within the village, although it abuts the Conservation Area along part of its southern boundary. The site's northern boundary is arbitrary.

Housing capacity medium

The area has some capacity for housing. Housing on this site would not materially extend the settlement envelope beyond its existing form and could assist in the consolidation of recent housing along its northern edge. There would be little impact on the Conservation Area, although the function of Beckbury Farm would be compromised. The footpath should be retained and enhanced and any development should not exceed the height of houses on the adjoining site. The hedge on the western boundary trees on the north east boundary should be retained.

Employment capacity low

The area has no capacity for employment use as it would be intrusive, lie adjacent to the Conservation Area, be out of scale and inappropriate to a small residential village.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form flat (very slightly undulating)
Ground Type	Sandy brown soils with gleyed patches	Land cover arable
Land cover	Settled farmlands	Tree cover boundary hedges with some trees
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate, as part of setting and function of farm. [buildings within conservation area, not known if listed].
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> however, perimeter vegetation is of value especially trees to north east

Visual sensitivity Moderate

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments field of leeks

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments settlement to east and south forms local skyline from valley

Key views

To settlement no

From settlement no

Landmarks

Detractors

Intervisibility

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

Comments the field is screened by a woodland belt to the north, settlement to the south and east but is open to longer views to the west with a backcloth of the existing village

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium/low

Comments housing on two sides, although one is farm only. Footpath along e boundary, adjacent to housing.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments site forms part of a larger field and appears to be managed as part of a wider unit. It contains a footpath linking into the village.

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments site provides open foreground for extensive views to west from housing, and is part only of large field. along north east boundary has limited views into adjoining site

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 Also some C20th/neutral. modern housing has straight edge and neutral impact. farm on s edge is pre 20th c, with several fine farm buildings, although condition appears poor .

Receptors and sensitivity

Receptors

Sensitivity

rural residents high/medium














long distance/public footpaths high/medium

roads/rail/cycleways low

Comments farm house faces away from site, whereas some houses in 20th c development have clear views over site, as have users of prow.

Potential for improvement of settlement edge and overall mitigation

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



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Brockton Sites and Constraints

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is a sloping pastoral field on the lower slopes of a dip slope. It has a mature outgrown hedge to the south and a few field oaks on its northern and eastern boundaries which are fenced. Though open in character to the east, the field is enclosed by landform to the north, settlement to the west and mature trees around a hidden motte and bailey to the south. The adjacent dwellings form an attractive village edge and include a converted barn and overlook the site although they themselves are only visible in glimpses from the minor road to the south. Though apparently poorly managed the field provides an important open setting to the village and lies opposite a SAM which is at present hidden in trees.

Housing capacity low

The area has no capacity for housing as this would adversely affect the settlement edge and the open setting of the settlement itself.

Employment capacity low

The area has no capacity for employment use as this would significantly adversely affect the residential settlement edge and the open setting of the settlement itself.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock vales and valleys	Land form eastern sloping edge of dipslope
Ground Type	Brown soils on with wetland patches on hard rock	Land cover pasture
Land cover	Settled farmlands	Tree cover dense trees to the south and a few field oaks to the north and east boundaries
Settlement pattern	Clustered with estate farms	Scale medium Sense of Enclosure moderately open

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

Designations

<u>Landscape</u>	<u>Comments</u>
------------------	-----------------

AONB Shropshire Hills AONB to the south of the lane

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area SAM- Motte and Bailey to the south

WHS possibly listed buildings in the village adjacent

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity simple

Comments the local skyline is just to the north when viewed through gaps in the outgrown hedge along the lane to the south

Key views

To settlement the area is on the eastern approach to the village which is generally enclosed

From settlement the area is overlooked by a number of houses with open aspect

Landmarks -

Detractors -

Intervisibility

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

Comments the open landscape undulates to the east of the dipslope with moderate intervisibility and is overlooked by the dipslope to an extent

Tranquillity

Noise sources

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium

Comments the area is relatively quiet but has a rural village lying directly adjacent

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area appears to be managed as part of a wider land holding but has no public access

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the area is overlooked by, and acts as the setting for, the adjacent traditional village buildings. It 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 positive Form of edge moderately indented

Comments the settlement has a positive edge although not widely visible from publicly accessible points

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and users of the minor road to the south

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a series of curtilages in a small settlement on the lower slopes of a dip slope. These have a mix of boundaries from the fences to walls and hedges, open to view to the east. The area is enclosed by landform to the north, settlement to the west and mature trees around a hidden motte and bailey to the south. The adjacent dwellings form an attractive village edge and include a converted barn and overlook the curtilages although they themselves are only visible in glimpses from the minor road to the south. The various dwellings appear to have been improved in recent years.

Housing capacity medium/low

The area has very limited capacity for more dwellings. Only those that can be justified as enhancing the settlement edge should be considered and these should be limited to one or two. The housing style should complement/match the vernacular.

Employment capacity low

The area has no capacity for employment use as these are housing curtilages and are very small in scale.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock vales and valleys	Land form eastern sloping edge of dipslope
Ground Type	Brown soils on with wetland patches on hard rock	Land cover settlement curtilage
Land cover	Settled farmlands	Tree cover dense trees to the south and a few garden trees
Settlement pattern	Clustered with estate farms	Scale very small
		Sense of Enclosure moderately enclosed

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

Designations

<u>Landscape</u>	<u>Comments</u>
------------------	-----------------

AONB Shropshire Hills AONB to the south of the lane

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area SAM- Motte and Bailey to the south

WHS possibly listed buildings in the village adjacent

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments residential and other curtilage

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement the area is on the eastern approach to the village which is generally enclosed

From settlement the area is overlooked by a number of houses with open aspect

Landmarks -

Detractors -

Intervisibility

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

Comments the open landscape undulates to the east of the dipslope with low-moderate intervisibility and is overlooked by the dipslope to a limited extent

Tranquillity

Noise sources

people

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium

Comments the area is relatively quiet but has a rural village lying directly adjacent

Functional relationship of area...

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? limited Corridor?

Comments the area is managed as a series of curtilages to adjacent houses or buildings

Visual relationship of area...

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? some Setting?

Comments the area is overlooked by, and acts as the setting for, the adjacent traditional village buildings.

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 has a positive edge although not widely visible from publicly accessible points

Receptors and sensitivity


Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

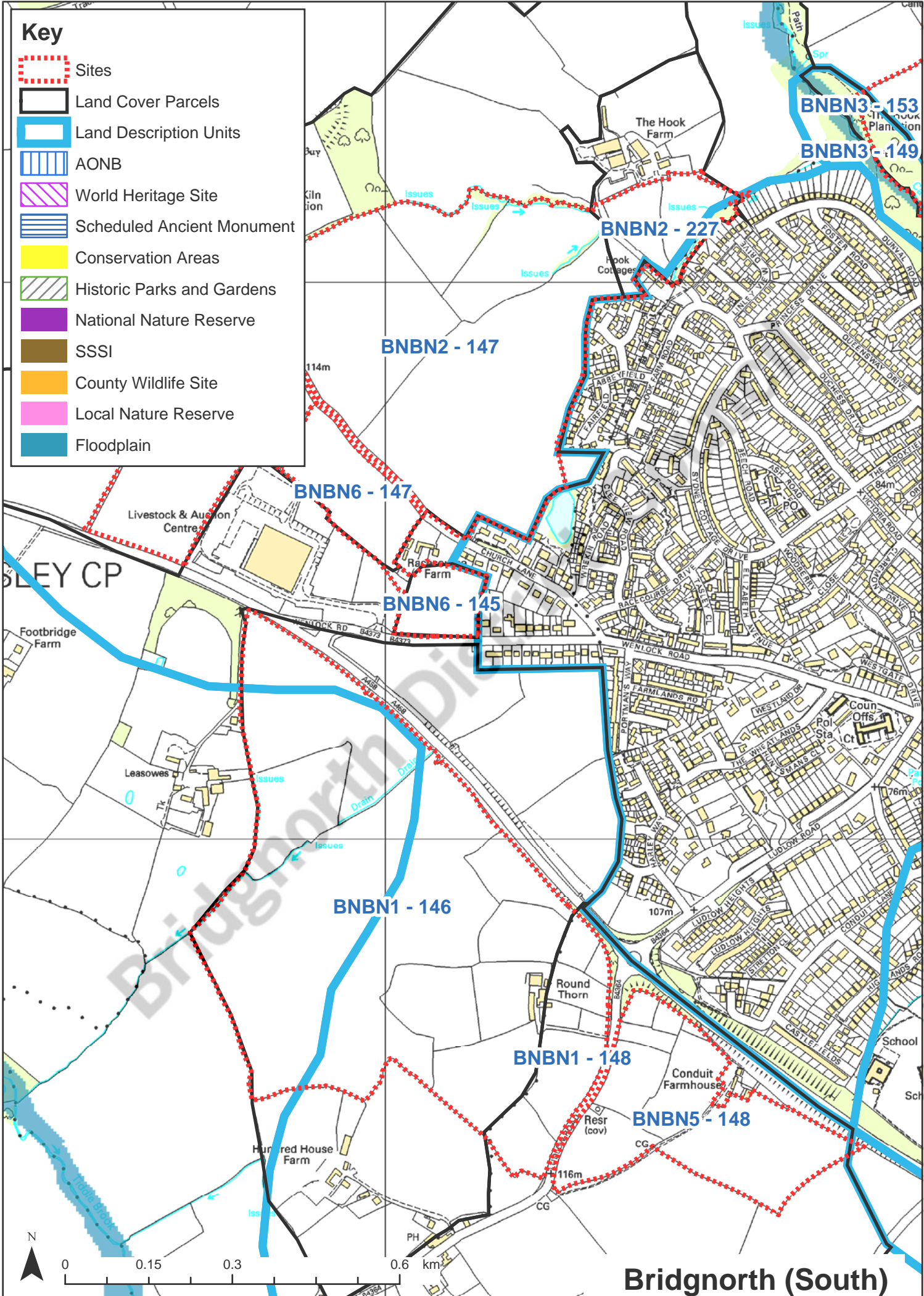
Comments adjacent residents and users of the minor road to the south

Potential for improvement of settlement edge and overall mitigation

-

Key














-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain

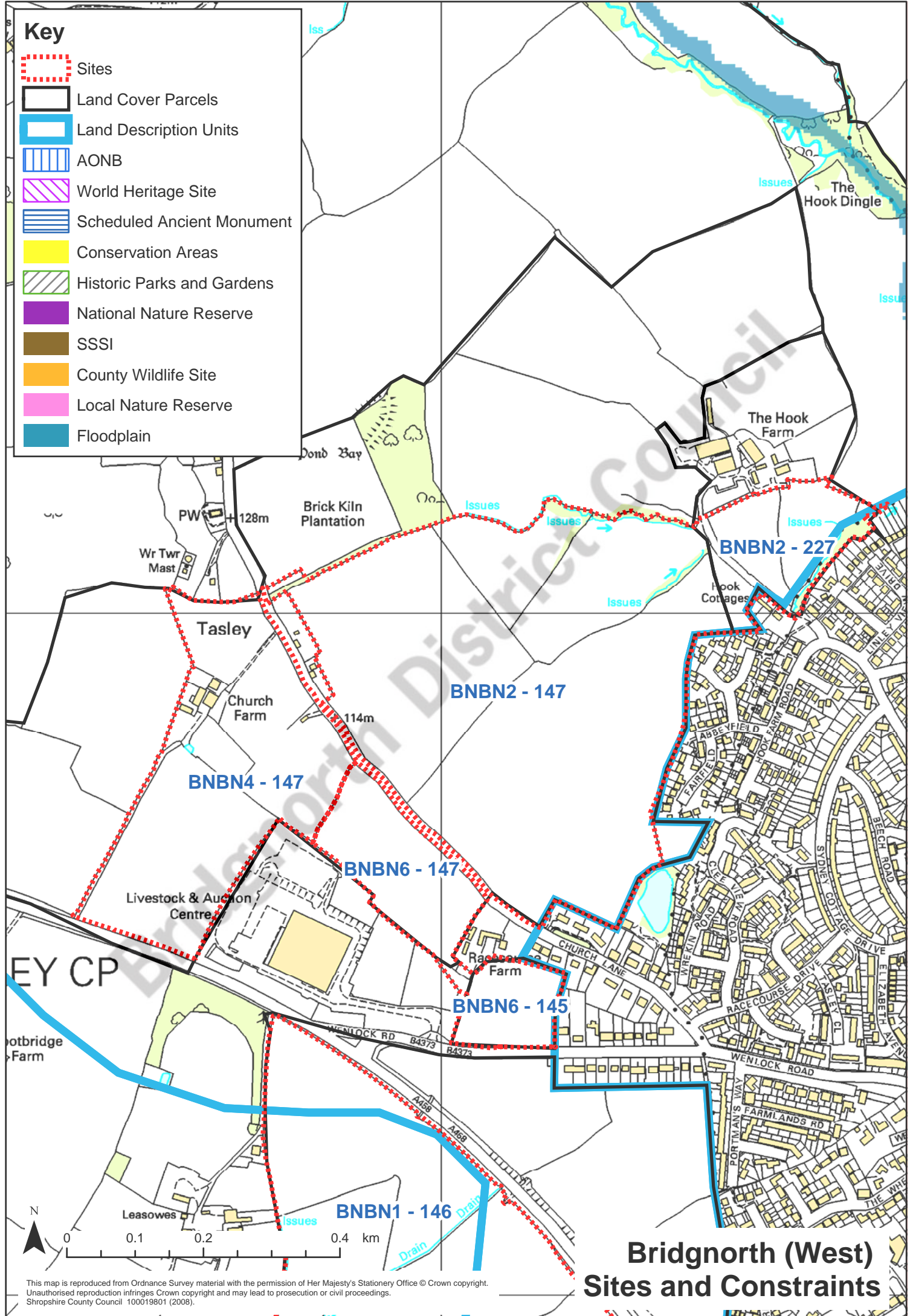


Bridgnorth (South) Sites and Constraints

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Key














-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain

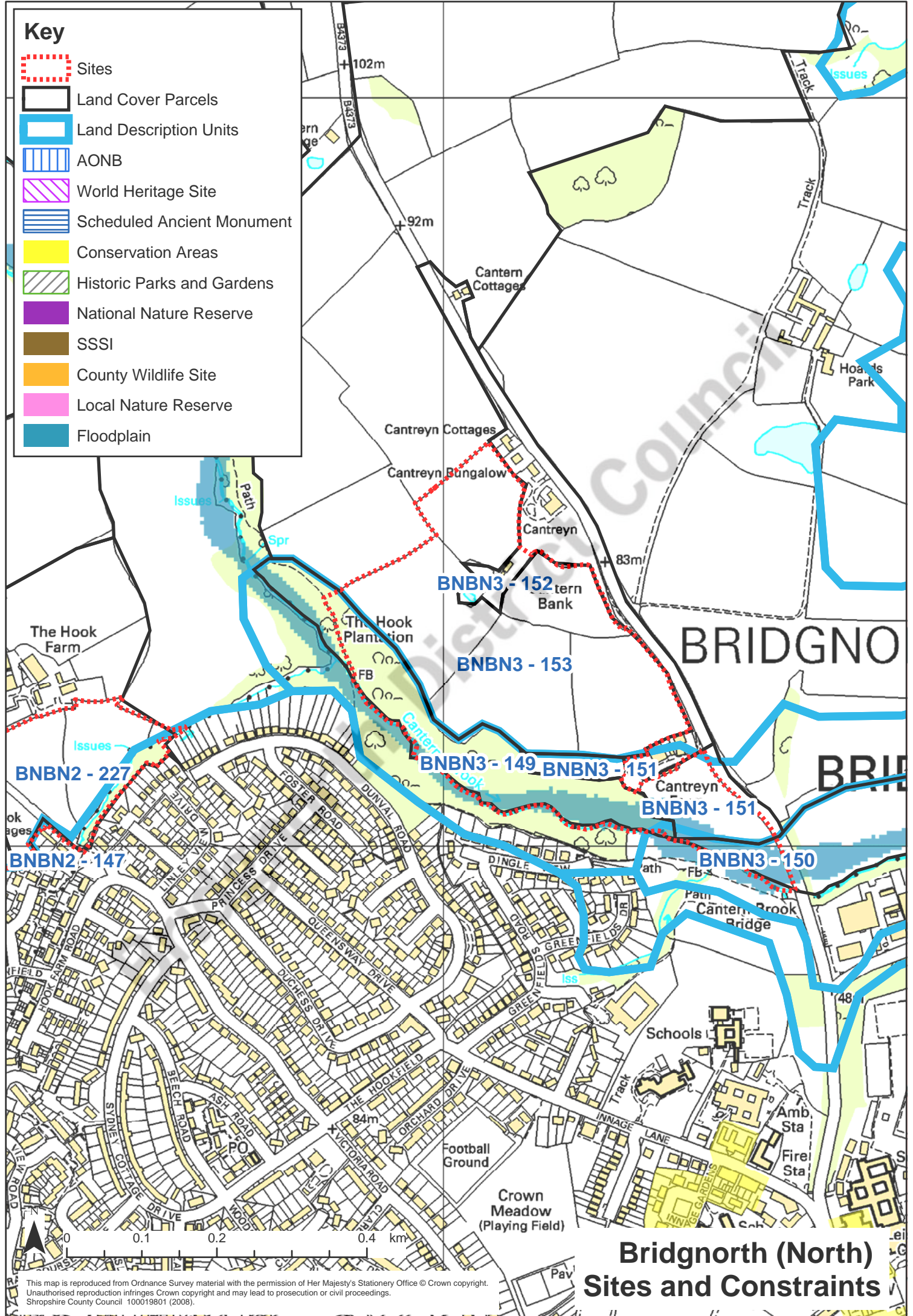


Bridgnorth (West) Sites and Constraints

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Key












-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain

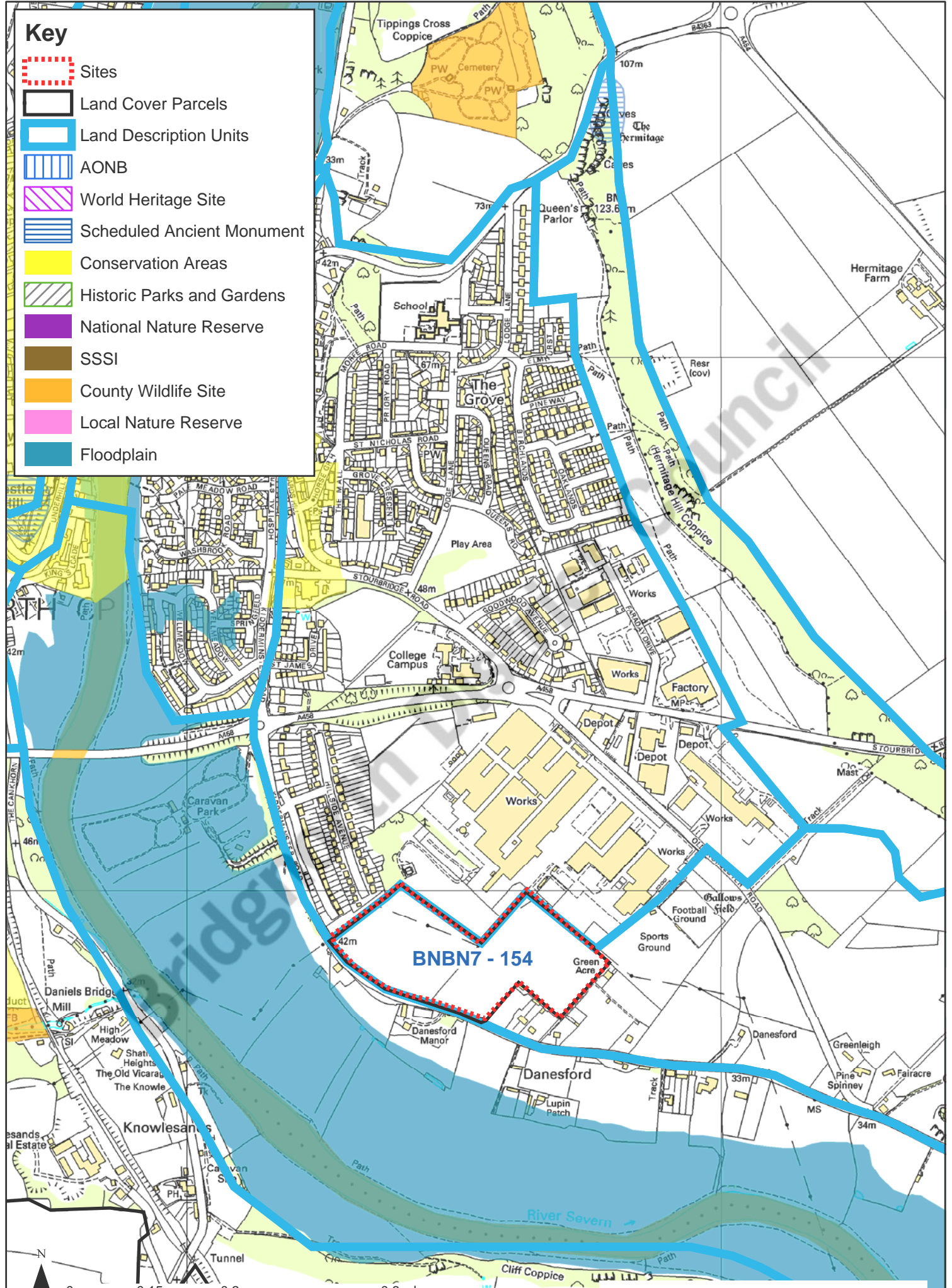


Bridgnorth (North) Sites and Constraints

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Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



BNBN7 - 154

**Bridgnorth (East)
Sites and Constraints**

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a sloping valley side falling from a minor ridge from east to west. The field pattern is mixed, small in the east to larger in the west. Land use is both arable and pasture. Tree cover is fairly strong and consists of oaks in hedgerows with enclosure more effective in the smaller fields. The arable field which makes up the bulk of the area is relatively open. The area forms part of the rural valley side and in views from higher land to the south west it is separated from the town which lies on the skyline within vegetation. The A458 bypass separated from the site by a high hedge reduces its tranquillity to the north east. Public footpaths crisscross the area linking into the town.

Housing capacity medium/low

The area has very limited capacity for housing as it is a relatively unspoilt rural area sloping away from the town forming part of a wider valley side. It is physically separated from the town by the bypass and the arable field is widely visible to the countryside to the south west, while any built form within the higher more vegetated fields would also be prominent.

Employment capacity low

The area has no capacity for employment uses as it is a rural area sloping away from the town forming part of a wider valley side. It is physically separated from the town by the bypass and parts are widely visible to the countryside to the south west.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side from north east to south west
Ground Type	Gleyed brown soils on hard rock	Land cover arable and pasture
Land cover	Ancient farmlands	Tree cover mature trees, mainly oak, in most hedgerows particularly to the south east
Settlement pattern	Dispersed with large estates	Scale medium Sense of Enclosure moderately open

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

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable and pasture/meadow

Diversity diverse

Water

Presence of Water Comment field ditches

Skyline

Prominence/ importance apparent Complexity simple

Comments parts of the area form the local skyline when viewed from public rights of way to the west. Overall the area lies beneath the skyline of Bridgnorth when viewed from the south west.

Key views

To settlement the area is apparent in views from the wider countryside to the south west

From settlement the area slopes away from settlement, is separated from it and is generally not overlooked

Landmarks -

Detractors major roads adjacent A458 bypass

Intervisibility

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

Comments the area is intervisible with the opposite rural valley sides and higher land to the south west

Tranquillity

Noise sources

roads

Views of development some

Presence of people frequent

Tranquillity summary medium

Comments the A458 lies adjacent and tranquillity increases further away from this road and from the settlement

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor?

Comments the area appears to be managed as part of a wider land holding including the assessed area to the east and has public footpaths running through linking into the settlement

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? some

Setting?

Comments the area forms part of a wider rural valley side which is separated from the town to the north east by the bypass. In views from the south west the area forms the rural context for the town which lies on the ridge behind.

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 is separated from the area by fields and is partially integrated by significant vegetation and tree cover.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments a few adjacent rural residents, users of the public footpaths which run through the area and users of the adjacent bypass

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is on the upper slopes of a minor ridge which forms part of a sloping valley side. The field pattern is small and land use is both arable/fallow and pasture. Tree cover is moderate and consist of oaks in low-cut hedgerows. The area forms part of the rural valley side and in views from higher land to the southwest is separated from the town which lies on the skyline to the north within vegetation. The A458 bypass separated from the site by a high hedge and the B4364 reduce the area's tranquillity. A public footpath crosses the northern part of the area linking the town with the wider countryside.

Housing capacity medium/low

The area has very limited capacity for housing as it is a rural area sloping away from the town on a low ridge forming a minor skyline and part of a wider valley side. It is physically separated from the town by the bypass. Any built form would be prominent.

Employment capacity low

The area has no capacity for employment use as it is a rural area sloping away from the town on a low ridge forming a minor skyline and part of a wider valley side. It is physically separated from the town by the bypass. Any built form would be prominent.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side from north east to south west
Ground Type	Gleyed brown soils on hard rock	Land cover arable/fallow and pasture
Land cover	Ancient farmlands	Tree cover scattered mature trees, mainly oak, in most hedgerows particularly to the south east
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is medium-high as the area lies on a low ridge forming the crest visible to the west

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable/fallow and pasture

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments parts of the area form the local skyline when viewed from public rights of way to the west. Overall the area lies beneath the skyline of Bridgnorth when viewed from the south west.

Key views

To settlement the area is apparent in the B4364 approaches to the town views from the wider countryside to the south west

From settlement the area slopes away from settlement, is separated from it and is generally not overlooked

Landmarks -

Detractors major roads adjacent A458 bypass

Intervisibility

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

Comments the area is intervisible with the opposite rural valley sides and higher land to the southwest

Tranquillity

Noise sources

roads

Views of development some Presence of people frequent

Tranquillity summary medium

Comments the A458 and B4364 lie adjacent and occasional views are possible of development on the edges of the town

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider land holding including the assessed area to the west and has a public footpath running through linking into the settlement

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of a wider rural valley side which is separated from the town to the north east by the bypass. In views from the south west the area forms the rural context for the town which lies on the ridge 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 the settlement is separated from the area by the bypass and is partially integrated by significant vegetation and tree cover.

Receptors and sensitivity

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	medium
----------------------	--------

Comments a few adjacent rural residents, users of the public footpath which runs through the area and users of the adjacent rural residents, users of the adjacent bypass and A4364 and of nearby public footpaths

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of several pastoral fields sloping variably south eastwards down towards the edge of Bridgnorth. It has thick medium hedges with mature oaks as boundaries, with several field oaks present on the lower part of the site. The lower edge of the site abuts the western edge of Bridgnorth, where treed gardens form a boundary. There is a footpath along the northern boundary, although an adjacent path slightly further north appears to be more open and more popular. The upper part of the site is widely visible from the settlement and from areas to the north and east of the settlement, such as Site BNB3 - 153, while the lower part is screened by local topography.

Housing capacity medium

There is some capacity for housing on the lower part of this site, where local topography means that there would be low visibility within the wider landscape and there would be reasonable connection to the settlement. Should development be permitted in this lower part, field oaks should be retained and protected, as also should all oaks within the site boundaries. There is considerably less capacity on the upper slopes, since these are widely visible. It would be highly desirable not to develop the highest western most field along the lane nearest Tasley at all, as it runs up to a local high point. If other fields to the east on the ridge were allocated for development, green infrastructure of open space with trees should be used to divide up the area into parcels, partly using the field boundaries and field trees, so over time the trees would mitigate the housing in long views. Possibly housing in larger plots may be more appropriate in this area, again to allow for more vegetation to mitigate the settlement form. Consideration would also be required of careful treatment and use of watercourses/ springs in this area in the green infrastructure.

Employment capacity low

There is no capacity for employment use due to proximity to residential areas on the lower slopes and higher visibility of the upper slopes. Access would be through residential areas.

LDU context

Landscape characteristics **LDU level**
 Physiographic Hard rock uplands

Site comments
 Land form variable slopes

Ground Type Gleyed brown soils on hard rock

Land cover pastoral cultivation

Land cover Ancient farmlands

Tree cover some mature trees along eastern boundary, with field oaks on lower south eastern part of site.

Settlement pattern Dispersed with large estates

Scale medium

Sense of Enclosure moderately open

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity Moderate

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments improved pasture fields with field oaks

Diversity simple

Water

Presence of Water Comment spring on eastern boundary and watercourse along part of northern boundary

Skyline

Prominence/ importance apparent Complexity simple

Comments western edge of the site forms skyline when viewed from the east/south east

Key views

To settlement -

From settlement view from adjacent housing north and westwards

Landmarks water tower to the west

Detractors -

Intervisibility

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

Comments some intervisibility of part of this site to the wider countryside to the north and east and with sites BNB3 -153 and BNB2 - 227

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people frequent

Tranquillity summary medium

Comments rural contrast to settlement edge but views of settlement to east. The lane is used by many people as access to multiple nearby public footpaths.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding and has footpaths on boundaries.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments acts as part of setting of part of Bridgnorth locally, as slopes down towards town from local skyline to north west. This limits its visual relationship to the wider landscape but there is intervisibility, especially to the north and east from the NW half of the site, and with other sites to the east (see above).

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 estate housing with positive indentation of waterbody to south and some mature garden vegetation

Receptors and sensitivity

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

roads/rail/cycleways

medium

Comments rural residents along the western boundary would be significantly affected by development of this site. Some urban residents would experience a change of view, glimpsed through boundary vegetation, and there would a change of view for users of the footpath along the northern boundary. Over a wider area there would be perceptions of change from the north and east.

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The area comprises a pasture which slopes down from the existing 20th-century housing estate edge into an enclosed small valley. The area is overlooked by a farm complex and has mature deciduous trees to the east. These enclose the area along with the nearby rising landform to the north and to the west. The public footpath crosses the eastern part of the site flanked by a conifer hedge which is an inappropriate element in this otherwise rural landscape.

Housing capacity high/medium

The area has capacity for housing as it is highly enclosed with limited intrinsic value.

Employment capacity low

The area has no capacity for employment as it is rural and overlooked by housing to the south east and farm house to the north-west.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Gleyed brown soils on hard rock	Land cover pasture
Land cover	Ancient farmlands	Tree cover mature tree cover to the east
Settlement pattern	Dispersed with large estates	Scale small to medium
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is likely to be low due to local screening and landform

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area -
WHS
SMs
Historic P and G

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 the settlement edge is visible from the PROW to the south

From settlement the area is overlooked by adjacent housing

Landmarks -

Detractors -

Intervisibility

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

Comments the area is low on a valley side

Tranquillity

Noise sources

people

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium

Comments the adjacent settlement edge is visible and a PROW lies just to the south

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding which probably includes the area to the west

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of the valley side of a small tributary stream valley

which runs west to east and is overlooked by adjacent houses

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 settlement edge is a standard house type housing estate

Receptors and sensitivity

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

Comments adjacent residents and footpath users

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high

The area is linear deciduous woodland and riparian vegetation in a steep valley bottom adjacent to a stream. The area is attractive and is of high ecological sensitivity with great tranquillity close to the urban edge. As an important landscape feature the area has high sensitivity overall.

Housing capacity low

The area has no capacity for housing as the area is deciduous woodland adjacent to a stream and is highly sensitive.

Employment capacity low

The area has no capacity for employment use as the area is deciduous woodland adjacent to a stream and is highly sensitive.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock sloping	Land form narrow valley bottom
Ground Type	Shallow soils on hard rock	Land cover deciduous trees and other riparian vegetation
Land cover	Ancient wooded farmlands	Tree cover deciduous trees- woodland and riparian
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure very enclosed

	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Very high	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is relatively low as the trees are in the valley bottom although they are visible from the road to the east

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area -
WHS
SMs
Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments riparian corridor

Diversity diverse

Water

Presence of Water Comment stream

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments the area is highly enclosed woodland in a steep sided valley

Tranquillity

Noise sources

roads

Views of development some Presence of people occasional

Tranquillity summary high/medium

Comments the valley side is highly enclosed, dominated by the stream with very limited views with tranquillity only affected by the road to the east

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area is managed as a deciduous woodland and though likely to be the same ownership as adjacent areas has a different management regime. It forms an ecological corridor along the stream course.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the tree canopy may be overlooked by nearby dwellings but it is set down in the valley

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 nearest part of the housing estate lies beside woodland close to the valley bottom and is not widely visible although housing further up the slope is widely visible to the north and north-east

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
	high/medium

Comments nearby residents

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is steeply sloping fallow grassland and riparian vegetation on the lower valley side/floor on the northern edge of the settlement of Bridgnorth. The area is separated from the settlement by intervening green space and trees on the valley side to the south. Views are possible across the area from the adjacent B road towards the church tower. This is an important approach view to the town. The area has high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and floor and is a view corridor and therefore overall has high/medium sensitivity.

Housing capacity low

The area has no capacity for housing as it has high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and floor and is a view corridor.

Employment capacity low

The area has no capacity for employment use as it is steeply sloping, has a watercourse running through it, a high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and is a view corridor.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic River valleys		Land form steeply sloping lower valley sides
Ground Type Dry meadowland		Land cover derelict meadow/pasture
Land cover Settled pastures		Tree cover trees to the south and east and on riparian corridor
Settlement pattern Meadow and marsh		Scale small
		Sense of Enclosure enclosed

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity Moderate		<input checked="" type="checkbox"/>
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input type="checkbox"/> the visual sensitivity is likely to be low-medium as the area is set down on the valley side/floor

Designations

<u>Landscape</u>	<u>Comments</u>
------------------	-----------------

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments fallow used for informal recreation

Diversity diverse

Water

Presence of Water Comment watercourse in valley floor

Skyline

Prominence/ importance prominent Complexity complex

Comments trees on southern edge of steep valley side to south

Key views

To settlement on approach to town from north

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments in valley floor screened by valley sides and vegetation but visible from adjacent B4373

Tranquillity

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity summary medium

Comments adjacent road and glimpse views of structures between trees plus footpath reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area may be opart of a wider landholding but appears unused for agriculture at present. Has public access and used for informal recreation by local residents.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments part of well vegetated rural valley on northern fringes of settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments all part of well vegetated rural valley on northern fringes of settlement

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments edge hidden by vegetation although industry to east is minor detractor

Receptors and sensitivity

Receptors	Sensitivity
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long distance/public footpaths	high
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roads/rail/cycleways	high
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Comments footpath and road users

Potential for improvement of settlement edge and overall mitigation

manage area for informal recreation and nature conservation

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is on steeply sloping pasture on the lower valley side facing south towards the settlement of Bridgnorth. The area is separated from the settlement by an intervening stream and other green space on the valley side to the south. Views of possible across the area from the adjacent B4373 road towards the church tower. This is an important approach view to the town. The pasture has high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and is a view corridor and therefore overall has high/medium sensitivity.

Housing capacity low

The area has no capacity for housing as it has high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and is a view corridor.

Employment capacity low

The area has no capacity for employment use as it is steeply sloping, has high intrinsic sensitivity, is physically separated from the town forming part of rural valley side and is a view corridor.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock sloping	Land form steeply sloping valley sides
Ground Type	Shallow soils on hard rock	Land cover meadow/pasture
Land cover	Ancient wooded farmlands	Tree cover mature hedgerow trees to the south and eastern boundaries
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure moderately enclosed

	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Very high	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is likely to be low-medium as the area is set down on the valley side

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

Water

Presence of Water Comment stream to the south

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement A road users adjacent have views of the church tower to the south east across the area but cannot see the settlement above hedgerow and field is not publicly accessible.

From settlement some houses to the south may have glimpse views across the valley to these pastures but this is not possible to ascertain at ground level.

Landmarks -

Detractors -

Intervisibility

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

Comments the pasture is relatively low on the valley side and therefore is not widely visible

Tranquillity

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity summary medium

Comments the outskirts of the town are visible and the A road lies to the east

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding but is divorced from the settlement with no public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area may be overlooked by nearby housing to the south but lies relatively low on the valley side although it is part of the wider landscape setting and valley corridor

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments the area forms part of the wider rural south facing valley side

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the nearest part of the housing estate lies beside woodland close to the valley bottom and is not widely visible although housing further up the slope is widely visible to the north and north-east

Receptors and sensitivity

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

Comments nearby residents, users of the public footpath to the south and users of the A road to the east who would be able to view structures on this area

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area appears from desk study to be part of the garden of the adjacent house. Access was not possible to the area. The area is on the skyline when viewed from the main road to the south east. As a garden on the skyline, on a sloping valley side, in a rural/ countryside location separated from the main settlement by a steep valley and stream, the area has high sensitivity.

Housing capacity low

The area has no capacity for housing as it is a garden on the skyline, on a sloping valley side, in a rural location separated from the main settlement by a steep valley and stream.

Employment capacity low

The area has no capacity for employment use as it is a garden on the skyline, on a sloping valley side, in a rural location separated from the main settlement by a steep valley and stream.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Gleyed brown soils on hard rock	Land cover garden?
Land cover	Ancient farmlands	Tree cover from a distance there appears to be cupressus and a few other trees but full information not available [n/a] as access not possible to area
Settlement pattern	Dispersed with large estates	Scale very small
		Sense of Enclosure n/a
	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> n/a
Ecological sensitivity	Moderate	<input type="checkbox"/> n/a
Visual sensitivity	Moderate	<input type="checkbox"/> n/a

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments garden?

Diversity

Water

Presence of Water Comment pond?

Skyline

Prominence/ importance apparent

Complexity simple

Comments trees on the site are visible on skyline when viewed from main road to the south east travelling north from Bridgnorth. Any structures would be highly noticeable in this area.

Key views

To settlement n/a

From settlement n/a

Landmarks n/a

Detractors n/a

Intervisibility

Site observation ...to key features ...from key places

Comments n/a

Tranquillity

Noise sources

Views of development

Presence of people

Tranquillity summary

Comments n/a

Functional relationship of area...

...with settlement none

...with wider landscape

...with adjacent assessed area?

Corridor?

Comments n/a

Visual relationship of area...

...with settlement

...with wider landscape

...with adjacent assessed area?

Setting?

Comments n/a

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments n/a

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge

Form of edge

Comments not applicable

Receptors and sensitivity

Receptors

Sensitivity

Comments n/a

Potential for improvement of settlement edge and overall mitigation

n/a

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

This site occupies the lower end of a ridge /upper valley sides between the Cantern Brook and River Severn and is visually prominent. It slopes gently westwards towards the steep wooded valley of the brook and is very open, with low hedges and some, mainly ornamental, trees along boundaries. Cantreyn House and grounds, with a line of pines, is a local focal point and several other houses are also located on the ridge. Any development on this site would be highly visible and would largely eliminate the current separation of Bridgnorth from the rural landscape.

Housing capacity low

The area has no capacity for housing as any development on this site would be visible over a wide area, especially from the northern part of Bridgnorth, and would serve to extend the settlement into the rural landscape beyond the natural boundary formed by Cantern Brook.

Employment capacity low

The area has no capacity for employment use as development would be inappropriate on this site, where it would be highly visible over a wider area and would be incompatible with local housing and the rural landscape.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form gentle slope
Ground Type	Gleyed brown soils on hard rock	Land cover pastoral cultivation
Land cover	Ancient farmlands	Tree cover riparian woodland abuts south western edge of site; ornamental tree species along part of north eastern boundary
Settlement pattern	Dispersed with large estates	Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> sensitivity is high, given location on a ridge and general openness

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments meadowland

Diversity simple

Water

Presence of Water Comment no

Skyline

Prominence/ importance apparent Complexity complex

Comments north eastern edge of site forms local skyline from both east and west as it occupies a ridge between the river Severn and Cantern Brook

Key views

To settlement -

From settlement area overlooked by northern part of Bridgnorth

Landmarks churches two towers within Bridgnorth

Detractors Bridgnorth to the south

Intervisibility

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

Comments there is intervisibility of a significant area of north Bridgnorth, as a settlement. The conifer belt along part of the site boundary is locally prominent. There is intervisibility with part of site BNB2-147.

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people rare

Tranquillity summary medium

Comments B4373 carries significant traffic and the view over Bridgnorth reduces tranquillity

Functional relationship of area...

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

Comments the site is separated from the settlement by a steep wooded valley, part of which forms the adjacent site, with no public access. Surrounding farmland is in arable cultivation, so there is little functional relationship there.

Visual relationship of area...

...with settlement some ...with wider landscape significant
 ...with adjacent assessed area? some Setting?

Comments the site occupies an open position on a ridge/upper valley side and therefore is a significant component of the wider landscape. It is entirely separate from the settlement although is overlooked by it. It has a different landform to the steeper lower valley landform.

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 extensive recent development in north Bridgnorth, separated from site by steep wooded valley

Receptors and sensitivity

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

Comments There are several houses along the northern edge of the site, whose extensive views to the west would be compromised by development. Road users would experience a change from a rural landscape. Residents of Bridgnorth enjoy views over the area, seeing it as part of the wider landscape.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is a south west sloping hillside running almost up to the top of the hill on which a locally prominent water tower is located. The aspect faces away from the settlement which lies some way to the east separated from the site by fields and a well screened livestock market complex. The area consists of a series of fields which are pastoral further up the slope and arable to the south. Mature oaks and a cut hedge lie on the western boundary with a few gaps, primarily near the top of the hill. This boundary acts as the local skyline when viewed from the west including the A458 approaches to the town. Mature trees lie on the boundaries and there is a high hedge to the A458 which forms the southern boundary.

Housing capacity low

The area has no capacity for housing as it is a locally prominent hillside particularly to the north, visually has very little connection to the existing settlement and faces outward to the wider countryside to the south west. Its western boundary also acts as a local skyline.

Employment capacity medium/low

The area has very little capacity for employment use as it is a locally prominent hillside particularly to the north, visually has very little connection to the existing settlement and faces outward to the wider countryside to the south west. Its western boundary also acts as a local skyline. There may be a possibility in the longer term that employment uses may be acceptable in the lower field only providing advanced planting is provided.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping hillside
Ground Type	Gleyed brown soils on hard rock	Land cover arable to the south and meadow to the north
Land cover	Ancient farmlands	Tree cover mature oaks to western boundary with some gaps particularly to the north, occasional oaks to northern boundary and mature vegetation to the east adjacent to the livestock market
Settlement pattern	Dispersed with large estates	Scale medium

Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is moderate to high due to the intervisibility of the hillside particularly higher up the slope

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pastoral/meadow and arable

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments the western boundary hedge and trees form the skyline when viewed from the west from the main road in places. The northern boundary forms the skyline when viewed from the PROW running along area's western boundary

Key views

To settlement -

From settlement -

Landmarks structures the water tower on the hilltop adjacent is a prominent local landmark [although not positive]

Detractors other the radio mast adjacent to the water tower

Intervisibility

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

Comments as a sloping hillside the area has intervisibility with the area to the south west in particular which increases with elevation

Tranquillity

Noise sources

roads

Views of development some Presence of people frequent

Tranquillity summary medium

Comments the area lies adjacent to the A458 and has views of the adjacent livestock market buildings

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area is managed as part of a wider landholding which is likely to include other areas under consideration to the east. The public right of way passing through it is not linked to settlement directly.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area is part of a rural hillside divorced from the settlement proper by other fields with only the well screened livestock market adjacent at the lower level

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 livestock market buildings are well screened but when visible are a detractor

Receptors and sensitivity

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

long distance/public footpaths	high
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roads/rail/cycleways	medium
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Comments a few adjacent residents, users of the public footpath and the A458

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of a series of sloping fallow meadows in small fields lying on the side of a low ridge. The fields have strong mature tree cover dominated boundaries and these generally lead to an enclosed feel to the area. Some views are possible from the area towards the town and the tree cover is visible from the A458 bypass and forms the skyline when viewed from the east and west. The area lies adjacent to the B4364 approaches to the settlement in what is at present a rural landscape with few signs of development. Landform to the south east generally screens the area from the wider countryside. The A4364 and bypass reduce the tranquillity of the area.

Housing capacity medium/low

The area has very limited capacity for housing as it is separated from the town by the bypass and forms part of a wider rural landscape. Though it is highly enclosed by mature tree cover and by landform to the south development here would signify a major expansion of the settlements into the countryside with few natural boundaries to the south. Any new development would still be visible in the site in winter months. It may not be possible to carry out development without significant damage to the trees/boundaries within the site which are a positive feature.

Employment capacity low

The area has no capacity for employment uses due to the fine grain of the field size, significant tree cover and slope of the site within a rural context.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping minor ridge side
Ground Type	Gleyed brown soils on hard rock	Land cover fallow/meadow
Land cover	Ancient farmlands	Tree cover strong tree cover including oaks on most boundaries
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure enclosed but with occasional long views

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity Moderate

the ecological sensitivity is like to be medium

high due to the strong tree cover and small sizes of fields

Visual sensitivity Moderate

the visual sensitivity is likely to be low to medium due to the strong tree cover and aspect

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments fallow/meadow

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity

Comments the area forms at the skyline when viewed from the south and the bypass to the east

Key views

To settlement the area lies on the B4364 approach. A little used public footpath through the area has a view of the old High Town across the area

From settlement view of the edge of the area from the bypass and from school grounds

Landmarks church viewed across the area on PROW

Detractors major roads A458 bypass

Intervisibility

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

Comments the area has medium to low visibility as there are limited views shared with the old town and the bypass

Tranquillity

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity summary medium

Comments the A458 and B4364 lie adjacent and occasional views are possible of development on the edges of the town

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Corridor?

Comments the area may be managed as part of a wider landholding which may include other areas under consideration to the west. The public right of way passing through it appears to be severed by the bypass and therefore does not link into the settlement.

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

Comments the area is well treed and is not widely visible either to the settlement or to the wider landscape although shorter views are possible including from the bypass and national cycle network to the south east.

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 edge of the settlement is defined by the bypass and is well vegetated

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments a few adjacent rural residents, users of the public footpath which runs through the area and users of the very few nearby rural residents, uses of the adjacent bypass and A4364 and of nearby public footpaths/cycle route

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This site consists of a small rectangular field of uncut grassland, wedged between the edge of Bridgnorth and the Livestock and Auction Centre on the town-edge approach to a busy main road junction. It slopes gently to the south, where it is bounded by a low gappy hedge and is dominated by the red brick farmhouse set higher up the slope to the north. The boundary to the settlement consists of well treed gardens, while the boundary to the Centre consists of an overgrown hedge and dense screen of Leyland cypress. There is some intervisibility with the wider landscape at a distance but this is reduced by the bypass and vegetation to the south. The site's functionality and visual relationship to the wider landscape has been diminished by the presence of the Centre.

Housing capacity high/medium

This site has capacity for housing development. It is relatively well contained, with established boundaries, and is well connected to the settlement. Consideration would be required of the setting of Racecourse farmhouse and enhanced tree cover to the southern boundary.

Employment capacity low

This site has no capacity for employment development as it is on a slope, adjacent to housing and there is potential for some views from the wider countryside.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form moderately gentle slope to the south
Ground Type	Gleyed brown soils on hard rock	Land cover pastoral cultivation
Land cover	Ancient farmlands	Tree cover dense treed boundaries to some sides
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure moderately enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> sensitivity is low, as single field on edge of farmland adjacent to settlement
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments uncut meadow

Diversity uniform

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments local skyline formed by low ridge on northern edge of site, with red brick farmhouse locally prominent.

Key views

To settlement field lies on approach road to settlement from A458 and is highly visible

From settlement -

Landmarks -

Detractors Livestock Auction centre on adjacent site is completely screened from this site

Intervisibility

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

Comments site is not generally visible from the settlement or adjoining site - only from road and Racecourse farmhouse and to an extent from wider landscape to the south west, but across the bypass.

Tranquillity

Noise sources

roads people

Views of development one side 180

Presence of people frequent

Tranquillity summary medium/low

Comments busy road and location adjacent to busy site frequented by many people and vehicles, on edge of settlement

Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? limited

Corridor?

Comments the field appears to be managed as part of a wider landholding with no public access.

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

Comments screened from most of the settlement and wider landscape generally, and tenuous link to adjacent 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 smooth/linear

Comments mid 20C housing with large gardens on one edge

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

roads/rail/cycleways

high/medium

urban residents

high/medium

Comments adjacent road users, farmhouse residents and limited adjacent housing

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of a single small arable field on the lower end of a small ridge on the outskirts of Bridgnorth, set among a notably variable topography. It is adjacent to a farmhouse, which is set lower down the slope and is not prominent from this site. To the south, the site is bounded by vegetation screening the Livestock and Auction Centre on the A458, which provides a complete screen to lower viewpoints in this direction. Although there are glimpsed views into the site from the north east, through a low hedge along a rural lane, and from a distance to the south west, the site is generally well screened to all other boundaries. It is therefore largely discreet.

Housing capacity medium

The site may have some capacity for housing although it would represent a significant extension of housing development to the west of the settlement. Higher ground on the adjacent site to the north is considered to be sensitive to longer views being on the ridge top so this site may only be appropriate for consideration in the longer term.

Employment capacity low

This site is not appropriate for employment-scale development due to local topography, which would make it visible above the local skyline. The neighbouring building housing the Livestock and Auction Centre is single storey and set well down at the bottom of the slope, and is also well screened by vegetation, so should not be used as a precedent.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping
Ground Type	Gleyed brown soils on hard rock	Land cover arable cultivation
Land cover	Ancient farmlands	Tree cover well vegetated boundaries
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure moderately enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> sensitivity probably low, as arable cultivation - hedges may be moderate

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments single arable field

Diversity uniform

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments road along north eastern boundary forms very local skyline, occupying the lower end of a small ridge

Key views

To settlement -

From settlement -

Landmarks -

Detractors view of roof of Auction Centre to south west

Intervisibility

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

Comments sites is generally screened from views of settlement but has intervisibility with rising landscape at a distance to the south west

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people rare

Tranquillity summary medium/low

Comments roof of Auction Centre and glimpsed views of settlement detract from rural setting. Some noise from lane and A458.

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area appears to be managed as part of a wider landholding but has no public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments relationship to wider landscape limited by landform to an extent. The site occupies the south west facing slope of a ridge and is well screened to north west and south east by dense vegetation. Glimpsed views into site from lane along north east boundary.

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 edge consists of red brick farmhouse with dilapidated farm buildings, set lower on ridge so not prominent. The Auction centre extends development below the site.

Receptors and sensitivity

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

Comments residents of Racecourse Farm would be only affected rural residents.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of two medium-scale fields on the west-facing slope above the River Severn, to the south east of Bridgnorth. Land cover is unmanaged grassland, of which there is an additional small field immediately to the north of the western plot, separating the site from large scale industrial buildings which dominate the local skyline, despite being partly screened by trees. The site is not screened from the A442, which forms its southern boundary, and thus offers a first glimpse of open space on leaving the southern edge of Bridgnorth on this side of the Severn. However, this view is dominated by the buildings to the north and there is no view of the river to provide a landscape context.

Housing capacity medium

The site has some capacity for housing as the two fields are sloping, but not as steep as the small field immediately to the north, which is visible, with the adjacent industrial buildings, from across the Severn valley (glimpsed view only). The site is already enclosed to north west and south east by housing, and houses in the opposite side of the road are well screened by local topography and dense vegetation. Although housing development here would extend Bridgnorth, the site represents only a small gap in the continuity of development represented by Danesford, beyond which there is a clear change to a rural, wooded landscape. Any development of this site should conserve and strengthen the hedgerow along its northern boundary and ensure that new houses do not face directly into the gardens of existing properties to the south east. An indented edge to the south east will also be highly desirable created through green space or landscape infrastructure.

Employment capacity low

The site has no capacity for employment use as it would be out of scale with the residential development around this site and would increase the dominance of industrial development in this area. It would be difficult to screen large buildings.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Soft rock lowlands	Land form slope
Ground Type	Sandlands	Land cover pastoral

Land cover Ancient farmlands

Tree cover trees on boundaries

Settlement pattern Dispersed with small farms

Scale medium

Sense of Enclosure moderately open

LDU level Agree?

Cultural sensitivity Moderate

Ecological sensitivity High

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments unmanaged grassland

Diversity uniform

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments local skyline formed by industrial buildings on top of slope to north of site

Key views

To settlement glimpsed views across the Severn valley towards the site focus on the works on the higher slopes

From settlement -

Landmarks -

Detractors industry industrial buildings visible to north of site, separated by one small field

Intervisibility

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

Comments slopes visible across the Severn valley

Tranquillity

Noise sources

roads industry people

Views of development many 270 Presence of people frequent

Tranquillity summary medium/low

Comments although properties to the south across the A442 are well screened by vegetation, this also masks views of the river Severn. The A442 adjacent is quite busy. There are houses to north-east and southwest of site, with industrial scale buildings nearby to the north.

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 wider land holding although this is not clear. It has no public access.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments part of rural river valley sides, intruding between development, the site comprises an open green space screened from a relationship with the wider landscape by buildings and vegetation but offering a glimpse of open space on the southern approach to Bridgnorth.

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 works to the north are a detractor while the edge of Bridgnorth, to the north east, is housing on the lower slopes with trees. Danesford consists of individual houses with gardens relatively well integrated into the landscape.

Receptors and sensitivity

Receptors

Sensitivity

rural residents high/medium

urban residents high/medium

long distance/public footpaths high

roads/rail/cycleways medium

Comments most rural and urban residents face away from the site and most are well













screened by vegetation. Part of the site lies behind houses on the A442, whose views to the north would be affected by development. There is a glimpsed view of the site from the Swan public house at Knowlesands, across the Severn, but views from the public footpath along the river are masked by riparian and garden vegetation.

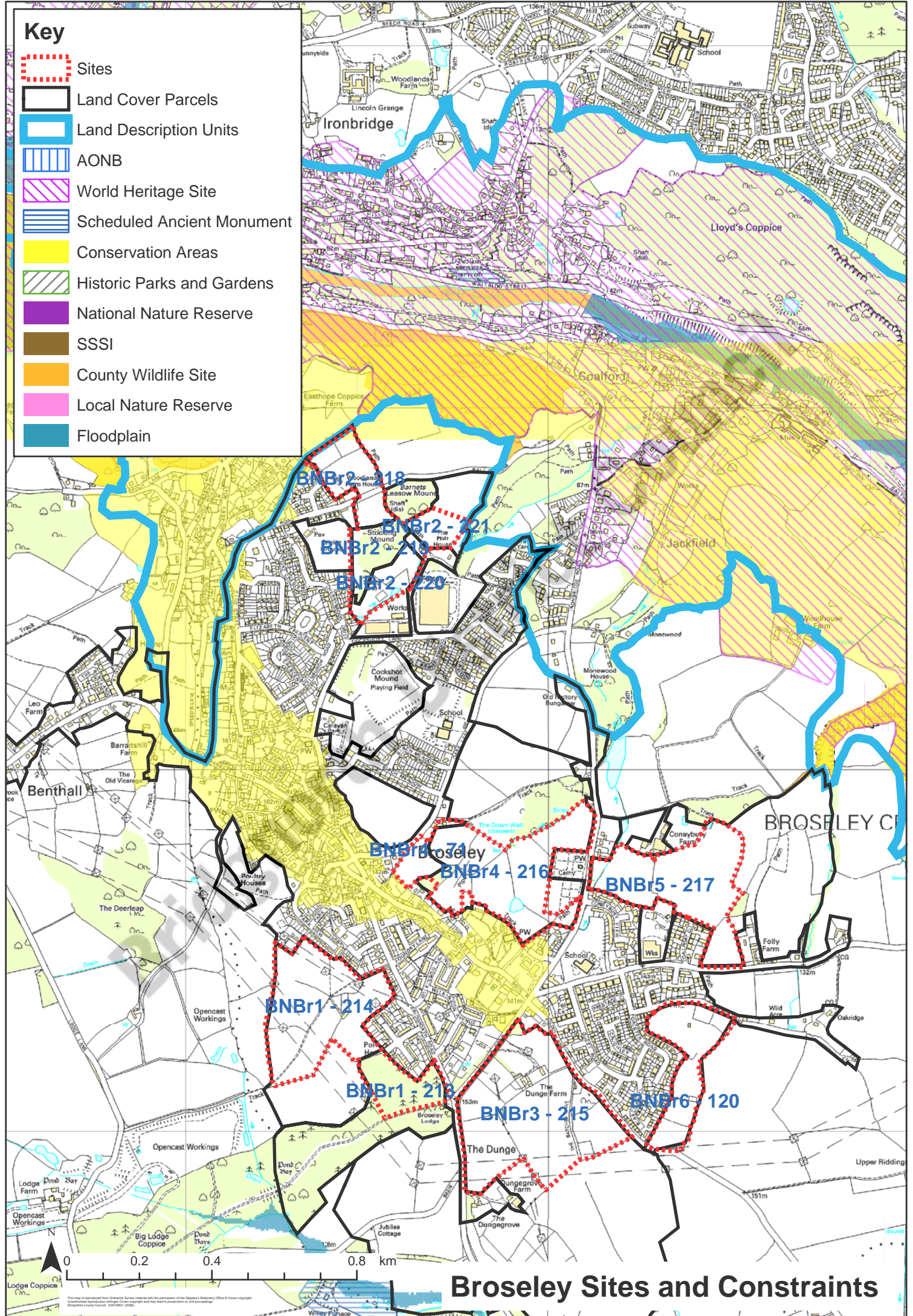
Potential for improvement of settlement edge and overall mitigation

Improved screening of works

Bridgnorth District Council

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Broseley Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

Prominent woodland at gateway to settlement and part of setting for historic estate including Broseley Lodge, as well as significant part of estate woodland, denoted by estate wall to roadside. High biodiversity value.

Housing capacity low

The site has no capacity for housing as it is mixed woodland and is part of an estate parkland.

Employment capacity low

The site has no capacity for employment use as it is mixed woodland and is part of an estate parkland.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form flat ridgetop
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover mixed woodland
Land cover	Ancient farmlands	Tree cover mixed mature woodland
Settlement pattern	Clustered with estate farms	Scale medium (narrow end of extensive wooded area)
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> wooded site is of high cultural sensitivity due to location and historic relevance
Ecological sensitivity	High	<input checked="" type="checkbox"/> mixed mainly deciduous woodland approaching maturity
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity due to location at entrance to settlement and relationship to lodge

Designations

Landscape	Comments
AONB	<input type="checkbox"/>
Biodiversity	
Floodplain	<input type="checkbox"/>
SSSI	<input type="checkbox"/>
County Wildlife Site	<input type="checkbox"/>
NNR	<input type="checkbox"/>
LNR	<input type="checkbox"/>

Historic/Archaeology

Conservation Area part of parkland woodland associated with Broseley Lodge.

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments estate woodland

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity complex

Comments forms part of skyline formed by settlement and woodland on ridge

Key views

To settlement forms part of setting for Broseley Lodge on southern approach to settlement.

From settlement wooded edge, estate wall and lodge are locally prominent in view from adjacent estate

Landmarks church tower visible from eastern edge of site. Woodland, estate wall and lodge act as local landmark and gateway to settlement from south at prominent road junction.

Detractors pylons powerline abuts woodland to SW, although pylons are located just outside site boundary.

Intervisibility

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

Comments visible from the west as part of hillside as well as from adjacent road and housing to the east.

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium/low

Comments comments apply to eastern edge of site only. Likely to be higher within site and away from road.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments forms part of extensive wooded area.

Visual relationship of area...

...with settlement significant ...with wider landscape significant
...with adjacent assessed area? some Setting?

Comments notable contribution to the southern edge of settlement, providing gateway associated with Lodge. The woodland reinforces treed aspect of adjoining assessed site, and is part of extensive woodland.

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 Broseley Lodge is a positive introduction to the settlement. Adjacent 20C housing is well screened by this woodland which also positively indents the settlement edge.

Receptors and sensitivity

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

Comments loss of woodland would have significant visual impact on local residents, setting of settlement and road users

Potential for improvement of settlement edge and overall mitigation

improve management of woodland to promote longevity and continuous cover.

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

Very undulating to steeply sloping land on the edge of the settlement, with a wide range of trees and hedges around small pasture fields, with footpaths and well worn tracks. From gateways along Lodge Lane the area forms part of setting of settlement on ridge, with vegetation helping to screen recent housing development. The area would be high medium sensitivity except for the presence of pylons, due to ecological sensitivity and current land uses and character.

Housing capacity low

The site has no capacity to housing due to its character and constraints. Steep slopes and the presence of pylons and powerline on southwestern and northern parts of the site preclude development. The remaining area has no natural boundaries and is a narrow rectangle containing several mature tree and hedgerows, which should be retained. The accessibility of the site via footpaths out to the wider countryside is of value to the settlement along with its apparent informal use for recreation.

Employment capacity low

The area has no capacity from employment use. The presence of adjacent overlooking housing, pylons, powerlines and steep landform preclude any employment-scale development. Access is unsuitable for large vehicles.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form variably undulating to steeply sloping
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover pasture fields
Land cover	Ancient farmlands	Tree cover treed boundaries to fields and footpath
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> possibly disturbed industrial land revegetated, currently used for informal recreation and pasture.
Ecological sensitivity	High	<input checked="" type="checkbox"/> use as horse pasture will have reduced biodiversity value, but hedges and trees are all

Visual sensitivity Moderate

of some value

overlooked locally but only glimpsed within wider landscape

Designations

Landscape

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments group of small pasture fields, for horses and cattle

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity complex

Comments northern edge of site forms part of skyline from south west, and well treed edge to settlement.

Key views

To settlement No - glimpsed views only from Lodge Lane to west

From settlement No - views from housing on western edge of settlement

Landmarks

Detractors other Pylons - site is crossed by two powerlines and contains 4 pylons

Intervisibility

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

Comments Sites on valley side with intermittent views to west.

Tranquillity

Noise sources

people

Views of development one side 180

Presence of people occasional

Tranquillity summary medium

Comments very peaceful site on settlement edge with extensive rural views. No roads within or abutting site, but does contain several pylons and public footpaths

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 with public footpaths running through. Woodland to south has separate management regime.

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? some

Setting?

Comments generally not visible from settlement apart from adjacent houses, but visual relationship to wider landscape and adjacent woodland is apparent as part of hillside.

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 Solely residential edge

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

urban residents

high/medium

long distance/public footpaths

high

Comments loss of this amenity would be significant for single rural resident, many urban residents, all dwellings overlooking site and other users of footpath and tracks.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This gently sloping area on a ridge consisting of two fields, sloping more steeply to the north west, is well screened by vegetation from general view to the south of a minor lane, although the northern part enjoys extensive views of the north side of the Ironbridge Gorge at a distance. The northern field is overlooked along its western boundary by recent housing, most of which has a good vegetation screen. The conservation area is to the north but has limited, if any, views into the area due to tree cover. The lane dividing the fields is not in major use. The cricket ground lies to the south west.

Housing capacity medium

The area has some capacity for housing as it lies adjacent to existing housing and, through existing vehicular accesses could 'plug in' readily, and is close to amenity areas. The southern field is well screened and this and the level part of the northern field could be developed leaving the steep sloped area as green space and planted with woodland/ similar. Additional planting would be required on the eastern boundary.

Employment capacity low

The area has no capacity for employment use as this it is on a gentle ridge adjacent to housing and relatively poor access. Large structures could be visible over wider area, especially relative to PROW, possibly from some parts of Ironbridge.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form variable- mainly flat with steeply sloping area to north west
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover meadow
Land cover	Ancient farmlands	Tree cover low hedge to eastern boundary
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open

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

Visual sensitivity Moderate

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area to north

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments meadow grassland and horse pasture

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments Skyline when viewed from path [not public] to the north west

Key views

To settlement

From settlement

Landmarks

Detractors

Intervisibility

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

Comments visible on valley side from north at a distance and from minor road to south.

Tranquillity

Noise sources

roads industry

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

This woodland has high biodiversity interest and sensitivity and contributes significantly via landform and land cover to the local landscape. It is also a significant component of a larger landscape unit, which would be divided and reduced in function and visual influence if this site were to change use. It forms a backdrop to an important cultural reference point for the settlement, the cricket ground, and is important visually to the edge of the settlement and in helping to screen industrial works and a factory on the settlement edge, which might otherwise be visible within the wider landscape, including the distant view from Ironbridge. The site is also of significant local informal recreational value and is well used.

Housing capacity low

The area has no capacity for housing as both landform and land cover are of high intrinsic value on the settlement edge.

Employment capacity low

The site has no employment capacity as neither landform nor land cover are amenable to employment development and both are of high intrinsic value on the settlement edge.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form steep sided mound
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover woodland
Land cover	Ancient farmlands	Tree cover indigenous mainly deciduous woodland
Settlement pattern	Clustered with estate farms	Scale small Sense of Enclosure confined

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> sensitivity is possibly moderate high due to industrial history and current use.
Ecological sensitivity	High	<input type="checkbox"/> sensitivity is possibly very high due to woodland habitat.
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is likely to be high as although it is not widely visible, change of use of this site involving loss of woodland cover would have significant local impacts and would have reduce effect of separating and reducing visual

influence of sites to north east and south east.

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments biodiversity and informal recreation

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance prominent Complexity complex

Comments Locally prominent treed mound provides backdrop to all adjacent sites including cricket club.

Key views

To settlement

From settlement from cricket club and environs.

Landmarks

Detractors industry industry to south

Intervisibility

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

Comments Locally prominent backcloth

Tranquillity

Noise sources

industry people

Views of development some Presence of people infrequent

Tranquillity summary medium/low

Comments Area adjacent to settlement and used for walking/informal play but trees provide cover and strong rural character. Tranquillity would be higher if not for industrial noise.

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments links to adjoining vegetated sites to provide ecological corridor and increase species diversity. Informal recreational amenity for nearby residents within settlement.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments Provides wooded backdrop to cricket ground and housing to north west, links visually with area to south east and Barnets Leasow Mound to north east and, with these sites, contributes strong wooded character to wider area and helps screen settlement edge, including industrial uses, from Ironbridge.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments provides setting for area to south and habitats complement each other.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments housing and cricket ground along western edge

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

urban residents

high/medium

long distance/public footpaths

high/medium

Comments single rural resident and several urban residents would experience severe loss of screening and visual amenity, as well as informal recreational use, if land use were to change. Users of PROW would lose sense of enclosure within woodland and rural character if woodland cleared.

Potential for improvement of settlement edge and overall mitigation

management of woodland to maintain health and longevity.

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site contributes considerably to the setting and biodiversity interest of Stocking Mound, which adjoins this site to the north. Its loss to development would reduce the biodiversity interest of the area via removal of wetland species, contrasting with species found on Stocking Mound. The site forms a wooded backdrop to several houses, but is not visible within the wider landscape, where there are more extensive areas of woodland nearby.

Housing capacity low

The area has very limited capacity for housing as development would result in significant loss of visual and informal recreational amenity, apparent biodiversity and is poorly located next to works and with excessive ambient industrial noise.

Employment capacity low

The area has no capacity for employment uses as although it is adjacent to some works, this site is of high biodiversity and visual significance locally and is therefore inappropriate.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Hard rock uplands		Land form gently sloping minor valley floor with local variations, possibly from former industrial uses
Ground Type Shallow soils with impoverished patches on hard ro		Land cover woodland and indigenous ground flora
Land cover Ancient farmlands		Tree cover extensive deciduous woodland - natural regeneration
Settlement pattern Clustered with estate farms		Scale small
		Sense of Enclosure confined

	LDU level	Agree?
Cultural sensitivity Moderate		<input checked="" type="checkbox"/> part of former industrial site allowed to regenerate naturally.
Ecological sensitivity High		<input checked="" type="checkbox"/> significant area of high biodiversity interest, especially for wetland species.
Visual sensitivity Moderate		<input type="checkbox"/> low sensitivity as area is very well screened.

Designations

Landscape	Comments
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AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments used for limited informal amenity, mainly for children's play and for disposal of garden rubbish

Diversity simple

Water

Presence of Water **Comment** pond and ditch

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To settlement

From settlement

Landmarks

Detractors industry Adjacent works not visible in summer but may be in winter

Intervisibility

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

Comments well screened by vegetation, landform and development.

Tranquillity

Noise sources

industry

Views of development some **Presence of people** occasional

Tranquillity summary medium/low

Comments limited south west part of the site abuts recent development. Site would be tranquil if not for industrial noise.

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site lies in a field in the countryside to the north of the settlement enclosed by trees and woodland on three sides. It feels like a very isolated area, well screened from all views - a secret place enjoyed by walkers providing a gap with views to the north in amongst woodland. Current land use reduces relationship to wider farmed landscape, and the site has very poor access and has had its biodiversity potential reduced.

Housing capacity low

The site has very limited capacity for housing as it has a rural landscape character with views from the public footpath. It has a very poor relationship to settlement as it is a very isolated site with poor access between factory and works and the curtilage of two dwellings. There are significant amenity issues of industrial noise.

Employment capacity low

The site has no capacity for employment use as it is a rural character site with very limited access.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Hard rock uplands		Land form gently sloping
Ground Type Shallow soils with impoverished patches on hard ro		Land cover improved grassland
Land cover Ancient farmlands		Tree cover none on site but on two boundaries
Settlement pattern Clustered with estate farms		Scale medium
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity Moderate		<input type="checkbox"/> sensitivity is possibly low due to poor relationship to settlement or wider landscape
Ecological sensitivity High		<input type="checkbox"/> sensitivity is moderate - improved grassland so biodiversity interest low
Visual sensitivity Moderate		<input type="checkbox"/> immediately locally is very sensitive as open space surrounded by woodland, but only accessible to two dwellings and footpath users

Designations

Landscape	Comments
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AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments possibly horse pasture - newly seeded, no evidence of use but stables adjacent/ amenity

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 places

Comments Site not visible except from lane to north and public footpath along south west boundary

Tranquillity

Noise sources

industry

Views of development some Presence of people occasional

Tranquillity summary medium

Comments The enclosed field with sight of only one house would be high medium tranquillity except for industrial noise although the factory is well screened.

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments Some possible functional relationship with wider farmland, but seems unlikely. A PROW runs along south west boundary.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments Setting for adjacent site, related to wider landscape along northern edge of field (well short of field boundary).

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 Single rural dwellings including the Fish House.

Receptors and sensitivity

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

Comments

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity low

This is a very small site containing one dwelling, extremely well screened and with a poor relationship to either the settlement or the wider landscape. It may be of some interest to users of the PROW but is otherwise not visible and relates only to the immediately adjacent site to the north east.

Housing capacity low

This site has no capacity for housing as it lies next to a factory and works and is subject to high industrial noise levels. It has very poor access and already contains one dwelling. It is unrelated to the settlement and is unsuitable for further development.

Employment capacity low

The small size of this site makes it inherently unsuitable for employment-scale development, despite its proximity to existing employment land uses.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Hard rock uplands	Land form flat
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover housing
Land cover	Ancient farmlands	Tree cover limited
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure confined

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	High	<input type="checkbox"/> sensitivity is possibly moderate as contains house and garden
Visual sensitivity	Moderate	<input type="checkbox"/> sensitivity is low as so well screened

Designations

Landscape	Comments
AONB	<input type="checkbox"/>
Biodiversity	
Floodplain	<input type="checkbox"/>
SSSI	<input type="checkbox"/>
County Wildlife Site	<input type="checkbox"/>
NNR	<input type="checkbox"/>
LNR	<input type="checkbox"/>

Historic/Archaeology

- Conservation Area
- WHS
- SMs
- Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments contains one dwelling

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement

From settlement

Landmarks

Detractors industry

Intervisibility

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

Comments well screened plot

Tranquillity

Noise sources

industry

Views of development none Presence of people occasional

Tranquillity summary medium/low

Comments Despite isolation, this site is adjacent to a factory and subject to high industrial noise levels. Footpath along northern boundary.

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

Comments Site is separate from settlement, although significantly related to adjoining site, which provides its setting. Only glimpsed views of this site obtained from lane beyond northern boundary of adjoining site.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments relates only to adjacent grassland, otherwise completely screened.

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 Very tall wall/hedge to northern edge of factory

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high

Comments Site appears to be curtilage of single dwelling. As one dwelling already on site, PROW users would be little affected as change limited by small site size.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

Rural site on settlement edge on sloping land, being parcels of pasture and arable set around a farmhouse with attractive old brick farm buildings, and with a copse and area of woodland. The site is generally well screened and there are few long distance views in and out. Pylons are a significant detractor. Views into site along western boundary.

Housing capacity medium/low

The area has limited housing capacity only in north west corner of site to avoid powerlines and visibility from west. Some development might be possible along eastern boundary, adjacent to recent housing, if internal boundaries are well maintained. Central, southern and western fields are highly visible from Bridgnorth Road and lie beneath powerlines. These restrictions suggest only pockets of development potential farm should be retained if possible.

Employment capacity low

The area has no capacity for employment use as it is unsuitable for this character of site on a sloping valley side, open to views and adjacent to housing. Would also mask views up to Conservation Area of settlement on low ridge with church tower.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form variable. Flat northern section, then sloping down to south and west.
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover pasture
Land cover	Ancient farmlands	Tree cover copse, woodland and many trees and hedges
Settlement pattern	Clustered with estate farms	Scale small and medium field pattern.

Sense of Enclosure variably enclosed to moderately open. Enclosed except along south

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> whole site focused on farm, so would lose integrity if developed
Ecological sensitivity	High	<input type="checkbox"/> pasture appears to be semi-improved and some fields are arable, so sensitivity is likely to be moderate

Visual sensitivity Moderate

site is screened except along part of western boundary

Designations

Landscape

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Comments

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments small fields to north are pasture. Larger fields to south are arable

Diversity diverse

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity

Comments Site forms skyline from western boundary.

Key views

To settlement church tower occasionally visible but not key views

From settlement

Landmarks

Detractors pylons powerlines cross southern part of site, with two pylons present, and northern part of site, with pylon to either side of The Dunge Farm

Intervisibility

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

Comments views into site appear to be only obtainable from south eastern corner and along part of western boundary (Bridgnorth Rd) although the site is on a valley side. Possible views are from the wider countryside to the south west. View over site possible from first floor windows over low hedge on eastern boundary.

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people

Tranquillity summary medium

Comments development to north and eastern boundaries well screened by dense hedges and trees. Western road boundary is variable. Southern boundary is to open farmland. Extent of site means that majority will be quite tranquil, but the presence of pylons to south reduces countryside tranquillity.

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Comments the area appears to be managed as part of a wider landholding with no public access - private farmland centred on The Dunge Farm.

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments the area provides treed edge to settlement. Medium views of low rolling hills to south 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 moderately indented

Comments settlement to eastern boundary is 20th C. Small part of Conservation Area abuts site on small part of northern edge. Woodland abuts small part of north western boundary, where junction is gateway to town.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments Rural residents within the site would experience high impact from any development. Urban residents' views are generally well screened. Road users on western edge of site would experience medium impact from development, as this is most visible part of site and is currently very rural in character.

Potential for improvement of settlement edge and overall mitigation

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The setting of significant elements such as church and cemetery along with the conservation area within the settlement should be safeguarded. This site provides a peaceful pastoral setting on very variably sloping ground with significant vegetation, which links these two elements. Any development along the road boundary to the east would jeopardise the setting of the cemetery, would reduce or eliminate pastoral views from properties along Ironbridge Road and would significantly increase the density of the settlement edge.

Housing capacity low

The area has no capacity for housing as development on this site would adversely impact the setting of the church, the cemetery and the Conservation Area, would eliminate the visual links, and would destroy the biodiversity value of the pasture fields and boundaries.

Employment capacity low

The area has no capacity for employment use as development would be insensitive, out of scale and inappropriate to significant cultural elements within the settlement, including elements within the Conservation Area

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Hard rock uplands	Land form variably sloping
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover pasture
Land cover	Ancient farmlands	Tree cover dense hedgerows and trees to field boundaries
Settlement pattern	Clustered with estate farms	Scale small Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> church and cemetery are significant elements of any settlement, and their interrelationship can also be significant. This site links both, which increases its sensitivity.
Ecological sensitivity	High	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity due to relationship to significant cultural elements of settlement

Designations

Landscape **Comments**

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

Water

Presence of Water Comment pond and watercourse

Skyline

Prominence/ importance apparent **Complexity** simple

Comments trees within the area break the skyline on sloping valley sides although ground is higher to the west and north

Key views

To settlement views to church and conservation area from east across the area and also to cemetery.

From settlement v

Landmarks churches site links church and cemetery and contributes significantly to setting of church

Detractors major roads Ironbridge Road along western boundary minor detractor.

Intervisibility

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

Comments Intervisibility with church, conservation area and cemetery

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

This site presents an area of flat open green space behind a low stone wall, adjoining buildings within the Conservation Area of the settlement. This makes an important contribution to the setting the settlement and Conservation Area, linking visually to adjoining farmland which remains as a green wedge on this north eastern settlement edge. The southern part of the eastern boundary to the Conservation Area on either side of the site abuts green space and this is an important part of this characteristic of the settlement.

Housing capacity low

The area has no capacity for housing as development would eliminate an area of green space which is part of an important green wedge and would have a high visual impact on the Conservation Area and its setting.

Employment capacity low

The area has no capacity for employment uses as development abutting the Conservation Area and on green space fronting residential properties would be inappropriate.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form flat
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover mown grass
Land cover	Ancient farmlands	Tree cover none
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	High	<input type="checkbox"/> mown grass has limited ecological value although field is small with strong hedgerows/trees- moderate
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area conservation area adjacent

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments appears to be in private ownership, not used as farmland.

Diversity simple

Water

Presence of Water Comment No

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement Area forms part of green wedge on road approach to settlement core from the east towards conservation area

From settlement some significance as open green space within built-up area

Landmarks churches church tower and conservation area visible from/across site

Detractors

Intervisibility

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

Comments church tower and conservation area visible from/across site

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments although within settlement has open pasture field opposite which increases tranquillity, moderated by road traffic

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of pasture and meadow [to the south east] on sloping valley sides. These are particularly marked to the north west where the main field forms a prominent hillside with adjacent housing on the skyline in views from the north. The north westerly area provides a gap between ribbon development to the north and the main settlement and also contributes to the setting of the cemetery. The area to the south east is higher up the slope but is gently sloping and better enclosed by mature trees and Folly Farm which together with topography screen it from the east. The largest field to the north east forms part of the wider landscape setting to the settlement, sloping north east.

Housing capacity medium/low

The majority of the area is unsuitable for housing due to its prominence in views, its gap function and its role as part of the wider landscape setting of the settlement. The field to the south east is possibly suitable as it is only gently sloping and generally well enclosed.

Employment capacity low

The area has no capacity for employment uses due to its prominence in views, its gap function and its role as part of the wider landscape setting of the settlement. The field to the south east is not suitable as it is adjacent to housing and Folly Farm which is an attractive set of buildings.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side, steep to the north west and gentle to the south east
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover pasture/meadow
Land cover	Ancient farmlands	Tree cover mature trees north of Folly Farm and on works boundary
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open to west and enclosed to south east

LDU level Agree?

Cultural sensitivity Moderate



Ecological sensitivity High



Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pastoral /grass

Diversity diverse

Water

Presence of Water Comment small watercourse to west

Skyline

Prominence/ importance prominent Complexity simple

Comments the southern edge of the area and adjacent housing acts as a skyline when viewed from the north on the B4373 and a hedge within the site acts a skyline when viewed from the west, again on the B4373

Key views

To settlement on main north eastern approach to settlement [B4373]

From settlement view from adjacent housing

Landmarks -

Detractors existing housing on skyline to south west

Intervisibility

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

Comments the north western part of the area is exposed to short views to the north, although the south eastern part ie fairly enclosed

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments the B4373 runs adjacent to the west and a minor road runs adjacent to the south with clear views of adjacent housing

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the area appears to be managed as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms an important break between ribbon development to the north and the main settlement to the south, opposite the cemetery and contributing towards its setting. The main western field forms a steep slope highly visible on the north eastern approaches, while the field to the north east forms part of the wider landscape setting. This area links visually with the area to the west, overall forming a positive setting to the settlement. The field to the south east separates Folly Farm from the settlement and the housing estate is not widely visible.

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 housing estate to the southwest is on the skyline although mitigated to an extent by vegetation.

Receptors and sensitivity

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

Comments adjacent residents and roads

Potential for improvement of settlement edge and overall mitigation

additional native tree screening of housing to south west on skyline

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

Degraded land on edge of settlement with poor access, not widely visible in the wider landscape due to landform and some perimeter vegetation on eastern boundary. Only overlooked by few houses on edge of settlement including older housing to the north. The powerline is a detractor on the southern boundary. Gentle ridge to south east prevents views of/from wider landscape.

Housing capacity high/medium

The area has capacity for housing except for the southern part of site which is unsuitable due to the presence of a powerline. The site is partly screened from wider landscape by medium hedge. It would be preferable to develop the northern part of site only and to strengthen eastern boundary hedge to reduce visibility before any development into southern part.

Employment capacity low

The area has no capacity for employment use as development would be out of scale with surrounding housing development, would affect residents and would be visible in the wider landscape to the south and east.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form Very gently sloping north, with a raised area, possibly spoil.
Ground Type	Shallow soils with impoverished patches on hard ro	Land cover horse pasture
Land cover	Ancient farmlands	Tree cover low hedges and some trees along perimeter
Settlement pattern	Clustered with estate farms	Scale medium Sense of Enclosure moderately open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Moderate	<input type="checkbox"/> degraded area- no longer representative of ancient farmland
Ecological sensitivity	High	<input type="checkbox"/> degraded by horse grazing - sensitivity is moderate to low for hedges and trees. One good oak.
Visual sensitivity	Moderate	<input type="checkbox"/> sensitivity is low - only visible from small part of settlement and not generally visible within wider landscape

Designations

Landscape

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments horse grazing in group of paddocks, defined by fences

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement

From settlement

Landmarks

Detractors pylons powerlines cross southern boundary, with one pylon on boundary

Intervisibility

Site observation ...to key features ...from key places

Comments Low

Tranquillity














Noise sources

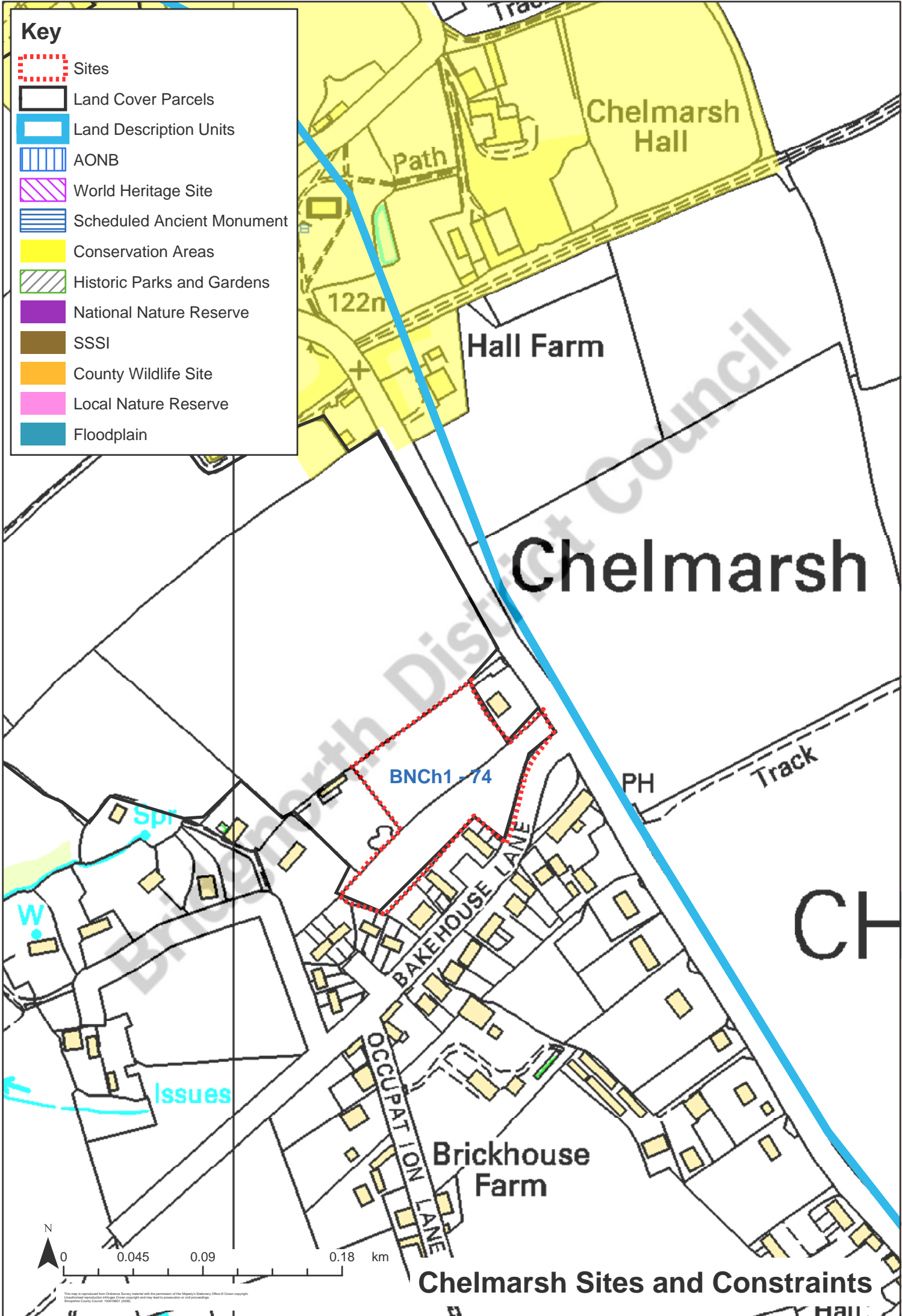
Views of development many 270 Presence of people

Tranquillity summary medium

Comments Site only accessible via two tracks, so little vehicle traffic. Housing

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Chelmarsh Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of two linear pastures gently sloping from ridge top. These are overgrown and poorly managed with some dead trees but they are fairly enclosed by trees and outgrown hedgerows to the north and north east. It to meet a hedge lies to the B4555 road and Bakehouse Lane allowing potential views into the site. Incremental 20th-century housing lies on three sides which is slightly out of place in a rural setting. Intrinsically the pastures may have some ecological or cultural value but are not widely visible and adjacent to poorly formed settlement.

Housing capacity high/medium

The area has capacity for housing providing this is implemented to a higher standard than that adjacent with the objective of improving the main road frontage and structure of the settlement. The mature tree cover should be retained.

Employment capacity low

The area has no capacity for employment as it is in a rural sloping location overlooked by, and adjacent to, housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form gently sloping valley side
Ground Type	Shallow soils on hard rock	Land cover fallow pasture
Land cover	Ancient wooded farmlands	Tree cover trees on northern and intermediate boundaries
Settlement pattern	Dispersed with large estates	Scale small
		Sense of Enclosure moderately enclosed

LDU level	Agree?
Cultural sensitivity High	<input checked="" type="checkbox"/>
Ecological sensitivity High	<input checked="" type="checkbox"/>
Visual sensitivity Low	<input type="checkbox"/> the visual sensitivity is likely to be low to medium due to its location close to the ridge top

Designations

Landscape	Comments
-----------	----------

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments fallow pasture- the area is disused with minimal management input

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments the area may form the local skyline for houses to the south

Key views

To settlement -

From settlement the area lies adjacent to the B4555 but views are not possible across it

Landmarks -

Detractors -

Intervisibility

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

Comments the area lies adjacent to the B4555 which is on the top of a gentle ridge

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments the area lies adjacent to the B4555 to the north east, and has views of housing to the south and to a lesser extent on two other sides

Functional relationship of area...

Justification**Landscape sensitivity** medium/low

This site occupies two level fields within the southern edge of Claverley, which occupies a site surrounded to east, west and north by shallow stream valleys. To the south, the ground rises almost imperceptibly within a notably variable landscape at a wider scale. Both fields are now rough ground with some scrub, indicative of long neglected pasture, with gappy hedges that have grown out to trees and a few dilapidated farm buildings in one corner. There is a belt of conifers along part of the western boundary, screening the local telephone exchange. The site is well screened from the main part of the settlement and Conservation Area by a tall grown-out hedge, which may afford some filtered views through in winter, and is screened within the wider landscape by a medium height dense hedge and other low hedges. Recent development within the village has extended the village envelope to the south in two fingers to the east and west of the site. A well used public footpath crosses the site obliquely.

Housing capacity medium

The site has some capacity for housing as it is well screened both from the village and from the wider landscape. Young woodland planting to the south will, over time, provide a complete screen from this direction. Recent development has extended beyond the southern end of the site to both the east and west of the site and the southern boundary of the site is a dense, tall tree belt (grown out hedge), in better condition than the relic hedge between the two fields. Development here would be separate from the Conservation Area core of the village but adjacent to much of the more recent housing. There would be no problems of access and the site should present no technical obstacles to development. The public footpath should be retained, preferably along its existing route.

Employment capacity low

There is no capacity for employment use by reason of its scale and proximity to housing. Its scale might well make it visible within the wider landscape to the south and above the vegetation currently screening the site to the north.

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form level with minor local dip
Ground Type	Sandy brown soils with gleyed patches	Land cover rough ground
Land cover	Settled farmlands	Tree cover overgrown hedges to most boundaries with conifers to part of western boundary
Settlement pattern	Clustered with small farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> likely to be low to medium sensitivity as now rough ground and scrub, but neglected.
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	Conservation Area to north west
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral <input type="checkbox"/>	Arable <input type="checkbox"/>	Horticulture <input type="checkbox"/>	Recreation <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Comments	neglected pasture, now rough ground used by dogwalking			
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 places

Comments the area is screened by housing to the north and west, by vegetation to the east and there are limited longer views from the south on rising ground. Housing to the west overlooks the site.

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people occasional

Tranquillity summary medium

Comments road on the northern boundary and adjacent housing well screened by tall hedge and low bank. The area is overlooked to the west and partly to east by housing. A public footpath across site used for dogwalking.

Functional relationship of area...

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

...with adjacent assessed area? Corridor?

Comments a public footpath linking it to the settlement runs through an open area, which is unmanaged. It appears to have little functional relationship to the wider farmed landscape, much of which has been planted up as woodland.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the site is generally well screened both from the settlement, except along part of its western boundary and one point on its eastern boundary, and from the wider landscape by intervening dense hedges.

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 recent housing along western boundary forms a southern extension to the settlement of limited merit. Estate housing to the north also bears little relationship to the Conservation Area to the north west.

Receptors and sensitivity

Receptors

Sensitivity

rural residents	high/medium
long distance/public footpaths	high/medium














Comments local residents have views from the west over the southern field, while the northern field is screened by conifers. Users of the PROW enjoy the field's amenity at present.

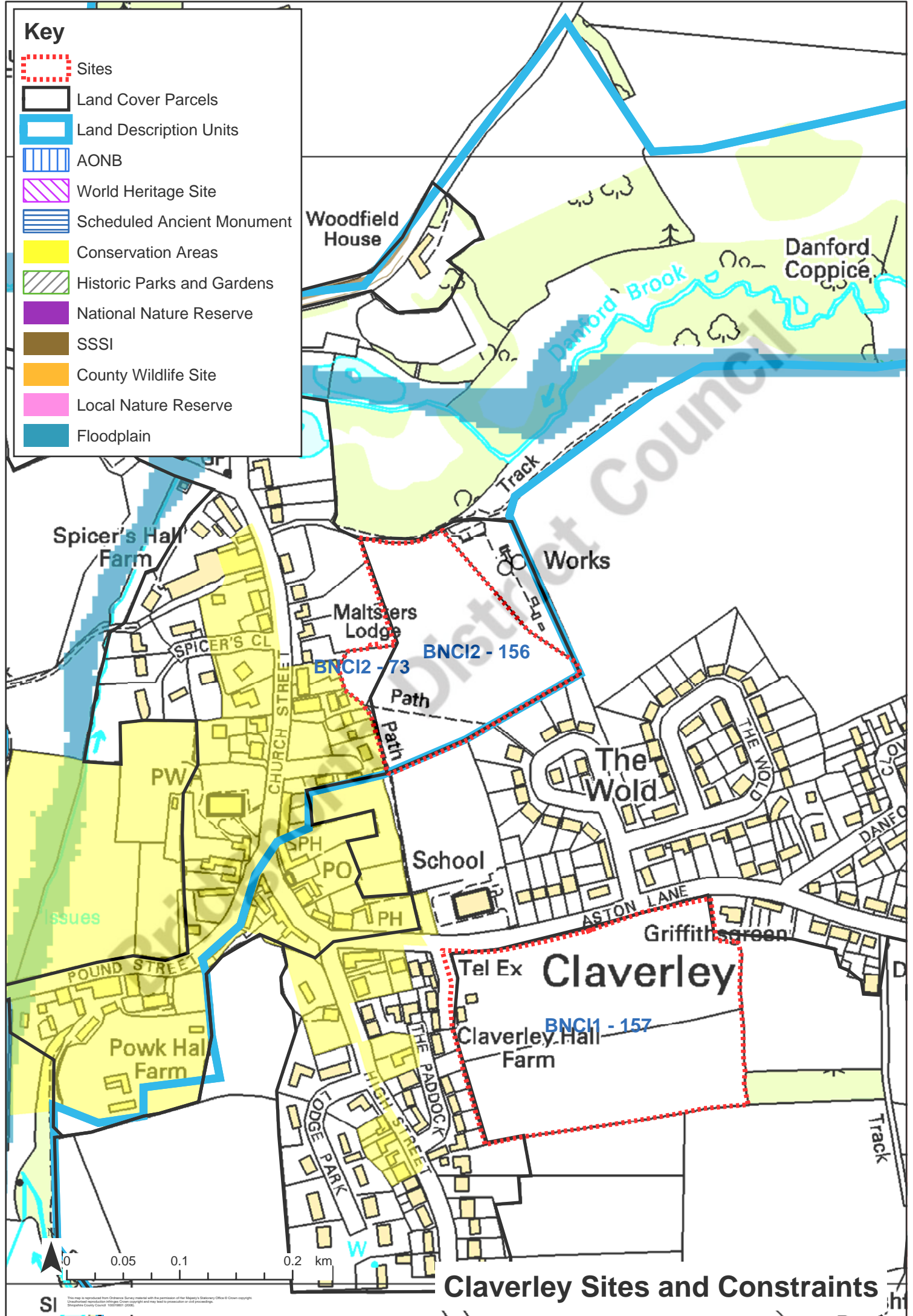
Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Claverley Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is an arable field with a convex slope down to the valley of the Danford Brook and the north and also to the east. The field has a distinctive rounded profile rising slightly above the housing to the west some of which is part of the village Conservation Area. This housing has mature gardens with trees which form a positive edge and there are further wet woodland trees including poplars to the south. There are a number of trees on the southern boundary which partially screen the housing estate and school to the south. These latter trees and houses form the skyline when viewed from the north along with the crest of the field. Public footpaths form the northern and western boundaries of the field and a further footpath crosses the southern portion of the site. Views are possible out towards the attractive rolling valley landscape to the north and east. Overall, the field itself provides an attractive setting for the adjacent Conservation Area houses and can be appreciated from several PROWs.

Housing capacity low

The area has no capacity for housing as it forms an attractive setting to the conservation area on the eastern edge of the village, is relatively steeply sloping with a locally prominent rounded skyline.

Employment capacity low

The area has no capacity for employment use as it forms an attractive setting to the conservation area on the eastern edge of the village, is relatively steeply sloping with a locally prominent rounded skyline.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form rounded hill and steep valley sides sloping to the north and east
Ground Type Sandlands		Land cover arable
Land cover Estate farmlands		Tree cover note trees within field boundaries but wet woodland to the north and trees in gardens to the south and west, and school grounds to the south

Settlement pattern Clustered with estate farms

Scale medium

Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> the ecological sensitivity is likely to be low due to the arable use of the field
Visual sensitivity	Low	<input type="checkbox"/> the visual sensitivity is likely to be medium due to the area's prominence on valley side

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area and listed buildings adjacent or overlooking the area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity

Comments southern part of field and trees adjacent former skyline when viewed from PROW to the north

Key views

To settlement view from public rights of way within field and to the north towards conservation area

From settlement views out over the field from adjacent residences within conservation area

Landmarks churches church to the south west [not visible from the field itself]

Detractors other small sewage works in the valley floor to the west is a minor detractor

Intervisibility

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

Comments the field rises steeply from the valley bottom and is visible from the other side of the valley and along the valley to the east as well as from adjacent properties

Tranquillity

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Comments housing is visible on two sides and footpaths run through and adjacent to the area which is rural in character

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 landholding and has a public footpath linking into the settlement

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the area forms part of the rural valley side and abuts and acts as setting to the adjacent Conservation Area houses

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 houses in their mature gardens to the west form a positive edge to the settlement, some within the Conservation Area, while those to the south in the relatively new estate on higher ground are more prominent and act as minor detractors

Receptors and sensitivity

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

long distance/public footpaths	high
--------------------------------	------

Comments adjacent houses and users a public footpaths

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area consists of the extensions to three adjacent gardens with fence boundaries and overlooked by the adjacent listed and other dwellings, the majority of which are in the Conservation Area. A small screen belt has been located to the east of the adjacent public footpath to visually separate the area from the adjacent area under consideration- an arable field. At present the separation has not been achieved as the belt is narrow and immature. It is highly unlikely that housing would come forward in this area due to apparent land ownership and in any case the area is sensitive due to its location adjacent to the Conservation Area.

Housing capacity low

The area has no capacity for housing as it is in use as gardens and is adjacent to the Conservation Area.

Employment capacity low

The area has no capacity for employment use as it is in use as gardens and is adjacent to the Conservation Area.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Soft rock lowlands	Land form gently sloping valley side
Ground Type	Sandlands	Land cover gardens
Land cover	Estate farmlands	Tree cover young small screening belt to the east
Settlement pattern	Clustered with estate farms	Scale very small
		Sense of Enclosure enclosed

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

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	

LNR

Historic/Archaeology

Conservation Area Conservation Area and listed buildings adjacent and
WHS overlooking the area

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments gardens

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement views across gardens to conservation area dwellings from public
footpath

From settlement views across gardens from Conservation Area dwellings

Landmarks -

Detractors -

Intervisibility

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

Comments gardens relatively enclosed which will increase when tree screen to east
grows

Tranquillity

Noise sources

people

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium

Comments the area is part of the settlement with users of the footpath and gardens

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments self-contained gardens

Visual relationship of area...

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? limited Setting?

Comments the area is separated from the adjacent area and from the wider landscape by the footpath and small screen belt

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 majority of adjacent houses are within the Conservation Area and have mature gardens

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high

Comments adjacent residents and public footpath users

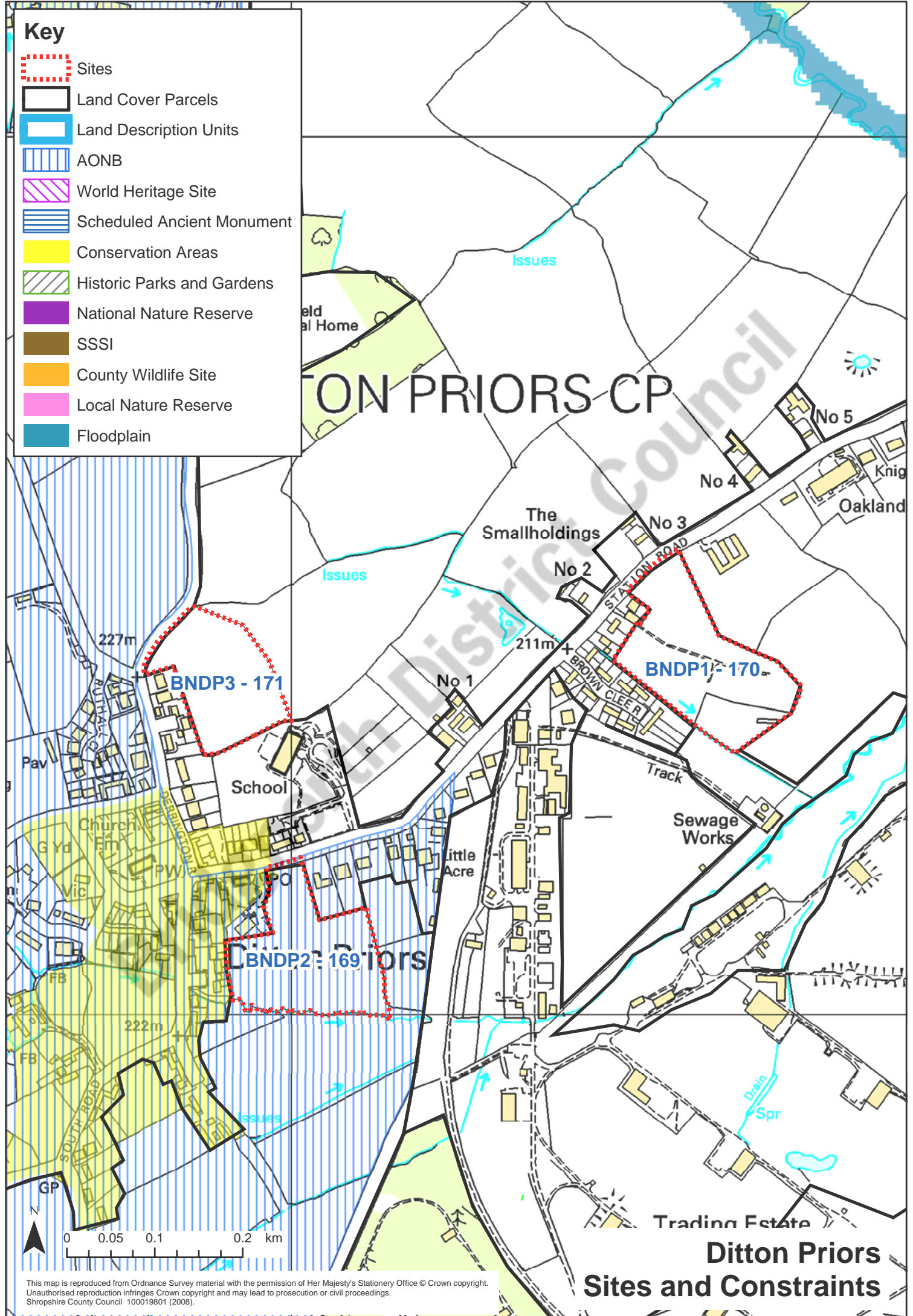
Potential for improvement of settlement edge and overall mitigation

This green belt is of inappropriate fast-growing species which should be complemented by slow-growing native species such as oak and ash

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain

DITTON PRIORS CP



Ditton Priors Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of two steeply sloping unimproved pasture fields. The lumpiness of the surface of the larger field suggests alternative uses at some time, possibly linked to the many munitions stores located nearby. The village of Ditton Priors occupies a small hill and this site is located on its eastern flank, where it slopes down towards a shallow stream valley with dense riparian vegetation. Site boundaries consist of medium hedges and many deciduous trees, especially to the boundary with the Education Centre and some of the houses in Brown Clee Road. The site is one of several green fields within the village, which at this end is characterised by a dispersed linear pattern with many 'gaps'. As such the site contributes to the overall character of this part of the village, whereas the core is more densely nucleated. It is overlooked by adjacent properties but is not generally visible within the wider landscape due to local topography and vegetation.

Housing capacity medium

If it is considered unnecessary to conserve this site as open green space within the settlement, then it has some potential for housing development. It may be preferable to restrict development to a southern line that is an extension of the southern edge of the adjacent cul-de-sac, which would follow an existing field boundary through part of the site. Care would be required to reduce visual impact on neighbouring dwellings and to create an appropriate road frontage design. The pond on the western boundary should be conserved.

Employment capacity medium/low

Should employment development be required in this settlement, this site might be able to accommodate some small-scale single storey structures, set back from the road behind existing housing and preferably closer to the eastern boundary. The road frontage should be retained for housing development if appropriate.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Hard rock uplands		Land form steep slope
Ground Type Shallow brown soils on hard rock		Land cover pasture

Land cover Ancient farmlands

Tree cover trees along some boundaries,
plus hedges

Settlement pattern Clustered with estate farms

Scale small

Sense of Enclosure moderately enclosed

LDU level

Agree?

Cultural sensitivity Moderate

may be higher if associated with WWII activities
in area

Ecological sensitivity Moderate

possibly higher due to unimproved pasture

Visual sensitivity Moderate

Designations

Landscape

Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area World War II land uses- factory and munitions storage but not
WHS listed

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments rough ungrazed unimproved pasture fields

Diversity simple

Water

Presence of Water Comment small pond on western boundary

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors minor detractor of tarmac access into field

Intervisibility

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

Comments on a valley side but fairly well screened by large hedgerows and trees both around site and across valley

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Comments some rural housing and WWII development visible on two sides of site. Traffic on road along north western boundary, but not busy.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments acts as one of several open spaces between housing in this part of village and presumed to be part of wider WWII land uses within and around settlement.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the site is a gap in ribbon development. Its relationship to the wider landscape is limited by vegetation.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments road frontage of site is narrow; bulk of site lies behind housing fronting Station Road and adjacent to housing in Brown Clee Road, so relationship is quite close

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments modern housing to part of N boundary and along most of W boundary, with Education Centre to E boundary and sewage works to SW.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and road users

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

This site consists of a level field in arable cultivation set to the rear of dwellings in the Conservation Area. It has an enclosed aspect, being well screened by woodland and dense field boundaries to the south and by trees to the east, which screen a trading estate. Road frontage is limited to the entrance to the village Post Office and surgery, which lie between the site and the remainder of the Conservation Area. Although the site lies adjacent to the Conservation Area, it lies behind the properties which contribute to that designation. It therefore contributes little to the settlement or to its setting and is not generally visible in the wider landscape.

Housing capacity medium

The site has some capacity for housing as development on this site could strengthen the village core by focusing more housing around the key village services, without detracting from the Conservation Area due to its well-screened location. Care would be required to minimise visual intrusion on adjoining properties. The ditch and riparian vegetation along the southern boundary should be retained and conserved

Employment capacity low

Site has no capacity for employment use due to its location in the centre of the settlement, next Conservation Area and where it is surrounded on two sides by residential development.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form level
Ground Type	Shallow brown soils on hard rock	Land cover arable farmland
Land cover	Ancient farmlands	Tree cover dense vegetation along boundaries
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> proximity to Conservation Area, but not to main core and frontages
Ecological sensitivity	Moderate	<input type="checkbox"/> low sensitivity as an arable field
Visual sensitivity	Moderate	<input type="checkbox"/> low-medium sensitivity due to significant screening and enclosure

Designations

Landscape **Comments**

AONB in AONB

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area adjacent to Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment ditch along southern boundary

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement -

From settlement -

Landmarks church tower to the north west present but not key view

Detractors -

Intervisibility

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

Comments field is low-lying with strong tree cover to the south and east and the settlement to the north and west

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments although site has only small road frontage, it also has village Post Office and

surgery on boundary

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the field appears to be managed as part of a larger field and wider landholding. A public footpath runs diagonally across it linking into the settlement.

Visual relationship of area...

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

...with adjacent assessed area? Setting?

Comments the site has some frontage to Station Road and is overlooked by the surgery and by residents primarily in modern dwellings within the Conservation Area to the west. It is screened from the wider landscape by the dense woodland of Bellowspipe Wood to the south.

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 directly adjacent to this site consists of the back gardens of mostly modern houses within the Conservation Area

Receptors and sensitivity

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

Comments a public footpath crosses the site from north west to the south east and adjacent residents and users of the Station Road overlook the site.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site is part of a low lying pasture on the northern edge of the settlement. It is bounded by housing to the west, the school to the south, the main northern approach to the village on its north western boundary and by open field to the east. The hedge to the lane is low but other hedges to the field are high with some trees and the surrounding landscape has an enclosed feel. Views are possible across the site from the approach road, adjacent housing and the school building. The Shropshire Hills AONB lies the other side of the lane with gently sloping arable fields.

Housing capacity medium

The site has some capacity for housing providing it appropriately addresses the road and is a positive introduction to the village reflecting the Conservation Area character and vernacular detailing the materials. A strong hedge and tree belt should also be located to the east to provide a rounding off of the village at this point.

Employment capacity low

The area has no capacity for employment development due to its rural location adjacent to, and overlooked by, housing and on the approach to the village.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form flat
Ground Type	Shallow brown soils on hard rock	Land cover pasture
Land cover	Ancient farmlands	Tree cover high hedge and tree boundaries to south and west
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately enclosed

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

Designations

<u>Landscape</u>	<u>Comments</u>

AONB Shropshire Hills AONB directly to the west

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments improved pasture grazed by cattle- part of a field

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 places

Comments the site is located on the valley floor with settlement to the south and west within a landscape of high hedges.

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people rare

Tranquillity summary medium

Comments the site is bounded by residential development to the west and a school to the south which are both visible. A moderately busy lane forms its northern boundary.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the area is managed as part of a wider landholding and a larger field but with no public access.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the site provides a rural setting to the settlement as approached from the north, although it contributes little to the wider landscape, being low lying and well screened. However, it also acts as a backdrop to the school.

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 edge is formed by recent housing and the school

Receptors and sensitivity














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

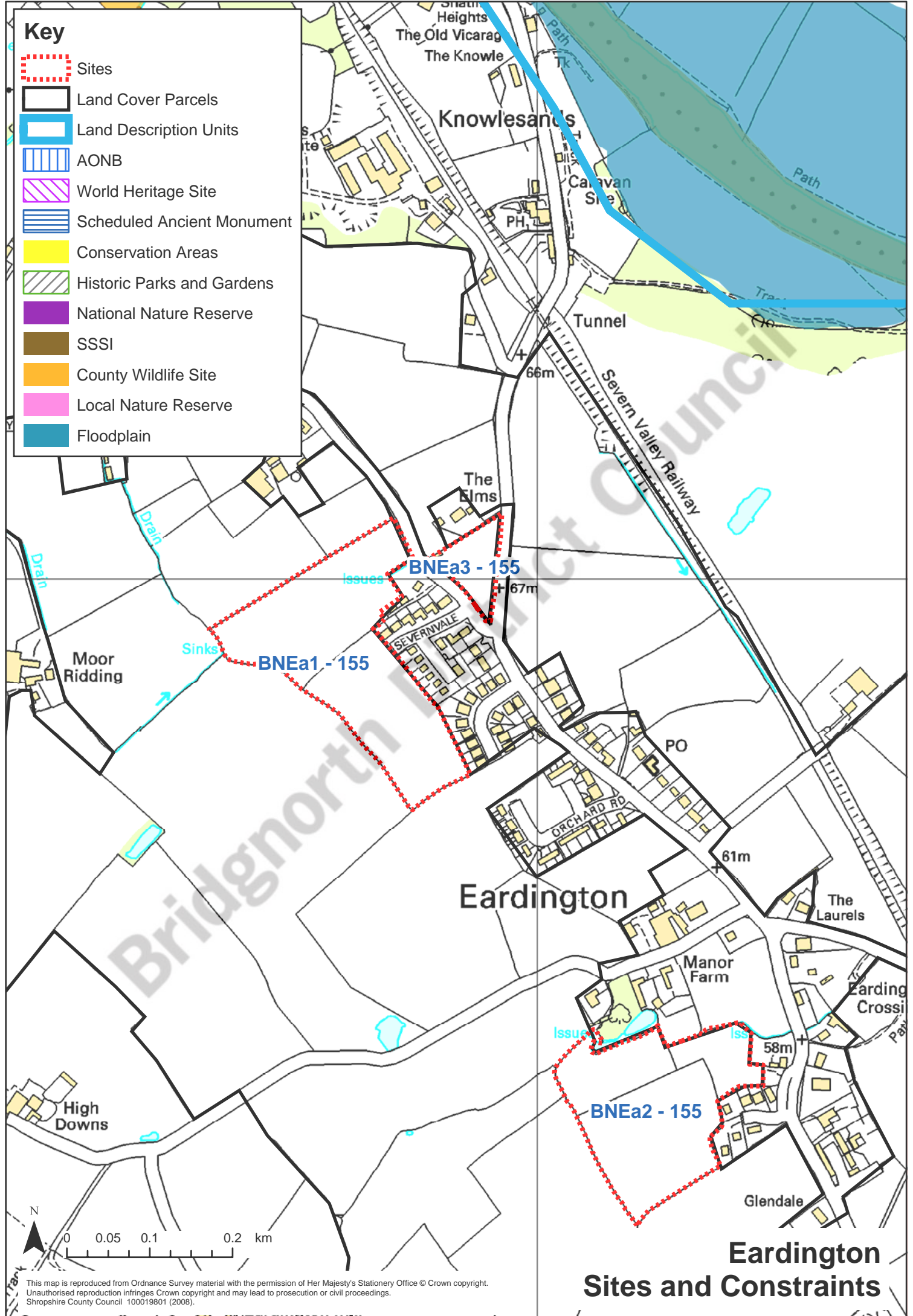
Comments adjacent residents and road users

Potential for improvement of settlement edge and overall mitigation

-

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Eardington Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site lies at the northern end of Eardington, on land rising slightly to the west, and consists of two medium fields of improved pasture. There are mature trees to part of the eastern and western boundaries, with medium hedges along the remainder of the western boundary and fencing to the north. The site is visible when approaching from the north, when it forms an important setting for existing housing around a road junction. It also forms a rural backdrop to the 20th C estate along much of its eastern boundary.

Housing capacity medium/low

The site has capacity for housing on the southern field, but not on the northern. On the southern field it would be well screened by existing development and vegetation from the remainder of the settlement and the wider landscape, and could contribute to the creation of a denser core to the village, which currently presents a rather straggling, linear ribbon-type form. On the northern field housing development would extend the settlement into the wider landscape, linking it more closely to the development at Stonehaven, which is unfortunately suburban in character. Development here would set a precedent for larger scale development in adjacent fields.

Employment capacity low

The site has no capacity for employment due to the proximity and overlooking of existing housing and its rural location.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock lowlands	Land form gently sloping
Ground Type	Gleyed brown soils on hard rock	Land cover pasture
Land cover	Ancient farmlands	Tree cover mature trees to some boundaries
Settlement pattern	Clustered with small farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> moderate sensitivity as improved pasture fields
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments two improved pasture fields

Diversity simple

Water

Presence of Water Comment possible ditch to part of western boundary

Skyline

Prominence/ importance apparent Complexity

Comments western boundary hedge forms local skyline from adjacent housing to the east

Key views

To settlement -

From settlement -

Landmarks -

Detractors minor detractors in rural development to the north

Intervisibility

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

Comments the site is generally enclosed by trees to the north, housing to the east and by landform rising to the west.

Tranquillity

Noise sources

roads

Views of development one side 180

Presence of people occasional

Tranquillity summary medium

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of three small fields of improved pasture on a slightly sloping site on the south western edge of the settlement of Eardington, which occupies a gently sloping site on the western side of the Severn valley. The site slopes gently north east towards a minor stream valley, which contains dense riparian vegetation. All fields between this woodland and the site have strongly vegetated boundaries, and the settlement itself screens the site from views to the north and east. It is thus not visible from the Severn valley although views towards the southern part of the site are possible from the B4555. The site is part of the wider farmland backdrop to the village, although formerly more closely associated with Manor Farm, where there has been much recent housing development.

Housing capacity medium/low

The site may have some capacity for housing given the north eastern field's well screened location to the rear of housing along the main street. There is some potential for housing development if good access can be obtained and the public footpath and stream corridor are enhanced and retained. Also the setting of the older houses to the north should be retained. However, the site as currently defined extends outside the village envelope into wider countryside, and it would be preferable to limit any development to this area only, which would retain an indented boundary to the settlement. Over time there may be more pressure to develop this site, which is well screened from the wider landscape [except to the south east] and is close to the village hall, thus a focus of village activity.

Employment capacity low

There is no potential for employment development given its location mainly outside the village envelope and adjacent to residential development, with which it would be out of scale and inappropriate.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Hard rock lowlands		Land form gently sloping
Ground Type Gleyed brown soils on hard rock		Land cover pasture

Land cover Ancient farmlands

Tree cover well treed and hedged field boundaries

Settlement pattern Clustered with small farms

Scale small

Sense of Enclosure moderately enclosed

LDU level Agree?

Cultural sensitivity High

Ecological sensitivity Moderate

Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments three improved pasture fields

Diversity simple

Water

Presence of Water Comment pond adjacent to northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments the site lies on a slope with skyline to the west

Key views

To settlement -

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments though the site lies on a slope it is moderately enclosed by hedgerows and by the settlement to the east

Tranquillity

Noise sources

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

Tranquillity summary medium

Comments screened from road noise by development but a footpath runs through the site

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 wider landholding and provides access from the settlement to wider landscape via public footpath

Visual relationship of area...

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

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

Comments screened from the majority of the settlement by recent development, and from wider landscape by treed and hedged field boundaries although views are possible towards the site from the B4555.

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 positive historic housing edge to the north around Manor Farm with recent development on former farmland adjacent to farmhouse, plus other less recent housing in cul-de-sac to the south east.

Receptors and sensitivity

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

Comments Views towards site from B4555 to the south east [from which any new structures southern edge of the site would be apparent]. New development faces away from site, but some of the older housing has views over. Views from farm may be partially obscured by woodland.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This site consists of a small, gently sloping triangle of improved pasture/grass ley at a junction on the northern edge of Eardington, with only low hedge boundaries, including a fence to the north. The land rises gently to the west and falls gently to the east towards the River Severn, but there is little indication on site of being on a valley slope. The site acts as a foreground for the property known as The Elms, which has a semi-rural character, being separated from the settlement by this site and being otherwise surrounded by open farmland. Thus the site acts as a focal break point on the northern edge of the settlement, which here lies very close to Daniels Bridge and the development leading into Bridgnorth. As such it is important to maintain the separation of Eardington, although the site itself is of only moderate landscape sensitivity.

Housing capacity medium/low

The site has very little if any capacity for housing as it would over prominent at a focal point in the village, be in full view of The Elms, and would be visible both from housing along its western boundary and to all road users. As the site has low, permeable boundaries, any development on the site would be highly visible through 360 degrees.

Employment capacity low

The site has no capacity for employment use due to its openness, proximity to existing housing and location at a focal point on the edge of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock lowlands	Land form flat
Ground Type	Gleyed brown soils on hard rock	Land cover grassland
Land cover	Ancient farmlands	Tree cover none
Settlement pattern	Clustered with small farms	Scale small
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> there is no indication of high sensitivity on site.
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> sensitivity is high as the open site is clearly

visible from most angles.

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments grass ley/improved pasture

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement prominent on northern approach B4555 road to the village

From settlement forms a focal point on the northern edge of the settlement

Landmarks -

Detractors -

Intervisibility

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

Comments moderately open site with low hedges and gently sloping topography in environs especially to the east

Tranquillity


Noise sources

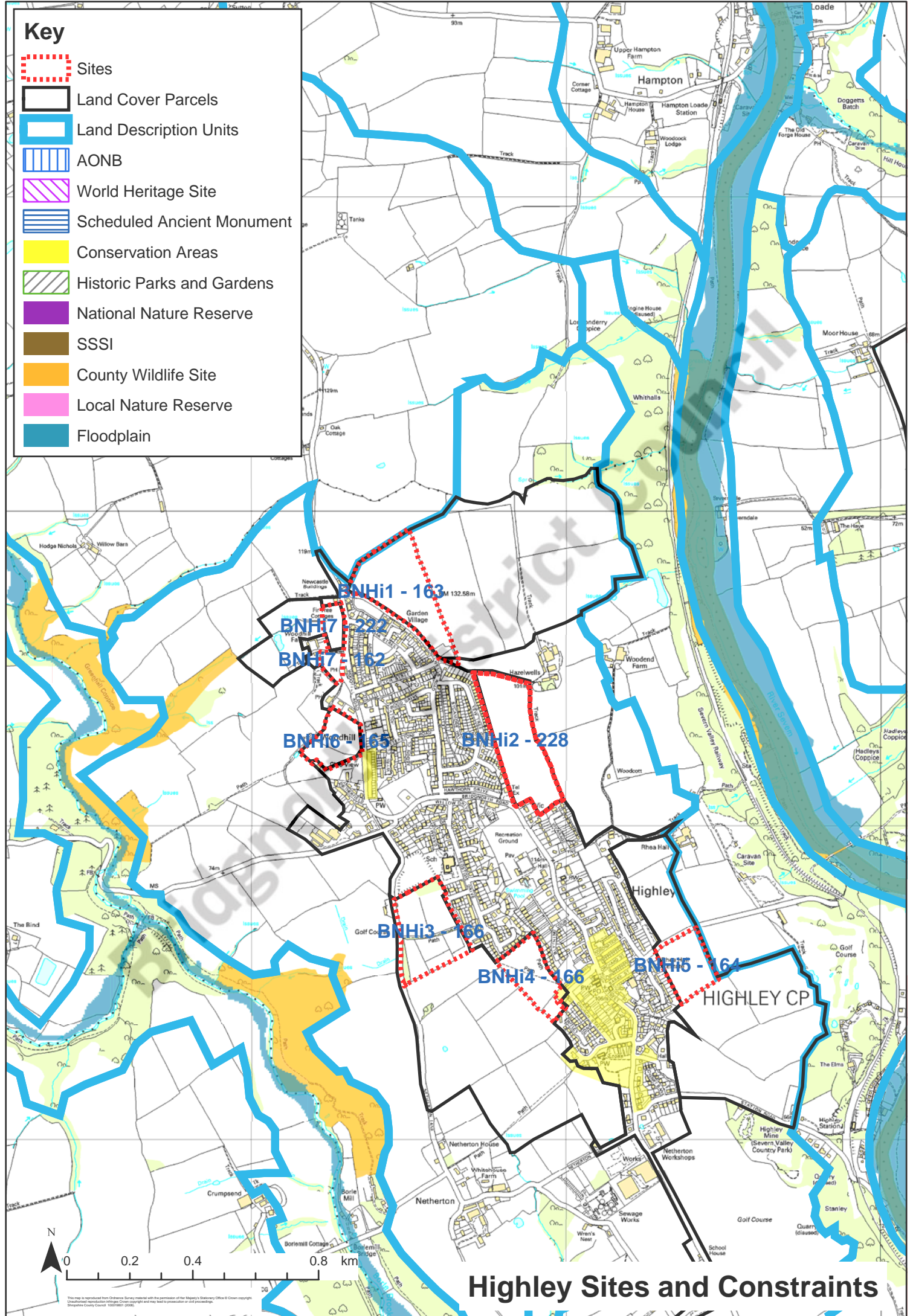
roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium/low

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Highley Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a large arable field on the north eastern edge of the settlement. It rises up from the linear 20th C housing estate edge towards the crest of the gentle ridge on which the settlement is located. The low eastern hedgerow forms the skyline which is visible from both the valley sides to the east [Severn valley] and the west. There are a few hedgerow oaks on the eastern and northern boundaries but none to the east. Well used allotments lie in the southern corner of the area. Overall the area is widely visible to the east of the ridge line hedgerow and to the west.

Housing capacity medium/low

The area has very limited capacity for housing as it is open and exposed and would extend the settlement envelope to the north and if it reached the ridge line would be visible not only from the west but also the east [Severn Valley] , which again would extend the apparent settlement extent significantly. The allotments are well used and should be retained.

Employment capacity low

The area has no capacity for employment use as it is in a sloping prominent position adjacent to housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form gently sloping ridge top
Ground Type	Shallow soils on hard rock	Land cover arable
Land cover	Settled farmlands	Tree cover a few widely spaced mature oaks on western boundary
Settlement pattern	Dispersed with small farms	Scale large Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> the cultural sensitivity is likely to be low to medium as it is a large arable field
Ecological sensitivity	Moderate	<input type="checkbox"/> the ecological sensitivity is likely to be low as it is a large arable field
Visual sensitivity	High	<input checked="" type="checkbox"/>

Designations

Landscape	Comments
-----------	----------

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments the eastern edge of the field is a hedge which runs along the ridge top skyline which is clearly visible from the adjoining ridges and valley sides

Key views

To settlement views are possible towards this ridge top settlement and field from the east [to the hedgerow on the ridge top] and from the west

From settlement adjacent relatively new housing overlooks the site from the south west

Landmarks -

Detractors -

Intervisibility

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

Comments as the field runs to the ridge top it has wide visibility

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people frequent

Tranquillity summary medium

Comments a minor road run adjacent to the field and it overlooks a housing estate to

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a large arable and fallow field on the eastern edge of the settlement. It rises up to a linear 20th century housing estate edge on the crest of the gentle ridge on which the settlement is located. There are very few trees and the eastern hedgerow is low, separating the site from a public footpath. The listed building of the farmhouse at Hazellwells to the north east is prominent on the valley side. The field is also visible from the opposite valley sides to the east [Severn valley] . Overall, the area is widely visible to the east of the ridge line.

Housing capacity medium

The area has some capacity for housing but not on the northern half of the area where it would start to impinge on the setting of the listed farmhouse. There is an opportunity for the housing to be of a quality that improves the settlement edge and significant planting should be carried out on the eastern boundary [outside the residential curtilage] and also adjacent to existing housing to the north east adjacent to the part of the field which is not developed.

Employment capacity low

The area has no capacity for employment as it is on a widely visible sloping site overlooked by housing.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form sloping ridge/valley side
Ground Type	Shallow soils on hard rock	Land cover arable to the north and fallow to the south
Land cover	Settled farmlands	Tree cover very limited
Settlement pattern	Dispersed with small farms	Scale large Sense of Enclosure open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity		<input type="checkbox"/> the cultural sensitivity is likely to be low to medium as it is a large arable field
Ecological sensitivity		<input type="checkbox"/> the ecological sensitivity is likely to be low as it is a large arable field
Visual sensitivity		<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>
------------------	-----------------

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area listed building at Hazellwells farm complex to the north east

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments from a distance the skyline is formed by housing to the west but from the public footpath to the west the site itself forms the local skyline in parts

Key views

To settlement the main views are from the Severn valley to the east at a distance from the adjacent footpaths

From settlement the adjacent houses overlook the field

Landmarks Hazellwalls is a fine listed farmhouse which is prominent on the valley side

Detractors other existing housing on ridge line

Intervisibility

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

Comments the area is widely visible high up on the valley side including from the Severn Valley Country Park at a distance

Tranquillity

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Comments the area is overlooked by housing which is highly visible and has a public

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The area lies on a sloping valley side but this flattens out to the west. It consists of three separate parcels. The north east is fallow sloping land with 20th C housing estate on its upper eastern boundary and Leyland cypress to the west. Mature trees lie to the north and south. The north western parcel is a disused flat rugby ground with a strong tree boundary to the west and south but open to the school playing fields to the north. The southern parcel is a series of fenced pastures, now disused, with strong tree boundary to the north, west and south but overlooked by housing to the east. A public right of way runs along these pastures edge and another public right of way runs to the north of the overall site. The area is not widely visible in the landscape due to the strong tree cover and is a minor detractor itself as is the housing edge to the east.

Housing capacity high/medium

The area has some capacity for housing providing all the tree boundaries are maintained and enhanced and the gap in the northern boundary is filled with structure planting. The wet woodland area to the south west should also be retained and enhanced as nature conservation area and the public footpath should be used as an open space spine linking the wider countryside with the settlement.

Employment capacity low

The area has no capacity for employment as it is overlooked by housing and is essentially part of the rural setting of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Hard rock uplands		Land form sloping valley side
Ground Type Shallow soils on hard rock		Land cover fallow pastures and disused rugby field
Land cover Settled farmlands		Tree cover strong deciduous tree cover on western boundary and on three east-west boundaries. Leyland cypress acts as an internal boundary.
Settlement pattern Dispersed with small farms		Scale medium
		Sense of Enclosure moderately enclosed

LDU level Agree?

- Cultural sensitivity High
- Ecological sensitivity Moderate ecological sensitivity may be higher in the wetter woodland on the south west boundary
- Visual sensitivity High visual sensitivity is likely to be low to medium is the area is enclosed by trees and is fairly level in parts

Designations

- Landscape
- AONB -
- Biodiversity
- Floodplain -
- SSSI
- County Wildlife Site
- NNR
- LNR
- Historic/Archaeology
- Conservation Area -
- WHS
- SMs
- Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments the area is an unused rugby football ground and pasture

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement adjacent housing estate overlooks area

Landmarks -

Detractors the area is unkempt and a detractor in itself

Intervisibility

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

Comments the area lies on a sloping valley side which levels out to an extent to the west and is enclosed by trees

Tranquillity

Noise sources

people

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium

Comments the area has views of 20c housing on one side and has a public right of way running through it

Functional relationship of area...

...with settlement some

...with wider landscape none

...with adjacent assessed area? none

Corridor?

Comments the area appears to be in one land ownership with minimal management regime and has a public footpath running through it

Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

Comments the area is overlooked by adjacent 20th century housing and while being part of the wider valley setting is fairly enclosed from adjacent fields and golf course

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 20th century housing estate is a minor detractor in itself further up the slope

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments adjacent residents, users of the public footpaths and minor road to the west

Potential for improvement of settlement edge and overall mitigation

Native tree planting to mitigate adjacent settlement edge

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a pastoral field on a sloping valley side with housing estates on three sides. The fourth side is open to views across the valley to the east. The area has public footpaths on its eastern and western boundaries and a path which crosses it diagonally all of which appear to be fairly well used and which link into the settlement. Housing to the east forms the skyline and the area is an indentation into the settlement edge. The sloping field is highly visible from the south west from sensitive receptors. Pleasant views are also possible from the site and its footpaths. The area also includes a small fallow field to the south which is enclosed by low hedgerows and which has no public access.

Housing capacity medium/low

The area has a limited capacity for housing as it performs a valuable local recreational role in the number of the paths which cross it, its visibility from sensitive receptors and the way it creates an indentation in an otherwise relatively linear settlement edge. The only opportunity for housing is in the small paddock to the south which is discreet from the main field.

Employment capacity low

The area has no capacity for employment as it lies adjacent to, and is overlooked by, housing and it is a sloping prominent site.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Shallow soils on hard rock	Land cover pasture
Land cover	Settled farmlands	Tree cover field oaks on northern boundary and the northern part of the eastern boundary
Settlement pattern	Dispersed with small farms	Scale medium
		Sense of Enclosure open

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

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments adjacent housing to the east forms the skyline

Key views

To settlement there is some visibility from the other side of the minor valley towards the site

From settlement adjacent housing overlooks the site

Landmarks -

Detractors -

Intervisibility

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

Comments the area is widely visible on the valley side

Tranquillity

Noise sources

people

Views of development many 270

Presence of people infrequent

Tranquillity summary medium

Comments the area has housing on three sides with 3 footpaths running through it

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 landholding and has several public footpath running through it linking into the settlement which seem well used

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the area is overlooked by a settlement and forms part of the wider valley side/ridge edge setting

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 estate lies on the ridge top and is standard house types and is generally widely visible

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments adjacent residents and users of the public footpaths and from the settlement to the south west

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a medium-large arable and fallow field on the eastern edge of the settlement. It rises up to a linear 20th century housing estate edge on the crest of the gentle ridge on which the settlement is located. There are very few trees and the eastern hedgerow is low. The listed building of the farmhouse at Rhea Hall to the north east is prominent on the valley side. The field is also visible from the opposite valley sides to the east [Severn valley] including the Country Park. Overall, the area is widely visible to the east of the ridge line.

Housing capacity low

The area has no capacity for housing as this would be highly visible from the Severn Valley Country Park and environs, would significantly extend the settlement down the valley slope towards the more wooded valley floor. The ridge at this point is lower and the amount and proportion of open valley side is less than to the north. It is therefore important to keep this area open and not to impinge in any way on the setting of Rhea Hall or the overall countryside setting of the settlement.

Employment capacity low

The area has no capacity from employment as it is on the sloping valley side which is widely visible adjacent to, and overlooked by, housing. It would also be highly visible from the Severn Valley Country Park.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Shallow soils on hard rock	Land cover arable
Land cover	Settled farmlands	Tree cover very few hedgerow trees including oak
Settlement pattern	Dispersed with small farms	Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> the cultural sensitivity is likely to be low to medium as it is a large arable field
Ecological sensitivity	Moderate	<input type="checkbox"/> the ecological sensitivity is likely to be low as it is a large arable field
Visual sensitivity	High	<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments adjacent housing to the west forms the skyline

Key views

To settlement view to possible to the settlement from the minor road which runs from River Severn and from the opposite side of the valley

From settlement the area is overlooked by adjacent housing

Landmarks -

Detractors other adjacent housing on skyline

Intervisibility

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

Comments the area is widely visible high up on the valley side including from the Severn Valley Country Park at a distance

Tranquillity

Noise sources

roads

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is an improved pasture on the sloping hillside with trees on its south west and north-west boundaries and a mature outgrown hedge to the east adjacent to see B4555 road through the village. The fields are separated by fence boundaries. A distinctive listed terrace lies to the south east and houses in mature gardens lie to the north east and east and south overlooking the area. A public footpath runs on the north west boundary but with limited views into the site. There are glimpsed views into the site from the B4555 road and the terrace with views of the countryside beyond. The area is a rare rural gap along the frontage of the B road enhancing the setting of the listed terrace with the open area to the south.

Housing capacity medium/low

The area has very little capacity for housing as it performs the function of a rare rural gap in the main road frontage with an entrance opposite the listed terrace. Though partially enclosed by mature trees there are glimpses possible of the wider countryside beyond down the slope.

Employment capacity low

There is no capacity from employment as the area is overlooked and adjacent to housing and is of rural character on a hillside.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form sloping hillside
Ground Type	Shallow soils on hard rock	Land cover pasture
Land cover	Settled farmlands	Tree cover trees on north west and south west boundaries
Settlement pattern	Dispersed with small farms	Scale medium Sense of Enclosure moderately open

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

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area long listed terrace to the south east

WHS

SMs

Historic P and G

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 area enclosed generally by trees to the west

From settlement glimpsed views out to the wider countryside from the main road and from the adjacent houses

Landmarks buildings long listed terrace to the south east

Detractors -

Intervisibility

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

Comments the area is on a sloping hillside and is partially overlooked by adjacent houses

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments the adjacent B4555 and housing reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the area appears to be managed as part of a wider landholding to the south but is not publicly accessible

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the area forms a rare rural gap in the built frontage to the west of the main road and acts as a pleasant foil to the listed terrace to the south east. It forms part of the wider countryside setting of the village although is fairly well enclosed by trees.

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 listed terrace to the south east is a strong feature and adjacent housing is in mature gardens

Receptors and sensitivity

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

Comments adjacent residents and users of the B road

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The area is a small overgrown pasture on a sloping hillside surrounded by outgrown hedges and mature trees. It lies adjacent to the B4555 road and settlement edge but is well contained. The adjacent pub to the east is a distinctive feature whose setting should not be adversely affected. Though this field may be of intrinsic value it is not widely visible in the landscape and is separated from the farm complex to the north by mature trees therefore reducing its role as setting.

Housing capacity high/medium

The area has capacity for housing providing the mature hedge and tree cover is retained particularly to the west but also as a backcloth for the pub to the east.

Employment capacity low

The area has no capacity for employment as it is very small and is overlooked by, and adjacent to, a residential area.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Shallow soils on hard rock	Land cover fallow
Land cover	Settled farmlands	Tree cover mature treesto north west boundary and along the eastern boundary
Settlement pattern	Dispersed with small farms	Scale small Sense of Enclosure enclosed

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	High	<input type="checkbox"/> the visual sensitivity is low as the field is enclosed

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments fallow/overgrown pasture

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement the area lies adjacent to the B road through the village but is hidden by trees and overgrown hedges

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments the area is highly enclosed by vegetation

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments the area lies adjacent to the B road and close to two pubs which reduce its tranquillity

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 land holding but has no public access

Visual relationship of area...

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

...with adjacent assessed area? limited

Setting?

Comments the area is highly enclosed by vegetation

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 adjacent settlement edge is a 20th century housing estate and a distinctive pub with roads on two sides. The semi-rural Woodhill Farm complex lies to the north but is separated from the site by mature trees.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments adjacent residents overlook the site from the first floor and structures would be visible from the B road

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is a pasture on a sloping hillside on the north western edge of the settlement. The main B4555 road approach from the north lies adjacent to the site separated from it by a 3m hedge with no trees. To the west there is a low gappy hedge and to the southwest the Woodhill farm complex with converted barn, with adjacent poplars. Glimpse views are possible to this from the B road and from the wider countryside to the west. It provides a positive foil to the otherwise bland settlement edge of the 20th century housing estate to the east. A single stone cottage lies to the north being the first building in the village to the west of the B road. Overall, the site is overlooked by adjacent housing and forms part of the rural setting of the village.

Housing capacity low

The area has no capacity for housing as it forms the setting for the farm complex separating it from the 20th century housing and allowing glimpsed views across to the wider countryside. The hedge boundary to the west is weak and would not adequately contain any housing.

Employment capacity low

The area has no capacity for employment as it is an open site highly visible from the B road and also from the wider countryside overlooked by housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping valley side
Ground Type	Shallow soils on hard rock	Land cover pasture
Land cover	Settled farmlands	Tree cover trees to the west separating area from adjacent farm complex
Settlement pattern	Dispersed with small farms	Scale small
		Sense of Enclosure open

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

Designations

Landscape	Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

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 field visible on northern approaches to the village and on hillside from countryside to the west

From settlement field visible on northern approaches to the village allowing glimpsed views of countryside to west and overlooked by adjacent houses

Landmarks -

Detractors -

Intervisibility

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

Comments the area is fairly widely visible on the valley side

Tranquillity

Noise sources

roads


Views of development many 270

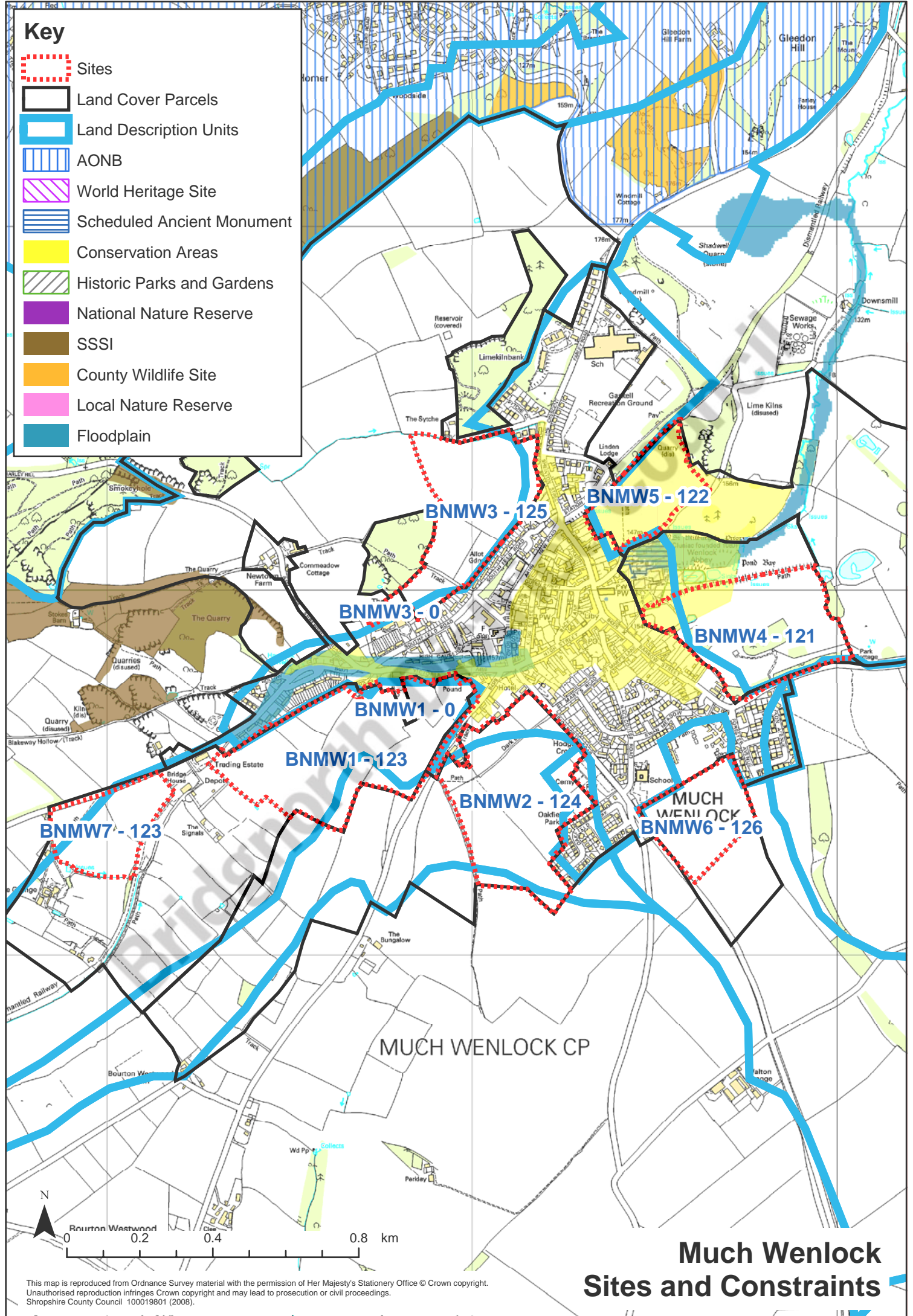
Presence of people frequent

Tranquillity summary medium

Comments the adjacent B road and estate housing reduce the areas of tranquillity although the converted barn to the west is rural in appearance

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Much Wenlock Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is an extension to a garden and appears to be a former orchard. It lies on a gently sloping valley floor and is enclosed by a high hedge to the north and a low hedge to the south before the land rises sharply. The house is part of the Conservation Area which at this point is an attractive linear strip of cottages and houses along the stream and main road approach to the town. It forms part of a series of small enclosures which penetrate into this edge of town.

Housing capacity medium/low

The area has very limited capacity for housing as it forms a small enclosure which complements the scale and character of the adjacent Conservation Area.

Employment capacity low

The area has no capacity for employment as it is part of a residential curtilage and lies adjacent to the Conservation Area.

LDU context

Landscape characteristics

LDU level

Site comments

Physiographic Hard rock
upstanding/undulating

Land form gently sloping valley side

Ground Type Shallow soils on hard rock

Land cover grass with orchard

Land cover Urban

Tree cover orchard

Settlement pattern Urban

Scale small

Sense of Enclosure enclosed by landform to south and hedges to north

LDU level

Agree?

Cultural sensitivity Urban

Ecological sensitivity Urban

Visual sensitivity Urban

the area has a low visual sensitivity as it is relatively enclosed

Designations

Landscape

Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area adjacent including house which controls
WHS curtilage

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments garden/orchard

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement view towards settlement from public footpath to south west

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments valley bottom and partly enclosed

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Comments the area is set back from the A458 but the settlement edge is visible

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area seems to be a self contained extension to the adjacent property's garden but shares the same original use as land to the north

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of a series of small piecemeal enclosures on the

settlement edge which complement the conservation area buildings and form the local backcloth when viewed from the A494

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 adjacent settlement edge is a house which is part of a linear development of cottages which have irregular gardens next to a stream and provide a positive introduction into the centre of the town along a gradual bend on the A494

Receptors and sensitivity

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

Comments adjacent residents and PROWs to the south have views in plus the adjacent A494 may have views into this area

Potential for improvement of settlement edge and overall mitigation

replant orchard over time with traditional varieties of tree

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area lies on a series of ridge shoulders sloping down to the valley bottom and settlement. The slopes are steep to the south and west and more gentle to the north and east. These coincide with prominent arable fields and more enclosed pasture/meadow uses respectively. The lower lying pastures to the north west are adjacent to the conservation area and though relatively enclosed with high hedges and some trees are higher than the adjacent cottages along the watercourse, with their edges as a positive backcloth visible from the A458. Two public footpaths pass through the area allowing views into the core of the town. A lower pasture adjacent to the well vegetated dismantled railway is discreetly located.

Housing capacity medium/low

The area has no capacity for housing on the steeper arable slopes due to their prominence and their role as setting to the town. There is little opportunity in the flatter pastoral fields to the east as they form a local backcloth to the conservation area and are the last remaining small scale enclosures associated with, and complementing, the town core. There may be some limited opportunity on the pasture just south of the dismantled railway line as it is well screened.

Employment capacity low

There is no capacity for employment as the area is either on prominent slopes, adjacent to the conservation area or adjacent to housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	Land form sloping valley sides and shoulders, steep in parts with more gently sloping areas to the east
Ground Type	Gleyed soils with shallow patches on hard rock	Land cover arable on higher valley sides and pastoral/meadow on lower areas
Land cover	Ancient farmlands	Tree cover trees in hedgerows to east and along part of the dismantled railway line to the north west
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open to south and west up hill and enclosed to north and east
	LDU level	Agree?

- Cultural sensitivity Moderate
- Ecological sensitivity Moderate
- Visual sensitivity Moderate

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area to the north

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture at low level, arable on better drained areas

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity

Comments the area forms the local skyline from the lower land and housing to the north

Key views

To settlement from PROW running through the area and from B4371 road approach from west

From settlement glimpses of rising land from various roads within town including A458

Landmarks -

Detractors -

Intervisibility

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

Comments rising land generally visible from town and other valley sides, though the land to the north and east is lower and more enclosed

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments the settlement is highly visible from the area and A and B roads run close or adjacent

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area appears to be managed as part of a wider landholding and has public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of a series of small piecemeal enclosures on the settlement edge which complement the Conservation Area buildings and form the landscape backcloth when viewed from the A458 and B4371

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 adjacent settlement edge varies. To the west it is 20c ribbon development with some commercial properties to the far west which are minor detractors. On the A458, it is a linear development of cottages which have irregular gardens next to a stream and provide a positive introduction into the centre of the town along a gradual bend. On the B4378 the Conservation Area continues a little way up the hill with dispersed linear development on the other side.

Receptors and sensitivity

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

Comments adjacent residents, PROWs through the area and views from the nearby roads

Potential for improvement of settlement edge and overall mitigation

replant orchard over time with traditional varieties of tree

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area consists of pasture and arable fields rising up the valley slopes to the south west of the town. Trees lie on the ridgeline/skyline to the west and also act as an attractive informal avenue along the A458 on the town approaches. Otherwise the area is open with low hedges. The Conservation Area/town core lies to the north and modern development to the east and south. The latter is a detractor as it rises up the slope. The original town core lies on the valley bottom/lower valley sides and modern development on the valley sides. This area acts as a landscape backcloth to the town core and is visible from the High Street and from sensitive viewpoints looking across to the church from the north. It also provides a positive approach to the town.

Housing capacity low

The area has no capacity for housing as it consists of prominent slopes rising above the town directly connecting with the town core/conservation area.

Employment capacity low

The area has no capacity for employment use as it consists of prominent slopes rising above the town directly connecting with the town core/conservation area.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock sloping	Land form sloping valley sides
Ground Type	Calcareous shallow soils	Land cover arable and pastoral
Land cover	Ancient wooded farmlands	Tree cover trees on ridge boundary to west and as informal avenue on A458 in NE corner of the area
Settlement pattern	Enclosed waste	Scale medium Sense of Enclosure open

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Very high	<input type="checkbox"/> ecological sensitivity may be medium due to management of some of the area as arable
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is high due to the prominent slopes

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture and arable

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments trees on skyline to the west

Key views

To settlement area on A458 southern approach to the town sloping down to the core and conservation area and views also possible from crematorium

From settlement the area acts as backcloth to the town up hill viewed from Brdignorth Road/High Street junction- an important location, and from the PROW through parkland north of the Abbey where the area is seen as a backcloth and context to the church

Landmarks crematorium building adjacent

Detractors housing to the south which is intrusive running up the slope

Intervisibility

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

Comments the slopes are highly intervisible with other parts of the valley/settlement

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments the A458 runs adjacent and the area has clear views of the settlement on three sides

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 landholding and there is public access along Dark Lane

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area acts as a setting to the town connecting the traditional core and conservation area with the wider landscape. The adjacent area to the west also contributes to this setting.

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 core to the north is a positive edge to the town complemented by the slopes around Dark Lane. The built settlement edge to the east and north is negative with linear housing estates, the latter being prominent as it rises up the slope. The crematorium is generally a positive feature.

Receptors and sensitivity

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

Comments the users of the A494 in both directions, Shropshire Way/High Street, Dark Lane PROW, the PROW north of the Abbey and adjacent residents

Potential for improvement of settlement edge and overall mitigation

native tree planting to mitigate the 20c estates

Zone sensitivity and capacity

Justification

Landscape sensitivity low

Significant screening by building on settlement edge reduces landscape sensitivity. This is a very small site adjacent to the settlement edge, already 'reading' as part of the urban fabric. Any development here would not increase the size of the settlement visually.

Housing capacity high/medium

The site has capacity for housing as development here would be well screened and well connected to the settlement. It would not impact on the wider landscape and there are few sensitive receptors.

Employment capacity low

There is no capacity for employment use on this site due to its small scale - it is unlikely that such buildings could be accommodated but, should this be possible, they would be acceptable as long as they did not exceed the height of The Wheatland adjacent to the south. Access would be through a residential area, which is not desirable.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Hard rock upstanding/undulating		Land form steeply sloping hillside
Ground Type Shallow soils on hard rock		Land cover arable farmland
Land cover Urban		Tree cover hedges to field boundaries
Settlement pattern Urban		Scale small
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> low sensitivity as the site is not urban, although reads as part of settlement edge.
Ecological sensitivity Urban		<input type="checkbox"/> low sensitivity as the site is not urban but in arable cultivation.
Visual sensitivity Urban		<input type="checkbox"/> low sensitivity as not urban but is well screened.

Designations

Landscape	Comments
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AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments skyline to site is hill summit and woodland to north.

Key views

To settlement generally screened by The Wheatlands

From settlement generally screened by The Wheatlands

Landmarks

Detractors

Intervisibility

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

Comments screened generally from all views by development to south

Tranquillity

Noise sources

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Comments views to south of development reduce tranquil effect of woodland to north.
No roads or footpaths.

Functional relationship of area...

...with settlement none

...with wider landscape none

...with adjacent assessed area? some Corridor?

Comments site not obviously part of wider landscape, although could be in same ownership as arable field to north east. There is no public access.

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments screening provided by The Wheatlands prevents any key visual relationship with the settlement. The site forms a minor part of the wider hillside landscape below the woodland.

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 prominent turn of century or early 20th C institutional building.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high/medium

high/medium

Comments rural residents at Newton Farm/Cornmeadow Cottage might be slightly affected, although any development on this site would have The Wheatlands as a backdrop and woodland would help screen views. All views from settlement would be screened by The Wheatlands.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

Although there are no significant cultural restraints, and biodiversity interest is low to moderate, visibility is an issue on this site as it forms part of the wider hillside setting to the town visible from approach roads. This applies especially to the larger field to the north, which is further up the slope than the other fields and not backed by woodland, thereby relating more to the wider countryside.

Housing capacity medium

There is no capacity for housing development on the northern field, due to its high visibility, relationship to the wider countryside and contribution to the setting of the town. However, the two lower arable fields have a backdrop of woodland, which reduces their relationship to open countryside and screens them from wider view. Their careful development could contribute to an improved edge to the settlement, if designed to reduce the impact of the very linear development below it to the south. It would be preferable to retain the allotment gardens, especially if they are well used, or, if necessary, to relocate them nearby.

Employment capacity low

There is no capacity for employment use on this site, due to its high visibility, the steepness of the slope and proximity to housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock upstanding/undulating	Land form steeply sloping hillside
Ground Type	Calcareous brown soils with local shallow patches	Land cover arable farmland
Land cover	Ancient farmlands	Tree cover hedges to field boundaries.
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> consider allotment gardens as part of cultural fabric
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> arable cultivation likely to reduce ecological sensitivity, but dense hedges to field boundaries.
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity due to intervisibility from many

points around settlement and from approach roads and other sites

Designations

Landscape

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area abuts Conservation Area on north eastern edge

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments three arable fields of varying sizes, plus allotment gardens.

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments local skyline formed by wooded hilltop immediately to north west but any structures on the site would form skyline in views from adjacent housing to the south and east.

Key views

To settlement clear views of valley floor and settlement, plus opposing slopes, from adjacent PROWs.

From settlement the hillside is visible from A4169 on town approaches, from braided Shropshire Way in settlement and from various parts of the settlement.

Landmarks

Detractors

Intervisibility

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

Comments High intervisibility with other valley sides and other sites, BNMW 1,2,4,5

Tranquillity

Noise sources

people

Views of development one side 180

Presence of people occasional

Tranquillity summary medium/low

Comments Extensive views of settlement and proximity of recent housing reduce tranquillity. Track through site is public footpath. No obvious noise sources.

Functional relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Comments the area appears to be managed as part of a wider landholding. A footpath through site provides access to countryside and woodland from the settlement.

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Setting?

Comments visually this site is part of the wider rural setting of the town, one of the several farmed hill slopes which surround it and provide its setting. Adjacent housing all faces away from site although we views from the windows. Although there are no adjacent sites, there is significant intervisibility of them, as they face each other on the slopes above 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 moderately indented

Comments Mainly mid 20th C housing, with Conservation Area housing along part of north eastern edge, all forming edge of settlement on this side.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments development on this site would have some visual impact on local residents and footpath users, by extending the built edge north westwards. It would also impact widely on the town's residents, as the site is highly visible from many points, chiefly from opposing slopes and approach roads. From these locations development would mark an intensification of settlement density and encroachment of the town up the slopes away from its core.

Potential for improvement of settlement edge and overall mitigation

Potential to reduce linear impact of adjacent recent housing, which is widely visible, with planting.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high

This is a significant site, part of a larger area which forms the setting for an ancient monument, a focal feature of the settlement, and a backdrop for the Conservation Area. It is also partly designated Conservation Area. It is functional parkland with many mature trees, highly important visually to the settlement.

Housing capacity low

The area has no capacity for housing due to high landscape sensitivity, biodiversity interest and cultural significance of site.

Employment capacity low

The area has no capacity for employment use due to high landscape sensitivity, biodiversity interest and cultural significance of site.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	Land form valley slope, with watercourse along northern boundary
Ground Type	Gleyed soils on hard rock	Land cover pastoral farmland with trees
Land cover	Settled farmlands	Tree cover many mature trees - parkland effect
Settlement pattern	Clustered with estate farms	Scale medium Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> high sensitivity as part of setting of ancient monument and part Conservation Area.
Ecological sensitivity	Very low	<input type="checkbox"/> high sensitivity as parkland with mature trees.
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity as significant site, part of setting of ancient monument, part Conservation Area.

Designations

Landscape	Comments
AONB	<input type="checkbox"/>
Biodiversity	
Floodplain	<input type="checkbox"/>
SSSI	<input type="checkbox"/>
County Wildlife Site	<input type="checkbox"/>
NNR	<input type="checkbox"/>
LNR	<input type="checkbox"/>

Historic/Archaeology

Conservation Area part Conservation Area [north west corner]
WHS
SMs
Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments a mix of parkland and pastoral farmland

Diversity simple

Water

Presence of Water Comment pond and spring

Skyline

Prominence/ importance apparent Complexity complex

Comments although main skyline is ridge to the south east beyond settlement (214mAOD), this well treed site forms the skyline for site BNMW5, for the Priory, and for views across the settlement from the west.

Key views

To settlement part of setting of Priory when viewed from Shropshire Way.

From settlement part of setting of Priory and visible from edge of Conservation Area. Also significant site on settlement edge - approach to town.

Landmarks structures the Priory (English Heritage site) abuts the northern boundary

Detractors

Intervisibility

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

Comments as a valley side the site is intervisible with the Priory environs and Conservation Area and from other sites - BNMW3,1 and 2 and 5.

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments this is inherently a tranquil parkland site abutting an ancient monument, from which it is shielded to an extent by mature trees. This reduces any impact from the many visitors to the Priory. Road noise is not significant and views of traffic are screened by vegetation.

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 landholding and has no public access.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments strong complementary visual function of this and assessed site to north, which shares its characteristics, together forming a strong visual feature incorporating the Priory and overlooked from the Conservation Area. It currently retains its integrity, with Site BNMW5, as the setting for an ancient monument which is a key feature of the settlement. It also links into the wider landscape as part of a rural valley.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments see above.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments Priory and older housing create an indented positive edge. Conservation Area designation covers much of the settlement edge.

Receptors and sensitivity

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

Comments visitors to the Priory, users of the Shropshire Way, local residents and road users would all be adversely affected by any development.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity high

This is a very sensitive site forming part of setting of ancient monument, backdrop to Conservation Area and immediate views from 3 footpaths to church. The area is a significant attribute to the settlement, and important within the wider landscape as the eastern edge of the settlement and part of wider parkland area abutting whole of eastern edge of Conservation Area.

Housing capacity low

The area has no capacity for housing due to high landscape sensitivity, historic significance and biodiversity interest.

Employment capacity low

The area has no capacity for employment use due to high landscape sensitivity, historic significance and biodiversity interest.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	Land form minor valley side
Ground Type	Gleyed soils on hard rock	Land cover parkland
Land cover	Settled farmlands	Tree cover many mature trees
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately enclosed

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> high sensitivity as parkland and relationship to Priory.
Ecological sensitivity	Very low	<input type="checkbox"/> high sensitivity as parkland with mature trees.
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity as setting for Priory and Conservation Area

Designations

Landscape	Comments
AONB	<input type="checkbox"/>
Biodiversity	
Floodplain	<input type="checkbox"/>
SSSI	<input type="checkbox"/>
County Wildlife Site	<input type="checkbox"/>
NNR	<input type="checkbox"/>
LNR	<input type="checkbox"/>

Historic/Archaeology

Conservation Area within Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments functional parkland with sheep grazing

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance apparent Complexity simple

Comments northern boundary trees of site forms local skyline, especially from Shropshire Way/lane along southern boundary

Key views

To settlement views of church, Priory (ancient monument) through trees and edge of built Conservation Area.

From settlement part of setting of Priory (ancient monument) and visible from part of edge of built Conservation Area.

Landmarks churches church and Priory (ancient monument) (in winter) visible to south.

Detractors

Intervisibility

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

Comments views to and from church and from Priory and edge of Conservation Area.

Tranquillity

Noise sources

other people

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments Inherently tranquil setting, with views of development (church, priory, Conservation Area and recent housing) all filtered by trees. Many footpaths-along northern and southern boundaries and across site. Frequent visitors to Priory and car park impinge on southern boundary.

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding possibly

including the site to the south and there is public access.

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments strong complementary visual function of this and assessed site to south, which shares its characteristics, together forming a strong visual feature incorporating the Priory and overlooked from the Conservation Area. Important part of setting of Priory on edge of settlement and part of wider parkland area and corridor. Forms well treed edge to settlement in wider landscape. Key views to church.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments See above

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments indented settlement edge which is part of Conservation Area.

Receptors and sensitivity

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

Comments site is overlooked by public footpaths including the Shropshire Way, by visitors to the Priory and residents within the Conservation Area.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The area is an arable field gently sloping to the north east in a shallow valley and not generally visible from the town. It lies adjacent to rectilinear estates which climb up the valley sides adjacent. The A494 on its southern approach to the settlement runs adjacent and the area is overlooked from this road but only for a relatively short distance south. Whilst there is only a low cut hedge to the south east and a gappy hedge to the road boundary recent planting blocks have been implemented. These are oddly shaped, narrow and the planting is well spaced so they may take some time to become effective screening belts which appears to be their purpose.

Housing capacity high/medium

The area has capacity for housing as it does not impinge on the setting of the town and is not widely visible in the landscape. The advance screen belts are wholly inadequate and require more thorough consideration and extension particularly to the south east.

Employment capacity low

The area has no capacity for employment as it is adjacent to a school and housing and lies on a major rural approach to the settlement.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Hard rock rolling lowlands	Land form gently sloping valley side
Ground Type	Gleyed soils on hard rock	Land cover arable
Land cover	Settled farmlands	Tree cover newly planted screen belts on some boundaries, no other trees
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open in terms of vegetation but slightly enclosed by landform

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement the area lies adjacent to the A458 and a new housing edge is visible from the road across the site

From settlement -

Landmarks -

Detractors adjacent settlement edge

Intervisibility

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

Comments visible from gentle valley from the south east but not generally visible

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments the area is adjacent to the A458 and adjacent housing estates are visible

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the area appears to be managed as part of a larger landholding

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

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 housing estates are a poor introduction to the settlement either with straight unmitigated edges and/or on rising land

Receptors and sensitivity

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

Comments the adjacent residents and estates overlook the area plus users of the A458 and footpath to the north east

Potential for improvement of settlement edge and overall mitigation

native tree planting and hedges to estate edges

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area consists of pasture fields lying on the gently sloping valley floor in open countryside west of the town. Trees lie on an avenue to the Grange to the west but otherwise the area is open with low hedges. The B4371 runs adjacent and PROWs run along the dismantled railway to the south with the Shropshire Way traversing the hillside a little distance to the north. The area has almost no connection with the town.

Housing capacity low

The area has no capacity for housing as it lies in unspoilt open countryside with little/no connection to the settlement.

Employment capacity low

The area has no intrinsic capacity for employment use apart from its gentle topography as it lies in unspoilt open countryside with little connection to the settlement. If allocated for employment, the commercial area should be screened from the wider countryside by a strong native tree belt to the west, south east and south west. The frontage to the B4371 should be carefully designed with more native tree planting and units of recessive materials and browns, greens or dark greys if cladding is used and no storage areas or excessive signage visible.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Hard rock rolling lowlands		Land form gently sloping lower valley floor/ sides
Ground Type Gleyed soils with shallow patches on hard rock		Land cover pasture/meadow
Land cover Ancient farmlands		Tree cover avenue to The Grange
Settlement pattern Clustered with estate farms		Scale medium
		Sense of Enclosure open

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

Designations

<u>Landscape</u>	<u>Comments</u>

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

Water

Presence of Water Comment small watercourse to south

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement the settlement is not visible at the western edge of this area along the B4371. The Shropshire Way may have views across the site in conjunction with views of the settlement

From settlement the area is hardly visible from the settlement

Landmarks -

Detractors minor industrial premises to the east

Intervisibility

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

Comments the area is in a gentle open valley visible from adjacent valley sides

Tranquillity

Noise sources

roads

Views of development some Presence of people frequent

Tranquillity summary medium

Comments the area is at the very tip of the settlement so therefore feels part of the wider countryside, however, the B4371 runs adjacent with a PROW on the dismantled railway to the south

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the area appears to be managed as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments the area forms part of the valley floor which eventually runs into the town but the area has little/no connection with 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 Bridge House commercial premises lie to the east set down into the valley floor

Receptors and sensitivity














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

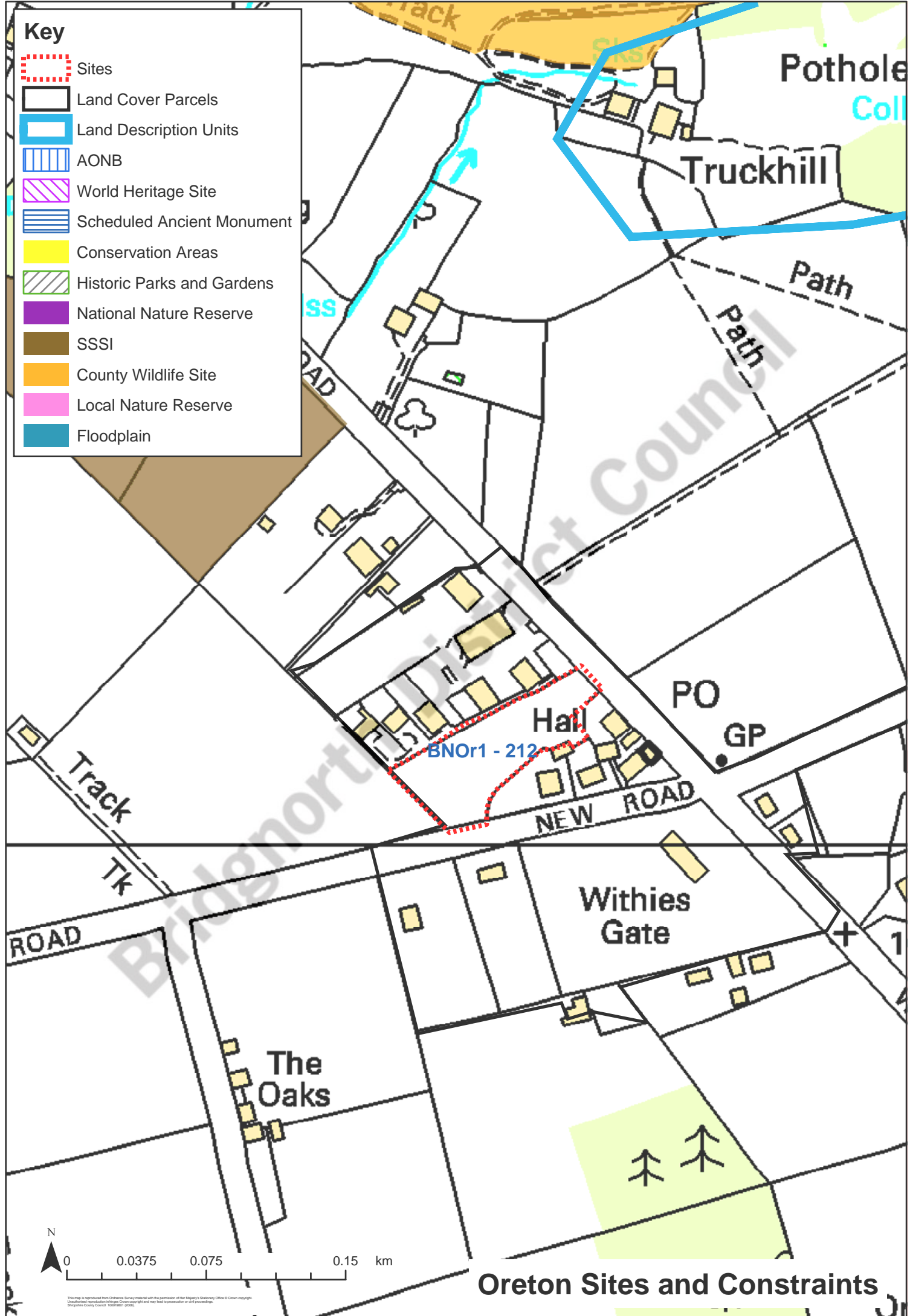
Comments users of the B4371, adjacent residents [3] to the west and east , users of PROWs to south and possibly Shropshire Way to the north

Potential for improvement of settlement edge and overall mitigation

-

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Oreeton Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The site is a level field of neglected pasture within Oreton. It lies within the piecemeal development characteristic of the settlement, its frontage of tall deciduous trees screening all views in from the east and contrasting with the builders' yard and large shed/hall to either side on Withies Road. The site has a frontage onto New Road, but is mainly screened by recent housing, which is also present to the south along New Road. At present the site contributes little to the settlement and none to the wider landscape, and is of low to moderate ecological value.

Housing capacity high/medium

The site has capacity for housing as it could contribute to a coalescence of development near the crossroads, linking existing housing across a neglected field. This could assist in creating a focus within a straggling settlement lacking cohesion. There are few sensitive receptors. Existing vegetation should be retained where it assists in screening existing housing from development on the site.

Employment capacity medium/low

There is limited capacity for employment use on this site, if contained within the north eastern half, adjacent to existing commercial uses, but retaining the trees on the road frontage. It would be inappropriate in the south western half of the site.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form level
Ground Type	Humic drift/gleyed soils	Land cover pasture
Land cover	Secondary wooded pastures	Tree cover deciduous trees along some boundaries
Settlement pattern	Settled common/fenland	Scale medium
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> low moderate sensitivity as neglected pasture
Visual sensitivity	Moderate	<input type="checkbox"/> low sensitivity as the site is well enclosed

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments neglected pasture field

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 places

Comments site is well screened from wider view

Tranquillity

Noise sources

other people

Views of development many 270 Presence of people occasional

Tranquillity summary medium/low

Comments although relatively quiet, the presence of adjacent housing and a builders' merchants detracts from tranquillity

Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? none

Corridor?

Comments the area does not appear to be managed as part of wider landholding and does not have public access

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments the area is overlooked by adjacent housing and visually links into the horse pasture to 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 builders yard to the north is a detractor and housing is generally of low quality reflecting a possibly historic 'squatter' type of pattern

Receptors and sensitivity

Receptors

Sensitivity

rural residents

medium














roads/rail/cycleways

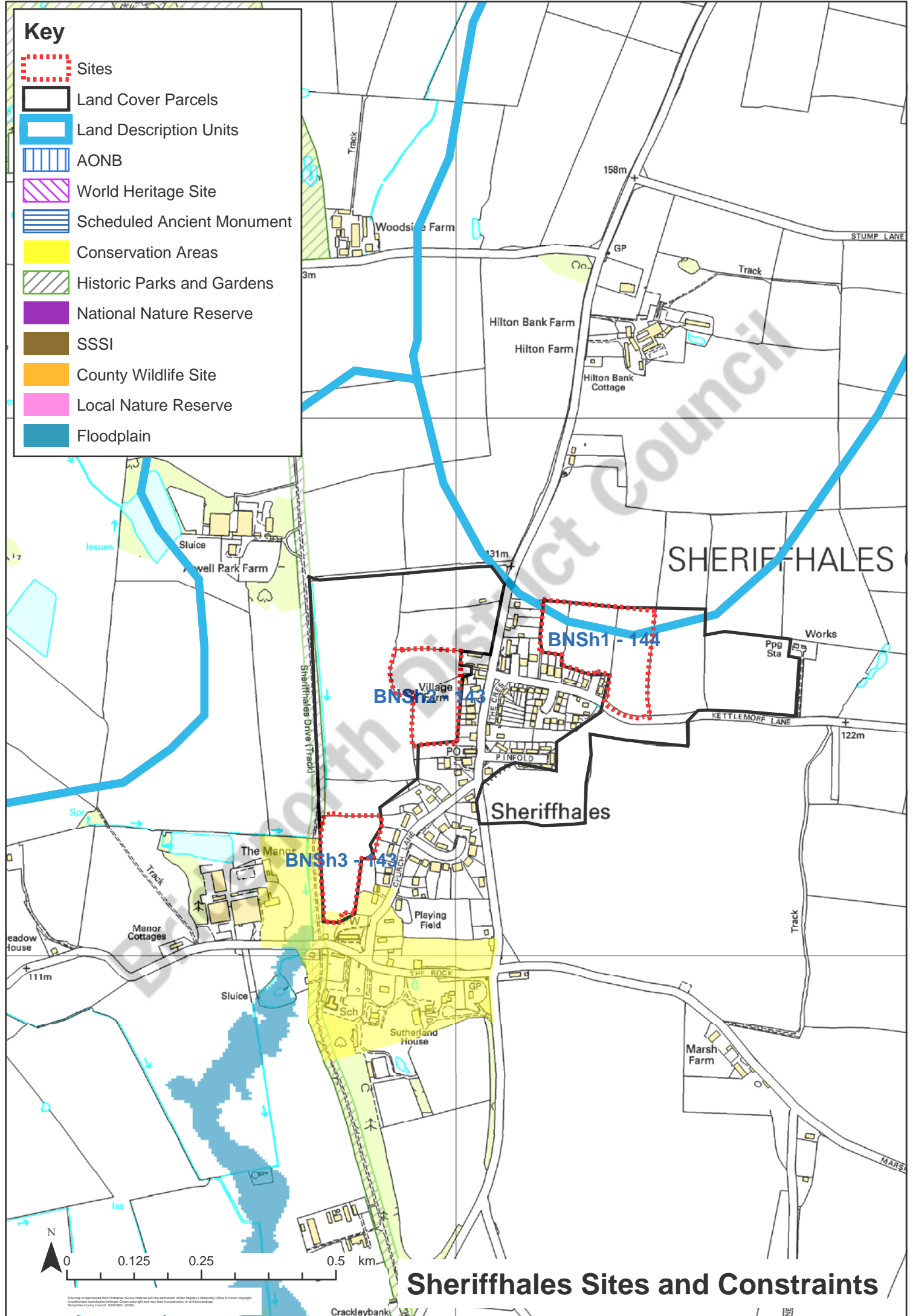
medium

Comments one house to the south and three houses on the north west boundary have views into the site as well as from the adjacent minor roads

Potential for improvement of settlement edge and overall mitigation

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Sheriffhales Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of three small fields of meadow and arable on a sloping hillside rising above existing housing. The area is enclosed by only a fence and low hedge to the north, low hedges to the south and east but include a high hedge between the two western fields. Hedgerow trees are sparse. The adjacent housing edge is 20c and forms the north eastern extension to the village away from the Conservation Area. The area does not affect the setting of the latter and sits generally below the skyline. The most easterly field extends beyond the settlement envelope eastwards.

Housing capacity medium

The area has capacity for housing in the two western fields but not the field to the east. The latter would extend the envelope of the settlement significantly eastwards along the minor road and would have little screening.

Employment capacity low

The area has no capacity for employment as it is on rising land in a rural location adjacent to and highly visible from housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form sloping valley side
Ground Type	Sandy brown soils with gleyed patches	Land cover pasture/meadow and arable
Land cover	Settled farmlands	Tree cover few trees on hedgerow boundary
Settlement pattern	Enclosed waste	Scale small-medium
		Sense of Enclosure moderately open

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

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments meadow/arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments structures on this site would act as skyline features for houses to the south

Key views

To settlement -

From settlement area visible to adjacent houses

Landmarks -

Detractors -

Intervisibility

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

Comments area on rising land with some intervisibility to south and east

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Comments the nearby minor road and views of adjacent new housing reduce the tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the area appears to be managed as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area? none

Setting?

Comments the area is overlooked by adjacent houses and forms part of the wider hillside setting to 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 the adjacent housing is 20c and forms the more modern part of the village away from the Conservation Area

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments adjacent residents and minor road from east

Potential for improvement of settlement edge and overall mitigation

additional trees in hedgerows

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of pastures on a sloping valley side lying behind ribbon development on the minor road running through the village. The area faces away from the village westwards towards Sheriffhales Drive, part of a historic park and garden designation, linking Lilleshall Hall with the A5. The adjacent settlement edge consists of farm buildings and 20c development and the barn on the northern edge of the village is a positive rural element. The minor road approaching from the north would be able to view structures on the northern end of this site which also extends further down the slope than the curtilages directly to the south. Otherwise the area is not easily visible.

Housing capacity medium

The area has some capacity for housing but only on its southern half which is not visible to public view and does not extend so far down the slope. This would create a stepped village edge which may be appropriate. The northern part of the area may impinge on views from the north and on the setting of Sheriffhales Drive.

Employment capacity low

The area has no capacity for employment uses as it is on a slope, in a rural location, overlooked by housing and would affect the setting of Sheriffhales Drive.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form sloping valley side
Ground Type	Sandy brown soils with gleyed patches	Land cover pasture
Land cover	Settled farmlands	Tree cover limited trees in low hedgerows
Settlement pattern	Enclosed waste	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> cultural sensitivity is low-medium due to role as setting to Sheriffhales Drive.
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is low due to limited intervisibility

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

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 the barn adjacent is visible on the northern minor road approaches as a traditional entry to the village

From settlement views from adjacent housing

Landmarks Sheriffhales Drive to the west

Detractors -

Intervisibility

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

Comments the area has intervisibility with the other side of the minor valley

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity summary medium

Comments the area is not directly adjacent to the minor road but has full views of the adjacent 20c housing

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments area managed as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the area provides a setting to the Sheriffhales Drive to the west although this is private and 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 barn at the northern end of the village and Village Farm adjacent to the area are positive elements, whilst the ribbon development southwards is mainly 20c and neutral.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents overlook area and views of structures on the northern edge of the area and any proposed road access would be visible from the minor village street.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area consists of a pasture on a lower valley side running north from the village church and bordering the Conservation Area, listed buildings and listed Sheriffhales Drive. Views are possible from the listed church northwards although they are restricted from the west by the mature lime avenue. Overall the area is very sensitive.

Housing capacity low

The area has no capacity for housing as it lies adjacent to the Conservation Area and has views over it from the church and would adversely affect the setting of Sheriffhales Drive.

Employment capacity low

The area has no capacity for employment use as it lies adjacent to the Conservation Area and has views over it from the church and would adversely affect the setting of Sheriffhales Drive.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock lowlands		Land form sloping valley side
Ground Type Sandy brown soils with gleyed patches		Land cover pasture
Land cover Settled farmlands		Tree cover mature lime trees on part of Sheriffhales Drive to the west, trees in churchyard to the south.
Settlement pattern Enclosed waste		Scale small Sense of Enclosure enclosed

LDU level **Agree?**

Cultural sensitivity Low	<input type="checkbox"/>	cultural sensitivity may be medium due to proximity to Conservation Area
Ecological sensitivity Very low	<input type="checkbox"/>	semi improved pasture and hedges may be low medium sensitivity
Visual sensitivity Moderate	<input type="checkbox"/>	visual sensitivity may be low due to enclosed nature of area [ignoring intrinsic sensitivity of this part of the village]

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	

LNR

Historic/Archaeology

Conservation Area Conservation Area with listed buildings lies to the south and west and also parks and garden designation applies to Sheriffhales Drive.

WHS

SMs

Historic P and G

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 views from private Sheriffhales Drive towards the church would be across the area

From settlement views out from the church in the Conservation Area north

Landmarks churches church to south

Detractors -

Intervisibility

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

Comments area fairly well enclosed but with important local views

Tranquillity

Noise sources

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Comments the area, though adjacent to the village has a real sense of tranquillity and rural idyll- the adjacent houses and church are surrounded by vegetation













Functional relationship of area...

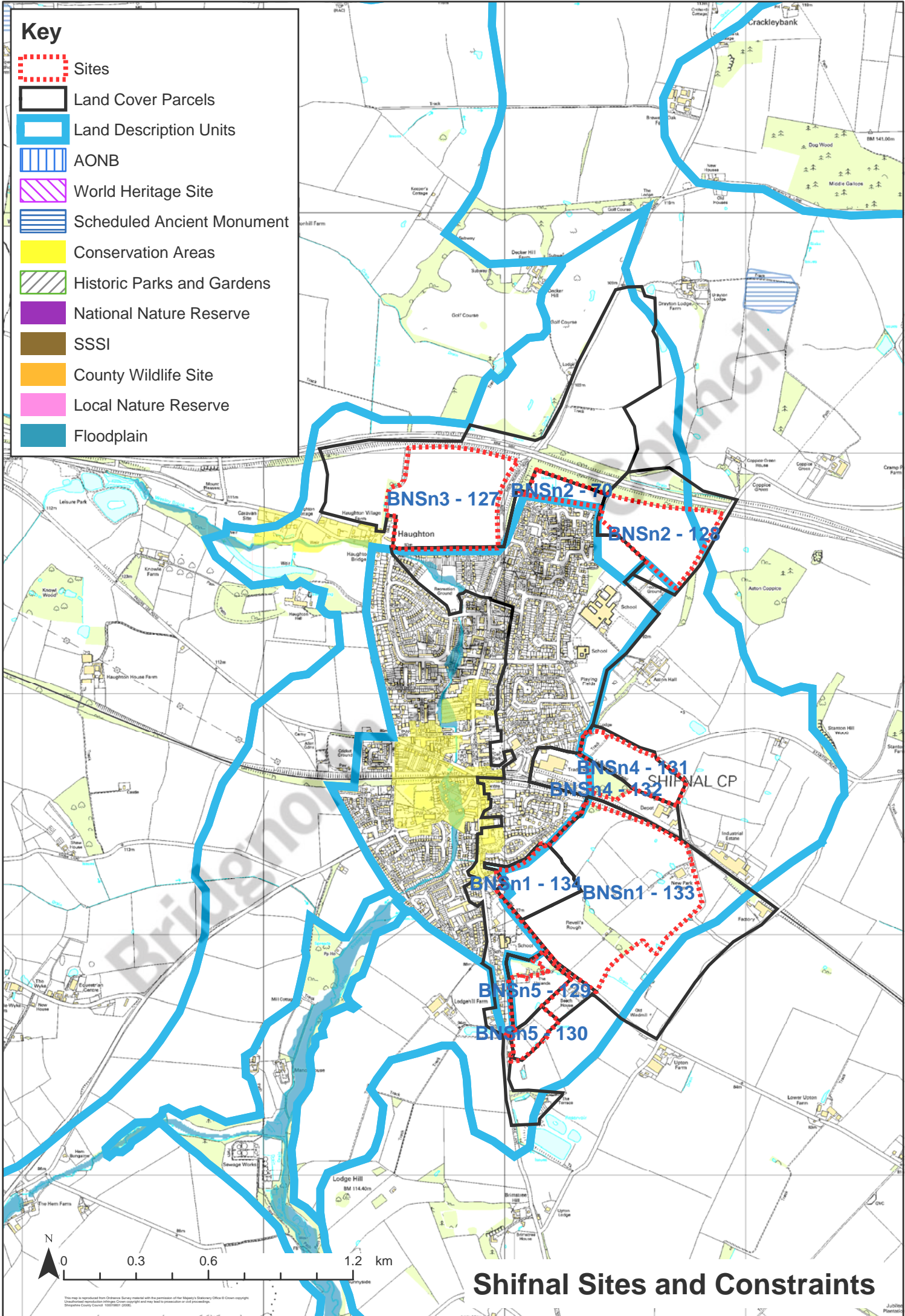
...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor?

Comments the area appears to be managed as part of a wider landholding

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Shifnal Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of a series of broadly rectilinear fields in arable and pastoral/meadow use with some fallow. These lie on a gentle valley side with local undulations and there are a number of ponds and ditches. The area is bounded by the railway on embankment to the north, by a housing estate to the north west, by the A494 to the south west and open countryside to the south east rising to a minor ridge. It forms a broad green rural wedge into the town. Tree cover in the copse and on field boundaries prevent clear views across the area. However, the low hedge to the south west allows views of Park House Hotel from the A494 alluding to the areas estate character. New Park Farm forms the only structures in the area surrounded by trees including out of character conifers.

Housing capacity medium/low

The area has limited suitability for housing in the short term as it forms part of a green wedge of rural estate land which is on the major attractive approach to the town from the south.

Employment capacity low

The area has no capacity for employment in the short term as it forms part of a green wedge of rural estate land which is on the major attractive approach to the town from the south and is close to housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form gently sloping valley side with localised undulations
Ground Type	Sandy brown soils with gleyed patches	Land cover arable/fallow/meadow/pasture
Land cover	Settled farmlands	Tree cover copse and trees in hedgerows especially to the east and along the railway
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> the ecological sensitivity may be low medium due to the presence of copse/tree and hedge cover
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable and meadow and fallow

Diversity diverse

Water

Presence of Water Comment ditches and field ponds

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement area on A494 approach to settlement and former Park House [now hotel] is visible

From settlement views from adjacent housing

Landmarks buildings Park House

Detractors -

Intervisibility

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

Comments the area is on the gentle valley side with views out to higher ground

Tranquillity

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments the area lies adjacent to the A494 and a minor road and has views of

settlement

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding including the adjacent assessed area

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of wider valley side overlooked by the residents on 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 moderately indented

Comments the main edge is a 20c housing estate which lies to the north west although glimpse views of industry to the north through trees is possible and of well spaced large residences in trees to the south west.

Receptors and sensitivity

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

Comments adjacent A494 has clear views into site over low hedge, the minor road to south east has glimpse views into the relatively open boundary across an intervening field. Adjacent residents have clear views across adjacent fields.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area is a gently sloping field lying close to a valley bottom with long grass, herbaceous layer and regenerating scrub, mainly hawthorn. It once formed part of a parkland area associated presumably with listed Park House and has a narrow pond with mature trees on its north western boundary. Beyond this is the settlement edge of 20c housing. Park Farm on the western corner of the site is the positive traditional edge 'gateway' to the settlement. The area is separated from the A494 by a 3m hedge which still allows views across it obliquely towards Park House Hotel. Mature trees lie on the north eastern boundary but only a low hedge lies to the south east. The area is therefore on a moderately sensitive approach to the town associated with former estate parkland.

Housing capacity medium

The area has some capacity for housing in the medium/longer term as the area is low lying and adjacent to the existing 20c settlement edge. However, the character of the approach along the A494 is positive at present and any development would need to enhance this approach, reflecting the former estate character and the pond as a sensitive feature requires protection and enhancement.

Employment capacity low

The area has no capacity for employment as it is an attractive approach to the town with adjacent overlooking residential areas.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form gently sloping valley side
Ground Type	Sandy brown soils with gleyed patches	Land cover fallow- grass, herbaceous and scrub
Land cover	Settled farmlands	Tree cover trees alongside waterbody to north west

Settlement pattern Clustered with estate farms

Scale medium

Sense of Enclosure moderately open

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> ecological sensitivity is likely to be low medium due to the pond and naturalisation of area
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is likely to be low as the area

is in the valley bottom

Designations

Landscape **Comments**

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Conservation Area adjacent on north west corner of area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments fallow

Diversity diverse

Water

Presence of Water **Comment** linear pond to north west

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement area on A494 approach to settlement and listed former Park House [now hotel] is visible

From settlement views from adjacent housing

Landmarks buildings Park House

Detractors -

Intervisibility

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

Comments area close to valley bottom with some mature tree cover

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments the area lies adjacent to A494 and can clearly view housing to north west

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments area appears to be part of wider landholding

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area forms part of wider valley side overlooked by the residents on 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 the main edge is a 20c housing estate which lies the other side of the tree lined linear pond and has maturing gardens. The older farm buildings to the west form an attractive gateway to the settlement proper combined with older buildings further west.

Receptors and sensitivity

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

Comments adjacent residents and A494 users

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This arable field is clearly visible as part of the wider landscape and outside the settlement envelope particularly in views from the west. Although the motorway could be considered a reasonable theoretical settlement edge boundary, this holds only for areas at a lower level. This rising field contributes to the setting of the settlement within the wider landscape and is more visible than other sites to the north currently under consideration. It is effectively unrelated to the existing settlement, except marginally at its south west corner.

Housing capacity medium/low

The site has very limited capacity for housing. Housing would be widely visible from the west and would clearly be an extension of the settlement into the wider landscape. It would be slightly more acceptable visually from the south, but this does not mitigate its potential impact within the wider landscape when viewed from the west and road approaches to the east. It does not relate to other housing development on the northern edge of Shifnal.

Employment capacity low

The site has no capacity for employment use. Employment development on this site would be intrusive and potentially inappropriate adjacent to a school and housing development. Structures would be highly visible within the wider landscape when viewed from the west.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form part of hill slope, rising to eastern edge
Ground Type	Sandy brown soils with gleyed patches	Land cover arable farmland
Land cover	Settled farmlands	Tree cover hedges with a few trees to some boundaries
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/> arable field visible from part of edge of settlement and forms part of wider landscape

when viewed from west.

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area -

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable field on edge of settlement

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments eastern boundary forms part of skyline when viewed from housing to the west. Land continues to rise to the east with hilltop crowned with woodland (Aston Coppice).

Key views

To settlement view to settlement edge only - football ground adjacent and part of adjacent 20th C housing. No focus of view within settlement

From settlement views from adjacent housing and sports facilities only

Landmarks -

Detractors major roads M54 borders site to the north, but is well screened by semi mature vegetation which comprises a tall deciduous tree belt

Intervisibility

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

Comments highly visible from minor bridge over motorway to east. Intervisibility to some houses within nearby development and to valley slopes to west at a distance

Tranquillity

Noise sources

roads

Views of development one side 180

Presence of people infrequent

Tranquillity summary medium/low

Comments site more tranquil than anticipated due to screening of traffic on motorway although this may change in winter. Clear views of adjacent housing, school and settlement as well as adjacent sports fields reduce tranquillity also.

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor?

Comments the area appears to be managed as part of a wider landholding which is likely to include the site to the west. It has no public access.

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments site is an arable field rising beyond, and just visible from, the settlement edge, with a limited visual relationship to adjacent site, which is moderately well screened by vegetation. From west the site reads as part of a larger hillslope rising to wooded crest in adjacent field to east. There are no views from the north or east due to landform and tree cover.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral

Form of edge straight/linear

Comments football ground and school both have linear boundaries to the site.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

roads

Comments football ground is fenced and school grounds screened by conifers. Views of adjacent housing are filtered by vegetation on boundary. Adjacent residents and school /football ground might experience some impact of development on site. Coppice Green is screened by vegetation and embankment along motorway.

Potential for improvement of settlement edge and overall mitigation

football ground fence and floodlights are an eyesore which could be screened.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

Very well screened and of little intrinsic landscape value as relic farmland. Appears to be 'left-over' land, a small possibly damp field of semi-improved grassland which does not relate to surrounding arable fields. It is wedged between the settlement edge (housing) and a motorway embankment, which screens it effectively from almost all points in the wider landscape except from road to the east at a little distance. There would be some intervisibility with existing housing to south, filtered by a medium hedge with trees.

Housing capacity high/medium

The area has capacity for housing providing screening to east and west is enhanced and retained.

Employment capacity low

The area has no capacity from employment use as it is a small site, inadequate to accommodate employment scale development, overlooked by adjacent housing and with limited access via housing development only.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock lowlands		Land form flat
Ground Type Sandy brown soils with gleyed patches		Land cover fallow/meadow
Land cover Urban		Tree cover hedges and trees to perimeter
Settlement pattern Urban		Scale small medium
		Sense of Enclosure enclosed

	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> sensitivity is low because relic pastoral field, remaining when adjoining field(s) built on. Relationship to former land use destroyed and no obvious relationship to adjoining arable farmland.
Ecological sensitivity Urban		<input type="checkbox"/> sensitivity is possibly medium as there is some potential biodiversity interest, with possible damp vegetation along ditch line and dense vegetation to boundaries.
Visual sensitivity Urban		<input type="checkbox"/> sensitivity is low as rural edge to settlement, very narrow, squeezed in below motorway embankment

Designations

Landscape **Comments**

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments appears to be semi-improved grassland

Diversity simple

Water

Presence of Water Comment probable small ditch line

Skyline

Prominence/ importance not applicable **Complexity**

Comments adjacent skyline is well treed motorway embankment to north

Key views

To settlement

From settlement partly visible from rear gardens of some properties in adjacent housing development.

Landmarks

Detractors

Intervisibility

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

Comments intervisibility only to some houses in adjacent development and glimpse views from east. Otherwise well screened by mature vegetation.

Tranquillity

Noise sources

roads

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

Tranquillity summary medium

Comments site more tranquil than anticipated, due to presence of copious tall

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

Low-lying arable field between edge of settlement and motorway, unrelated to adjacent farmland or wider landscape to the north. The site acts as a foreground to the well-treed motorway corridor for houses along settlement edge (possible views from first floor windows) but does not otherwise related functionally to the settlement. Does not serve to separate Shifnal and Haughton. The latter now acts as an entrance to Shifnal rather than as a separate settlement.

Housing capacity high/medium

The area has capacity for housing as it benefits from relatively low visibility and a limited relationship to wider landscape abutting housing development. There is an opportunity for extending housing with limited impact on settlement core or Conservation Area although the relationship with Haughton needs to be handled carefully. Motorway forms strong northern boundary, and track separates site from adjoining farmland. There is good access.

Employment capacity low

The area has no capacity for employment use as Shifnal's employment areas are located elsewhere and this is directly adjacent to a residential area. Employment scale buildings would be obtrusive and out of scale with surrounding structures, and could be visible from other parts of the settlement against the backdrop of the vegetated motorway corridor and distant hills to the north.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form very gently sloping
Ground Type	Sandy brown soils with gleyed patches	Land cover Arable farmland
Land cover	Settled farmlands	Tree cover hedges with occasional trees to three boundaries, dense tree cover to one
Settlement pattern	Clustered with estate farms	Scale medium Sense of Enclosure moderately open

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

Visual sensitivity Moderate

visual sensitivity is lower than site BNSn2E

Designations

Landscape Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area south west corner close to, but not abutting, Conservation

WHS Area at Haughton.

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments one medium large field, separated from wider farmland by motorway to north.

Diversity simple

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement settlement edge adjacent across lane along southern boundary

From settlement houses on settlement edge will have view over field from first floor.

Landmarks Haughton Village Farm and associated cottages visible from gateway in SE corner of site

Detractors major roads M54 forms northern boundary -however, dense tree screen, no vehicles visible.

Intervisibility

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

Comments site is quite low lying within wider landscape, which considerably limits its visibility when combined with perimeter vegetation and settlement south and east. Views are possible from rising land to the north.

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium/low

Comments although motorway is not a significant tranquillity detractor due to screening (in summer at least), roads along south and east boundaries carry significant traffic, acting as north and western approach to Shifnal, and development is visible along southern and part of eastern boundary, despite some filtering by vegetation.

Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? none

Corridor?

Comments the area appears to be managed as part of wider landholding that has no public access.

Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments provides foreground to skyline to north for housing along southern boundary. Visual connection to wider landscape limited due to motorway although there is in intervisibility.

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 slightly negative due to ribbon development appearance of settlement edge.

Receptors and sensitivity

Receptors

rural residents

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

medium/low

Comments residents of Haughton would experience change only when travelling into Shifnal, as their views of the site are screened by Haughton Village Farm. The area is overlooked by houses on the northern edge of Shifnal and associated roads. No views are possible from motorway.

Potential for improvement of settlement edge and overall mitigation

Significant opportunities for improved integration of Haughton and existing edge of Shifnal.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site is low-lying but visible on the edge of the settlement from housing and an approach road to the settlement on its northern boundary. It abuts parkland containing many fine mature trees, with an intact boundary wall which is a strong local feature. The site is well used by local residents, despite its neglected condition, and accessed from PROW along southern boundary. It may be of some biodiversity value and contains at least one mature tree and is partly used as informal green space.

Housing capacity medium/low

This area has very limited capacity for housing. Development on this site would significantly extend the settlement envelope of the settlement to the east into the wider landscape and would be visible from the adjacent approach road, as well as potentially compromising the setting of Aston Hall which provides a positive feature to the east of the town.

Employment capacity low

The site has no capacity for employment use due to its proximity to Aston Hall and the main eastern approach road to the settlement. Employment-scale structures on this site would be visually intrusive and would reinforce industrial nature of adjacent development, as well as blocking all views to wider landscape from settlement edge.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form flat and low lying
Ground Type	Sandy brown soils with gleyed patches	Land cover rough ruderal vegetation and willow scrub, and larger ley field
Land cover	Settled farmlands	Tree cover willow scrub and a few mature trees (beech); hedges
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> Sensitivity is possibly medium - check for wetland species
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Landscape

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area adjacent to Aston Hall parkland along northern boundary

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments appears to be small parcel of neglected pastoral farmland, currently in some recreational use (dogwalking) and a larger ley field, separated by a hedge and track

Diversity diverse

Water

Presence of Water Comment willow scrub and vegetation suggests damp conditions in smaller parcel - no watercourse or water body observed

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To settlement views from eastern approach to the settlement are of lodge to Aston Hall and its boundary wall to the north and of trading estate and depot on edge of settlement to the south west plus housing development on edge, partly filtered by vegetation

From settlement views from housing at the edge of the settlement to the west.

Landmarks Aston Hall not visible from site but lodge and boundary wall are significant local features.

Detractors industry industrial unit to the south west.

Intervisibility

Site observation ...to key features ...from key places

Comments although an open site, is partly screened by vegetation from the settlement. It is visible from adjoining residential development to the north west and from parkland of Aston Hall mitigated to an extent by the estate wall and

trees.

Tranquillity

Noise sources

roads industry people

Views of development many 270 Presence of people infrequent

Tranquillity summary medium/low

Comments site adjacent to roads, with views of industrial units to the south and west and of the settlement to the west. It is also used for dog walking.

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments probably managed as part of a wider landholding although partly in a neglected state. It is separated from the adjacent assessed area by a strong field boundary and is used for dog walking on an informal footpath link and a public footpath on the southern boundary.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments there are partly filtered views from settlement and some relationship to the adjacent site to the south through trees as 'rural' land on settlement edge. It forms the wider landscape to the east of 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 Mix of housing development and trading estate.

Receptors and sensitivity

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

Comments area overlooked by housing, from adjacent approach road and from track through site although not a PROW and from PROW along southern boundary.

Potential for improvement of settlement edge and overall mitigation

some potential for creating more visually attractive and functional edge to settlement through combination of green space linked to PROW.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity medium/low

The site is well contained by trees on three boundaries and contains relic scrub and some woodland within the site which appears to have been filled to an extent in the last century (possible toxicity). Trees on the railway embankment to the south are particularly strong as a feature. A trading estate lies to the west. The site is used for informal recreation, accessed from PROW along northern boundary, which increases its sensitivity. The site may have some ecological interest and may require re-evaluation after ecological survey.

Housing capacity low

The site is inappropriate for housing as, although development on this site would be well screened from south and could be from north if perimeter vegetation was retained, housing would 'leap frog' out from settlement envelope, beyond trading estate which currently forms edge. Housing would be wedged between this and depot to the east. There is currently no road access to site which would probably have to be from the north.

Employment capacity medium

The site may have some capacity for employment use. It is well screened and perimeter vegetation could be retained, especially along PROW on northern boundary. Employment development on this site would infill between existing uses and could presumably be accessed from them. Large buildings would be in scale with adjacent structures and screened by railway embankment from views from the south. While the site may appear to be a natural extension for the trading estate this would create almost unbroken developments to the depot to the east which may set a precedent and compromise the site to the north to an extent. Loss of biodiversity and informal use are issues for further debate. The latter could be retained in part.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form flat but slightly raised above surrounding land
Ground Type Sandy brown soils with gleyed patches		Land cover relic woodland and scrub
Land cover Settled farmlands		Tree cover fringe of mature trees in poor

condition around scrub core

Settlement pattern Clustered with estate farms

Scale small

Sense of Enclosure enclosed

LDU level

Agree?

Cultural sensitivity Low

- not an industrial complex, although hemmed in to NW and SE by industrial devt., so relic functionally and suspect 20th C change of use. Agree in absence of other information but note current cultural function as informal open space on settlement edge

Ecological sensitivity Very low

- possibly medium sensitivity, subject to evaluation as not industrial complex - woodland, scrub and open grassland, with significant stands of Japanese knotweed (alien species)

Visual sensitivity Moderate

- visual sensitivity related to railway embankment vegetation, which might read as strongly in the landscape without the vegetation on this site, which is not dense. Embankment is stronger landscape element. The site itself is generally well screened and visible and accessed from mainly from PROW along northern boundary.

Designations

Landscape

Comments

AONB

Biodiversity

Floodplain

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments relic scrub/woodland, possibly on dump/fill site.

Diversity diverse

Water

Presence of Water Comment

Skyline

Prominence/ importance not applicable

Complexity

Comments

Key views

To settlement

From settlement acts as backdrop to trading estate viewed from part of settlement - not significant

Landmarks

Detractors industry adjacent industrial units are detractors.

Intervisibility

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

Comments the site is well screened by trees on three sides by the industrial estate to the west.

Tranquillity

Noise sources

industry people other

Views of development many 270 Presence of people infrequent

Tranquillity summary medium/low

Comments tranquillity limited by noise from railway and possibly from trading estate which is highly visible. Site well used by dogwalkers and others. PROW along northern boundary.

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments Used as informal green space by local residents

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments reads as part of wooded edge to settlement (railway embankment) and forms part of wooded backdrop to adjacent site and another area of woodland within well wooded wider landscape, softening the edge of settlement in wider view.

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 Trading estate on infill site on settlement edge

Receptors and sensitivity

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

Comments PROW along northern boundary provides site access and has views in. Only boundary tree edge is highly visible from road across adjacent site.

Potential for improvement of settlement edge and overall mitigation

if perimeter trees and some informal open space could be retained, could continue to provide backdrop on settlement edge and maintain screening function.

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

The area is a meadow/pasture lying on a gently sloping valley side apparently as part of the listed Uplands curtilage and its setting. It is bounded by strong tree cover to the north east and north and by hedgerow trees to the south east. 20c ribbon development lies to the west and the A494 in its southern approaches to the town lies to the north east. The area is separated from the apparent start of the settlement proper by the school grounds and large garden to the north. There is a field pond on the south eastern boundary. Glimpse views are possible into the area from the A494 through trees and hedges and it provides an attractive semi-rural introduction to the settlement.

Housing capacity medium/low

The area has little capacity for housing as the area forms part of the attractive semi rural approach to the town separated from the town proper on the A494 by school grounds and a large garden. Any development would make an apparent leap southwards. It also forms part of the setting for the listed Uplands.

Employment capacity low

The area has no capacity for employment due to its semi-rural /parks and garden character associated with a large listed house.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic	Soft rock lowlands	Land form gently sloping valley side
Ground Type	Sandy brown soils with gleyed patches	Land cover meadows/pasture
Land cover	Settled farmlands	Tree cover trees associated with Uplands Drive and on southern and north eastern boundaries
Settlement pattern	Clustered with estate farms	Scale small- medium Sense of Enclosure enclosed

	<u>LDU level</u>	<u>Agree?</u>
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> the ecological sensitivity is likely to be low to medium due to the unimproved nature of the meadows, dense hedgerows and field pond
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is likely to be low as the area is low on the valley side and surrounded by trees

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area Uplands is a listed buildings

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture/meadow

Diversity simple

Water

Presence of Water Comment field pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement on A494 approach to town

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments the area is low on the valley sides and screened by trees

Tranquillity

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity summary medium

Comments the area is next to the A494 and surrounded by housing although Beech House to the east is a single house separate from the settlement hidden in

trees

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as a unit on its own and has no public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the area is overlooked by housing to the west but is surrounded by trees on other boundaries

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 area is centred on the listed Uplands which is not visible from the public highway. The 20c ribbon development to the west has moderate size mature gardens and is not visible from the east.

Receptors and sensitivity

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

Comments adjacent A494 to north east and housing to west

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The area consists of several small pasture fields located on a gentle valley side adjacent to the last two/three houses in the settlement which form the end of ribbon development. The area is of rural character and is well enclosed by these houses and by hedge boundaries with mature trees. The location is remote from the start of the settlement proper and separated from it by other fields, school grounds and a large garden.

Housing capacity medium/low

The area has little or no capacity for housing as it is of rural character and is remote from the start of the settlement proper.

Employment capacity low

The area has no capacity for employment as it is of rural character, adjacent to residential properties and is remote from the start of the settlement proper.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
Physiographic Soft rock lowlands		Land form gently sloping valley side
Ground Type Sandy brown soils with gleyed patches		Land cover pasture/meadow
Land cover Settled farmlands		Tree cover trees in hedgerows on south east and north west boundaries
Settlement pattern Clustered with estate farms		Scale small
		Sense of Enclosure enclosed

LDU level **Agree?**

Cultural sensitivity Low	<input checked="" type="checkbox"/>
Ecological sensitivity Very low	<input type="checkbox"/> the ecological sensitivity may be low to medium due to the hedge cover and relatively unimproved nature of the pasture
Visual sensitivity Moderate	<input type="checkbox"/> the visual sensitivity may be low as the area is generally well enclosed

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
Biodiversity	
Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
County Wildlife Site <input type="checkbox"/>	
NNR <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

- Conservation Area -
- WHS
- SMs
- Historic P and G

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 the south eastern boundary of the area is visible from a minor road approach

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments the area is well enclosed on a gently sloping valley side

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Comments the area lies near a minor road and adjacent to scattered ribbon housing

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Comments the fields may be managed as a small unit. They have no public access.

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the fields form part of the valley side landscape and are overlooked by adjacent houses

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 20c ribbon development with large gardens

Receptors and sensitivity


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

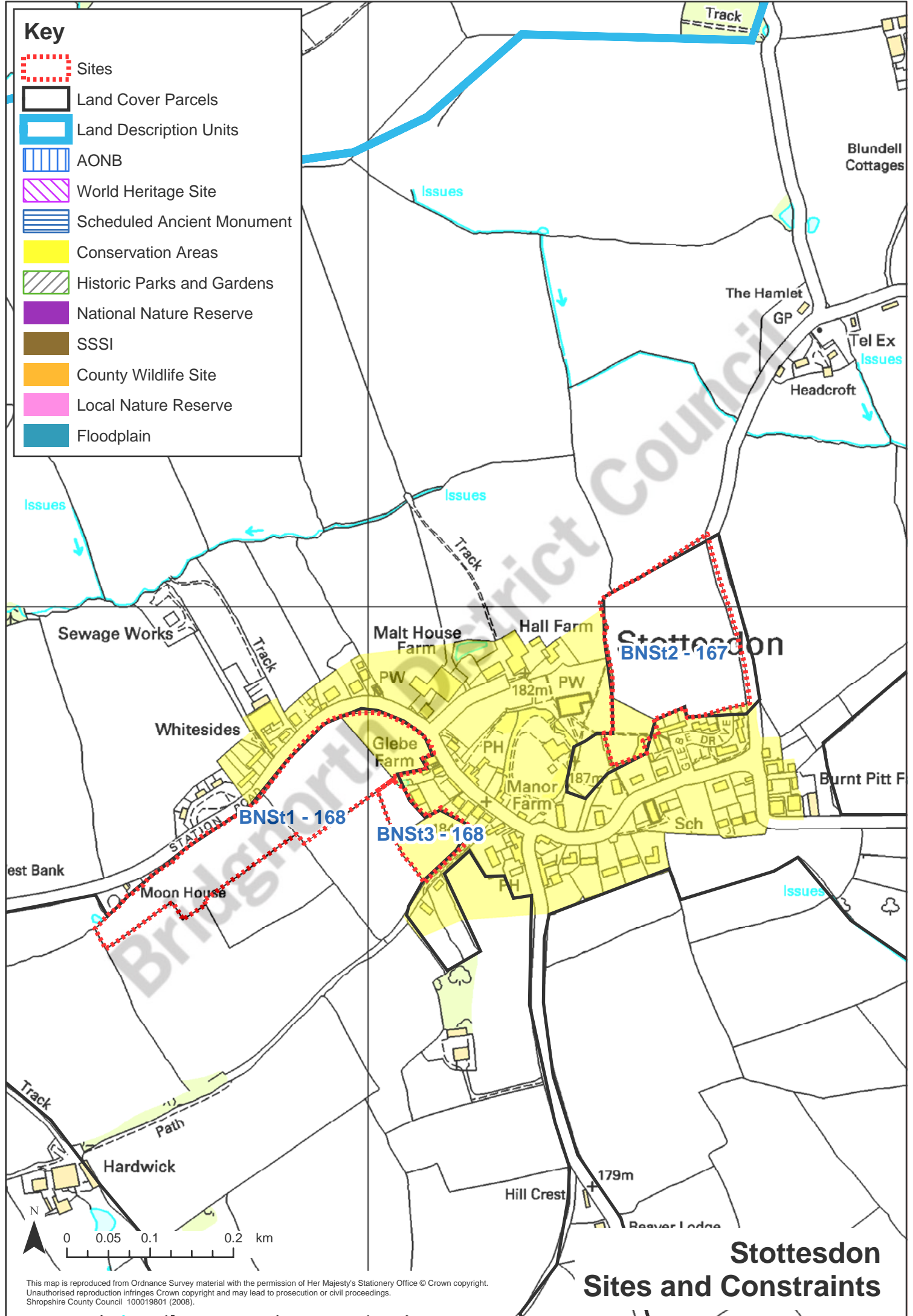
Comments 2/3 adjacent houses overlook the area and the nearby minor road has views of the SE field boundary

Potential for improvement of settlement edge and overall mitigation

-

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Stottesdon Sites and Constraints

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Zone sensitivity and capacity

Justification

Landscape sensitivity medium

The site consists of a long ribbon of three narrow fields bordering the main access lane on the western edge of the village. It consists of mixed farmland on a gentle slope rising from the north west towards the village. All local field boundaries are densely vegetated with either consistent, trimmed tree rows (along the road frontage) or a mix of medium hedges and significant hedgerow trees. A listed building, a small chapel, lies directly across the road from the site. Any structures on the site would be visible from it. Views into the north eastern fields are possible from adjacent houses also. Views into the south western field are only obtained from a lane to the south west, with glimpsed views possible from a nearby bridleway to the south east. Within the wider landscape the site contributes to the dominant farmed landscape and provides part of the setting for the settlement.

Housing capacity medium/low

The site has very limited capacity to housing. The north eastern fields are partly in the Conservation Area and are overlooked by housing and provide a setting for the listed chapel. They provide a gap in the built frontage which is of value to the road approach to the village. Housing development in the southern field would also be problematic, as the site extends beyond the existing settlement into the wider countryside. Any development here would increase pressure for further development to the north east which would not be desirable.

Employment capacity low

There is no capacity for employment development within this site as it lies adjacent to a Conservation Area and is part of a wider countryside.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping
Ground Type	Shallow brown soils on hard rock	Land cover mixed cultivation
Land cover	Ancient farmlands	Tree cover well hedged and treed site boundaries
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure moderately open

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

Designations

Landscape

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area part Conservation Area to east, with listed building to north east

WHS

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mix of grass ley, mown meadow and neglected grassland

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments the southern boundary forms part of the skyline when viewed from the lane to the north. Any structures on the north eastern two fields would pierce the skyline. From the west, outside the settlement, the northern site boundary forms a low hedged and treed skyline.

Key views

To settlement the fields are on the approach to the settlement and buildings within the Conservation Area visible across it from the west.

From settlement the north eastern field forms a green gap on an embankment when viewed from the Conservation Area contributing to its open rural setting.

Landmarks chapel to north east

Detractors -

Intervisibility

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

Comments the area lies on sloping land rising up towards the village with increasing enclosure to the south west

Tranquillity

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity summary medium

Comments low noise levels and rural but housing along northern edge detracts from tranquillity

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider landholding which may include the assessed site to the south east but has no public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments from within the settlement the north eastern two fields are visible as an open space on a bank with views over from Glebe Farm and some other houses. Tall dense hedges/tree rows screen the south western field which protrudes further into the rural countryside. There are filtered views of the site area from a lane to the south west, with significant intervening hedges and trees.

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 Pleasant edge to Conservation Area to the north east with farm and chapel with ribbon development of mainly 20C housing running west

Receptors and sensitivity

Receptors

Sensitivity

rural residents high/medium

roads/rail/cycleways high/medium

long distance/public footpaths high/medium

Comments most nearby rural residents would have significant views of any development

on the north eastern part of the site, but that the south west would be filtered by dense vegetation and, in some instances, local landform. Pedestrians using the footpath the the south east may experience glimpsed views into the site, but these are generally well screened by dense hedges

Potential for improvement of settlement edge and overall mitigation

-

Bridgnorth District Council

Zone sensitivity and capacity

Justification

Landscape sensitivity high/medium

This site consists of a large sloping pasture field and two very small neglected fallow areas adjacent to the village church and Hall Farm, both of which are Listed Buildings. It functions both as a setting for the church within the wider landscape and as a rural foreground for views out from the church, as well as part of the wider farmed landscape. As such it is of high landscape sensitivity. However, the south western part of the site, south of the public footpath, is less sensitive visually, is very enclosed and lies within the fabric of the settlement. Houses on Glebe Drive are prominent detractors which require screening.

Housing capacity medium/low

The site has very limited capacity for housing as the majority has high visibility and functions as a setting for the church. However, the small south western part of the site south of the footpath lies within the settlement, is well enclosed, is currently neglected and abuts a small site that appears to have recently been granted planning consent. This small area, which lies within the Conservation Area and is partly subdivided by walls, may be suitable for high quality housing development, provided any such development is in keeping with and respects the setting of the church.

Employment capacity low

This site is unsuitable for employment development due to its high visibility, function as part of the setting of the church and location on the edge of a small rural settlement/Conservation Area.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form sloping
Ground Type	Shallow brown soils on hard rock	Land cover pastoral farmland
Land cover	Ancient farmlands	Tree cover several well hedged and treed boundaries
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure variable - generally moderately open, but enclosed to south west

LDU level

Agree?

Cultural sensitivity Moderate

high sensitivity close to church, moderate for majority of site, as for LDU level

Ecological sensitivity Moderate
Visual sensitivity Moderate high sensitivity as part of setting of church

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area part Conservation Area to the south and adjacent listed
WHS buildings of church and Hall Farm

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasturefields north and fallow to south

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity

Comments structures on this site would breach skyline when viewed from lane to the north east. At present settlement including trees, and church form the skyline.

Key views

To settlement view to church from north

From settlement view from churchyard to the north

Landmarks churches the church and Hall Farm, both near the western boundary of the site, are both listed buildings

Detractors dwellings on Glebe Drive on skyline

Intervisibility

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

Comments the site lies on a steeply sloping hillside with views to the north and east. There are views across it to and from the church.

Tranquillity

Noise sources

roads other

Views of development many 270 Presence of people frequent

Tranquillity summary medium

Comments visual tranquillity is interrupted by the housing on Glebe Drive, which detracts from the setting of the church, and church services may provide presence of people

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the site appears to be managed as part of a wider landholding and its southern field is bisected by a public footpath which links the church to Glebe Drive

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the site contributes to the setting of the church, both near and at a distance

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 church is a positive edge, while housing on Glebe Drive has a negative visual impact on the skyline

Receptors and sensitivity

Receptors	Sensitivity
rural residents	medium
long distance/public footpaths	medium
viewpoints	high/medium

Comments rural residents currently enjoy uninterrupted views out to the N and E, as do visitors to the church and graveyard. There is a bridleway along the northern site boundary.

Potential for improvement of settlement edge and overall mitigation

tree planting on or near the southern boundary would, over time, mitigate the impact of housing on Glebe Drive

Zone sensitivity and capacity

Justification

Landscape sensitivity medium

This is a small site consisting of two small pasture fields within the settlement but set behind houses with road frontage onto the main street. The southern part of the site is in a Conservation Area. The site is accessible by a bridleway, with two houses set further south west along it, forming the edge of the settlement in this part of the village. It lies near the high point of the village, in which the landform slopes gently up from the west. Structures on it might break the skyline from the north-west. It is bordered by fairly dense mixed species medium height hedges and trees to the west limit wider views.

Housing capacity medium/low

The site has very limited capacity for housing as this would be visible from the north west, probably breaking the skyline against the edge of the Conservation Area, and would be visible from adjacent housing. One or two houses only may be appropriate to the south and tree planting would be necessary to screen south western and north western boundaries.

Employment capacity low

This is not an appropriate site for employment scale development, due to the small size of the settlement, its rural location and the proximity of housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Land form level
Ground Type	Shallow brown soils on hard rock	Land cover pasture
Land cover	Ancient farmlands	Tree cover hedged and treed site boundary
Settlement pattern	Clustered with estate farms	Scale small
		Sense of Enclosure enclosed

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

Designations

Landscape	Comments
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AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area part Conservation Area

WHS

SMs

Historic P and G

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 views from adjacent Conservation Area housing

Landmarks -

Detractors -

Intervisibility

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

Comments on gentle slope falling away from the village but generally screened by adjacent vegetation

Tranquillity

Noise sources

Views of development many 270 Presence of people infrequent

Tranquillity summary medium

Comments site set away from roads but within settlement and with bridleway along one boundary, in small rural village

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments appears to be managed as part of a wider landholding including site to the north with no public access

Visual relationship of area...

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

...with adjacent assessed area? some Setting?

Comments the site is overlooked by adjacent housing including Glebe Farm and any structures would be glimpsed from the Station Road to the north west in front of the farm and existing housing

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 site abuts rear gardens of houses and farm with road frontage in centre of village. This edge is glimpsed from Station Road to the north west.

Receptors and sensitivity


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

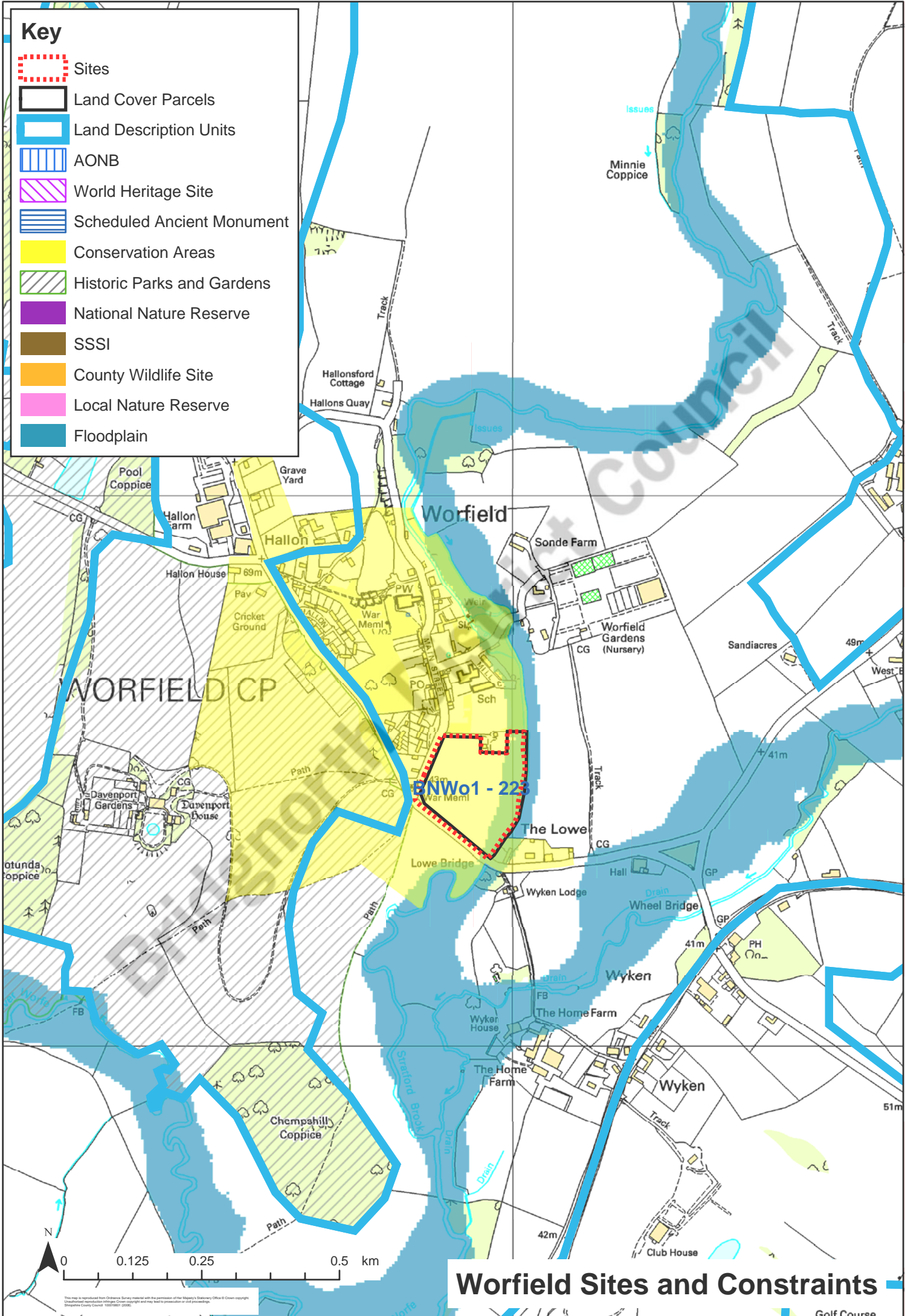
Comments site overlooked by adjacent householders, users of the public footpaths and glimpsed from the north-west

Potential for improvement of settlement edge and overall mitigation

-

Key

-  Sites
-  Land Cover Parcels
-  Land Description Units
-  AONB
-  World Heritage Site
-  Scheduled Ancient Monument
-  Conservation Areas
-  Historic Parks and Gardens
-  National Nature Reserve
-  SSSI
-  County Wildlife Site
-  Local Nature Reserve
-  Floodplain



Worfield Sites and Constraints

Golf Course

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Zone sensitivity and capacity

Justification

Landscape sensitivity high

This site consists of a low-lying damp meadow on the east bank of the River Worfe close to the centre of Worfield. It slopes gently up to the main part of the willage to the west and occupies a strategic position within the village, at a main junction with War Memorial, the entrance to Davenport House (Historic Park) adjacent and with views of the church spire and a listed tower folly within the parkland, as well as a listed buildings, across it. The importance of its location is demonstrated by its inclusion in the village Conservation Area. The site is very open, with little vegetation on its boundaries except a copse along part of the northern boundary, and is highly visible from many houses within the village. Part of the site lies within the floodplain of the river Worfe, and was flooded at the time of survey (21.06.07), which adds to its sensitivity.

Housing capacity low

The site has no capacity for housing due to its openness, its role as setting to the village Conservation Area and listed buildings and views across it to and from historic features.

Employment capacity low

The site has no capacity for employment use due to its openness, its role as setting to the village Conservation Area and listed buildings and views across it to and from historic features.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	Land form gently sloping, partly within floodplain
Ground Type	Sandlands	Land cover pastoral
Land cover	Estate farmlands	Tree cover copse on northern boundary
Settlement pattern	Clustered with estate farms	Scale medium
		Sense of Enclosure open

	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> high sensitivity as a focal space in the village linking several historic features to create a strong sense of place. Within Conservation Area
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> damp meadow
Visual sensitivity	Low	<input checked="" type="checkbox"/>

Designations

Landscape Comments

AONB -

Biodiversity

Floodplain -

SSSI

County Wildlife Site

NNR

LNR

Historic/Archaeology

Conservation Area within Conservation Area with listed building to the west and

WHS listed tower on hill

SMs

Historic P and G

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture/meadow

Diversity uniform

Water

Presence of Water **Comment** River Worfe along eastern boundary with site part flooded on survey (21.06.07)

Skyline

Prominence/ importance not applicable **Complexity**

Comments skyline to west and north of site occupied by vegetated settlement and historic parkland

Key views

To settlement War Memorial, listed buildings, church tower and attractive riverside cottage, entrance to Davenport House

From settlement focal point of settlement at junction, with river, overlooked by many houses

Landmarks churches War Memorial adjacent to site, slender church spire; to the north west and tower folly in parkland on hill to the west. All visible across the field from the main village approach road from the east.

Detractors -

Intervisibility

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

Comments though in the valley floor, the site is a focal and orientation space at an important junction within the village, where several key features are located or from which they are visible.

Tranquillity

Noise sources

roads people

Views of development many 270 Presence of people occasional

Tranquillity summary medium

Comments inherently a tranquil riverside setting, with some local traffic on roads and views to the village

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the site appears to be managed as part of a wider landholding but has no public access

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments the site is an important open space on the approach to the village and contributes to the setting of the church and listed buildings/structures. It forms part of the continuum of the valley floor corridor.

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 attractive with historic houses and parkland and older positive linear development to the east which includes a listed building

Receptors and sensitivity

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

Comments the site is highly visible to rural residents to the east and west, road users to the south and public footpath users across the river and to the south west.

Potential for improvement of settlement edge and overall mitigation

-