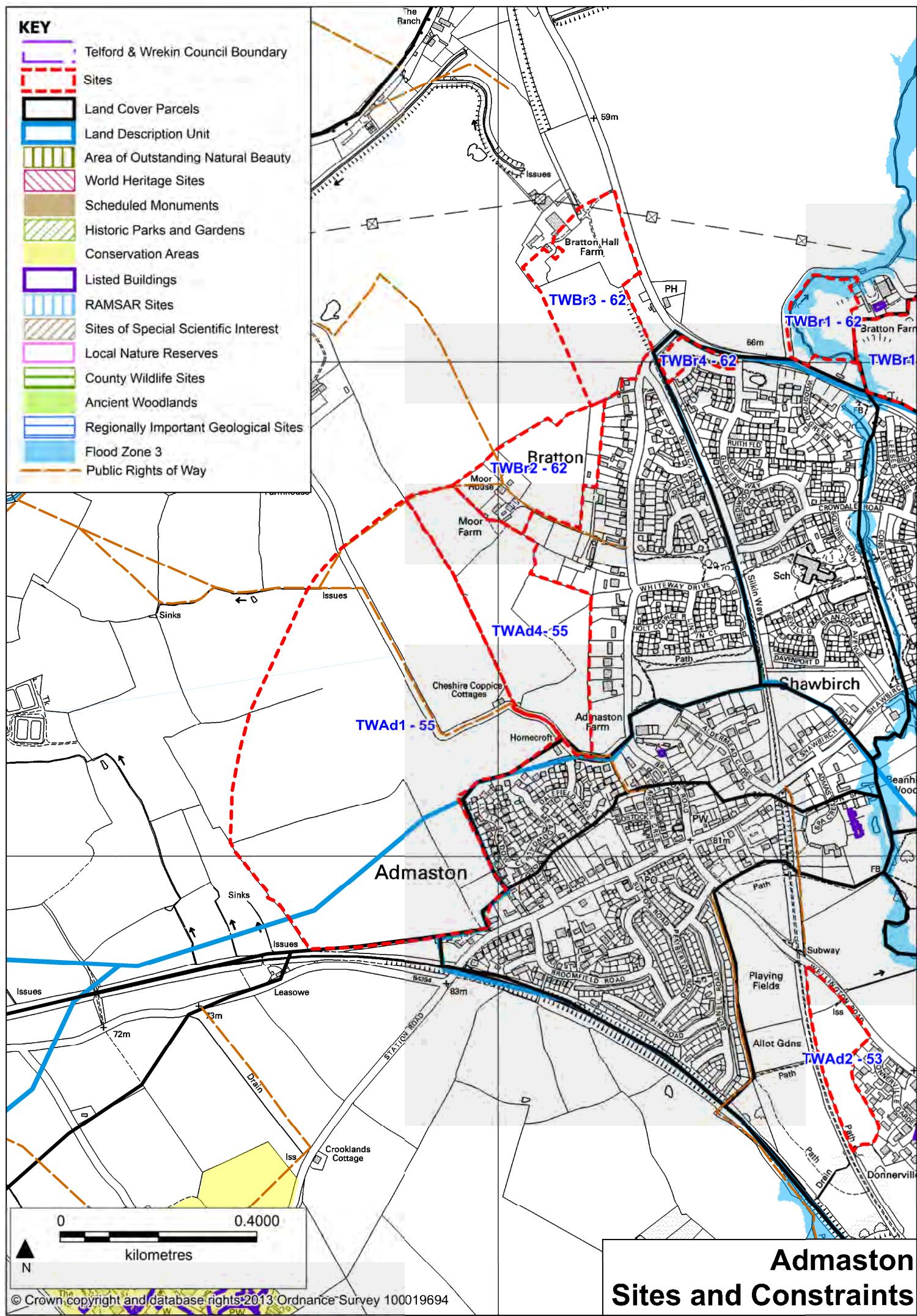


**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Admaston**  
**Sites and Constraints**

## Landscape Sensitivity

Site TWAd1 - 55

Settlement: Admaston

### Site sensitivity summary

**Description** The site consists of large arable fields on the north western edge of Admaston. The land slopes gently down from the settlement edge where the site wraps around the northern and western edge of recent housing development. There are long distance views from this housing over the site to west and north. At part of its southern edge there is access to a small informal open space, created in 2002. Although there are a few remnant gappy hedges, with occasional trees, most of the original field boundaries have been removed in the central part of the site. However, the site still retains a strong rural character. A rural cottage within the site has clear views across it and cottages further to the north and west (Moor Farm; Cheshire Coppice; Manor Farm and Avenue House Farm) may also have some distant views.

### Landscape Sensitivity to Housing

**Evaluation:** medium

#### Justification

The site's value is associated with the fact that the site has a strong rural character and is clearly part of the wider farmed landscape. The site's susceptibility to development is its openness and lack of firm vegetated boundaries to contain development. Together with the adjoining site TWAd4-55 it also continues to play a contributory role in separating Admaston from Bratton. Some new development could be accommodated in the small field on the western edge of the existing settlement without significant impact on the wider countryside, provided the informal open space was retained and opportunities sought to link this to the existing footpath within the site. It would also be preferable to limit the height of any housing permitted, to reduce any impact of rooflines over the top of the railway embankment when viewed from the west and the B4394.

### LDU context

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	fairly flat, but with a gentle slope up to settlement edge to the south of site
<b>Ground Type</b>	Loamy gleyed soils	arable with small area of informal open space on settlement edge
<b>Land cover</b>	Arable farmlands	sparse with occasional trees along field boundaries
<b>Settlement pattern</b>	Clustered with estate farms	large
LDU level	Agree?	
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> low - hedges around arable field; grassland at southern end
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - long views to north

### LCP context

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

#### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	-
-	-	-

**SHLAA No.** 377,511,595

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments majority of site is in arable cultivation, with small area of informal open space adjoining settlement

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

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

Comments the site is very open to view from the open countryside to the north; views from the west, south and east are screened by housing, vegetation around housing on settlement edge and by a railway embankment. Housing to the south overlooks the area.

#### Noise sources

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

Summary medium

Comments although the site includes much arable farmland, there is noise from the

motorway a distance to the south and views of development also reduce tranquillity

## Functional relationship of area...

...with settlement some ...with wider landscape significant  
...with adjacent assessed area? - Corridor?

**Comments** a public footpath runs through the area, extending from the eastern corner of the site, providing a link between the settlement and the open countryside; the site functions as part of the wider farmed landscape

## Visual relationship of area...

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

**Comments** the site's visual linkage to the settlement is clearest along its southern edge, where there is informal access to a small area from which views over the rest of the site are available. Many houses along the remainder of the southern edge have clear views out over the site to the north, while the public footpath which runs through the site gives clear views for pedestrians

## 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** most of the settlement edge is recent housing, although the farm adjacent to its south western corner may be older (screened by vegetation)

## Receptors and sensitivity

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

**Comments** residents at Cheshire Coppice Cottages are the nearest rural receptors and live within the site; other rural residents to the north may have more distant views. All other residential receptors are urban, as the farm at the south western corner is within the settlement envelope. Leasowe, to the west, is set down below the railway embankment and road users have views of the site screened by either the railway embankment or vegetation around the farm. Footpath users have clear views of the site over medium height dense, but occasionally gappy hedges.

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

**Site sensitivity summary**

**Description** This site consists of a small horse pasture field and a larger field of rough grassland, both flat, on the north western edge of Wellington. It forms part of a green corridor which helps to separate Wellington from Admaston. The fields are surrounded by outgrown hedgerows. The Silkin Way, a public footpath on a dismantled railway line, provides an off-road link between the two settlements and access to playing field and allotments. The rough grassland is used for informal recreation. The site is visible from Wellington Road and from the rear of houses on Donnerville Drive, but is screened from the wider countryside by a railway embankment to the west.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

This site has value as part of the wider green wedge between the settlements with informal recreational use, and its association with the adjacent Silkin Way. It is susceptible to housing development which would significantly contribute to closing the gap between the Wellington and Admaston. Therefore the area is sensitive to development overall. It is distinct from the playing fields and the wet woodland nearby and could be managed as part of the wider area of open space between the two settlements.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat
<b>Ground Type</b>	Loamy gleyed soils	pasture and rough grassland
<b>Land cover</b>	Urban	many trees on some boundaries
<b>Settlement pattern</b>	Urban	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> moderate - wet meadows along stream valley
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> medium high, dependent on survey - wet grassland and trees
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> high - overlooked by housing and footpath/recreational users; not visible within the wider landscape

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Small-medium

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

## Function of Area

SHLAA No. 81,641

Pastoral  Arable  Horticulture  Recreation  Other

Comments the northern end of the site is a horse pasture field; the remainder is apparently unused rough grassland

Diversity simple

## Water

Presence of Water  Comment ditch at southern end

## Skyline

Prominence/ importance not applicable

Complexity -

Comments -

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors horse shelter is a minor detractor

## Intervisibility

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

Comments the site is intervisible within the green wedge which separates Admaston and the north western edge of Wellington, but this wedge is enclosed by housing, limiting visibility within the wider landscape, except to the south west, where views are screened by a railway embankment and wet woodland

## Noise sources

roads

Views of development one side 180 Presence of people frequent

## Tranquillity

Summary medium/low

Comments motorway noise is apparent and there is a perception that this is an urban edge area, with settlement visible to the south east and glimpsed to north and north west

## Functional relationship of area...

...with settlement significant

...with wider landscape limited

...with adjacent assessed area? significant

Corridor?

**Comments** the site is part of a green wedge or corridor which here separates Admaston and Wellington and is part of an important recreational resource for both settlements. There is evidence of use of the site for informal recreation, accessed from the footpath along the disused railway and formerly providing off-road access to Orleton schools. Much of the wider landscape is in arable cultivation, and it appears that this site is managed as part of a relatively small area of meadowland, pasture and rough ground

#### Visual relationship of area...

...with settlement significant

...with wider landscape limited

...with adjacent assessed area? none

Setting?

**Comments** the site is significant as part of the green space between Admaston and Donnerville

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

... visually?

...functionally?

**Comments** -

#### Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge smooth/linear

**Comments** development at Donnerville Gardens has well-fenced rear gardens overlooking the site, with some garden vegetation

#### Receptors and sensitivity

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

**Comments** there are no rural receptors - Sunnylands and Bank Farm to the south west and west face away from the site and are separated from it by a railway embankment; road users have clear views into part of the site from the north; the most sensitive receptors are users of the footpath, the Silkin Way, along its western edge

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

-

**Site sensitivity summary**

**Description** This site consists of a collection of medium sized sub-regular fields bounded by hedgerows. Most of the hedges are overgrown and gappy, but together with the scatter of, in places dense, hedgerow trees they provide a degree of enclosure that for the most part contains the urban edge. The site retains a strong rural character, which is reinforced by the fact that the urban edge is softened by the large gardens around each relatively recent house.

**Landscape Sensitivity to Housing** **Evaluation:** medium

**Justification**

The site's value is associated with its strong rural character pattern of sub - regular fields with trees and is clearly part of the wider farmed landscape. However, it is moderately enclosed with strong boundaries. Together with the adjoining site TWAd1-55 it also continues to play a contributory role in separating Admaston from Bratton. Its sensitivity indicates a balancing of these factors.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	fairly flat
<b>Ground Type</b>	Loamy gleys soils	arable farmland
<b>Land cover</b>	Arable farmlands	scattered hedgerow trees
<b>Settlement pattern</b>	Clustered with estate farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

- Land Use** Farmland
- Field Pattern** Sub-regular
- Field Size** Small-medium

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	-

Pastoral  Arable  Horticulture  Recreation  Other

Comments whole site in arable cultivation

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 ...to key features  ...from key place

Comments views within and out of the site are restricted by overgrown hedges and hedgerow trees; the urban edge is thus mostly hidden to views from open countryside to the west

#### Noise sources

---

Views of development some

Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments although the site includes much arable farmland, the close proximity of development reduces tranquility

#### Functional relationship of area...

---

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

...with adjacent assessed area? Corridor?

Comments the site functions as part of the wider farmed landscape

#### Visual relationship of area...

---

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

...with adjacent assessed area? some Setting?

Comments the site has a visual relationship with the wider farmed landscape and is overlooked by houses to the east although hedgerows and trees offer some enclosure

#### 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 settlement edge adjoining the site is of recent housing set in large gardens

Receptors and sensitivity

---

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

Comments residents at Moor Farm are the nearest rural receptors and live immediately adjacent to the site; other rural residents to the north and west may have more distant views. All other residential receptors are the semi-urban edge. Footpath users have views of the site over medium height dense, but occasionally gappy hedges.

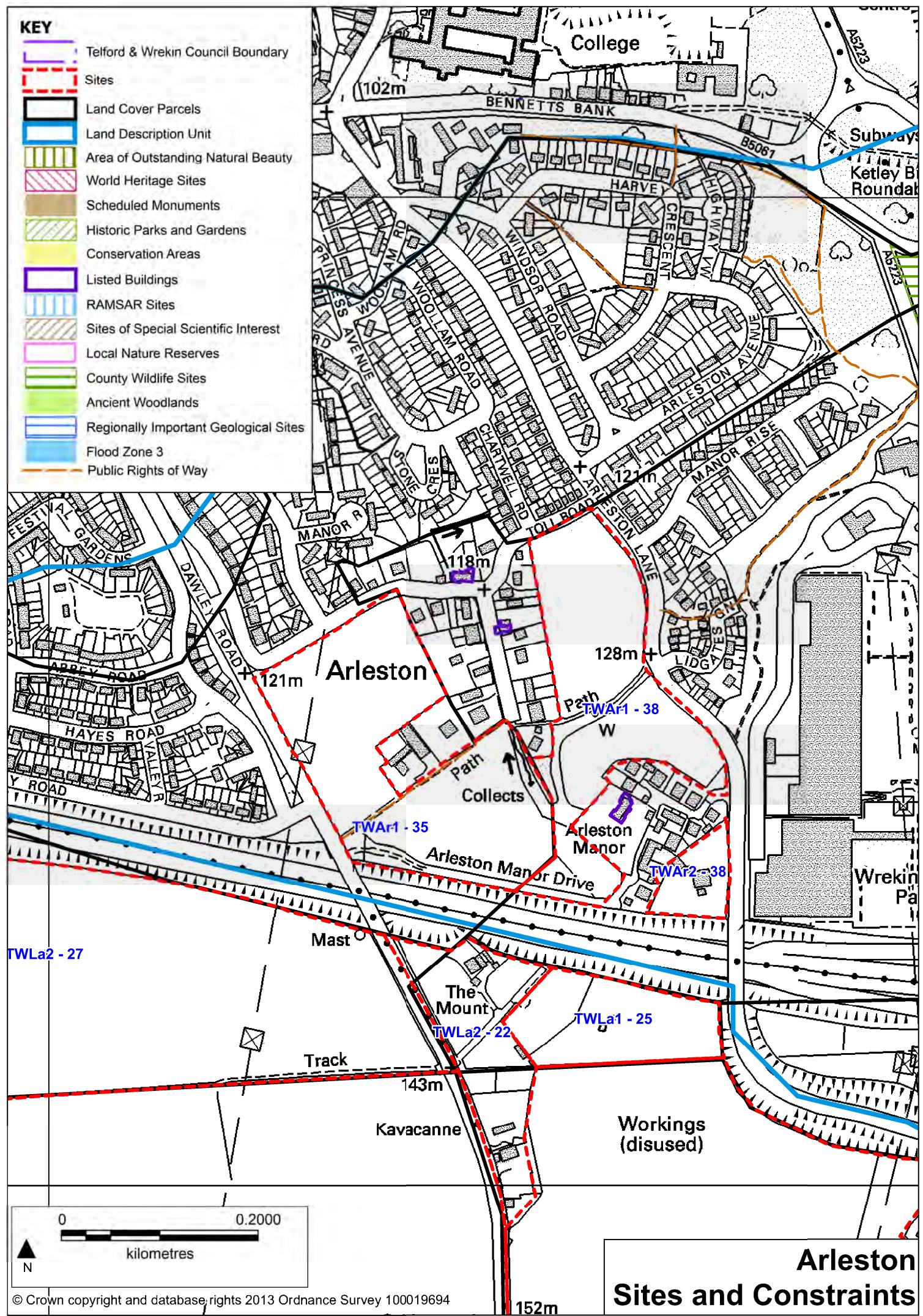
Potential for improvement of settlement edge and overall mitigation

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-

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
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- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of two areas of rough grassland and secondary woodland on a gently sloping site on the southern edge of Arleston, abutting the M54. It is partly divided by a public footpath along a metalled track which provides access to the east. Although the western edge of the northern part of the site is partly visible from Dawley Road, the southern triangular part is very well screened, especially by conifers along the drive to Arleston Manor, which runs parallel to the M54. Two listed buildings near the north eastern boundary are screened by intervening buildings and the listed Arleston Manor is screened by trees.

**Landscape Sensitivity to Housing**

**Evaluation:** medium/low

**Justification**

The site's value is in its use for informal recreation, the public footpath and its tree and shrub cover and rough grassland which may provide some wildlife cover and value. Its susceptibility to housing development is in its gateway location by the Dawley Road making its edge visible to passing traffic. Its enclosure, location adjacent to estate housing and the motorway separating it from the landscape to the south and its run down character mean that housing is appropriate. If noise reduction measures can be implemented satisfactorily, then much of the site could be developed for housing. It would be preferable to increase planting along the M54 boundary, to retain the ditchline along part of the eastern boundary for its biodiversity potential, retain the public footpath link and to create a green buffer zone along the Dawley Road boundary, similar to that on the opposite side of Dawley Road to provide a suitable gateway development.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	undulating, gently sloping down to the north
<b>Ground Type</b>	Localised disturbed gleyed soils	rough ground and secondary woodland
<b>Land cover</b>	Urban	extensive secondary woodland
<b>Settlement pattern</b>	Urban	small-medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> low - rough ground formerly farmland
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> medium
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> low - very contained

**LCP context**

**Land Use** Urban - amenity

**Field Pattern** Regular

**Field Size** Small-medium

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

SHLAA No. 454

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments apparently former pastoral farmland, now used for informal recreation, with many well-used informal footpaths through the site, in addition to formal public footpath partly along a metalled road

Diversity simple

#### Water

Presence of Water  Comment ditchline along part of eastern boundary

#### Skyline

Prominence/ importance not applicable

Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads motorway adjacent to southern boundary- but not visible from the site due to cypress trees (which are also detractors in the wider landscape) and motorway cutting

#### Intervisibility

Site observation low

...to key features  ...from key place

Comments there are limited views in from the western boundary but the site is generally concealed from the wider landscape

#### Noise sources

roads

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

Summary medium/low

Comments if motorway noise can be ignored, tree screening helps to provide sense of tranquillity, despite proximity to urban area

#### Functional relationship of area...

...with settlement limited

...with wider landscape none

...with adjacent assessed area? some

Corridor?

**Comments** the site provides a location for informal recreation, as does the adjacent site, and is obviously well used, but does not relate to the wider landscape as it is no longer in cultivation. The public footpath links into a path through the site to the east.

#### Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

**Comments** the site is generally hedged, which limits its visual relationship with the settlement; there are limited views in from Dawley Road, but not from the wider landscape, and it is separated from the adjacent site by housing and 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** the site is surrounded on all sides, bar part of its southern boundary, by 20th and 21st C housing; two listed buildings within Arleston settlement are not visible, nor is Arleston Manor to the east.

#### Receptors and sensitivity

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

**Comments** some urban residents have limited views of the edge of the site and there are limited views in through generally dense hedges from adjacent roads

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

management of the site for beneficial use retaining access through

**Site sensitivity summary**

**Description** This site consists of rough ground on two fields/paddocks and secondary woodland on the southern edge of Arleston, bounded by the M54 to the south, beyond a cypress tree buffer. The land is slightly undulating, rising slightly to the east. It is surrounded on all sides by development. The condition of informal paths through it suggest that it is quite intensively used for informal recreation. Arleston Manor and a listed building abut the site. Overall, the site is highly enclosed. It has virtually no visual and no functional relationship with the wider landscape.

**Landscape Sensitivity to Housing**

**Evaluation:** medium/low

**Justification**

The site's value is in its relationship with listed Arleston Manor and another listed building adjacent to the west, its use for informal recreation, its footpath and its tree and shrub cover and rough grassland which may provide some wildlife cover and value. Its susceptibility to housing development is in its tree and woodland cover which provides a strong positive backdrop at a higher level to surrounding housing. However, its enclosure, location adjacent to estate housing and the motorway and its run down character mean that housing is appropriate. It would be preferable to increase planting along the M54 boundary, to retain the ditchline along part of the eastern boundary for its biodiversity potential, retain the public footpath link and to create a green buffer zone along it. Should development be permitted, then retention and management of some of the woodland could compensate for the loss of an extensive local informal resource and help screen the setting of Arleston Manor which should be carefully treated. In addition, the minor prominence of the site within the immediate neighbourhood should be considered in the design layout and housing heights, with perhaps a buffer zone and retention of the well-maintained hedge along Toll Road to reduce impact.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	slightly undulating and sloping down to the west
<b>Ground Type</b>	Localised disturbed gleyed soils	rough ground, pasture and woodland
<b>Land cover</b>	Urban	extensive secondary woodland
<b>Settlement pattern</b>	Urban	small-medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> low - unmanaged former farmland
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> medium - some biodiversity potential
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> low - very contained

**LCP context**

**Land Use** Urban - amenity

**Field Pattern** Regular

**Field Size** Small

## Designations

Landscape	Biodiversity	Historic/Archaeology	
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>	
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>	
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>	
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>	
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>	
Comments	RAMSAR <input type="checkbox"/>	Arleston Manor and one listed building abut the site. The other nearby listed building to the west is not intervisible.	
-	-	-	

**SHLAA No.** 454,548,769

## Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments former farmland, now used for informal recreation, with well-used informal footpaths through the site

Diversity diverse

## Water

Presence of Water  Comment possibly a well

## Skyline

Prominence/ importance not applicable Complexity -

Comments -

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors major roads M54 adjacent to part of southern boundary

## Intervisibility

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

Comments the site is concealed from the wider landscape by development on all sides

## Noise sources

roads

Views of development many all sides 360 Presence of people frequent

## Tranquillity

Summary medium/low

Comments motorway noise is apparent and development is also apparent on almost all sides, though filtered to an extent by trees

## Functional relationship of area...

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

...with adjacent assessed area? some                            Corridor?

**Comments** the site functions as an informal recreation area, as does the adjacent site, and has a footpath link to the west, but has no functional relationship with the wider farmed landscape

## Visual relationship of area...

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

...with adjacent assessed area? limited                            Setting?

**Comments** the site is slightly raised above the general level of adjacent housing, and in part of hedged, so there are very limited views into the site locally, and it is completely screened from the wider landscape by edge planting. It is largely separated from the adjoining site by housing and 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** there are a variety of housing developments around the site, with two listed buildings within the area to the west screened by intervening housing. Arleston Manor, another listed building, is just visible to the south, abutting the site.

## Receptors and sensitivity

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

**Comments** urban residents have limited views of the site but make use of it for informal recreation; there is a local road around two sides of it; it is not visible from the M54

## Potential for improvement of settlement edge and overall mitigation

management

**Site sensitivity summary**

**Description** The triangular site comprises of a detached 20th century dwelling in a large garden surrounded by trees and shrubs, especially on the southern and eastern boundaries which abut the M54 in cutting and the Arlestone Road respectively. The third boundary to the north west abuts recently built large houses with small gardens in a gated development. Though the motorway is in cutting, traffic noise is apparent and it is a major detractor. The Wrekin Retail Park at a lower level to the east is also detraive.

**Landscape Sensitivity to Housing** **Evaluation:** low

**Justification**

The site is already developed and its value lies in its tree cover which reinforces the motorway embankment vegetation to form a soft southern edge to the settlement. The susceptibility of the site is as a gateway/edge to the settlement. Housing is appropriate on the site but at a density and design which addresses/faces Arlestone Road positively and retains some existing tree cover on this and the southern boundary.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	level
<b>Ground Type</b>	Localised disturbed gleyed soils	garden with trees
<b>Land cover</b>	Urban	tree cover especially to south and east
<b>Settlement pattern</b>	Urban	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> -
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> -
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> -

**LCP context**

**Land Use** Urban - amenity

**Field Pattern** Regular

**Field Size** Small

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input checked="" type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

**Function of Area**

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

**Comments** dwelling curtilage

**Diversity** simple

**Water**

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

**Skyline**

<b>Prominence/ importance</b>	not applicable	<b>Complexity</b>
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**Comments** -

**Key views**

**To settlement**  edge of settlement gateway along Arleston Lane

**From settlement**  -

**Landmarks**

**Detractors** M54 motorway and Wrekin Retail Park adjacent

**Intervisibility**

**Site observation** low

**...to key features**  **...from key place**

**Comments** the internal parts of the site are concealed by the tree screening on the boundary which is apparent from Arleston Road and the M54

**Noise sources**

roads

**Views of development** many 270

**Presence of people** frequent

**Tranquillity**

**Summary** medium/low

**Comments** motorway noise is apparent and development is also apparent on almost all sides, though filtered to an extent by trees

**Functional relationship of area...**

**...with settlement** significant

**...with wider landscape** none

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

**Corridor?**

**Comments** forms part of the settlement as a dwelling

**Visual relationship of area...**

**...with settlement** significant

**...with wider landscape** limited

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

**Setting?**

**Comments** the site already forms part of the settlement bounded by the strong edge of the M54 motorway

**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 settlement edge screened by vegetation from public realm

Receptors and sensitivity

---

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

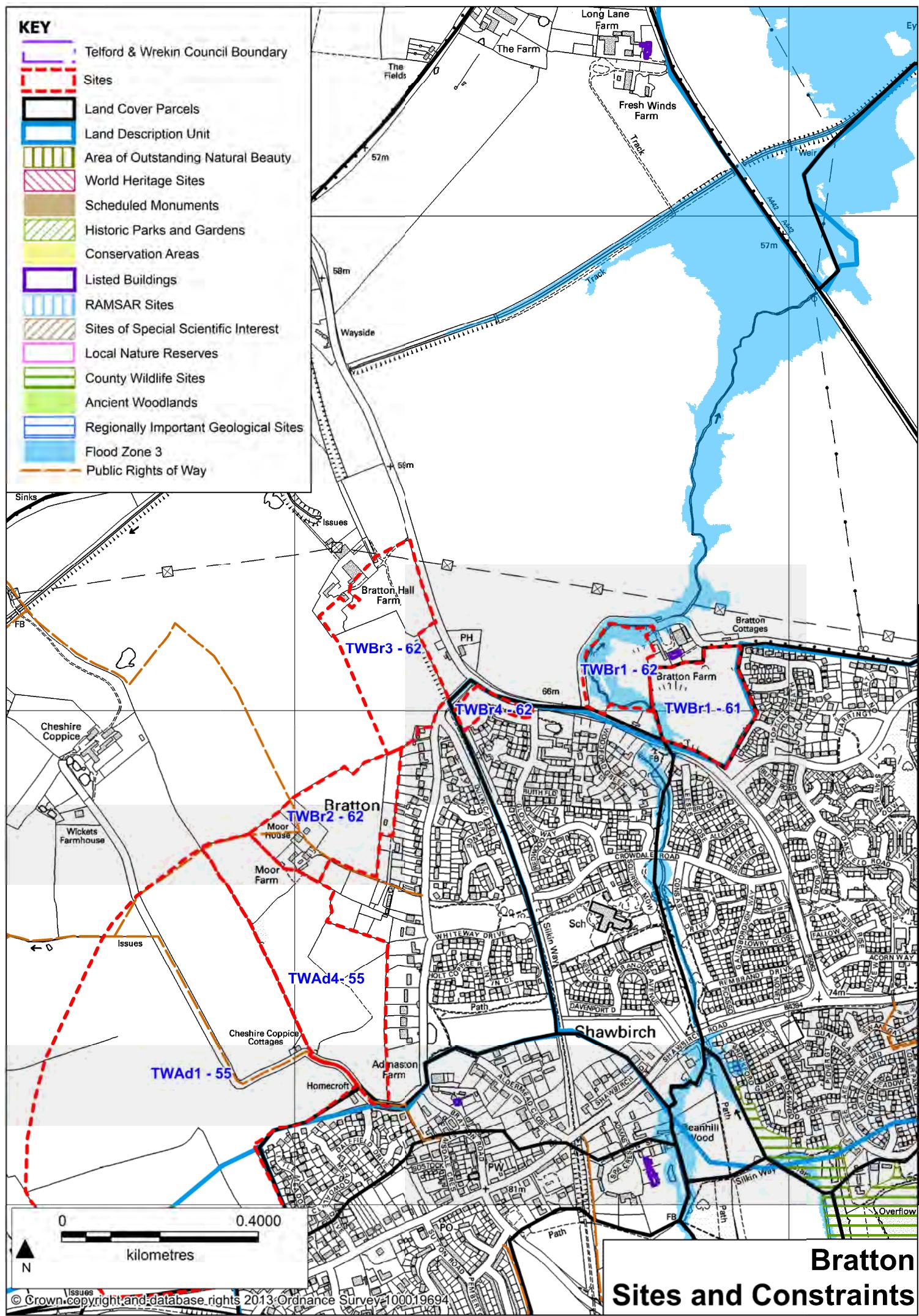
Comments adjacent road users and residents

Potential for improvement of settlement edge and overall mitigation

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**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the listed farmhouse of Bratton Farm. It is flat and open, with a poorly managed outgrown hedge along its southern boundary and trees in the grounds of Bratton Farm. A hedge separates the site from a minor road and the wider landscape to the north. A housing estate lies to the east overlooking the site and there are trees in the south eastern corner and along a watercourse to the south west. Overall, while the field is open, there is enclosure due to the trees.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site's value is as a setting to the listed building at Bratton Farm, separating it from the settlement, and its trees and stream corridor. It is well enclosed by trees and hedges. The site could accommodate some development if (a) it does not lie within the floodplain and (b) an adequate buffer zone could be left around Bratton Farm to retain the relationship of the farmhouse and buildings to the farmed landscape.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	gently rolling
<b>Ground Type</b>	Loamy gleyed soils	arable
<b>Land cover</b>	Arable farmlands	hedge to southern and part northern boundary, plus garden vegetation around Bratton Farm to north; one large oak near southern boundary towards eastern edge
<b>Settlement pattern</b>	Clustered with estate farms	medium- large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate, as part of the functional setting of Bratton Farm, which is a Listed building
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	
-	-	Bratton Farm, on the northern edge of the site, is a listed building

#### Function of Area

SHLAA No. 16

Pastoral  Arable  Horticulture  Recreation  Other

Comments single large arable field

Diversity uniform

#### Water

Presence of Water  Comment stream forms part of the western boundary

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement  -

From settlement  -

Landmarks listed farmhouse to the north

Detractors pylons nearby but not within site

#### Intervisibility

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

Comments site is enclosed by trees but is overlooked by housing along the eastern boundary

#### Noise sources

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

Summary medium

Comments B5063 along southern boundary

#### Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

**Comments** the site is managed in the same way as the adjoining site TWBr1-62, as part of the wider arable landscape, and is used for informal walking recreation by adjacent residents

#### Visual relationship of area...

---

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

...with adjacent assessed area? some                            Setting?

**Comments** the site is overlooked by dwellings on its eastern boundary and a listed farmhouse on its northern boundary, to which it contributes a setting and a separation from the settlement edge. With the adjoining site, it is encircled by a minor road to the north. There is no boundary to the adjoining site.

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

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... visually?

...functionally?

**Comments** both sites are managed in the same way - there is no boundary between them - and change of use of the adjoining site would have a strong impact on this site, which might then be regarded as suitable for infill development

#### Settlement edge

---

Pre C20 edge       C20-21 edge

Nature of edge neutral                            Form of edge moderately indented

**Comments** housing to east and south of the site are all late 20th century and are screened from the wider landscape by the trees on this site and adjacent.

#### Receptors and sensitivity

---

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

**Comments** The site is overlooked by houses. Bratton Farm is the most sensitive receptor with views from roads limited by hedges and trees

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

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-

**Site sensitivity summary**

**Description** This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the listed farmhouse of Bratton Farm. It is flat and open, with a wooded edge along a stream corridor around its western boundary. The woodland to the south west is used for informal recreation and play, forming a strong edge between the settlement and the very open landscape of the Moors to the north west.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value lies in its treed stream corridor with its potential biodiversity and its landscape value and the minor woodland which is a strong landscape feature. Also the site has a relationship with the listed Bratton Farm, although not as strong as the site to the east. The part of the site within the 100-year floodplain and woodland should not be developed, but enhanced. Should permission for development be granted, then an adequate buffer zone should be left around Bratton Farm to retain the relationship of the farmhouse and buildings to the wider landscape.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	arable
<b>Land cover</b>	Arable farmlands	woodland belt (secondary woodland, mainly sycamore) around western boundary
<b>Settlement pattern</b>	Clustered with estate farms	medium- large

**LDU level      Agree?**

<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate, as part of the functionality of Bratton Farm, which is a listed building
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> moderate - wooded area will be of some, if limited, biodiversity value
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	
-	-	abuts curtilage of listed building

SHLAA No. 16

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments the majority of the site is in arable cultivation; the woodland is used for informal recreation

Diversity simple

#### Water

Presence of Water  Comment stream

#### Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors pylons not within but adjacent to site

#### Intervisibility

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

Comments woodland along the western boundary prevents this site from being open, but it is intervisible with the adjacent site TWBr1-61

#### Noise sources

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

Summary medium

Comments B5063 is moderately busy, the woodland is frequently used for informal play and the woodland edge for dogwalking

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

**Comments** part of the site functions as an area for informal recreation but in the main it is managed in the same way as the wider farmed landscape, and as the adjoining site

## Visual relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? significant

## Setting?

**Comments** the site is visually separated from the settlement by the wooded area along its eastern edge and by coniferous planting along the southern edge of the B5063. It relates clearly to the adjacent site, with which there is no boundary

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** same landscape type and land management, with no boundary between them

## Settlement edge

Pre C20 edge  C20-21 edge

**Nature of edge** positive      **Form of edge** moderately indented

**Comments** the settlement edge is not visually relevant to this site, which relates primarily to Bratton Farmhouse, which is a listed building

## Receptors and sensitivity

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

**Comments** the only rural residents are at Bratton Farm and to the south adjacent to the site; although there are no public footpaths within or around the site, the road around the eastern edge of the site appears well used by pedestrians

## Potential for improvement of settlement edge and overall mitigation

## woodland management

**Site sensitivity summary**

**Description** The site, which lies on the western edge of Bratton, is relatively flat and consists of the Moor Farm and Moor House complex with associated gardens and paddocks, possibly used for pigs, a medium-sized arable field and two small grass enclosures along the settlement edge with some horticultural structures and uses. Fields separated by a mixture of post and rail fences and gappy hedges. The outer boundary is defined by hedgerows, although low in places, but there is little vegetation cover within the site. The Moor Farm and Moor House cluster appear semi-rural in character with recent building additions but are clearly separated from the settlement edge by horse pasture and arable land. The existing settlement is apparent when viewed from within the site.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site's value is in its remaining trees and hedgerows. Its susceptibility is in its openness to wider view to the open land to the north and west. It is somewhat degraded in character but forms part of the wider landscape. Housing development may be possible in this site if carefully considered with enhanced screening to the north western boundary.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	fairly flat
<b>Ground Type</b>	Loamy gleys soils	Moor Farm and Moor House complex including pig paddocks and gardens, arable field and grass enclosures with small scale horticulture and structures
<b>Land cover</b>	Arable farmlands	sparse, with occasional trees around the edges of the site
<b>Settlement pattern</b>	Clustered with estate farms	small-medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> very low; little evidence of any historic interest on the site
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small-medium

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

### Function of Area

SHLAA No. 505,564,567,637

Pastoral  Arable  Horticulture  Recreation  Other

Comments the site is managed as pasture for possibly for pigs, dwelling curtilages, arable and horticultural use

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 ...to key features  ...from key place

Comments views to the urban edge from open countryside to the north and west are partially screened by field boundary hedgerows around the edge of the site and by the presence of Moor Farm and Moor House

### Noise sources

Views of development some

Presence of people

### Tranquillity

Summary medium/low

Comments this is a partially settled site and used for small scale livestock paddocks, where views of development within and adjoining the site reduce tranquillity.

### Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor?

**Comments** the pig paddocks are managed separately from the wider farmed landscape although the arable element may be linked. A public footpath links the settlement with the wider landscape.

#### Visual relationship of area...

---

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

...with adjacent assessed area? some                            Setting?

**Comments** there is a relationship with the adjoining settlement due to the existing development and use of the site but views to the wider landscape are possible

#### 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 settlement edge adjoining the site to the east is of 20th century housing set in large gardens

#### Receptors and sensitivity

---

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

**Comments** residents at Moor Farm and Moor House are the nearest rural receptors and live within the site; other rural residents to the north and west may have more distant views. All other residential receptors are on the settlement edge. A public footpath runs through the site so users have views across it. .

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

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-

**Site sensitivity summary**

**Description** This site consists of a large arable field, with some smaller pastoral fields adjoining Bratton Hall Farm, on the northern edge of Bratton. Although there are a few remnant gappy hedges, with occasional trees, most of the original field boundaries have been removed in the southern part of the site adjoining the urban edge and there is no hedge on the western boundary for the majority of its length. This allows long distance views to and from the settlement and countryside over the site to west in particular. The site retains a strong rural character, which is reinforced by the well defined and screened urban edge. The currently disused pub to the east acts as a semi-rural gateway building to the settlement.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its strong rural character. Its susceptibility to housing development lies in its openness to the west and location beyond the northern tip of the settlement which is well generally well vegetated and mitigated. With this defined urban edge the site is clearly part of the wider farmed landscape and is very sensitive to development.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	fairly flat
<b>Ground Type</b>	Loamy gleys soils	arable farmland, with permanent pasture around Bratton Hall Farm
<b>Land cover</b>	Arable farmlands	sparse with occasional trees along field boundaries
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> low - some permanent pasture and hedgerows around Bratton Hall Farm
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - long views to north

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

SHLAA No. 517

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments south of site is in arable cultivation, with pastoral field adjoining farmstead

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors pylons run through northern corner of site

#### Intervisibility

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

Comments the part of the site adjoining the urban edge is very open to views from open countryside to the west; views from the north and the east are screened by Bratton Hall farmstead and the road

#### Noise sources

roads

Views of development some Presence of people infrequent

#### Tranquillity

Summary medium

Comments the site is essentially rural but there is some noise from the road and views of pylons and development reduce tranquillity

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

**Comments** the site is managed as part of the wider farmed landscape including possibly the arable part of the site to the south

## Visual relationship of area...

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

**Comments** the site has a strong visual relationship with the wider farmed landscape, but its visual linkage to the settlement is limited to two properties along its southern 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 settlement edge adjoining the site is of recent housing but generally the edge is screened by vegetation

## Receptors and sensitivity

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

**Comments** residents at Bratton Hall Farm and a roadside property are the nearest rural receptors and live immediately adjacent to the site; other rural residents to the north and west may have more distant views. All other residential receptors are urban, although only two properties adjoining the southern edge have any direct views of the site. Road users have some views of the site over medium height, dense, but occasionally gappy hedges

Potential for improvement of settlement edge and overall mitigation

**Site sensitivity summary**

**Description** This site consists of a small area of public open space lying between the edge of the settlement and a public road (B5063). It comprises an area of mown grass with groups of recently planted standard trees and areas of shrub planting. An unfenced tarmac pathway winds through the site providing access to local residents and linking into the Silkin Way. The northern boundary of the site along the road is marked by a remnant field hedgerow, which is gappy in places. Overall the open space with its vegetation cover mitigates and finishes of the settlement integrating its northern edge into the landscape.

**Landscape Sensitivity to Housing**

**Evaluation:** high

**Justification**

The purpose of this site was to provide a foil to the adjoining urban development, as well as creating an informal recreation/access area for local residents. It is very susceptible to change as any new development would have a significant impact on both of these roles. The site is also a valued resource for the local community and it is therefore highly sensitive.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	fairly flat
<b>Ground Type</b>	Loamy gleys soils	public open space of mown grass and trees
<b>Land cover</b>	Arable farmlands	groups of trees within site
<b>Settlement pattern</b>	Clustered with estate farms	intimate
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> very low; little evidence of any historic interest on the site
<b>Ecological sensitivity</b>	Urban	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> moderate - long views to north

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small-medium

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	-
-	-	-

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments public open space

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  ...to key features   ...from key place

Comments although the site itself has some views to open countryside to the north, views of the urban edge are fairly well screened by the planted vegetation on this site

Noise sources

roads people

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments the site is frequently used for informal recreation by residents from the adjoining settlement.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the site functions as part of the recreational space for the adjoining settlement

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

Comments the site has a strong visual relationship with the adjoining settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge adjoining the site is recent housing which is mitigated by vegetation in the open space

#### Receptors and sensitivity

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

Comments users of the Silkin Way footpath can enjoy the site; local residents are the nearest urban receptors, living immediately adjacent to and making use of the site; other rural residents to the north may have more distant views. Road users have some views of the site over a medium height, dense, but occasionally gappy hedge

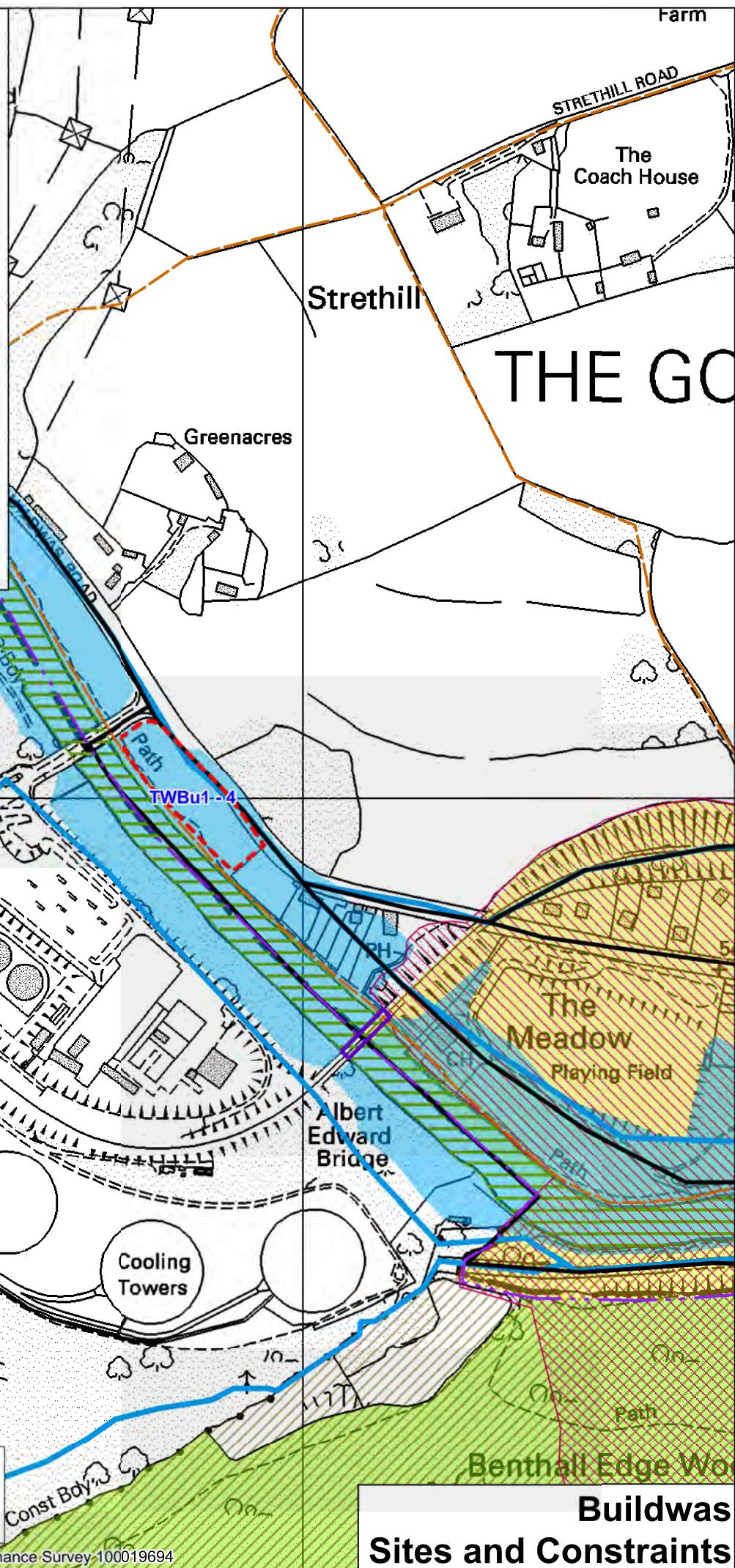
#### Potential for improvement of settlement edge and overall mitigation

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-

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of a narrow flat strip of floodplain on the north bank of the River Severn, adjacent to the Powergen power station on the outskirts of Ironbridge. It is covered in rough grassland hedged from the road and power station access and apparently unmanaged secondary woodland. This appears as an extension of the densely wooded valley slope to the north, from which it is separated by the B4380 Buildwas Road. The Severn Way trail runs along the river edge through the site. At the time of the site visit the site was flooded. The river is a County Wildlife Site. A Conservation Area and the listed Albert Edward Bridge lie to the south east.

**Landscape Sensitivity to Housing**

**Evaluation:** high

**Justification**

This site has value as part of the attractive Severn river corridor with the Severn Way running through the site and the river being a County Wildlife Site. It is susceptible to development as the floodplain is narrow and relatively open at this point and it is also adjacent to the power station access. The openness also allows dramatic views across to the valley to the cooling towers seen against the steep wooded valley sides. Development here could have a significant impact on the integrity and continuity of the river corridor, Severn Way and floodplain and the setting of the river Severn. It could also adversely affect the view to the power station. The site does not lie within or adjacent to a settlement. The group of buildings at Greenacres is concealed within woodland and does not form a settlement, and therefore the site is effectively in the open countryside.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	River valleys	flat river floodplain
<b>Ground Type</b>	Wet meadowland	mix of rough grass with hedges and secondary woodland
<b>Land cover</b>	Pastoral farmlands	secondary woodland
<b>Settlement pattern</b>	Meadowland on large estates	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>		<input type="checkbox"/> Low
<b>Ecological sensitivity</b>		<input type="checkbox"/> Moderate
<b>Visual sensitivity</b>		<input type="checkbox"/> High

**LCP context**

**Land Use** Urban

**Field Pattern**

**Field Size**

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b>	
	abuts the Severn which is a County Wildlife Site	Conservation Area lies to the east, beyond houses

**SHLAA No.** 32

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments secondary woodland and grassland within 100-year floodplain

Diversity simple

#### Water

**Presence of Water**  **Comment** section of northern bank of River Severn and within 100-year floodplain

#### Skyline

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

Comments -

#### Key views

**To settlement**  dramatic views across the valley to power station with cooling towers seen against wooded hillside

**From settlement**  -

**Landmarks** structures power station cooling towers

**Detractors** some may perceive the power station as a detractor

#### Intervisibility

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

**Comments** at bottom of steep narrow valley, which limits visibility but next to road with views into site

#### Noise sources

roads industry

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

#### Tranquillity

**Summary** low

**Comments** noise and smell of power station, plus looming presence of cooling towers, is significant verging on overwhelming

#### Functional relationship of area...

**...with settlement** none

**...with wider landscape** significant

**...with adjacent assessed area? -**

**Corridor?**

**Comments** the site functions as part of the river corridor, being within the 100-year floodplain, and the Severn Way passes through it.

#### Visual relationship of area...

**...with settlement** none

**...with wider landscape** some

**...with adjacent assessed area? -**

**Setting?**

**Comments** the site lies outside any settlement and its relationship with the wider landscape is limited by the local landform, although it is clearly an integral part of the local valley and river corridor landscape and setting of the River Severn

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

**... visually?**

**...functionally?**

**Comments** -

#### Settlement edge

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

**Nature of edge**

**Form of edge**

**Comments** no main settlement nearby. Adjacent development consists of a power station across the river. A small group of dwellings to the north west is concealed within trees and there is a small area of ribbon development to the south east, separated from this sit

#### Receptors and sensitivity

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

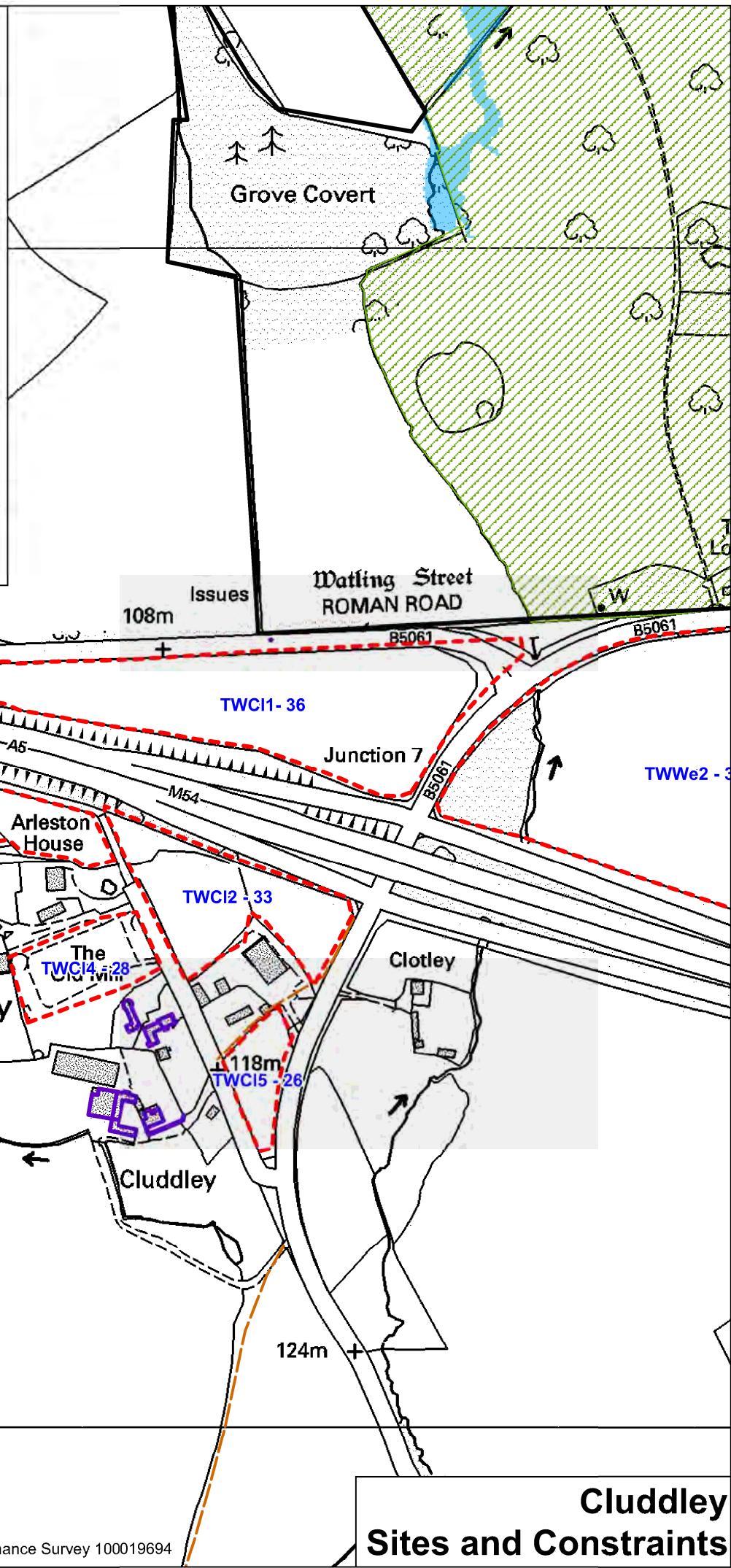
**Comments** rural residents at Greenacres are screened by dense woodland from this site. Residents and users of the buildings to the south east of this site have no views of it. Users of the road and Severn Way public footpath have direct views into the site.

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

management of woodland

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

<b>Description</b>	This site consists of three small pasture fields on the northern edge of Cluddley, abutting the M54 slip road, with the motorway on elevated section, and wrapping around a commercial building. The site is fenced, with some vegetation - semi-mature trees and gorse, along the slight bank around it. Internal hedges are strong, especially one tall holly hedge. The juxtaposition of pasture and commerce is somewhat incongruous, but the site functions as part of the wider landscape - Cluddley is a small hamlet in open countryside - and is pasture within a largely arable landscape.
<b>Landscape Sensitivity to Housing</b>	<p><b>Evaluation:</b> medium</p> <p><b>Justification</b></p> <p>The site's value is in its setting to the essentially rural settlement of Cluddley with its listed buildings. Proximity to the motorway is a significant deterrent for housing development on this site, but it does lie within a hamlet and is reasonably well screened by other development from the wider landscape. Approval might be appropriate for the construction of 2-3 single substantial dwellings, which would fit the pattern of development within the hamlet, but it should not be considered for intensive development. Should development be approved, retention of the holly hedge should be a requirement, and additional screen planting along the northern edge would make some contribution to mitigation of the impact of the motorway.</p>

**LDU context**

<b>Landscape characteristics</b>	<b>LDU scale</b>	<b>Site comments</b>
<b>Physiographic</b>	Hard rock rolling lowlands	flat to sloping
<b>Ground Type</b>	Loamy gleys soils	pasture
<b>Land cover</b>	Arable farmlands	dense holly hedge within site
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pasture with strong internal hedges, within rural setting
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

<b>Land Use</b>	Farmland
<b>Field Pattern</b>	Regular
<b>Field Size</b>	Small

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR <input type="checkbox"/></b>	listed buildings in trees lie across the lane to the south west

#### Function of Area

SHLAA No. 59,623

Pastoral  Arable  Horticulture  Recreation  Other

Comments three small pasture fields

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  the site is visible in views to the settlement from the motorway through trees

From settlement  -

#### Landmarks

Detractors major roads M54/A5 intersection

#### Intervisibility

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

Comments significant intervisibility within Cluddley hamlet, although site generally screened from wider landscape by other buildings in hamlet and by motorway structure to north

#### Noise sources

roads

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

Summary low

Comments constant motorway noise and presence/movement of vehicles within adjoining removals company site

#### Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Corridor?

Comments site is edged with sheep fencing, so functions as part of wider landscape rather than a horse pasture for local residents

#### Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Setting?

Comments the site is part of the setting of the hamlet of Cluddley, its relationship with the wider landscape limited by intervening buildings

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

... visually?

...functionally?

Comments site 26 may be mutually reliant functionally if one or the other is developed

#### Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments the site is edged by a commercial shed and a modern house to the south, with further houses to east and west; the motoway slip road abuts the site to the north

#### Receptors and sensitivity

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

rural residents	high
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long distance/public footpaths	high
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roads/rail/cycleways	medium
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Comments local residents have views into the site from various directions - most open is that from Clotley to the east; a public footpath runs along this eastern boundary, which is fenced. There are views into the site from the M54 and the B5061.

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

**Site sensitivity summary**

**Description** This site consists of three pasture fields on the edge of the hamlet of Cluddley, bounded to the north by the A5 trunk road. The western field abuts Arleston House to the south, while the two others are in open countryside. All are quite well hedged and the central field is mainly wet pasture, giving it some biodiversity potential. Although the site is well screened within the hamlet, lying behind Arleston House and accessible only from a blocked-off lane, it is highly visible from the A5 in scenic views toward the Wrekin and is fairly visible within the wider landscape, of which it is a functional part.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its setting to the essentially rural settlement of Cluddley with its listed buildings, its location in views from the A5 towards the Wrekin and its potential biodiversity value. Its susceptibility to development is its location in open countryside. Proximity to the A5/M54 motorway severely limits this site's appropriateness for housing development. It is both overlooked by and subject to constant noise from this source. However, within the context of the settlement, a single substantial house on the one field directly to the north of Arleston House could be accommodated without significant impact on the wider landscape, with careful attention to boundary detailing adjacent to Arleston House. Buildings on the other two fields would be visible within the wider landscape and would be seen as an extension of the settlement.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat to slightly sloping
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	hedges
<b>Settlement pattern</b>	Clustered with estate farms	small-medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR <input type="checkbox"/></b>	-

SHLAA No. 60

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments three small to medium fields - the central one is wet pasture

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable

Complexity -

Comments -

#### Key views

To settlement  the site is in the foreground of scenic views across the settlement to the Wrekin

From settlement  -

#### Landmarks

Detractors major roads

#### Intervisibility

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

Comments the site is clearly visible from the A5, although well screened from the settlement. It is of medium intervisibility within the wider landscape.

#### Noise sources

roads

Views of development many 270

Presence of people rare

#### Tranquillity

Summary low

Comments constant motorway noise and view of vehicles where there is no embankment planting (approx 60% northern boundary)

#### Functional relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? some

Corridor?

**Comments** the site's primary function is a part of the wider farmed landscape, a function it shares with the adjacent site

## Visual relationship of area...

...with adjacent assessed area? limited Setting?

**Comments** the site is screened from the settlement by Arleston House and its garden vegetation, and is only visible from the adjoining site across a track at their eastern and western ends respectively. It is moderately to highly visible within the wider landscape, from the motorway and areas to the west and south west. The motorway embankment screens any views from the north.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

## Comments -

## Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive

**Form of edge** moderately indented

## Comments single house

## Receptors and sensitivity

<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high
roads/rail/cycleways	high

**Comments** a single rural dwelling is the only highly sensitive receptor; vehicle users on the A5/motorway have clear views into this site in views to the Wrekin; there are no other receptors within the wider landscape, although there is a public footpath two fields away to the west

## Potential for improvement of settlement edge and overall mitigation

**Site sensitivity summary**

**Description** This site consists of a single flat rectangular field of neglected pasture apparently now used for recreation and storage associated with a dwelling. It is set within the hamlet of Cluddley adjacent to the listed building at Old Mill. Its perimeter is densely treed on all sides, with poplars in poor condition along its road frontage but strong vegetated boundaries to west and south, with cypress hedges to the north. It lies on the western side of a cul-de-sac and is not part of the wider landscape, despite not being developed, as it has dwellings to north and south along the street. There is considerable noise and visual impact from the elevated M54/A5 intersection to the north.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The value of this site lies in its role contributing to the setting of the adjacent listed building and in its deciduous tree cover which help to integrate and screen the settlement. Nevertheless, the site appears suitable for housing development providing certain criteria are addressed: there should be no more than one or two houses on the site to maintain the consistency and character of the settlement and to avoid adversely affecting the setting of the listed building; a survey should be carried out to identify and ensure the conservation of important boundary vegetation; the road frontage vegetation should be managed to ensure a positive contribution to the local environment.

**LDU context**

<b>Landscape characteristics</b>	<b>LDU scale</b>	<b>Site comments</b>
<b>Physiographic</b>	Hard rock rolling lowlands	flat
<b>Ground Type</b>	Loamy gleyed soils	grass field used for storage and extension to garden
<b>Land cover</b>	Arable farmlands	strong tree belts along southern and eastern boundaries
<b>Settlement pattern</b>	Clustered with estate farms	small
<b>LDU level</b>	<b>Agree?</b>	
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/> moderate	
<b>Visual sensitivity</b> Moderate	<input checked="" type="checkbox"/>	

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

Old Mill is a listed dwelling adjacent to the south

**SHLAA No.** 34

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments appears to be neglected pasture used for domestic purposes

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads proximity to M54/A5 interchange

#### Intervisibility

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

Comments intervisibility likely to be low due to surrounding treecover

#### Noise sources

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

Summary low

Comments constant noise from motorway

#### Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the site is one plot within a line of development in the hamlet, and appears to longer share functionality with the wider landscape; nor is it in the same

use as the adjacent site to the north east

#### Visual relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

**Comments** the site is clearly within the settlement, although not in the same land use as houses to north and south; its relationship with the wider landscape is limited by dense vegetation around its perimeter, which also reduces its relationship with the adjacent site to the north east.

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

---

... visually?

...functionally?

**Comments** -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive

Form of edge smooth/linear

**Comments** the Old Mill to the south of this site is a listed building

#### Receptors and sensitivity

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

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

roads/rail/cycleways	high
----------------------	------

**Comments** the adjacent house to the south is a listed building. Arleston House to the north and a single house to the east are potential sensitive receptors

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

---

-

**Site sensitivity summary**

**Description** This site consists of a single flat triangular pasture field at the southern entrance to the hamlet and is edged to east by the B5061 and to the west by the hamlet access road. It is set slightly above the surrounding ground level and there are low hedges to the north and west and gorse and some trees with fencing to the east. There is a noticeable single modern house and commercial unit to the north, beyond a public footpath, and traditional listed buildings to the west, and a single rural cottage nearby to the east. The M54/A5 elevated section interchange lies close by to the north and has considerable noise and some visual impact, although the latter is lessened by trees. The site acts as a rural foreground to the hamlet, linking it to the wider landscape, and it is quite open to view.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site's value is its open rural setting to the nearby listed buildings. However, the adjacent modern dwelling and commercial building are somewhat incongruous in design and do not complement the character of the listed vernacular buildings in the hamlet. Therefore, although the site acts as a foreground to the settlement and functions as part of the wider landscape, it is also clearly part of the settlement and development of the site could be used to improve this aspect of the settlement.

Although development cannot be wholeheartedly advocated, due to this ambivalent character, a single unit of very high quality could be carefully designed and located within the plot to enhance the local environment, with particular attention to the setting of the adjacent listed buildings to the west and consideration of views approaching the settlement along the B5061, and from the adjacent house to the north.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	none
<b>Settlement pattern</b>	Clustered with estate farms	small

**LDU level      Agree?**

<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pasture
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR <input type="checkbox"/></b>	

the farmhouse and other buildings are listed to the west across the lane

#### SHLAA No. 61

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments single small pasture field

Diversity uniform

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable

Complexity -

Comments -

#### Key views

To settlement  site occupies a junction at the southern end of the hamlet and is seen in conjunction with listed buildings

From settlement  site occupies a junction at the southern end of the hamlet and is overlooked from two listed buildings (with perimeter garden vegetation)

#### Landmarks

Detractors major roads

#### Intervisibility

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

Comments this site is among the most highly visible within the settlement, as it is furthest from the motorway junction and open to view to east and south, especially the B5061

#### Noise sources

roads

Views of development many 270

Presence of people occasional

#### Tranquillity

Summary medium/low

Comments constant noise from motorway; some noise and vehicle/people movements from commercial enterprise on adjacent site to north

## Functional relationship of area...

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

...with adjacent assessed area? some                            Corridor?

**Comments** the site has the same functional use as the adjoining site, and functions as part of the wider farmed landscape

## Visual relationship of area...

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

...with adjacent assessed area? limited                            Setting?

**Comments** the site's visual relationship to the adjoining site is limited by the large building between them; it provides a foreground for the settlement when viewed from the south and the road approach and reads partly as part of the wider landscape, although clearly part of the settlement also.

## 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** single modern house and commercial unit are negative; however, the listed farmhouse to west is positive, along with the nearby cottage

## Receptors and sensitivity

### **Receptors**    **Sensitivity**

rural residents    high

long distance/public footpaths                            high

roads/rail/cycleways    medium

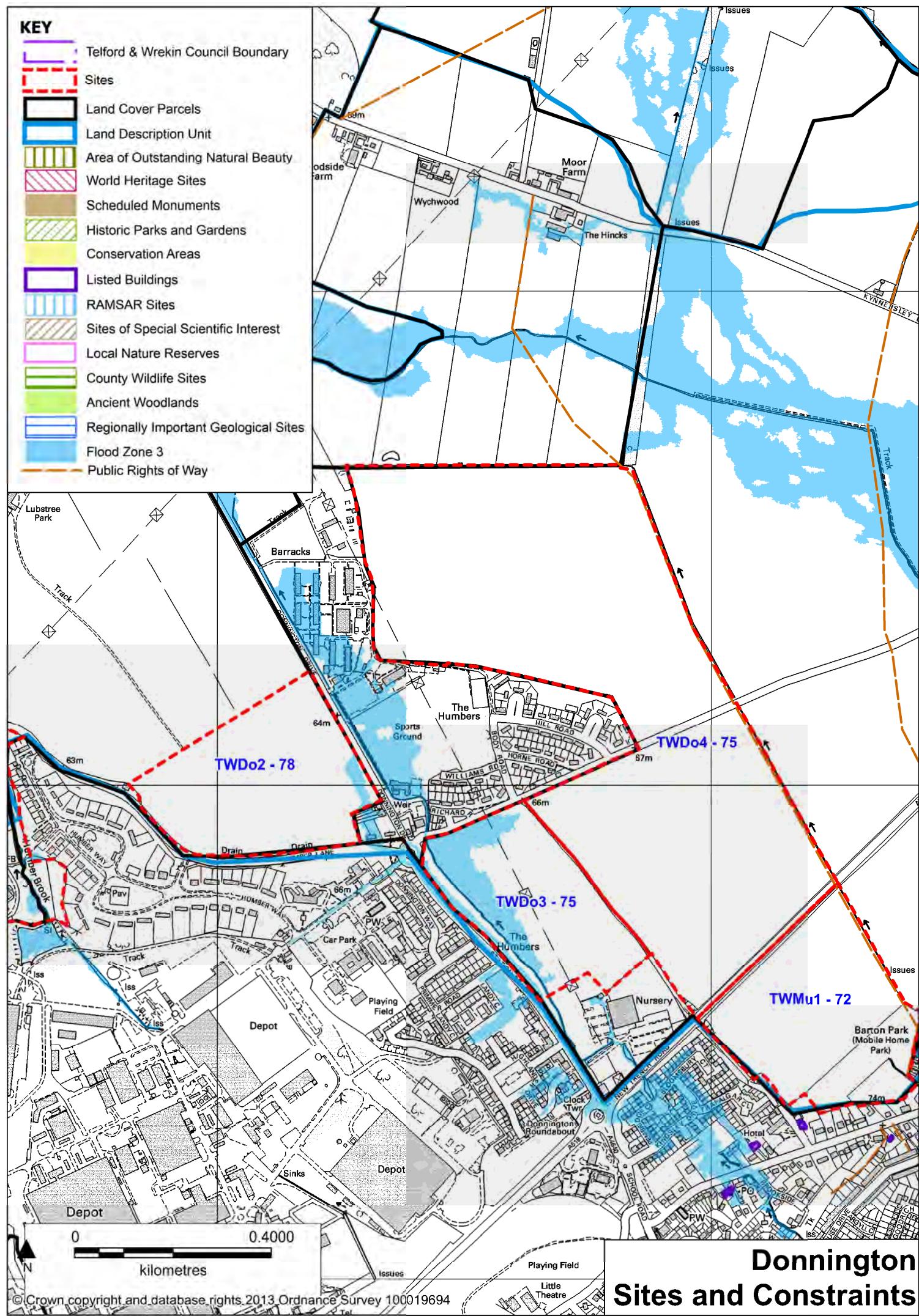
**Comments** there are rural residents to north and west, and nearby to the east; there is a footpath along the northern site boundary, which continues to the south; there is the B5061 along the eastern site boundary

## Potential for improvement of settlement edge and overall mitigation

-

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** The site is a flat, large, apparently productive arable field with low cut hedge and very few trees. The area forms part of the wider countryside with links to Lubstree Park with historic links to the Duke of Sutherland and to the Weald Moors to the north west. It is wedge-shaped, bounded by roads and MoD development on three sides but this is mitigated to an extent by vegetation. The 100 year floodplain just touches the area to the east.

**Landscape Sensitivity to Housing** **Evaluation:** medium

**Justification**

The site's value is in its links to Lubstree Park with historic links to the Duke of Sutherland and to the Weald Moors to the north west. Its susceptibility to development is in its openness with no containing hedgerows or trees acting as an obvious limit to development to the north west, so any housing would be highly visible. The flat, large fields are an agricultural asset and the eastern part may be prone to flooding. However, there is development on three sides so though development is undesirable, the sensitivity rating takes this into consideration.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	arable
<b>Land cover</b>	Arable farmlands	very limited on cut hedgerow boundaries and by houses to south east
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as open

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	links to Lubstree Park

## Function of Area

SHLAA No. 336

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity uniform

## Water

Presence of Water  Comment ditch on southern boundary

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors MoD uses with fences and other infrastructure are minor detractors

## Intervisibility

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

Comments flat but open

## Noise sources

roads

Views of development many 270 Presence of people frequent

## Tranquillity

Summary medium/low

Comments minor roads and development on three sides

## Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the area appears to be managed as part of a wider intensive agriculture/horticulture landholding and has no public access

## Visual relationship of area...

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

...with adjacent assessed area? none                            Setting?

Comments the area forms part of the wider landscape in a strong green wedge on the northern edge of the developed area

## 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 development edge is clearly related to although this is mitigated by some vegetation.

## Receptors and sensitivity

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

Comments adjacent residents and road users

## Potential for improvement of settlement edge and overall mitigation

more native trees in hedgerows. Removal of leyland cypress hedge and replacement with native species hedge with trees.

**Site sensitivity summary**

<b>Description</b>	Fairly flat, large arable/horticultural field with low cut hedgerows and no on site trees. The area is bounded by roads and development on three sides with views out to Lilleshall Hill over similar land in the wider countryside to the east. The 100 year floodplain extends into the western part of the site along the canalised watercourse.
<b>Landscape Sensitivity to Housing</b>	<b>Evaluation:</b> medium/low <b>Justification</b> The site's value lies in the watercourse, although canalised, its role as a view corridor to Lilleshall Hill and its apparently high agricultural productivity. Its susceptibility to housing development is in its openness with long views possible from the east, although housing to the west is already visible. Although this site has some potential for new housing development in terms of its landscape sensitivity, the 100 year floodplain around the watercourse may limit the capacity for new development. Should development take place this should act as the core of an open space corridor and enhanced with planting. Also, significant tree planting and screening should be carried out on the eastern boundary.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	flat/very gently rolling
<b>Ground Type</b>	Loamy gleys soils	arable/horticulture
<b>Land cover</b>	Arable farmlands	very limited on closely trimmed hedgerow boundaries, but present within development to north and around nursery to south
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as the site is fairly open

**LCP context**

<b>Land Use</b>	Farmland
<b>Field Pattern</b>	Regular
<b>Field Size</b>	Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	-

SHLAA No. 508

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable/horticulture

Diversity uniform

#### Water

Presence of Water  Comment canalised watercourse on western edge

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement  -

From settlement  view out to Lilleshall Hill from housing

#### Landmarks

#### Detractors

#### Intervisibility

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

Comments relatively flat but open to the east

#### Noise sources

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium/low

Comments development on three sides and minor roads on two.

#### Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

Comments the area appears to be managed as part of a wider intensive agriculture/horticulture landholding and has no public access

## Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the site forms part of the wider landscape forming a strong green wedge on the eastern margin of the developed area overlooked by 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 adjacent estates to north and west and commercial development to the south are highly rectilinear in character and higher new housing is noticeable when viewed from the east

## Receptors and sensitivity

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

Comments adjacent urban residents and road users overlook the area

## Potential for improvement of settlement edge and overall mitigation

encourage growth of native trees in hedgerows

**Site sensitivity summary**

<b>Description</b>	Fairly flat, large arable/horticultural field with low cut hedgerows and no on site trees. The area is bounded by roads and development on three sides with views out to Lilleshall Hill over similar land in the wider countryside to the east. The 100 year floodplain extends into the western part of the site along the canalised watercourse.
<b>Landscape Sensitivity to Housing</b>	<b>Evaluation:</b> medium/low <b>Justification</b> The site's value lies in the watercourse, although canalised, its role as a view corridor to Lilleshall Hill and its apparently high agricultural productivity. Its susceptibility to housing development is in its openness with long views possible from the east, although housing to the west is already visible. Although this site has some potential for new housing development in terms of its landscape sensitivity, the 100 year floodplain around the watercourse may limit the capacity for new development. Should development take place this should act as the core of an open space corridor and enhanced with planting. Also, significant tree planting and screening should be carried out on the eastern boundary.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	flat/very gently rolling
<b>Ground Type</b>	Loamy gleys soils	arable/horticulture
<b>Land cover</b>	Arable farmlands	very limited on closely trimmed hedgerow boundaries, but present within development to north and around nursery to south
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as the site is fairly open

**LCP context**

<b>Land Use</b>	Farmland
<b>Field Pattern</b>	Regular
<b>Field Size</b>	Medium-large

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	

SHLAA No. 482

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable/horticulture

Diversity uniform

#### Water

Presence of Water  Comment canalised watercourse on western edge

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement  -

From settlement  view out to Lilleshall Hill from housing

#### Landmarks

#### Detractors

#### Intervisibility

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

Comments relatively flat but open to the east

#### Noise sources

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium/low

Comments development on three sides and minor roads on two.

#### Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

Comments the area appears to be managed as part of a wider intensive agriculture/horticulture landholding and has no public access

## Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the site forms part of the wider landscape forming a strong green wedge on the eastern margin of the developed area overlooked by 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 adjacent estates to north and west and commercial development to the south are highly rectilinear in character and higher new housing is noticeable when viewed from the east

## Receptors and sensitivity

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

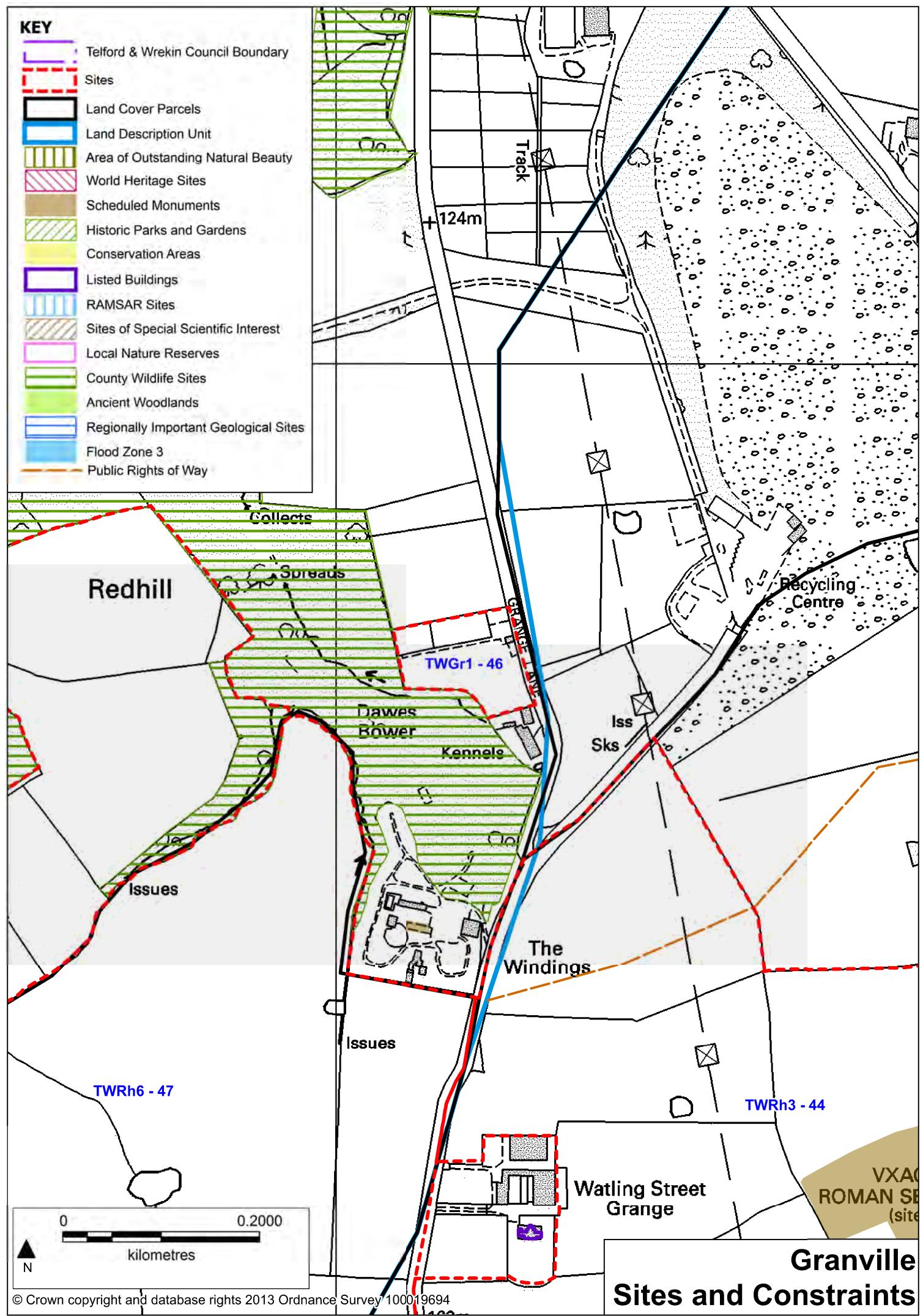
Comments adjacent urban residents and road users overlook the area

## Potential for improvement of settlement edge and overall mitigation

encourage growth of native trees in hedgerows

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

<b>Description</b>	A small field on the side of a gentle ridge sloping down towards woodland and possibly associated/owned by cattery to the south. The adjacent deciduous woodland is a County Wildlife Site and screens views from the south and west. Though there is a large municipal tip to the east, the field lies in open countryside , away from the settlement edge. In time the tip will be completed and reclaimed and potentially the tranquillity of the area may be restored. Structures in the field give it an urban fringe character which could be rectified.
<b>Landscape Sensitivity to Housing</b>	<b>Evaluation:</b> high/medium
	<b>Justification</b> The site has value as it is adjacent to a County Wildlife Site and contributes to the rural landscape character. It is susceptible to housing development as it is located in countryside with no connection or proximity to the urban edge. The tip nearby is not considered to be a justification for housing development on this site.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	located on gently sloping ridge
<b>Ground Type</b>	Localised disturbed gleyed soils	grassland
<b>Land cover</b>	Ancient pastoral farmlands	strong deciduous tree cover to the south and west
<b>Settlement pattern</b>	Mining with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/> structures on this site would be visible

**LCP context****Land Use** Farmland**Field Pattern** Regular**Field Size** Medium-large**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>County Wildlife Site</b> adjacent in woodland	-

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments horse pasture

Diversity simple

Water

Presence of Water  Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement  -

From settlement  -

Landmarks

Detractors tip to the east

Intervisibility

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

Comments land surface of the site is not widely visible although structures would be visible from the tip and associated approach road

Noise sources

other

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments while in a rural location the tip nearby at present significantly reduces tranquillity- this will reduce when the tip is complete so the site will become medium-high tranquillity in time.

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments the field does not appear to be managed as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area? none Setting?

Comments though sloping towards the adjacent woodland the site 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

Form of edge

Comments n/a

Receptors and sensitivity

---

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

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

roads/rail/cycleways	high
----------------------	------

Comments adjacent residents and users of the tip who may be desensitised

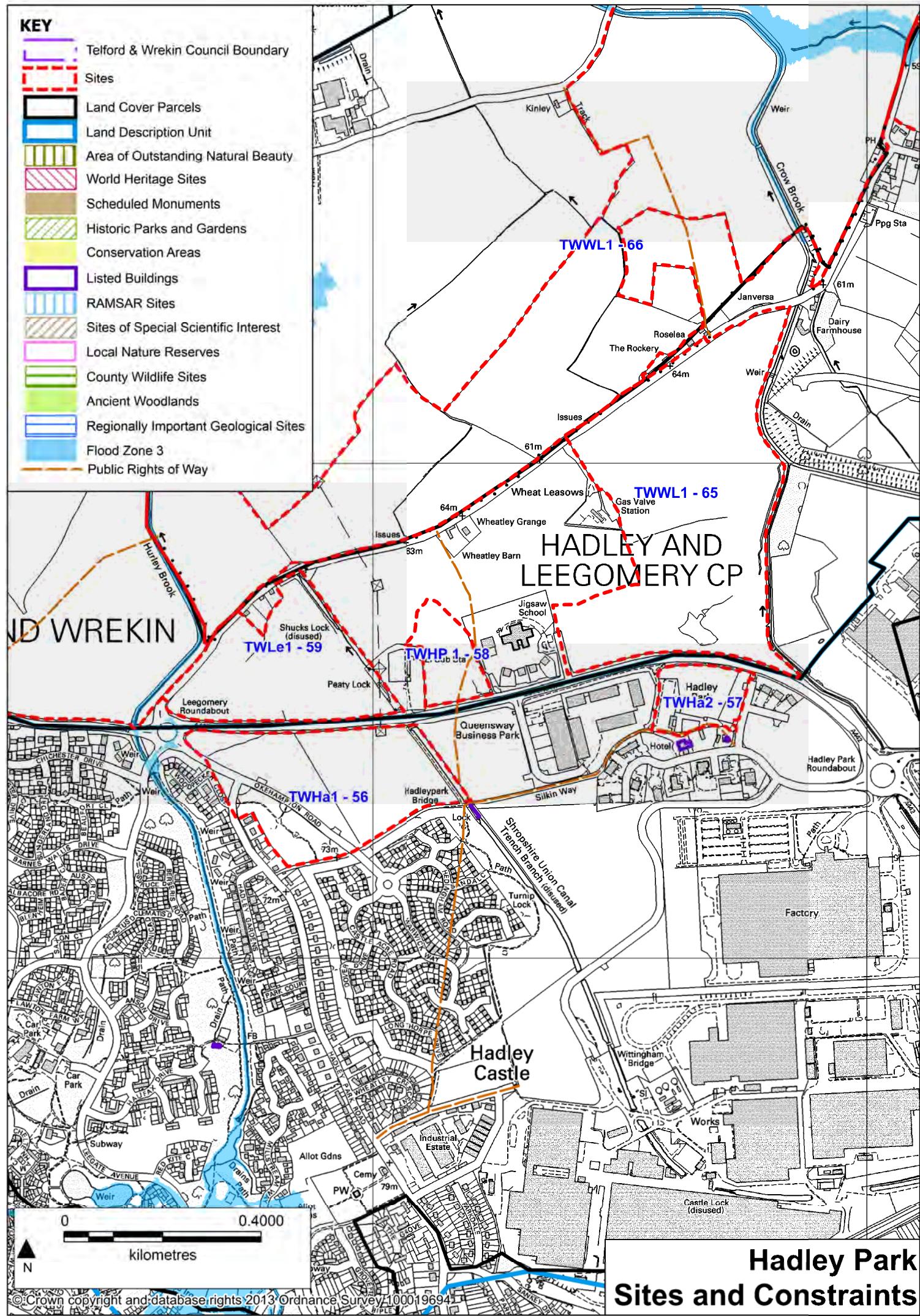
Potential for improvement of settlement edge and overall mitigation

---

remove structures on field

KEY

- 1 Telford & Wrekin Council Boundary  
 Sites  
 Land Cover Parcels  
 Land Description Unit  
 Area of Outstanding Natural Beauty  
 World Heritage Sites  
 Scheduled Monuments  
 Historic Parks and Gardens  
 Conservation Areas  
 Listed Buildings  
 RAMSAR Sites  
 Sites of Special Scientific Interest  
 Local Nature Reserves  
 County Wildlife Sites  
 Ancient Woodlands  
 Regionally Important Geological Site  
 Flood Zone 3  
 Public Rights of Way



**Site sensitivity summary**

**Description** The majority of the site consists of three fields in mixed cultivation abutting the northern edge of Hadley. They are flat and with some boundary vegetation, including a small plantation in the western field and apparent planting related to the A442 road. Despite some visual relationship between the site and the wider farmed landscape, it lies between Okehampton Road and the A442, and therefore has little rural character. The park to the south is an informal area of grass and paths enclosed by amenity trees and shrubs and appears to be well used by the local community.

**Landscape Sensitivity to Housing**

**Evaluation:** medium/low

**Justification**

The site's main value is in its trees and the well used park which is of community value. Although on the northern edge of the settlement, this site is bounded to the north by the A442, which creates a distinct separation from the wider farmed landscape. The site is generally well screened along its boundaries, except along its south western edge, where there is sufficient depth of amenity planting to screen it from development further to the southwest. Whilst the majority of the site ie the two main fields would be suitable for development it would be essential to retain the western paddock of mown grass and young trees/plantation as a buffer against the roundabout at the western end, and to increase the density of planting along the northern boundary as a buffer against traffic on the A442. The park should be retained in full. The pylon in the north eastern corner is also a constraint.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	mixed farmland and small park
<b>Land cover</b>	Urban	tree row along northern boundary, overgrown internal hedgerows; small plantation at western end and planting around park- mix of ornamental and native.
<b>Settlement pattern</b>	Urban	medium

**LDU level Agree?**

<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> most of site is farmland, not urban= moderate
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> most of site is mixed farmland, not urban= moderate
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> most of site is not urban; low

**LCP context**

**Land Use** Urban

**Field Pattern**

**Field Size**

## Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input checked="" type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input checked="" type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input checked="" type="checkbox"/>
Open Space <input checked="" type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input checked="" type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
Comments	RAMSAR <input checked="" type="checkbox"/>	-
-	-	-

## Function of Area

SHLAA No. 382

Pastoral  Arable  Horticulture  Recreation  Other

Comments one arable and one pasture field, plus small field with plantation and mown grass; public open space to the south

Diversity simple

## Water

Presence of Water  Comment disused Shropshire Union Trench Branch canal abuts eastern boundary

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors pylons pylon within site on northern edge; large busy roundabout at western end; A442 on site boundary

## Intervisibility

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

Comments site is well screened on some boundaries

## Noise sources

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

Summary low

Comments road traffic and part urban location

## Functional relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Corridor?

**Comments** the majority of the site is managed as part of the wider farmed landscape, from which it is separated by the A442. The park is used by residents of housing to the south.

#### Visual relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

**Comments** a single line of trees along the northern boundary provides some screening of the site from the wider landscape and the adjoining site to the north (TWLe1-59); it is partly screened from housing along its south eastern boundary and most of the site is well screened by amenity planting within the park from views from the south west

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

---

... visually?

...functionally?

**Comments** -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge smooth/linear

**Comments** park with significant planting, trees and young plantation all help screen the site from developed edge

#### Receptors and sensitivity

---

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

**Comments** few urban and no rural residents have views of the site; road users have glimpsed views from the A442 and open views from Okehampton Road

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

---

-

**Site sensitivity summary**

**Description** This site consists of flat horse paddocks and forms part of the setting of two listed buildings on the northern edge of Hadley. Land ownership is not known and it may be that there is no longer a landholding relationship between the two elements. The southern part of the site appears to be neglected rough ground rather than grazed pasture. The site is surrounded on three sides by development, with a busy A road along the fourth boundary. It no longer has a function as part of the wider landscape and its functional relationship to the listed buildings is doubtful and/or jeopardized. It has been subsumed into urban edge development and is now a relic landscape.

**Landscape Sensitivity to Housing** **Evaluation:** medium

**Justification**

This site's value is as a setting and view corridor to the listed buildings. It is susceptible to change as it is highly visible from the road to the north. It is within an urban edge area in which there is no housing. Therefore it does not appear entirely suitable for housing development, as it lacks a functional or visual relationship with other housing. As a relic landscape it could be developed for other purposes, preferably in association with the hotel. Care would be required in protecting the setting of the two listed buildings and ensuring there are view corridors to the windmill as a local landmark.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Urban	overgrown hedge to northern boundary
<b>Settlement pattern</b>	Urban	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> high - contribution to setting of listed building
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> low - horse paddocks
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> moderate - open to view from A442

**LCP context**

**Land Use** Urban

**Field Pattern**

**Field Size**

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR <input type="checkbox"/></b>	

listed buildings adjacent-  
converted windmill and  
Hadey Park Hotel

**SHLAA No.** 410

### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments horse paddocks, possibly ancillary to listed buildings.

Diversity simple

### Water

Presence of Water  Comment no

### Skyline

Prominence/ importance not applicable Complexity

Comments -

### Key views

To settlement  -

From settlement  -

Landmarks buildings windmill (listed building)

Detractors major roads A442 along northern boundary

### Intervisibility

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

Comments the site is intervisible with the busy A442 and the windmill is a local landmark

### Noise sources

roads

Views of development many all sides 360 Presence of people infrequent

### Tranquillity

Summary low

Comments busy urban edge with much road traffic, adjacent roundabout and ongoing construction

### Functional relationship of area...

...with settlement none

...with wider landscape none

...with adjacent assessed area? none

Corridor?

Comments this site has lost its functionality as part of the grounds of what is now the hotel, but is still used as horse paddocks, which do not relate functionally to the wider farmed landscape

#### Visual relationship of area...

---

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? some

Setting?

Comments the site is screened from the settlement by dense conifers around the windmill and a tall brick wall around the hotel, and is only visible within the wider landscape through filtering vegetation. It is clearly visible from the A442

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

---

... visually?

...functionally?

Comments no

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral

Form of edge moderately indented

Comments the settlement edge to the south appears to be 18th century, with late 20th/21st century development to east and west and the A442 to the north. Recent commercial development to the east and west impinges on the sites character

#### Receptors and sensitivity

---

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

Comments visitors to the hotel may have some views over the site from upstairs windows

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

---

**Site sensitivity summary**

<b>Description</b>	This site consists of part of an extensive gently undulating arable field, parts of which have been developed for alternative land uses: a gas valve station, an electricity substation and a special school. There are a few rural residences on the northern boundary of the field, although the site has an amorphous boundary within the middle of the field, and is hemmed in to west and east by, respectively, the substation and associated woodland outside the boundary and woodland within and tall fencing along the boundary. It is partly screened from the A442 along its southern boundary by vegetation along the road embankment. Pylons within the field are an intrusive element to the west of the site. These elements combine to provide an urban edge character from the A442, belied by long views across open farmland to the north, slightly filtered by hedgerow trees.
<b>Landscape Sensitivity to Housing</b>	<b>Evaluation:</b> medium
	<b>Justification</b> The site has some value as part of the wider countryside north of the A442 and in its tree cover. It has some susceptibility to development as it breaches the A442 barrier and is visible to the wider landscape to the north, albeit in a narrow arc of view due to the woodland cover to the east and west. Housing development of this site alone would be inappropriate for several reasons: the site lies outside the settlement and has no functional or visual relationship to housing within the settlement. It has an urban edge character, abutting and being part of the wider farmed landscape but with adjoining urban edge land uses. There is no defensible northern boundary to the site. Although adjoining land uses are not antithetical to housing development, they do not help in providing any link to the settlement. The busy A442 is a strong existing edge to the settlement. Should housing development be permitted on this site alone, the appropriate northern boundary would be an extension of the school boundary to the east, linking across to the northern edge of the substation boundary and densely planted to screen views in from the wider landscape and Wheatley Grange. Woodland on the site should be retained and managed. Alternatively, the site should be considered as part of a wider development linking into TWWL1-65 to the east. This would require very careful planning and design to ensure the northern edge of the development along Humber Lane was screened and significantly buffered from the Weald Moors with a mixture of woodland and open space.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	arable cultivation
<b>Land cover</b>	Arable farmlands	tree belt forming eastern boundary
<b>Settlement pattern</b>	Clustered with estate farms	medium

LDU level	Agree?
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/> arable farmland
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/> moderate - arable farmland and woodland

**Visual sensitivity** Low

moderate - very low to south, but moderate to north

#### LCP context

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

#### Designations

**Landscape**

AONB

ASLC

Green Network

Open Space

Public Right of Way

**Comments**

**Biodiversity**

100 Year Floodplain

SSSI

Wildlife Site

Ancient Woods

LNR

RAMSAR

**Historic/Archaeology**

Conservation Area

WHS

SMs

Historic P and G

RIGS

**SHLAA No.** 414

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments part of extensive arable field, with no boundary to north

Diversity uniform

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable

Complexity

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors pylons pylon to west and north west and A442 along southern boundary

#### Intervisibility

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

Comments site is well screened on three sides but open to view to the north

#### Noise sources

roads

Views of development one side 180

Presence of people rare

## Tranquillity

**Summary** medium/low

**Comments** busy road and nearby pylon affects tranquillity

## Functional relationship of area...

...with adjacent assessed area? some Corridor?

**Comments** the site is managed as part of the wider farmed landscape which may include the other nearby sites

## Visual relationship of area...

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

**Comments** the site is open to the wider farmed landscape to the north and the northern edge is intervisible with nearby sites. However, it is screened from the urban industrial landscape to the south and to an extent, the special school to the east, by 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** no settlement on boundary; industrial area within Hadley Park has a well wooded edge to the roadside

## Receptors and sensitivity

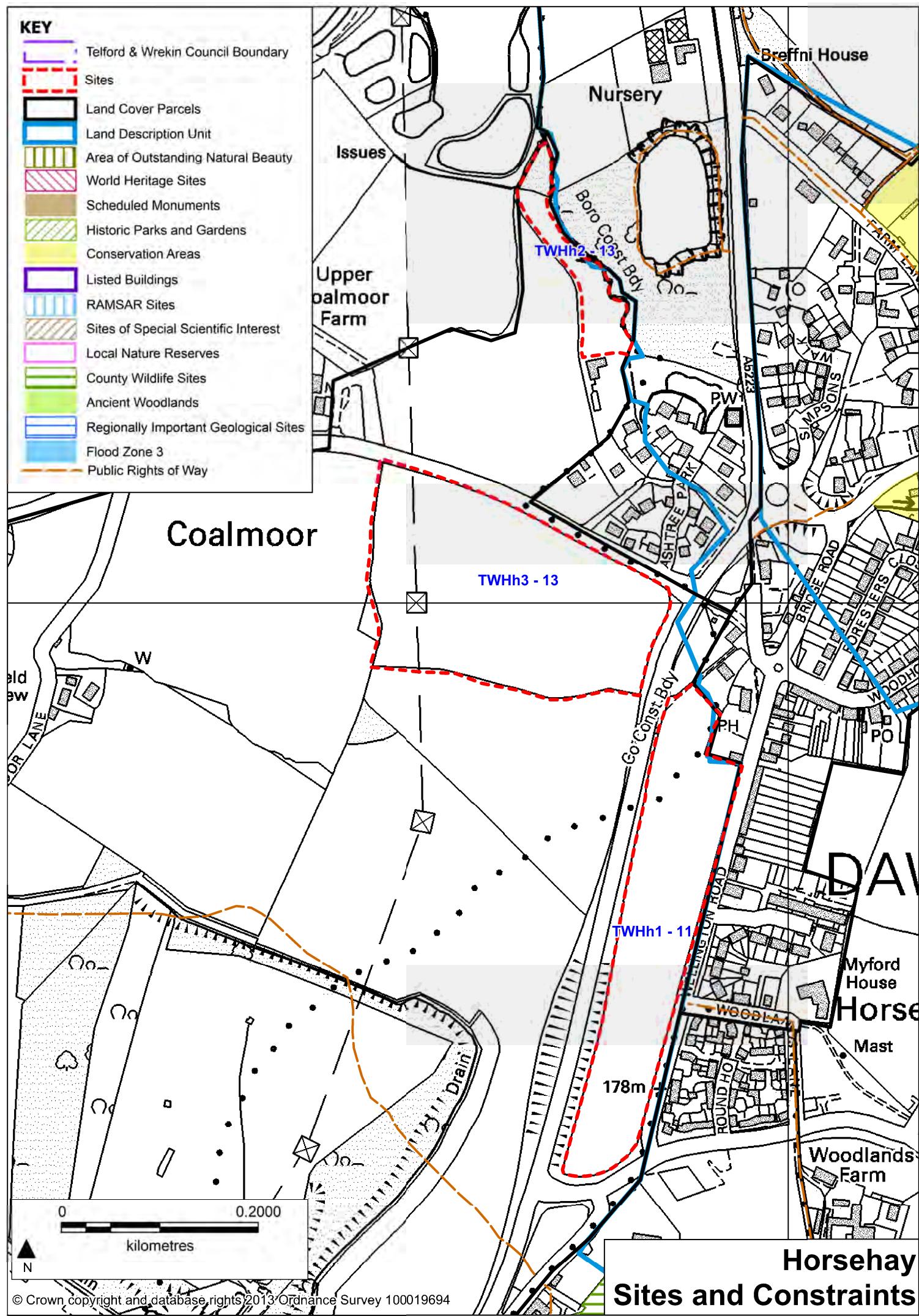
<b>Receptors</b>	<b>Sensitivity</b>
rural residents	high
roads/rail/cycleways	high

**Comments** rural residents at Wheatley Grange, to north east of site, and residents/users of school to east of site. Users of the A442 have a glimpsed view into site, fringed to either side by trees

## Potential for improvement of settlement edge and overall mitigation

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of a long, narrow rectangular field on the western edge of Horseye, with the A5223 forming its western boundary and the Wellington Road between it and the settlement. The site appears to be partly in arable cultivation and partly fallow grass, with deciduous hedges of varying height forming an intermittent boundary on all sides. The site is flat at its northern end, but rises along its western edge in the southern half, to form a local skyline. This landform echoes the wider landscape, where a ridgeline to the near west forms the local horizon and prevents long views into, or out of the site. Locally the site is visible from both the settlement edge and the A5223 (except where the road is in cutting, at the southern end of the site).

**Landscape Sensitivity to Housing**

**Evaluation:** medium/low

**Justification**

The site's value is in its role as a buffer between the settlement and the wider landscape to the west around Coalmoor. Its susceptibility to development is its visibility to the A5223 approaches adjacent settlement. However, as it is set down in the landscape bounded by roads and settlement, development would be appropriate on the site with the A5223 acting as a strong defensible boundary. The site presents an opportunity to improve the settlement edge, using high quality design and some structural planting reinforcing the existing hedgerows with tree planting. Consideration should be given to the potential impact of development of the higher part of the site, along the south western edge, where additional planting might be required to filter views from adjacent areas.

**LDU context**

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	fairly flat site rising slightly at southern end
Ground Type	Localised disturbed gleyed soils	arable and grass fields
Land cover	Ancient farmlands	-
Settlement pattern	Clustered with small farms	medium
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> low - disturbed land in arable cultivation cut off from wider farmland
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high - site is clearly visible in winter over much of its length from east and west; hedgerows will provide some screening during summer months

**LCP context**

- Land Use** Farmland
- Field Pattern** Sub-regular

**Field Size** Medium-large

## Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	-
-	-	-

SHLAA No. 344

## Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable as grass field

Diversity simple

## Water

Presence of Water  Comment -

## Skyline

Prominence/ importance apparent Complexity simple

Comments within southern half of site, western edge forms local skyline from the east

## Key views

To settlement  -

From settlement  highly visible from housing along eastern edge

## Landmarks

Detractors major roads A5223 runs along western site boundary

## Intervisibility

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

Comments the site is set down in the landscape although apparent from the adjacent roads and housing

## Noise sources

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

Summary medium/low

Comments site is adjacent to an A road with traffic/noise and to mixed-age housing development

## Functional relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? limited

Corridor?

Comments area functions as part of wider farmed landscape (from which it is separated by A5223) and as buffer zone between A5223 and existing housing on western edge of Horsehay

#### Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments visible over local area only, as land continues to rise to west, preventing long views. The site acts as a foreground to the wider landscape when viewed westwards from 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 settlement edge is early to mid 20th century at northern end and 21st century at southern end. It is mitigated to an extent by the vegetation on this site.

#### Receptors and sensitivity

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

Comments clear views of site for some urban residents and all road users

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

potential to provide stronger, better designed western edge to settlement, with A road as defensible boundary

**Site sensitivity summary**

**Description** The area is a narrow strip of pasture adjacent to a watercourse in a narrow steeply sloping valley bottom in the countryside west of Dawley. It is bounded to the east by woodland beyond the meandering watercourse, a golf course to the north, a single residence to the south and sloping pasture and a roughly maintained commercial site with informal vehicle storage to the west. The pasture and watercourse may have some ecological value. The woodland has restricted public access around a flooded quarry. The site is generally well hidden from public viewpoints although any structures on it may be visible from the road to the south west if the road hedge boundary is cut low.

**Landscape Sensitivity to Housing** **Evaluation:** medium

**Justification**

The pasture and stream may have some ecological value. The site has a relatively low susceptibility to change as it is generally well hidden from view in a low lying area. There could thus be some capacity for a limited number of new dwellings provided these were sited in a way that was suitable for this narrow site. It would also be important to seek opportunities for safeguarding and enhancing the ecological value of the stream channel.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	narrow valley with sloping sides
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture
<b>Land cover</b>	Ancient farmlands	woodland to east
<b>Settlement pattern</b>	Clustered with small farms	small

**LDU level      Agree?**

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

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

### Function of Area

SHLAA No. 337

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture

Diversity simple

### Water

Presence of Water  Comment stream adjacent

### Skyline

Prominence/ importance not applicable Complexity

Comments -

### Key views

To settlement  -

From settlement  -

### Landmarks

### Detractors

### Intervisibility

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

Comments in narrow valley bottom with very restricted views from surrounding areas

### Noise sources

Views of development some

Presence of people occasional

### Tranquillity

Summary medium

Comments an enclosed site, screened from road to the east by woodland with limited noises deriving from the settlement edge and roads at a distance

### Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments pasture in adjacent field but possibly owned and managed separately

## Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting?

Comments only one house adjacent which itself is on very edge of settlement. The field is not generally visible.

## 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 indented edge of incremental individual houses of limited architectural merit in large gardens to south east

## Receptors and sensitivity

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

Comments directly adjacent residents would have views as may users of the public footpath around the flooded quarry in the woodland to the east. However it appears that access in the woodland generally is restricted so views may be minimal.

## Potential for improvement of settlement edge and overall mitigation

-

**Site sensitivity summary**

**Description** This site consists of a medium sized sub-regular field on the western edge of Horsehay, with the A5223 forming its eastern boundary. It comprises an area of recently reseeded grassland. The northern roadside boundary and north western part of the boundary comprise low cut hedgerows. The south and south west boundaries are gappy and outgrown, whilst new road planting to the east helps to screen the site partly from the road. The landform echoes the wider landscape with an undulating topography that rises westwards to a local skyline. A pylon associated with a power line is located in the site and is a detractor. Locally the site reads as part of the wider farmed landscape and it is visible from both the settlement edge and the A5223. The tranquillity of the site is affected by the adjacent roads, settlement and power line.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

This site's value is that it functions and reads as part of the wider countryside setting to the west of the settlement. It is susceptible to change due to its openness to wide views and forming the local skyline to the west and is sensitive to housing development due to its location beyond the main road that runs near to the existing settlement boundary.

Development here would be a prominent intrusion into the open countryside. The pylon/power line is a detractor but does not in itself justify further development.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	undulating topography with land falling steadily towards Horsehay in the east
<b>Ground Type</b>	Localised disturbed gleyed soils	reseeded grassland
<b>Land cover</b>	Ancient farmlands	limited young trees on southern and eastern boundary
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input type="checkbox"/> low - improved grass with gappy internal hedgerows
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/> high - site is clearly visible on rising ground to the west of the existing settlement

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size**

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

SHLAA No. 754

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments single grassland field

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance apparent Complexity

Comments ground continues to rise to the west of the site

#### Key views

To settlement  -

From settlement  highly visible from housing along western edge

#### Landmarks

Detractors major roads A5223 runs along eastern site boundary and a pylon is located in the site

#### Intervisibility

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

Comments the rising site is visible within the wider landscape

#### Noise sources

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

Summary medium/low

Comments an open site, adjacent to the A5223 road to the east with a road to the north, and settlement apparent to the north and east and pylon within the site to the west.

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

**Comments** area functions as part of wider farmed landscape

## Visual relationship of area...

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

**Comments** the site forms part of the wider landscape setting 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** settlement edge lies beyond adjoining roads at a lower level and is partly mitigated by trees and vegetation

## Receptors and sensitivity

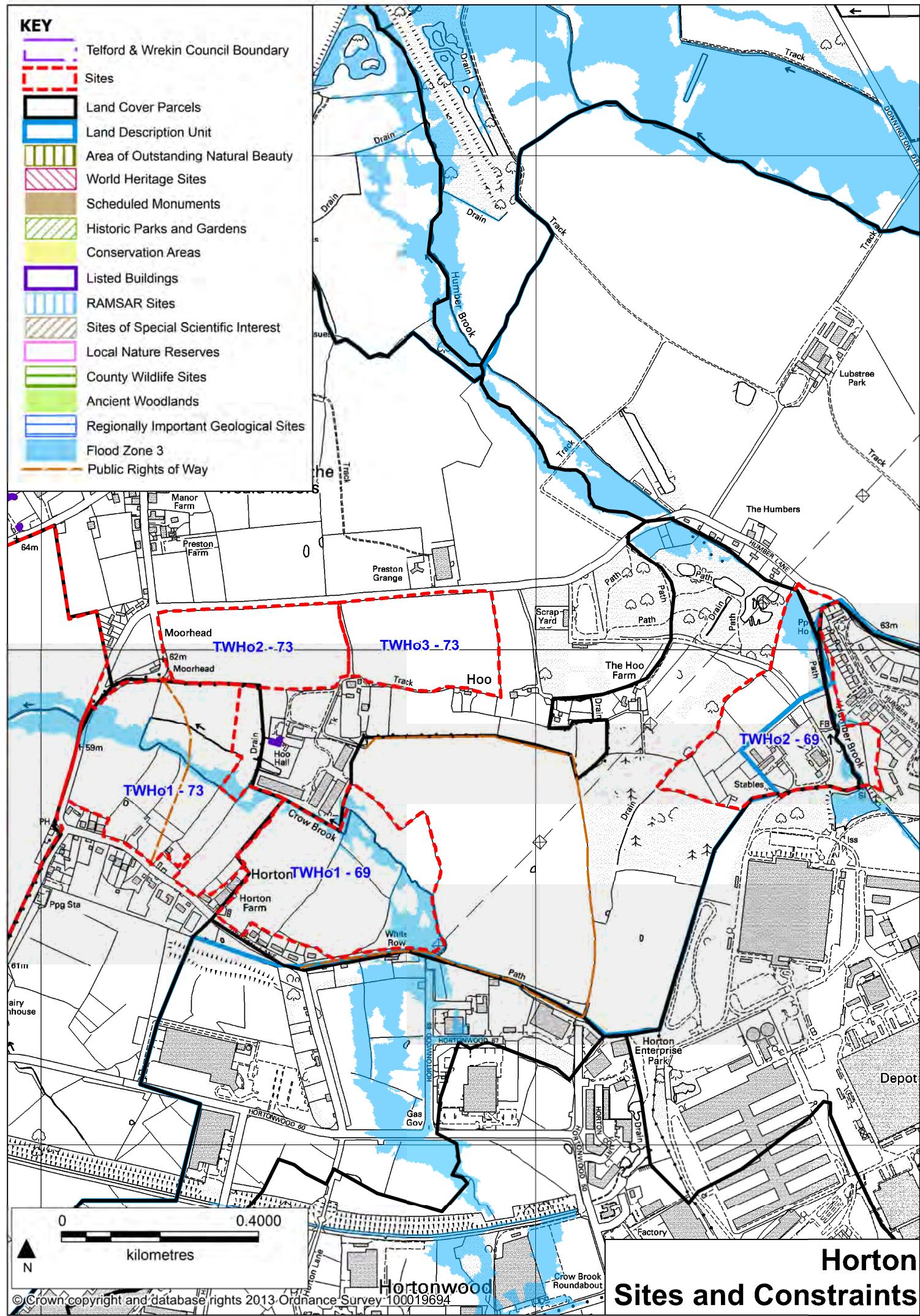
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium
rural residents	medium

**Comments** adjacent urban residents and road users overlook the area; there are also semi-rural residents to north west

Potential for improvement of settlement edge and overall mitigation

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of low lying pastoral farmland apparently associated with Horton Farm, which is the main locus of the small linear settlement of Horton. The landform is gently rolling, presaging the flat moorland landscape to the north, and the site is subdivided into several sub-regular pasture fields, each edged with grown-out hedges which are now tree rows. The Crow Brook runs within the northern site boundary and forms the eastern site boundary to a wider arable landscape with its relic field oaks. Hoo Hall, which is a listed building, lies to the north beyond chicken sheds and mature trees. Overall the site is enclosed and feels tranquil though close to semi-rural dwellings.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site's value is in its strong pattern of hedges and trees and rural, tranquil character in the lower Crow Brook valley. It is susceptible to change as it clearly sits within the wider rural landscape, with an extensive part shown as lying within the 100-year floodplain, where new development would be inappropriate. Some limited linear development of two/three houses could be accommodated along the undeveloped southern edge of the site, where there is already development to the south of the access lane in this area. The lack of natural boundaries to limit the northward spread of development could be remedied by dense hedge planting, with similar plot depths to other properties along Horton Lane. Overall, the site, together with site TWH01-73, functions as a zone of separation between Horton and Hoo Hall as a rural farm complex.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	very gently sloping valley side/floor
<b>Ground Type</b>	Loamy gleys soils	pastoral
<b>Land cover</b>	Arable farmlands	well treed (grown out hedgerow) internal and external field boundaries to all sides
<b>Settlement pattern</b>	Clustered with estate farms	medium

**LDU level Agree?**

<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pastoral farmland with many trees and streamside vegetation
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	listed Hoo Hall to the north
-	-	

### Function of Area

SHLAA No. 388

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture farmland

Diversity simple

### Water

Presence of Water  Comment Crow Brook within northern part of site and along part of eastern boundary

### Skyline

Prominence/ importance not applicable Complexity

Comments -

### Key views

To settlement  -

From settlement  -

### Landmarks

### Detractors

### Intervisibility

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

Comments intervisibility from some properties along southern boundary; not possible to ascertain intervisibility with Hoo Hall (Listed building) to north west, or views of Horton Farm adjacent to western boundary

### Noise sources

Views of development one side 180

Presence of people frequent

### Tranquillity

Summary high/medium

Comments rural backwater, with public footpath/lane along southern edge

### Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor?

**Comments** site has no public access but is managed in the same way as the wider farmed landscape (although pasture rather than arable) and part of the site to the west

## Visual relationship of area...

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

**Comments** houses along Horton Lane enjoy rear views over the site, which may also be visible from Horton Farm to the west. The northern edges are intervisible to an extent with the wider landscape and from road to the north leading to Preston upon the Weald Moors, and possibly with Hoo Hall, although likely to be screened by trees and farm buildings/chicken sheds there.

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** individual modern houses and farm buildings in ribbon development along Horton Lane mitigated by garden vegetation

## Receptors and sensitivity

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

**Comments** lane and path along southern boundary offer some views into site; houses enjoy rear views over site; possible views from Horton Farm and Hoo Hall

Potential for improvement of settlement edge and overall mitigation

**Site sensitivity summary**

**Description** The area consists of a series of pastures and mixed farmland located in the very gently sloping valley floor and floodplain of the Crow Brook. It is located between Horton and Preston on the Weald Moors to the north and Hoo Hall to the north east. The pastures are enclosed by moderately strong outgrown hedgerows with trees which give a sense of enclosure, while the mixed farmland to the north of the Crow Brook and to the west is more open with clipped hedges and fewer trees. Close to the linear settlement of Horton some of the pastures are used for horses and appear to be in fairly poor condition with a series of dilapidated structures in places. The houses, which are of varying ages, are interspersed between the fields in Horton, the oldest being associated with farm. Although there has been some recent infill, the area still feels as if it is in the countryside forming part of a rural river valley.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its strong pattern of hedges and trees and rural, tranquil character in the lower Crow Brook valley. It is susceptible to change as it clearly sits within the wider rural landscape/open countryside, with an extensive part shown as lying within the 100-year floodplain, where new development would be inappropriate. It forms an important gap between Horton and the village of Preston to the north which is particularly apparent when viewed from the north and west due to the site's more open character here. There is thus very limited opportunity for new housing in the area apart from one or two carefully designed single houses which still allow gaps in the frontage along the northern side of Horton Lane.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	very gently sloping valley floor and sides
<b>Ground Type</b>	Loamy gleyed soils	predominantly pasture to south of Crow Brook, mixed farming to north
<b>Land cover</b>	Arable farmlands	outgrown hedges with trees
<b>Settlement pattern</b>	Clustered with estate farms	small- medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> likely to be moderate due to the pattern of settlement related to surrounding paddocks and fields
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> likely to be low to moderate as pasture and hedgerows and presence of the watercourse
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Small-medium

### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	listed Hoo Hall to the north east
-	-	

**SHLAA No.** 388

### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments mixed farmland - including for horses

Diversity diverse

### Water

Presence of Water  Comment Crow Brook to the north

### Skyline

Prominence/ importance not applicable Complexity

Comments -

### Key views

To settlement  -

From settlement  views out from the settlement of Horton

### Landmarks

Detractors horse related sheds and structures

### Intervisibility

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

Comments low- medium as fairly strong tree cover and flat but structures within the area would be visible

### Noise sources

roads

Views of development one side 180 Presence of people infrequent

### Tranquillity

Summary high/medium

Comments open countryside next to linear hamlet with quiet roads to the south and west

### Functional relationship of area...

**...with settlement** none

**...with wider landscape** some

**...with adjacent assessed area?** significant

**Corridor?**

**Comments** is located away from the main settlement and appears to form part of a wider landholding and there is only one public footpath access across the area

#### Visual relationship of area...

**...with settlement** none

**...with wider landscape** significant

**...with adjacent assessed area?** significant

**Setting?**

**Comments** is located away from the main settlement and forms part of a wider landscape setting of Horton separating it from Preston on the Weald Moors edge and the Hoo Hall complex

#### 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 hamlet of Horton is a linear settlement with houses of varying ages interspersed with pasture of rural character generally

#### Receptors and sensitivity

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

**Comments** adjacent residents, users of the footpath and road users to the south and west

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

improve management of horse pastures

**Site sensitivity summary**

**Description** The site is gently sloping, falling towards the Humber Brook running through its northern edge and then down its eastern boundary. The site lies on the northern edge of Telford abutting the MOD Donnington depot and associated housing to the south and east respectively. The flat land of the Preston Weald Moors lies to the north beyond Humber Lane. The site is predominantly horse pasture in small fenced paddocks set around a small farm complex of stables with some mixed trees. The site is accessed by a track from the west. The site is highly enclosed by riparian trees, especially to the north and east and by deciduous plantations to the west, conifer plantation and the MOD depot to the south and MOD housing to the east. The north is the only place that there is a view into the site from a public viewpoint and this is restricted by the riparian woodland.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The value of the site lies mainly in the riparian woodland and the stream corridor and its secluded and relatively tranquil and attractive character enclosed by trees. The susceptibility of the site to development lies mainly in the riparian woodland and the stream corridor. The site may be suitable for housing development due to its enclosed character but damage should be avoided to these features and elements.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	very gently rolling, sloping to the north and east
<b>Ground Type</b>	Loamy gleyed soils	horse pasture around small farm complex
<b>Land cover</b>	Arable farmlands	riparian trees particularly to the north within the site and some scattered trees around the farm complex. There is strong tree cover directly adjacent to the east, south and west.

**Settlement pattern** Clustered with estate farms

small

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

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Small-medium

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	-

SHLAA No. 565

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture, small farm complex and riparian woodland

Diversity diverse

#### Water

Presence of Water  Comment Humber Brook on the north/eastern boundary

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors large MOD depot to south although hidden by trees and intervening buildings

#### Intervisibility

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

Comments hidden from general view by surrounding trees and MOD depot.

#### Noise sources

industry

Views of development one side 180 Presence of people occasional

#### Tranquillity

Summary medium

Comments the site is generally hidden away and adjacent MOD development screened/filtered by trees although noise from depot and views of houses may reduce tranquillity

#### Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

**Comments** brook part of stream corridor/floodplain

**Visual relationship of area...**

---

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting?

**Comments** the site is hidden away generally with limited visual connection with MOD housing adjacent

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

---

... visually?

...functionally?

**Comments**

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge

Form of edge

**Comments**

**Receptors and sensitivity**

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Receptors Sensitivity

**Comments**

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

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-

**Site sensitivity summary**

**Description** An arable field lying on a low ridge rising to the north on the edge of the Preston Weald Moors. The field is sub-regular with low cut hedges and very few trees. Humber Lane lies to the north running south west and east. Hoo Hall with associated chicken sheds and Hoo Farm lie to the south and are accessed via a track on the field boundary. The field is fairly open with a southerly aspect looking towards the lower lying well treed landscape to the south. The field has no direct connection with Preston on the Weald although a small 20th century housing cluster lies just to the west and is intervisible with the site. The field forms part of a stretch of open countryside.

**Landscape Sensitivity to Housing** **Evaluation:** high/medium

**Justification**

The value of the site is its proximity to the Preston Weald Moors and its relative tranquillity as part of open countryside. It is susceptible to development due to its location away from settlement and its open, rising nature. Any development on the northern side would be visible to the north.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	on low lying crown of land between watercourses/floodplains rising to the north
<b>Ground Type</b>	Loamy gleyed soils	arable with sub-regular field boundaries
<b>Land cover</b>	Arable farmlands	a few remnant oaks on boundaries
<b>Settlement pattern</b>	Clustered with estate farms	medium-large
<u>LDU level</u>	<u>Agree?</u>	
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very low	<input checked="" type="checkbox"/>	
<b>Visual sensitivity</b> Low	<input type="checkbox"/>	moderate as on rising land with low hedges and very few trees

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size**

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

SHLAA No. 706

### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity simple

### Water

Presence of Water  Comment -

### Skyline

Prominence/ importance apparent Complexity simple

Comments northern boundary forms crest of rising ground

### Key views

To settlement  -

From settlement  -

### Landmarks

### Detractors

### Intervisibility

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

Comments slightly rising ground locally visible from south and any structures on the northern part would be likely to be visible from north

### Noise sources

roads

Views of development some Presence of people infrequent

### Tranquillity

Summary medium

Comments adjacent road- Humber Lane, is moderately well used and there are glimpse views of the chicken shed to the south with scattered rural settlement, some 20th century

### 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 farmed unit including site to the east

Visual relationship of area...

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

...with adjacent assessed area? significant                            Setting?

**Comments** intervisible with outlying estate south of Preston as part of low lying ridge slopes extending eastwards on the edge of the Preston Weald Moors

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 fragmented but rural in scale and character

Receptors and sensitivity

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

**Comments** receptors are mainly users of Humber Lane, rural residents nearby and public footpath users

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

**Site sensitivity summary**

**Description** An arable field lying on a low ridge rising to the north on the edge of the Preston Weald Moors. The field is sub-regular with low cut hedges and very few trees. Humber Lane lies to the north running east west. Hoo Hall with associated chicken sheds and Hoo Farm lie to the south and are accessed via a track on the field boundary. The field is fairly open with a southerly aspect looking towards the lower lying well treed landscape to the south. The field has no direct connection with Preston on the Weald although a small 20th century housing cluster lies some way to the west and is intervisible with the site. The field forms part of a stretch of open countryside.

**Landscape Sensitivity to Housing** **Evaluation:** high/medium

**Justification**

The value of the site is its proximity to the Preston Weald Moors and its relative tranquillity as part of open countryside. It is susceptible to development due to its location away from settlement and its open, rising nature. Any development on the northern side would be visible to the north.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	on low lying crown of land between watercourses/floodplains rising to the north
<b>Ground Type</b>	Loamy gleyed soils	arable with sub-regular field boundaries
<b>Land cover</b>	Arable farmlands	a few remnant oaks on boundaries
<b>Settlement pattern</b>	Clustered with estate farms	medium-large
<u>LDU level</u>	<u>Agree?</u>	
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very low	<input checked="" type="checkbox"/>	
<b>Visual sensitivity</b> Low	<input type="checkbox"/>	moderate as on rising land with low hedges and very few trees

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size**

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

SHLAA No. 714

### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity simple

### Water

Presence of Water  Comment -

### Skyline

Prominence/ importance apparent Complexity simple

Comments northern boundary forms crest of rising ground

### Key views

To settlement  -

From settlement  -

### Landmarks

### Detractors

### Intervisibility

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

Comments slightly rising ground locally visible from south and any structures on the northern part would be likely to be visible from north

### Noise sources

roads

Views of development some Presence of people infrequent

### Tranquillity

Summary medium

Comments adjacent road- Humber Lane, is moderately well used and there are glimpse views of the chicken shed to the south with scattered rural settlement, some 20th century

### 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 farmed unit including site to the east

## Visual relationship of area...

...with adjacent assessed area? significant Setting?

**Comments** intervisible with outlying estate south of Preston as part of low lying ridge slopes extending westwards on the edge of the Preston Weald Moors

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

## **Comments -**

## Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge	Form of edge
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**Comments** n/a

# Receptors and sensitivity

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

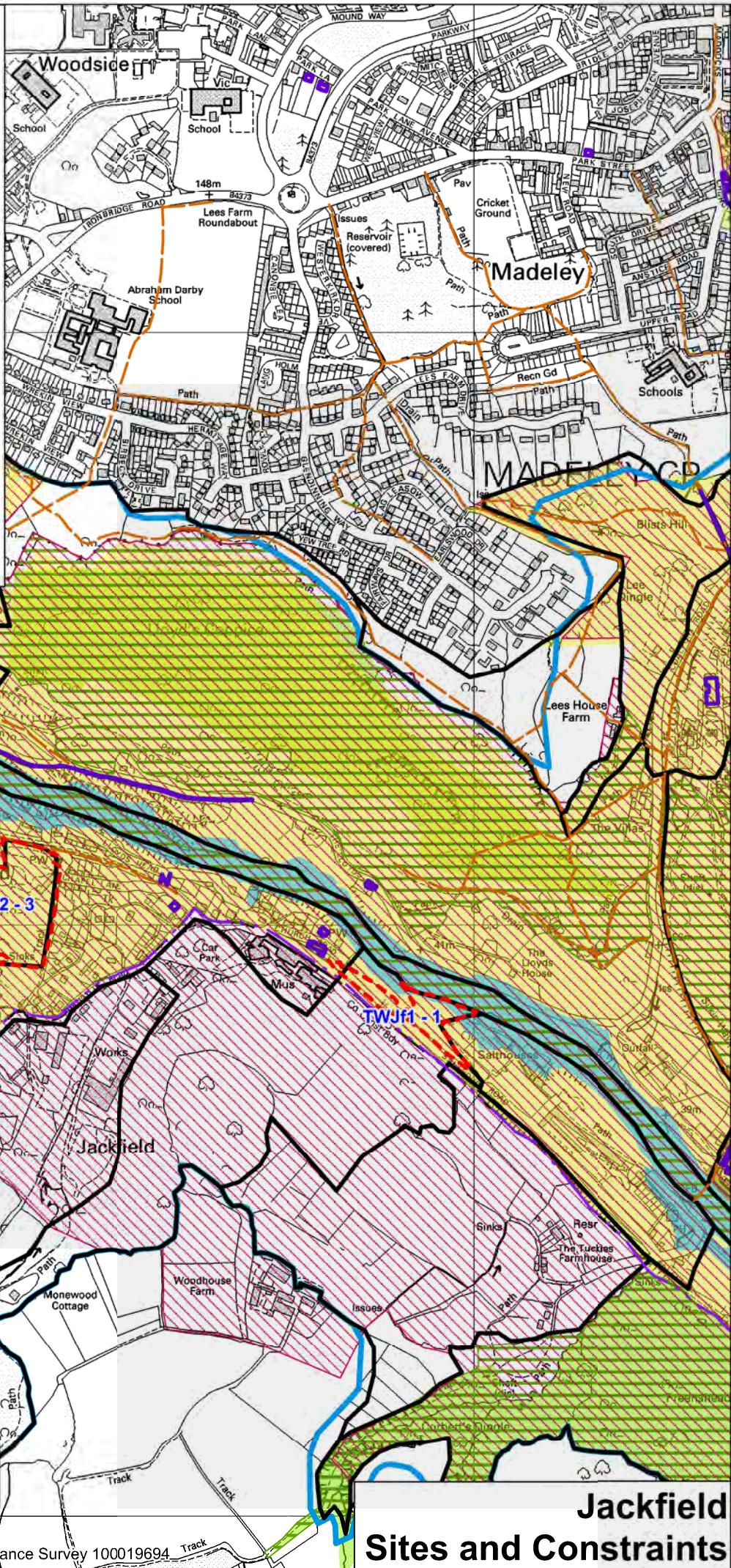
**Comments** receptors are mainly users of Humber Lane, rural residents nearby and public footpath users

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** An area of woodland on a moderately steep valley side lying between a minor road and the Severn Way generally and sloping further to the River Severn to be within its 100 year floodplain in its northern part. The area lies within the World Heritage Site and a Conservation Area. It also serves the function of separating the settlements of Jackfield and Salthouses contributing to the wooded valley side. The woodland is in poor condition. The open area by the river is more prominent.

**Landscape Sensitivity to Housing** **Evaluation:** high

**Justification**

The site's value lies in the heritage designations, location on the Severn Way and the Severn's ecological designation. Its susceptibility is its woodland character, proximity to the Severn and as part of the Severn Gorge's character and its role separating the settlements of Jackfield and Salthouses. It is therefore extremely sensitive to housing development.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock sloping	moderately steep sloping valley side
<b>Ground Type</b>	Shallow soils on hard rocks	secondary deciduous woodland
<b>Land cover</b>	Ancient wooded farmlands	all secondary deciduous woodland
<b>Settlement pattern</b>	Clustered with small farms	intimate
LDU level	Agree?	
<b>Cultural sensitivity</b> High	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very high	<input checked="" type="checkbox"/>	
<b>Visual sensitivity</b> Moderate	<input checked="" type="checkbox"/>	low- moderate as enclosed by landform to south and to some extent by surrounding woodland

**LCP context**

**Land Use** Woodland

**Field Pattern****Field Size****Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input checked="" type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input checked="" type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	The River Severn is a County Wildlife Site	World Heritage Site and Conservation Area

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments secondary deciduous woodland

Diversity simple

Water

Presence of Water  Comment -

Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

Key views

To settlement  -

From settlement  -

Landmarks

Detractors exposed pipes on roadside to south west

Intervisibility

Site observation	medium	...to key features <input type="checkbox"/>	...from key place <input checked="" type="checkbox"/>
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Comments low- medium visibility as though generally enclosed by, and part of, wooded valley sides the area does abut the River Severn and is apparent in views across the valley

Noise sources

roads	people
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Views of development	some	Presence of people	infrequent
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Tranquillity

Summary high/medium

Comments adjacent road is lightly used and though adjacent to Severn Way the site is relatively quiet with few views of development

Functional relationship of area...

...with settlement	limited	...with wider landscape	some
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...with adjacent assessed area?	some	Corridor?	<input type="checkbox"/>
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Comments the woodland has the Severn Way passing through it linking the settlements along the valley and appears to be managed [with very low input] as part of a wider landholding

Visual relationship of area...

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

...with adjacent assessed area?	some	Setting?	<input type="checkbox"/>
---------------------------------	------	----------	--------------------------

Comments part of wooded valley side separating Jackfield from Salthouses to the south east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments nearest settlement edge is Tile Museum which is a distinctive and strong structure

Receptors and sensitivity

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

Comments main receptors would be users of Severn Way and adjacent minor road with views from across the valley and adjacent house to south east

Potential for improvement of settlement edge and overall mitigation

manage woodland to encourage climax vegetation, maintain tree cover to enhance Severn Way and for nature conservation

**Site sensitivity summary**

**Description** The site is a diverse mix of woodland on steep slopes around a manmade plateau with a derelict hardstanding and buildings. The site lies on the sides of the Severn Gorge and is within the World Heritage Site and a Conservation Area. It is not known if the structures on site have any historic interest but are not specifically protected. The trees contribute to the wooded valley side integrating both the site and surrounding dwellings into the dramatic valley landscape. The vehicles parked on the site are detractors visible from across the valley. The site appears to include part of Chapel Lane with the brass band hall. This appears to have some architectural merit contributing to the character of the settlement. The Severn Way runs just to the north on a dismantled railway line and has views into the site which forms the immediate skyline. Views to the site above the settlement are possible across the valley.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site's value lies in the heritage designations. The susceptibility to development lies in its location on the valley side associated with the historic settlement, its woodland backcloth and its relationship with the Severn Way. There is potential for housing on the plateau area provided any structures of historic interest are treated appropriately, maintained and improved if possible, and the trees on site are maintained and enhanced to continue to screen and integrate the site and the surrounding settlement into the valley sides. Thorough historic and ecological/tree surveys would be required to determine what should be retained and to make management recommendations. Preferably woodland should not be placed in gardens as this could lead to deterioration over time. The brass band hall should be retained.

**LDU context**

<b>Landscape characteristics</b>		<b>LDU scale</b>	<b>Site comments</b>
<b>Physiographic</b>		Hard rock sloping	steep valley sides and manmade plateau with associated steep slopes
<b>Ground Type</b>		Shallow soils on hard rocks	buildings, tree cover, scrub and rough land and hardstanding
<b>Land cover</b>		Ancient wooded farmlands	significant secondary woodland on steeper slopes
<b>Settlement pattern</b>	Clustered with small farms		small
<b>LDU level</b>		<b>Agree?</b>	
<b>Cultural sensitivity</b>		High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>		Very high	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>		Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Woodland

**Field Pattern**

## Field Size

### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input checked="" type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input checked="" type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	World Heritage Site and Conservation Area

Function of Area SHLAA No. 27

Pastoral  Arable  Horticulture  Recreation  Other

Comments woodland and derelict yard/industrial premises

Diversity complex

### Water

Presence of Water  Comment -

### Skyline

Prominence/ importance apparent Complexity complex

Comments area lies on hillside beneath main gorge skyline but from some adjacent lanes site will form local skyline [eg Chapel Lane]

### Key views

To settlement  view of settlement from bridge over Severn at Coalford and from road on other side of the valley

From settlement  -

### Landmarks

Detractors existing vehicles and derelict buildings on site

### Intervisibility

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

Comments low- medium visibility as though generally enclosed by, and part of, wooded valley sides the area it is apparent in views across the valley

### Noise sources

roads

Views of development many 270 Presence of people infrequent

### Tranquillity

Summary medium

Comments the woodland integrates much of the surrounding settlement and the noise/presence of the B4373 road to the west is screened by woodland on site

## Functional relationship of area...

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

...with adjacent assessed area? none                            Corridor?

**Comments** the site appears to include Chapel Lane which forms a minor thoroughfare through the settlement. The rest of the site does not have public access and does not functionally relate to the rest of the settlement.

## Visual relationship of area...

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

...with adjacent assessed area? none                            Setting?

**Comments** the wooded slopes contribute to the setting of the settlement and form part of the wooded valley sides

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

## Settlement edge

Pre C20 edge       C20-21 edge

Nature of edge neutral                            Form of edge highly indented

**Comments** the settlement is scattered on the valley side with dwellings fitting around former industrial sites which have now vegetated over. The result is a moderately attractive mosaic with dwellings set within trees. Where this is disrupted with linear developme

## Receptors and sensitivity

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

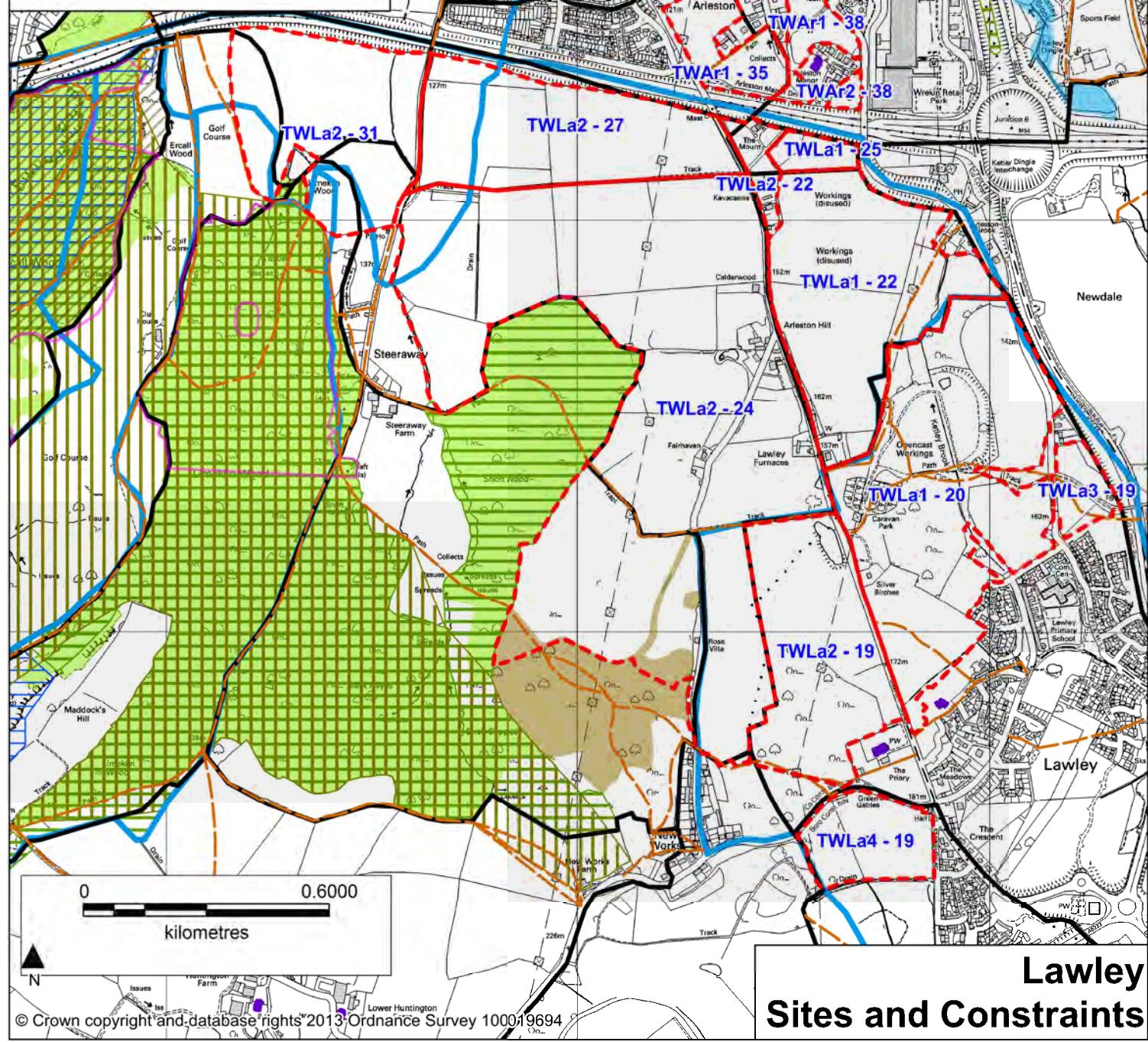
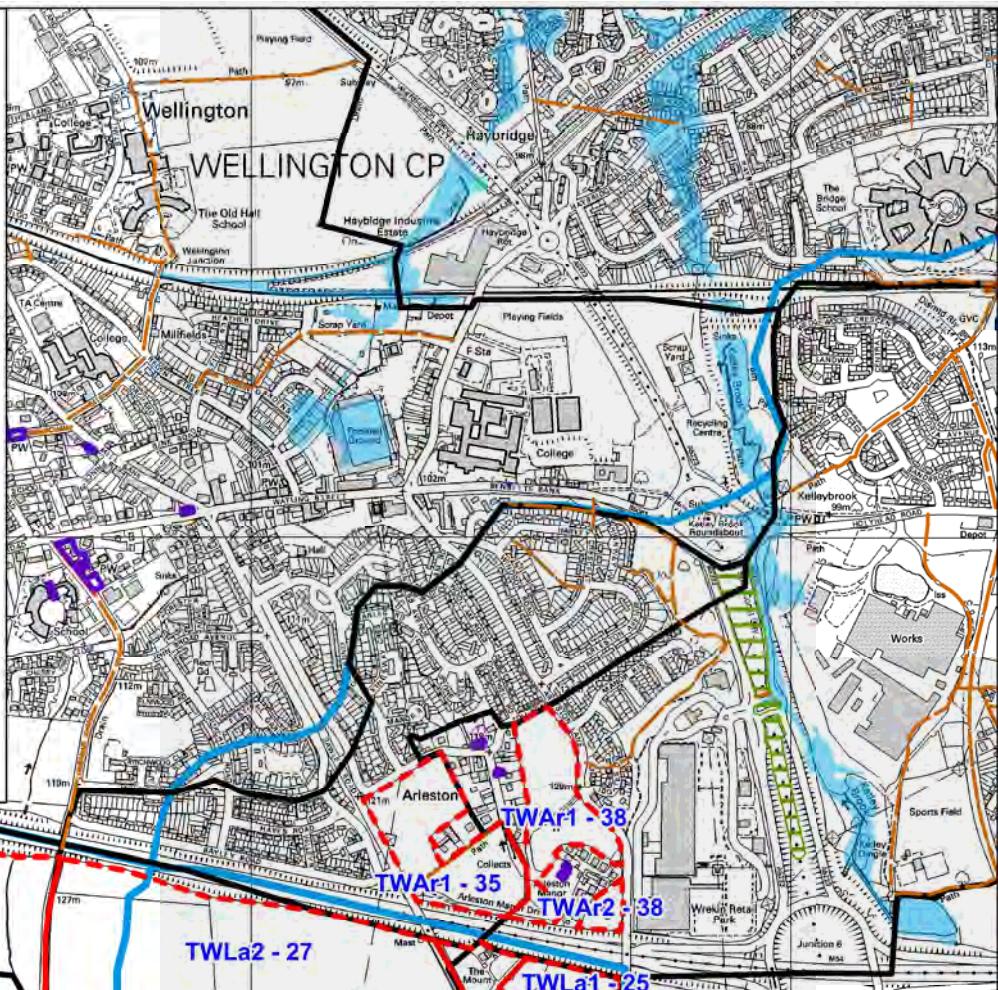
**Comments** adjacent residents and users of the Severn Way which has good views into the site and glimpse views from the road on the other side of the valley and from the B4373 at the bridge at Coalford.

## Potential for improvement of settlement edge and overall mitigation

manage woodland for longevity and bring rough ground into beneficial use

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Lawley**  
**Sites and Constraints**

**Site sensitivity summary**

**Description** This site consists of mixed land uses on undulating land which slopes down from the south towards the M54. It is now mainly pastoral farmland with some arable, much secondary woodland and relatively recent tree belts and an area of remaining spoil heaps within the woodland which is not generally visible. The fields are bordered by a mix of low cut hedges and fences. The area appears to have been at least part a former opencast mining site with some restored areas. A brook runs south-north through the centre of the site, with an associated pond. Public footpaths access the site linking into the settlement. The site lies to the north of the expanding settlement of Lawley, with the new urban edge on the skyline overlooking the site with wide views to the north. The new edge design is generally positive although on the skyline and could be softened with tree and hedge planting. The area is locally visible from the north and west. From the east it acts locally as part of the foreground to the Wrekin, although this is not a significant view of that landmark. Within the wider landscape the site is contained by a ridge to the east beyond the site and by the Wrekin and its associated wooded ridges to the west. Tranquillity is reduced by the presence of housing to the south, the noise of roads to the north and east, dumping around the gypsy site and by evidence of former mining use.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The value of the site is in its attractive undulating form, tree cover and field pattern. Its susceptibility to development is its wide visibility and its appearance as open countryside. Although development on this site would relate quite well to the settlement of Lawley, it would be highly visible, due to its location on sloping ground. Development to the south of the site has already broken the local skyline, so development within the site would be viewed against this backdrop. Whilst this does not provide justification for the development of the site, limited development within the site may be possible where visibility is partly limited by woodland or landform. In this instance, care should be taken to retain all woodland, the watercourse and pond. The site would require survey and analysis of elements relating to the industrial past of the site, with consideration of their conservation for their historic and ecological potential.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	gently rolling falling to the north, locally disturbed
<b>Ground Type</b>	Localised disturbed gleyed soils	wooded pastoral farmland with spoil heaps
<b>Land cover</b>	Pastoral farmlands	secondary woodland on former opencast mining site
<b>Settlement pattern</b>	Mining with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**Visual sensitivity** Moderate

#### LCP context

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**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Medium-large

#### Designations

---

##### Landscape

AONB   
ASLC

Green Network

Open Space

Public Right of Way

##### Comments

##### Biodiversity

100 Year Floodplain   
SSSI   
Wildlife Site   
Ancient Woods   
LNR   
RAMSAR

##### Historic/Archaeology

Conservation Area   
WHS   
SMs   
Historic P and G   
RIGS

#### Function of Area

---

SHLAA No. 435,569,591,613

Pastoral  Arable  Horticulture  Recreation  Other

Comments former opencast workings now in mainly pastoral cultivation with much woodland; gypsy site located in woodland

Diversity complex

#### Water

---

Presence of Water  Comment Ketley Brook roughly south-north through centre of site; pond

#### Skyline

---

Prominence/ importance apparent

Complexity -

Comments housing in expanding Lawley to the south forms the southern skyline

#### Key views

---

To settlement  -

From settlement  -

#### Landmarks

Detractors pylons powerline along much of western edge of site, with pylons just outside site boundary

#### Intervisibility

---

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

Comments although contained by landform within the wider landscape, the site is locally highly visible, especially the field to the south west

#### Noise sources

---

roads

## Views of development one side 180

**Presence of people** frequent

## Tranquillity

## Summary medium/low

**Comments** motorway noise from the north and some views of traffic over wide arc, plus noise from ongoing development have considerable impact; to the south and to the east development is visible over a wide area. Dumping occurs around the gypsy site.

## Functional relationship of area...

...with adjacent assessed area? some Corridor?

**Comments** the site functions partly as part of the wider farmed landscape, as does the adjacent site, although it also has other land uses. A public footpath links into the settlement to the south and a PROW runs across the area east west, also linking to the north.

## Visual relationship of area...

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

**Comments** new development in Lawley now overlooks the site from the crest of the hill to the south. The current edge addresses the landscape positively, albeit unfortunately on the skyline and benefits from wide views north. The site reads as part of the wider farmed landscape, as does the adjacent site to the north, and the woodland relates well to the areas of ancient woodland to the west while the spoil heaps are a reminder of its industrial past. These are well hidden by woodland from wider view.

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

## Comments -

## Settlement edge

Pre C20 edge  C20-21 edge

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

**Comments** adjacent recent housing has been designed in a positive way with a varied but coherent form but would benefit from some planting mitigation as it is on the skyline.

## Receptors and sensitivity

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

**Comments** rural residents in adjoining areas to the west have clear views over the site, as do urban residents to the south. There are several footpaths within the

site and abutting it, local roads along both eastern and western boundaries and part of the southern boundary, and a motorway junction near the site to the north

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

**Site sensitivity summary**

**Description** This site consists of sloping arable and pastoral farmland restored from opencast mining. It lies to the south of Arleston and the M54 and is separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply. There is only a narrow woodland belt to the west and internal field boundary hedges. There is some isolated individual settlement along the western boundary and a pocket of development against the southern boundary. The site is visible within the local landscape, especially from the south and west, but it is contained within the wider landscape by a ridge to the east, beyond the site, and by the Wrekin and associated woodland ridges to the west. It is not overlooked from the north, where motorway embankment planting provides a dense screen. It functions as part of the wider farmed landscape and, to a limited degree, to the setting of the Wrekin viewed from the east.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site has value as appearing as part of open countryside to the south of the M54 even though its a relatively recently restored landscape. It is susceptible to change inasmuch as it is divorced from the settlement of Arleston by the motorway, and contributes significantly to the gap between this settlement and Lawley to the south. It is less exposed to view (lower lying) than other nearby areas which are currently being developed to the south in Lawley. Development here would detract from the view from local areas to the west. Overall, the area appears to be very sensitive to development in the short/medium term. Advance woodland planting would be required if development was considered.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	pronounced concave slope down from western to eastern edge - with more steeply sloping pocket on eastern edge around Arleston Hill
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and pastoral fields divided by low cut hedges
<b>Land cover</b>	Ancient farmlands	narrow belt of woodland to the west along Dawley Road
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate; pastoral farmland on former opencast mine
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Opencast

**Field Pattern** Regular

**Field Size** Medium-large

#### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	disturbed land (former opencast mining)
-	-	-

**SHLAA No.** part 435

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable to the west and pastoral to the east, with small area of rough ground against eastern edge

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads proximity to M54 - noise rather than visual effects

#### Intervisibility

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

Comments highly visible from south and east and to an extent from the west

#### Noise sources

roads

Views of development some Presence of people infrequent

#### Tranquillity

Summary medium/low

Comments the site has roads on three sides at a distance and views of development to north and south, with constant noise from vehicles on the M54

#### Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor?

Comments the site appears to function as part of the wider farmed unit including the site to the north

#### Visual relationship of area...

---

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments the site is screened from Arlestone by motorway embankment planting; it relates well to the adjacent site to the north and forms a continuation of the grain of the landscape to the west. It is highly visible from the upper slopes to the south west.

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

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

Comments the site lies away from the main settlements

#### Receptors and sensitivity

---

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

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

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

roads/rail/cycleways	medium
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Comments there are a few rural residents along the western and eastern boundaries, and the site is visible from parts of New Works at a distance. A public footpath crosses the site towards its eastern boundary. Road users have only glimpsed views through gaps in hedges.

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

---

**Site sensitivity summary**

**Description** This site consists of sloping arable and pastoral farmland restored from opencast mining. It lies to the south of Arleston and the M54 and is separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply. There is only a narrow woodland belt to the west and internal field boundary hedges. There is some isolated individual settlement along the western boundary and a pocket of development against the southern boundary. The site is visible within the local landscape, especially from the south and west, but it is contained within the wider landscape by a ridge to the east, beyond the site, and by the Wrekin and associated woodland ridges to the west. It is not overlooked from the north, where motorway embankment planting provides a dense screen. It functions as part of the wider farmed landscape and, to a limited degree, to the setting of the Wrekin viewed from the east.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site has value as appearing as part of open countryside to the south of the M54 even though its a relatively recently restored landscape. It is susceptible to change inasmuch as it is divorced from the settlement of Arleston by the motorway, and contributes significantly to the gap between this settlement and Lawley to the south. It is less exposed to view (lower lying) than other nearby areas which are currently being developed to the south in Lawley. Development here would detract from the view from local areas to the west. Overall, the area appears to be very sensitive to development in the short/medium term. Advance woodland planting would be required if development was considered.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	pronounced concave slope down from western to eastern edge - with more steeply sloping pocket on eastern edge around Arleston Hill
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and pastoral fields divided by low cut hedges
<b>Land cover</b>	Ancient farmlands	narrow belt of woodland to the west along Dawley Road
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate; pastoral farmland on former opencast mine
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small

#### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		disturbed land (former opencast mining)

#### Function of Area

SHLAA No. 0

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable to the west and pastoral to the east, with small area of rough ground against eastern edge

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads proximity to M54 - noise rather than visual effects

#### Intervisibility

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

Comments highly visible from south and east and to an extent from the west

#### Noise sources

roads

Views of development some Presence of people infrequent

#### Tranquillity

Summary medium/low

Comments the site has roads on three sides at a distance and views of development to north and south, with constant noise from vehicles on the M54

#### Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor?

Comments the site appears to function as part of the wider farmed unit including the site to the north

#### Visual relationship of area...

---

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments the site is screened from Arlestone by motorway embankment planting; it relates well to the adjacent site to the north and forms a continuation of the grain of the landscape to the west. It is highly visible from the upper slopes to the south west.

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

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

Comments the site lies away from the main settlements

#### Receptors and sensitivity

---

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

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

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

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

Comments there are a few rural residents along the western and eastern boundaries, and the site is visible from parts of New Works at a distance. A public footpath crosses the site towards its eastern boundary. Road users have only glimpsed views through gaps in hedges.

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

---

**Site sensitivity summary**

**Description** This site consists of a single pasture field against the M54, from which it is generally screened by dense embankment planting (the motorway is in deep cutting). There is a single house against the western end of the site and a road in cutting to the east, also bounded by a dense woodland belt. The southern boundary is a low cut hedge, which provides a weak but definite boundary to the south. The site functions as part of the wider farmed landscape, despite its extreme northern edge being against the motorway, and relates well to the adjoining sites to south and west.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site has value as part of the wider restored open countryside to the south. It is susceptible to change inasmuch as it is divorced from the settlement by the motorway, is subject to constant noise from the road and forms part of the wider landscape. However, in terms of landscape and visual impact it is fairly discreet due to its location at the base of a slope. Consideration could be given to development that related the site to existing housing to the south on Dawley Road, if access could be provided in this direction to provide some sense of place and linkage, rather than to the east, where a strong tree belt forms a positive boundary to Arleston Lane.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping gently to the north
<b>Ground Type</b>	Localised disturbed gleyed soils	pastoral farmland
<b>Land cover</b>	Ancient farmlands	amenity tree planting against north and east boundaries
<b>Settlement pattern</b>	Clustered with small farms	small

**LDU level Agree?**

<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate - disturbed land rather than ancient farmland
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Opencast

**Field Pattern** Regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	disturbed land (former opencast mining)

**Function of Area** SHLAA No. part 435

Pastoral  Arable  Horticulture  Recreation  Other

Comments single field in pastoral cultivation

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads M54 against northern boundary

#### Intervisibility

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

Comments the site is enclosed and generally screened from surrounding roads and publicly accessible viewpoints. However, any dwellings on the site would be apparent through trees in winter when viewed from the north.

#### Noise sources

roads

Views of development some Presence of people occasional

#### Tranquillity

Summary low

Comments motorway noise, despite motorway being in cutting; single house against western boundary and road in cutting against eastern boundary

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

**Comments** not related to a settlement, but is part of wider farmed pastoral landscape, as is adjoining site

Visual relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? limited

Setting?

**Comments** site is screened from the settlement by motorway embankment planting to north, and from the wider landscape by amenity planting to the east, by a dwelling to the west and is bounded by a low thin hedge along its southern boundary

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

**Comments** no settlement edge adjacent - single house against western boundary

Receptors and sensitivity

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

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

	high
--	------

**Comments** there is one house against the western end of the site. The M54 is in deep cutting, as is the road to the east, and Dawley Road to the west is separated from the site by the grounds of The Mount.

Potential for improvement of settlement edge and overall mitigation

**Site sensitivity summary**

**Description** The site slopes distinctly down from north to south and west to east. It consists of two distinct areas- arable and woodland. The northern part is an arable field which slopes westwards up the hill from Dawley Road in the east. It does not have a western boundary but the cut hedge to the north also marks the line of a public footpath. There is a large pond surrounded by wet woodland with minimal management adjacent to Dawley Road. A secondary deciduous woodland lies in the southern part of the site which appears to have colonised a former mine. This forms a locally prominent skyline feature and appears to have a very low management input. A public footpath crosses it linking Lawley with New Works. The woodland appears to be used for informal recreation and has evidence of the workings hidden in the vegetation. A power line with pylons crosses the woodland and field, north to south.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The woodland and pond have value as landscape features, with the former as a backcloth to the listed church at Lawley. The site's susceptibility to change is its openness to the north and its rising character to the south and west forming part of the wider countryside to the west of Dawley Road and providing a green gap between the settlements of Lawley and New Works. As a result, this site has high sensitivity to change.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping hillside
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and secondary woodland
<b>Land cover</b>	Pastoral farmlands	secondary woodland in southern part of site
<b>Settlement pattern</b>	Mining with small farms	medium-large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> low- moderate- pond associated with furnaces and mine workings may have some cultural interest
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate at lower elevation to high up the slopes in woodland and upper field

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

listed church adjacent to south east corner of site

### Function of Area

SHLAA No. part 435

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable and woodland [low key management]

Diversity diverse

### Water

Presence of Water  Comment overgrown pond possibly associated with Lawley Furnaces in north east corner of the field

### Skyline

Prominence/ importance prominent Complexity

Comments top edge of site in field just below skyline but woodland forms prominent skyline when viewed from Dawley Road to east

### Key views

To settlement  -

From settlement  -

### Landmarks

Detractors pylons pylons and power line crossing the site

### Intervisibility

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

Comments rising hillside to local skyline

### Noise sources

roads

Views of development one side 180 Presence of people frequent

### Tranquillity

Summary medium

Comments Dawley Road adjacent is busy and there are views of new development on skyline to the south east

### Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

**Comments** the arable field is part of a medium to large scale arable landscape that continues into TWLa2-24 and appears to be managed as part of a wider landholding. There is a public footpath on the south western boundary which links Lawley with New Works.

#### Visual relationship of area...

---

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

...with adjacent assessed area? significant                            Setting?

**Comments** the woodland integrates and screens the western edge of Lawley and the eastern edge of New Works and forms part of the wider countryside setting of the settlements on the hill top. The arable field links into the adjacent rural area to the west.

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

---

... visually?

...functionally?

**Comments** development of the hillside to the west in TWLa2-24 would make this area vulnerable to development

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral                            Form of edge moderately indented

**Comments** church is a positive feature on west side of Dawley Road although settlement to east is on the skyline and prominent

#### Receptors and sensitivity

---

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

**Comments** nearby residents in old rural and new urban development, users of Dawley Road and public footpaths to north and south

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

---

management of woodland to encourage climax vegetation, for nature conservation and also potentially for informal recreation

**Site sensitivity summary**

**Description** The site comprises a large area of mixed arable and pastoral farmland on the middle slopes of an exposed rolling hillside wrapping round a wooded hill with long distance views over Wellington to the north and Telford to the east. It reaches the highest point in the assessment area to the south, above 200mAOD, around New Works. The rounded hill to the far west is particularly prominent in views from the M54. There are hedgerows, but these are generally gappy to the east and relatively new and low cut to the west, with few trees apart from a small plantation to the west. Ancient woodland cover (Short Wood and Limekiln Wood) is substantial on the rounded hills adjacent and to the south and west. The latter is part of the AONB and both wooded hills build up to the Wrekin to the south west. The woodland is covered by a variety of wildlife designations including Local Nature Reserve and/or County Wildlife Site. Open cast coal mining and subsequent restoration works run down the hill west of New Works Lane, screened from local view by an earthworks bund. A scheduled ancient monument of old coal mining lies just north east of New Works partly within the site and is characterised by low, grassed or vegetated mounds and features. Settlement is scattered and essentially rural although suburban detailing is creeping in at Arleston Hill. Public footpaths include Limekiln Lane which links the settlement with the AONB to the south. The south eastern part of the site forms the skyline when viewed from the east, while the rest of the area generally sits below the wooded hills, acting as a setting for them. Whilst the M54 to the north reduces tranquillity the area feels quieter and more rural to the south.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. The woodlands themselves have associated wildlife and landscape value and the site has a SAM to the south. The site is susceptible to change due to its openness, elevation, its local skyline and its separation from any urban development. The opencast is assumed as a temporary land use which will be restored back to an agricultural use and therefore only affects the character of the area in the short term. The site is thus highly sensitive to residential development change.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	upper valley sides/hillsides
<b>Ground Type</b>	Localised disturbed gleayed soils	mix of arable and pastoral with scattered rural settlement; open cast coal mining west of New Works Lane
<b>Land cover</b>	Ancient farmlands	some trees in gappy hedgerows, with large woodland blocks (Short Wood and Ercall Wood) adjoining the site to the south
<b>Settlement pattern</b>	Clustered with small farms	medium-large
	<b>LDU level</b>	<b>Agree?</b>

Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate-high sensitivity on exposed hillside slopes

#### LCP context

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Land Use Farmland

Field Pattern Regular

Field Size Medium-large

#### Designations

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##### Landscape

- AONB
- ASLC
- Green Network
- Open Space

##### Public Right of Way

##### Comments

Wrekin AONB to the south west

##### Biodiversity

- 100 Year Floodplain
- SSSI
- Wildlife Site
- Ancient Woods
- LNR
- RAMSAR

##### Historic/Archaeology

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

scheduled ancient monument of coal mining remains on the southern fringes

#### Function of Area

---

SHLAA No. part 435

Pastoral  Arable  Horticulture  Recreation  Other

Comments mix of arable and pastoral farmland with open cast mining and associated restoration

Diversity diverse

#### Water

---

Presence of Water  Comment watercourse in valley to west and a field pond west of Arleston Hill

#### Skyline

---

Prominence/ importance prominent

Complexity simple

Comments the edge of Short Wood in the south eastern part of the site forms a prominent skyline when viewed from Dawley Road. Elsewhere, the southern boundary of the site lies beneath the well wooded skyline formed by a series of rounded hills culminating in the Wrekin to the south west.

#### Key views

---

To settlement  -

From settlement  the area forms the rural backcloth to Wellington and Lawley with views out to the wooded hills beyond

**Landmarks** wooded hilltops bordering and to south and west of site

**Detractors** open cast mining, but locally only the boundary bund is apparent

#### Intervisibility

---

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

**Comments** the area lies on the lower part of the north facing slopes of the Wrekin, which overlook Wellington and beyond to the north

#### Noise sources

---

roads

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

#### Tranquillity

---

**Summary** medium

**Comments** the urban area of Telford/Wellington, visible to the north and east and traffic on both the M54 and Dawley Road combined with the open cast mining reduce the tranquillity of an otherwise rural area. Tranquillity tends to increase to the south.

#### Functional relationship of area...

---

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

...with adjacent assessed area? significant      Corridor?

**Comments** the area appears to managed as part of several landholdings to the north and south and has limited public access [Limekiln Lane] plus a minor road to New Works] through it.

#### Visual relationship of area...

---

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

...with adjacent assessed area? significant      Setting?

**Comments** the area is cut off from the settlement edge by the M54 to the north and Dawley Road and open countryside to the east and forms part of the wider hill countryside running down towards Wellington, including sites TWLa2-27 and TWLa2-31.

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

---

... visually?

...functionally?

**Comments** the area has a strong relationship with sites TWLa2-27 and TWLa2-31, which together form the lower slopes of the hillside and provide a setting for the wooded hills to the south

#### Settlement edge

---

Pre C20 edge       C20-21 edge

**Nature of edge**      **Form of edge**

**Comments** n/a

#### Receptors and sensitivity

---

**Receptors**      **Sensitivity**

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

**Comments** rural residents within this area and adjacent areas, users of the Dawley Road, minor road and M54 and 2 public footpaths- especially Limekiln Lane

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

---

strengthen hedges and encourage regeneration of hedgerow trees; full restoration of open cast mining

**Site sensitivity summary**

**Description** The area consists of arable fields with a narrow horse pasture on a sloping hillside located south of the M54. Field boundaries are low cut hedges, or fences with very few trees which contribute to its open character. The M54 is in cutting for part of its length and then at grade with some shrubby vegetation and the site forms a skyline in parts for road users. Overall, it forms part of the wider rural farmed landscape which is the foreground to the wooded hills leading to Ercall Wood and ultimately the Wrekin to the south west. The area's tranquillity is disturbed by the motorway. Views are limited from urban dwellings due to intervening trees, but the Dawley Road has clear views of the site, especially from the north leaving the settlement.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. As an open site with a strong rural character it is susceptible to change. It is also physically separated by the M54 from the southern edge of Wellington and overall is highly sensitive to change.

**LDU context**

<b>Landscape characteristics</b>	<b>LDU scale</b>	<b>Site comments</b>
<b>Physiographic</b>	Hard rock uplands	sloping hillside
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and pastoral
<b>Land cover</b>	Ancient farmlands	low cut hedgerows, very few trees except patches within M54 highway boundary to north
<b>Settlement pattern</b>	Clustered with small farms	medium-large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> low- moderate as arable farmland with rectilinear field pattern
<b>Ecological sensitivity</b>	Moderate	<input type="checkbox"/> low as arable farmland
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate- high as open hillside

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Medium-large

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	

## Function of Area

SHLAA No. part 435

Pastoral  Arable  Horticulture  Recreation  Other

Comments mainly arable with some horse pasture

Diversity uniform

## Water

Presence of Water  Comment -

## Skyline

Prominence/ importance apparent Complexity simple

Comments northern edge of site acts as skyline as top of cutting for M54 adjacent

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors steel fencing on northern boundary

## Intervisibility

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

Comments on rising land with some intervisibility with lower land to north and hill slopes to west

## Noise sources

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

Summary medium/low

Comments M54 adjacent is a major noise source and views of some development possible

## Functional relationship of area...

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

...with adjacent assessed area? significant Corridor?

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

and west and has no public access

#### Visual relationship of area...

---

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

...with adjacent assessed area? significant                    Setting?

**Comments** the area is separated from the settlement edge by the M54 and forms part of the wider hill countryside (including sites TWLa2-24 and TWLa2-31) running down towards Wellington.

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

---

... visually?

...functionally?

**Comments** the area has a strong relationship with sites TWLa2-24 and TWLa2-31 which form the continuation of the hillside forming part of the setting for the wooded hills

#### Settlement edge

---

Pre C20 edge       C20-21 edge

Nature of edge neutral                    Form of edge smooth/linear

**Comments** M54 and its associated roadside planting forms straight mitigated settlement edge

#### Receptors and sensitivity

---

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

**Comments** a few adjacent rural residents south of the M54, users of the M54 and Dawley Lane and walkers on Limekiln Lane to the west.

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

---

encourage regeneration of hedgerow trees

**Site sensitivity summary**

**Description** The area consists of two pastoral fields and one arable field separated by a small stream course on a sloping hillside located south of the M54. Field boundaries are low cut hedges with trees which sharply define the undulating landform. Limekiln Wood to the south is a local nature reserve, County Wildlife Site and ancient woodland. Although the M54 is on an embankment with dense mixed wooded vegetation for most of its length, the site is still visible to road users. Overall it forms part of the wider rural landscape and provides a foreground to the wooded hills leading to the Wrekin in the south west. The area's tranquillity is disturbed by noise from the motorway. Views are limited from urban dwellings, but Limekiln Lane PROW and its users have clear views of the site.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The site's value is in its particularly attractive rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. As an open site with a strong rural character it is susceptible to change. Being physically separated by the M54 from the southern edge of Wellington it also has a strong rural character and is highly sensitive to change.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	rounded rising hillside
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and pasture
<b>Land cover</b>	Ancient farmlands	substantial woodland adjoining site to the south [Ercall Wood]. Trees on Limekiln Lane, as riparian vegetation on stream and within highway boundary on M54.
<b>Settlement pattern</b>	Clustered with small farms	small- large
LDU level	Agree?	
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> low-moderate as stream with riparian vegetation
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate- high as open hillside

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Medium-large

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	-
adjacent to Area of Outstanding Natural Beauty to the south	local nature reserve, County Wildlife Site and ancient woodland in Limekiln Wood to the south	

SHLAA No. 773

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral to east and arable on field to west

Diversity diverse

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance apparent Complexity

Comments generally sits below very prominent wooded skyline, but western boundary is minor skyline when viewed from east including Limekiln Lane

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors steel fencing on northern boundary

#### Intervisibility

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

Comments open hillside intervisible with lower land to the north and along slopes to east

#### Noise sources

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

Summary medium/low

Comments M54 adjacent is a major noise source and views of some development possible

#### Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? significant

## Corridor?

**Comments** the area appears to managed as part of a wider landholding to the south and east and has no public access apart from adjacent Limekiln Lane which links settlement with AONB landscape to the south

## Visual relationship of area...

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? significant

## Setting?

**Comments** the area is separated from the settlement edge by the M54 and its associated roadside vegetation and forms an important part of the wider hill countryside (including sites TWLa2-24 and TWLa2-27) running down towards Wellington .

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** the area has a strong relationship with sites TWLa2-24 and TWLa2-27 which form the continuation of the hillside forming part of the setting for the wooded hills

## Settlement edge

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

**Nature of edge** neutral

**Form of edge** smooth/linear

**Comments** M54 and its associated roadside planting forms straight mitigated settlement edge

## Receptors and sensitivity

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

**Comments adjacent M54 and Limekiln lane**

Potential for improvement of settlement edge and overall mitigation

-

**Site sensitivity summary**

**Description** The site comprises of pasture used for horse grazing on a hillside sloping to the north east of the expanding settlement of Lawley. There are hedgerows with very few trees bounding the main fields and the southern field is divided into a series of paddocks with timber fencing and white tape. This area has horse shelters and appears somewhat degraded. A lane bounds the site to the west and a cycleway runs through the middle of the site linking into Ironbridge Way to the east across the busy A5223. The latter is audible on the site although screened by mixed woodland belts. The site is relatively open with views over Telford to the north and east. The skyline to the south is formed by the major new housing development in Lawley which has been carried out to a high standard with a varied but coherent built form. This looks raw at present.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The site has value as part of the wider countryside north of the settlement and is susceptible to development due to its openness to views to an extent. Any development on the site would appear as an extension north of the settlement as structures would be visible from the west as well as east. Development would be appropriate, however, if considered as part of a wider plan for the expansion of Lawley to the north. Any development should retain the cycleway and encourage safe links by foot and cycle between Lawley and the Ironbridge Way to the east. Additional strong tree planting would also be needed to soften the built form on the hillside.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	hillside sloping to the north
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture
<b>Land cover</b>	Pastoral farmlands	very few trees in hedgerows on site with woodland belts limited to eastern edges, outside site
<b>Settlement pattern</b>	Mining with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small-medium

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	

SHLAA No. 445

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments horse pasture

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance apparent Complexity simple

Comments forms local horizon with housing to the south being higher on the skyline

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors telecoms mast to south west corner. The fields are somewhat degraded through horse grazing with associated structures including shelters and fencing

#### Intervisibility

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

Comments lies on a hillside intervisible with land to the east

#### Noise sources

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

Summary medium/low

Comments there are views of the housing to the south on the skyline as well as some built up areas of Telford to the east and the A5223 to the east is audible

#### Functional relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? none

Corridor?

**Comments** the site appears to be managed separately from adjacent areas. A cycleway runs through the middle of the site linking into the Ironbridge Way and parts of Telford to the east

## Visual relationship of area...

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

**Comments** the site lies on a north east facing slope towards other parts of Telford, facing away from the land to the west to an extent. The new housing to the south faces directly onto the site.

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

## Comments -

## Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge neutral

**Form of edge** smooth/linear

**Comments** adjacent recent housing has been designed in a positive way with a varied but coherent form but would benefit from some planting mitigation

## Receptors and sensitivity

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

**Comments** the main receptors are rural residents north of the site, urban residents to the south, and users of the cycleway and adjacent minor road

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

reinstatement of hedges and encouragement of trees and hedgerows

**Site sensitivity summary**

**Description** The site is part of an area of high ground extending from Arleston Hill in the north to Horsehay in the south. Much of the upper part of this sloping ground to the west is covered in secondary deciduous woodland with some old outgrown hedgerow and some rough grass. The permanent pasture to the east falls steeply at first, then more gently below a break of slope. Outgrown hedges with trees lie to the north and south, whilst the eastern boundary is a relatively new hedge without trees. The site is visible from the settlement edge at Lawley. The woodland forms a locally prominent skyline feature and appears to have a very low management input. The pastoral field is grazed by horses.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The value of the site is in its woodland/tree cover and as a strong backcloth to the settlement to the west. Its susceptibility to change is in its prominent rising land, particularly on the more steeply sloping upper slopes. Provided the upper part of the pasture above the break of slope was retained as public open space, the lower part could accommodate some new residential development. This should be designed in a similar way to the recent new development on the northern edge of Lawley. The woodland should be made safe, managed and enhanced as part of any open space for the development.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping hillside
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture and secondary woodland
<b>Land cover</b>	Pastoral farmlands	secondary woodland on upper slopes
<b>Settlement pattern</b>	Mining with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Regular

**Field Size** Small-medium

**Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	-

SHLAA No. 524

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture and woodland

Diversity simple

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance prominent Complexity simple

Comments secondary woodland forms skyline feature on upper hillside

#### Key views

To settlement  -

From settlement  views to west from settlement contained by woodland on hilltop

#### Landmarks

#### Detractors

#### Intervisibility

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

Comments rising hillside and local skyline

#### Noise sources

roads

Views of development one side 180 Presence of people

#### Tranquillity

Summary medium

Comments there are many views of new development within and around Lawley

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the pasture may or may not be managed as part of a wider landholding; the secondary woodland is part of a wooded hillside that extends to both the north and south of the site

## Visual relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? significant

Setting?

Comments the woodland forms a visual backdrop on the hillside to the west of Lawley

## 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 existing development along the eastern edge of the site is linear with some  
detractive uses

## Receptors and sensitivity

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

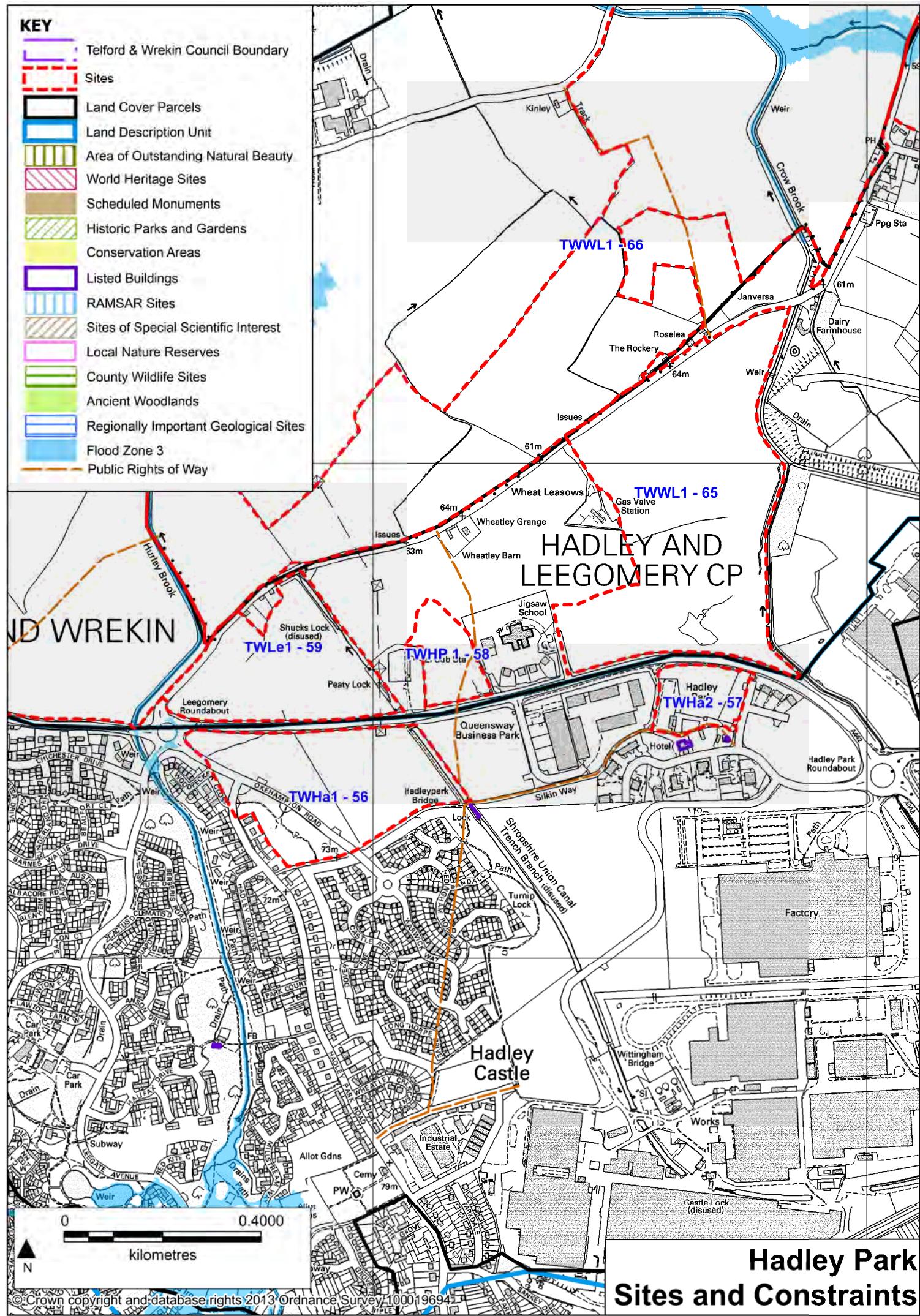
Comments nearby residents in both old and new urban development; users of Smallhill  
Road to the east and the road to New Works along the northern edge of the  
site

## Potential for improvement of settlement edge and overall mitigation

-

KEY

- 1 Telford & Wrekin Council Boundary  
 Sites  
 Land Cover Parcels  
 Land Description Unit  
 Area of Outstanding Natural Beauty  
 World Heritage Sites  
 Scheduled Monuments  
 Historic Parks and Gardens  
 Conservation Areas  
 Listed Buildings  
 RAMSAR Sites  
 Sites of Special Scientific Interest  
 Local Nature Reserves  
 County Wildlife Sites  
 Ancient Woodlands  
 Regionally Important Geological Site  
 Flood Zone 3  
 Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of a single arable field, on land which rises to the east to form a local skyline and which is raised slightly above the level of the A442 along its southern boundary. Relic trees indicate former field boundaries within the site, which has several rural dwellings along part of its northern boundary and abuts the urban landscape of Hadley only at its south western edge, where there is a large urban, lit roundabout. Urban housing beyond is well screened by fringing vegetation. There is a disused canal with locks along the eastern boundary, with a dense tree belt alongside, and similar vegetation across the road along part of the northern boundary, along the brook. The remainder of the site boundary consists of a low fence and hedge, with occasional hedgerow trees.

**Landscape Sensitivity to Housing**

**Evaluation:** medium

**Justification**

The value of the site is in the disused canal/locks, the tree cover and its attractive rising character as part of the wider farmed landscape, acting as a buffer between the urban landscape and the moorland landscape to the north. It susceptibility to housing development is in its openness and location north of the A442 which acts as a firm treed barrier to the housing development in the area. Housing development would mark a significant intrusion onto the rural landscape, out of the urban envelope, although would be contained to an extent by Humber Lane. Should any development take place the site should be considered as part of a wider development linking into TWWL1-65 to the east. This would require very careful planning and design to ensure the northern edge of the development along Humber Lane was screened and significantly buffered from the Weald Moors with a mixture of woodland and open space.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Glacial vales and valleys	gently undulating, rising towards the east
<b>Ground Type</b>	Loamy gleyed soils	arable farmland
<b>Land cover</b>	Arable farmlands	wooded edge along relic canal to east; elsewhere fenced with low deciduous hedges and occasional hedgerow tree; trees along relic field boundaries within site on northern side
<b>Settlement pattern</b>	Clustered with estate farms	medium
LDU level	Agree?	
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very low	<input type="checkbox"/>	low -relic hedgerows and eastern boundary of minor interest
<b>Visual sensitivity</b> Low	<input type="checkbox"/>	moderate - although there is good screening around the site, it is visible from two roads and by rural residents

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

#### Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input checked="" type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	-
-	-	-

SHLAA No. 414

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments single arable field, formerly subdivided (relic hedgerows)

Diversity uniform

#### Water

Presence of Water  Comment disused canal and lock along eastern boundary

#### Skyline

Prominence/ importance apparent Complexity simple

Comments the eastern edge of the site forms a local skyline from the roundabout, with a wooded edge set on a slight ridge as the ground rises eastwards across the site

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads A442 along southern boundary; busy road along northwestern boundary; pylons in adjacent field to east; five-spur roundabout junction with light standards at south western corner

#### Intervisibility

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

Comments trees along the eastern boundary, the opposite side of the road along the southern boundary and along the brook to part of the western boundary provide screening and limit wider intervisibility to an extent, although the site is readily apparent from the A442; houses and garden vegetation on part of the northern boundary also provide screening.

#### Noise sources

roads

**Views of development** many 270

**Presence of people** occasional

#### Tranquillity

---

**Summary** medium/low

**Comments** very busy road to south; clear and glimpsed views of development on two sides.

#### Functional relationship of area...

---

**...with settlement** none

**...with wider landscape** some

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

**Corridor?**

**Comments** the site appears to be managed as part of the wider farmed landscape and adjoining site, but is separated from the urban area by the A442

#### Visual relationship of area...

---

**...with settlement** limited

**...with wider landscape** some

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

**Setting?**

**Comments** the site is separated from the urban area by the adjoining site to the south (TWHa1-56) and well screened by boundary vegetation, with views out over the wider landscape from part of the northern 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** smooth/linear

**Comments** settlement edge only impinges on site at south western corner, adjacent to the large roundabout

#### Receptors and sensitivity

---

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

**Comments** rural residents along part of the northern boundary; urban residents are the other side of the roundabout and mostly screened from the site; users of A442 and Humber Lane have views into the site

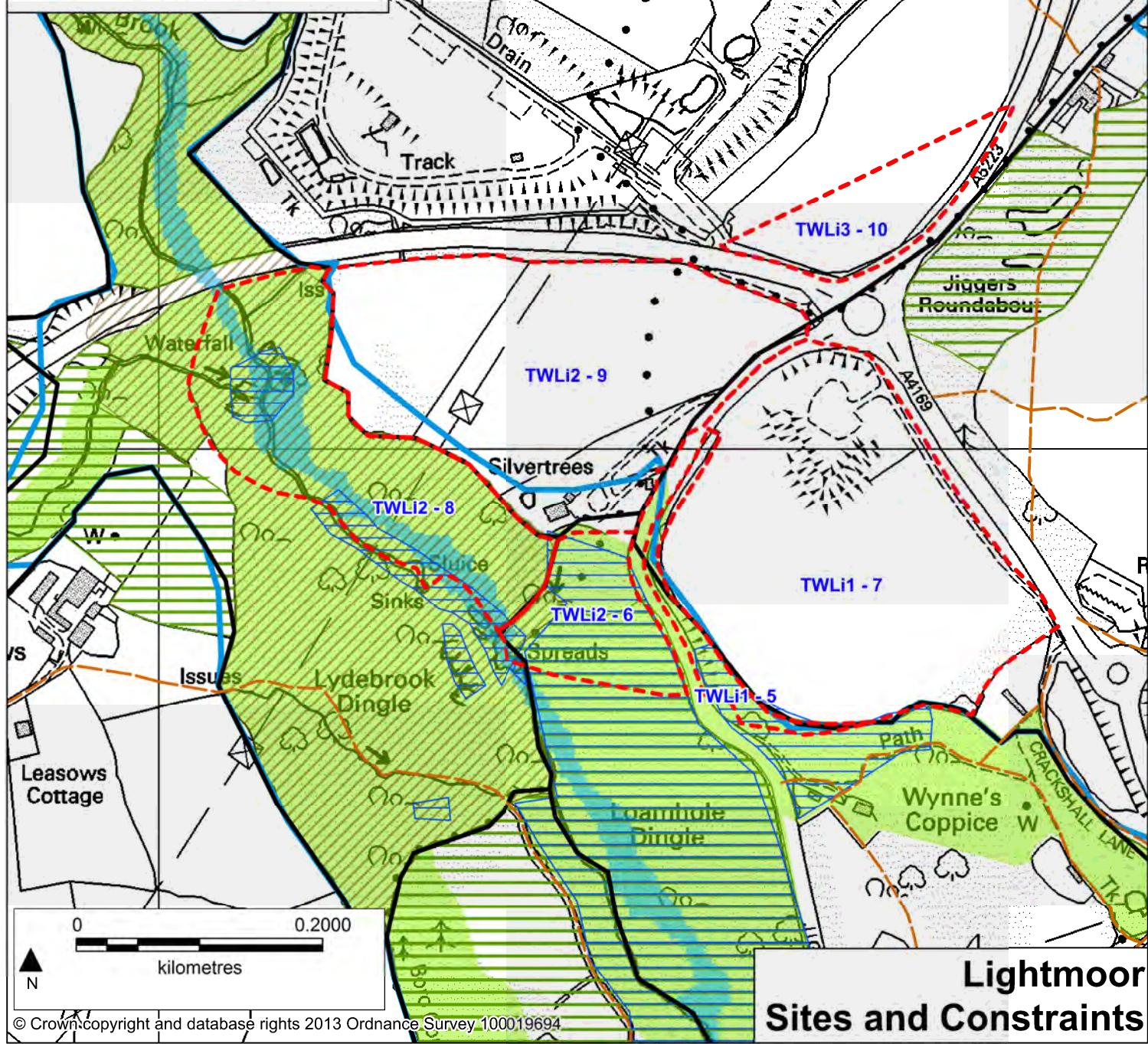
#### Potential for improvement of settlement edge and overall mitigation

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-

**KEY**

- Telford & Wrekin Council Boundary
- Sites
- Land Cover Parcels
- Land Description Unit
- Area of Outstanding Natural Beauty
- World Heritage Sites
- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Listed Buildings
- RAMSAR Sites
- Sites of Special Scientific Interest
- Local Nature Reserves
- County Wildlife Sites
- Ancient Woodlands
- Regionally Important Geological Sites
- Flood Zone 3
- Public Rights of Way



**Site sensitivity summary**

**Description** This site consists of a steep to sheer wooded, but mostly re-engineered rockface which forms part of the upper edge of the Coalbrookdale valley and makes a significant contribution to the local landscape. It is also a Regionally Important Geological Site (RIGS).

**Landscape Sensitivity to Housing** **Evaluation:** high

**Justification**

This site is entirely unsuitable for housing development due to its landform. There is no adjacent settlement.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock sloping	sheer to very steep rockface
<b>Ground Type</b>	Shallow soils on hard rocks	mainly bare rock, with some trees
<b>Land cover</b>	Ancient wooded farmlands	sparse- limited to northern edge
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> not part of ancient wooded farmland, so moderate
<b>Ecological sensitivity</b>	Very high	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> high - distinctive landscape element forming top edge of Coalbrookdale valley

**LCP context**

**Land Use** Woodland

**Field Pattern**

**Field Size**

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
<b>Comments</b>	RAMSAR <input type="checkbox"/>	-
part of the site was ancient woodland but this has been removed as part of recent engineering works	the southern part of the site is a RIGS	
<b>Function of Area</b>		<b>SHLAA No.</b>

Pastoral  Arable  Horticulture  Recreation  Other

Comments tree belt and recently re-engineered slope

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments top of rock face forms local skyline within this part of the valley

#### Key views

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To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments valley is very narrow here, restricting intervisibility

#### Noise sources

---

roads

Views of development none Presence of people not known

#### Tranquillity

---

Summary medium/low

Comments presence of road traffic at base of rock face reduces tranquillity

#### Functional relationship of area...

---

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

...with adjacent assessed area? - Corridor?

Comments forms scarp edge at top of valley

#### Visual relationship of area...

---

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

...with adjacent assessed area? - Setting?

Comments relationship with wider landscape noticeable as an exposed bare rock scar

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

---

... visually?

...functionally?

Comments -

#### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

Comments no settlement

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**Receptors and sensitivity**

Receptors	Sensitivity
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long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	high
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Comments lies adjacent to Jiggers Bank, the road to Coalbrookdale

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

encourage establishment of vegetation to soften slope

**Site sensitivity summary**

**Description** This majority of the site consists of what appears to be made up ground with a recently built park and ride facility on a man made plateau in the eastern corner surrounded by mown grassland and recent tree planting. To the north there is rough ground with regenerating trees scrub and the northern edge includes what appears to be the line of the original road prior to the construction of the A4169. There are no internal boundaries but it is edged to the roadside to the north east by a small area of amenity planting and to the south east and south by woodland on the upper edge of steeply sloping land. The site slopes down away from the A4169 in a south westerly direction towards the Loamhole valley, and along its south western edge there is a sheer rockface which has recently been cleared of vegetation, so the site is visible within the wider landscape. The south western and western edge forms part of the skyline when approaching from the valley. There is no adjacent settlement.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The value of this site is in its location at the head of Coalbrookdale and in its site tree cover. Its susceptibility to housing development is its open location at the top of a steep slope, its inter-visibility with the wider landscape and locally prominent location by the A4169 and A5223 junction, away from the settlement edge. It therefore reads as part of the wider landscape. This highly peripheral site adjacent to a park-and-ride is very sensitive to housing development. There might be some potential for a carefully designed single use building such as a pub which would need to address the junction and its location set within the wider landscape.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	partly man made plateau sloping to the south west
<b>Ground Type</b>	Localised disturbed gleyed soils	grassland, rough ground and old road access, park and ride car park
<b>Land cover</b>	Pastoral farmlands	some recent trees and scrub in northern rough ground
<b>Settlement pattern</b>	Mining with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

- Land Use** Farmland
- Field Pattern** Sub-regular
- Field Size** Medium-large

## Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input checked="" type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input checked="" type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input checked="" type="checkbox"/>
Open Space <input checked="" type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input checked="" type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
Comments	RAMSAR <input checked="" type="checkbox"/>	-
-	-	-

## Function of Area

SHLAA No. 0

Pastoral  Arable  Horticulture  Recreation  Other

Comments park and ride with mown grassland and rough ground

Diversity diverse

## Water

Presence of Water  Comment -

## Skyline

Prominence/ importance apparent Complexity simple

Comments the southern western edge of this site forms part of the local skyline, viewed from sloping ground to the west

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors major roads A4169 along north eastern boundary; junction with A5223 at northern corner

## Intervisibility

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

Comments location of site at upper edge of Loamhole valley gives it prominence with wide views to the west

## Noise sources

roads

Views of development none Presence of people rare

## Tranquillity

Summary medium/low

Comments traffic noise and lighting columns around roundabout reduce tranquillity

## Functional relationship of area...

...with settlement none

...with wider landscape none

...with adjacent assessed area? none

Corridor?

**Comments** the site appears to have been related the disturbed land to the north east prior to the construction of the A4169. It is self contained and either in use as a park and ride, fallow or derelict

#### Visual relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Setting?

**Comments** the site is relatively open to the wider landscape to the west due to recent clearance of trees and reads as part of the same slopes as the site to the north.

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

... visually?

...functionally?

**Comments** -

#### Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

**Comments** no settlement edge nearby

#### Receptors and sensitivity

Receptors	Sensitivity
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roads/rail/cycleways	medium
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long distance/public footpaths	medium
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**Comments** two footpaths abut the A4169 on the north eastern edge of the site; users have views across the site from this point, filtered by limited amenity planting (silver birch and pine) along part of the road frontage

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

reclamation of the northern corner of the site, preferably to agriculture.

**Site sensitivity summary**

<b>Description</b>	This site consists of steeply sloping woodland in a narrow valley above the Loamhole Brook, leading into Coalbrookdale. It appears to be partly disturbed land, but regenerated. Part of the site is designated SSSI, another section is a Wildlife Site, and yet another lies within the 100 year floodplain. Overall it is also designated an ancient woodland and a Regionally Important Geological Site. The only adjacent development is a single dwelling surrounded by a car breaking yard which intrudes into the site with wrecks littering the side of the woodland track.
<b>Landscape Sensitivity to Housing</b>	<b>Evaluation:</b> high
	<b>Justification</b> The site's value is in its designation as an SSSI in its western part, a County Wildlife Site in its southern part, and overall an ancient woodland and a Regionally Important Geological Site. In landscape terms it also contributes to the character of the steep wooded valley running down into Coalbrookdale which is a major tourist attraction. The site is highly sensitive to housing development due to its landform, landcover, character and multiple designations.

**LDU context**

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
<b>Physiographic</b>	Hard rock sloping	steeply sloping
<b>Ground Type</b>	Shallow soils on hard rocks	woodland
<b>Land cover</b>	Ancient wooded farmlands	mixed woodland and scrub
<b>Settlement pattern</b>	Clustered with small farms	medium
<u>LDU level</u>	<u>Agree?</u>	
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very high	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context****Land Use** Woodland**Field Pattern****Field Size****Designations**

<b>Landscape</b>	<b>Biodiversity</b>	<b>Historic/Archaeology</b>
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
<b>Comments</b>	<b>RAMSAR</b> <input type="checkbox"/>	-
-	County Wildlife Site; part	-

# SSSI and Ancient Woodland

SHLAA No. 0

## Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments woodland

Diversity simple

## Water

Presence of Water  Comment Loamhole Brook (and floodplain) in south western corner

## Skyline

Prominence/ importance not applicable Complexity -

Comments -

## Key views

To settlement  -

From settlement  -

## Landmarks

Detractors car breakers yard to the north

## Intervisibility

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

Comments low intervisibility due to narrowness of valley and tree cover

## Noise sources

roads

Views of development none Presence of people rare

## Tranquillity

Summary high/medium

Comments -

## Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments site functions as part of the wider wooded slopes and narrow valley floor and watercourse

## Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments relationship with wider landscape limited by landform and tree cover; clearly related to adjacent area

## Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

**Comments** -

Settlement edge

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Pre C20 edge  C20-21 edge

Nature of edge - Form of edge -

Comments no settlement

Receptors and sensitivity

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Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments one adjacent rural residence. Road runs along the upper edge of the steeply sloping site.

Potential for improvement of settlement edge and overall mitigation

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**Site sensitivity summary**

**Description** This site consists of steeply sloping woodland in a narrow valley above the Loamhole Brook, leading into Coalbrookdale. The site is designated SSSI/Ancient Woodland and part of it lies within the 100 year floodplain (here taken to indicate its potential contribution to wildlife diversity). The only adjacent development is a single dwelling.

**Landscape Sensitivity to Housing** **Evaluation:** high

**Justification**

The site's value is its designation as an SSSI, Ancient Woodland and partly a Regionally Important Geological Site. In landscape terms it also contributes to the character of the steep wooded valley running down into Coalbrookdale which is a major tourist attraction. The site is highly sensitive to housing development due to its landform, landcover, character and multiple designations.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock sloping	steeply sloping
<b>Ground Type</b>	Shallow soils on hard rocks	woodland
<b>Land cover</b>	Ancient wooded farmlands	extensive
<b>Settlement pattern</b>	Clustered with small farms	medium
LDU level	Agree?	
<b>Cultural sensitivity</b> High	<input checked="" type="checkbox"/>	
<b>Ecological sensitivity</b> Very high	<input checked="" type="checkbox"/>	
<b>Visual sensitivity</b> Moderate	<input checked="" type="checkbox"/>	

**LCP context**

**Land Use** Woodland

**Field Pattern**

**Field Size**

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
<b>Comments</b>	SSSI; Ancient Woodland; RIGS along part of the stream	-

**Function of Area**

SHLAA No. 0

Pastoral  Arable  Horticulture  Recreation  Other

Comments woodland

Diversity simple

#### Water

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Presence of Water  Comment Loamhole Brook

#### Skyline

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Prominence/ importance not applicable

Complexity -

Comments -

#### Key views

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To settlement  -

From settlement  -

#### Landmarks

Detractors pylons a power line crosses the valley

#### Intervisibility

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Site observation low

...to key features  ...from key place

Comments low due to narrowness of valley and woodland

#### Noise sources

---

roads

Views of development none

Presence of people rare

#### Tranquillity

---

Summary high/medium

Comments remote and without footpaths, although with busy A road along northern edge and high-voltage electricity cables across site (pylon on extreme southern edge)

#### Functional relationship of area...

---

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

...with adjacent assessed area? significant Corridor?

Comments part of well wooded steep valley slope and watercourse

#### Visual relationship of area...

---

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

...with adjacent assessed area? significant Setting?

Comments narrowness of valley prevents significant relationship with wider landscape

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

---

... visually?

...functionally?

Comments -

## Settlement edge

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

## Nature of edge -

## Form of edge -

## **Comments no settlement**

## Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

**Comments** the A4169 passes along its northern edge on structure

Potential for improvement of settlement edge and overall mitigation

-

**Site sensitivity summary**

**Description** This site consists of pasture fields and a single dwelling associated with a car breakers yard on the upper slope of the Loamhole valley, leading into Coalbrookdale. It is undulating land, sloping to the south west, with fairly dense deciduous screening along its northern boundary, which abuts the A4169. A roundabout junction with the A5223 lies at the north eastern corner of the site, with lighting columns and traffic noise which reduce the tranquillity of the area. Jiggers Bank, the road approach to Coalbrookdale, runs down its south eastern edge. A high-voltage electricity cable crosses the site, with a pylon towards the southern edge. The site is part of the wider farmed landscape and potentially a relic of the ancient farmland of the area as roads, quarries and civic amenity sites increase in number and extent.

**Landscape Sensitivity to Housing**

**Evaluation:** high/medium

**Justification**

The value of this site is in its location at the head of Coalbrookdale. Its susceptibility to housing development is its open location at the top of a steep slope, its intervisibility with the wider landscape and locally prominent location by the A4169 and A5223 junction, away from the settlement edge. It therefore reads as part of the wider landscape. This highly peripheral site is therefore very sensitive to change through housing development.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping and undulating
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture and dwelling curtilage/car breakers yard
<b>Land cover</b>	Ancient farmlands	limited to field boundaries
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	

SHLAA No. 343

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments the majority of the site is in pastoral cultivation, with some small areas occupied by horses. Around the single dwelling on the site there is a car breakers yard

Diversity diverse

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable

Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors pylons car breakers yard, pylon/power line and A road along northern boundary

#### Intervisibility

Site observation low

...to key features  ...from key place

Comments the site slopes away from the road junction at its north eastern corner and from the A4169 and is visible from the road, the Jiggers Bank road to Coalbrookdale and from the west

#### Noise sources

roads

Views of development none

Presence of people occasional

#### Tranquillity

Summary medium/low

Comments road traffic along northern boundary and roundabout with lighting columns, plus quarry/landfill site adjacent to north

#### Functional relationship of area...

...with settlement none ...with wider landscape some  
...with adjacent assessed area? none Corridor?   
**Comments** the site functions as part of the wider farmed landscape, which is interrupted locally by ancient woodland to the south on the valley slopes that are too steep to be farmed and by restored land on the site to the north, which is gradually scrubbing up

#### Visual relationship of area...

...with settlement none ...with wider landscape limited  
...with adjacent assessed area? some Setting?   
**Comments** the woodland of site TWLi2-8 forms the southern boundary of this site; its visual relationship with the wider landscape is limited by its landform, as it forms one of the upper slopes of the narrow Loamhole valley

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

... visually?   
...functionally?

**Comments** -

#### Settlement edge

Pre C20 edge  C20-21 edge

Nature of edge - Form of edge -

**Comments** no settlement edge

#### Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** users of adjacent roads- Jiggers Bank approach to Coalbrookdale and the A4169; only one adjacent rural residence

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

continued use of part of the site as a car breakers should be discontinued due to its negative impact on the local landscape

**Site sensitivity summary**

**Description** This site consists of a narrow triangle of land at the junction of the A5223 and A4169 to the south of Horsehay. It is not distinguished by any boundary from the larger field of which it is part, which consists of pastoral farmland fringing a restored landfill site, with associated trees and scrub, and which is fairly discreet. It appears and functions as part of the wider farmed landscape on the opposite side of the road from existing development at Lightmoor which is some distance away. It is highly visible locally, set slightly above the adjacent road junction, which also reduces its tranquillity. A County Wildlife Site lies to the east between the site and the developing Lightmoor area.

**Landscape Sensitivity to Housing** **Evaluation:** high/medium

**Justification**

The site's value lies in its contribution to the wider restored rural landscape character. Its susceptibility to development would be its open character away from the settlement edge, on a busy junction. The County Wildlife Site lying to the east between the site and the developing Lightmoor area may mean that this site stays isolated from the settlement edge. Therefore the site is very sensitive to housing development due to its function as part of the wider landscape, in open countryside away from settlement, and its location at a busy A road junction.

**LDU context**

Landscape characteristics	LDU scale	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture
<b>Land cover</b>	Ancient farmlands	none
<b>Settlement pattern</b>	Clustered with small farms	medium
	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

**LCP context**

**Land Use** Farmland

**Field Pattern** Sub-regular

**Field Size** Medium-large

**Designations**

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input checked="" type="checkbox"/>	Conservation Area <input checked="" type="checkbox"/>
ASLC <input checked="" type="checkbox"/>	SSSI <input checked="" type="checkbox"/>	WHS <input checked="" type="checkbox"/>
Green Network <input checked="" type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input checked="" type="checkbox"/>
Open Space <input checked="" type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input checked="" type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
Comments	RAMSAR <input checked="" type="checkbox"/>	-
-	County Wildlife Site lies to the east between the site and the developing Lightmoor area	-

SHLAA No. 0

#### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments part of larger pasture farmland

Diversity uniform

#### Water

Presence of Water  Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement  -

From settlement  -

#### Landmarks

Detractors major roads pylons on adjacent area to west; A road junction to south

#### Intervisibility

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

Comments -

#### Noise sources

roads

Views of development none Presence of people rare

#### Tranquillity

Summary medium/low

Comments traffic noise and light pollution from lighting columns around roundabout

#### Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

**Comments** the site functions as part of the wider pastoral farmed landscape

**Visual relationship of area...**

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Setting?

**Comments** shares pastoral landscape character with site to south west (Li2-9)  
contrasting with woodland to east. There are longer views to the west.

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

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... visually?

...functionally?

**Comments** -

**Settlement edge**

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Pre C20 edge  C20-21 edge

Nature of edge -

Form of edge -

**Comments** no settlement edge adjacent

**Receptors and sensitivity**

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Receptors	Sensitivity
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roads/rail/cycleways	medium
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	medium
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**Comments** users of the A46169, A5223 and Jiggers Bank junction have clear views of the site

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

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