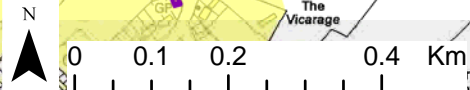
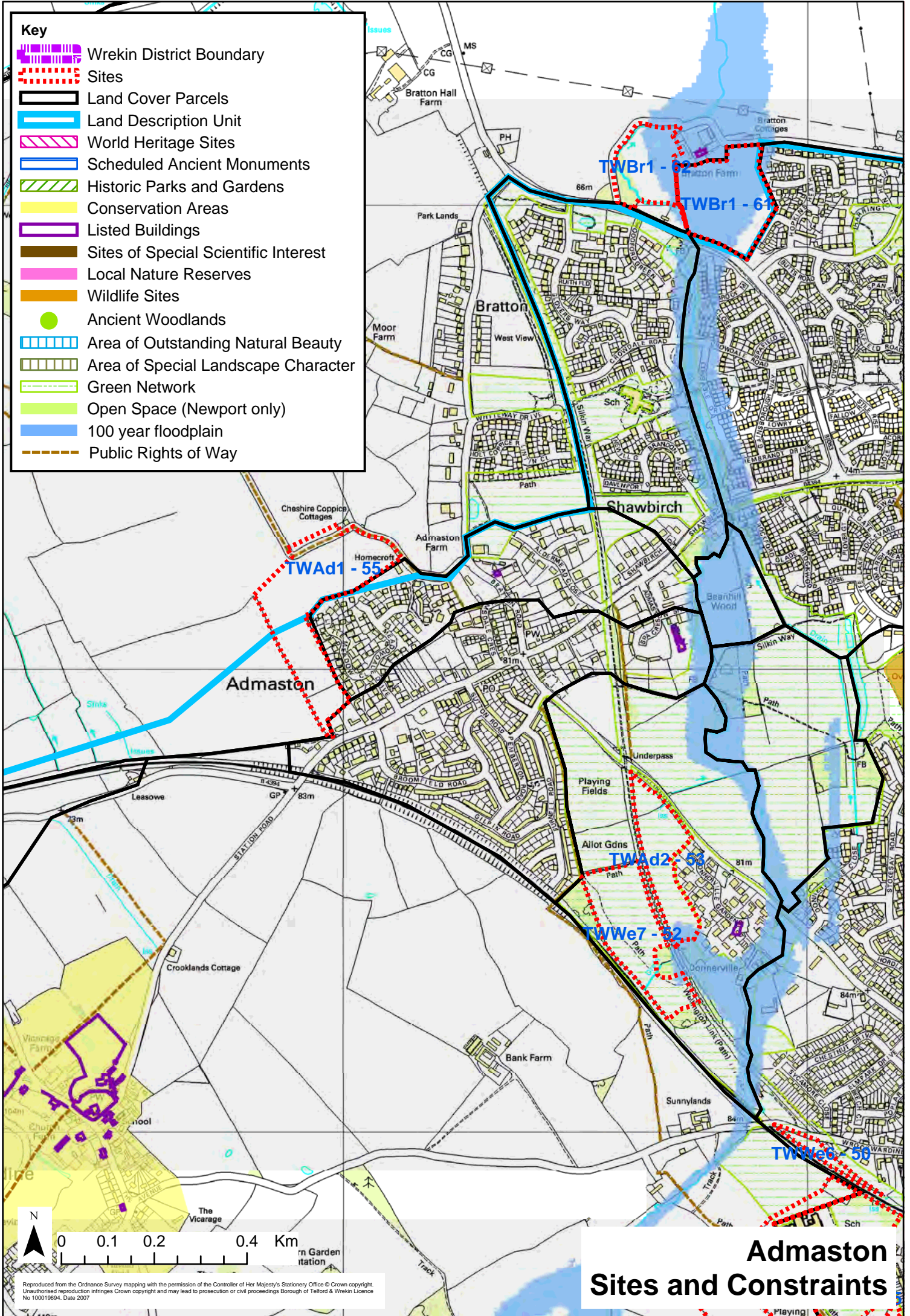


**Key**

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



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# Admaston Sites and Constraints

## Zone sensitivity and capacity

	Justification
Landscape sensitivity medium	<p>This site consists of an arable field on the north western edge of Admaston. The land slopes gently down to the north towards the moors, and the site wraps around the northern and western edge of recent housing development on this edge, which gives it two distinct aspects. The field is mainly bound by a low, well maintained but occasionally gappy hedge, with few trees; there is no visible boundary along its north western edge. At part of its southern edge there is access to a small informal open space, created in 2002. From houses along the eastern and remaining southern edge of the site there are views over the site to west and north. The site functions as part of the wider farmed landscape but at its south western end is screened by dense vegetation around a farm unit which forms the edge of the settlement envelope and helps screen this part of the site from views to the west. A rural cottage on the northern edge of 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 have distant views of the site. Although the site has little landscape significance, it is clearly part of the wider farmed landscape and is most significant in separating Admaston from Bratton on this side of the settlements, as the only other separation consists of a single horse pasture.</p>
Housing capacity medium/low	<p>The site has medium/low capacity for housing development due to its role in maintaining the separation between Admaston and Bratton and its function as part of the wider landscape. However, the western part of the site could accommodate some development without significant impact on the wider countryside, due to existing screening from the railway embankment and vegetation, if access can be created without disruption of the footpath and informal open space. It would 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 B4394.</p>

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	gentle slope
<b>Ground Type</b>	Loamy gleyed soils	arable with small area of informal open space
<b>Land cover</b>	Arable farmlands	sparse along field boundaries
<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 - hedges around arable field; grassland at southern end
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - long views to north

### Designations

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

### Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** majority of site is in arable cultivation, with small (10%) area of informal open space at southern end

**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

### Noise sources

---

roads

Views of development many 270 Presence of people frequent

### Tranquillity

---

Summary medium/low

Comments although the site borders open arable farmland, noise from the motorway a distance to the south is constant and views of development also reduce tranquillity

### Functional relationship of area...

---

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

...with adjacent assessed area? - Corridor?

Comments a public footpath along the eastern and part of the northern boundary of the site provides a link between the settlement and the open countryside; the site functions as part of the wider farmed landscape and, most significantly, as separation of two settlements

### Visual relationship of area...

---

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

...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 narrow part of the site, 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; the public footpath along the eastern and northern edge gives clear views of the site for pedestrians but very limited views from dwellings on this side

### 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 of 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 have clear views over the site; other rural residents to the north may have 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 any views of the site screened by either the railway embankment or vegetation around the farm. Footpath users have clear views into the site over medium height dense but occasionally gappy hedges, except at the southern end, where they have clear views over the western part of the site.

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

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

This site consists of a small pasture field and a larger field of rough ground, both flat, on the north western edge of Wellington and part of a green corridor which helps to separate the town from Admaston. It is significant in this regard, especially when considered in tandem with the adjacent site and in their relationship to the well used footpath. The latter provides an off-road link between the two settlements and access to playing field and allotments, as well as informal recreational use of this site. 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. The southern part of the site lies within the 100-year floodplain and vegetation on the site may be of biodiversity interest for wetland species.

**Housing capacity** low

This site is inappropriate for development despite limited visual impact, due to its significance in separating Wellington and Admaston and its use for informal recreation by virtue of its proximity to the well-used public footpath along the disused railway. 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

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Hard rock rolling lowlands		flat
<b>Ground Type</b> Loamy gleyed soils		pasture and rough ground
<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

Designations

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

AONB  Green Network

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments the northern end of the site is a horse pasture field; the remainder is uncultivated farmland

Diversity simple

#### Water

---

Presence of Water  Comment the extreme southern end of the site lies within the 100-year floodplain adjacent to a watercourse

#### 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 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 constant 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 ample 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 associated with the brook floodplain

#### Visual relationship of area...

---

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

...with adjacent assessed area? significant                      Setting?

**Comments** the site is significant as green space between the two settlements, a significance shared with the adjacent area; neither have a great visual relationship with the wider landscape, from which they are separated by the railway embankment

#### 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 along its western edge

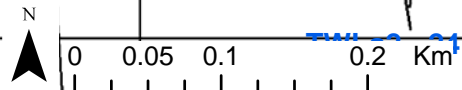
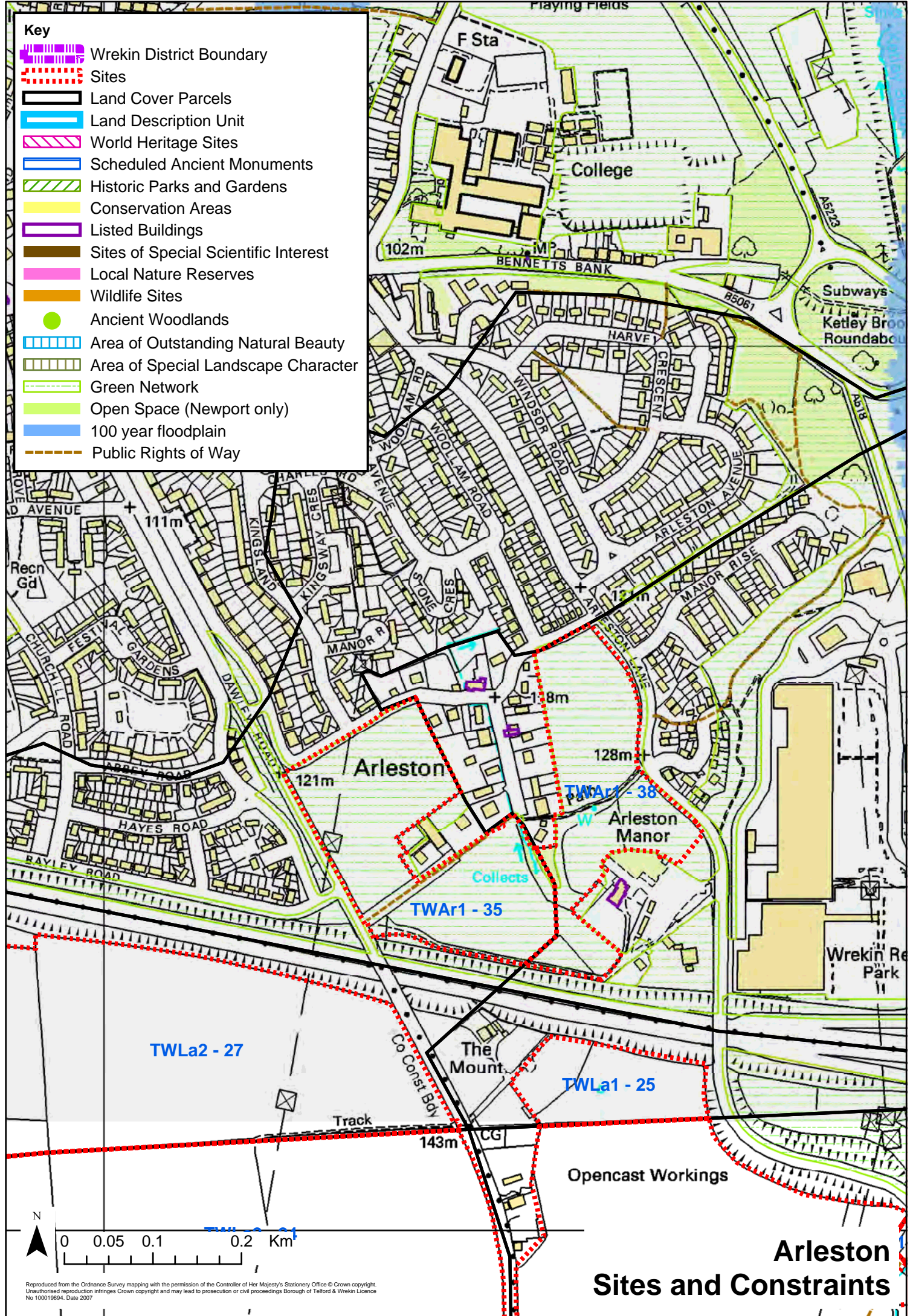
#### Potential for improvement of settlement edge and overall mitigation

---





- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



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# Arleston Sites and Constraints

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

This site consists of two areas of rough ground and secondary woodland on a low-lying fairly flat 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 Arleston settlement. 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. Although the site has some limited value as a biodiversity resource and for informal recreation, it has little landscape value, being cut off from the wider landscape, and may be perceived as having a negative impact on the local built environment. It is designated part of the Green Network; a high-voltage cable crosses the north-western part of the site and there is a pylon against the western boundary. Two Listed Buildings near the northeastern boundary are screened by intervening buildings.

**Housing capacity** high/medium

The site is largely surrounded by housing, except along its southern boundary, which abuts the M54. If noise reduction measures can be implemented satisfactorily, then much of the site, excluding the area beneath the powerline, 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 and to create a green buffer zone along the Dawley Road boundary, similar to that on the opposite side of Dawley Road.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	undulating
<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	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

## Designations

---

### Landscape

AONB

ASLC

Green Network

Open Space

### Comments

Green Network

### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### 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 along 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** local landmark is line of conifers along drive to Arleston Manor

**Detractors** pylons also motorway adjacent to southern boundary

### 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

## 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 mainly separated from the the adjacent site by housing

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

## Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge smooth/linear

**Comments** the 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

## 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

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

This site consists of rough ground and secondary woodland on two fields on the southern edge of Arleston, bounded by the M54 to the south. The land is slightly undulating, rising slightly to the east but set fairly low within the local landscape, and is surrounded on all sides by development. It is designated part of the Green Network and the condition of informal paths through it suggest that it is quite intensively used for informal recreation. None of three local Listed Buildings are visible from the site, which has no visual or functional relationship with the wider landscape.

**Housing capacity** high/medium

The site is appropriate for housing development, despite the Green Network designation and its location adjacent to the M54. It is surrounded by housing development and lies within the settlement of Arleston. 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. 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 Chartwell Road to reduce impact.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		slightly undulating
<b>Ground Type</b> Localised disturbed gleyed soils		rough ground and woodland
<b>Land cover</b> Urban		extensive secondary woodland
<b>Settlement pattern</b> Urban		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

Designations

---

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

- AONB  Green Network
- ASLC
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

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

**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** simple

**Water**

---

**Presence of Water**  **Comment** possibly a well

**Skyline**

---

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

**Comments** -

**Key views**

---

**To settlement**  -  
**From settlement**  -

**Landmarks** local landmark is line of conifers along drive to Arleston Manor

**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

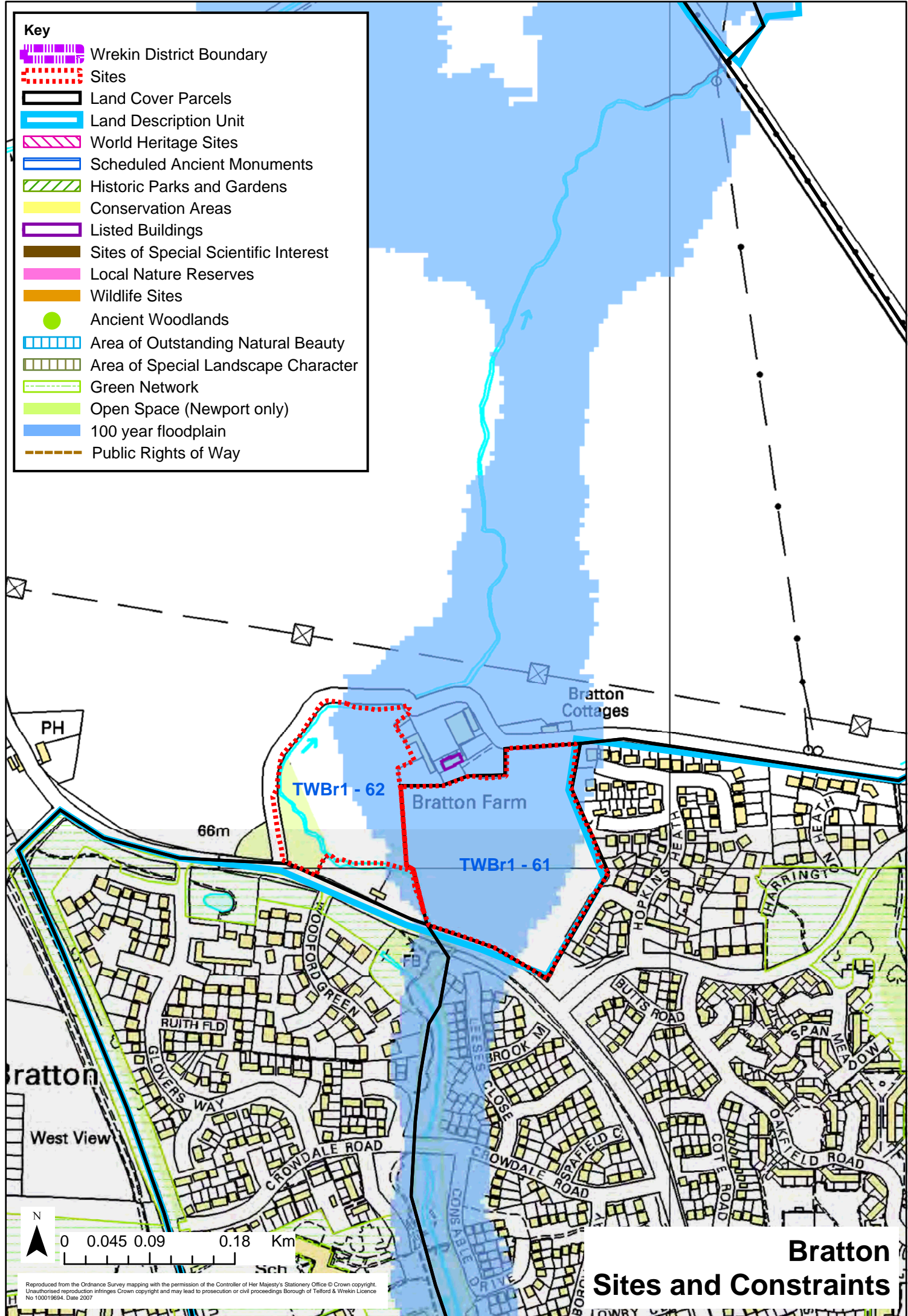
**Comments** if motorway noise can be ignored, tree screening helps to provide sense of tranquillity, despite proximity to urban area





Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



# Bratton Sites and Constraints

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Zone sensitivity and capacity

---

**Landscape sensitivity** medium

**Justification**

This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the farmhouse of Bratton Farm. It is flat and open, with a poorly managed hedge along its southern boundary and garden vegetation in the grounds of Bratton Farm. It is inherently of relatively low landscape sensitivity, being a common landscape resource, but this is mediated by its clear relationship to Bratton Farm, whose farmhouse is a Listed building - this increases its sensitivity as the farmhouse frontage faces this site, expressing the relationship between them.

**Housing capacity** medium

This 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. If the floodplain shown on plan is correct, then only limited development would be acceptable, along the south eastern edge of the site. The site has a strong, defensible boundary to the north.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		slightly undulating
<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 type="checkbox"/> medium - widely visible site

Designations

---

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

AONB  -

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  curtilage of Listed Building abuts part of northern boundary

WHS

SMs

Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments single large arable field

Diversity uniform

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors pylons adjacent but not within site

#### Intervisibility

---

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

Comments site is overlooked by housing along southern, eastern and part of northern 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 none                                      ...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 has no functional relationship with the settlement

Visual relationship of area...

---

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

**Comments** the site is overlooked by housing on its southern, eastern and part of its northern boundaries and, with the adjoining site, is encircled by a road. There is no boundary to the adjoining site.

Are adjacent assessed areas mutually reliant...

---

... 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** NB Bratton Farm, on the northern edge of the site, is a Listed building; Bratton Cottages to the east of the farm are 19th C cottages; housing to east and south of the site is all late 20th C.

Receptors and sensitivity

---

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

**Comments** Bratton Farm is the most sensitive receptor

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> medium	This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the farmhouse of Bratton Farm. It is flat and open, with a wooded edge along a stream around its western boundary. It is inherently of relatively low landscape sensitivity, being a common landscape resource, but this is mediated by its clear relationship to Bratton Farm, whose farmhouse is a Listed building, and by the wooded area around its western edge.
<b>Housing capacity</b> medium	This site lies within the 100-year floodplain and cannot therefore accommodate development. Should permission for development nevertheless be granted, then an adequate buffer zone around Bratton Farm should be established, to retain the interfunctionality of the farm and its farmland.

LDU context

---

<u>Landscape characteristics</u>	LDU level	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
	<b>LDU level</b>	<b>Agree?</b>
<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 type="checkbox"/> medium - widely visible site

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area  abuts curtilage of Listed Building

WHS

SMs

Historic P and G

## 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

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 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

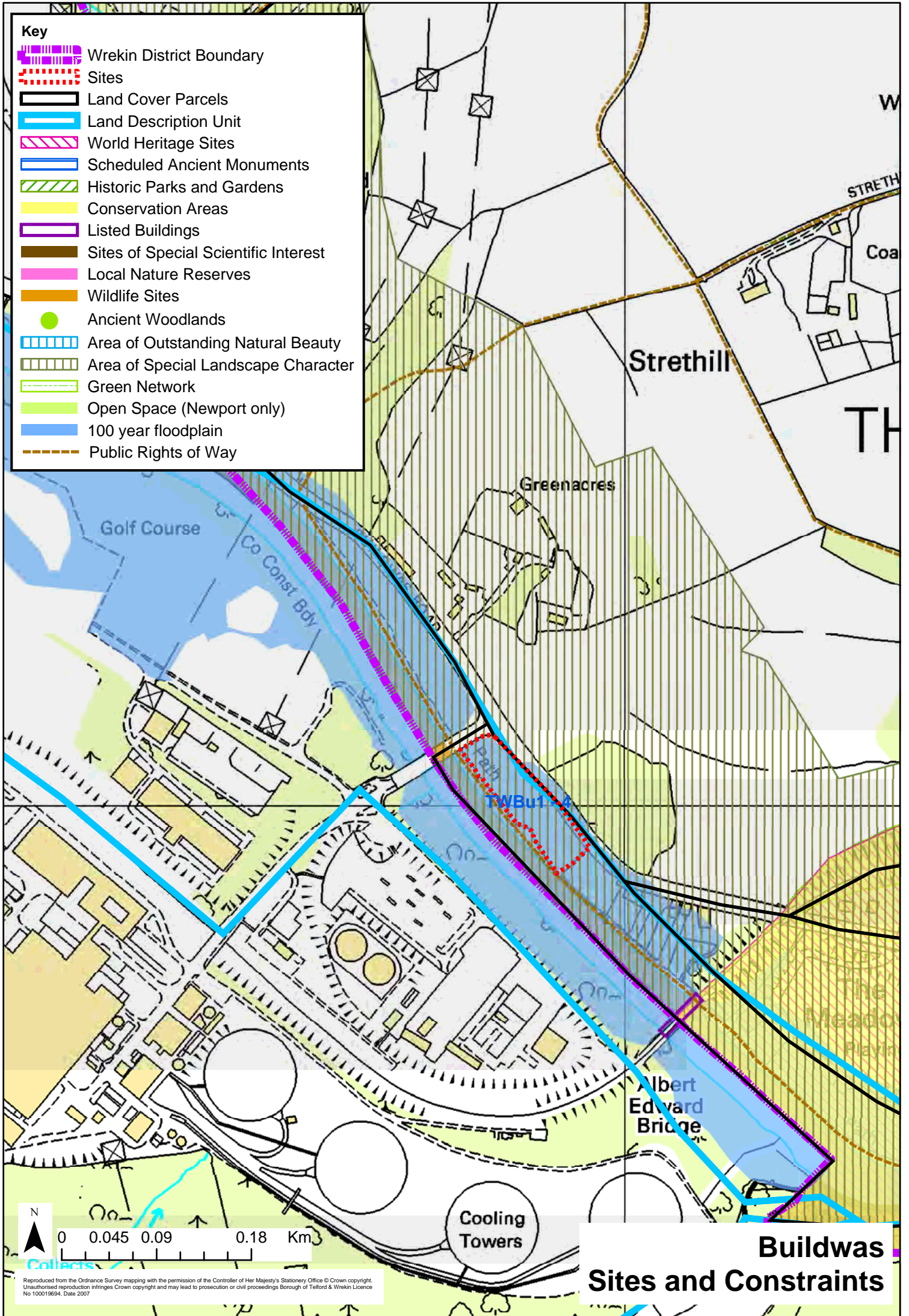
**Comments** the only rural residents are at Bratton Farm; although there are no public footpaths within or around the site, the road around the eastern edge of the site is well used by pedestrians

---

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

woodland management

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



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# Buildwas Sites and Constraints



Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

This site consists of a narrow flat strip of river terrace floodplain on the north bank of the River Severn, adjacent to the Powergen power station on the outskirts of Ironbridge. It is covered in unmanaged secondary woodland and appears as an extension of the densely wooded valley slope to the north, from which it is separated by the B4380 Buildwas Road. Although of no great landscape merit in itself, the site forms an intrinsic part of the wider wooded valley landscape and the setting of the river Severn, as signified by its designation as an Area of Special Landscape Character.

**Housing capacity** low

This site is inappropriate for housing development, for a variety of reasons: it is designated an Area of Special Landscape Character and development here would have a significant impact on the integrity and continuity of that Area and the setting of the river Severn. It lies within the influence of the power station, whose noise, smell and scale create an oppressive character within the confines of this part of the Severn valley. 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 there is no justification for development of a site which would not link with the long-established ribbon development adjacent to the Albert Edward Bridge to the south east. The adjacent River Severn appears to be part of a wider Conservation Area.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic		flat river terrace
Ground Type		woodland
Land cover		secondary woodland
Settlement pattern		small
	LDU level	Agree?
Cultural sensitivity		<input type="checkbox"/> Low
Ecological sensitivity		<input type="checkbox"/> Moderate
Visual sensitivity		<input type="checkbox"/> High

## Designations

---

### Landscape

AONB

ASLC

Green Network

Open Space

### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

### Historic/Archaeology

Conservation Area  (meadow)

WHS

SMs

Historic P and G

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments secondary woodland within 100-year floodplain, not managed as forestry

Diversity uniform

### 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  -

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

### 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 limited

...with adjacent assessed area? -                                      Corridor?

**Comments** the site functions as part of the river corridor, being a river terrace within the 100-year floodplain. Its contribution to the wider landscape is limited by the road which separates it from the wooded slope to the north east. It does not appear to be managed for forestry.

#### Visual relationship of area...

---

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

...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 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 settlement. Adjacent development consists of a power station across the river. A small group of dwellings to the north west is concealed within woodland and there is a small area of ribbon development to the south east, separated from this site by woodland

#### Receptors and sensitivity

---

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

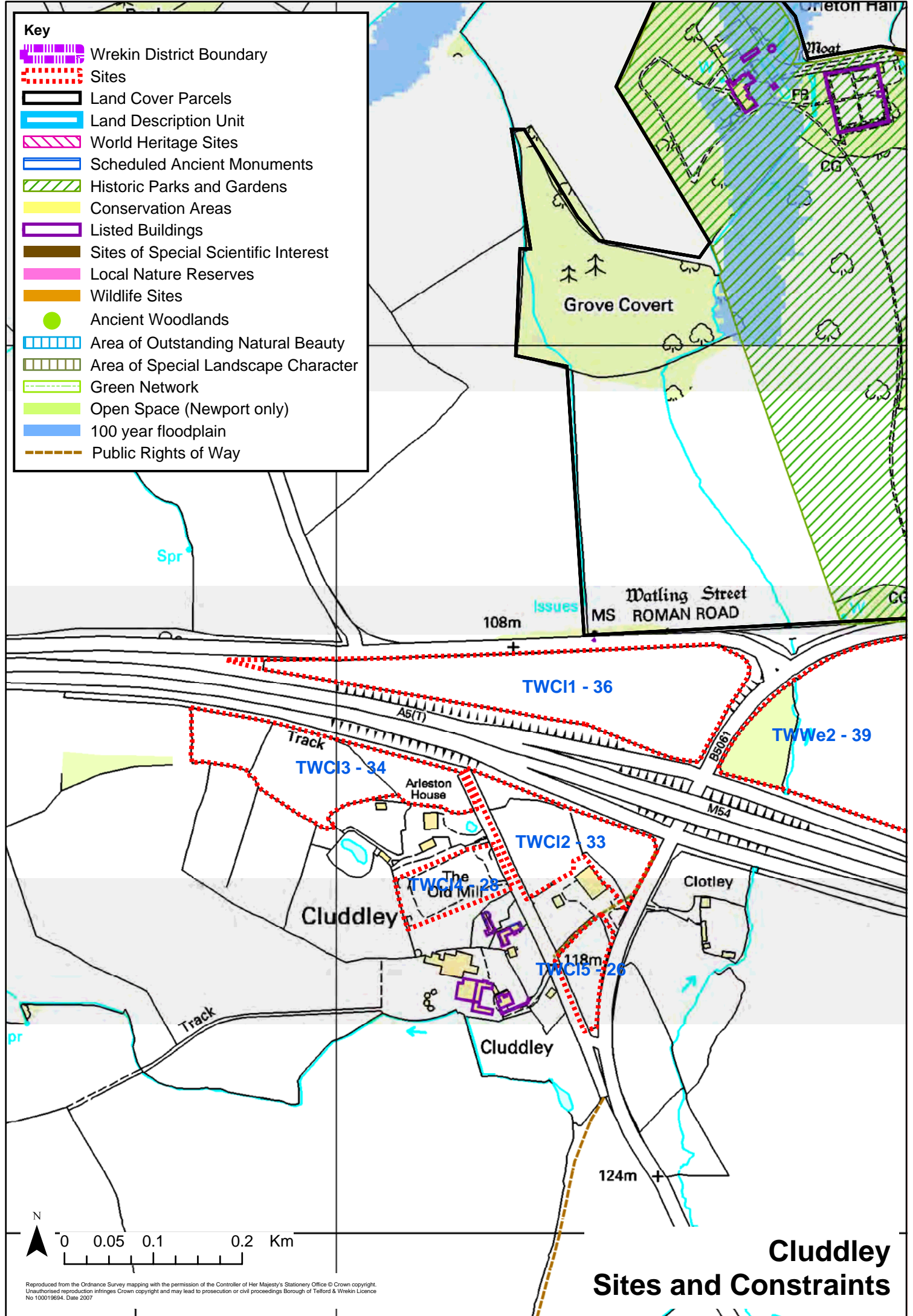
**Comments** rural residents at Greenacres are screened by dense woodland from this site. Residents and users of the buildings to the south east of this site have no views of it. Users of the road and public footpath have direct views into the site

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

---

management of woodland

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



# Cluddley Sites and Constraints

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Zone sensitivity and capacity

---

**Landscape sensitivity** medium/low

**Justification**

This site consists of a single large triangular field in arable cultivation, lying between an elevated section of the M54 and the A5 approach road (B5061) on the western side of Wellington. The site lies well outside the settlement boundary in open countryside, and functions as part of the wider farmed landscape. It is flat, with an uncultivated wet area which may have some biodiversity interest, and is hedged along its B5061 boundary. The embankment along its southern boundary has quite a dense cover of mainly ash - outside the site but providing some screening from the elevated section of the motorway. The site is of low intrinsic landscape merit, but functions and is visually part of the open countryside, with no relationship to the settlement.

**Housing capacity** low

This site is not appropriate for housing development due to its location well outside the settlement boundary of Wellington and with no relationship to Cluddley, from which it is separated by an elevated motorway intersection. It functions and reads visually as part of the wider farmed landscape - any development here would be an intrusion into the countryside and close proximity to the motorway makes it unsuitable for housing.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat
<b>Ground Type</b>	Loamy gleyed soils	arable cultivation and rough ground
<b>Land cover</b>	Arable farmlands	none
<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"/> moderate - wetland area
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> high - the site is overlooked from all directions except to east beyond road, where wooded, and has roads on all perimeters, some at high level

Designations

---

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

AONB  -  
ASLC   
Green Network   
Open Space

#### Biodiversity

100 Year Floodplain  -  
SSSI   
Wildlife Site   
Ancient Woods   
LNR

#### Historic/Archaeology

Conservation Area  -  
WHS   
SMs   
Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments a single large field in arable cultivation with an area of wet ground covered with rank vegetation and a few wetland trees

Diversity simple

#### Water

---

Presence of Water  Comment small pond, possibly associated with road drainage

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors major roads M54/A5 intersection

#### Intervisibility

---

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

Comments the site is visible within the wider landscape

#### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary low

Comments constant vehicle traffic on roads and elevated motorway significantly reduce tranquillity

### Functional relationship of area...

---

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

...with adjacent assessed area? some Corridor?

**Comments** the site is separated from Cluddley by the motorway intersection and has no functional relationship with it; it is part of the wider farmed landscape, as is the majority of the adjacent site

### Visual relationship of area...

---

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

...with adjacent assessed area? limited Setting?

**Comments** the site is visually separated from the hamlet of Cluddley but is closely related to the wider landscape, although the relationship with the adjacent site is affected by the wooded area at the western end of site TWWe2-39

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

---

... visually?

...functionally?

**Comments** majority of both sites is in arable cultivation

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge - Form of edge -

**Comments** not visible from site

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** residents at Burcot have clear views of the site; several joggers were observed on roads around the site perimeter during survey; vehicle users on the A5 travelling east in particular as well as the M54 and B5061 (A5 approach road) have clear views into site

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

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium

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.

**Housing capacity** medium/low

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.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b>	Hard rock rolling lowlands	flat to sloping
<b>Ground Type</b>	Loamy gleyed 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"/>

Designations

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



AONB  -

ASLC  -

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### Function of Area

---

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  -

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, not site 34

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

**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

---

-

Zone sensitivity and capacity

**Landscape sensitivity** medium

**Justification**

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 and is fairly visible within the wider landscape, within which it is a functional element.

**Housing capacity** medium/low

Proximity to the 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 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

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<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	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"/>

Designations

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

AONB  -

ASLC  -

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### 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  -

From settlement  -

Landmarks -

Detractors major roads

#### Intervisibility

---

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

Comments the site is clearly visible from the M54 slip road (south), although well screened within 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 settlement limited                      ...with wider landscape some  
...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 structure 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

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments a single rural dwelling is the only highly sensitive receptor; vehicle users on the motorway have clear views into this site; 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

---

-

Zone sensitivity and capacity

---

Landscape sensitivity medium

**Justification**

This site consists of a single flat rectangular field of neglected pasture set within the hamlet of Cluddley. Its perimeter is densely treed on all sides, with poplars in poor condition along its road frontage but strong vegetated boundaries to north and south. 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.

Housing capacity medium

This 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; 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

---

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

Designations

---

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

AONB  -

ASLC  -

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments appears to be neglected pasture

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

Comments intervisibility is difficult to determine due to presence of tall trees around site perimeter

#### 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 33

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 33.

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

---

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

---

-



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium

This site consists of a single flat pasture field at the southern entrance to the hamlet and is edged to east and west by local roads. There is a single house and commercial unit to the north, beyond a public footpath, Listed Buildings to the west and a single house nearby to the east. The M54/A5 elevated section interchange lies close by to the north and has considerable visual and noise impact. The site acts as a rural foreground to the hamlet, linking it to the wider landscape, and it quite open to view, with fencing around it and gorse and a few trees on the shallow bank which edges it, as it is set slightly above the surrounding ground level.

**Housing capacity** medium

Although this 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 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 from the adjacent house to the north.

LDU context

<u>Landscape characteristics</u>	<b>LDU level</b>	<b>Site comments</b>
<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

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

Designations

<b>Landscape</b>	<b>Comments</b>
------------------	-----------------

AONB  -  
ASLC   
Green Network   
Open Space

#### Biodiversity

100 Year Floodplain  -  
SSSI   
Wildlife Site   
Ancient Woods   
LNR

#### Historic/Archaeology

Conservation Area  -  
WHS   
SMs   
Historic P and G

#### 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  -

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

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary 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 33, 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 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 house and commercial unit; Listed Building to west (screened by garden vegetation)

#### 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; there are local roads along the eastern and western site boundaries

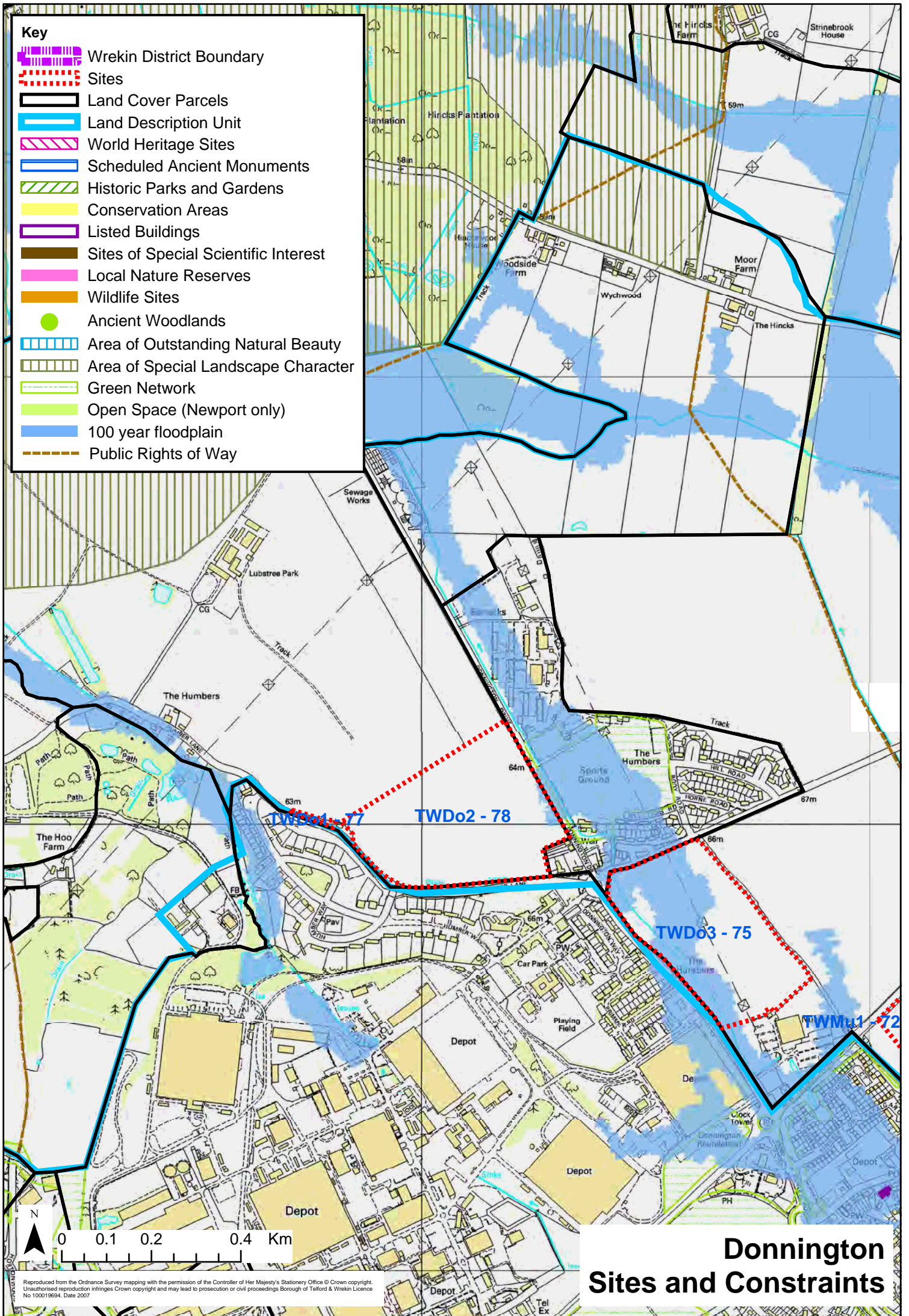
#### Potential for improvement of settlement edge and overall mitigation

---

-

**Key**

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



# Donnington Sites and Constraints

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Zone sensitivity and capacity

**Justification**

Landscape sensitivity high/medium

A rural dwelling and linear curtilage along road side which forms the northern boundary to the barracks which lie on the northern edge of the developed area. The landform is flat and landcover open to the north with arable/horticultural uses. The site is enclosed by hedges and some trees and lies on a prominent bend in the road. Open views are possible to the north.

Housing capacity low

The site has no capacity for housing as it is essentially a rural location clearly outside the settlement boundary.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b>	Glacial vales and valleys	levels
<b>Ground Type</b>	Loamy gleyed soils	residential curtilage
<b>Land cover</b>	Arable farmlands	hedgerows and some trees
<b>Settlement pattern</b>	Clustered with estate farms	very small
	<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- low as open to north

Designations

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

Function of Area

Pastoral  Arable  Horticulture  Recreation  Other

Comments residential curtilage

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 some enclosure on flat land but open to north

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments country road adjacent and edge of barracks to south

#### Functional relationship of area...

---

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

...with adjacent assessed area? limited Corridor?

Comments possibly agricultural workers dwelling and curtilage

#### Visual relationship of area...

---

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

...with adjacent assessed area? limited Setting?

Comments set within countryside to north of barracks with views to north

#### 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** security fencing on barracks boundary is unsightly although trees and other vegetation mitigate buildings beyond

**Receptors and sensitivity**

---

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

**Comments** adjacent residents and road users

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

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

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.

**Housing capacity** low

The area has no capacity for housing as it 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 very open so any housing would be highly visible. The flat, large fields are an agricultural asset. The eastern part may be prone to flooding.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b> Glacial vales and valleys		levels
<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

	<u>LDU level</u>	<u>Agree?</u>
<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

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology



Conservation Area  links to Lubstree Park

WHS

SMs

Historic P and G

#### Function of Area

---

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 -

#### 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 MoD uses with fences and other unsightly infrastructure 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

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

Flat large arable/horticultural field with low cut hedge and very few 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 covers the western half of the site around the canalised watercourse. A powerline crosses the site and is a detractor. The area has relatively low intrinsic value apart from its agricultural productivity.

**Housing capacity** medium/low

The area has limited capacity for development for a number of reasons despite its relatively low intrinsic sensitivity. The area closest to the development edge lies within the 100 year floodplain around the watercourse. This area appears therefore not to be suitable. The powerline is a further constraint on development. The productivity of the land indicates it is a positive agricultural resource and may be inappropriate for development. The open views to Lilleshall Hill are a visual amenity.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	levels
<b>Ground Type</b>	Loamy gleyed soils	arable/horticulture
<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

	LDU level	Agree?
<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

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	

LNR

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable/horticulture [aerial photo]

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 pylons crossing site

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 development on three sides and minor roads on two.

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 some ...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 eastern 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** adjacent estates to north and west and commercial development to the south create highly rectilinear character

Receptors and sensitivity

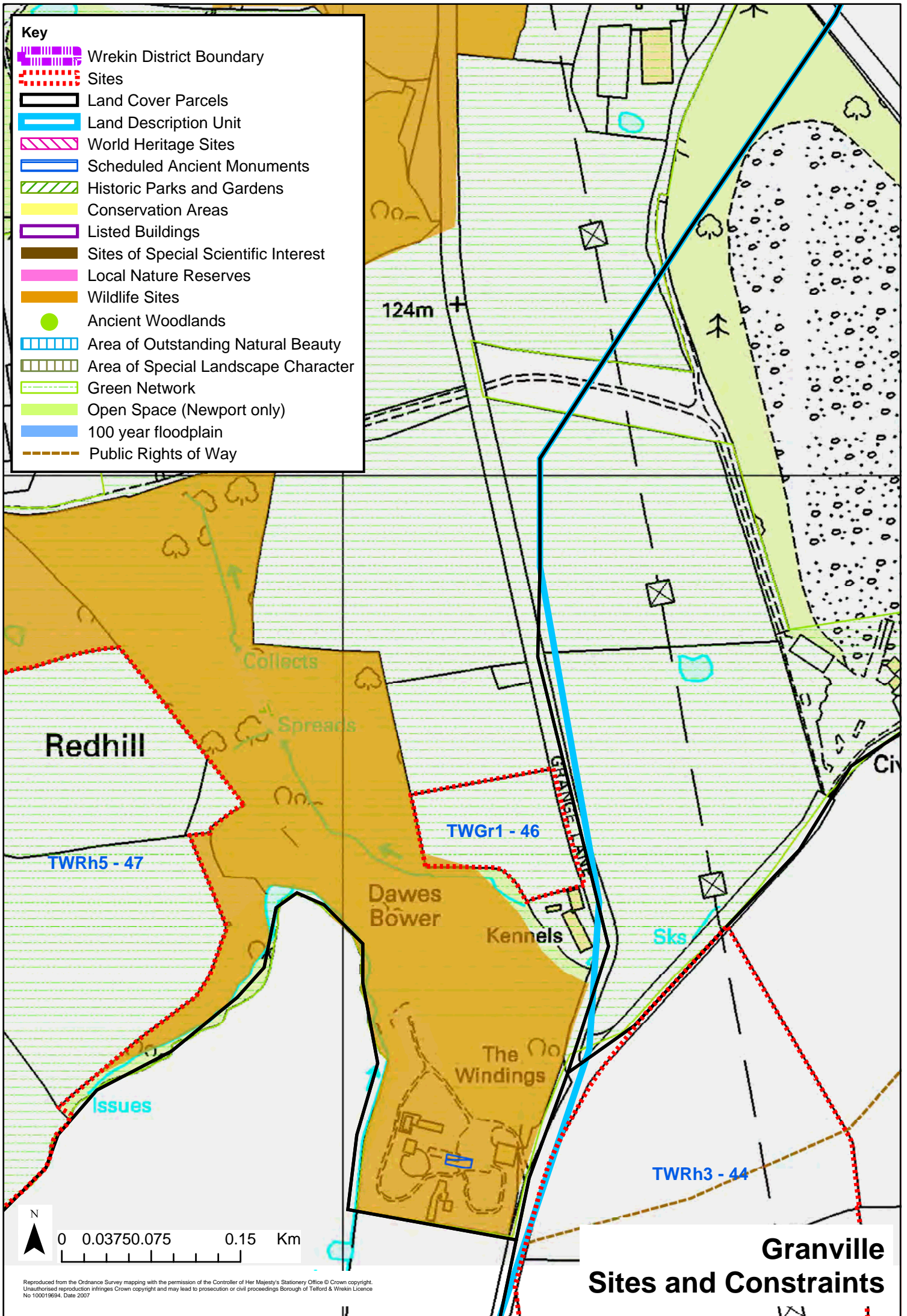
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

**Comments** adjacent residents and road users overlook the area

Potential for improvement of settlement edge and overall mitigation

more native trees in hedgerows

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



## Granville Sites and Constraints

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

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 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. The field lies in an area designated as part of the Green Network linking into Granville Country Park to the west.

**Housing capacity** low

The site has no capacity for housing as it is a rural site away from the settlement edge. The tip and pylons in themselves are no justification for housing development nearby.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	gently sloping ridge
<b>Ground Type</b>	Localised disturbed gleyed soils	arable
<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/medium
	<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

Designations

Landscape	Comments
AONB <input type="checkbox"/>	Green Network
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	Wildlife site adjacent in woodland
SSSI <input type="checkbox"/>	
Wildlife Site <input checked="" type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity simple

### Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks tip to the east

Detractors tip and pylons 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 appears to be managed as part of a wider landholding although this may only include fields to the north. There is no public access.

### 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

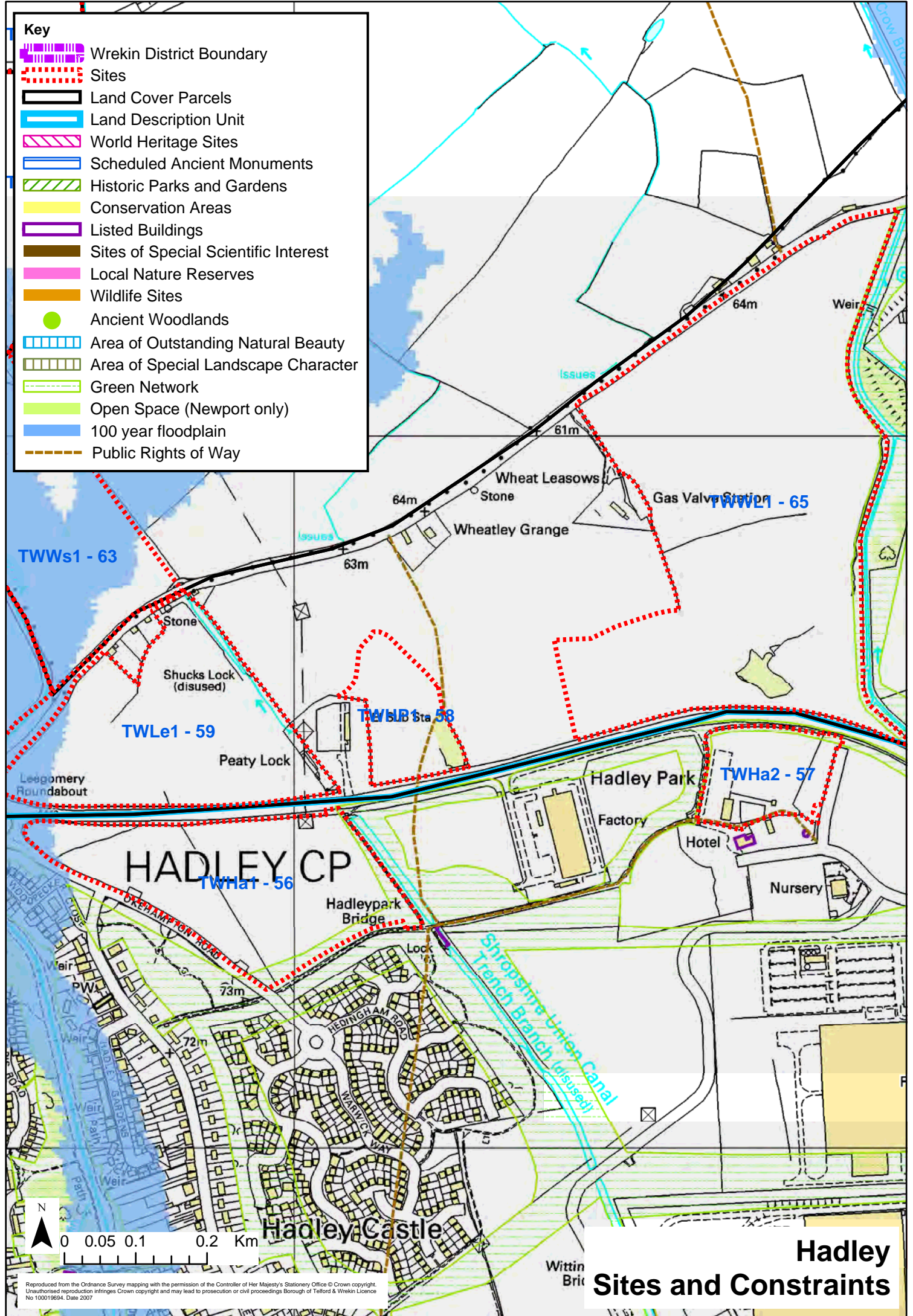
Comments adjacent residents and users of the tip who may be desensitised

Potential for improvement of settlement edge and overall mitigation

---

remove structures on field

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



TWWs1 - 63

TWLe1 - 59

TWHa1 - 56

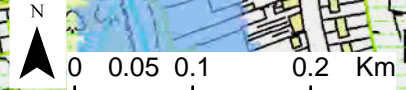
TWHa2 - 57

TWWL1 - 65

HADLEY CP

Hadley Castle

# Hadley Sites and Constraints



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Zone sensitivity and capacity

---

**Landscape sensitivity** medium

**Justification**

This site consists of three fields in mixed cultivation abutting the northern edge of Hadley. They are flat and with much 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.

**Housing capacity** high/medium

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. A small part of the site lies within the 100-year floodplain and its eastern and south eastern boundaries are designated part of the Green Network, but these constraints would not preclude housing development over much of the site. It would be highly preferable to retain the western field, of mown grass and young trees, 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 pylon in the north eastern corner is also a constraint.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		flat
<b>Ground Type</b> Loamy gleyed soils		mixed farmland
<b>Land cover</b> Urban		tree row along northern boundary, overgrown internal hedgerows; small plantation at western end
<b>Settlement pattern</b> Urban		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Urban		<input type="checkbox"/> farmland, not urban= moderate
<b>Ecological sensitivity</b> Urban		<input type="checkbox"/> mixed farmland, not urban= moderate
<b>Visual sensitivity</b> Urban		<input type="checkbox"/> not urban; low

Designations

---

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

AONB  -  
ASLC  -  
Green Network   
Open Space

#### Biodiversity

100 Year Floodplain  -  
SSSI   
Wildlife Site   
Ancient Woods   
LNR

#### Historic/Archaeology

Conservation Area  -  
WHS   
SMs   
Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments one arable and one pasture field, plus small field with plantation and mown grass

Diversity simple

#### Water

---

Presence of Water  Comment disused 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 and Okehampton Road on site boundaries

#### 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 none ...with wider landscape limited

...with adjacent assessed area? some Corridor?

Comments the site is managed as part of the wider farmed landscape, from which it is separated by the A442

Visual relationship of area...

---

...with settlement limited ...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 well screened by amenity planting adjacent to its south western boundary

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 amenity area 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

---

-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

This site consists of flat horse paddocks, containing a red brick barn or stable, forming 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 is very sensitive to change but 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.

**Housing capacity** medium

This site lies between two Listed buildings and a busy A road, within an urban edge area in which there is no housing. It is not appropriate for housing development, as it lacks a functional or visual relationship with other housing, but as relic landscape could be developed for other purposes, preferably in association with the hotel. It would be preferable to retain and redevelop the red brick buildings on site and care would be required in protecting the setting of the two Listed buildings.

LDU context

<u>Landscape characteristics</u>	LDU level	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

Designations

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

- AONB  -
- ASLC  -
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

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

**Function of Area**

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments horse paddocks ancillary to Listed building, with red brick 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 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 C, with late 20th/21st C development to east and west and the A442 to the north

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

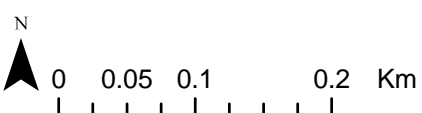
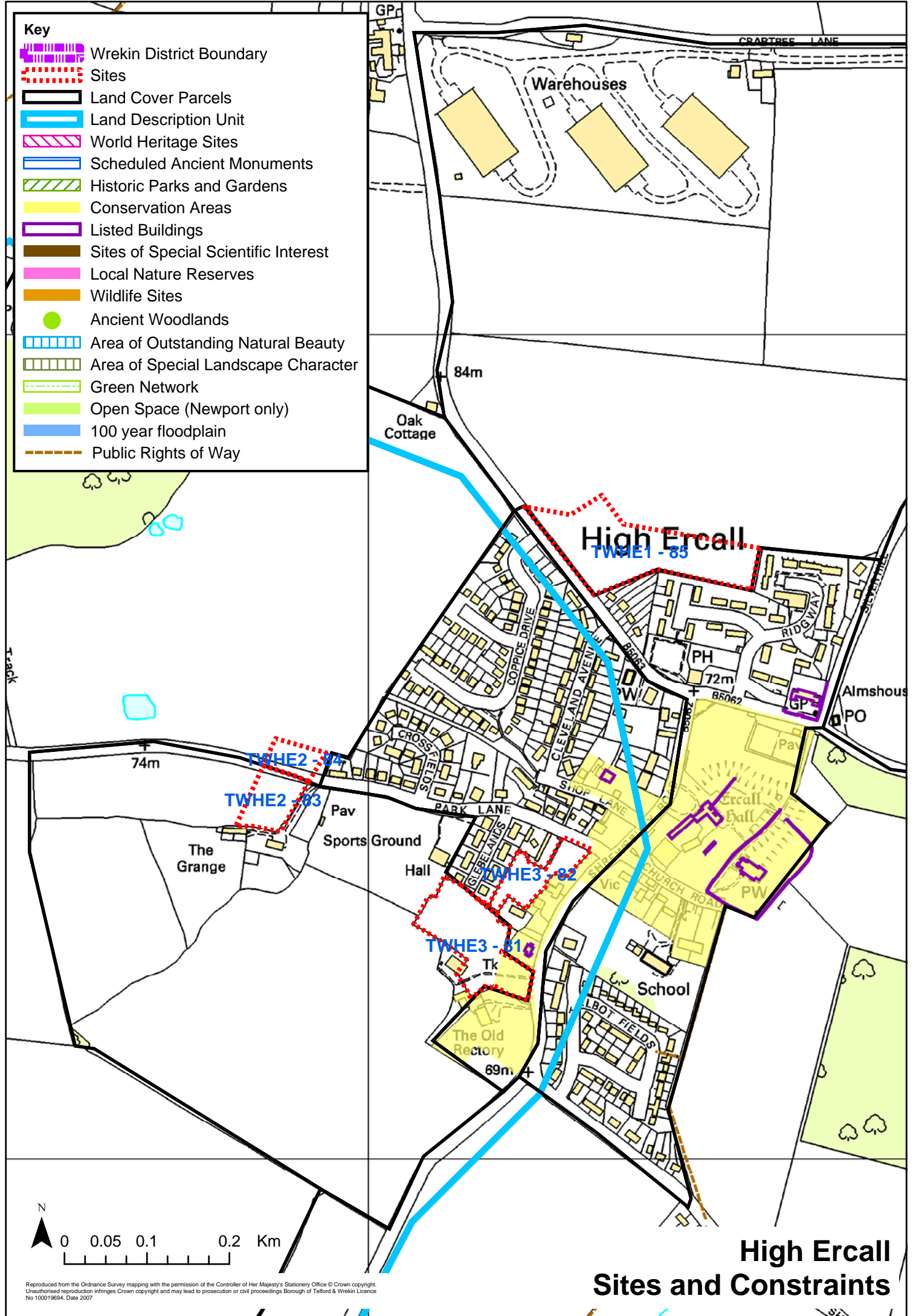
Potential for improvement of settlement edge and overall mitigation

-



Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



# High Ercall Sites and Constraints

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Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium/low

This site consists of part of a single large arable field, part of the wider farmed landscape around the settlement of High Ercall. From a low east-west ridge within the field the site slopes down towards the settlement, and there is further rising ground to the north east beyond the site. Thus, although visible from the settlement edge, the site does not have a strong relationship with the wider landscape except in its function as part of a field.

**Housing capacity** high/medium

This site would be appropriate for development if the site boundary were adjusted to reflect local topography and the existing settlement layout. A straight line east-west from two settlement-edge development points would echo the low ridge to the north. This would entail disregarding the triangle on the northern boundary of the site which does not respect the flow of the wider landscape. Development in this triangle would be intrusive. Development within the remainder of the site should be no more than two storeys high, to avoid intrusion above the ridge line and visibility within the wider landscape. A firm planted northern site boundary should be established and maintained.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b> Glacial vales and valleys		sloping down to south (towards settlement)
<b>Ground Type</b> Localised impoverished gleyed soils		arable cultivation
<b>Land cover</b> Arable farmlands		unmanaged hedge to southwest; some ornamental species along southern boundary
<b>Settlement pattern</b> Clustered with estate farms		large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Very low		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input checked="" type="checkbox"/>

Designations

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

AONB  -  
ASLC   
Green Network   
Open Space

#### Biodiversity

100 Year Floodplain  -  
SSSI   
Wildlife Site   
Ancient Woods   
LNR

#### Historic/Archaeology

Conservation Area  -  
WHS   
SMs   
Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments site is part of large arable field

Diversity uniform

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments skyline from the south lies beyond site but within same field

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments the site lies on sloping land beneath a low swell or E-W ridge in the large field of which it is part. It is therefore visible from the settlement edge but not from the wider landscape

#### Noise sources

---

roads

Views of development many 270 Presence of people rare

#### Tranquillity

---

Summary medium

Comments quiet except for road traffic

Functional relationship of area...

---

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

...with adjacent assessed area? none                      Corridor?

Comments the site is managed as part of a larger field and the wider farmed landscape

Visual relationship of area...

---

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

...with adjacent assessed area? none                      Setting?

Comments the site is visible from part of the settlement edge but local topography limits its visibility within the wider landscape

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge                       C20-21 edge

Nature of edge neutral                      Form of edge smooth/linear

Comments slightly variable edge with development of different ages, scale and style

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments residents on the settlement edge are sensitive receptors

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

Landscape sensitivity medium

**Justification**

This site consists of part of a large pasture field which lies against Park Lane on the western edge of High Ercall and is backed to the south by The Grange and its range of outbuildings. The site is outside the current settlement edge and forms part of the wider farmed landscape. It is flat, with a low hedge to the road frontage and ornamental trees to the east. There is no natural or defensible western boundary.

Housing capacity medium

This site lies outside the western edge of the settlement envelope. However, it does have buildings along its southern boundary and is adjacent to a settlement facility - the sports ground, with housing obliquely opposite to the north east. Should development be permitted, a very strong defensible boundary to the west would be required, and development should be of a scale, form, massing and materials that enhance the quality of the landscape and this part of the settlement.

LDU context

---

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Sandlands	pasture
Land cover	Estate farmlands	hedged to roadside; ornamental trees on eastern boundary
Settlement pattern	Enclosed waste	small
	<b>LDU level</b>	<b>Agree?</b>
Cultural sensitivity	Very low	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> low
Visual sensitivity	Low	<input checked="" type="checkbox"/>

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

## Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments small part of large pasture field in front of house

Diversity uniform

## Water

---

Presence of Water  Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

## Intervisibility

---

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

Comments separated from settlement by sports ground and ornamental planting along drive to The Grange

## Noise sources

---

roads

Views of development some

Presence of people occasional

## Tranquillity

---

Summary high/medium

Comments the site is located on the edge of the settlement, adjacent to the sports ground and abutting a rural lane. Development is visible obliquely

## Functional relationship of area...

---

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

...with adjacent assessed area? limited Corridor?

Comments the site is on the edge of the settlement and is managed in the same way as the wider farmed landscape of which it is part. The adjacent site is also farmland, but is in arable cultivation, therefore managed in a different way.

## Visual relationship of area...

---

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

...with adjacent assessed area? limited Setting?

Comments the site is separated visually from the settlement by the sports ground, and from the adjacent site by hedges. It relates well to the wider farmed landscape of which it is part.

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 site lies adjacent to the Grange which is separated from the settlement edge

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent users of Park Lane and The Grange residents with possible visibility from part of the sports ground

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

This site consists of a small part of a large arable field which abuts the western edge of High Ercall. It is hedged at the roadside (southern boundary) and abuts a single dwelling on its eastern boundary. The two other boundaries are open. Although not inherently of high value as a landscape resource, this site is part of the wider rural landscape.

**Housing capacity** medium/low

This site lies outside the settlement edge and is clearly part of the wider farmed landscape. Development of the site would require the creation of clearly defensible boundaries to north and west, and there is no apparent landscape rationale for the siting of the current boundaries, other than a relationship to (a) the northern boundary of the adjacent property, which itself juts out from the western edge of the settlement (b) the aspirational western boundary of the adjoining site TWHE2-83 to the south, which falls midway along a range of outbuildings.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	sloping up to the north
<b>Ground Type</b>	Sandlands	arable cultivation
<b>Land cover</b>	Estate farmlands	hedge to road boundary
<b>Settlement pattern</b>	Enclosed waste	small site is part of large field
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Very low	<input type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input type="checkbox"/> low - arable
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - part of the wider landscape

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	



LNR

### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments site is small part of large arable field

Diversity uniform

### Water

---

Presence of Water  Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

---

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

Comments the site is visible from a few dwellings on the western edge of the settlement, including The Grange, but is screened from the wider landscape by Hoo Coppice and from Walton by distance and local topographical change

### Noise sources

---

roads

Views of development many 270 Presence of people rare

### Tranquillity

---

Summary high/medium

Comments the site abuts one property and is intervisible with one other; it lies on a quiet rural lane on the edge of the settlement

### Functional relationship of area...

---

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

...with adjacent assessed area? limited Corridor?

Comments this site is managed as part of the wider farmed landscape and has no functional relationship with the settlement; it is not managed in the same way as the adjacent site

Visual relationship of area...

---

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

...with adjacent assessed area? some                      Setting?

Comments the site is visible from a few houses within the settlement and is intervisible with the adjoining site; it is an integral part of the wider landscape

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments no

Settlement edge

---

Pre C20 edge                       C20-21 edge

Nature of edge positive                      Form of edge smooth/linear

Comments there is a single 19th C house on the western edge of the settlement, with 20th C housing adjacent to the east and a single 20th C house to the south

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and minor road users

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	This site consists of an irregular pasture field within the settlement of High Ercall. Although generally flat, it appears to exhibit the characteristics of ridge and furrow cultivation in its northern part, which forms part of the wider landscape on the edge of the settlement. A narrow hedged road frontage on Shrewsbury Road permits views into the wider part, with which there is some visibility from Park Lane through site TWHE3-82 to the north. The site is an important part of the streetscape of the settlement and provides openness in a fairly densely textured Conservation Area. The designation of part of the site as part of the Conservation Area reflects this function.
<b>Housing capacity</b> low	Development of this site would have an adverse impact on the streetscape of the settlement, on the Conservation Area of which some of the site is part, and on the setting of a Listed Building. It would also entail the loss of probable ridge and furrow, as well as openness and permeability within the settlement and a negative impact on its relationship to the wider landscape.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		relatively flat but variable - possibly ancient ridge and furrow
<b>Ground Type</b> Sandlands		pasture
<b>Land cover</b> Estate farmlands		low hedge to eastern boundary; trees and shrubs on western boundary plus garden vegetation elsewhere on boundaries
<b>Settlement pattern</b> Enclosed waste		small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Very low		<input type="checkbox"/> moderate to high - part of fabric of Conservation Area and probable ridge and furrow
<b>Ecological sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate- high

Designations

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

AONB  -

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  partly in Conservation Area; abuts curtilage of Listed Building

WHS

SMs

Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments single pasture field

Diversity simple

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable

Complexity

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments the site lies within the settlement and is partly visible from both Shrewsbury Road and Park Lane

#### Noise sources

---

roads

Views of development many 270

Presence of people frequent

#### Tranquillity

---

Summary medium

Comments the site lies mainly behind settlement houses, with limited frontage to Shrewsbury Road, so is quite tranquil



Zone sensitivity and capacity

---

Landscape sensitivity medium

**Justification**

This site consists of a small narrow pasture field within the fabric of High Ercall. It is accessed from Park Lane but may be managed from the wider farmland to the west. It offers openness and permeability within the settlement, with a view of part of site TWHE3-81 to the south and the open landscape beyond. It has a fine holly hedge to its road frontage and is well screened from properties within the Conservation Area to the south east by vegetation within their gardens. No 17 Park Lane has clear views from their frontage onto the site, and some residents in Glebelands have rear views over the site.

Housing capacity medium

Development of this site would reduce openness and permeability within the settlement but would not have a significant negative impact on the Conservation Area. Care would be required to avoid a detrimental impact on No 17 Park Lane and screening should be provided for residents of Glebelands. Development here would have no impact on Ercall Hall or other Listed buildings within the settlement.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		flat
<b>Ground Type</b> Sandlands		pasture
<b>Land cover</b> Estate farmlands		hedge to Park Lane boundary
<b>Settlement pattern</b> Enclosed waste		small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Very low		<input type="checkbox"/> moderate- part of original Glebeland?
<b>Ecological sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input type="checkbox"/> medium high; of significance within the settlement

Designations

---

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

- AONB  -
- ASLC  -
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

- Conservation Area  abuts Conservation Area along southeastern boundary
- WHS
- SMs
- Historic P and G

**Function of Area**

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments a narrow strip along the northwestern edge of the site provides pedestrian access to No 17, Park Lane

Diversity simple

**Water**

---

Presence of Water  Comment -

**Skyline**

---

Prominence/ importance not applicable Complexity

Comments -

**Key views**

---

To settlement  -

From settlement  -

Landmarks -

Detractors -

**Intervisibility**

---

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

Comments the site provides a partial view of site TWHE3-81 and, to a limited extent, the wider landscape beyond the settlement

**Noise sources**

---

roads

Views of development many 270 Presence of people infrequent

**Tranquillity**

---

Summary medium

Comments the site lies within the settlement but is inherently fairly tranquil, as the bulk lies behind housing and away from roads

### Functional relationship of area...

---

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

...with adjacent assessed area? some                      Corridor?

**Comments** the site is managed in the same way as the adjoining site TWHE3-81 and the wider landscape but has no public access.

### Visual relationship of area...

---

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

...with adjacent assessed area? some                      Setting?

**Comments** the site provides open space within the settlement, with views from many dwellings to south east and north west, as well as a view through to part of the adjoining site and the wider landscape

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

---

... visually?

...functionally?

**Comments** both sites are managed in the same way and there is some intervisibility. If the adjacent site TWHE3-81 was developed, this site would be surrounded by settlement and would be vulnerable to development.

### Settlement edge

---

Pre C20 edge                       C20-21 edge

Nature of edge positive                      Form of edge moderately indented

**Comments** most development around the site predates the 20th C, except for housing along Glebelands to the north west of the site

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** pedestrians within the settlement can enjoy views into and over the site

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

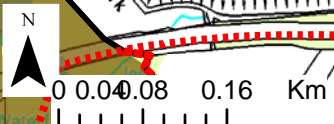
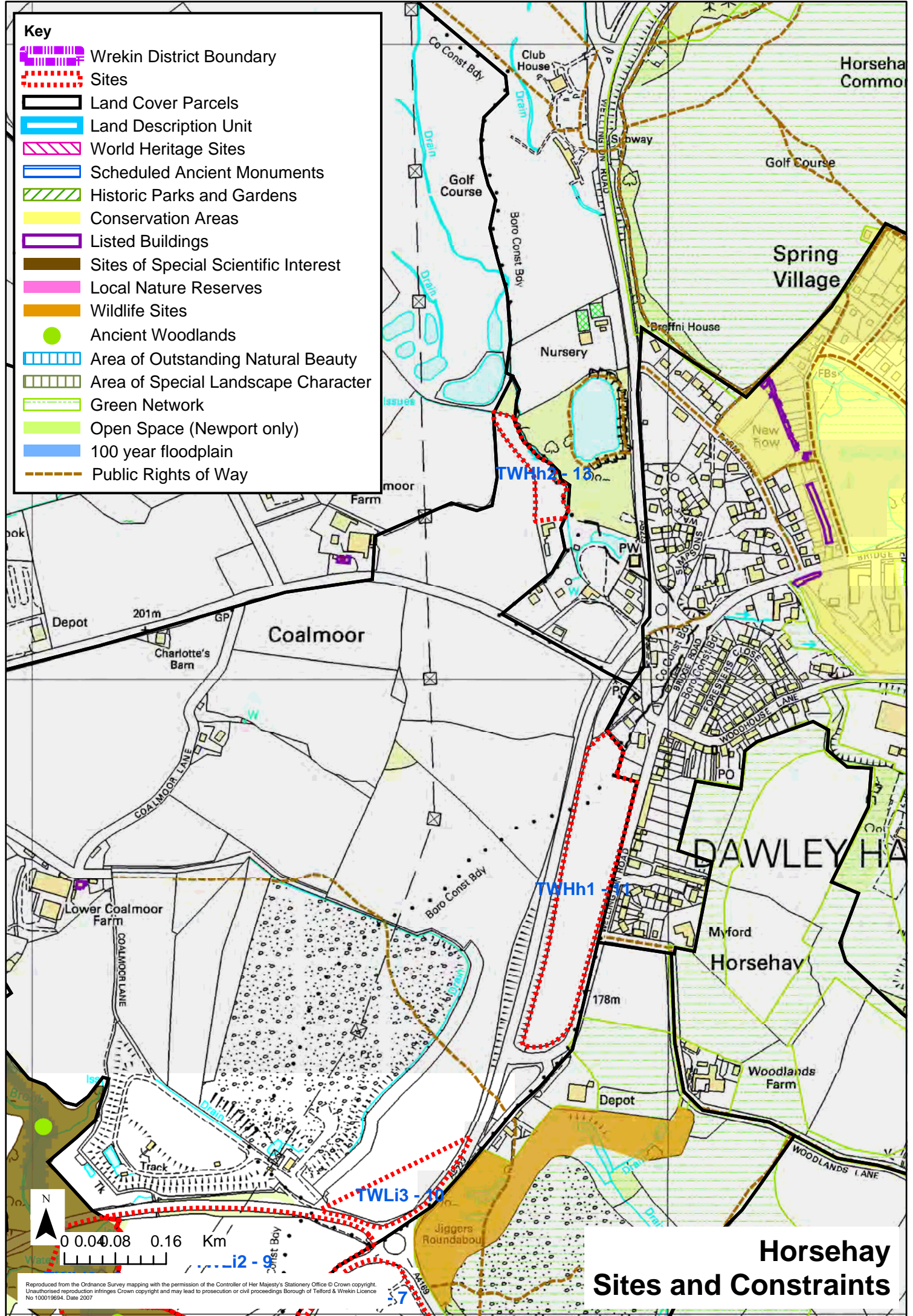
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-



**Key**

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



# Horsehay Sites and Constraints

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Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

This site consists of a long, narrow rectangle on the western edge of Horsehay, with the A5223 forming its western boundary and Wellington Road between it and the settlement. The site is a single field in arable cultivation, with deciduous hedges of varying height forming an intermittent boundary on all sides. The site is flat at its northern end, rising quite steeply 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), although these views would be largely obscured by vegetation during the summer months. The site does not make a significant contribution to the local landscape but acts rather as a buffer between the settlement and Coalmoor.

**Housing capacity** high/medium

Although this site currently functions as a buffer between the western edge of Horsehay and the wider landscape, the A5223 would provide a strong defensible boundary (stronger than Wellington Road) and the rolling landform would ensure that development of this site would have little impact on the wider landscape. The site presents an opportunity to improve the settlement edge, using high quality design and some structural planting. Careful consideration would be required of the potential impact of development of the highest part of the site, along the southwestern edge, where additional planting might be required to filter views into the site from adjacent areas (chiefly the A5223). Given the restricted depth of the site, especial attention should be given to the housing layout.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		flat to sloping through site
<b>Ground Type</b> Localised disturbed gleyed soils		arable field
<b>Land cover</b> Ancient farmlands		-
<b>Settlement pattern</b> Clustered with small farms		medium
	<b>LDU level</b>	<b>Agree?</b>

Cultural sensitivity High

low - disturbed land in arable cultivation cut off from wider farmland

Ecological sensitivity Moderate

Visual sensitivity Moderate

high - site is clearly visible in winter over much of its length from east and west; hedgerows will provide some screening during summer months

Designations

---

Landscape

Comments

AONB  -

ASLC

Green Network

Open Space

Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments single arable field

Diversity simple

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance prominent

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 western edge

Landmarks -

Detractors pylons A5223 runs along western site boundary

Intervisibility

---

Site observation low

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

Comments -

## Noise sources

---

roads

**Views of development** one side 180

**Presence of people** occasional

## Tranquillity

---

**Summary** medium/low

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

## Functional relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? -

Corridor?

**Comments** area functions as part of wider arable 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? -

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 from the settlement towards the west

## Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

**Comments** -

## Settlement edge

---

Pre C20 edge  C20-21 edge

**Nature of edge** neutral

**Form of edge** smooth/linear

**Comments** settlement edge is early to mid 20th C at northern end and 21st C at southern end

## 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 edge

Zone sensitivity and capacity

---

Landscape sensitivity high

**Justification**

The area is a narrow strip of pasture adjacent to a watercourse in a gently sloping valley bottom in the countryside west of Dawley. It is bounded by woodland to the east, golf course to the north, single residence to the south and sloping pasture to the west. The pasture and watercourse may have some ecological sensitivity. Though the pasture itself is not visible from public viewpoints any structures on it would be, as the house to the south is, from the road to the south west. The structures would be seen against and detract from the woodland adjacent.

Housing capacity low

The area has no capacity for housing as dwellings would be visible from the road to the south and clearly extend the settlement north. Also the pasture is in open countryside and may have ecological value.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	gently sloping minor valley bottom
<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
	<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"/>

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture

Diversity simple

Water

---

Presence of Water  Comment stream adjacent

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 in valley bottom but structures on area would be visible from the road to the south west through hedge

Noise sources

---

Views of development some

Presence of people occasional

Tranquillity

---

Summary medium

Comments enclosed site screened from road to to east by woodland with some noises deriving from the settlement edge and adjacent house

Functional relationship of area...

---

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

...with adjacent assessed area? none Corridor?

Comments pasture like adjacent field but possibly owned 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 visible but its openness allows views from south west to woodland

adjacent.

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 cumulative individual houses in large gardens to south east

Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high/medium

roads/rail/cycleways

high/medium

Comments road users to south west and adjacent residents

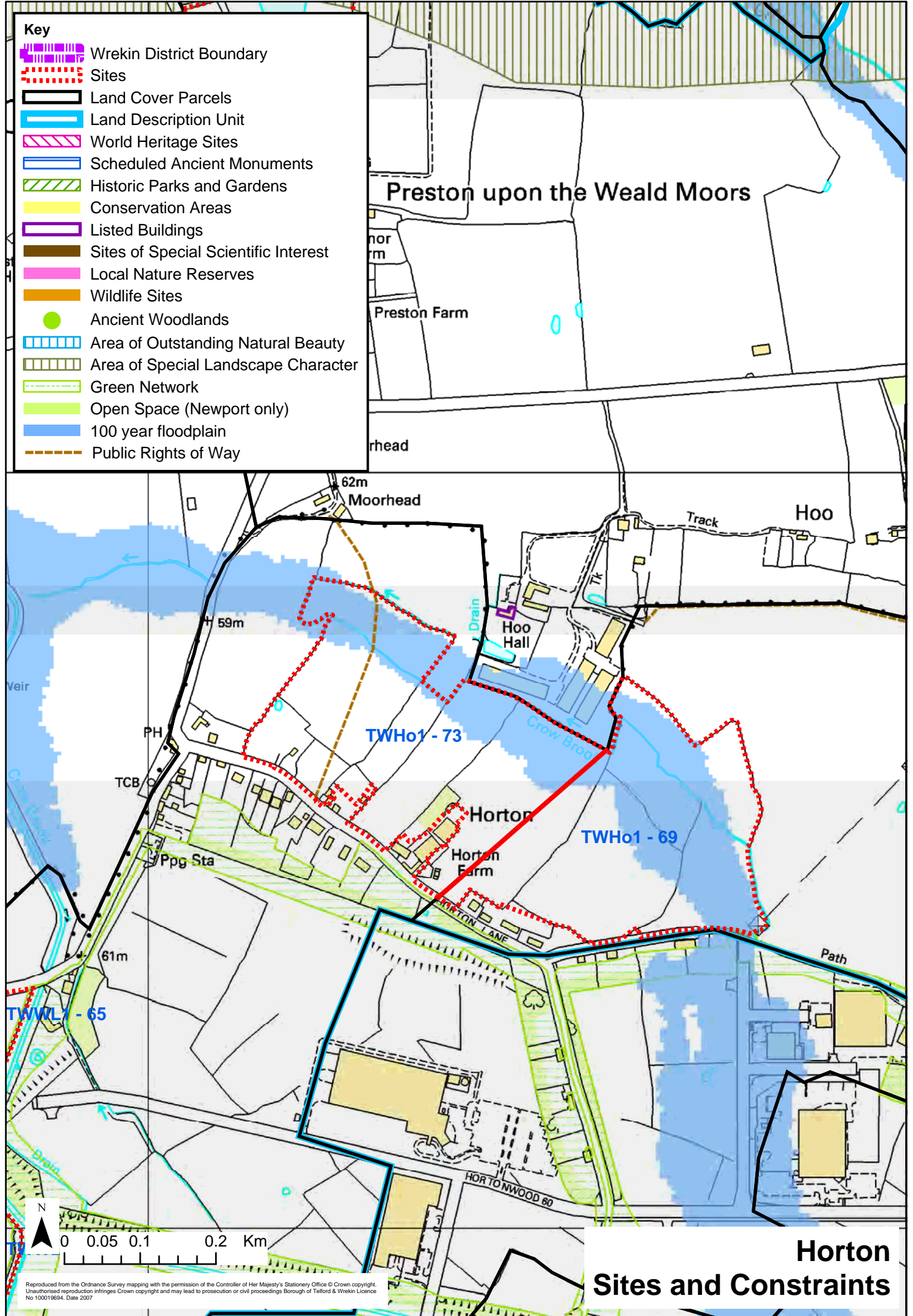
Potential for improvement of settlement edge and overall mitigation

---

-

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way

## Preston upon the Weald Moors



## Horton Sites and Constraints

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Zone sensitivity and capacity

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**Landscape sensitivity** medium

**Justification**

This site consists of pastoral farmland associated with Horton Farm, which is the key locus of the small linear settlement of Horton. The landform is slightly undulating, 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 the wider arable landscape with its relic field oaks. The site, together with site TWH01-73, functions as a zone of separation between Horton and Preston upon the Weald Moors and as part of the setting of Hoo Hall, which is a Listed building.

**Housing capacity** medium/low

This site is clearly within the rural landscape, with an extensive part of the site shown as lying within the 100-year floodplain. There proscription would protect the northern part of the site, which is closely linked visually and functionally to the wider landscape, and borders the setting of Hoo Hall. Some limited linear development of two-three houses could be accommodated along the undeveloped section of the southern edge of the site: 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, up to the limit of the 100-year floodplain to the east.

LDU context

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<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		very gently sloping valley side/floor
<b>Ground Type</b> Loamy gleyed 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
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input type="checkbox"/> moderate - pastoral farmland
<b>Ecological sensitivity</b> Very low		<input type="checkbox"/> moderate - pastoral farmland with many trees and stream
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate

## Designations

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### Landscape Comments

AONB  -

ASLC

Green Network

Open Space

### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture farmland

Diversity simple

### Water

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

### Skyline

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Prominence/ importance not applicable **Complexity**

Comments -

### Key views

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To settlement  -

From settlement  -

Landmarks -

Detractors -

### Intervisibility

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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

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Views of development one side 180

Presence of people frequent

### Tranquillity

---

Summary high/medium

Comments rural backwater, with well used path 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 settlement some ...with wider landscape some

...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. Intervisible with 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 farm buildings there

#### 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 neutral Form of edge moderately indented

Comments individual modern houses and farm buildings in ribbon development along Horton Lane

#### Receptors and sensitivity

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

Comments lane and path along southern boundary offers 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

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-

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

The area consists of a series of pastures located in the very gently sloping valley floor and floodplain of the Crow Brook. It is located between Horton and industrial estates to the south and Preston on the Weald Moors to the north. The pastures are enclosed by moderately strong outgrown hedgerows with trees which give a sense of enclosure to the area. 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 fields are interspersed between the houses which are of varying ages, the oldest associated with farm. Recent infill has occurred. The area feels as if it is in open countryside forming part of a rural river valley.

**Housing capacity** medium/low

There is very limited opportunity for housing in the area apart from one or two carefully designed single houses which still allow gaps in the frontage of the northern side of Horton Lane. This is because the area is effectively in open countryside adjacent to a rural settlement and forms an important gap between Horton and Preston to the north. In addition the northern part of the site is within the floodplain of Crow Brook making it inappropriate for development at any stage.

LDU context

<u>Landscape characteristics</u>	<b>LDU level</b>	<b>Site comments</b>
<b>Physiographic</b>	Glacial vales and valleys	very gently sloping valley floor and sides
<b>Ground Type</b>	Loamy gleyed soils	pasture
<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 type="checkbox"/> -

Designations

<b>Landscape</b>	<b>Comments</b>
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- AONB  -
- ASLC  -
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

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

**Function of Area**

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pasture- including for horses

Diversity diverse

**Water**

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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 road

**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

#### 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 settlements with houses of varying ages interspersed with pasture of rural character generally

#### Receptors and sensitivity

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

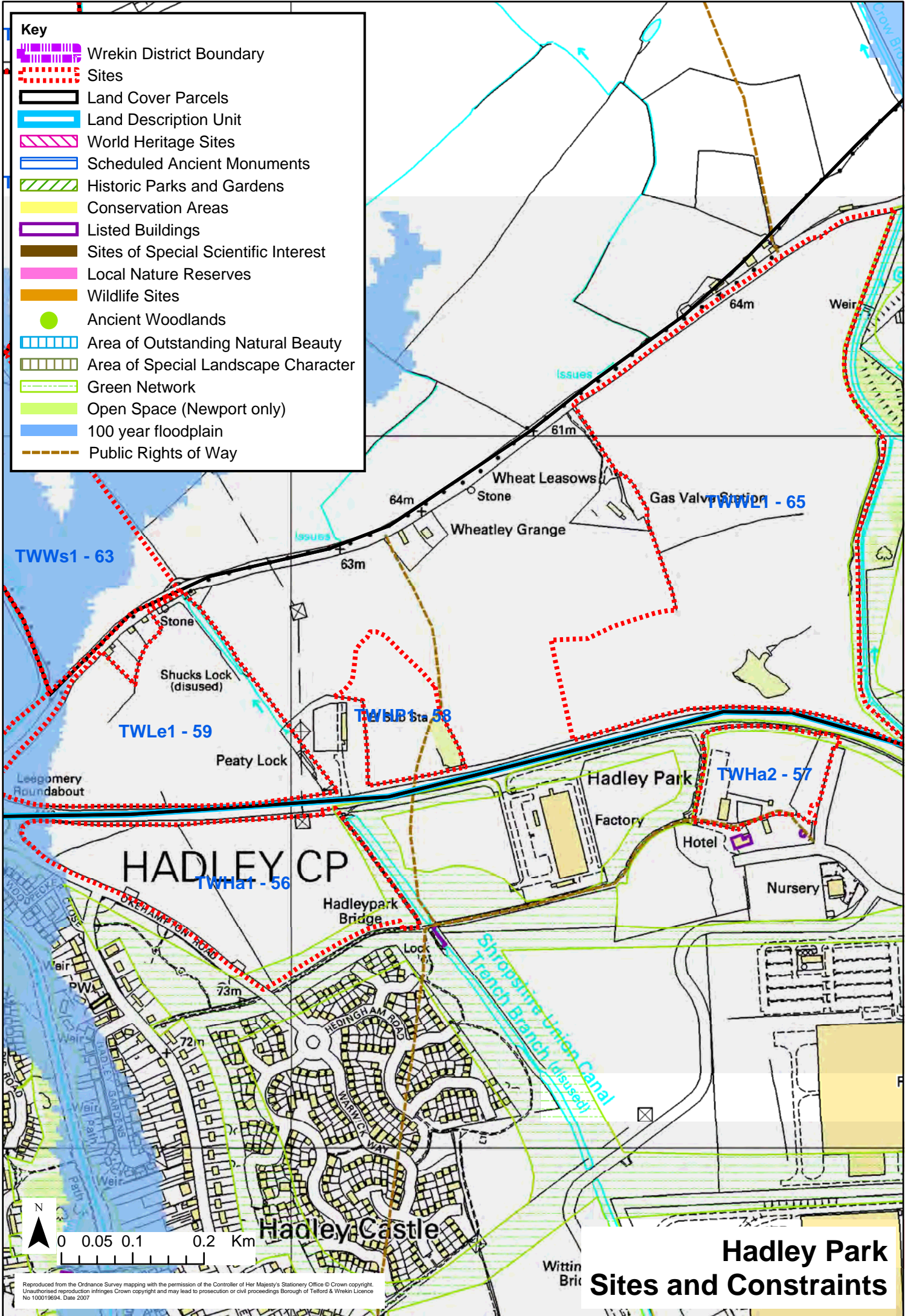
Comments adjacent residents, users of the footpath and road users to the west

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

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improve management of horse pastures

- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



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# Hadley Park Sites and Constraints

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium/low

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.

**Housing capacity** low

Housing development of this site 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, 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.

LDU context

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<u>Landscape characteristics</u>	LDU level	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	spinney along part of eastern boundary
<b>Settlement pattern</b>	Clustered with estate farms	medium



	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> arable farmland
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - arable farmland and woodland
Visual sensitivity	Low	<input type="checkbox"/> moderate - very low to south, but moderate to north

### Designations

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#### Landscape

AONB  -

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### 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 pylons 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 low

Comments busy road and nearby pylon affects tranquillity

### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Comments the site is managed as part of the wider farmed landscape

### Visual relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Setting?

Comments the site is open to the wider farmed landscape to the north and 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 positive

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

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#### Receptors

#### Sensitivity

rural residents

high

roads/rail/cycleways

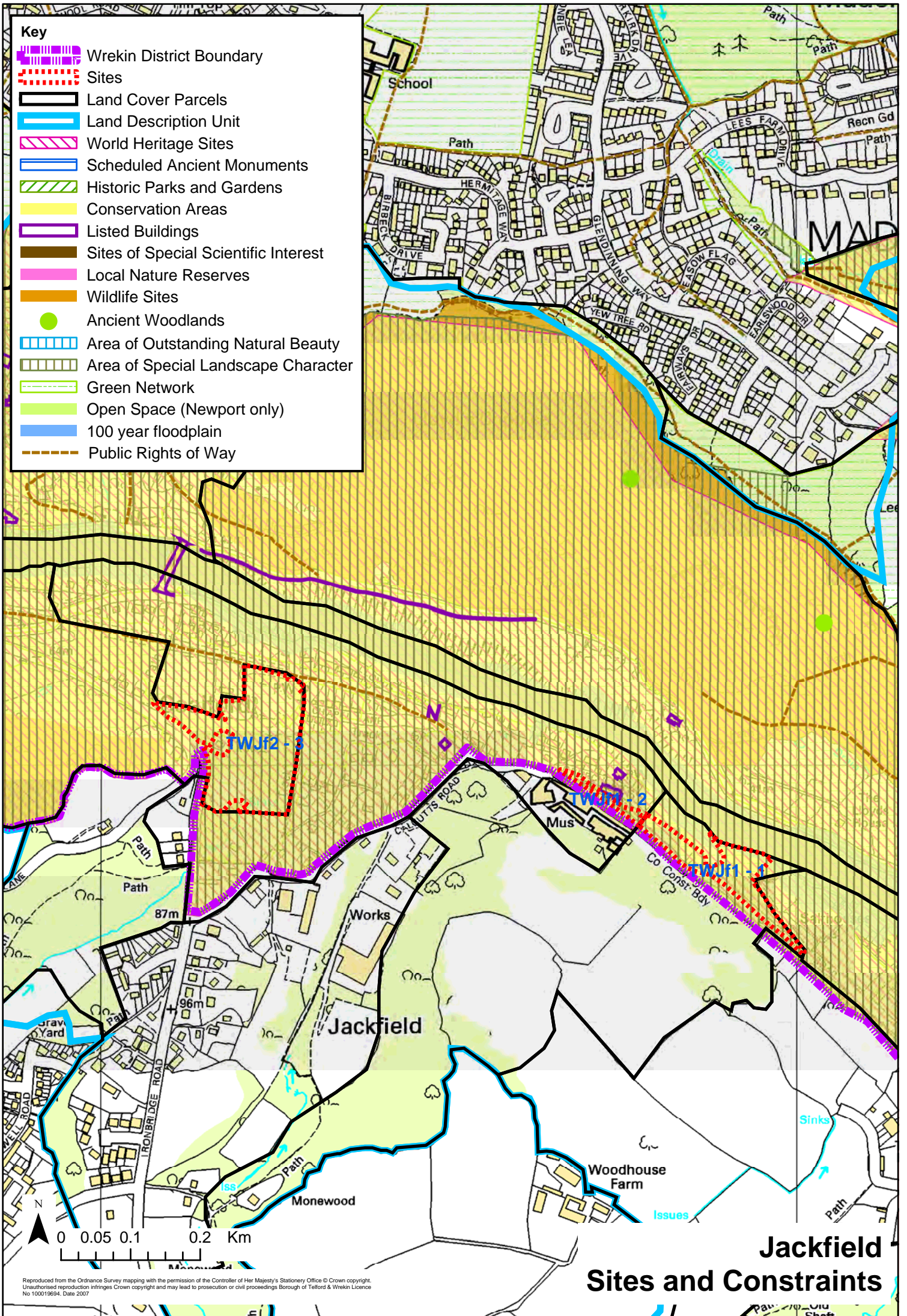
high

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 view into site, fringed to either side by spinneys

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

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-



- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way

# Jackfield Sites and Constraints

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Zone sensitivity and capacity

---

Landscape sensitivity high

**Justification**

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 100year floodplain in its northern part. The area lies within the World Heritage Site, a Conservation Area, an Area of Special Landscape Character, is part of the Green Network and appears partly a Wildlife Site. It also serves the function of separating the settlements of Jackfield and Salhouses contributing to the wooded valley side. Though the woodland is in poor condition, the site is intrinsically sensitive and is more prominent adjacent to the River Severn.

Housing capacity low

The site has no capacity for housing due to its intrinsic sensitivity and its role separating the settlements of Jackfield and Salhouses and contributing to the wooded valley side.

LDU context

---

Landscape characteristics	LDU level	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
	<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"/> low- moderate as enclosed by landform to south and to some extent by surrounding woodland

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	Area of Special Landscape Character and Green Network
ASLC <input checked="" type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	Wildlife Site
SSSI <input type="checkbox"/>	
Wildlife Site <input checked="" type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area  World Heritage Site and Conservation Area

WHS

SMs

Historic P and G

## 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

Comments -

## Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors exposed pipes on roadside to south west

## 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 does about the River Severn and is apparent in views across the valley

## Noise sources

---

roads people

Views of development some Presence of people infrequent

## 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

...with adjacent assessed area? some Corridor?

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?

Comments part of wooded valley side separating Jackfield from Salhouses 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

Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

A narrow strip of woodland and scrub on a moderately steep valley side lying between a minor road and the Severn Way within a settlement. The area lies within the World Heritage Site, a Conservation Area, an Area of Special Landscape Character, is part of the Green Network and appears partly a Wildlife Site. It also serves the function of separating parts of Jackfield contributing to the wooded valley side and setting of the tileworks and Listed buildings of church and dwelling nearby. Though the vegetation is in poor condition, the site is intrinsically sensitive.

**Housing capacity** medium/low

The site has very limited if any capacity for housing due to its narrow linear nature adjacent to sensitive buildings including the tile works, Listed church and dwelling opposite.

LDU context

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

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	Area of Special Landscape Character and Green Network
ASLC <input checked="" type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	part in Wildlife site
SSSI <input type="checkbox"/>	
Wildlife Site <input checked="" type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area  World Heritage Site and Conservation Area

WHS

SMs

Historic P and G

## 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

Comments -

## Key views

---

To settlement  lies beside Tile Museum and is visible from settlement street and from across river

From settlement  lies beside Tile Museum and is visible from settlement street and from across river

Landmarks buildings Tile Museum and church adjacent

Detractors -

## 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

---

industry roads people

Views of development many 270 Presence of people frequent

## Tranquillity

---

Summary medium

Comments site lies within settlement with noise from Tile Museum and adjacent to Severn Way although adjacent roads lightly used

## Functional relationship of area...

---

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

...with adjacent assessed area? limited Corridor?

Comments the overgrown wooded and scrub strip lies either side of the church and is unused but appears to be managed as little as wooded strip to the south east

## Visual relationship of area...

---



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

...with adjacent assessed area? some Setting?

Comments lies adjacent to Tile Museum and Church and contributes to their vegetated setting albeit in very poor condition

Are adjacent assessed areas mutually reliant...

---

... visually?

...functionally?

Comments -

Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge positive Form of edge highly indented

Comments the site forms a green corridor into the settlement making it highly indented

Receptors and sensitivity

---

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

Comments adjacent residents, users of the Severn Way and minor roads

Potential for improvement of settlement edge and overall mitigation

---

management of vegetation to manage hedges and encourage tree growth and tidying of area

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

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, a Conservation Area, an Area of Special Landscape Character and is part of the Green Network . It is not known if the structures on site have any historic interest. The trees contribute to the wooded valley side integrating both the site and surrounding dwellings into the dramatic valley landscape. The apparently abandoned vehicles and containers on the site are a detractor visible from across the valley. The site appears to include part of Chapel Lane with the now disused timber chapel and a brass band hall. The latter 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. Overall, the site has intrinsic sensitivity which requires careful management.

**Housing capacity** medium

The site has capacity 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

---

Landscape characteristics	LDU level	Site comments
<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>

Cultural sensitivity High   
 Ecological sensitivity Very high   
 Visual sensitivity Moderate

Designations

---

**Landscape** **Comments**  
 AONB  Area of Special Landscape Character and Green Network  
 ASLC   
 Green Network   
 Open Space   
**Biodiversity**  
 100 Year Floodplain  -  
 SSSI   
 Wildlife Site   
 Ancient Woods   
 LNR   
**Historic/Archaeology**  
 Conservation Area  World Heritage Site and Conservation Area  
 WHS   
 SMs   
 Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments woodland and derelict yard/industrial premises

Diversity complex

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance apparent **Complexity**  
 Comments area lies on hillside beneath main gorge skyline but from some adjacent lanes site will form local skyline [eg Chapel Lane]

Key views

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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, though blocked at present, forms a 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 development, the pattern breaks down and there are minor detractors.

### 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.

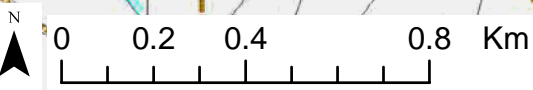
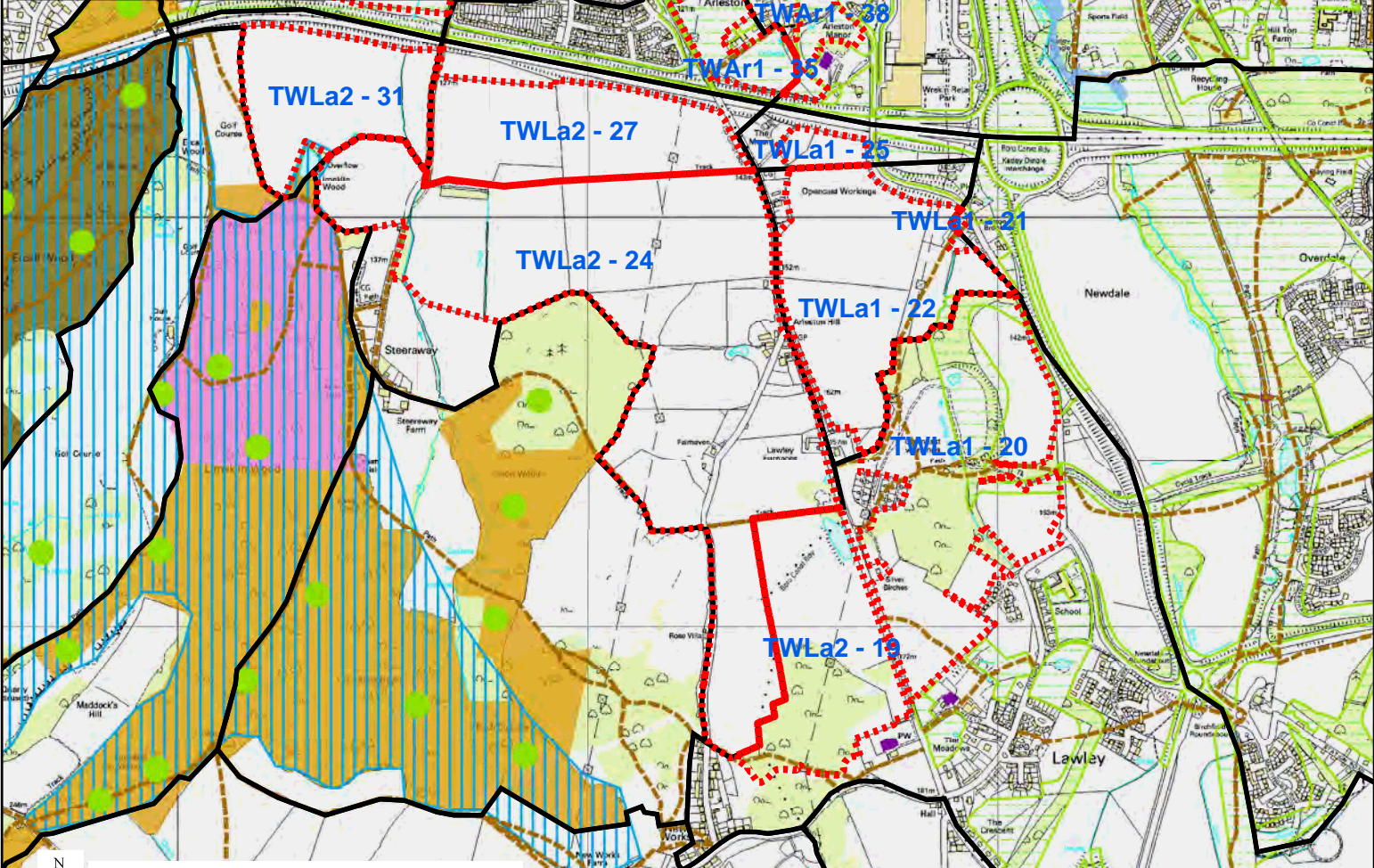
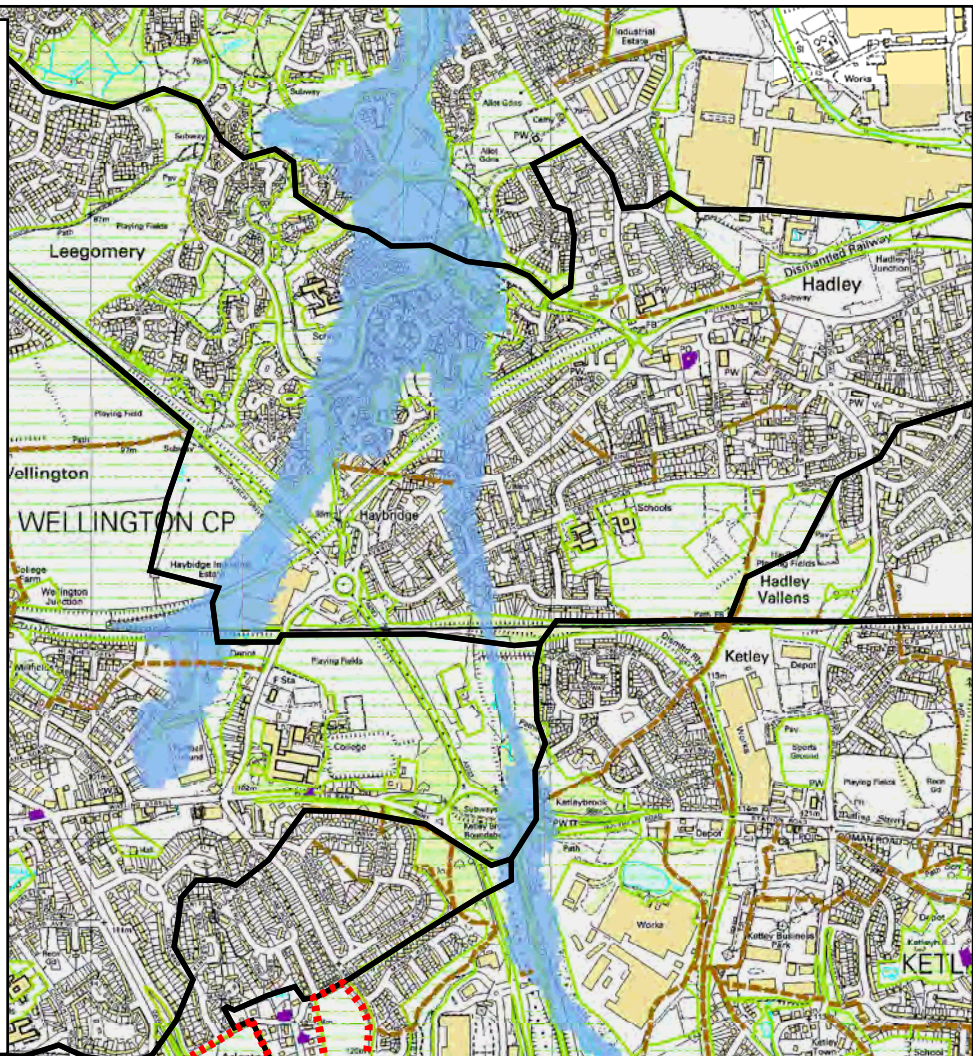
### Potential for improvement of settlement edge and overall mitigation

---

manage woodland for longevity and bring rough ground into beneficial use

# Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



# Lawley Sites and Constraints

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Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** high/medium

This site consists of mixed land uses on rolling land which slopes down from the south towards the M54. It is mainly pastoral farmland with a little arable, much secondary woodland and an area of spoil heaps on the former opencast mining site. A brook runs south-north through the centre of the site, with an associated pond. The site lies to the south of Arleston and the M54, in open countryside, with extensive views out. It is locally visible from the north and west, but is screened from the south by the ridge on which Lawley settlement is situated. 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.

**Housing capacity** medium/low

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

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b>	Hard rock uplands	gently rolling, 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

**LDU level**      **Agree?**

**Cultural sensitivity** Low       medium

**Ecological sensitivity** Moderate       medium high

Visual sensitivity Moderate  medium high

### Designations

---

**Landscape**

AONB	<input type="checkbox"/>	part Green Network
ASLC	<input type="checkbox"/>	
Green Network	<input checked="" type="checkbox"/>	
Open Space	<input type="checkbox"/>	

**Biodiversity**

100 Year Floodplain	<input type="checkbox"/>	-
SSSI	<input type="checkbox"/>	
Wildlife Site	<input type="checkbox"/>	
Ancient Woods	<input type="checkbox"/>	
LNR	<input type="checkbox"/>	

**Historic/Archaeology**

Conservation Area	<input type="checkbox"/>	disturbed land
WHS	<input type="checkbox"/>	
SMs	<input type="checkbox"/>	
Historic P and G	<input type="checkbox"/>	

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** former opencast workings now in mainly pastoral cultivation with much woodland; no settlement

**Diversity** complex

### Water

---

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

### Skyline

---

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

**Comments** -

### Key views

---

**To settlement**  -

**From settlement**  -

**Landmarks** buildings Listed Building (under renovation) on skyline immediately to south of site

**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

### Noise sources

---

roads



Views of development many all sides 360 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 north and east development is visible over a wide area

### Functional relationship of area...

---

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

...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

### Visual relationship of area...

---

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

...with adjacent assessed area? some Setting?

**Comments** 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

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

---

... visually?

...functionally?

**Comments** similar land use of farmed areas and part of wider landscape

### Settlement edge

---

Pre C20 edge  C20-21 edge

Nature of edge neutral Form of edge moderately indented

**Comments** most of the southern edge of the site is being developed, with some three-storey houses breaking the skyline to the south. As construction is currently underway on several sites, the nature of the edge is not yet clear

### 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

---

-



Zone sensitivity and capacity

---

Landscape sensitivity low

**Justification**

This site consists of a small level plot, part hard surfaced, with many vehicles and some trees. There is a steep treed bank to the north of the site and a short row of dwellings to the south, with a public house opposite. The site is very contained by landform and is close to the junction of the M54/A5223, with the latter parallel to the site's eastern boundary at a short distance. A public footpath extends from the eastern edge of the site south west across open farmland.

Housing capacity high/medium

This site could accommodate one or, at most, two dwellings of a scale reflecting that of their neighbours. It would be difficult to retain many trees on the site. Those present are unlikely to be of ecological significance but some could be retained with an improved footpath route.

LDU context

---

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	flat
Ground Type	Localised disturbed gleyed soils	trees and hard surfacing, with one structure
Land cover	Urban	secondary woodland
Settlement pattern	Urban	small
	<b>LDU level</b>	<b>Agree?</b>
Cultural sensitivity	Urban	<input type="checkbox"/> low
Ecological sensitivity	Urban	<input type="checkbox"/> medium low
Visual sensitivity	Urban	<input type="checkbox"/> low

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments site is used for vehicle storage, with trees retained where they do not interfere with this use

Diversity simple

Water

---

Presence of Water  Comment -

Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors major roads close to motorway junction and powerline (not within site)

Intervisibility

---

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

Comments site is bounded to north by a and low bank and is very contained by landform

Noise sources

---

roads

Views of development many 270

Presence of people frequent

Tranquillity

---

Summary medium/low

Comments this site lies at one end of a short stretch of ribbon development outside Arleston but close to the M54 and junction 6, and has a semi-rural urban edge character

Functional relationship of area...

---

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

...with adjacent assessed area? none Corridor?

Comments the site appears to have no function beyond vehicle storage, but may be used for vehicle repairs

Visual relationship of area...

---

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

...with adjacent assessed area? none

Setting?

**Comments** the site is cut off from the wider landscape and the adjacent area by an abrupt change in landform

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 is separated from Arleston by the M54 and is completely separate from Lawley; it is the end plot of a small hamlet

Receptors and sensitivity

---

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

**Comments** the most immediate receptors are the public house opposite and adjoining residences

Potential for improvement of settlement edge and overall mitigation

---

alternative uses

Zone sensitivity and capacity

---

**Landscape sensitivity** medium

**Justification**

This site consists of gently sloping pastoral farmland to the south of Arleston and the M54 and separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply and is currently uncultivated. There is no woodland or settlement on the site, which is well hedged with 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 highly visible within the local landscape, especially from the west and south, but 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.

**Housing capacity** medium

This site has some capacity for housing, being less exposed to view (lower lying) than other nearby areas which are currently being developed. Development here would be viewed from the north against a developed ridge to the south, with intervening woodland, but would detract from the view from local areas to the west. Tree and woodland belt planting might help to mitigate this impact.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		gentle slope down to eastern edge - flatter base of notable slope to south - with steeply sloping pocket on eastern edge
<b>Ground Type</b> Localised disturbed gleyed soils		pastoral cultivation
<b>Land cover</b> Ancient farmlands		narrow belt of woodland
<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 type="checkbox"/> medium - this is a very visible site within the local landscape

## Designations

---

### Landscape

AONB

ASLC

Green Network

Open Space

### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

### Historic/Archaeology

Conservation Area  disturbed land (former opencast mining)

WHS

SMs

Historic P and G

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mainly pastoral cultivation, 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 pylons and proximity to M54 - noise rather than visual

### Intervisibility

---

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

Comments highly visible from west

### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

### Tranquillity

---

Summary medium/low

**Comments** the site has roads on three sides 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? none Corridor?

**Comments** the site functions as part of the wider farmed landscape, except for a small area on the eastern edge, which is not in cultivation

Visual relationship of area...

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

...with adjacent assessed area? limited Setting?

**Comments** the site acts as a foreground for housing to the south but is screened from Arlestone by motorway embankment planting; it relates well to the adjacent site to the west and 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** no settlement

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 boundary, and the site is visible from parts of New Works. 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

-



Zone sensitivity and capacity

---

**Landscape sensitivity** medium

**Justification**

This site consists of a single pasture field against the M54, from which it is 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. The southern boundary is a medium hedge, which filters views in from the south. The site functions as part of the wider farmed landscape, despite its extreme northern edge being against the motorway and Arlestone, and relates well to the adjoining sites to south and west.

**Housing capacity** medium

Although this site has the capacity to accept some development without significant detriment to the wider landscape, due to its location at the base of a slope, such development would be unrelated to any settlement and subject to constant noise from the motorway. 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.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		flat
<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
	<b>LDU level</b>	<b>Agree?</b>
<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"/>

Designations

---

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

- AONB  -
- ASLC  -
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

- Conservation Area  disturbed land (former opencast mining)
- WHS
- SMs
- Historic P and G

**Function of Area**

---

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; mobile phone mast on northern boundary

**Intervisibility**

---

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

Comments -

**Noise sources**

---

roads

Views of development one side 180 Presence of people occasional

**Tranquillity**

---

Summary 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 andscape, 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 wider landscape by motorway embankment planting to north, amenity planting to the east, by a dwelling to the west and filtered by a hedge along its southern boundary

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

---

... visually?

...functionally?

**Comments** same pastoral cultivation

**Settlement edge**

---

Pre C20 edge  C20-21 edge

Nature of edge - Form of edge -

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

**Receptors and sensitivity**

---

<b>Receptors</b>	<b>Sensitivity</b>
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**

---

-

Zone sensitivity and capacity

---

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The site consists of two distinct areas- arable and woodland. To the north is an arable field which slopes from Dawley Road to the east up the south and west. It does not have a western boundary but to the south is a gappy hedge and public right of way. This borders the secondary deciduous woodland further up the slope which appears to have colonised a former mine. This forms a locally prominent skyline and appears to have a very low management input. A public footpath crosses it as does a power line with small pylons. The area appears to be used for informal recreation and has evidence of the workings hidden in the vegetation. The south east corner by the Listed church appears unkempt and there is an outgrown hedgerow on this boundary. Though of moderate intrinsic value the area is sensitive especially at higher elevation, reads as part of the wider countryside to the west and forms an important gap between the settlements of Lawley and New Works.
<b>Housing capacity</b> low	The area has no capacity for housing as it forms part of the wider countryside to the west of Dawley Road , is sensitive on or near the skyline, the woodland has some intrinsic value, at least visually, and it forms an important green gap between two settlements.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping valley sides
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and secondary woodland
<b>Land cover</b>	Pastoral farmlands	secondary woodland on upper slopes
<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

Designations

---

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

AONB  -

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  Listed church adjacent to south east

WHS

SMs

Historic P and G

#### Function of Area

---

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 woodland/scrub in south east corner unkempt when viewed from Dawley Road

#### Intervisibility

---

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

Comments rising valley side and 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 an arable field which forms part of 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 a positive feature on west side of Dawley Road although settlement to east is on the skyline and prominent- a negative feature.

#### Receptors and sensitivity

---

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

**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

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

An area of mixed arable and pastoral farmland on the middle/upper slopes of an exposed rolling hillside with long views over Wellington to the north and Telford to the east. 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, relatively new and low cut to the west, with few trees apart from small plantation to the west. Woodland cover is substantial on the rounded hills to the south and west- Short Wood and Limekiln Wood. The latter is part of the AONB and both wooded hills build up to the Wrekin to the south west. 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. Pylons run up the hill and are a minor detractor. The south eastern leg of the area forms the skyline when viewed from the east- while the rest of the area sits below the wooded hills generally, acting as a setting for them. Overall the area is sensitive due to its elevation, its skyline and its role as rural setting for the wooded hills leading to the Wrekin and associated AONB.

**Housing capacity** low

The area has low capacity for housing due to its elevation, its skyline and its role as rural setting for the wooded hills leading to the Wrekin and associated AONB.

LDU context

---

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		upper valley sides/hillsides
<b>Ground Type</b> Localised disturbed gleyed soils		mix of arable and pastoral with scattered rural settlement
<b>Land cover</b> Ancient farmlands		some trees in gappy hedgerows with large woodland blocks adjacent to south- Short Wood and Er call Wood
<b>Settlement pattern</b> Clustered with small farms		medium-large
	<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 type="checkbox"/> moderate-high sensitivity as exposed hillside slopes

## Designations

---

### Landscape

AONB

ASLC

Green Network

Open Space

### Comments

Wrekin AONB to the south west

### Biodiversity

100 Year Floodplain

SSSI

Wildlife Site

Ancient Woods

LNR

local nature reserve to the south west in Limekiln Wood

### Historic/Archaeology

Conservation Area

WHS

SMs

Historic P and G

-

### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments mix of arable and pastoral farmland

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 western boundary of the field to the south east is on the skyline when viewed from Dawley Road [around Rose Villa]. Elsewhere the southern boundary lies beneath the generally 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 the settlement to the south and views out are of the area forming the rural middle ground to the wooded hills beyond

Landmarks -

Detractors -

### Intervisibility

---

Site observation high

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

Comments the area is on the exposed north facing slopes culminating in the Wrekin to the south west overlooking Wellington and beyond on lower land 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 is highly visible to the north and east and the Dawley Road adjacent and M54 to the north reduce the tranquillity of an otherwise rural area

### Functional relationship of area...

---

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? significant

Corridor?

Comments the area appears to be 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 lies away from the settlement edge 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 form the lower slopes of the hillside forming part of the setting for the wooded hills

### 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

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments rural residents within the area and adjacent, urban residents from a distance to the south east, 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

---

improve hedges with hedgerow trees

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

The area consists of an arable field on 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 road 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 dwellings but the Dawley Road also has clear views of the site especially from the north leaving the settlement. Though of intrinsically limited value the site is in a sensitive location as part of attractive wider countryside.

**Housing capacity** low

The area has no capacity for housing due to its rural character, its openness and skyline characteristics and its location as part of the wider countryside setting for the wooded hills to the north.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		sloping hillside
<b>Ground Type</b> Localised disturbed gleyed soils		arable
<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

Designations

---

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

AONB  -  
ASLC   
Green Network   
Open Space

#### Biodiversity

100 Year Floodplain  -  
SSSI   
Wildlife Site   
Ancient Woods   
LNR

#### Historic/Archaeology

Conservation Area  -  
WHS   
SMs   
Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments arable

Diversity uniform

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

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

#### Key views

---

To settlement  -

From settlement  field visible on Dawley Road coming out of Arleston as part of countryside slopes

Landmarks -

Detractors pylon in field

#### 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 constant

#### 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 vegetation  
and forms part of the wider hill countryside running down towards  
Wellington including sites TWLa2-24 and TWLa2-31.

### 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 planting forms straight mitigated settlement edge

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
long distance/public footpaths	high
urban residents	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. Distant views from urban  
residents.

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

---

increase trees in hedgerows

Zone sensitivity and capacity

	<b>Justification</b>
<b>Landscape sensitivity</b> high/medium	The area consists of two pasture fields separated by a small stream course on an undulating and sloping hillside located south of the M54. Field boundaries are low cut hedges with trees which sharply define undulating form. The road is on embankment for most of its length with dense wooded mixed vegetation but the site is still prominent in views 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 dwellings but Limekiln Lane and its sensitive users have clear views of the site. Though of apparently intrinsically limited value the site is in a sensitive location adjacent to the AONB and acting as its setting and as part of attractive wider countryside.
<b>Housing capacity</b> low	The site has no capacity for housing as it is in a sensitive location adjacent to the AONB, is open, sloping and exposed and acts as setting to the AONB and is part of attractive wider countryside.

LDU context

<u>Landscape characteristics</u>	<b>LDU level</b>	<b>Site comments</b>
<b>Physiographic</b>	Hard rock rolling lowlands	rounded rising hillside
<b>Ground Type</b>	Loamy gleyed soils	currently pasture
<b>Land cover</b>	Arable farmlands	substantial woodland adjacent 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 estate farms	small- 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"/> low-moderate as stream with riparian vegetation
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate- high as open hillside

Designations

<b>Landscape</b>	<b>Comments</b>

AONB  adjacent to Area of Outstanding Natural Beauty

ASLC

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments pastoral at present, possible arable on field to west

Diversity simple

#### 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 constant

#### 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 Limekiln Lane adjacent 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 vegetation and forms an important part of the wider hill countryside running down towards Wellington including sites TWLa2-24 and TWLa2-27.

### 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 planting forms straight mitigated settlement edge

### Receptors and sensitivity

---

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

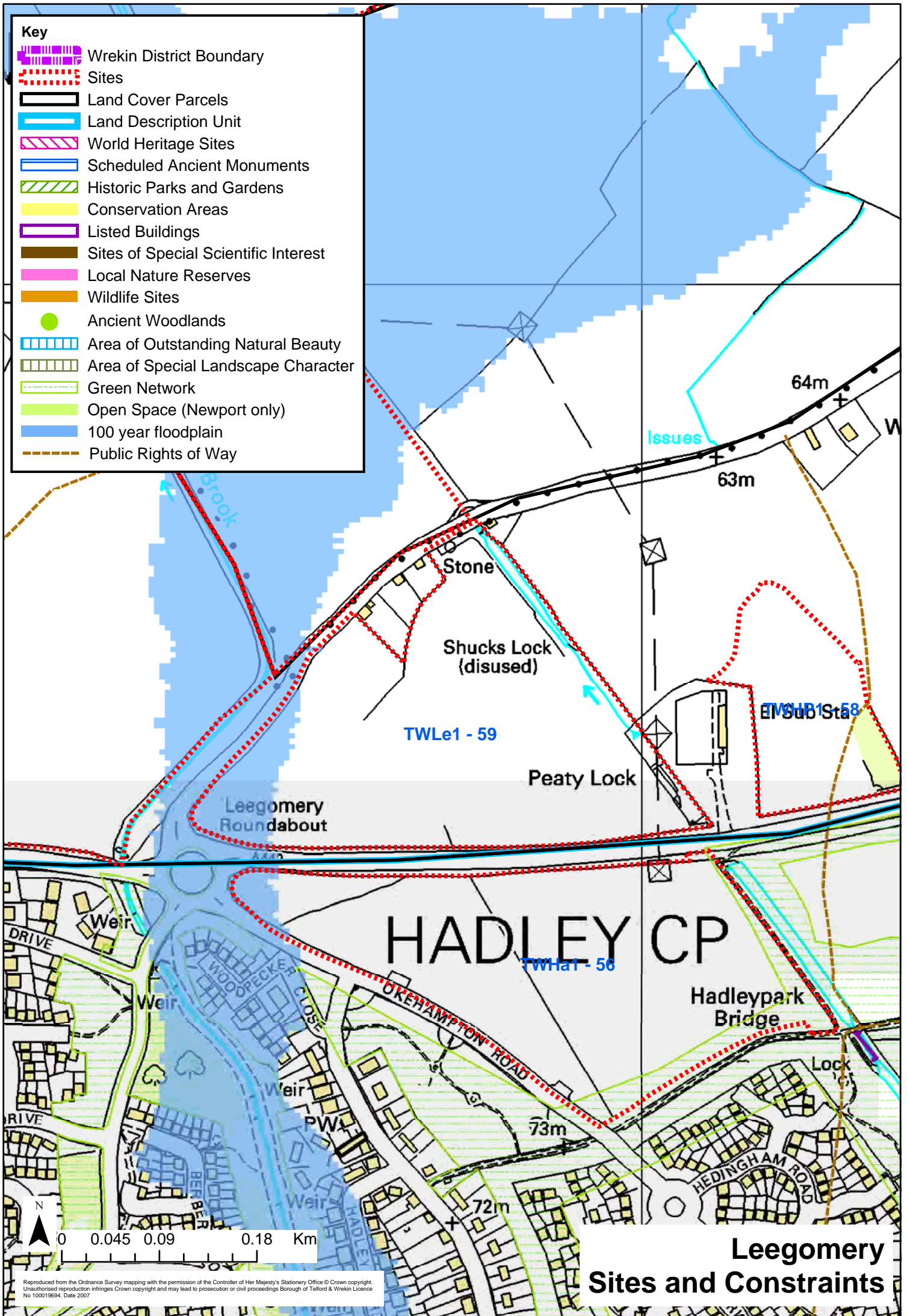
**Comments** adjacent M54 and Limekiln lane

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

---

-

- Key**
- Wrekin District Boundary
  - Sites
  - Land Cover Parcels
  - Land Description Unit
  - World Heritage Sites
  - Scheduled Ancient Monuments
  - Historic Parks and Gardens
  - Conservation Areas
  - Listed Buildings
  - Sites of Special Scientific Interest
  - Local Nature Reserves
  - Wildlife Sites
  - Ancient Woodlands
  - Area of Outstanding Natural Beauty
  - Area of Special Landscape Character
  - Green Network
  - Open Space (Newport only)
  - 100 year floodplain
  - Public Rights of Way



## Leegomery Sites and Constraints

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Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium/low

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 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. The site is part of the wider farmed landscape, part of a buffer zone between the urban landscape and the moorland landscape to the north, and does not form part of the urban landscape, being separated from it by site TWHa1-56 to the south.

**Housing capacity** low

Part of the site lies within the 100-year floodplain and is therefore unsuitable for development. However, the main criterion is the relationship of the site to the urban and rural landscapes - it is clearly part of the wider farmed landscape and is separated from urban housing by another farmland site. Development would mark a significant intrusion onto the rural landscape, out of the urban envelope.

LDU context

<u>Landscape characteristics</u>	LDU level	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
	<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 -relic hedgerows and eastern boundary of minor interest

Visual sensitivity Low

moderate - although there is good screening around the site, it is visible from two roads and by rural residents

### Designations

---

Landscape Comments

AONB  -

ASLC

Green Network

Open Space

Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

### 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 low ...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 significant screening and limit intervisibility; 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 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 is 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 none

...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 negative

Form of edge smooth/linear

Comments settlement edge only impinges on site at south western corner, where there is a large roundabout

#### Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

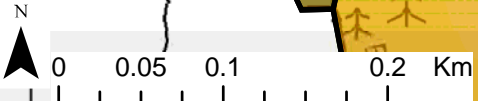
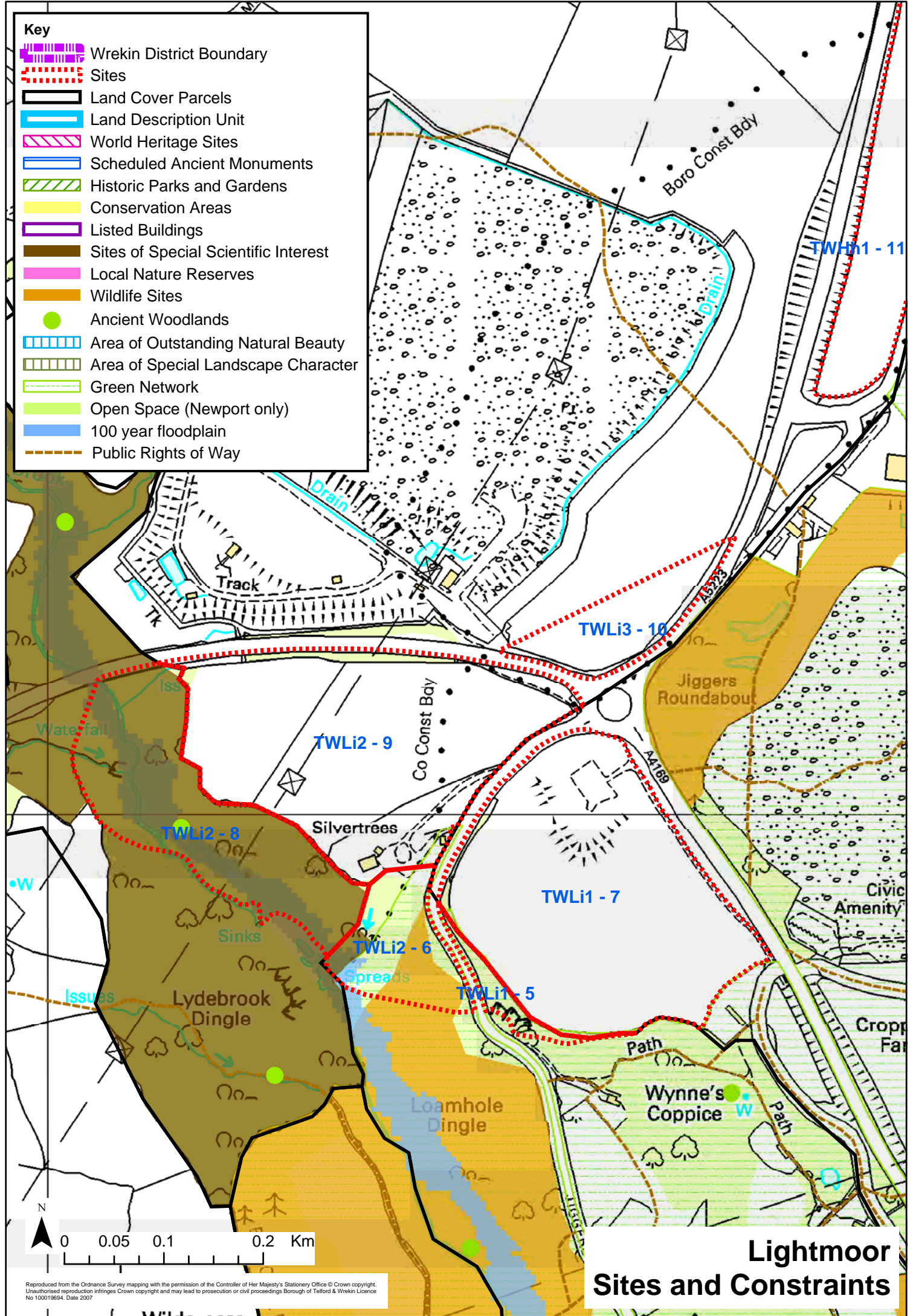
Comments rural residents along part of the northern boundary; urban residents are the other side of the roundabout and mostly screened from the site; users of two busy roads have views into the site

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

---



- Key**
-  Wrekin District Boundary
  -  Sites
  -  Land Cover Parcels
  -  Land Description Unit
  -  World Heritage Sites
  -  Scheduled Ancient Monuments
  -  Historic Parks and Gardens
  -  Conservation Areas
  -  Listed Buildings
  -  Sites of Special Scientific Interest
  -  Local Nature Reserves
  -  Wildlife Sites
  -  Ancient Woodlands
  -  Area of Outstanding Natural Beauty
  -  Area of Special Landscape Character
  -  Green Network
  -  Open Space (Newport only)
  -  100 year floodplain
  -  Public Rights of Way



# Lightmoor Sites and Constraints

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Zone sensitivity and capacity

---

Landscape sensitivity high

**Justification**

This site consists of a steep to sheer wooded rockface which forms part of the upper edge of the Coalbrookdale valley and makes a significant contribution to the local landscape. It is locally designated part of the Green Network.

Housing capacity low

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

LDU context

---

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock sloping	sheer to very steep rockface
Ground Type	Shallow soils on hard rocks	mainly bare rock, with some trees
Land cover	Ancient wooded farmlands	sparse
Settlement pattern	Clustered with small farms	medium

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> not part of ancient wooded farmland, so moderate
Ecological sensitivity	Very high	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high - distinctive landscape element forming top edge of Coalbrookdale valley

Designations

---

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

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments no farming or forestry cultivation possible; paint marks on rock face suggest

it may be used recreationally for rockclimbing

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

---

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 limited

...with adjacent assessed area? - Setting?

Comments relationship with wider landscape limited by narrowness of valley landform and by dense vegetation in adjoining areas

#### 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
long distance/public footpaths	high
roads/rail/cycleways	high

Comments a public footpath to the south has limited views of the site

Potential for improvement of settlement edge and overall mitigation

---



Zone sensitivity and capacity

**Justification**

**Landscape sensitivity** medium

This site consists of a single large sloping pastoral field, with a small area in its northern corner showing some evidence of previous or anticipated development. 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, south and south west 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 southern edge there is a sheer rockface, so much of it is not visible within the wider landscape. However, it has some local prominence, forming part of the skyline when approaching from the valley, and is a relic of traditional farmland, now that much of the local area consists of civic amenity sites, landfill restoration and road infrastructure. There is no adjacent settlement.

**Housing capacity** medium

This site is sloping, not unduly steeply, but lies outside any settlement, within the open countryside, and is therefore inappropriate for housing development. Should development be considered appropriate in the future, the northern edge should be excluded, as development here would be highly visible from the A4169 and within the local landscape, and might have a negative impact on views of the Wrekin. Safety precautions would be necessary along the southern edge, where there is a steep drop.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</u>	<u>Site comments</u>
<b>Physiographic</b> Hard rock uplands		sloping
<b>Ground Type</b> Localised disturbed gleyed soils		pasture
<b>Land cover</b> Pastoral farmlands		some recent scrub in northern corner
<b>Settlement pattern</b> Mining with small farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input type="checkbox"/> medium; traditional pastoral farmland
<b>Ecological sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

Designations

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

- AONB  -
- ASLC  -
- Green Network
- Open Space

**Biodiversity**

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

**Historic/Archaeology**

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

**Function of Area**

---

Pastoral  Arable  Horticulture  Recreation  Other

**Comments** most of the site is in pastoral cultivation; a small area in the northern corner has been subject to landform works and may have been developed in the past.

**Diversity** simple

**Water**

---

Presence of Water  Comment -

**Skyline**

---

Prominence/ importance apparent Complexity simple

**Comments** part of the northern 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 slight local prominence

**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 some

...with adjacent assessed area? some Corridor?

Comments the site is part of the wider traditional farmed pasture landscape, a function it shares with the adjacent site to the west but not that to the south, which is a wooded rockface

#### Visual relationship of area...

---

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

...with adjacent assessed area? some Setting?

Comments the site is screened from the wider landscape by landform (new to the north west) and by woodland to the north east, south east and south

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

---

... visually?

...functionally?

Comments yes- site TWLi1-9; no - site TWLi1-5

#### 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
----------------------	--------

long distance/public footpaths	medium
--------------------------------	--------

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

---

return of the northern corner of the site to grazing would reduce any further encroachment of scrub

Zone sensitivity and capacity

---

Landscape sensitivity high

**Justification**

This site consists of steeply sloping woodland in a narrow valley above the Loamhole Brook, leading into Coalbrookdale. Part of the site is designated SSSI/Ancient Woodland, another section is a Wildlife Site, and yet another lies within the 100 year floodplain (here taken to indicate its potential contribution to wildlife diversity). It is therefore a valuable landscape site, regardless of lack of accessibility and its limited contribution to the wider landscape. The only adjacent development is a single dwelling.

Housing capacity low

This site is inappropriate for development due to its landform, landcover and multiple designations.

LDU context

---

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

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	Green Network/Open Space
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	Wildlife Site; part SSSI and Ancient Woodland
SSSI <input checked="" type="checkbox"/>	
Wildlife Site <input checked="" type="checkbox"/>	
Ancient Woods <input checked="" type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments forestry

Diversity diverse

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 -

Intervisibility

---

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

Comments low intervisibility due to narrowness of valley

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

---

Pre C20 edge  C20-21 edge

Nature of edge - Form of edge -

Comments no settlement

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments one adjacent rural residence. Road along upper edge of sloping site, so limited receptivity

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

Landscape sensitivity high

**Justification**

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). It is therefore a valuable landscape site, regardless of lack of accessibility and its limited contribution to the wider landscape. The only adjacent development is a single dwelling.

Housing capacity low

This site is inappropriate for development due to its landform, landcover and multiple designations.

LDU context

<u>Landscape characteristics</u>	<u>LDU level</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	extensive
<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>	Very high	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

Designations

<u>Landscape</u>	<u>Comments</u>
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	SSSI; Ancient Woodland; (Wildlife Site)
SSSI <input checked="" type="checkbox"/>	
Wildlife Site <input checked="" type="checkbox"/>	
Ancient Woods <input checked="" type="checkbox"/>	
LNR <input type="checkbox"/>	
<b>Historic/Archaeology</b>	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	
<u>Function of Area</u>	

Pastoral  Arable  Horticulture  Recreation  Other

Comments forestry

Diversity diverse

#### Water

---

Presence of Water  Comment Loamhole Brook

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors pylons

#### Intervisibility

---

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

Comments low due to narrowness of valley

#### 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 -

Potential for improvement of settlement edge and overall mitigation

---

-

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** high/medium

This site consists of pasture fields and a single dwelling 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. 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.

**Housing capacity** medium/low

The landform of this site is appropriate for housing, but its location outside any settlement and adjacent to a busy and noisy road junction within open countryside significantly reduces its capacity, as does the powerline which crosses it and, possibly, activity at the adjoining site to the north. Any development of the site could potentially have a negative impact on the landscape setting of the Wrekin, viewed from the east.

LDU context

---

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		sloping and undulating
<b>Ground Type</b> Localised disturbed gleyed soils		pasture
<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 type="checkbox"/> high- pastoral farmland
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	a small portion of the site to south east is designated Green
ASLC <input type="checkbox"/>	Network

Green Network

Open Space

#### Biodiversity

100 Year Floodplain  -

SSSI

Wildlife Site

Ancient Woods

LNR

#### Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

#### 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 an area devoted to derelict vehicles - a scrapyard

Diversity diverse

#### Water

---

Presence of Water  Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement  -

From settlement  -

Landmarks -

Detractors pylons 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 only visible from the opposing side of the Loamhole valley, where there is one farmhouse

#### 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 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

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** only one adjacent rural residence

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

---

continued use of part of the site as a scrapyard should be discouraged due to its negative impact on the local landscape

Zone sensitivity and capacity

---

**Justification**

**Landscape sensitivity** medium

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 site of which it is part, which consists of pastoral farmland fringing a restored landfill site, currently scrubbing over. It functions as part of the wider farmed landscape, in which function it relates well to adjoining sites, but there is significant impact from the road infrastructure.

**Housing capacity** medium/low

Development of this site would be inappropriate due to its function as part of the wider landscape, outside any settlement, and its location at a busy A road junction. It is clearly separated from the development site at Lightmoor by a wooded wildlife site.

LDU context

---

Landscape characteristics	LDU level	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"/>

Designations

---

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

Historic/Archaeology

Conservation Area  -

WHS

SMs

Historic P and G

Function of Area

---

Pastoral  Arable  Horticulture  Recreation  Other

Comments 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 with site to south west (Li2-9) and south east (Li1-7), contrasting with woodland to east

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 few receptors

Potential for improvement of settlement edge and overall mitigation

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