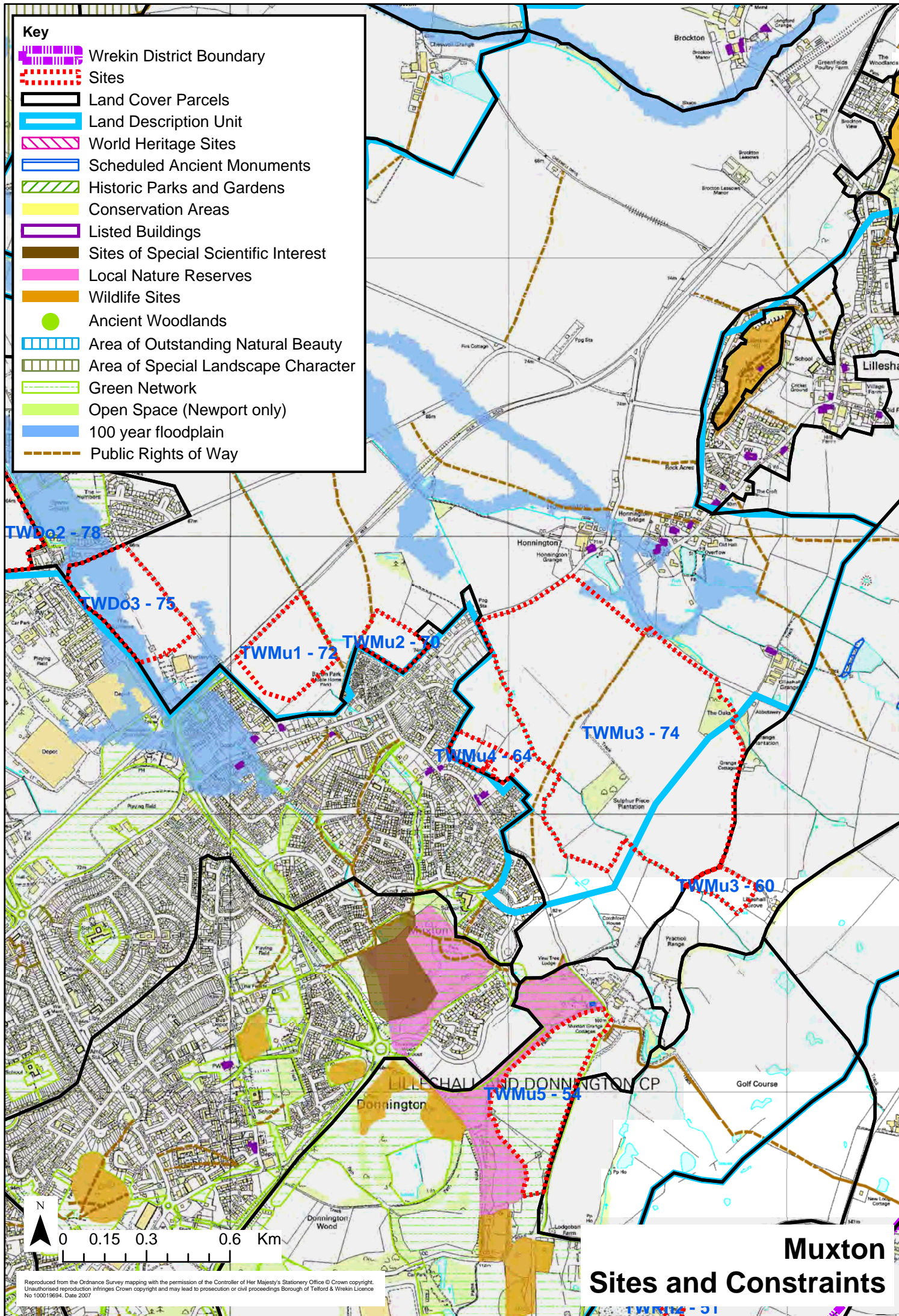


Key

-  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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Muxton Sites and Constraints

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

Horse pasture/pasture on very gently sloping land on the north eastern edge of Telford. The area appears to have been used for arable in the past. The site is bounded by low hedge to the north east, an outgrown hedge associated with the A442 to the north west which means it is most visible from the A442 approaching from the north. It is bounded by housing to the south east and south west. The latter housing is fairly well screened by a young tree belt/outgrown hedge. The housing to the south east is more visible, especially the caravan park, when viewed from the A442 approaching the town. A Listed building to the south backs onto the area, separated by a paddock. Overall the area currently appears in poor condition and has the characteristics of urban fringe and is not a positive introduction to the town.

Housing capacity medium

The area has capacity for housing in the medium-long term although this would extend the town edge north along the A442. Advance tree screening would be necessary to the northern boundaries to reduce impact on the landscape to the north and on users of the A442. Also care would need to be taken to address the Listed building to the south.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	horse pasture
Land cover	Arable farmlands	young trees to south west boundary and thin hedges to other boundaries
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Very low	<input type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate-low as the area is flat but with few enclosing trees

Designations

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

AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☐ -
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed building to south separated by a paddock

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ on A442 approaches to Telford- straight road with views into site before Telford sign

From settlement ☐ rear of Listed building to south

Landmarks -

Detractors A442 main road adjacent

Intervisibility

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

Comments open flat landscape to north with low hedges and few trees

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments A442 and clear views of adjacent settlement reduce tranquillity

Functional relationship of area...

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

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

Comments the area appears to be managed separately from the adjacent fields and has no public access

Visual relationship of area...

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

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

Comments the fields lie on the edge of the settlement which is an estate to the south west, separated from the site by a young plantation. The linear development to the south east overlooks the site from rear elevations across a paddock associated with a Listed building. The area forms part of the wider countryside north of the settlement but is hemmed in by the A442.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments estate to south west is linear but hidden by vegetation and the ribbon development to the south east has mature gardens but is more noticeable from the A442 at a distance.

Receptors and sensitivity

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

Comments adjacent residents, with nearby Listed building the most sensitive receptor , and A442 road users

Potential for improvement of settlement edge and overall mitigation

trees in hedgerows

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

Meadow/pasture on very gently sloping land on the north eastern edge of Telford. The site is bounded by a low hedge to the north east and north west which means it is visible from the A442 approaching from the north, although this view is limited to an extent by a mixed plantation to the north. It is bounded by a caravan park to the south west which enjoys views of Lilleshall Hill across it. It is bounded by housing to the south east which is partially screened by a mature garden vegetation including trees.

Housing capacity medium

The area has potential capacity for housing providing it is better screened from the north west from views from the A442. Developing the site would significantly affect the amenity of the adjacent caravan park. Significant advance planting between the site and any development would be a minimum requirement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	pasture/meadow
Land cover	Arable farmlands	trees to south eastern boundary associated with housing
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Very low	<input type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate-low as the area is flat but with few enclosing trees

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ visible from A442 approaches to Telford- straight road with views into site before Telford sign

From settlement ☐ view from caravan site to Lilleshall Hill

Landmarks -

Detractors -

Intervisibility

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

Comments open flat landscape to north with low hedges and few trees

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium/low

Comments A442 to north and clear views of adjacent settlement reduce tranquillity

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

Visual relationship of area...

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

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

Comments the field lies on the edge of the settlement which is a permanent caravan

park to the south west and linear development to the south east. Both of these overlook the site from rear elevations. The site forms part of the wider countryside with only low hedgerows on its north western and north eastern boundaries.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments the caravan site is a noticeable edge to the settlement with white caravans in regimented rows. The housing is more recessive with vegetated gardens and trees.

Receptors and sensitivity

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

Comments adjacent residents and nearby A442 road users

Potential for improvement of settlement edge and overall mitigation

trees in northern hedgerows

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of an arable field which extends into the adjacent area TWMu3-74 on a sloping minor valley side. The area is not accessible on public highway and is not widely visible but lies in the middle of open countryside just west of Lilleshall Grove. The latter can be seen from the west and is seen as an isolated dwelling. The area was not visited because there is no public access- long views, aerial photos and constraints and OS mapping have supported the conclusions.
Housing capacity low	The area has no capacity for housing on its own as it is in open countryside some distance from the settlement edge. It is entirely dependant on the area to the north being developed to have any potential suitability for development in the future. Even then it may not be suitable.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	sloping minor valley side
Ground Type	Localised disturbed gleyed soils	arable
Land cover	Ancient pastoral farmlands	low cut hedges
Settlement pattern	Mining with small farms	small

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

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
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 ☐ -

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 -

Detractors -

Intervisibility

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

Comments sloping valley side with low hedges

Noise sources

Views of development some

Presence of people rare

Tranquillity

Summary high/medium

Comments area in open countryside

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor? ☐

Comments part of field that extends west into 3-74 and is managed as part of a wider landholding

Visual relationship of area...

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

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

Comments in open countryside away from settlement

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
	high

Comments Lilleshall Grove adjacent

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

The area is a gentle ridge rising from 75mAOD-90mAOD with watercourses to the north and south west. It is located on the north eastern edge of Telford and the settlement of Lilleshall is to the north with its distinctive hill and monument. There is pasture between watercourses in the latter area and arable land elsewhere. Tree cover is limited to two rectilinear deciduous plantations, riparian trees and trees and outgrown hedges on the valley floor to the south west. The combination of trees and pasture with watercourses mean the area has higher ecological sensitivity than the wider area. The ridge contains the settlement to an extent to the south west but only touches it at one point. Two minor roads on the north west and north east boundary slightly reduce the tranquillity although the area forms part of the wider countryside and is fairly inaccessible, albeit with some views of the urban area.

Housing capacity low

The area has no capacity for housing as it is open countryside on rising land set away from the residential edge forming a significant green buffer between the outskirts of Telford and Lilleshall.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial vales and valleys		gentle ridge to the north east and valley bottom to the south west
Ground Type Loamy gleyed soils		arable to the north east and pasture to the south west
Land cover Arable farmlands		rectilinear deciduous woodland blocks and riparian vegetation- few low cut hedges on ridge and trees and outgrown hedges
Settlement pattern Clustered with estate farms		large
	LDU level	Agree?
Cultural sensitivity Low		<input type="checkbox"/> -
Ecological sensitivity Very low		<input type="checkbox"/> likely to be moderate in the valley floor around watercourses and pastures
Visual sensitivity Low		<input type="checkbox"/> moderate as gentle open ridge

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 pastoral and arable

Diversity diverse

Water

Presence of Water ☒ Comment watercourses to the north and south

Skyline

Prominence/ importance prominent Complexity simple

Comments the crest of the ridge is apparent in views from Wellington Road to the north and from the public footpath passing through the site

Key views

To settlement ☐ on approaches to settlement from north east

From settlement ☐ visible from nearby housing to the south west through trees

Landmarks views across to Lilleshall Hill and monument

Detractors -

Intervisibility

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

Comments the area is an open low ridge so has some intervisibility, especially to the north east

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments the area is bounded by minor roads on two sides and has views of development, some behind trees, to the south west

Functional relationship of area...

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

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

Comments the area is managed as part of a wider landholding has one public footpath running through it

Visual relationship of area...

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

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

Comments the gentle ridge contains the settlement to the south west and forms part of the wider landscape setting

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments the settlement edge to the north west is mitigated by outgrown hedgerows and trees. Otherwise the area does not abut the settlement.

Receptors and sensitivity

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

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

urban residents	high
-----------------	------

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

roads/rail/cycleways	medium
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Comments the area is visible to a few residents in the countryside, on the urban edge, to users of the adjacent minor roads and footpath

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The area consists of a three small paddocks and part of two larger paddocks. The former are enclosed by thin hedges, some outgrown with some trees while the latter two are generally enclosed by hedges but open to the north east. One field appears to be used for horse jumping with associated buildings. The fields lie on very gently sloping valley sides with views out towards Lilleshall to the north east. Estate and ribbon development housing lie on the north west and south west sides and views are possible from houses across the fields especially towards the north east. Overall, it this is a pleasant fine-grained landscape with some intrinsic sensitivity but any housing would be visible only in distant views from the north east and against existing housing.

Housing capacity high/medium

The area has capacity for housing providing tree planting is carried out in the hedgerows on the north eastern boundaries and the existing trees are retained.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Glacial vales and valleys	very gently sloping valley side
Ground Type	Loamy gleyed soils	pastures and meadow
Land cover	Arable farmlands	hedgerows, some outgrown with limited trees
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate sensitivity as small-scale pastoral fields
Ecological sensitivity	Very low	<input type="checkbox"/> low-moderate sensitivity as small-scale pastoral fields
Visual sensitivity	Low	<input type="checkbox"/> low-moderate sensitivity as any structures on the site would be visible from the north east

Designations

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

AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☐ -
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed Muxton House nearby
WHS ☐
SMs ☐
Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastures and meadow, some for horses

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ views out from adjacent houses

Landmarks -

Detractors -

Intervisibility

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

Comments there is some visibility out to the north east due either to low hedges or because the south eastern part of the site has no north east boundary

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments a quiet residential cul-de-sac borders the north western boundary but otherwise there is no access except to the fields

Functional relationship of area...

...with settlement none ...with wider landscape some
...with adjacent assessed area? limited Corridor? ☐
Comments the area appears to be managed as part of a wider landholding and has no public access

Visual relationship of area...

...with settlement limited ...with wider landscape limited
...with adjacent assessed area? limited Setting? ☐
Comments the area bounds the settlement with an intimate character but has some role as part of the wider visual setting of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge neutral Form of edge moderately indented
Comments adjacent estate housing and new housing by the Listed Muxton House

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
	high/medium

Comments adjacent residents

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The pastoral field lies on a gentle ridge sloping north west. The landform falls more abruptly to the west where there is woodland which separates the area visually from the settlement edge further to the west and which is also a local nature reserve with public access. An apparently one way access to the golf club runs along a narrow country lane on the eastern and northern edge and the site is directly overlooked by two rural dwellings from the north east. A small pylon in the field is a minor detractor. There is evidence of urban fringe horticulture to the south. The edge of the field is visible through the trees from the west forming a skyline. Any structures would be visible through the trees. While there are urban fringe characteristics around the field it is essentially part of the wider countryside east of the settlement.

Housing capacity low

The site has no capacity for housing as it forms part of the wider countryside east of the settlement on rising land, separated from the settlement by a local nature reserve woodland.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	Gently sloping ridge with small steep wooded slope to west
Ground Type	Localised disturbed gleyed soils	pasture
Land cover	Ancient pastoral farmlands	woodland to west
Settlement pattern	Mining with small farms	medium- large
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> -
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> -
Visual sensitivity	Moderate	<input checked="" type="checkbox"/> -

Designations

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

AONB ☐ Green Network
ASLC ☐
Green Network ☒
Open Space ☐
Biodiversity
100 Year Floodplain ☐ Local nature reserve woodland adjacent
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

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity

Comments the site is on the skyline seen behind trees [visible in winter] when viewed from housing to the north west

Key views

To settlement ☐ -

From settlement ☐ only above view

Landmarks -

Detractors small pylon in field

Intervisibility

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

Comments generally well enclosed by landform and hedge to east and trees on other sides

Noise sources

other

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments the adjacent lane is used as an access to the golf club and the pylon also reduces tranquillity

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 and there is no public access

Visual relationship of area...

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

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

Comments the field forms part of the wider landscape and is visible on the skyline from housing to 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 moderately indented

Comments new development to the west is at a lower level and is not widely visible in the landscape

Receptors and sensitivity

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

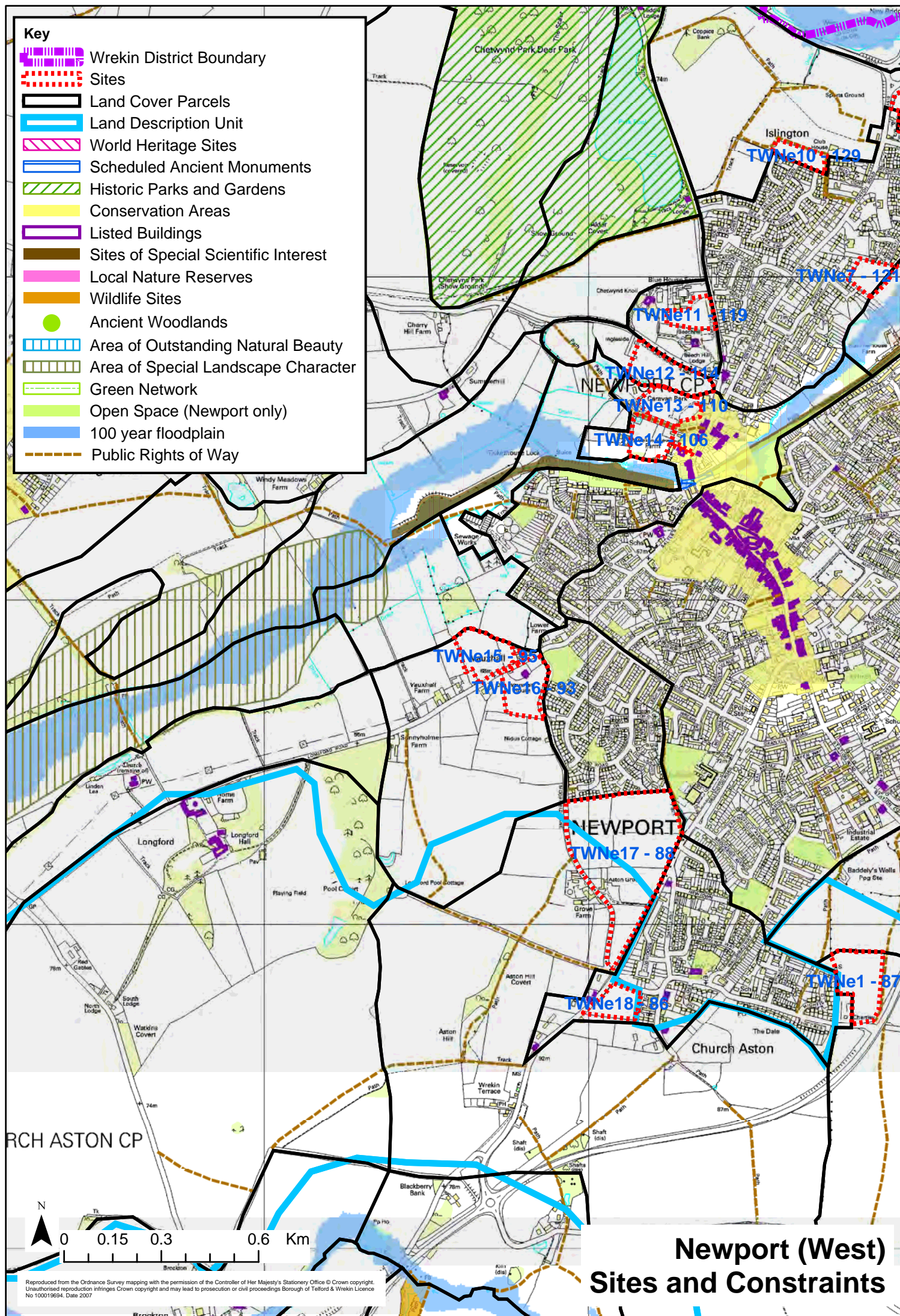
Comments adjacent cottages [2] and road users main receptors

Potential for improvement of settlement edge and overall mitigation

-

Key

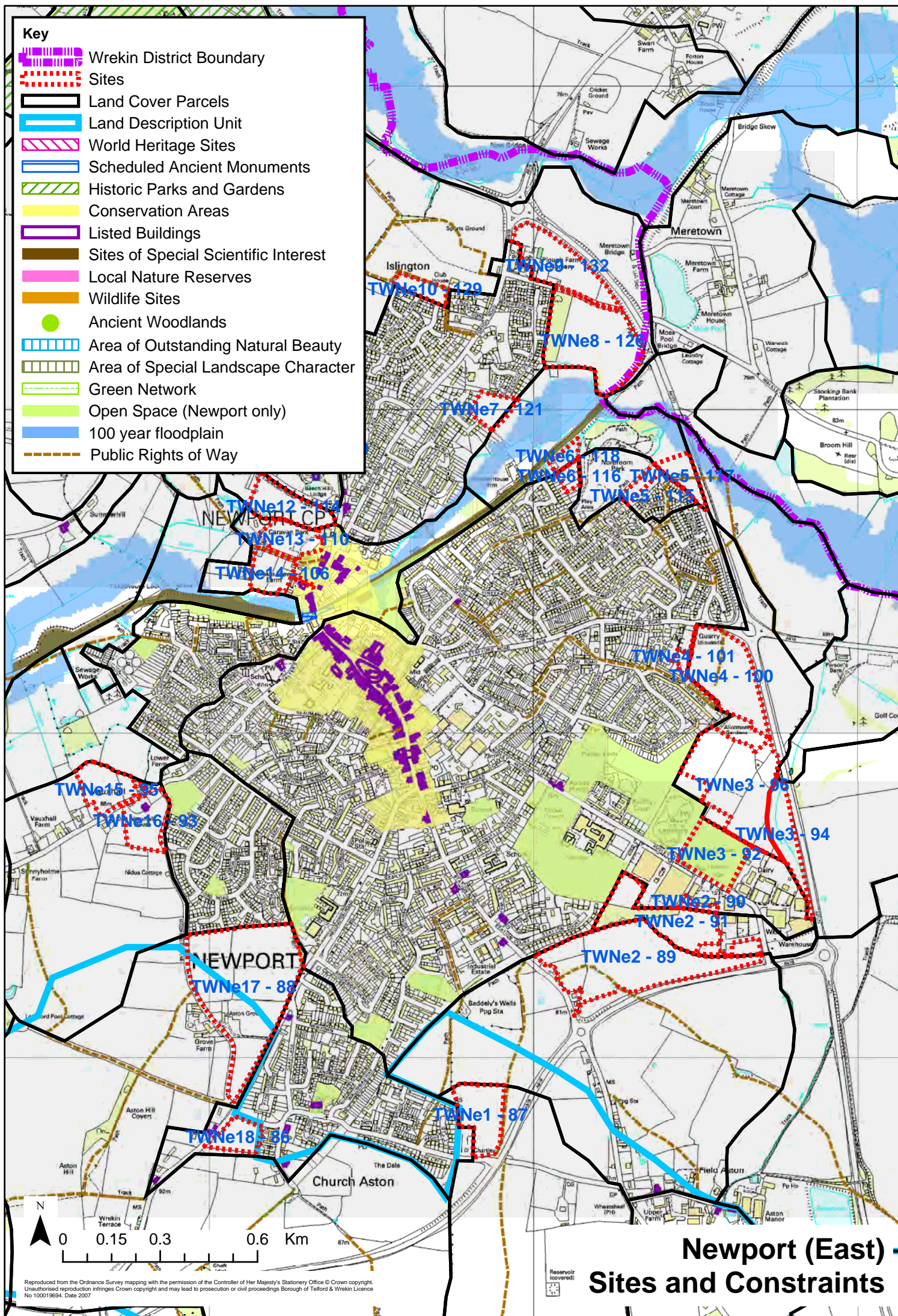
-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient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



Newport (West) Sites and Constraints

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



Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The area lies on the south eastern edge of the settlement. It is a gently sloping north facing field in arable land use. The settlement edge to the west is a mature tree boundary of a large garden with a 20c housing estate beyond, with houses overlooking the northern part of the field. There is a low hedge to the north and outgrown hedges to the east and south. The bypass to the east has maturing deciduous vegetation of tree and hedge species and noise from this reduces the area's tranquillity. There are long views from the field to the north and glimpse views of the area from the bypass and lane to the south. Houses to the west overlook the northern part of the field and footpath users also overlook the site. Views from other directions are limited.

Housing capacity medium

The area has some capacity for housing although it is on rising land. Any development should have a native deciduous screen to the south and east.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock lowlands	very gently sloping valley side
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	mixed species trees to eastern boundary
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	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"/>	
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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable field

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ views to settlement from minor road but not important as view is towards housing estates

From settlement ☐ -

Landmarks -

Detractors A518 minor detractor to east

Intervisibility

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

Comments views to north but across town

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments site adjacent to bypass and to housing with views of further housing to the north

Functional relationship of area...

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

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

Comments the area is managed as part of a wider landholding and has a PROW running along the eastern boundary which links to the settlement to the north

Visual relationship of area...

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

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

Comments the area links with the landscape to the north west of the bypass

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

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

Comments adjacent large property with estate to west

Receptors and sensitivity

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

Comments urban residents and PROW users adjacent overlook the area and glimpses of potential structures on the site may be possible from the bypass

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This site consists of an open area of rough ground, bounded to the west and north by a low gappy hedge and elsewhere by fencing. It forms part of a large open sports ground, which itself abuts the historic park and garden of Chetwynd Park Deer Park. The site lies along part of the southern boundary of the sports ground, abutting late 20th C housing, with a formal play area to the south west, with a school beyond, screened by a dense amenity hedge. The site is gently sloping, with a footpath along its western and northern boundaries, which serve to separate it from the more obviously managed majority of the sports ground. The site is criss-crossed by informal paths.

Housing capacity high/medium

This site is not managed in the same way as the surrounding area and lies on the edge of the sports ground, at a distance from the historic park and garden and abutting recent housing development. An extension of development on this site would have no significant impact on the local landscape and would not lead to any significant loss of amenity for local residents, as much of the sports ground appears to be given over to informal recreation, to which this site provides access. The existing footpath should be retained, with improved vegetation to provide biodiversity interest.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently sloping
Ground Type	Localised impoverished sandy soils	rough ground
Land cover	Arable farmlands	low deciduous hedge to north
Settlement pattern	Clustered with estate farms	small

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> edge of former showground/sports ground
Ecological sensitivity	Low	<input checked="" type="checkbox"/> neglected rough ground
Visual sensitivity	Low	<input checked="" type="checkbox"/> edge of large open area, abutting housing

Designations

Landscape	Comments
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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 infomal part of sports ground

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 high ...to key features ☐ ...from key place ☒

Comments Chetwynd Park Deer Park abuts sports ground to west and is locally prominent topographically

Noise sources

people

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments well used sports ground and informal recreational facility - many dog walkers

Functional relationship of area...

...with settlement significant ...with wider landscape limited
...with adjacent assessed area? none Corridor? ☐
Comments open space adjacent to dense housing; on edge of sports ground, although managed less intensively for informal recreation rather than sport

Visual relationship of area...

...with settlement some ...with wider landscape limited
...with adjacent assessed area? none Setting? ☐
Comments abuts and is accessible to settlement edge; occupies edge of sports ground, from which it is distinguished visually by different management regime

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge neutral Form of edge smooth/linear
Comments housing estate, fenced to site boundary

Receptors and sensitivity

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

Comments urban residents overlook and have access to site; footpath along western and northern boundary

Potential for improvement of settlement edge and overall mitigation

management to improved grassland or scrub

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	This site lies towards the northern edge of Newport and consists of a small area of fallow farmland, a dense hedgerow and a narrow treebelt to the roadside. It is of significance on several counts: it reads within the wider landscape as an outlier of a historic park - Chetwynd Park - being separated from it by part of an arable field and with a lodge immediately to its south; there are two Listed buildings in close proximity - Chetwynd Knoll and Beech Hill Lodge. Blue House Farm is also a notable structure; the site frontage forms part of the approach to Newport from the north. However, the dense vegetation around the houses in this LCP acts as a screen and does not permit this site to provide views through to the wider landscape, as can be observed in similar sites nearby (see TWNe12-114).
Housing capacity medium	This site could accommodate a single large house, provided it was set well back from the road and retained all existing site vegetation and the redbrick structures along the western boundary. Careful attention would be required to (a) avoid detrimental impacts on the adjacent Listed buildings and (b) improvement of the road frontage, with formalisation and appropriate management of the tree belt and restoration of the double stepped bank in engineering brick along the roadside. These measures would serve to enhance the approach to the town on this side.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic Soft rock vales and valleys		flat
Ground Type Localised impoverished sandy soils		rough grass
Land cover Urban		dense mature trees to southern boundary; wide tree belt along eastern boundary
Settlement pattern Urban		small
	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> not urban. Medium high due to proximity to Listed buildings and relationship to historic park
Ecological sensitivity Urban		<input type="checkbox"/> not urban. Low - fallow farmland
Visual sensitivity Urban		<input type="checkbox"/> not urban. Medium due to proximity of Listed buildings and location on approach to town

Designations

Landscape Comments

AONB ☐

-

ASLC ☐

Green Network ☐

Open Space ☐

Biodiversity

100 Year Floodplain ☐

-

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐ two Listed buildings lie adjacent

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough ground formerly in agricultural production

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments local skyline is supplied by rising ground to north (Chetwynd Park)

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments most distinctive local feature is Chetwynd Knoll (Listed building), which is separated from the site by dense mixed vegetation and structures

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments fairly busy road adjacent

Functional relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Corridor? ☐

Comments the area appears unused and has no public access. the small LCP within which this site lies is an outlier of the Chetwynd Park estate, having a lodge at its southern end, with an arable field separating it at its northern end from the park

Visual relationship of area...

...with settlement some

...with wider landscape none

...with adjacent assessed area? none

Setting? ☐

Comments the site functions as part of the northern approach to Newport. A glimpsed view into the site is possible from the road boundary to the east, but the site is screened within the wider landscape by dense vegetation associated with the adjacent Listed buildings.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments the settlement edge lies east of the site, but the site itself lies between two substantial earlier buildings - Beech Hill Lodge and Blue House Farm, with Chetwynd Knoll to the north west. These buildings form the immediate context of the site and are of importance in defining the character of the approach to the town from the north.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments immediately adjacent dwellings are regarded as rural residences and the houses and road to the east have views in.

Potential for improvement of settlement edge and overall mitigation

improved site management, including tree belt to roadside

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	This site consists of a shallow poorly drained valley covered with disused pasture, now rough ground. It is highly visible on the north western side of Newport, where it abuts the Conservation Area and provides long views out to the wider landscape, significantly to the historic parkland of Chetwynd Park, which is locally distinctive on rising ground. It also abuts a road to the north with the the grounds of two Listed buildings further north, both of which enjoy partial views over this open site, which has no hedges or fences to the roadside.
Housing capacity low	This site is not appropriate for housing, given its value as a key view corridor on the settlement edge and viewed from nearby Listed buildings. It is important to retain the landform and restore the drainage channel/stream for biodiversity and landscape interest.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	shallow valley
Ground Type	Localised impoverished sandy soils	rough ground, former pasture
Land cover	Arable farmlands	strong mixed boundary to south
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input type="checkbox"/> probably moderate
Visual sensitivity	Low	<input type="checkbox"/> high

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ abuts Conservation Area on south eastern edge

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments disused

Diversity uniform

Water

Presence of Water ☒ Comment drainage ditch

Skyline

Prominence/ importance not applicable Complexity

Comments local skyline is formed by rising ground to the north west

Key views

To settlement ☐ -

From settlement ☒ funnels views out to wider landscape and historic parkland

Landmarks -

Detractors -

Intervisibility

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

Comments the site acts as a green wedge providing views out to the wider landscape from the settlement edge, but does not operate to funnel views into the settlement from the north west, due to intervening vegetation

Noise sources

roads

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium

Comments fairly busy road adjacent

Functional relationship of area...

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

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

Comments the site is not managed in the same way as adjoining areas

Visual relationship of area...

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

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

Comments provides views out to wider landscape from settlement edge, but not of significance from countryside towards town. Views from the adjacent site

are limited by intermittent conifers.

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 south eastern edge of the site abuts the Conservation Area, while the static caravan site to the south is well screened by dense mature mixed vegetation. To the north the site is adjacent to a Listed building set in its own grounds

Receptors and sensitivity

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

Comments Most sensitive receptors are Listed building to north and Conservation Area to south east. Permanent caravan site to the south also has views.

Potential for improvement of settlement edge and overall mitigation

management to increase biodiversity - drainage channel clearance

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a flat rectangular area which mainly supports an established static caravan park. It is well maintained, with many mature trees and shrubs, most notably a mix of conifers and young poplars along the northern boundary. Along part of its southern boundary is screened by a tall red brick wall which forms a boundary to the Conservation Area housing. The site is accessed via a narrow lane and public right of way within the Conservation Area, along which there are several pre-20th century cottages and a large town house. The site is moderately well screened from any views within the wider landscape and is of low visibility, even from the Conservation Area and adjoining sites.

Housing capacity medium

This site appears to be appropriate for housing, with two caveats: the vegetation along all boundaries, but especially the northern boundary, should be retained and strengthened with native deciduous species; and access to the site should be other than from the north or along Green Lane, where there would be a detrimental impact on the setting of houses within the Conservation Area.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		flat
Ground Type Wet claylands		caravan park and amenity grassland and vegetation
Land cover Urban		strong mixed boundary to north
Settlement pattern Urban		medium
	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> low - due to current land use. No data on former landuse available
Ecological sensitivity Urban		<input type="checkbox"/> low due to current amenity land management
Visual sensitivity Urban		<input type="checkbox"/> moderate for Conservation Area edge

Designations

Landscape	Comments
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AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☐ -
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☒ abuts Conservation Area on south eastern boundary

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments amenity - static caravan park

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 strong permeable vegetation on northern boundary; tall red brick wall to part of southern boundary (possibly to east also)

Noise sources

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments shielded from road traffic by buildings on edge of Conservation Area

Functional relationship of area...

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

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

Comments site is not managed like adjoining areas

Visual relationship of area...

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

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

Comments vegetation along northern boundary acts as strong backdrop to site TWNe12-114 further to the north . The existing caravans already appear to form part of the built form of the settlement, albeit a low quality extension.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge moderately indented

Comments site abuts Conservation Area on eastern edge, with some fine buildings

Receptors and sensitivity

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

Comments the most sensitive receptors are residents in the Conservation Area, especially those whose properties are accessed via Green Lane, which is a public footpath. The rural residents to the west are well screened by boundary vegetation.

Potential for improvement of settlement edge and overall mitigation

reinforcement of vegetation along northern boundary

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This site consists of subdivided horse paddocks on the western edge of the settlement, accessed via the Conservation Area and of very limited visibility from the town or the wider landscape by virtue of dense boundary vegetation. The land use relates to the wider landscape of the floodplain, although this site is set just above the 100-year floodplain area. Bungalows just outside the Conservation Area are the main dwellings to have views into the site.

Housing capacity medium

This site appears to be appropriate for housing development, with two caveats: that the screening vegetation, especially that along the southern boundary to the canal, should be retained and managed, and that access should be provided other than via Green Lane, whose use would be detrimental to the setting of dwellings in the Conservation Area. Detailed assessment would be required to determine whether development of the south western part of the site would conflict with floodplain advice.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		very gently sloping valley side
Ground Type Wet claylands		improved grassland
Land cover Urban		tall dense hedgerow to southern boundary; clipped conifer hedge along western boundary; medium deciduous hedge along northern boundary
Settlement pattern Urban		medium
	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> low - not urban, presumed farmland
Ecological sensitivity Urban		<input type="checkbox"/> low - not urban; unlikely to be significant due to current land use
Visual sensitivity Urban		<input type="checkbox"/> low- not urban; very well screened

Designations

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

AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☒ canal to south is SSSI
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☒ accessed through Conservation Area
WHS ☐
SMs ☐
Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks

Diversity uniform

Water

Presence of Water ☒ Comment small pond in north west corner

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 only from a row of bungalows along eastern edge of site, just outside Conservation Area. It is not visible from the canal or housing opposite

Noise sources

Views of development one side 180 Presence of people occasional

Tranquillity

Summary high/medium

Comments shielded from town centre/roads by Conservation Area and abutting canal

Functional relationship of area...

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

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

Comments the site is managed in a similar way to adjoining pastoral farmland, but unlike adjoining site and is not accessible to the settlement and has no public access

Visual relationship of area...

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

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

Comments views from the wider landscape, abutting footpath and adjoining site area limited by boundary vegetation

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments row of bungalows just outside Conservation Area

Receptors and sensitivity

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

Comments access road through Conservation Area becomes a track here. Very limited and filtered views from edge of Conservation Area.

Potential for improvement of settlement edge and overall mitigation

southern boundary vegetation retained and managed

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of pasture fields set amid similar farmland on the western edge of Newport and within ribbon development out from the settlement edge into the wider landscape. Although if no great intrinsic landscape interest, the site forms part of the foreground to the town when approaching from the west. This view has been adversely affected by the large sewage works to the north of the site. The woodland block immediately to the north of the site is a prominent local feature, supported by the overgrown hedge, part of which forms the northern boundary to the site.

Housing capacity medium/low

As this site is part of the rural rather than the urban landscape, development would have a negative impact on views of the settlement from the west. There may be some justification for development that does not extend further north than the existing boundaries to adjacent dwellings. Development of the area to the north of this, up to the site boundary, would have a detrimental impact on the wider landscape and would urbanise this intrinsically rural edge.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		flat
Ground Type Wet claylands		improved grassland
Land cover Arable farmlands		overgrown hedge boundary to north, low hedge to roadside to south
Settlement pattern Clustered with estate farms		medium
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Very low		<input type="checkbox"/> low
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 pasture fields

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ noticeable rather than key

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments site is part of view of settlement when approaching from south west

Noise sources

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium

Comments fairly quiet edge of settlement rural area

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments the site is in similar land use and management to the surrounding area with no public access; the adjacent site [TWNe16-93] is less well managed.

Visual relationship of area...

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

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

Comments the site is separated from the settlement by one field in similar land use and forms part of the rural backdrop to the town, being part of the wider farmed landscape.

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 smooth/linear

Comments the settlement edge is one field away; the site is part of ribbon development out from the settlement

Receptors and sensitivity

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

Comments adjacent rural residents would be affected by development of the whole site, as would urban residents

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

This site consists of a Listed building- Vauxhall House - a single late 18th house/early 19th C house set in well treed grounds - and a fallow field. It is set on ground sloping down from the south west which forms a local skyline from the settlement edge and is a distinctive local feature from the adjacent recreational area.

Housing capacity low

The Listed building is in good condition and well maintained, as are its grounds, although the surrounding field appears to be less well managed (possibly seasonal). This site is outside the settlement edge, is locally distinctive and marks the transition from urban to rural landscape.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		sloping from south west
Ground Type Wet claylands		mixed - garden vegetation and neglected farmland
Land cover Arable farmlands		many garden trees in garden of Vauxhall House and on southern boundaries
Settlement pattern Clustered with estate farms		small
	LDU level	Agree?
Cultural sensitivity Low		<input type="checkbox"/> medium high - Listed building
Ecological sensitivity Very low		<input type="checkbox"/> low
Visual sensitivity Moderate		<input type="checkbox"/> moderate - significant part of site is visible from well-used community area

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ Vauxhall House is a Listed building

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments a mix of Vauxhall House in its own small grounds and a neglected pasture field

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity complex

Comments the site forms a local skyline for the recreational area to the north east, with the house is set against rising ground

Key views

To settlement ☐ -

From settlement ☐ no, but of local significance as a striking building on the settlement edge

Landmarks -

Detractors -

Intervisibility

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

Comments the house and grounds are visible from the settlement edge and recreation area, and have views over both

Noise sources

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium

Comments limited road traffic and frequent use of recreation area, with parking area immediately adjacent to site

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site relates more to the rural landscape than to the settlement, with the field in similar, if less rigorous, management to the surrounding farmland, although not identical to the adjacent site. There is no public access.

Visual relationship of area...

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

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

Comments vegetation within the site and local topography limit the visual relationship of the site to other areas

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 settlement edge is recreational area immediately adjacent to site, with recent housing around it

Receptors and sensitivity

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

Comments no rural residents have clear views into site - Nidus Cottage to south is particularly well screened. Urban residents have only filtered views.

Potential for improvement of settlement edge and overall mitigation

improved farmland management

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

The area is a large triangular site consisting of improved pastoral fields around a large residential curtilage of Aston Grove. It forms the north eastern facing slopes of a gentle ridge rising from 72-85mAOD. This slopes continue to rise to the south and west. This means that while the area is visible from the north and east, ie from the settlement, it is not generally visible from the wider countryside. Hedgerows are generally low cut and only those to the south have substantial trees in them. Aston Grove is well screened by a mix of trees including some conifers which give it an urban fringe character. The area is therefore more open to the north where the north western edge forms the local skyline and more enclosed to the south. The southern edge coincides with development within a walled parkland/garden to the east. This signifies the edge of the settlement proper [Church Aston].

Housing capacity high/medium

The area has capacity for housing as it faces into the settlement and is not visible to the wider landscape. It is of low intrinsic sensitivity apart from the few mature trees which should be retained. The settlement edge starts to the east on the other side of the road. This road is a positive approach to the town so the road frontage and in particular to the southernmost tip and the area opposite the Listed building at the Dark Lane junction should be carefully treated.

LDU context

Landscape characteristics		LDU level	Site comments
Physiographic	Soft rock lowlands		north eastern facing slopes of a gentle ridge
Ground Type	Localised impoverished sandy soils		pasture with large house and curtilage
Land cover	Arable farmlands		limited hedgerow trees to south plus amenity trees and conifers around Aston Grove
Settlement pattern	Clustered with estate farms		medium
	LDU level	Agree?	
Cultural sensitivity	Low	<input type="checkbox"/>	-
Ecological sensitivity	Low	<input type="checkbox"/>	-
Visual sensitivity	Moderate	<input type="checkbox"/>	low-moderate as sloping towards settlement and not widely visible

Designations

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 pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity

Comments the north western edge of the area forms the local skyline when viewed from the road to the east

Key views

To settlement ☐ -

From settlement ☐ views from housing to the north and east

Landmarks -

Detractors -

Intervisibility

Site observation medium

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

Comments the sloping land is visible from the north/east but faces into the settlement and is not widely visible to the countryside to the south and west

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

Comments the road to the east is busy and there are clear views of development on two

sides of the triangular site

Functional relationship of area...

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

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

Comments the area may be managed as part of a wider landholding and has no public access

Visual relationship of area...

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

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

Comments the area slopes towards the settlement and lies on the main south eastern approach road. Open views are possible across it, especially to the north.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the older development to the north east gives a positive approach to the town and includes a Listed building. The estate housing to the north is highly linear and regimented and is not a positive edge.

Receptors and sensitivity

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

Comments adjacent residents and road users have clear views into the area as well as PROW users to the north east. Users of the PROWs to the west would be able to see structures on the site for short distances.

Potential for improvement of settlement edge and overall mitigation

Increase trees in hedgerows on boundaries

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	The site is a gently sloping pastoral field on the south eastern rural approaches to the settlement. Cut hedgerows lie on its north and western boundaries but with no trees and there are no hedgeorws on the other boundaries allowing fairly open views to the south and also views to the positive converted barn complex to the east. This has a rural character and is a positive edge to the settlement. The housing to the north is a clearly defined start to the settlement proper. To the south, housing is linear and either rural in character or widely spaced.
Housing capacity medium/low	The area has very limited if any capacity for housing as it is an open field on the rural approaches to the settlement, in open countryside, with views to the rural converted barn complex to the east.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		gently sloping
Ground Type Wet claylands		pasture
Land cover Urban		occasional trees off site to the south with cut hedge on north and western boundaries
Settlement pattern Urban		medium
	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> -
Ecological sensitivity Urban		<input type="checkbox"/> -
Visual sensitivity Urban		<input type="checkbox"/> -

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ view across field from main south eastern approach road to converted farm complex to east.

From settlement ☐ field overlooked by converted farm complex

Landmarks -

Detractors shed to south western corner

Intervisibility

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

Comments views out to open countryside to the south

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments adjacent settlement approach road to west , settlement access to north and settlement on two sides reduce tranquillity

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the wider landscape can be seen from the site and it forms part of the rural approach to the town

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments the converted barn complex to the east is a positive edge to the settlement with a rural character. The housing to the north is mitigated by vegetation and hedgerows.

Receptors and sensitivity

Receptors	Sensitivity
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

native trees in hedgerows and hedge boundary to converted barn complex and by unsightly shed to south

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

The area lies on the southern edge of the settlement with the bypass to the south and main southern approach road to the west. It consists of two flat pastoral fields with outgrown hedges with some trees, some willow to the west and on large fallow arable field to the east. Industry and commercial development is visible and lies to the north east and has a negative visual effect on the area. Housing to the north forms a linear edge and overlooks the fields. The site is important as a setting for the southern approach to the town and forms a pleasant backcloth to the semi-rural houses on the road to the west. A footpath through the site appears to be little used. The site appears not to have a strong relationship with the landscape to the south.

Housing capacity high/medium

The area appears to have capacity for housing provided that the approach to the town is carefully handled and a significant buffer is retained to the south against the bypass. This is likely to rule out development of the far eastern extent of the site. The trees and hedgerows should be retained.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		level valley floor
Ground Type Localised impoverished sandy soils		pasture and fallow arable
Land cover Arable farmlands		woodland belt to the north east, with some trees in hedgerows and bypass boundary
Settlement pattern Clustered with estate farms		medium/large
	LDU level	Agree?
Cultural sensitivity Low	<input checked="" type="checkbox"/>	-
Ecological sensitivity Low	<input checked="" type="checkbox"/>	-
Visual sensitivity Moderate	<input type="checkbox"/>	low sensitivity as the area is relatively flat with tree cover.

Designations

Landscape	Comments
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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 and fallow arable

Diversity simple

Water

Presence of Water ☐ Comment small field pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ on main southern approach to the settlement and acting as setting for semi-rural linear housing

From settlement ☐ adjacent houses to north and east overlook area

Landmarks grain silo to north east is main focus [a detractor]

Detractors grain silo to north east is main focus [a detractor]

Intervisibility

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

Comments low lying and fairly well screened

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments bypass adjacent and housing estate to the north and industry to north east reduce tranquillity

Functional relationship of area...

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

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

Comments the area may be managed along with the adjacent site TWNe2-91. It appears not to be managed as part of landholding to south. A PROW crosses the area but does not appear to be well used.

Visual relationship of area...

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

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

Comments the area is on a main approach to the town and acts as setting for semi-rural houses to the west and is overlooked by adjacent estate residents to the north. It is visually separated from wider landscape by the bypass.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments if this site is developed site TWNe2-91 to the east would not be tenable, although both sites appear to be fallow.

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments the housing to the north is a bland edge but the ribbon development to the west has some positive character.

Receptors and sensitivity

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

Comments adjacent residents and road users overlook the area and a footpath crosses the area.

Potential for improvement of settlement edge and overall mitigation

management of hedgerows to thicken up

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

The area consists of two flat grassed areas separated by a deciduous woodland belt. The latter acts as a positive backdrop to the adjacent development and has possible conservation interest. The commercial development to the north and east is overwhelming in character, especially the Mornflakes silos. The grassed area to the north is highly enclosed and isolated although it lies adjacent to school playing fields. The bypass lies to the south and further reduces the area's tranquillity.

Housing capacity medium

The area has some capacity for housing south of the woodland on its western part, possibly associated with site TWNe2-89 to the west. It has no capacity in the woodland, which should be retained and conserved/enhanced. Development to the north and east would appear to be more appropriate as commercial development due to its strong existing character.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	pasture and small woodland belt
Land cover	Arable farmlands	small deciduous woodland belt
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> ecological sensitivity of the woodland may be medium
Visual sensitivity	Moderate	<input type="checkbox"/> the visual sensitivity is low- medium as the area is flat and fairly enclosed

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" type="checkbox"/>	
Biodiversity	
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 pasture and woodland

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ field visible from bypass through hedges in winter but industry as backcloth

From settlement ☐ -

Landmarks grain silo to north is main focus [a detractor]

Detractors grain silo to north is main focus [a detractor]

Intervisibility

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

Comments development screens to the north, east and north west and strong hedgerows to the south.

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the noise from the bypass and surrounding views of development reduce tranquillity

Functional relationship of area...

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

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

Comments the woodland appears to be used for informal recreation but there is no public access. The adjacent site to the west TWNe2-89 appears to be part the same landholding.

...with settlement some ...with wider landscape limited
 ...with adjacent assessed area? some Setting? ☐
 Comments the woodland acts as a setting and backdrop to the settlement- housing and school. The bypass divides the area from the wider landscape.

... visually? ☐

...functionally? ☒

Comments if the area TWNe2-89 to the west is developed- this may make this area untenable for agricultural use- although it could still be used as a grassed area for hay. Also development to the west would visually enclose the area, surrounding it with development, making it more vulnerable to development itself.

Pre C20 edge	<input type="checkbox"/>	C20-21 edge	<input checked="" type="checkbox"/>
Nature of edge	negative	Form of edge	moderately indented
Comments	the commercial development is a detractor		

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

Comments adjacent residents overlook the woodland and the site is visible from the bypass

woodland management to maintain and encourage native tree cover

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

These private playing fields with run down facilities lie on flat land fronting a commercial development and with industry to the south east. The boundary with the cemetery is well treed and the northern boundary is lombardy poplars. The area is not widely visible due to the enclosure although the bypass is audible. The cemetery is well maintained and relatively enclosed. Despite adjacent industry it appears quiet apart from occasional large lorries. The road to the south has been modified to prevent commercial and residential/cemetery traffic mixing.

Housing capacity high/medium

The area has some capacity for housing as it is enclosed and not widely visible. Issues relate to the setting of the cemetery, so users do not feel housing intrudes.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	playing fields
Land cover	Urban	willows and other trees on western boundary, lombardy poplars to the north
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> -
Ecological sensitivity	Urban	<input type="checkbox"/> -
Visual sensitivity	Urban	<input type="checkbox"/> low-medium sensitivity as enclosed and flat

Designations

Landscape	Comments
AONB <input type="checkbox"/>	Open Space
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments playing fields

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☒ views from adjacent cemetery may be an issue

Landmarks grain silo to south is main focus in area [a detractor]

Detractors grain silo to south is main focus in area [a detractor]

Intervisibility

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

Comments the area is enclosed by trees to the north and west and development to the south and east

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the noise of the bypass and views of development reduce tranquillity

Functional relationship of area...

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

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

Comments use as private sports fields

Visual relationship of area...

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

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

Comments setting to cemetery

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments adjacent commercial uses are detractors although cemetery is positive

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments users of the cemetery are the most sensitive users

Potential for improvement of settlement edge and overall mitigation

replace lombardy poplars with native species in time

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	The flat low lying field is segment shaped with a small watercourse running its length and forming the focus. The area is poorly drained with rough unimproved sward which may have some conservation interest. It lies adjacent to the busy A41 with an outgrown hedge partially screening the area, but still with reduced tranquillity. A well treed outgrown hedge boundary to the west is a positive feature but does not screen adequately a yard with machinery to the south west which is a detractor.
Housing capacity low	The area has no capacity for housing as it is low lying with a watercourse running through it.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	low lying valley bottom with watercourse
Ground Type	Localised impoverished sandy soils	pasture/rough grass
Land cover	Arable farmlands	strong treed boundary to the west and hedgerow to the east
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> ecological sensitivity should be medium at least because of the watercourse and unimproved nature of the grassland
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity should be low-medium due to flat landscape and enclosure

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☒ Comment small watercourse runs through the field

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ field is just visible from the bypass/A41 through the outgrown hedge with development beyond at a distance

From settlement ☐ -

Landmarks -

Detractors adjacent yard with heavy machinery to south west

Intervisibility

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

Comments flat and enclosed

Noise sources

roads industry

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments the A41 adjacent is very busy and the yard use to the south is likely to be noisy at times

Functional relationship of area...

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

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

Comments the area appears to be managed as part of the landholding to the west- 3-96

Visual relationship of area...

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

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

Comments the area does not lie adjacent to the residential part of the settlement- just a commercial estate outlier. It forms part of a wedge of land between the

A41 and town.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments adjacent yard with heavy machinery/cranes to south west is a detractor

Receptors and sensitivity

Receptors

Sensitivity

roads/rail/cycleways

medium

medium

Comments adjacent users of the A41

Potential for improvement of settlement edge and overall mitigation

grazing/mowing appropriately

Zone sensitivity and capacity

	Justification
Landscape sensitivity medium/low	These flat low lying pastures are contained by outgrown hedgerows with trees, some of which are fine specimens [oaks]. They are bounded to the north by well used allotments who enjoy views over them and to the south by the cemetery which also has some views albeit mitigated to an extent by trees. Houses are set back to the east apart from the north western corner. The fields abut the A41 to the north east which reduces the area's tranquillity.
Housing capacity high/medium	Because of its enclosure and limited effect on views, the area has capacity for housing provided views from the cemetery are dealt with by strong mitigation and large buffer to the south west. The hedgerow trees should be retained where possible, especially the large specimens which should be protected. A green corridor should be retained linking the allotments to open space to the south west and south east [3-94].

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Arable farmlands	trees in hedgerows- mainly deciduous with outgrown hedgerows with lombardy poplar to the south
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> -
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is low- moderate as area is flat and enclosed

Designations

Landscape	Comments
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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

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ part of open land between settlement and A41

From settlement ☐ views from adjacent cemetery to the south

Landmarks -

Detractors adjacent yard with heavy machinery to south east

Intervisibility

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

Comments flat and enclosed

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the busy A41 bypass noise and views of development to, albeit mitigated by trees, reduces tranquillity

Functional relationship of area...

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

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

Comments the area may be managed along with the adjacent areas although the regime differs. There is no public access.

Visual relationship of area...

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

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

Comments the cemetery has views in from the south which are important and the area forms part of a wider green buffer to the east of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments housing indented in green space to west. Industrial premises to south are detractor.

Receptors and sensitivity

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

Comments views of site are filtered by vegetation from all sides except from cemetery which is most sensitive

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

An arable field on slightly rising land bounded by the A41 to the east and old A518 approach to the town to the north. The field is bounded by outgrown hedges on all sides and is overlooked by housing to the south west and north and allotments to the south. The roads reduce its tranquillity. A golf course and nursery complex lie to the east. Any structures on the northern or eastern boundaries of the field would be locally prominent to road users.

Housing capacity medium

The site has some capacity for housing although the northern edge would have to be carefully treated to avoid undue visual impact on road users approaching the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently rising valley side
Ground Type	Localised impoverished sandy soils	miscanthus/arable
Land cover	Arable farmlands	outgrown hedge on all sides
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> -
Visual sensitivity	Moderate	<input type="checkbox"/> -

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity

Comments the field is on a slight rise and vegetation is on skyline when viewed from roundabout to the north east

Key views

To settlement ☐ from roundabout to the north east- A518 approach from the east

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments enclosed by development on two sides and by vegetation on other two

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

Comments the A41/A518 roundabout and roads on two sides significantly reduce tranquillity along with views of housing

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments the area may be managed along with the adjacent areas although the intensity of management differs. There is no public access.

Visual relationship of area...

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

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

Comments the field is on the main eastern approach into the town and is highly visible

on slightly rising land.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments estate housing to north and south - standard straight edge, with more interesting edge to west with disused quarry with infill development behind.

Receptors and sensitivity

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

Comments adjacent motorists on A41 and A518 and residents and allotment users to south

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This site consists of a small area of rough ground in the process of becoming scrubbed up. It is slightly sloping, with a rough low hedge separating it along its north western boundary from a playing field. At its eastern boundary it abuts site TWNe 5-117 which is cut grass, while its other boundaries are with recent housing which forms the current extent of built development in this part of Newport. This site appears to be of relatively low landscape sensitivity (unless ecological assessment suggests otherwise) and its development as housing would not detract from the integrity of the remaining parkland.

Housing capacity high/medium

Although in most instances development of recreational parkland would be unacceptable, in this case a small area of the park appears to be being managed as scrub, rather than for its recreational potential, and is potentially detracting from the remainder of the park. Unless overriding biodiversity interest can be demonstrated, it would seem appropriate to permit housing here, to create a clean edge to the settlement with good access to the parkland, without detracting from the parkland as an entity.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	slightly sloping to north
Ground Type	Localised impoverished sandy soils	rough ground becoming scrubbed up
Land cover	Arable farmlands	scrubby hedge to north-western edge
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - part of former parkland and currently in recreational use
Ecological sensitivity	Low	<input type="checkbox"/> moderate
Visual sensitivity	Moderate	<input checked="" type="checkbox"/> on edge of parkland, backed by housing

Designations

Landscape	Comments
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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 rough ground with little evidence of recreational use, adjacent to playing fields and parkland

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads noise from A41

Intervisibility

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

Comments highly visible both from adjacent housing to south and west and from parkland/recreational area to north

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments reasonable screening of A41 acts to reduce some preception of noise and screens views of traffic; proximity of housing and playing fields reduces

Functional relationship of area...

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

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

Comments the site appears to be an informal part of the wider parkland/recreational area with access

Visual relationship of area...

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

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

Comments the site is overlooked only locally by a few houses; it forms a buffer zone between more intensively used open space and housing; it is at right-angles to the adjacent area and has a different form of land use management

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments the settlement edge is linear and raw and housing has not been designed to benefit from views over this site and there is no clear sense of a firm edge to the settlement

Receptors and sensitivity

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

Comments only a few houses overlook this site, which is bounded to the north by a well-used path leading to a play area and separating the site from a playing field

Potential for improvement of settlement edge and overall mitigation

development of this site could provide a firm edge to the settlement and a more managed separation of the recreational facilities, if a more ordered and defined boundary is thought necessary

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a triangular piece of damp grassland adjacent to the A41 used as informal open space. A footpath crosses the site, which is clearly visible from adjacent housing. It is low-lying, adjacent to a wetland area, and generally screened from the road by a reasonable deciduous hedgerow. It provides a visual and recreational amenity for adjacent housing.

Housing capacity medium

Housing on this site would significantly reduce many local residents immediate access to open space and reduce their visual amenity. However, the site is well contained and not widely visible, although housing would be visible from the adjacent A41 if developed. This could be improved by increasing the density of planting with additional trees on this boundary. Access from existing housing to open space to the north should be retained, and the low lying area to the north should be managed for nature conservation and recreation.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		low-lying slightly variable floodplain
Ground Type Wet claylands		amenity grassland
Land cover Arable farmlands		outgrown amenity hedgerow to eastern boundary; hedgerow against housing along western boundary
Settlement pattern Clustered with estate farms		medium
	LDU level	Agree?
Cultural sensitivity Low		<input type="checkbox"/> moderate - part of recreational parkland
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Low		<input type="checkbox"/> moderate - visible from other parts of parkland and from housing

Designations

Landscape	Comments
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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 damp to wet grassland, part of larger recreational area, each part managed differently;

Diversity uniform

Water

Presence of Water ☒ Comment ditchline and standing water - wet grassland

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41 along eastern boundary

Intervisibility

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

Comments site is reasonably screened from road, partly visible from housing, with some intervisibility to open space to the north west

Noise sources

roads people

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments busy road adjacent

Functional relationship of area...

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

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

Comments site is used for informal recreation linking to recreational parkland to the north; footpath access from settlement edge

Visual relationship of area...

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

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

Comments visible from settlement edge and adjoining assessed area; limited in wider landscape by hedgerow screen along road and remainder of parkland

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments housing partly mitigated by vegetation

Receptors and sensitivity

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

Comments visible to some urban residents; well used footpaths within site; partly visible from road

Potential for improvement of settlement edge and overall mitigation

increase density of planting along eastern boundary adding trees

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This triangular site consists of one medium field and several small fields, all used as horse paddocks and divided by outgrown deciduous hedges. The site lies to the rear of houses at Maynards Croft and well below the level of Norbroom Park to the east and the canal to the north. It is also well screened by vegetation along the bank up to the park, and is therefore discreet within the local landscape and invisible within the wider landscape. It is low-lying and damp, with drainage along its eastern edge.

Housing capacity medium/low

Although there are no visibility or sensitivity issues with this site, its situation below the level of the canal and adjacent parkland, despite apparently lying outside the 100-year floodplain, raises a question about its suitability for housing without detailed assessment. Although residents to the west would experience some loss of view, this would be mitigated to an extent by existing boundary vegetation. Should development be permitted, an assessment of the ecological value of the internal site boundaries is recommended and vegetation outside the site along the bank to the east should be conserved.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		flat
Ground Type Wet claylands		improved grassland
Land cover Arable farmlands		series of outgrown hedges surrounding and in part dividing small paddocks
Settlement pattern Clustered with estate farms		small
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/> low, not urban
Ecological sensitivity Low		<input checked="" type="checkbox"/> low, not urban. May be higher along wetter eastern edge below bank and in NE corner
Visual sensitivity Low		<input checked="" type="checkbox"/> low, not urban

Designations

Landscape	Comments
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AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☐ canal adjacent is SSSI
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 (site 6-118 is single field; site 6-116 is series of fenced small fields - no other distinction observed)

Diversity simple

Water

Presence of Water ☐ Comment ditchline along eastern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments local skyline supplied by canal immediately above and to north of site

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments site is set lower than adjoining canal and parkland, and edged to both by dense deciduous vegetation, so views into site limited to winter months

Noise sources

people

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium

Comments site lies between rear gardens, edge of parkland and canal, with adjacent paths in park and on opposite side of canal, both well used

Functional relationship of area...

...with settlement none

...with wider landscape none

...with adjacent assessed area? none

Corridor? ☐

Comments the site is not managed in the same way as adjacent landholdings and has no public access

Visual relationship of area...

...with settlement limited

...with wider landscape none

...with adjacent assessed area? none

Setting? ☐

Comments the site lies below surrounding areas and is fairly well screened by dense vegetation on all sides except from housing to 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 site abuts rear gardens of linear houses

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments urban residents have views, with limited views from footpath users

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of part of an area of rough ground, on the edge of a floodplain, lacking a south-eastern boundary but distinguished by its sloping topography. As the land rises, it is surrounded on three sides by recent housing and is the only undeveloped pocket along this part of the valley side to the north-east of the town centre. It thus acts as a link between the rural floodplain and the settlement edge but, although possibly used for informal recreation, has no footpaths within it, and views from the canalside footpath are obscured by wetland vegetation.

Housing capacity medium

This site is set above the floodplain and is the only undeveloped site along the northern side of the valley to the north-east of the town centre. Although it appears to have the same land use as the floodplain, it is clearly distinct by virtue of topography, despite the lack of physical boundary. Development of this site would not detract from the wider landscape, as wetland vegetation provides a dense screen at all times of the year. However, it would be important to protect and conserve the adjacent ditchline alders.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		sloping valley side, rising to west out of floodplain
Ground Type Localised impoverished sandy soils		rough ground
Land cover Urban		tree cover on northern and southern boundaries, open to south east
Settlement pattern Urban		small
	LDU level	Agree?
Cultural sensitivity Urban		<input type="checkbox"/> not urban - requires assessment with HLC
Ecological sensitivity Urban		<input type="checkbox"/> not urban - likely to be low to moderate; subject to assessment
Visual sensitivity Urban		<input type="checkbox"/> not urban- locally highly visible; screened from wider view by development and watercourse corridor vegetation

Designations

Landscape	Comments
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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 rough ground, formerly pasture

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 visible from the valley floor to the south east and overlooked by adjacent housing

Noise sources

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments although surrounded by development on three sides and with some construction activity to south, is fairly tranquil due to proximity of undeveloped floodplain

Functional relationship of area...

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

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

Comments the site appears to be managed as part of the wider floodplain landscape, despite difference in topography. It has no public access.

Visual relationship of area...

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

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

Comments the site reads as a continuation of the floodplain vegetation up the slope and as an opening and gap within the developed settlement fabric which borders the valley floor

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 it appears that piecemeal housing development of the surrounding area has left this site undeveloped

Receptors and sensitivity

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

Comments Summerhouse Farm across the floodplain has limited winter views, obscured in summer by deciduous ditchline vegetation. Urban residents on three sides have views into the site and may use it for informal recreation. Views from the canalside footpath are generally obscured by vegetation.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a single medium large field, currently fallow, with several large isolated mature trees within it and a treed boundary to the A41. It is set high above the adjacent river valley and is very undulating. In the context of Newport this is an unusual landscape, contrasting strongly with the mainly low-lying flat landscapes of the local area and echoing the bluff which forms the western end of Aqualate Park to the east. Although it is not overlooked from the A41, it forms a strong backdrop to housing along its western boundary, while a footpath along its eastern edge provides attractive views over the settlement and a link to canal-side walks and the town centre.

Housing capacity medium/low

The area has very limited capacity for housing. Although it might be possible to develop part of this site without detriment to the wider landscape, detailed study would be required to assess which areas would be appropriate. Development along the western edge, where it would be least intrusive within the wider landscape, would efface the backdrop to the existing settlement edge. Elsewhere the strongly undulating topography of the site affects its potential to accommodate housing and would be highly visible from the public footpath.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		very undulating with rounded landforms, set high above surrounding area, except to the north
Ground Type Localised impoverished sandy soils		rough ground, formerly pasture and possibly former parkland
Land cover Arable farmlands		Strong treeline to northern boundary (on adjacent site), reasonable hedgerow to eastern boundary and a few relic trees dotted throughout.
Settlement pattern Clustered with estate farms		medium
	LDU level	Agree?
Cultural sensitivity Moderate		<input checked="" type="checkbox"/> subject to verification via HLC - would be higher if former parkland
Ecological sensitivity Low		<input checked="" type="checkbox"/> could be higher if former parkland, but little evidence apart from isolated mature trees
Visual sensitivity Low		<input type="checkbox"/> medium-high - the site is visible within the wider landscape and, although not visible

locally from the A41, the western part of the site acts as a landscape backdrop to local housing, while the footpath along the eastern boundary offers extensive views over the site

Designations

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 rough ground

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent

Complexity simple

Comments part of site acts as eastern skyline to housing along Beechfields Way

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41

Intervisibility

Site observation medium

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

Comments the area is prominent locally from the valley floor to the south west and to a lesser extent to the south east

Noise sources

roads

Views of development one side 180

Presence of people rare

Tranquillity

Summary medium/low

Comments constant low level noise from traffic on A41

Functional relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Corridor? ☐

Comments the area is relatively unmanaged, possibly indicating hope value, similar to site to north, but contrasting to wider landscape

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

Comments within wider landscape is upstanding terrain enclosing floodplain, echoing parkland of Aqualate Park to east and forming backcloth to valley

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments the settlement edge is linear, partly mitigated by young planting, set down the slope and therefore not widely visible

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high

Comments footpath along south eastern edge links to canal side walks and settlement centre, also adjacent residents overlook site

Potential for improvement of settlement edge and overall mitigation

Land management, such as grazing

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of one medium and several small fields, mainly a derelict plant nursery but with the easternmost field used as horse pasture. The site is level, raised above the adjacent floodplain and the A41, with a strong treeline along most of its southern boundary and clumps of ornamental trees, shrubs and conifers throughout. Boundary planting to the A41 is sparse but young, so may become more dense over time, although all deciduous. The site is lower than the adjacent site TWNe8-126 and does not share its significance in reflecting the higher ground of Aqualate Park to the south east, which is a locally significant landscape.

Housing capacity medium

The site is currently derelict and would benefit from more managed land uses. Housing would be appropriate, particularly in the western half of the site, where it abuts some individual dwellings along the northern side of a no-through-road lane, if visibility and noise issues can be addressed. Development in the eastern half of the site, adjacent to the road boundary, would be visible from the area to the north and from the A41, so should be set back, with increased buffer planting for screening and to address noise issues (with/without acoustic screens) along the A41 boundary.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		flat but above adjacent valley sides and floodplain
Ground Type Localised impoverished sandy soils		rough ground and horse paddocks, formerly plant nursery: derelict glasshouses
Land cover Arable farmlands		relic ornamental trees and shrubs
Settlement pattern Clustered with estate farms		medium, with small scale enclosures at western end
	LDU level	Agree?
Cultural sensitivity Moderate		<input type="checkbox"/> low
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Low		<input type="checkbox"/> moderate

Designations

Landscape	Comments
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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 abandoned nursery

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Forton House to north

Detractors major roads A41 junction

Intervisibility

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

Comments Although Forton House can be seen from the site, from the area around the church just north of Forton House there are no views into the site

Noise sources

roads

Views of development one side 180 Presence of people rare

Tranquillity

Summary low

Comments proximity to the A41 and its junction with Forton Road reduces tranquillity

Functional relationship of area...

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

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

Comments site is no longer functional and does not relate to settlement or other adjacent land uses and has no public access

Visual relationship of area...

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

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

Comments vegetation along boundaries acts to limit visual relationship except from area to north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments only part of one boundary abuts settlement; immediate edge is individual dwellings lacking unity

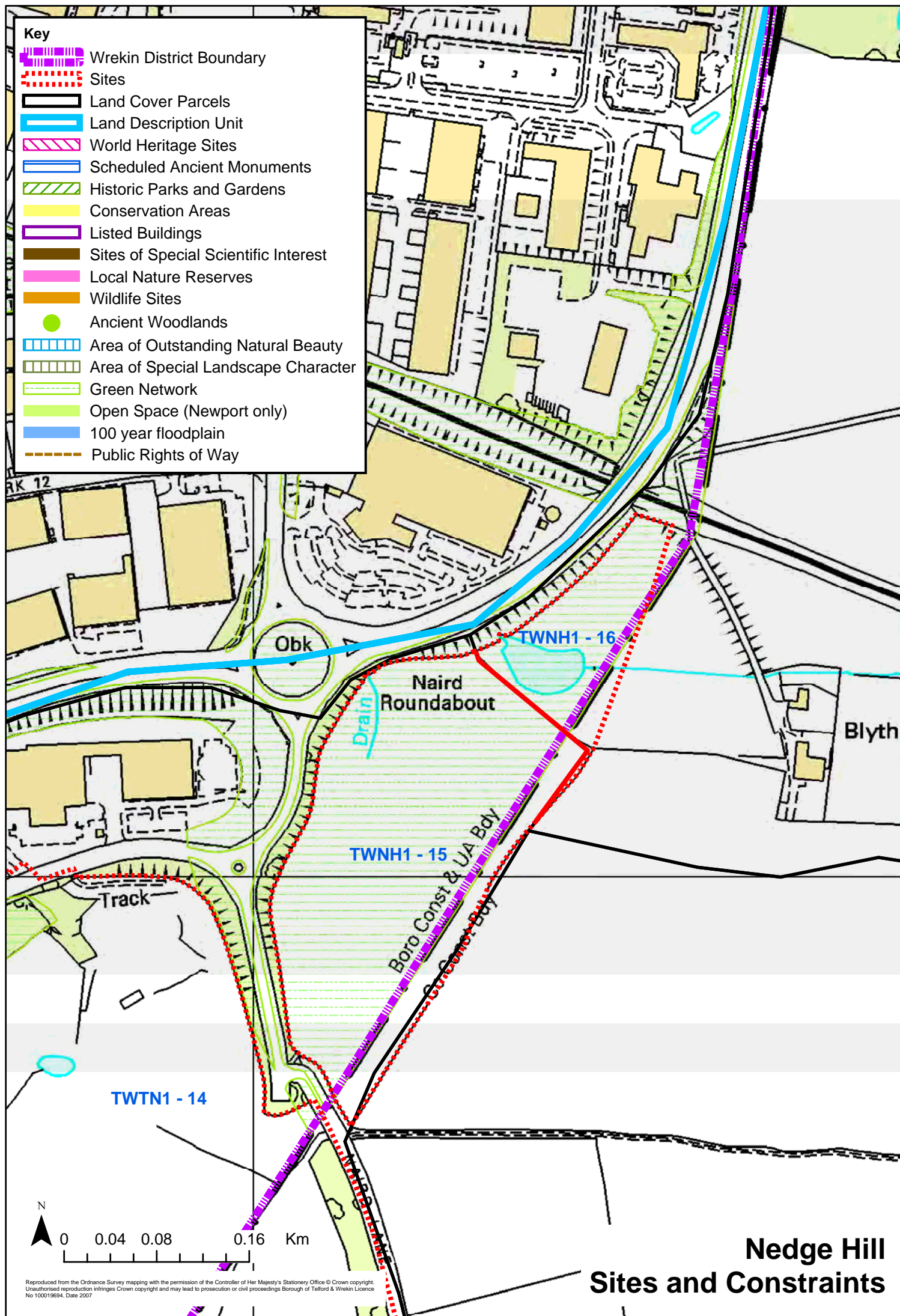
Receptors and sensitivity

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

Comments rural residents are so distant that their sensitivity is likely to be medium low

Potential for improvement of settlement edge and overall mitigation

alternative uses of this derelict site would be an improvement



Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	<p>This site consists of a single arable field on the southern edge of Stafford Park, separated from it by the A464. It rises fairly steeply to the south away from the road and is prominent when viewed from the A464 travelling south from the Castle Farm Interchange and is visible to the wider landscape to the north east. It is partly screened from the west by amenity planting along the road embankments and a service road off the Obelisk roundabout and it is partly screened from the east by a narrow young planted woodland belt along its eastern boundary. Its northern boundary to pasture is fenced. The planting along the eastern boundary acts as a strong visual dividing line between the site and the farmed landscape to the east but the site is also divided from the commercial development to the west by planting and an access road. Visually the site forms part of the wider landscape and part of Nedge Hill to the south although there is visual connection with the commercial areas adjacent. The site also has sensitivity as it rises to the south where any structures on it may become skyline features.</p>
Housing capacity low	<p>This site has low capacity for housing development as it is prominent when viewed from the north, forms part of the Nedge hillside and does not have a visual connection to any other housing. This would make any housing development appear isolated and incongruous in landscape terms. There is also potential for the skyline being affected if development reached the southern end of the site. The narrow planting belt to the east, while reducing long views from further east is not sufficient to justify inclusion as a development area.</p>

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	sloping down to north east
Ground Type	Localised shallow brown soils	arable cultivation
Land cover	Estate farmlands	narrow woodland belt along eastern edge; young woodland edge to western/northern boundary
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?

Cultural sensitivity Low ☒

Ecological sensitivity Low ☒

Visual sensitivity Moderate ☒

Designations

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 single arable field

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity -

Comments forms part of hillside rising to the south

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings large commercial building to the north of the site across A464

Detractors industry extensive views of commercial roofs to north of site; busy A roads and junction along northern boundary

Intervisibility

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

Comments top (southern) end of site visible from Stafford Park and parts of Priorslee and landscape to the north east. The planted tree belt to the east filters views at present.

Noise sources

roads

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium/low

Comments noisy traffic and light pollution around junction and along A road, plus traffic to industrial unit to west

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site functions as part of the wider farmed landscape and may be managed along with the adjacent site to the north, which is used as horse pasture, and that to the west, which is pasture, all contrasting with the densely developed area to the north

Visual relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

Comments the site is screened from the settlement by dense amenity planting along road verges, and from the wider landscape by a narrow young tree belt along the eastern boundary. There is some visual relationship with the adjoining site to the north, as there is only a fence marking the boundary between them, but each site has a different landform and character

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 entirely commercial, with no housing

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments residents at Blythbury Farm may have filtered views into the site; road users may have glimpsed views during winter months only, especially approaching site from the north

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a small horse pasture on a valley floor which runs east to Blythbury Farm. There is a large well vegetated pond with watercourse running east. The road is screened by mature shrubs on embankment although there would be intervisibility between high sided vehicles on the road and the site and of structures on this site from the road. The railway on embankment to the north would also allow views into the site. The site is clearly separated from the employment area to the north and west by the road and is part of open countryside related to the rural farm though being in relatively poor condition. The pond and watercourse are positive landscape features.
Housing capacity low	The site has no capacity for housing as it is visually and physically part of the wider countryside associated with Blythbury Farmhouse and outside the clear settlement boundary of the bypass. The pond and watercourse which take up a significant proportion of the site are positive features in the landscape.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	valley floor
Ground Type	Localised shallow brown soils	pasture
Land cover	Estate farmlands	mature shrubs on highway embankment to the west and outgrown hedge on field boundary outside site to east
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input type="checkbox"/> low-moderate as pond is likely to have some ecological interest
Visual sensitivity	Moderate	<input type="checkbox"/> low-moderate as in valley floor

Designations

Landscape	Comments
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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 pastoral

Diversity simple

Water

Presence of Water ☐ Comment large field pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ on rail approach to town and outside settlement A464 ring road

Landmarks -

Detractors employment area to west

Intervisibility

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

Comments the area is fairly well enclosed in the valley floor and by vegetation but only to outgrown hedge height

Noise sources

roads

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments A464 adjacent and presence of employment area to west

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

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

Visual relationship of area...

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

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

Comments the site is separated from the settlement by the ring road on embankment with associated vegetation and forms part of the rural valley setting to the east of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments employment uses mitigated by significant planting and contained by road corridor planting

Receptors and sensitivity


















Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

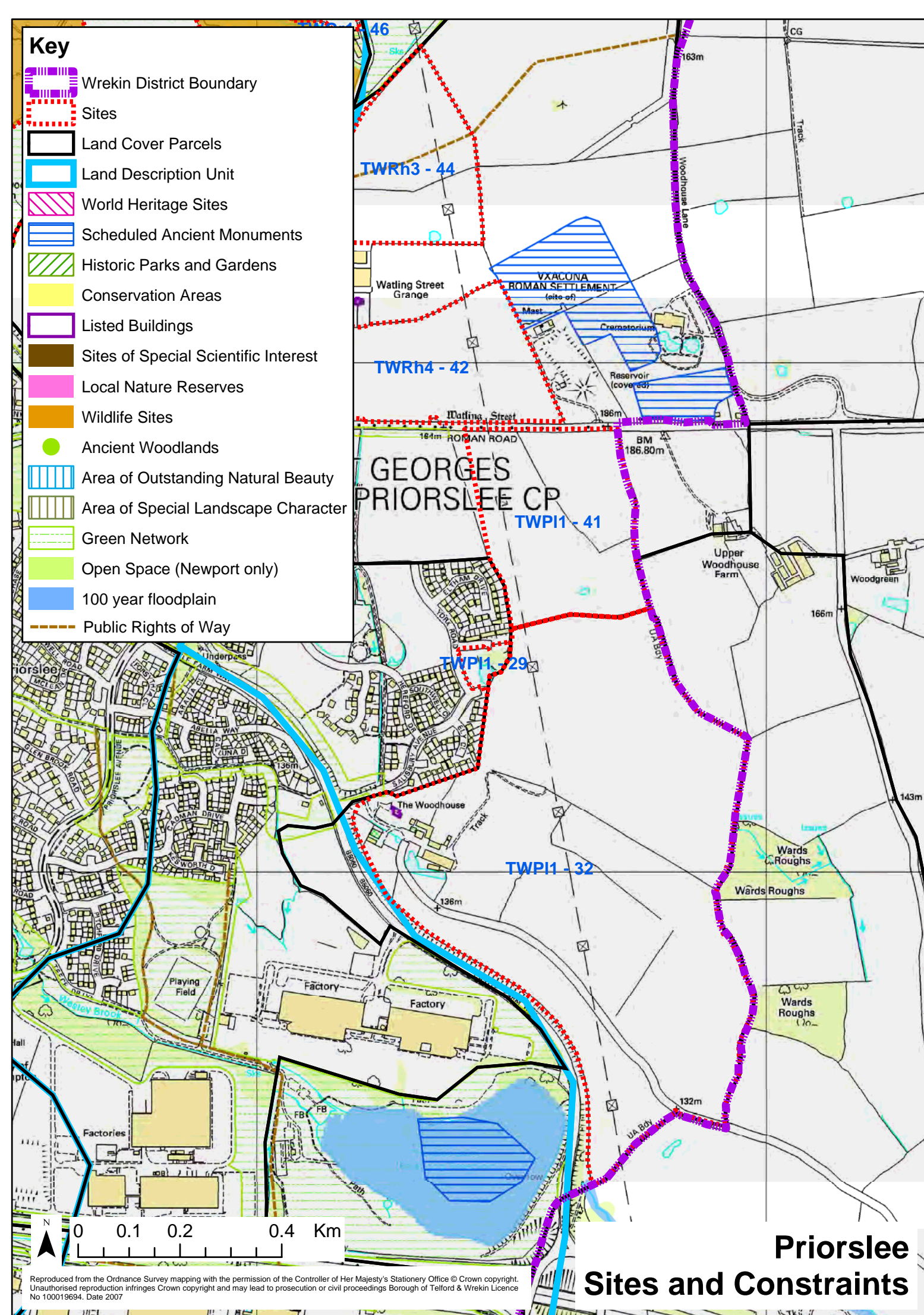
Comments very few nearby farm residents and users of railway and ring road

Potential for improvement of settlement edge and overall mitigation

pond planting eg willows

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



Priorslee Sites and Constraints

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

This site consists of a small area of recreational space, edged with ornate metal fencing enclosing recently planted trees, with a mown grass area with benches fronting a pond and a dense backdrop of deciduous trees. It is self-contained, with no views through to the wider farmed landscape, and is a focal point within the dense local settlement. The site is flat and low-lying. Although there are adjacent areas of managed open space, these are private land not available to the public, which increases the landscape value of this site to the local community. It is of limited relevance to the wider landscape, being surrounded by recent housing development, but does contribute to the local ecological network.

Housing capacity low

The site has no capacity for housing as it is an important locally used recreational space and focal point. Considerable effort appears to have been made to create and manage the site. Should the site be considered appropriate for development, there are considerable restrictions including proximity of pylon and biodiversity value of trees and pond.

LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
Physiographic	Hard rock uplands	flat
Ground Type	Localised shallow brown soils	amenity grassland and woodland
Land cover	Urban	mixed deciduous trees
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> moderate- relic farmland retained as recreational space
Ecological sensitivity	Urban	<input type="checkbox"/> moderate - trees and pond
Visual sensitivity	Urban	<input type="checkbox"/> high- focal point within local area

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 designed area for public informal recreation

Diversity diverse

Water

Presence of Water ☒ Comment pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☒ significant view from adjacent housing and within local area

Landmarks structures the ornate fencing around the site clearly marks it out as a quiet recreational space

Detractors pylons a pylon immediately to the east is partly masked by trees

Intervisibility

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

Comments a focal point within this area of recent development

Noise sources

-

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments although edged with access roads, all are culs-de-sac and there is only local traffic

Functional relationship of area...

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

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

Comments important recreational area within settlement (especially as large adjacent area of open space is private land); adjacent area is arable farmland, so different function, but trees on site provide tenuous ecological link to isolated trees within that area and wider landscape

Visual relationship of area...

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

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

Comments visually site relates more to adjacent area and wider landscape than to settlement, to which it provides a strong contrast

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 smooth/linear

Comments very recent housing in short blocks on three sides of site

Receptors and sensitivity

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

Comments no rural residents have view of site (Upper Woodhouse Farm well screened); immediately adjacent urban residents benefit from view of site, as do local road users. There are no views in from the wider landscape.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	This site consists of arable farmland, a Listed farmhouse and a group of derelict farm buildings set around a pond. It is on sloping land, with a ridge line partway through the site creating a local skyline. The farmland consists of fields of varying sizes, divided by gappy hedges of various heights, with isolated semi-mature and mature trees, including some fine oaks. The pond is surrounded by trees, and there is significant non-indigenous vegetation around the farmhouse, partly screening the site from the settlement. Although blocks of woodland and dense tree rows filter views along the eastern edge, the site has extensive views over open countryside and the urban edge of Priorslee and is part of the wider farmed countryside on the edge of the settlement. The low ridgeline provides a defined open, rural edge on the eastern side of Priorslee.
Housing capacity medium/low	Development of most of this site would be a major intrusion into open countryside and a loss of arable farmland. Re-development of the derelict farm buildings could be accommodated without significant impact on the site or the wider landscape, providing the trees around the pond and farmhouse were retained and the setting of the Listed Building was respected. The line of pylons presents a significant barrier to development of part of the site and would create difficulties for any coherent design layout appropriate in this landscape. Should development be allowed to expand beyond the farm complex for reasons other than landscape then the ridge line part way through the site should be used to restrict development to the southern part and limit any extension of the settlement into the wider landscape, where it would be highly visible.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	sloping
Ground Type	Localised shallow brown soils	arable farmland and farm buildings
Land cover	Estate farmlands	many isolated mature trees and some grown-out hedgerows
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?

Cultural sensitivity Low

☐ medium high: Listed Building and complete farm unit (although farm buildings are derelict)

Ecological sensitivity Low

☐ moderate: pond and vegetation around farmhouse and pond, plus isolated trees (many mature oaks) scattered through site

Visual sensitivity Moderate

☐ high: visible within wider landscape

Designations

Landscape

AONB ☐

-

ASLC ☐

Green Network ☒

Open Space ☐

Biodiversity

100 Year Floodplain ☒ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed Building at The Woodhouse

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments number of arable fields of varying sizes, bound by gappy or grown-out hedges, with farmhouse and derelict farm buildings

Diversity simple

Water

Presence of Water ☒ Comment pond associated with farm buildings

Skyline

Prominence/ importance prominent

Complexity simple

Comments the local skyline from the south west is created by a low ridge at a north-west/south-east angle approximately halfway along the north-south axis of the site

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Upper Woodhouse Farm beyond north-eastern corner of site

Detractors pylons a high-voltage line crosses the site in a north-south line, with four pylons on the site

Intervisibility

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

Comments woodland and dense tree rows along the eastern boundary filter views of the wider landscape to the east, even in winter, but there is a high degree of intervisibility with the wider landscape, including the B5060, which is partly in cutting along the southwestern edge of the site, and Priorslee Lake to the south west

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

Comments despite being in open countryside, this is not a tranquil area, with views of constant traffic and vehicular use of Woodhouse Lane through the site

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? none

Corridor? ☐

Comments the site functions as part of the wider farmed landscape

Visual relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? limited

Setting? ☒

Comments the site provides the setting of the Listed Building and is part of the wider farmed landscape. It is highly visible within the wider landscape, despite filtered views to the east, and has extensive views out over the wider landscape

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments housing settlement edge is on high ground at the northern end of the site, largely obscured by vegetation around the farmhouse and pond. Settlement edge to the west consists of factories and a large lake.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments Listed Building within site is most sensitive receptor, then residents at Upper Woodhouse Farm; urban residents have filtered views only, as do road users. Within the wider landscape some views are screened by vegetation along the eastern edge of the site, but Priorslee Lake is clearly visible in winter, as is traffic on the B5060

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A prominent, steeply sloping hillside of estate farmland arable fields , with no eastern boundary to the north. The field boundaries are mainly low cut hedges with a few deciduous trees which do not alleviate the exposed nature of the site. There are wide views possible from the hill top. The northern boundary is formed by the busy A5 Watling Street. A recent housing estate lies on the south eastern boundary.
Housing capacity low	The site has no capacity for housing as it is too visually prominent, forming part of a rural farmed ridgeline backcloth to the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	steeply rising hillside
Ground Type	Localised shallow brown soils	arable
Land cover	Estate farmlands	very few trees
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity as prominent hillside

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
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 <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 arable

Diversity simple

Water

Presence of Water ☒ Comment small field pond

Skyline

Prominence/ importance prominent Complexity simple

Comments northern boundary is skyline of hill

Key views

To settlement ☐ settlement visible at lower level

From settlement ☐ estate would have views out to this hill as a strong backcloth

Landmarks -

Detractors wireless mast to north

Intervisibility

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

Comments widely visible hillside especially from south and west

Noise sources

roads

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments the busy A5 to the north and clear views of new town reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments farmed as part of a wider landholding with no public access

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☐

Comments forms part of prominent backcloth and ridge to east of settlement
continuing ridge from site to north

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments part of same steep hillside

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments linear estate edge at lower level

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

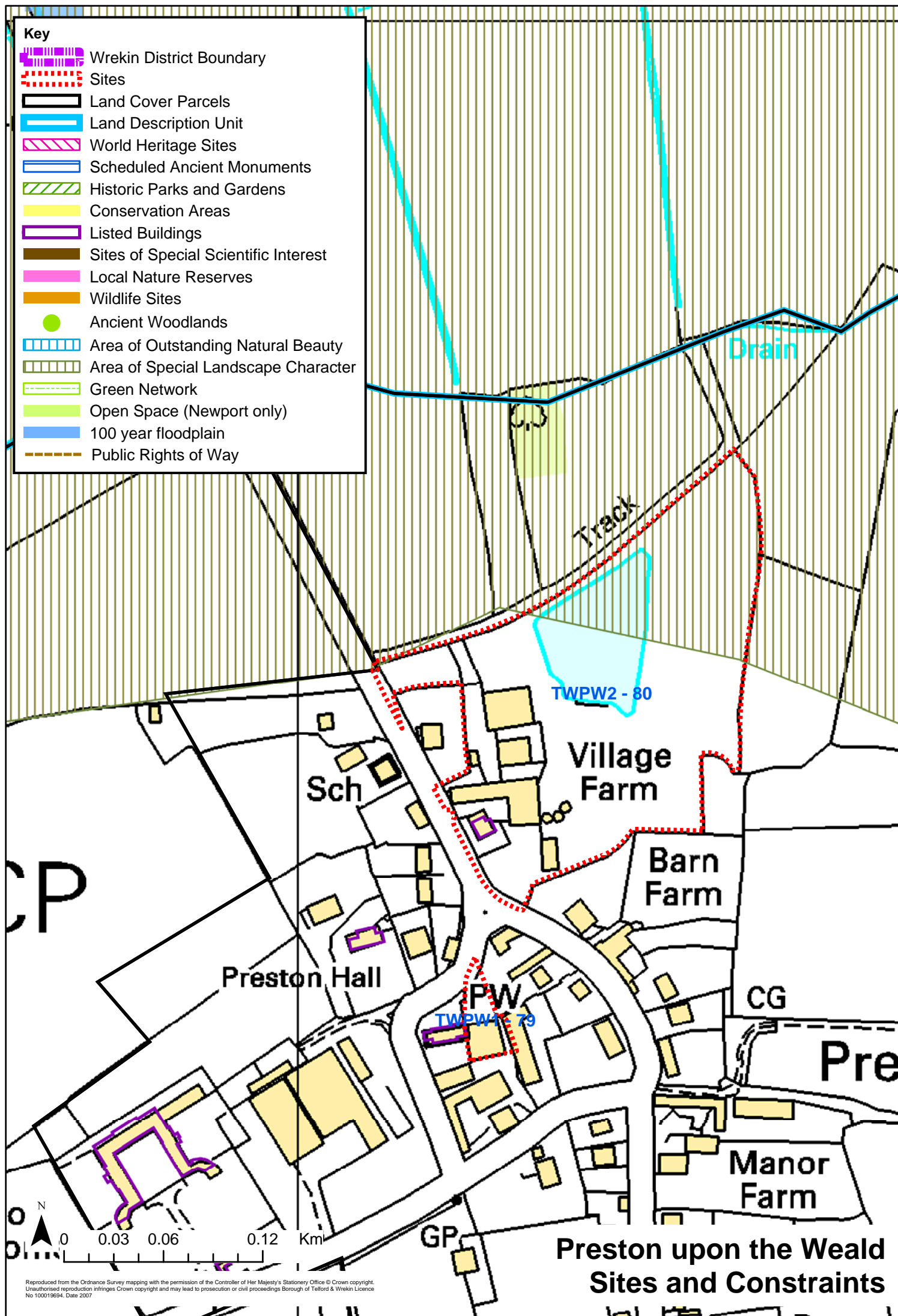
roads/rail/cycleways

medium

Comments adjacent residents to west, a few residents to the east and users of the A5 Watling Street

Potential for improvement of settlement edge and overall mitigation

tree cover in hedgerows



Zone sensitivity and capacity

		Justification
Landscape sensitivity	medium	The site is a derelict yard/orchard/ steel frame farm buildings in the heart of the settlement directly adjacent to the Listed church and overlooked by a house and highly visible from the Preston Hall access. It is in a very sensitive position. Due to poor maintenance it is in very poor condition, including the stone wall on the street frontage. The orchard trees are relatively small and there are also conifers and a sycamore.
Housing capacity	medium	The site has potential for houses whose design responds to the vernacular. Any development on the road frontage should address the settlement street and church frontage [i.e. not back onto them].

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Loamy gleyed soils	derelict orchard/farm buildings
Land cover	Arable farmlands	derelict orchard
Settlement pattern	Clustered with estate farms	very small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> should be medium as integral part of settlement fabric
Ecological sensitivity	Very low	<input type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> -

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ adjacent to a Listed building- the church

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farmyard/orchard

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☒ site in view of church from Preston Hall access

Landmarks church adjacent

Detractors derelict farm buildings and blockwork wall

Intervisibility

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

Comments highly enclosed by settlement

Noise sources

people

Views of development many all sides 360 Presence of people frequent

Tranquillity

Summary medium/low

Comments in heart of quiet settlement

Functional relationship of area...

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

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

Comments no public access , used as part of farmyard once

Visual relationship of area...

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

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

Comments sensitive site adjacent to church

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

high

Comments adjacent residents, users of settlement roads and church

Potential for improvement of settlement edge and overall mitigation

conserve orchard trees and wall on street frontage

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A traditional farm complex with Listed farmhouse located on rising ground on the edge of the settlement. The complex is rural in character with a hierarchy of built forms, and walls and hedges on the street frontage. Two ponds lie to the north east with edge vegetation and some scrubby trees. The eastern boundary to the pasture is outgrown with mature trees. The site is visible approaching from the moors to the north and forms part of a rural settlement view with Preston Hall to the south east. The pattern of the built form of the settlement is essentially linear. The Area of Special Landscape Character relating to the Strine Levels covers the lower northern third of the area.
Housing capacity low	The site has no capacity for housing as a prominent rural traditional farm complex on the edge of the settlement on rising ground, including the ASLC within its boundaries. Development would adversely affect the linear rural character of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	sloping valley side rising up from moors to the north
Ground Type	Loamy gleyed soils	farm complex, ponds and pasture
Land cover	Arable farmlands	trees in outgrown hedgerows to east and scrubby trees around larger pond
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> likely to be high as traditional farm complex with Listed farmhouse and former strip fields
Ecological sensitivity	Very low	<input type="checkbox"/> likely to medium as ponds with pasture and moderately good remaining hedgerows and trees
Visual sensitivity	Low	<input type="checkbox"/> moderate as some visibility on rising ground

Designations

Landscape	Comments
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AONB ☐ Area of Special Landscape Character on northern third
 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 farm complex and pasture

Diversity diverse

Water

Presence of Water ☒ Comment ponds- one small and one large

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☒ view of settlement on rising land from the north across the moors- large barn highly visible as is Preston Hall to the south east- clearly an agricultural rural settlement

From settlement ☐ -

Landmarks Preston Hall to south east

Detractors -

Intervisibility

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

Comments from road approach from north

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments area lies adjacent to settlement school in otherwise quiet settlement

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments a traditional farm complex at the northern entrance to the settlement including Listed farm house. Farm clearly related to wider landscape.

Visual relationship of area...

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

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

Comments a traditional farm complex at the northern entrance to the settlement including Listed farm house. Farm clearly related to wider landscape.

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 traditional farm complex on edge of settlement with hierarchy of rural built form with linear single depth development to west on settlement street

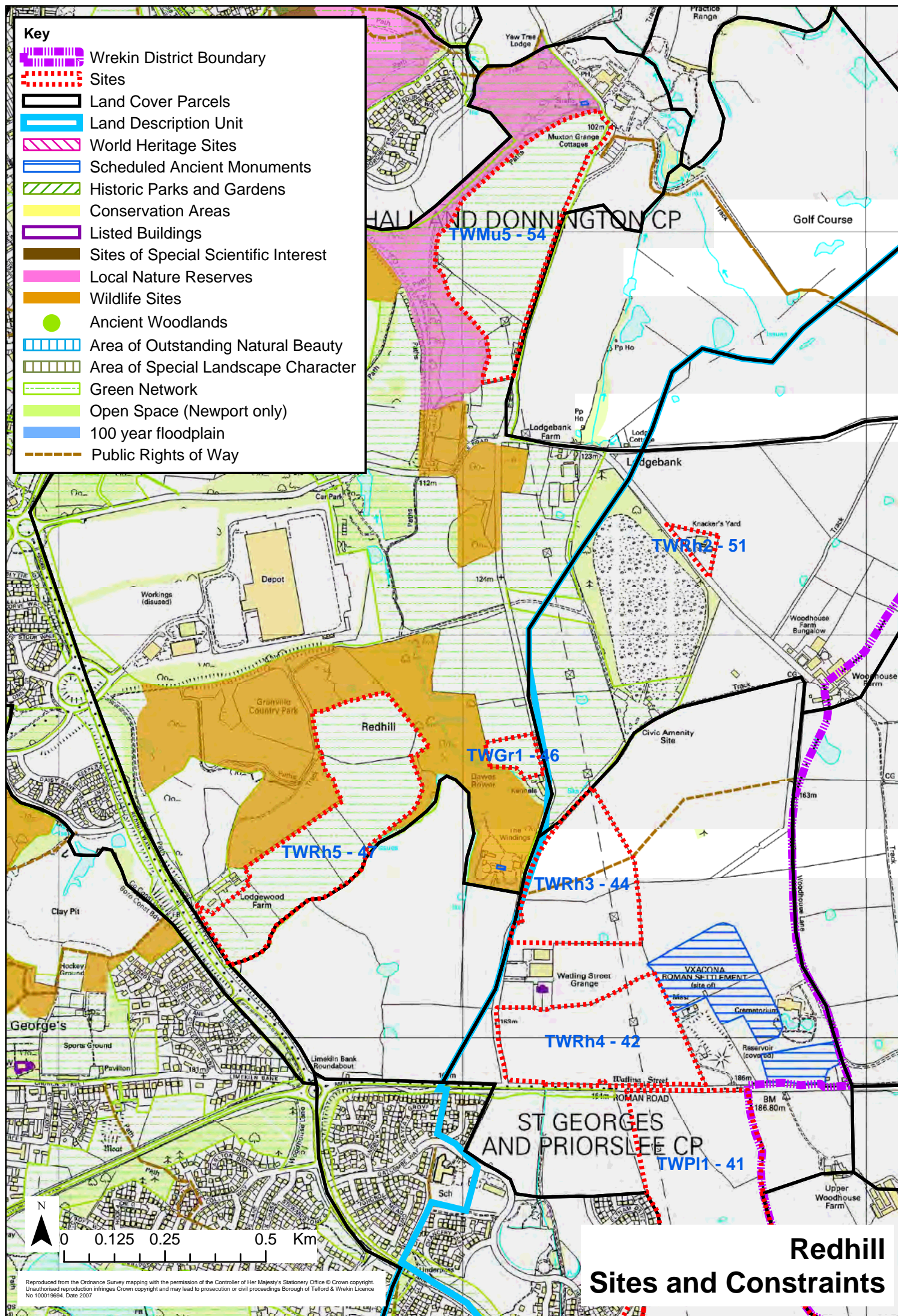
Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents, school users and road users

Potential for improvement of settlement edge and overall mitigation

-



Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	Though intrinsically the site has a low sensitivity as a knackers yard it is located in the wider countryside away from the settlement edge. It lies on a sloping ridge slope with limited rough vegetation and trees and with small scale industrial structures which are minor detractors. There are few receptors as the site lies on a rough track cul-de-sac with no public access and few paths to the north. The area will become more tranquil in time when the adjacent tip is completed.
Housing capacity	medium/low	As a rural site it has little if any capacity for housing unless this is related to agricultural use/management.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	gently sloping ridge
Ground Type	Localised shallow brown soils	knackers yard structures and some rough vegetation
Land cover	Estate farmlands	a few trees in corners of site
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	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"/>	
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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments knackers yard

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks tip adjacent is noticeable in views from the north west and west

Detractors other tip adjacent and site itself in closer views

Intervisibility

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

Comments part way up ridge with visibility to the north to wider countryside although screened by tip to south and west

Noise sources

other

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments while in a rural location the tip adjacent 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 none

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

Comments knackers yard does not relate to surrounding land use

Visual relationship of area...

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

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

Comments the yard is visually part of the wider landscape away from the settlement-
the tip will become part of the wider landscape in time, especially on this edge.

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	

Comments a very few nearby residents have views from curtilages and/or access to
their properties

Potential for improvement of settlement edge and overall mitigation

alternative agricultural related employment use may be appropriate if knackers yard is
unviable

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Two large pastoral fields in estate farmland on ridge/hillside sloping more steeply to the east. The field boundaries are mainly fencing with some gappy remnant hedgerow and a few deciduous hedge trees. A woodland wildlife site lies to the west. The skyline is within the field when viewed from the lane to the west. This accesses the tip and with the tip to the north reduces the sites tranquillity. This may be a temporary situation. A Roman settlement SAM [Vxacona] lies to the south on the hill top. A power line with pylons runs through the field. The site lies in open country and parts are highly visible as part of the rising hill side.
Housing capacity low	The site has no capacity for housing as it is in open countryside away from the settlement and particularly the eastern part is on steeply rising land which is prominent and on the skyline.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	sloping hillside becoming steeper to the east
Ground Type	Localised shallow brown soils	pasture
Land cover	Estate farmlands	woodland to east with limited gappy hedges and trees as boundaries
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate to high to east on steeper slope, moderate to west

Designations

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

Historic/Archaeology

Conservation Area ☐ scheduled ancient monument of Vxacona Roman settlement to
WHS ☐ the south east

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☒ Comment small field pond to south

Skyline

Prominence/ importance prominent Complexity

Comments skyline lies in fields when viewed from the west

Key views

To settlement ☐ -

From settlement ☐ forms part of hill backcloth when viewed from west

Landmarks -

Detractors wireless mast to east and pylons on site

Intervisibility

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

Comments steep hillside to east highly visible but flatter area to west is medium
visibility due to screening of woodland and landform

Noise sources

roads

Views of development some Presence of people frequent

Tranquillity

Summary medium/low

Comments adjacent tip access road and nearby tip reduce tranquillity but this should
improve when and if closed.

Functional relationship of area...

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

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

Comments appears to be managed as part of wider landholding including nearby site
TWRh4-42 and has no public access

Visual relationship of area...

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

...with adjacent assessed area? some

Setting? ☐

Comments is located away from the settlement and forms part of hill/ridge along with site to the south

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments if either site is developed [TWRh4-42 or this site] then the other may be vulnerable to development

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
urban residents	high/medium

Comments few residents- just to north and adjacent road users. Urban residents to west may get a view.

Potential for improvement of settlement edge and overall mitigation

hedgerow and tree cover improvement

Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	A large field of estate farmland in mixed agricultural use [arable and pastoral] on a sloping hillside, steeper to the east. The field lies in open countryside with Watling Street [A5] to the south and a lane access to the municipal tip to the west. A scheduled ancient monument of the Roman settlement Vxacona lies to the east on the hilltop adjacent and a Listed farmhouse lies to the north, facing the site. New housing and a housing site to the south of the A5, on lower gently sloping land. The site is visible from the west. A wireless mast acts as a minor detractor on the hilltop.
Housing capacity	medium/low	The site has very limited capacity for housing as it is open countryside separated from the settlement to the west by several fields and from new development on lower, less obtrusive land to the south by the A5. The steep slopes are highly prominent and separate the Roman settlement from the new settlement of Telford. The lower slopes act as a setting to the Listed building to the north. The lower part of the site should not be considered for housing unless the area to the west is developed. The steeper slopes should not be developed at all due to their prominence.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	hillside- sloping more steeply to the east up to the ridge crest
Ground Type	Localised shallow brown soils	arable/pastoral
Land cover	Estate farmlands	outgrown hedge and trees to east on skyline and low hedges on other boundaries
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> low-moderate as minor setting to adjacent Listed building and on edge of Roman settlement and Watling Street Roman Road
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate to high to east on steeper slope, moderate to west

Designations

Landscape	Comments
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AONB ☐ -
ASLC ☐
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☐ -
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☐ scheduled ancient monument of Roman settlement Vxacona to the east on hilltop adjacent, Listed farmhouse to the north facing site and Watling Street Roman Road on southern boundary
WHS ☐

SMs ☒

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable/pastoral

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent Complexity

Comments eastern boundary of the field is skyline beneath trees/outgrown hedgerow

Key views

To settlement ☐ -

From settlement ☐ hillside acts as backcloth to settlement to east

Landmarks -

Detractors wireless mast on skyline to east and pylon in field

Intervisibility

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

Comments intervisibility high especially on eastern steeper hillside- medium to west

Noise sources

roads

Views of development some Presence of people constant

Tranquillity

Summary medium/low

Comments the field lies adjacent to the A5 Watling Street and is on the access to the

municipal both of which reduces tranquillity, and has views of housing nearby

Functional relationship of area...

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

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

Comments the area appears to be managed as part of a wider landholding, including the site to the north, but has no public access.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☒

Comments the fields form part of the wider landscape setting east of Telford forming a distinct separation and buffer for the adjacent Roman settlement and as a setting for the Listed farmhouse to the north

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments if either this or adjacent site [TWRh3-44] were developed, this may make the other site more vulnerable to development.

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
urban residents	high/medium

Comments adjacent users of Watling Street/A5 and adjacent residents

Potential for improvement of settlement edge and overall mitigation

improve field boundaries with native species hedges with trees

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The site is a series of irregular pastoral fields, at present unused, on a valley side sloping away from the settlement to the north east. It is linear in character extending east of the settlement. The field boundaries are generally well treed, especially to the south east and the site is well enclosed by woodland in Granville Country Park [a Wildlife Site] to the north and east. The latter appears to be located on the site of a former mine. A derelict farm complex lies to the west and is a minor detractor. Redhill Way reduces tranquillity to the west and offers glimpse views into the site. Its southern boundary is also visible from land and roads to the south. Though quite discreet, the area forms part of the wider countryside east of the town, is part of the Green Network and acts as a setting to the Country Park.

Housing capacity medium/low

The area has little or no capacity for housing as this may be visible from the south and would substantially extend the settlement form, affecting the setting of the Country Park.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	gently sloping valley side
Ground Type	Localised disturbed gleyed soils	pasture- unmanaged at present
Land cover	Ancient pastoral farmlands	strong woodland cover to east and outgrown irregular hedges with trees especially on south east boundary
Settlement pattern	Mining with small farms	medium
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

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

AONB ☐ Green Network
 ASLC ☐
 Green Network ☒
 Open Space ☐
 Biodiversity
 100 Year Floodplain ☐ Wildlife site of Granville Country Park surrounds site to the east
 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- unmanaged at present

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments structures on the site may break the skyline when viewed from the east/south east

Key views

To settlement ☐ -

From settlement ☐ houses to the south west may have views over the site although it slopes away from them

Landmarks -

Detractors farm complex adjacent is derelict and a minor detractor

Intervisibility

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

Comments the site is screened by trees on its south eastern boundary and by woodland on its north and east boundary, although structures may be visible above the vegetation

Noise sources

roads

Views of development some

Presence of people frequent

Tranquillity

Summary medium

Comments the site has the busy Redhill Way to the west but tranquillity increases to the north east

Functional relationship of area...

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

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

Comments the area appears to be managed [unused at present] separately from the farmland to the south and has no public access

Visual relationship of area...

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

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

Comments the site slopes away from the settlement in a narrow strip and acts as part of the setting for the Granville Country park

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments the settlement edge is a new estate with linear edge unfortunately on the skyline but now mitigated to an extent by vegetation

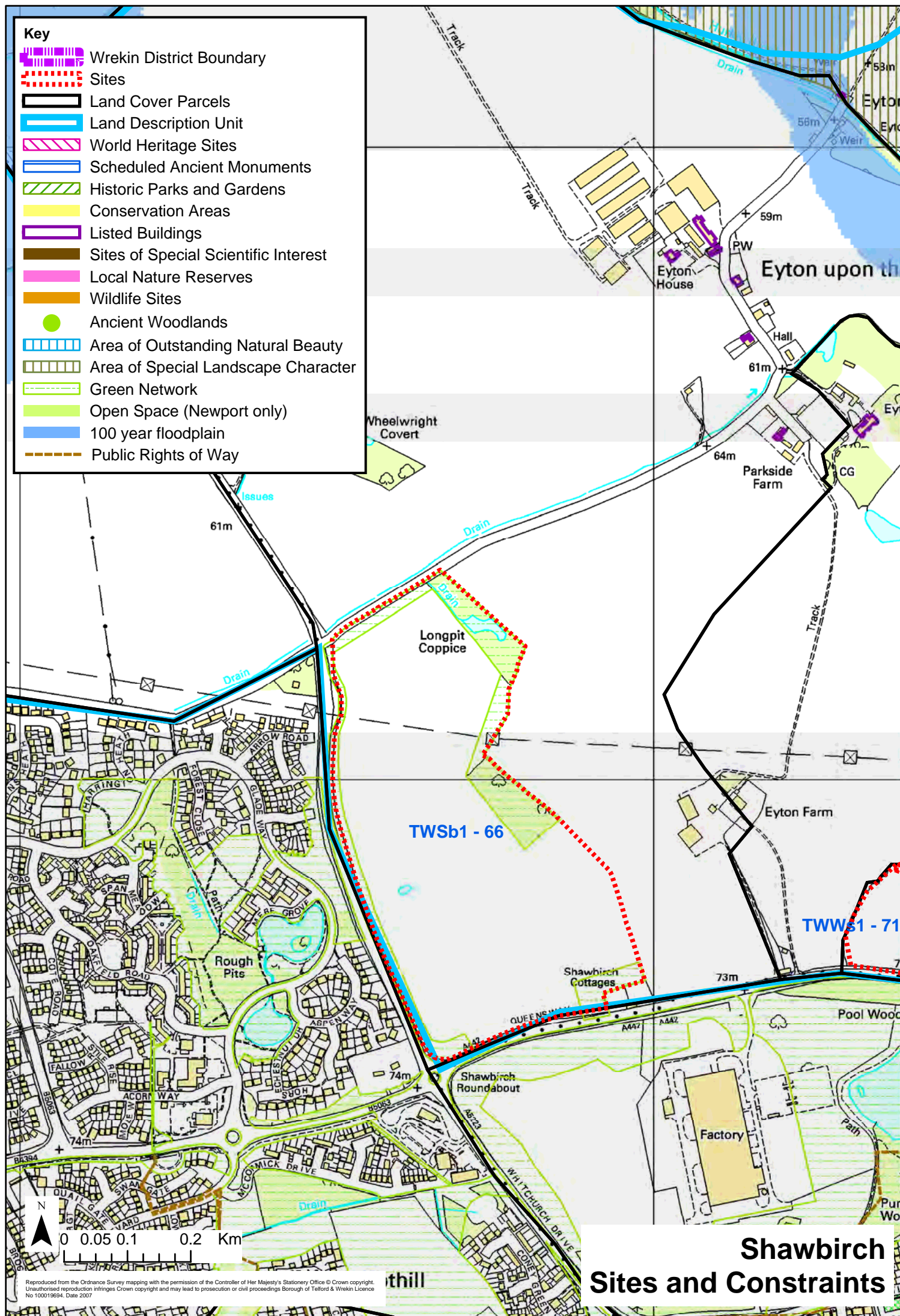
Receptors and sensitivity

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

Comments adjacent road and country park users are the main receptors with the farmhouse adjacent and housing to the south west

Potential for improvement of settlement edge and overall mitigation

bring into beneficial agricultural use



Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The area is part of a very large arable field sloping gently northwards. It is bounded by the busy A442 to the west and south and by a minor road to the north. Two rectilinear deciduous tree belts partially screen the area to the east but low cut hedges on the other boundaries give it an open, sweeping character. Housing to the west is hidden generally by trees but a factory to the south on higher land is noticeable in views from the north. Long views are possible to the Weald Moors to the north with this site providing an important connection and view corridor, although there are some intervening hedgerows. Eyton to the north east has limited if any views into the site. Road users are the main receptors. Green network strips are designated along the roads and between the tree belts.

Housing capacity low

The area has low capacity for housing in landscape terms as it provides a strong view corridor towards the Weald Moors providing a visual connection with the settlement edge. This site is also significant as a buffer zone between the settlement and the moors. Due to its openness and the clear road boundaries to the south and west, there are no opportunities for housing within the site that would not adversely affect its character of open sweeping countryside.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	two rectilinear copses
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the north and to an extent to the east

Designations

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

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

Green Network on road edges and between copses

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 simple

Water

Presence of Water ☐

Comment -

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement ☐

-

From settlement ☐

long views out north to Weald Moors across the site from A442 Queens Way

Landmarks

-

Detractors

powerlines cross the area

Intervisibility

Site observation medium

...to key features ☐

...from key place ☐

Comments gently sloping site towards the flat, relatively open Weald Moors to the north

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

Comments adjacent busy A442 and view of development to south and, to a limited extent, west and powerlines all reduce tranquillity

Functional relationship of area...

...with settlement none ...with wider landscape significant
...with adjacent assessed area? none Corridor? ☐
Comments the area forms part of a larger arable field

Visual relationship of area...

...with settlement some ...with wider landscape some
...with adjacent assessed area? none Setting? ☐
Comments the area is in view of the settlement but is slightly divorced from it by major roads and planting to the west. It forms part of the continuum of agricultural land out to the moors to the north.

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments settlement edge to west mitigated by vegetation but the factory to the north is highly visible and a minor detractor

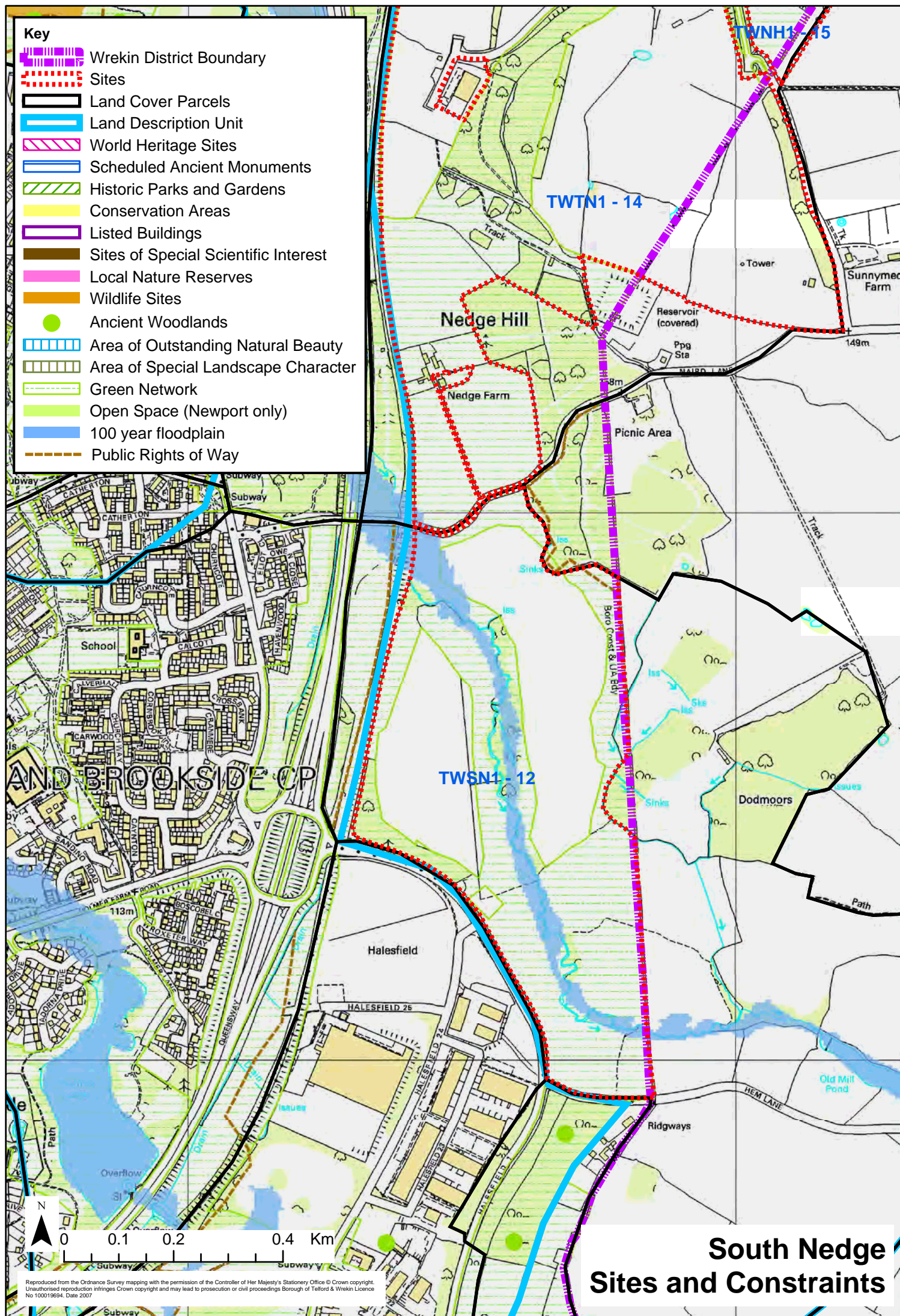
Receptors and sensitivity

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

Comments very few receptors except users of A442

Potential for improvement of settlement edge and overall mitigation

trees in hedgerows and divide very large field up to reduce scale



Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

This site consists of a stream corridor on the eastern edge of Stirchley, forming an attractive rural backdrop to the Telford conurbation. It is in mixed farming cultivation, mainly pastoral, with riparian woodland along the stream corridor and blocks of woodland along its western and southern boundaries, and contains a significant narrow stream valley, rising to the wooded ridge which is a continuation of Nedge Hill to the north. Much of the site is designated Green Network, leaving two lozenges parallel to the floodplain. The site makes a significant contribution to the local landscape and the setting of Telford.

Housing capacity low

This site has no capacity for housing development as it forms an attractive and unspoilt rural backdrop to the Telford conurbation and is visually and physically separated from Stirchley by the A442 and the railway. There is some commercial development to the south, but no housing. In addition, the presence of the stream corridor, valley landform, floodplain and woodland would limit any development potential to two lozenges whose development would remain isolated from any settlement and which would adversely affect the rural character and views along the valley.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	steeply sloping stream corridor
Ground Type	Localised shallow brown soils	wooded mixed farmland
Land cover	Estate farmlands	riparian woodland
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - mixed farmland
Ecological sensitivity	Low	<input type="checkbox"/> medium high - mixed farmland and riparian woodland
Visual sensitivity	Moderate	<input type="checkbox"/> high - rural backdrop along eastern edge of Telford conurbation

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 a mix of pastoral and arable cultivation, with riparian woodland, chiefly alder, along the watercourse.

Diversity diverse

Water

Presence of Water ☒ Comment stream

Skyline

Prominence/ importance very prominent Complexity simple

Comments the local skyline consists of the wooded ridge immediately to the east of this site, which forms the apex of the slope and is thus intimately connected with the site

Key views

To settlement ☐ -

From settlement ☒ rural backdrop for Stirchley

Landmarks -

Detractors major roads A442 and railway along western edge

Intervisibility

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

Comments forms rural backdrop for settlement to west and is widely visible within wider landscape

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium

Comments tranquillity is variable across the site - low along the western edge adjacent to the A442, and high along the eastern edge, where there are neither roads nor settlement

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 farmed landscape and as a stream corridor; in both functions it echoes the site to the north

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☒

Comments although visually unrelated directly to the settlement, the site acts as a rural backdrop for all areas to the west and links clearly to the site to the north

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments yes

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments no settlement edge, but some commercial development abuts south western edge of site

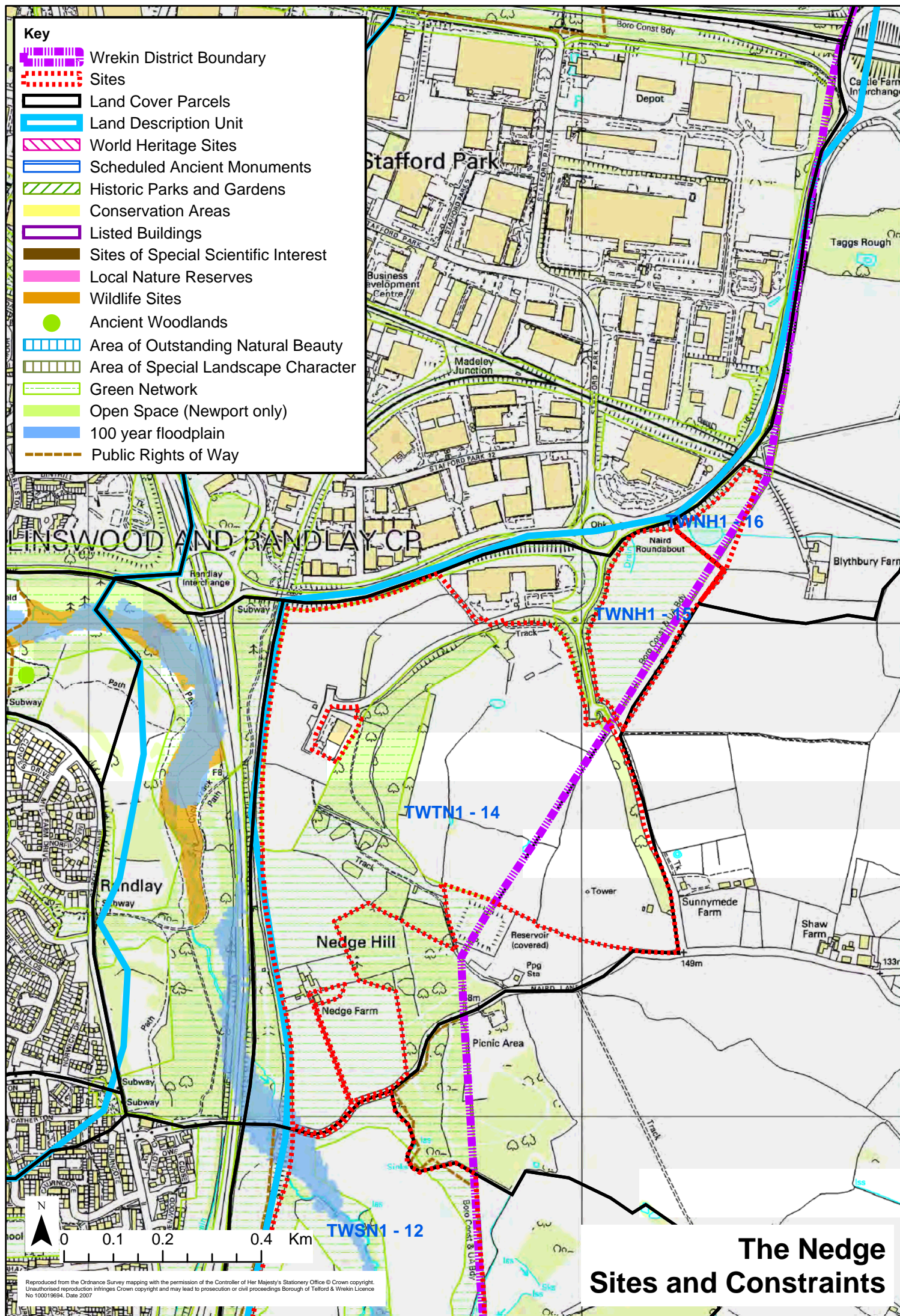
Receptors and sensitivity

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

Comments Nedge Farm is intervisible with this site and acts as a focus for northerly views. Urban residents have no direct views into site but have long-distance views of the upper slopes along the eastern boundary. Road and rail users have glimpsed and some open views through boundary vegetation. There is a public footpath adjacent to the north eastern site boundary

Potential for improvement of settlement edge and overall mitigation

-



Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	<p>This site lies on the eastern edge of the Telford conurbation, east of Randlay and south of Stafford Park. It consists of a shallow wooded ridge edged to east and west by mainly pastoral farmland, rising to the south to a pronounced high point at Nedge Hill (which is excluded from the site). It is of variably flat to sloping landform, with a variety of land uses: some arable fields and some rough ground or scrub and wet grassland, as well as pasture fields with many individual oaks, forestry and recent mixed deciduous woodland. It is very sparsely developed, with one farm at its southern end and one commercial development within its northwestern quadrant, which is surrounded by horse pasture on generally flat ground. Although separated from it by the A442, the western part of the site functions as part of a stream corridor which becomes more pronounced within the adjacent site to the south. The eastern part of the site relates more clearly to the wider landscape to the east, although mainly separated from it by a narrow belt of young woodland planting. The wooded slopes and crest of Nedge Hill are prominent within the local landscape and extend as a local feature into the adjacent site to the south, forming one of the most attractive edges to the Telford conurbation and a rural backdrop when viewed from areas to the west. About 50% of the site is designated part of the Green Network.</p>
Housing capacity medium	<p>This site makes a significant contribution to the landscape on the eastern edge of Telford and therefore most parts of the site have no/limited capacity for housing development. However, there is some potential for restricted-height development in the north western quadrant adjacent to the A442/A464 junction, where the land is flat and well screened.</p>

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	variable; quite steeply sloping along western edge, rising towards Nedge Hill (outside site), thence sloping gently down to east with minor undulations
Ground Type	Localised shallow brown soils	wooded pastoral farmland
Land cover	Estate farmlands	mix of mature/semi-mature oaks, forestry and young deciduous woodland strip

Settlement pattern Clustered with estate farms large

LDU level Agree?

Cultural sensitivity Low

☐ moderate - wooded pastoral farmland

Ecological sensitivity Low

☐ high - woodland and mature individual oaks, plus wet grassland and rough ground

Visual sensitivity Moderate

☐ high - parts of the site, on the slopes of Nedge Hill, will be visible within the wider landscape over a wide area

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 mainly pastoral farmland with some arable, especially along western edge, and with areas of woodland of varying types/ages, with many individual oaks and some holly hedges.

Diversity diverse

Water

Presence of Water ☒ Comment isolated small ponds

Skyline

Prominence/ importance apparent

Complexity simple

Comments Nedge Hill and its slopes within the site form a local high point from all directions

Key views

To settlement ☐ -

From settlement ☒ slopes of Nedge Hill

Landmarks -

Detractors major roads A442 and railway along western edge

Intervisibility

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

Comments Nedge Hill is locally prominent

Noise sources

roads

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

Tranquillity

Summary medium

Comments tranquillity is variable across the site, being low along the western edge but moderately high along the western and southern edges, where it abuts open countryside

Functional relationship of area...

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

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

Comments the site has no functional relationship with the settlement, from which it is separated by a stream corridor, dense planting and an A road. It functions as part of the wider farmed landscape, particularly with regard to the adjacent site to the south, which is also mainly in pastoral cultivation. It also functions as part of a stream corridor, albeit separated by the A442 - the 100 year floodplain extends just to the extreme south western edge of the site.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☒

Comments although the site is well screened and separated from the settlement, its landform and landcover make it significant within the wider landscape and as part of the setting of Telford on this eastern side - Nedge Hill and its surrounding area forms one of the more attractive fringes of the developed area.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments there is some intervisibility between this site and the site to the north, but far more with the site to the south, which also shares functionality

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

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

Comments the developed edge to the north of the site is all commercial - a massed grouping of tin roofs - while the housing development of Randlay to the west is completely screened by vegetation within the stream valley

Receptors and sensitivity

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

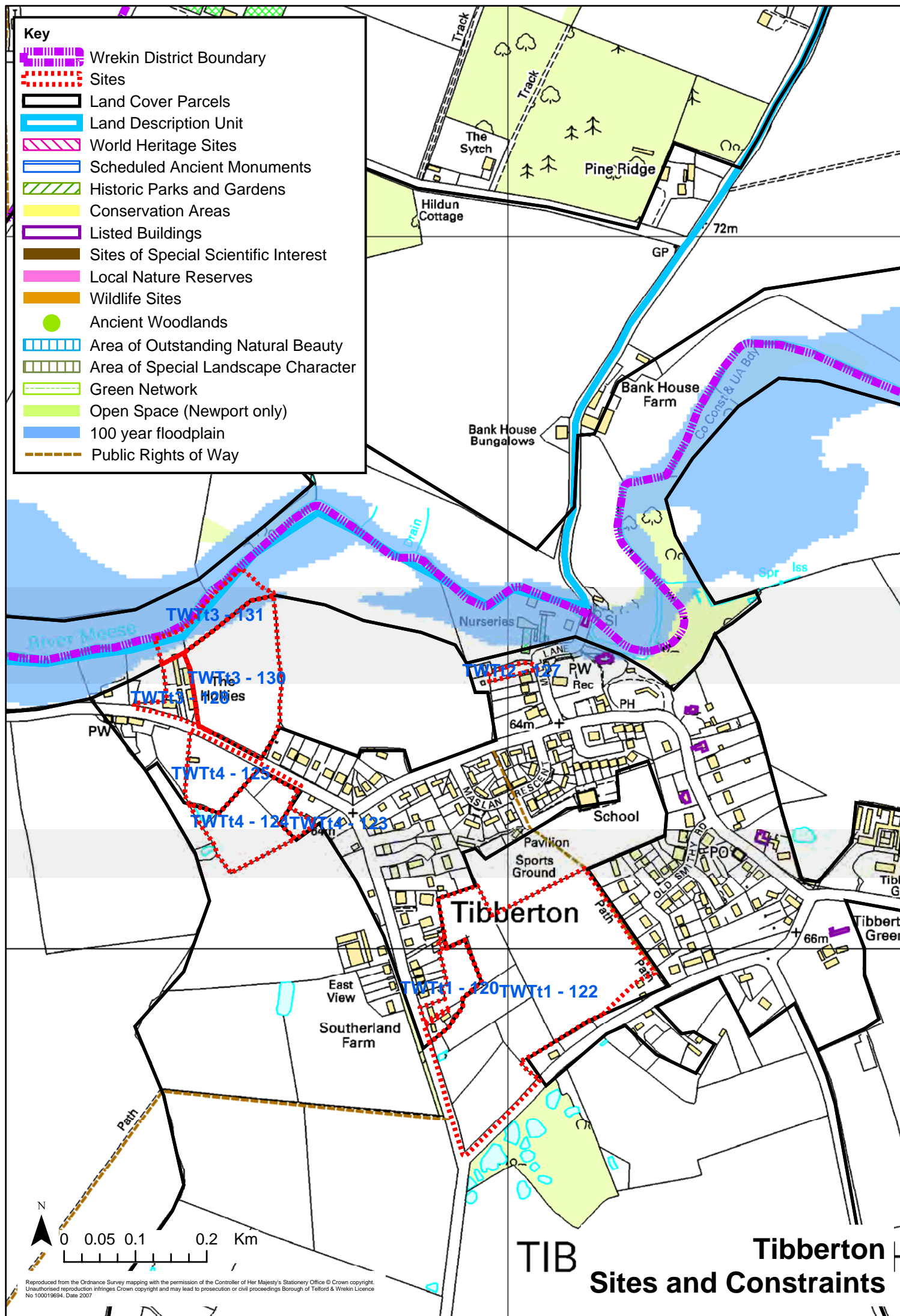
Comments there is one rural residence - Nedge Farm - within the site and another - Sunnymede Farm - adjacent to its eastern boundary; one commercial property lies adjacent to its northern edge and another lies within the site in its north western quadrant. Urban residents in Randlay have very slight glimpsed views during winter months only , due to density and extent of vegetation. Railway users may have views in along the western boundary but road users will have only winter-months glimpsed views through vegetation. There is a public footpath along a small part of the southern edge of 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



TIB

Tibberton Sites and Constraints

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a small area of flat grassland behind houses on Back Lane, Tibberton, which appears to be used informally as a garden extension from adjacent farm. Most of the site is consistent with and relates functionally (until recently) and visually to the adjacent site TWTt1-122. It is not visible from the road or within the wider landscape, but may be visible from the rear of houses within the settlement, ie all those with views into the open area of site TWTt1-122.

Housing capacity high/medium

Given the site's location behind housing on Back Lane, which provides screening, and the layout of other housing along Back Lane, development of this site would be appropriate as long as the development pattern of layered housing was adhered to. It might be preferable to develop this site in conjunction with the north western part of the adjoining site in order to best achieve this. Although development would be visible from many other houses within the settlement, it would be against a backdrop of, and consistent with, existing housing, and would not detract significantly from the open area of the adjoining site TWTt1-122. Neither would it increase the apparent density of housing when approaching the settlement from the south.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Localised impoverished gleyed soils	pasture
Land cover	Arable farmlands	ornamental trees to garden boundaries, low deciduous hedge along eastern and southern boundaries, with some trees
Settlement pattern	Clustered with small farms	small
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> moderate
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input checked="" type="checkbox"/> although visible by many local residents, the site is not visible within the wider landscape

Designations

Landscape	Comments
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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 appears to be used as informal garden grassland, part mown

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 site is screened from road by housing but visible from rear of many settlement properties over low hedge with trees

Noise sources

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium

Comments little traffic on settlement road but views of recent houses

Functional relationship of area...

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

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

Comments the site appears to be used by a single household, which may have changed its management from that of the adjoining assessed site TWTt1-122 . It is not managed as part of the wider farmed landscape.

Visual relationship of area...

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

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

Comments the site is visible from many houses within the settlement, across the open area of the adjacent site TWTt1-122 in all directions, but is screened from the wider landscape by housing along the road and the vegetated boundaries of adjoining fields, to which it relates closely

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 adjacent housing is of varying 20th C ages, size and styles

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
	high

Comments many residents within the settlement are sensitive receptors, and there is a dwelling within the site. Road and footpath users are not regarded as sensitive, as road users are well screened and the footpath is at a distance, separated by two hedge field boundaries

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of several small pasture fields and one larger arable field, within the settlement. The land is flat and poorly drained, with many small ponds in the areas, especially within the woodland adjacent to the southern end of the site. Field boundaries are generally low dense hedges, many with significant large oaks within them, as well as smaller scrubby species, such as hawthorn. These help screen the site from the wider landscape, this effect being increased by the tree belt just outside part of the western site boundary and the significant areas of beech woodland to the south. The site forms a green wedge into the settlement. It is surrounded on three sides by houses, which form a square around it, of variable permeability, but with views in especially from the western and southern sides. On the internal edge of the site many houses within the settlement have views over it, harking back to its historic identity as commonland. At its southern end the site is influential in defining the character of the settlement on arrival - at present it is very rural, with individual houses appearing gradually among the plentiful vegetation.

Housing capacity medium

Although this site is of low visibility within the wider landscape, it is highly visible for many residents within the settlement, including users of the sports ground and the footpath. Development would inevitably change this and extend the built form southwards, providing a possibly jarring juxtaposition with the adjacent woodland. The arable field provides valuable and accessible internal space for many residents. The only part of the site that could be developed for housing without detriment to these considerations would be the north western corner behind existing housing, where development could echo the current layered pattern of houses at varying distances from the road. The western part of the arable field could be developed subsequently, as long as the rest was retained to provide a significant green corridor within the centre of the settlement. Development of the southern end of the site would require careful attention to scale and massing, plus the retention and management of existing boundary vegetation (including large

oaks on internal field boundaries) and the pond, plus additional screening, to conserve its rural character.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Localised impoverished gleyed soils	mix of pasture and arable
Land cover	Arable farmlands	large individual oaks and other smaller trees along series of low dense hedges
Settlement pattern	Clustered with small farms	small-medium
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> moderate - land is in mixed farming use rather than retained as common
Ecological sensitivity	Low	<input type="checkbox"/> variably low to moderate - many hedges and some fine trees around pasture fields
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"/>	
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"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	
Function of Area	

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments series of small pastoral fields and one larger arable field

Diversity simple

Water

Presence of Water ☒ Comment small pond on western boundary

Skyline

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

Comments -

Key views

To settlement ☐ -

From settlement ☐ no, but awareness of site as open space within settlement

Landmarks -

Detractors -

Intervisibility

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

Comments the settlement is not visible within the wider landscape due to a combination of level terrain and plentiful field boundary vegetation but is visible from many houses within the settlement

Noise sources

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium

Comments little traffic on settlement road but views of recent houses

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments as farmland the site has little functional relationship with the settlement, except to provide a footpath route, but is managed in a similar way to the surrounding farmland.

Visual relationship of area...

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

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

Comments the site is visible from many houses within the settlement which wrap around the space, and with many tracks and access routes providing views into the site. It is well screened from the wider landscape and is separated from the adjoining site by a low dense deciduous hedge.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments development of this site would mean the adjacent site TWTt1-120 would be surrounded by housing and more vulnerable to development in visual terms

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments settlement edge is mainly but not exclusively 20th C, with some variation in age within that.

Receptors and sensitivity

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

Comments many rural residents have views of the site, although it is not visible from outside the settlement apart from the PROW the south west. There is a footpath along the eastern edge providing clear views over the whole site, while road users have glimpsed views from various points.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a single narrow rectangular plot containing a derelict building and a tall holly hedge. It is situated on level ground on a low bluff above the valley of the river Meese, on the northern edge of the settlement, with a row of five dwellings to the south. To the north a variety of structures are in use as part of a plant nursery within the floodplain. The site is thus in a sensitive location but currently contains only a derelict building which detracts from its surroundings.

Housing capacity high

Redevelopment of this site could contribute significantly to the appearance of the settlement if certain criteria are observed. The building should be two storeys high and set at right angles to Mill Lane to provide a definite stopping point to the settlement edge. The holly hedge along the northern boundary should be retained.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	sloping
Ground Type	Localised impoverished gleyed soils	derelict building and rough ground
Land cover	Arable farmlands	tall holly hedge to north boundary
Settlement pattern	Clustered with small farms	small
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> low, as site is derelict and is not integral part of fabric of settlement
Ecological sensitivity	Low	<input checked="" type="checkbox"/> may become higher due to dereliction
Visual sensitivity	Low	<input type="checkbox"/> moderate, due to proximity to church and location on northern edge of settlement

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐

Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments single plot with derelict building, either former houses or ancillary structure, such as garage

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity complex

Comments the site is raised above the floodplain immediately to the north, so would form the skyline for viewpoints to the north, of which there are few

Key views

To settlement ☐ no, although partly visible on approach to settlement from north

From settlement ☐ -

Landmarks -

Detractors other dereliction of site and appearance of adjacent bungalow

Intervisibility

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

Comments to and from narrow valley to the north

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments little traffic on settlement road but views of settlement edge

Functional relationship of area...

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

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

Comments the site is part of the developed fabric of the settlement

Visual relationship of area...

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

...with adjacent assessed area? none

Setting? ☐

Comments the site occupies a prominent position on the northern edge of the settlement above the floodplain

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments the settlement edge is variable, consisting of structures of varying ages (including the church) set on a low stone bluff above the river Meese, with the varied buildings associated with a plant nursery in the foreground, set below the level change on the side of the floodplain.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments residents very local to the site would be sensitive receptors, as would also those using the church.

Potential for improvement of settlement edge and overall mitigation

the site requires improvement from its current state of dereliction

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This small site consists of a single house and a range of disused poultry sheds on the southern edge of the river Meese, set in a small rectangular field which rolls up from the floodplain in a gentle slope. The site relates visually and functionally to the wider farmed landscape. Despite extensive woodland further to the north, the site is visible from several directions locally and is rural in character, clearly separated from the settlement.

Housing capacity medium/low

Despite the site's medium/low landscape sensitivity as part of the wider rural landscape, the most appropriate use would be agricultural/horticultural, with or without the poultry sheds and retaining the existing early 20th C house.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	gently sloping down to river valley to north
Ground Type	Localised impoverished gleyed soils	agricultural buildings and single house
Land cover	Arable farmlands	ornamental trees and shrubs in garden
Settlement pattern	Clustered with small farms	small
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> moderate - agricultural land
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
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"/>	
Biodiversity	
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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments structures on site appear to be disused poultry sheds

Diversity simple

Water

Presence of Water ☐ Comment River Meese floodplain on northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments site may form part of skyline from points to the north west, where there are no significant viewpoints.

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments woodland to north east provides screening; views of the Wrekin to the south

Noise sources

roads

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium

Comments site lies off narrow lane away from the settlement of Tibberton, backed to north by small river valley, arable farmland and woodland

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments although clearly agricultural in function, poultry rearing in sheds does not relate significantly to the wider landscape. There is no public access.

Visual relationship of area...

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

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

Comments although clearly agricultural in function, poultry sheds do not relate visually

to the wider farmed landscape and are significantly separated from the settlement of Tibberton.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments if this site is developed for housing there would be increased pressure for housing development on site TWTt3-130 to the east.

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments linear housing extending along road, with small rural group immediately to southwest

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent rural neighbours are sensitive receptors, while residents in Mill Lane might have distant rear view

Potential for improvement of settlement edge and overall mitigation

alternative agricultural uses, which might involve demolition of sheds

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a single field in arable cultivation on the southern edge of the river Meese, rolling up from the floodplain in a gentle slope. The site clearly relates visually and functionally to the wider farmed landscape. Despite extensive woodland to the north, the site is visible from several directions locally and the house in the adjacent site TWTt3-120 is rural in character, not part of and separated from the settlement. The site is visible from the north west, but is generally screened to the north by woodland.

Housing capacity low

Despite the site's moderate landscape sensitivity, it is unsuitable for development as it lies outside the settlement and is clearly part of the wider farmed landscape. It is also of a size inconsistent with the scale of the adjacent linear development to the south east. Should development be required here, it would be preferable to extend the existing building line out from the settlement, following the ribbon development pattern, with a possible extension northwards towards the river valley at the western end, where structures already extend in this direction.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	sloping northwards down to river valley
Ground Type	Localised impoverished gleyed soils	arable
Land cover	Arable farmlands	none
Settlement pattern	Clustered with small farms	medium
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> low - arable farmland, formerly paddocks and closes associated with settlement
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate - locally visible from several directions

Designations

Landscape	Comments
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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 single arable field

Diversity uniform

Water

Presence of Water ☐ Comment no, but NB floodplain of river Meese along northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments site may form part of southern skyline from areas to north of river Meese

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments woodland in river valley blocks most views from north; view of Wrekin to south over farmland

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary medium

Comments site lies off narrow lane on edge of settlement, backed to north by small river valley, arable farmland and woodland

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments the site is managed as part of the wider farmland and is in arable cultivation with no public access. The adjoining site contains poultry sheds.

Visual relationship of area...

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

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

Comments the site lies outside the settlement envelope and forms part of the wider farmed landscape, although it is abutted by agricultural structures on the adjoining site to the west. It relates to arable farmland to the north west across the river valley.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments linear housing extending out to form the edge of settlement along road, with small rural group immediately to west

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments immediately adjacent neighbours would be sensitive receptors, while there would be relatively distant rear views from houses on Mill Lane, where boundary vegetation permitted

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high

Justification

All river valley floors are of significance as a landscape resource, and this one may be vulnerable to change because of its narrow topographical variation and the small size of the river valley. The site lies within the floodplain abutting the river Meese and should be fully protected from negative impacts.

Housing capacity low

There is no justification for housing development in a river valley in this rural setting, outside the settlement envelope and within the 100-year floodplain. The fact that the site is not widely visible and is well screened is not justification, nor is the proximity of a dwelling on higher ground outside the floodplain.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Localised impoverished gleyed soils	scrub and woodland
Land cover	Arable farmlands	riparian woodland
Settlement pattern	Clustered with small farms	small

	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> medium high as former meadowland, now scrubbed up/appearing as woodland
Ecological sensitivity	Low	<input type="checkbox"/> high - see above
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"/>	
Biodiversity	
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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments riparian woodland in floodplain

Diversity uniform

Water

Presence of Water ☒ Comment abuts river Meese and lies within floodplain

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 limited views along valley and to valley sides

Noise sources

Views of development some

Presence of people

Tranquillity

Summary high/medium

Comments the roofs of the poultry sheds may be visible from part of the site (which is not accessible). The site lies away from roads and within a very shallow river valley with extensive woodland adjacent

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☒

Comments the site functions as part of the river corridor/floodplain but is in different management to the adjoining sites

Visual relationship of area...

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

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

Comments this shallow river valley has a limited relationship to the wider landscape by

virtue of its very slight topographical variation and has some visual relationship to the adjoining agricultural 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 n/a

Receptors and sensitivity

Receptors

Sensitivity

Comments the site is not visible from any sensitive receptors

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a small group of pasture fields, some used as horse paddocks, on very gently sloping, poorly drained land on the western edge of Tibberton. The fields are variable in size, although all small, with low hedges and some good trees, notably around the ponds on the south western boundary. It is a good example of typical edge-of-settlement farmed landscape, with a slight change of use reflecting its proximity to the settlement. This use has little visual impact due to the absence of equine-related infrastructure such as stables and white tape. The presence of small-scale fields adjacent to settlement edges, for settlement-related use or as part of a smaller scale farmed landscape, is a typical feature of the wider landscape of this area and should be retained.

Housing capacity low

The use of this site for housing would have a significant impact on the wider landscape and the settlement by extending the built form. Tibberton would then include the Methodist chapel and adjacent buildings, which currently lie outside the settlement envelope. Development on this site would also be visible within the wider landscape to the south, although this is unlikely to be a significant impact. Development of the site would be preferable to development of the two sites to the north [TWTt3-130 and 131], which are in a more sensitive location.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	very gently sloping
Ground Type	Localised impoverished gleyed soils	pasture
Land cover	Arable farmlands	trees in hedgerows on field boundaries
Settlement pattern	Clustered with small farms	small
	LDU level	Agree?
Cultural sensitivity	High	<input type="checkbox"/> moderate - farmland
Ecological sensitivity	Low	<input type="checkbox"/> moderate - some good trees within hedgerows
Visual sensitivity	Low	<input type="checkbox"/> moderate - visible locally

Designations

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 some use as horse paddocks

Diversity simple

Water

Presence of Water ☒ Comment pond on western 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 good view of Wrekin

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary high/medium

Comments quiet rural lane adjacent and on edge of quiet settlement

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments the site has the same land use as the wider landscape, ie pastoral farmland, but part of the site is used as horse paddocks, which provides a functional link to the settlement. There is no public access. The adjoining site to the north is in arable cultivation.

Visual relationship of area...

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

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

Comments the site is visible from several houses on the edge of the settlement and reads as part of the wider pastoral landscape. It is intervisible with the site to the north over hedges across the lane

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 houses on the settlement edge are mid to late 20th C red brick. There is a small red brick Methodist chapel and cottages to the north west, outside the settlement

Receptors and sensitivity










Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

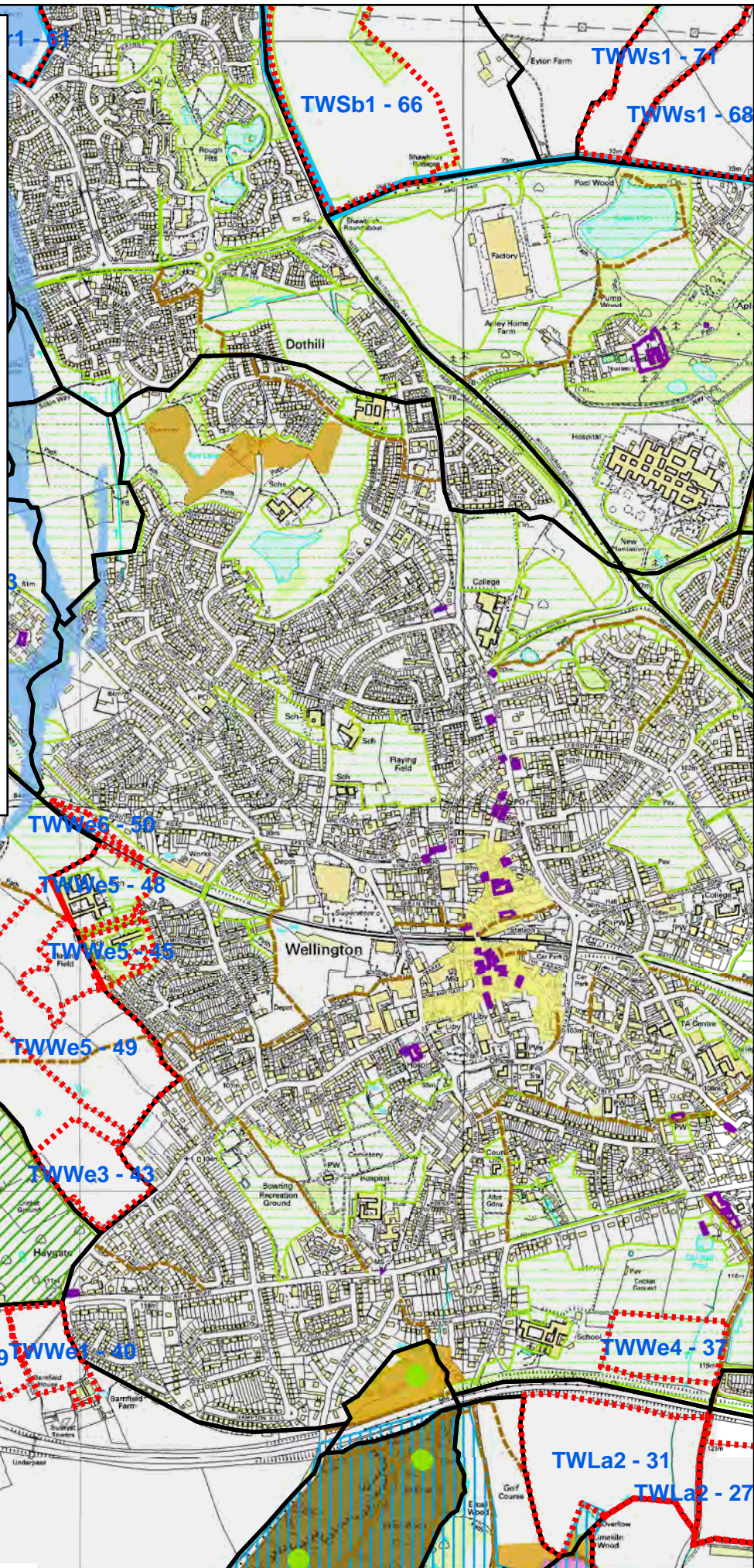
Comments rural residents, both within and outside the settlement, are sensitive receptors and users of the lane adjacent

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



0 0.2 0.4 0.8 Km

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The area has medium sensitivity with medium-high elements. This site consists of two small pasture fields separated by a track. It is situated on the south western edge of Wellington, and to the south of Orleton Park, a historic house and parkland. The B5061 runs along its northern boundary and it is separated from the M54 by a small group of small pasture fields to the south of the site. There are clear views of the Wrekin and a Listed Building on the north eastern corner of the site, at a busy road junction. The site functions as part of the wider farmed landscape, as part of the foreground setting for the Listed Building, as foreground to historic parkland and as foreground to Sunkyst Towers which, although not Listed, is locally distinctive. It also clearly marks the boundary between the settlement edge and open countryside. In addition it contains many fine mature or veteran trees, which should be conserved.

Housing capacity low

Development of this site would have a significant detrimental impact on the setting of a historic parkland and would affect its relationship to the wider countryside. It would have a significant detrimental impact on the setting of a Listed Building and on sensitive rural receptors - the dwellings to the south and south west of the site - as well as on urban residents along the eastern boundary of the site. In addition, the site contains many very fine mature and/or veteran trees, particularly oaks, whose conservation could not easily be accommodated within housing development of the site.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	sloping
Ground Type	Loamy gleyed soils	pasture
Land cover	Arable farmlands	fine individual trees on boundaries
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> high - pasture and many fine mature/veteran trees

Visual sensitivity Moderate ☐ high

Designations

Landscape

	Comments
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AONB <input type="checkbox"/>	-
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ASLC <input type="checkbox"/>	
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Green Network <input type="checkbox"/>	
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Open Space <input type="checkbox"/>	
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Biodiversity

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

LNR <input type="checkbox"/>	
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Historic/Archaeology

Conservation Area <input type="checkbox"/>	-
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WHS <input type="checkbox"/>	
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SMs <input type="checkbox"/>	
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Historic P and G <input type="checkbox"/>	
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Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments two pastoral fields, one not recently grazed, with track between them

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance	not applicable	Complexity	-
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Comments -

Key views

To settlement	<input type="checkbox"/>	-
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From settlement	<input checked="" type="checkbox"/>	views over open countryside on exit from town; views of Wrekin from B5061
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Landmarks	buildings	Sunkyst Towers beyond the site's southern boundary is a prominent and distinctive building; significant views of the Wrekin from the B5061 along the site's northern boundary
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Detractors	major roads	M54/A5 elevated interchange
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Intervisibility

Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments intervisibility to local features such as Listed Building and parkland edge as well as to wider landscape, including the Wrekin

Noise sources

roads

Views of development many 270

Presence of people infrequent

Tranquillity

Summary low

Comments motorway noise and much traffic on B5061 - busy road junction on north eastern edge of site

Functional relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site functions as part of the wider farmed landscape on the edge of the settlement but is in different cultivation to the adjoining site

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments the site acts as part of the rural edge on this side of Wellington, with the adjoining site, and as the setting for the historic parkland and a Listed Building at a busy junction where there are many opportunities for viewing it

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments continuation of TWWe2-39

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments mid 20th C housing on eastern edge of site and Listed Building on north eastern corner. Parkland to north

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments Listed Building is most sensitive receptor, with consideration also to setting of historic parkland. There are rural receptors at Barnfield House, Sunkyst Towers and Barnfield Farm.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a large arable field with an area of woodland at its western end. It is located on the southwestern side of Wellington, adjacent to the M54/A5 elevated section interchange and with the B5061 along its northern boundary, separating it from the parkland and boundary treebelts of Orleton Park. It functions both as part of the wider farmed landscape, which is clearly visible to the north west, and as the foreground setting for both this side of Wellington and Orleton Park, with stone estate walls, a lodge and boundary tree belts clearly visible.

Housing capacity low

Housing development on this site would mark a significant extension of Wellington into the open countryside to the west of the town and would compromise the setting of a historic parkland. Development would also be subject to significant noise impact from the motorway intersection and traffic on the B5061, which is a very busy road.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	arable cultivation
Land cover	Arable farmlands	area of woodland at western end
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - woodland at western end
Visual sensitivity	Moderate	<input type="checkbox"/> high - setting of historic parkland and structures (although lodge not Listed)

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐

Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single large arable field, with woodland area at western end (approx. 15% of total)

Diversity simple

Water

Presence of Water ☒ Comment ditch or streamline between woodland and field

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Orleton Hall visible (glimpsed) along drive to north of site; significant views of the Wrekin from the B5061 along northern site boundary

Detractors major roads M54/A5 elevated section interchange

Intervisibility

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

Comments motorway, B5061, some views from wider landscape to north west and view from main entrance to Orleton Park; clear views of the Wrekin

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary low

Comments road traffic to north and south; views of settlement edge

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 farmed landscape and is not/was not part of the Orleton estate. The adjacent site to the east is pasture, while the site to the west is also in arable cultivation

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☐

Comments the site acts as a rural foreground to the settlement and is clearly related to both adjoining sites as part of the wider farmed landscape

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments continued visually as open approach corridor to settlement by TWWe1-40 to east and TWCI1-36 to the west

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments mid-20th C housing beyond the adjoining site to the east is clearly visible. NB the historic parkland of Orleton Park to the north, with lodge, stone estate wall and boundary tree belts

Receptors and sensitivity

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

Comments Orleton Park is very sensitive receptor (historic parkland); a lodge overlooks this site on its northern boundary. The site is visible from the M54 and the B5061

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	This site consists of part of a large flat arable field and contains several mature or veteran parkland trees, underlining its parkland character and significance as an adjunct to the main parkland of Orleton Hall on its western boundary. It is part of the Orleton Hall estate, which extends northwards to the Wrockwardine Road and eastwards to the edge of the former school sites (We5-45 and 48). It is hedged along its eastern boundary but open along its northern boundary. To the west it fronts the local cricket ground within the parkland and is overlooked by an estate cottage. There are also views over the site from houses along Haygate Road on the western edge of Wellington and long views from Wrockwardine Road. The site's significance lies in its relationship to the historic parkland and in its contribution as open countryside separating the parkland from this edge of Wellington.
Housing capacity	low	This site is not appropriate for housing development because of its relationship to the historic parkland to the west and to the wider farmed landscape to the north, and because it contains several mature or veteran parkland trees, which cannot easily be accommodated within housing development layouts. It also acts as a buffer between the parkland and the settlement. There is no natural site boundary to the north and development of this site would set a precedent for further development along the edge of the historic parkland and within the wider farmed landscape.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	arable farmland with veteran trees
Land cover	Arable farmlands	see above
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> medium high - former parkland and current parkland character
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - NB veteran trees
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 part of single arable field, hedged along western boundary but open to north

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☒ the site reads as part of the historic parkland of Orleton Park, viewed from housing along Haygate Road

Landmarks -

Detractors -

Intervisibility

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

Comments there is intervisibility with features within the historic parkland, despite boundary tree belts, which are discontinuous, and the site is open to view from the south (edge of Wellington) and the north (ie the northern entrance to Orleton Park on Wrockwardine Road).

Noise sources

roads

Views of development many 270 Presence of people rare

Tranquillity

Summary medium/low

Comments road along southern boundary, separating site from settlement; parkland to west, containing cricket ground

Functional relationship of area...

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

...with adjacent assessed area? - Corridor? ☐

Comments the site functions as part of the wider farmed landscape, within which the parkland is contained, and exhibits similar characteristics to the parkland

Visual relationship of area...

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

...with adjacent assessed area? - Setting? ☐

Comments the site acts as a foreground to the wider farmed landscape from the settlement edge and relates clearly to the wider farmed landscape. It also relates visually to the parkland, being in similar cultivation with many mature/veteran trees, albeit not in quite the same density as within the parkland

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments the settlement edge is mainly 20th C, with a few older houses

Receptors and sensitivity

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

Comments there is an estate cottage on the western edge of the site, abutting the cricket ground and a public footpath at short distance to the north. Bank Farm further to the north may have views into the site, despite riparian vegetation along the intervening stream, but these are over a considerable distance so will be of limited impact

Potential for improvement of settlement edge and overall mitigation

cricket ground buildings could be improved or mitigated from east.

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a single medium-scale field, now rough ground, with one mature oak and a line of young alder along a ditch. It has a very rolling landform and is very contained, with dense screening from planting along the M54 embankment to the south and development on all other sides. Although intrinsically of some limited merit as a landscape resource, it is in essence cut off from the wider landscape and cannot function as part of it. It is designated Green Network, but adjoining areas with the same designation have been or are currently being developed.

Housing capacity high/medium

This site has no links to the wider landscape and at present acts only as a place for local informal recreation (of which there is little evidence). It appears appropriate to permit housing development, as has happened on adjoining sites, rather than to promote agricultural or amenity management, as long as both the mature oak and the ditchline and alders along it are retained for their biodiversity interest and contribution to the local landscape.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	rolling
Ground Type	Loamy gleyed soils	rough ground
Land cover	Urban	sparse: one large oak and line of alders along ditch
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> low - lies within urban area, cut off from countryside by motorway
Ecological sensitivity	Urban	<input type="checkbox"/> moderate - rough ground, assumed previously in agricultural use
Visual sensitivity	Urban	<input type="checkbox"/> low - concealed from wider landscape by development and motorway planting

Designations

Landscape	Comments
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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 rough ground - derelict farmland

Diversity simple

Water

Presence of Water ☒ Comment ditchline through site

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads M54 along southern boundary

Intervisibility

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

Comments adjacent to motorway which has dense tree planting along embankment;
schools to east and west; housing development to north

Noise sources

roads

Views of development many all sides 360 Presence of people frequent

Tranquillity

Summary medium/low

Comments site itself would be quite tranquil, but noise of motorway traffic is constant impact

Functional relationship of area...

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

...with adjacent assessed area? - Corridor? ☐

Comments part of Green Network area which is now largely developed; cut off from wider landscape to south by motorway; all surrounding areas except school grounds are developed

Visual relationship of area...

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

...with adjacent assessed area? - Setting? ☐

Comments site is on edge of settlement against motorway, with limited visual relationship to the settlement and none to the wider landscape; it is slightly overlooked by a few houses, with a public footpath along its eastern boundary

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments early 20th C semi-detached housing and development site to east, recent housing development to north and school to west

Receptors and sensitivity

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

Comments urban residents have views in from east and north, filtered by boundary vegetation; footpath users have filtered views along eastern boundary; local access roads carry little traffic

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

A derelict site, formerly a primary school, with a mix of overgrown scrub, grass and some fine mature trees such as a copper beech. The area also includes a scrubby area with a public footpath on the western boundary. The main site slopes east towards housing. The vegetation screens much of the site from housing to the south and from the wider countryside and still functional playing field to the west. There appears to be the remains of a wild garden in the south eastern corner of the site which is a positive landscape feature. Hardstandings remain indicating the location of former buildings, car parks and play spaces and are minor detractors. Houses to the east overlook the site over their back gardens. Whilst the site is intrinsically suitable for development as a brownfield site the mature vegetation, especially tree cover and the wild area should be retained if at all possible. No development should occur outside the school boundary and the public footpath corridor should be retained and enhanced with tree planting.

Housing capacity high/medium

The area has capacity for housing but the mature vegetation, especially tree cover and the wild area should be retained and no development should occur outside the school boundary and the public footpath corridor should be retained and enhanced with tree planting.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	sloping valley side
Ground Type	Loamy gleyed soils	mix of mature trees, rough grass and hardstandings
Land cover	Urban	mature trees on site with strong cover to southern boundary and scrub cover with some trees on western boundary of site
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> urban- should be low
Ecological sensitivity	Urban	<input type="checkbox"/> urban- should be moderate as overgrown site with wet wildlife garden
Visual sensitivity	Urban	<input type="checkbox"/> urban- should be low as not widely visible

Designations

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 derelict primary school site used for informal recreation

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity

Comments for residents on eastern boundary the vegetation on western boundary forms local skyline

Key views

To settlement ☐ -

From settlement ☐ adjacent houses to east overlook site

Landmarks -

Detractors the hardstandings which are remnants of school foundations are a detractor

Intervisibility

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

Comments the site is well contained by vegetation, housing and slope running towards the settlement

Noise sources

people

Views of development many 270

Presence of people infrequent

Tranquillity

Summary medium

Comments though relatively quiet the adjacent settlement edge is visible, the site is clearly derelict and used for recreation

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments both this and the adjacent site TWWe5-48 are derelict, previously used as schools and have no functional connection with the wider countryside. This site is used as an informal recreation area while the other site is fenced off.

Visual relationship of area...

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

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

Comments the site is overlooked by adjacent houses but is screened from the wider countryside to an extent and slopes towards the settlement. The site adjacent TWWe5-48 has a similar character but is separated by road, fencing and trees.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge is not widely visible and is screened by vegetation to the south

Receptors and sensitivity

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

Comments adjacent residents and users of footpath to the west

Potential for improvement of settlement edge and overall mitigation

the site should be brought into beneficial use retaining the mature trees

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

A derelict site, formerly a secondary school, with a mix of overgrown scrub, grass and some fine mature trees. A public footpath runs along the western boundary outside the site. The site slopes gently east towards the railway and settlement edge. The vegetation screens much of the site from the settlement to the east and from the wider countryside. However, it is open to the apparently redundant playing field to the west. Hardstandings remain indicating the location of former buildings, car parks and play spaces and are minor detractors. A very limited number of houses to the east overlook the site over their back gardens. Whilst the site is intrinsically suitable for development as a brownfield site the mature vegetation, especially tree cover to the west, should be retained to screen the site from the wider landscape. The lombardy poplars should be replaced with suitable native deciduous species. A new strong tree belt should be implemented as advance planting on the northern boundary to screen the site from wider views.

Housing capacity high/medium

The area has capacity for housing but the mature vegetation, especially tree cover should be retained and enhanced and a new strong tree belt should be implemented as advance planting on the northern boundary to screen the site from wider views.

LDU context

Landscape characteristics		LDU level	Site comments
Physiographic	Hard rock rolling lowlands		gently sloping to east
Ground Type	Loamy gleyed soils		mix of mature trees, rough grass and hardstandings
Land cover	Urban		mix of mature trees especially on south west and eastern boundaries, including lombardy poplar
Settlement pattern	Urban		small-medium
	LDU level	Agree?	
Cultural sensitivity	Urban	<input type="checkbox"/>	urban- should be low
Ecological sensitivity	Urban	<input type="checkbox"/>	urban- should be low-moderate as overgrown site
Visual sensitivity	Urban	<input type="checkbox"/>	urban- should be low-moderate as visible widely mainly to the north west

Designations

Landscape	Comments
AONB <input type="checkbox"/>	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"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments derelict secondary school site

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments for residents on eastern boundary of primary school site the vegetation on western boundary forms local skyline

Key views

To settlement ☐ -

From settlement ☐ adjacent houses to south east overlook site obliquely

Landmarks -

Detractors the hardstandings which are remnants of school foundations are a detractor

Intervisibility

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

Comments the site low-medium intervisibility as it is generally well contained by vegetation, settlement edge and slope running towards the settlement but its northern boundary is open and exposed to view

Noise sources

other

Views of development many 270

Presence of people infrequent

Tranquillity

Summary medium

Comments though relatively quiet the adjacent settlement edge is visible, the site is clearly derelict and the railway is on the north eastern boundary

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments both this and the adjacent site TWWe5-45 are derelict, previously used as schools and have no functional connection with the wider countryside. This site is fenced off substantially while the other site is used as an informal recreation area.

Visual relationship of area...

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

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

Comments the site is overlooked by a few houses some obliquely but is screened from the wider countryside to the west but not the north. The site adjacent TWWe5-45 has a similar character but is separated by road, fencing and trees.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge is not widely visible and is screened by vegetation to the east including the railway line

Receptors and sensitivity

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

Comments nearby urban residents, rail users, footpath users and rural residents may have glimpse views at a distance to the north west

Potential for improvement of settlement edge and overall mitigation

the site should be brought into beneficial use retaining the mature trees

Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	A very gently sloping area of arable and pastoral fields wrapping around playing fields on the western edge of Wellington. The fields are bounded by low hedges with very few mature trees in the hedgerows or in fields. The area is overlooked from higher ground to the north west. A public footpath runs across the area but is unlikely to be used as it only accesses Orleton Hall and another footpath runs along the north eastern boundary. Adjacent houses have some views over the area. Though of limited intrinsic sensitivity, the area acts as part of a green buffer between the urban settlement and Orleton Hall and its formal parkland which is an Historic Park and Garden. For this reason the area is sensitive.
Housing capacity low	The area has no capacity for housing as it acts as part of a green buffer between the urban settlement of Wellington and Listed Orleton Hall and its formal parkland which is an Historic Park and Garden. Structures on the site would be more visible from parts of the historic garden and possibly the house than the current development. Also if developed, the apparent gap between the settlement and parkland would be narrowed which would be undesirable.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	very gently sloping valley side
Ground Type	Loamy gleyed soils	arable and pasture
Land cover	Arable farmlands	very few trees, some mature in fields and some in low cut hedgerows
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate to high due to low hedges

Designations

Landscape	Comments
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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 arable and pasture

Diversity simple

Water

Presence of Water ☒ Comment two small field ponds

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ area overlooked by adjacent estate housing although some at lower level to east

Landmarks Orleton Hall in trees to the west

Detractors -

Intervisibility

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

Comments visibility medium high as low hedges allow views from higher land to north west and any structures would be visible from west and south around Haygate.

Noise sources

people

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments though relatively quiet housing development is visible to the south and east

and the site is crossed and bordered by public footpaths

Functional relationship of area...

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

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

Comments the land appears to be managed as part of a wider landholding, possibly the estate and has some public access in the form of public footpaths [although the path to Orleton Hall appears little used as it terminates at the Hall].

Visual relationship of area...

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

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

Comments the area forms part of a buffer between Orleton Hall and its formal parkland and the urban settlement of Wellington. It is overlooked by some houses.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments the urban edge is of relatively low houses at a lower level than the site, sitting discreetly within the landscape although of limited intrinsic merit

Receptors and sensitivity

Receptors

Sensitivity

urban residents

rural residents

long distance/public footpaths

roads/rail/cycleways

Comments the site is overlooked by adjacent urban residents, rural residents with longer views, possibly including Orleton Hall, users of the public footpaths and glimpse views from the roads to the north west and south.

Potential for improvement of settlement edge and overall mitigation

increase native tree cover along hedgerows

Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This site consists of a narrow band of sloping pasture squeezed between the built edge of Wellington and the railway, which screens views into and out of the open countryside. The site is partly screened from the settlement by a medium height, dense, well maintained hedge, although part of the boundary is open, and there are spaced poplars along part of the boundary to the railway, which is also fenced. At the southern end of the site there are numerous trees providing screening for local housing and a dense strip of rough scrub and regenerating trees against the road. The site has an urban edge character and is not part of the wider open countryside.

Housing capacity high/medium

This site is not part of the wider landscape, from which it is screened by the railway, and has an urban edge character. There is adjacent housing and the site is quite well screened. Should development be permitted, then only a few houses could be accommodated on this narrow site, and they should be single storey or low level, to prevent visual intrusion into the wider landscape above the railway. The belt of scrub and trees between the site and Wrockwardine Road should be retained as a green corridor and potential impact on the public footpath at a lower level should be taken into consideration in the layout of the site.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat at northern end, sloping in southern half to south
Ground Type	Loamy gleyed soils	pasture
Land cover	Urban	some on boundary
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> low
Ecological sensitivity	Urban	<input type="checkbox"/> low
Visual sensitivity	Urban	<input type="checkbox"/> low

Designations

Landscape	Comments
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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 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 medium ...to key features ☐ ...from key place ☐

Comments visible from Wrockwardine Road and the railway; not visible from public footpath, which is in cutting. Partly screened from wider landscape by railway planting

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium/low

Comments road adjacent to site reduces tranquillity, as does railway

Functional relationship of area...

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

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

Comments although part of Green Network like adjacent site, they area separated by the railway and some planting along it; within the settlement it has no function, appearing rather as a precursor of the open countryside to the west

Visual relationship of area...

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

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

Comments the site is separated from the wider landscape and adjoining site by the railway and is partly screened from the settlement by garden vegetation and its boundary vegetation

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments housing on Wrockwardine Road

Receptors and sensitivity

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

Comments residents at Sunnybanks, to the west, would have oblique views of the site through trees across the railway; urban residents have filtered views; there are no unfiltered views from the wider landscape - the railway acts as the main visual barrier. Footpath users are at a level well below that at which there would be views into the site.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

This site consists of an area of flat rough ground and scrub with some wet woodland, adjacent to a well-used public footpath which functions as an off-road link between two settlements. There is an additional path towards the western edge of the site and other informal paths through it and a ditchline along its southern boundary, which does not drain wetland areas adjacent to the woodland. The site is well screened, with glimpsed views through trees to development on the edge of Wellington and the southern edge of Admaston. It is screened from the wider landscape by a railway embankment. It is part of a wider area of pasture, rough ground and woodland, all formerly riparian meadowland, which serves as a green wedge to maintain separation of Wellington and Admaston. It is therefore of high/medium landscape sensitivity for a variety of reasons.

Housing capacity low

Given the high/medium landscape sensitivity of this site, housing development would be entirely inappropriate in that it would reduce separation between two settlements, would reduce the openness of the riparian corridor, would entail the loss of biodiversity interest and informally used open space, would have a significant visual impact on the public footpath and would reduce local tranquillity.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	rough ground and scrub with some woodland
Land cover	Urban	pocket of wet woodland
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> moderate- wet meadow along watercourse;
Ecological sensitivity	Urban	<input type="checkbox"/> medium high - wet woodland and wetland species
Visual sensitivity	Urban	<input type="checkbox"/> high - adjacent to well used footpath and part of green wedge separating settlements

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 rough ground and woodland adjacent to public footpath; part of green wedge separating two settlements

Diversity simple

Water

Presence of Water ☒ Comment shalooow ponds

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 screened from wider landscape by railway embankment; intervisible with developed edges of Admaston and Wellington and remainder of green wedge; visible from railway

Noise sources

roads

Views of development some

Presence of people frequent

Tranquillity

Summary medium

Comments although motorway noise is apparent at a distance, and there is some impact

from trains, development at north western corner and beyond adjacent site to east is only visible through trees at north western corner and general tree cover provides containment and increases perceptions of tranquillity

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor? ☒

Comments the site is part of a green wedge and off-road footpath link between Admaston and Wellington; it does not function as part of the wider farmed landscape but is managed like the other parts of the green wedge

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☐

Comments the site is visible from small areas of either settlement and other parts of the green wedge; it is screened from the wider landscape by a railway embankment

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments with TWAd2-53 as part of open green wedge between built areas

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments -

Receptors and sensitivity

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

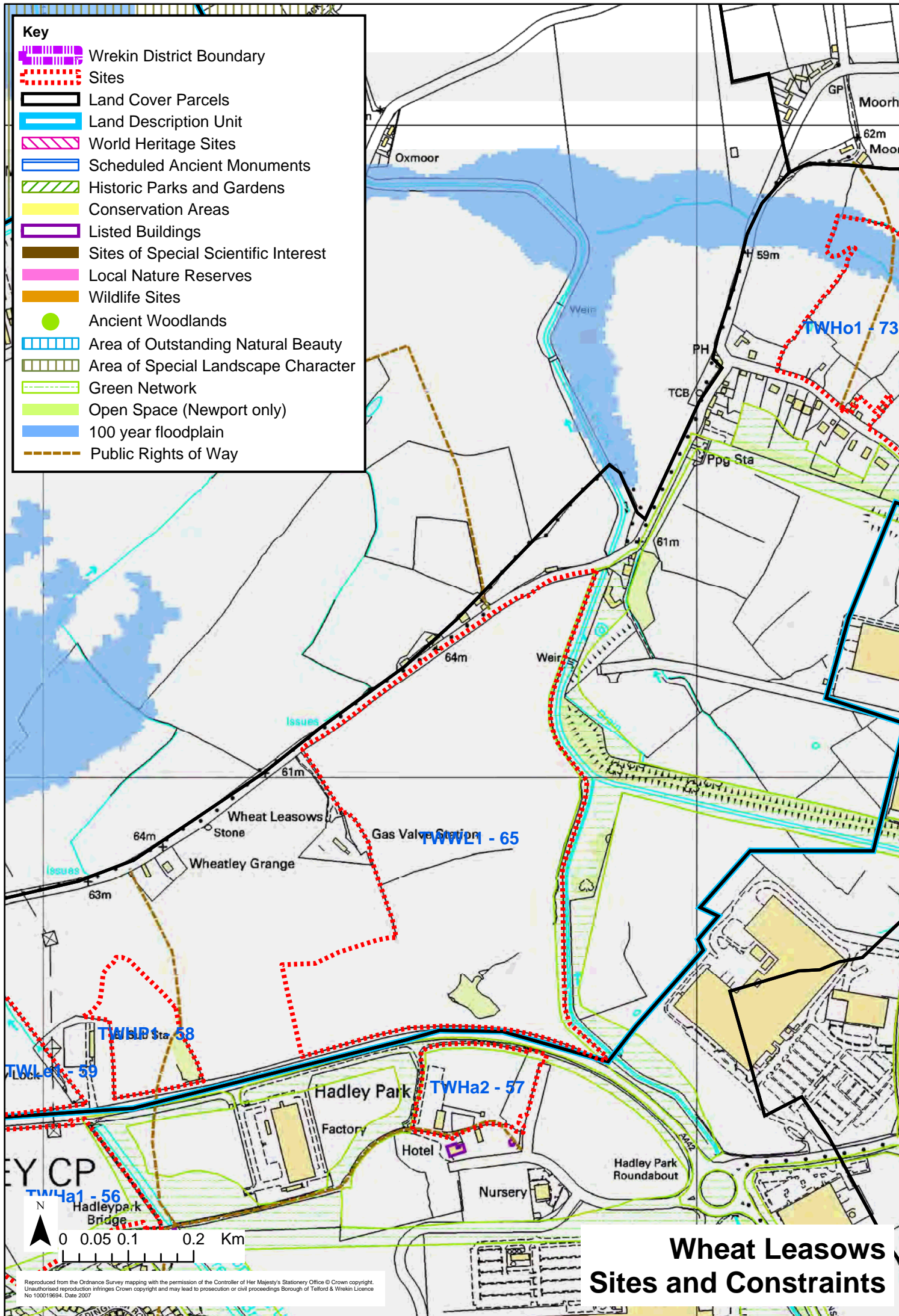
Comments limited views in from road across adjacent site or playing field/allotments

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



Wheat Leasows Sites and Constraints

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of about 50% of a large, gently undulating arable field on the northern edge of Hadley and lying between the A442 to the south and Humber Lane to the north. A few rural houses lie immediately to the north of the site, where there are extensive views over moorland. Along the western boundary there is a gas valve station and a residential school, while in winter there are views through woodland to large structures to the east. To the south, conifers provide some screening against the A442, but there are views of an hotel and former windmill, with pasture fields forming their frontage to the road. The site acts as an important buffer between the settlement edge and the moors.

Housing capacity medium/low

This site is not appropriate for housing development as it lies outside the settlement envelope and has a variety of urban-edge land uses adjoining. Any development of the site should be confined to the southern edge, where road traffic very noisy, suggesting that housing development would be inappropriate, with a boundary no further north than a line extending from the northern boundary of the school. This site is also significant as a buffer zone between the settlement and the moors.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial vales and valleys		gently undulating, falling to the north
Ground Type Loamy gleyed soils		arable
Land cover Arable farmlands		woodland along eastern boundary; small copse near southern boundary, where there are several conifers along road edge; relic hedgerow, now semi-mature oaks, at right angle to western boundary
Settlement pattern Clustered with estate farms		large
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Very low		<input type="checkbox"/> low - arable farmland and relic hedgerows
Visual sensitivity Low		<input type="checkbox"/> moderate - visible from Humber Lane, and from some parts of settlement edge, although good screening along much of A442 frontage and to east

Designations

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 very extensive arable field with some other land uses

Diversity simple

Water

Presence of Water ☐ Comment canal abutting eastern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐

From settlement ☐

Landmarks structures windmill at Hadley Park visible across A442

Detractors major roads A442

Intervisibility

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

Comments the area is visible to the flatter land to the north

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium/low

Comments busy road, views of development on many sides, makes southern edge very untranquil, while northern edge is more rural and slightly more tranquil (less traffic and open views) although clearly transitional character

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 and has no public access

Visual relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

Comments there is intervisibility between this site and the settlement edge, which is in mixed use, and to an extent with the wider landscape to the north. One structure within the adjacent site to the south is a local landmark (site TWHa2-57)

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 mixed use: well screened factory; hotel with pasture fields and windmill; ongoing commercial development

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

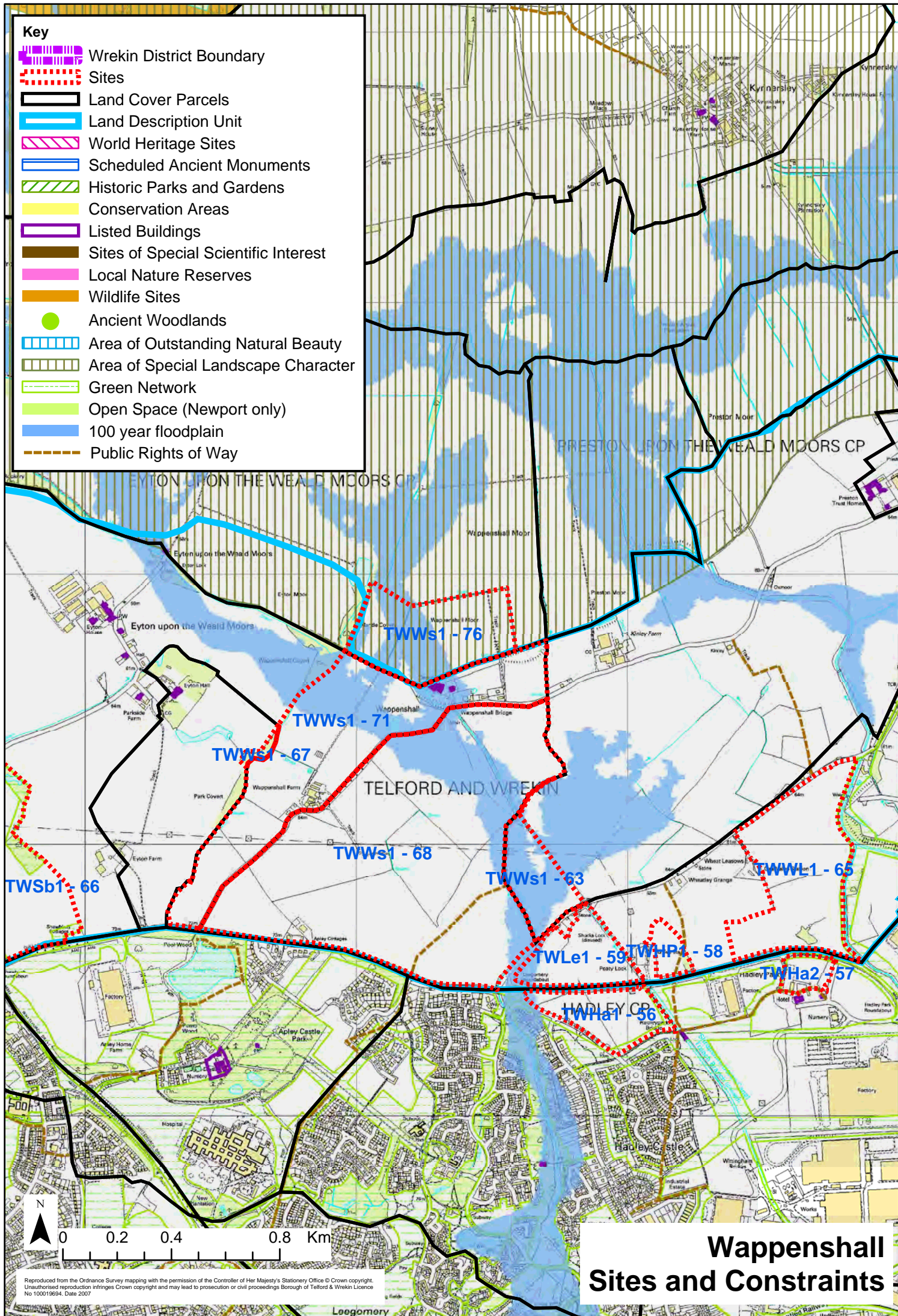
Comments small number of rural residents to the north, residential school along part of western boundary and adjacent busy road- A442 and rural road to north

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



Wappenshall Sites and Constraints

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A flat low lying arable field which appears to lie substantially in the floodplain and between the Hurley Brook and the line of the disused Shropshire Union canal [Telford Branch]. The area is out in the open countryside and forms part of the transitional low lying landscape running to the Weald Moors to the north. The site has limited tree cover [adjacent to the brook]. Pylons are a detractor.
Housing capacity low	The area has no capacity for housing as it is substantially in the floodplain, in open countryside and forms part of the transitional low lying landscape running to the Weald Moors to the north. The Shropshire Union Canal or Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	trees and scrub along disused canal with gappy low hedge to east
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as fairly open landcover

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input checked="" type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
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 ☐ -

WHS ☐

SMs ☒

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

Water

Presence of Water ☒ Comment Hurley Brook adjacent

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons/power line crosses field

Intervisibility

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

Comments flat with limited /gappy hedgerow cover

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments adjacent to busy minor road but set away from the settlement edge although powerline reduces tranquillity visually

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the area forms part of the wider flat countryside north of the town running towards the Weald Moors

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments adjacent rural residents and minor road users

Potential for improvement of settlement edge and overall mitigation

reinstate trees and hedges along field boundaries

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

An area of undulating mixed farmland sloping north to the floodplain and level moors. The area is bounded to the east by the Hurley Brook and now disused Shropshire Union Canal [Telford Branch] with outgrown hedges and tree cover and associated floodplain. Elsewhere is relatively open with low cut hedgerows or fences. The A442 and Apley Castle Park lie to the south forming a strong boundary to the settlement, and the latter has an avenue and formal axis which has a sight line directly across this area. The area becomes more tranquil away from the road. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside..

Housing capacity low

The area has low capacity for housing as it is crossed by a formal axis from Apley Castle park which is a popular park and important feature on the northern edge of the new town. The park boundary with its stone wall, combined with the A442 is a strong boundary to the town and extending north at this point would adversely affect this clear boundary. The Shropshire Union Canal and Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced. The floodplain within the site limits development capacity.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial vales and valleys		undulating lowland gradually sloping north to floodplain and level ground
Ground Type Loamy gleyed soils		mixed farming
Land cover Arable farmlands		very limited tree cover mainly confined to small trees and overgrown hedgerows along disused canal /Hurley Brook and a few well cut hedgerows
Settlement pattern Clustered with estate farms		medium- large
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/> -
Ecological sensitivity Very low		<input checked="" type="checkbox"/> -
Visual sensitivity Low		<input type="checkbox"/> moderate because the area is visible from the north and open to east and part of west

Designations

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 mixed farmland

Diversity simple

Water

Presence of Water ☒ Comment canal

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐

From settlement ☒ the area lies north of Apley Castle Park and there is a view corridor from a lime avenue across this site

Landmarks Apley Castle Park to the south

Detractors pylons/power line crosses area

Intervisibility

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

Comments part of tranche of land open to north, east and west

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

Functional relationship of area...

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

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

Comments the area appears to be managed as part of a wider landholding and has one public footpath linking into the settlement

Visual relationship of area...

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

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

Comments its main connection with the settlement is the view corridor from Apley Castle Park and it forms part of a sweep of northerly slopes running towards 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 Apley Castle Park indents various housing developments

Receptors and sensitivity

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

Comments adjacent residents have wide views over the area as do motorists on the A442 and PROW users

Potential for improvement of settlement edge and overall mitigation

improve hedgerows with trees

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

An area of undulating mixed farmland sloping north to the floodplain and level moors and including Wappenshall and Wappenshall Farm. The former is a small settlement located on the now disused Shopshire Union Canal with Listed buildings related to this former use. A turning basin is located by the settlement . There are a strong belt of deciduous trees on the eastern and part of the northern boundary which screens the area to an extent from the west. Overall the area is fairly unspoilt countryside running north of distinct boundary of the A442 and Apley Castle Park.

Housing capacity medium/low

The area has very little capacity for housing apart from one or two houses possibly associated with Wappenshall. This is because it is open countryside north of the strong limit of Apley Park and the A442 sloping down to the Moors. The area should not be developed independent of Area 1-68 to the east.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial vales and valleys		undulating lowland gradually sloping north to floodplain and level ground
Ground Type Loamy gleyed soils		mixed farming
Land cover Arable farmlands		strong deciduous tree belt to the east, around farm and along canal
Settlement pattern Clustered with estate farms		medium
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/> -
Ecological sensitivity Very low		<input type="checkbox"/> low- woodland and hedgerows are likely to have some value
Visual sensitivity Low		<input type="checkbox"/> moderate because the area is visible from the north and open to east and part of west

Designations

Landscape	Comments
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AONB ☐ -
ASLC ☒
Green Network ☐
Open Space ☐
Biodiversity
100 Year Floodplain ☒ -
SSSI ☐
Wildlife Site ☐
Ancient Woods ☐
LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed buildings at Wappenshall
WHS ☐
SMs ☒
Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments mixed farmland including specialist poultry [?] and Wappenshall settlement

Diversity diverse

Water

Presence of Water ☒ Comment disused canal to north

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons/powerline cross area

Intervisibility

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

Comments part of tranche of land open to north, east and west

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

Functional relationship of area...

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

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

Comments the area appears to be managed as part of a wider landholding and contains the very small settlement of Wappenshall but has no other functional links with larger settlement and no public access

Visual relationship of area...

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

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

Comments part of sweep of northerly slopes running towards Weald Moors

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments this area would not be developed in isolation from area to the east

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments Wappenshall- untidy agglomeration of buildings but partly integrated by vegetation by canal

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents including farm and A442 and minor road users

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high

Justification

An isolated pasture/meadow in the Wappenshall Moor with drainage ditches located north of the disused canal and the small settlement of Wappenshall. Part of the area is floodplain. Views in are screened by strong hedgerows and clumps of trees to the south. Its relationship with the settlement is limited by this cover and the area exhibits a tranquil and remote character. The area is within the Weald Moors Area of Special Landscape Character and is very much part of open countryside with high sensitivity.

Housing capacity low

The area has no capacity for housing as it is in open countryside, exhibits the characteristics of the Wappenshall Moor of which it is a part, is partly floodplain and has very limited relationship with Wappenshall.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	River valleys	levels
Ground Type	Fenland	pasture/meadow
Land cover	Arable farmlands	tree belt to the west
Settlement pattern	Meadow and marsh	medium-large

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> -
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the north

Designations

Landscape	Comments
AONB <input type="checkbox"/>	Area of Special Landscape Character- Weald Moors
ASLC <input checked="" type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
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 ☐ Listed building to the south

WHS ☐

SMs ☒

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow

Diversity simple

Water

Presence of Water ☒ Comment field ditches

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments views across moors to north

Noise sources

Views of development some Presence of people rare

Tranquillity

Summary high/medium

Comments isolated meadow with no public access and small settlement to south

Functional relationship of area...

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

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

Comments the area is likely to be managed as part of the same landholding as 1-71 to the south

Visual relationship of area...

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

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

Comments screened from south by hedgerow and clumps of trees but open to north

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments small settlement related to canal to south including Listed buildings

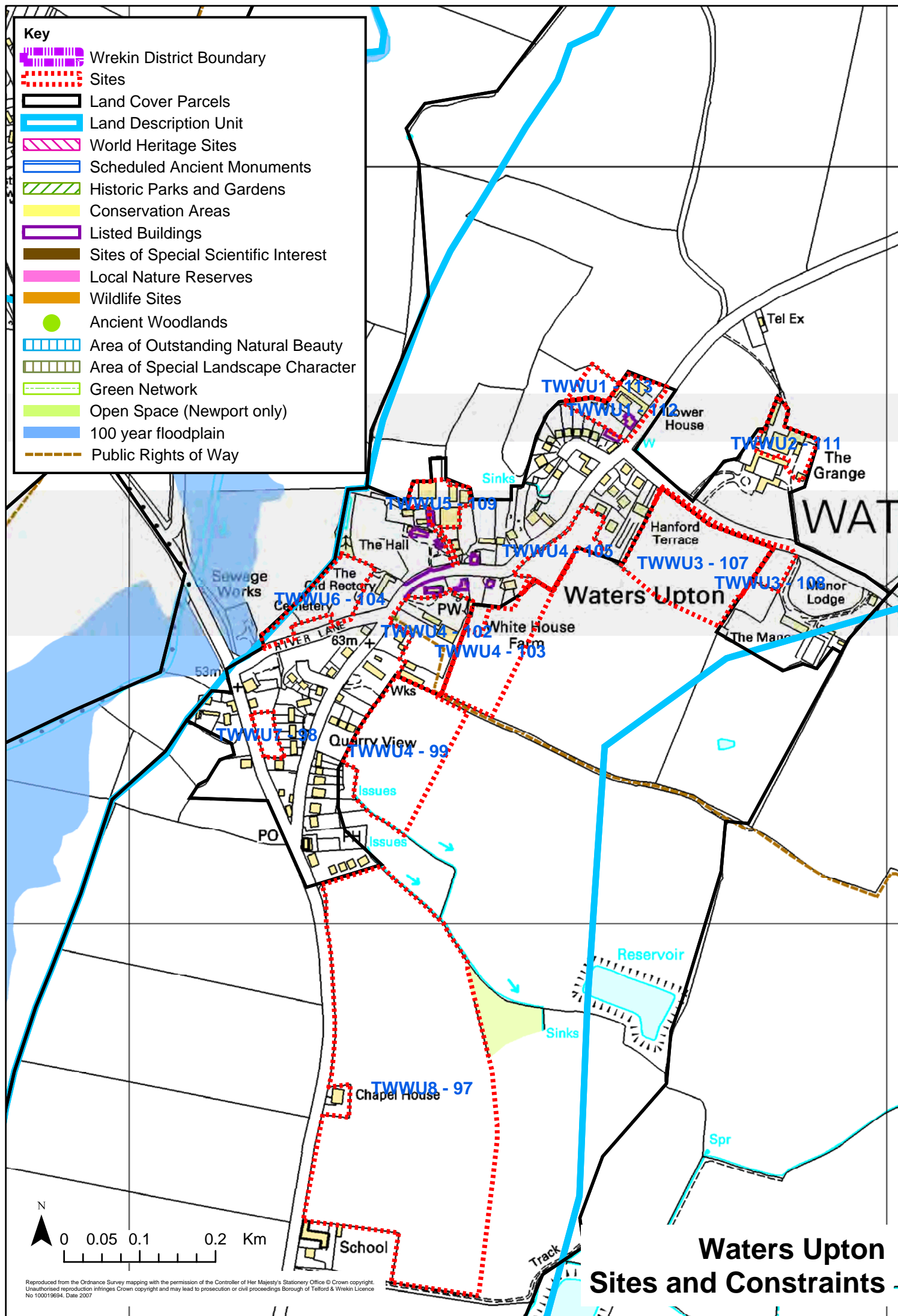
Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
	high

Comments very limited views in

Potential for improvement of settlement edge and overall mitigation

-



Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Lower House is a Listed red brick farmhouse with associated curtilage and farm complex with a series of barns and outbuildings, some steel and some brick. It lies on the northern edge of the settlement and forms an important introduction to Waters Upton to the north. A Listed building lies directly to the south. These two buildings are prominent in their relatively open setting from the road junction to the south east. Trees lie on the northern boundary but do not fully screen the complex, and a fine mature tree lies on the southern road frontage. While the complex appears to be in a poor state of repair, it still forms a traditional, positive edge to the settlement.
Housing capacity medium/low	Housing on this site could disrupt the traditional pattern and hierarchy of forms of the farm complex and adversely affect the setting of the two Listed buildings. The only potentially acceptable option would be sensitive conversion of the long brick outbuilding ensuring that minimal indications of domestic use were visible from the road and from the north.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping valley side
Ground Type	Localised impoverished sandy soils	farm complex with farmhouse
Land cover	Arable farmlands	mature trees on northern boundary and south east corner
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> should be medium high because of Listed farmhouse building and associated farm complex
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> should medium-low as visible from north/north east across open farmland

Designations

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

AONB ☐ -
 ASLC ☐
 Green Network ☐
 Open Space ☐
 Biodiversity
 100 Year Floodplain ☐ -
 SSSI ☐
 Wildlife Site ☐
 Ancient Woods ☐
 LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed farmhouse and another Listed building directly adjacent
 WHS ☐
 SMs ☐
 Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm complex

Diversity complex

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☒ farm is first indication of the settlement to the north west on the northern approach

From settlement ☒ the Listed farmhouse is a distinctive feature when viewed from road junction to the south, also in conjunction with Listed building to the south west

Landmarks Listed farmhouse

Detractors -

Intervisibility

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

Comments the landscape is fairly open and gently undulating to the north although it rises to the south east and the settlement screens the area to the south

Noise sources

roads

Views of development one side 180

Presence of people infrequent

Tranquillity

Summary medium

Comments the site lies at the quiet end of the settlement on a minor road

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor? ☐

Comments the farm clearly relates to the function of the settlement and the surrounding landscape including site TWWU1-113. There is no public access.

Visual relationship of area...

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

...with adjacent assessed area? significant Setting? ☒

Comments the farm complex acts as the setting for the Listed farmhouse and is an appropriate and traditional edge/introduction to the settlement. The adjacent area TWWU1-113 forms part of the open surrounding landscape.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments Housing on site TWWU1-113 land would affect the setting of the farm complex.

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the farm complex provides a positive traditional edge to the settlement despite its poor condition. The Listed farmhouse is particularly important and appears to be in good condition.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent road users and residents

Potential for improvement of settlement edge and overall mitigation

bring the farm buildings into beneficial agricultural use

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a pasture associated with, and used by, the adjacent farm complex. The area is strip fields in the historic landscape classification. Views are glimpsed across the field from the road to the north east and is located on the very edge of the settlement.
Housing capacity low	The area has no capacity for housing as it lies on the edge of the settlement, would extend the visual envelope of the settlement when viewed from the north and is the open setting for a traditional farm complex.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping valley side
Ground Type	Localised impoverished sandy soils	pasture associated with farm
Land cover	Arable farmlands	hedge to south
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> possibly medium high as strip fields
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> should medium-low as visible from north/north east across open farmland

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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"/>	Listed farmhouse and another Listed building to the south
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ farm complex adjacent is first indication of the settlement to the north west on the northern approach

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments the landscape is fairly open and gently undulating to the north although the settlement screens views from the south

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary high/medium

Comments pasture on edge of quiet end of settlement with no public access

Functional relationship of area...

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

...with adjacent assessed area? significant Corridor? ☐

Comments part of field closely associated with farm complex

Visual relationship of area...

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

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

Comments the field is open land visible directly north west of farm complex and is part of its open rural setting

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments this area is accessed through the farmyard and its function is to a certain extent intertwined with the farm complex [TWWU1-112]. Housing on this

land would affect the setting of the farm complex.

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the farm complex provides a positive traditional edge to the settlement despite its poor condition. The Listed farmhouse is particularly important and appears to be in good condition.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments nearby road users and residents

Potential for improvement of settlement edge and overall mitigation

hedge on north eastern boundary

Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	A farm/building complex with some sheds with windows which do not have a rural character with the large house called The Grange to the south, facing away from the complex. The buildings are situated on flat ground in an open position, with only two trees to the west. This allows open views from the north where the complex is seen on the flat horizon with some mature trees beyond. The land falls to the south and to the north west so the complex is openly visible on rising land and is prominent from these directions, clearly separate from the settlement and acting as a minor detractor spoiling the setting of The Grange with its mature gardens.
Housing capacity medium/low	The area has very limited capacity for housing. It is clearly separate from the settlement, is part of the building complex associated with The Grange, is highly visible from the north and on rising land from the north west and south east on road approaches to the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently rising undulating lowland
Ground Type	Localised impoverished sandy soils	farm /building complex
Land cover	Arable farmlands	isolated trees to west
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as highly visible from north/north east and from south east

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐

Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm /building complex

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments complex visible on skyline from north and north west

Key views

To settlement ☒ northern and eastern approaches to settlement

From settlement ☐ -

Landmarks buildings The Grange is a noticeable building on skyline

Detractors other building complex

Intervisibility

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

Comments the landscape is very open and gently undulating to the north and the complex is on a slight rise relative to land to the west and south so it is also prominent from these directions

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary high/medium

Comments complex in vicinity of quiet end of settlement with no public access

Functional relationship of area...

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

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

Comments appears not to be functional farm complex

Visual relationship of area...

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

...with adjacent assessed area? none

Setting? ☐

Comments in view from the north the complex is highly visible and is one of several ribbon developments along lane past the manor but is clearly separate from the settlement in all other views

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 road users on minor roads to the north/north east and south east and very limited nearby rural residents

Potential for improvement of settlement edge and overall mitigation

remove sheds with windows- ie without rural character and/or create native tree screen and hedge around complex and along track accesses

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of an open arable field on very gently undulating land, gradually sloping south. The area separates the settlement proper to the west from The Manor to the east and The Grange to the north east and also acts as setting to these buildings, especially The Grange which directly faces and overlooks the area. Views are possible from the lane to the north towards the settlement and from the settlement and PROW to the south/southwest.
Housing capacity low	The area has no capacity for housing as this would close the gap between the settlement proper and the two large houses and their grounds and would adversely affect the setting of the houses and the character of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently undulating plateau top
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	trees associated with adjacent Manor House and dwellings to the north
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate-low as open to south

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

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 not applicable Complexity

Comments -

Key views

To settlement ☐ glimpse views of settlement through hedge from north

From settlement ☒ view across field to The Manor and The Grange from PROW in settlement and from various dwellings in settlement

Landmarks The Manor and The Grange

Detractors -

Intervisibility

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

Comments open to views from the south

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments minor road on northern boundary and settlement to west and large houses on two other sides.

Functional relationship of area...

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

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

Comments part of larger arable field

Visual relationship of area...

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

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

Comments area separates the Manor and the Grange from the settlement proper and acts as setting to these buildings, especially to the Grange which faces the

area

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments adjacent edge to west is moderately indented. The Grange and Manor are outside the settlement proper.

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

native trees in hedgerow to north

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A small pasture/ grass paddock within the large curtilage of The Manor House with walled garden to the south, and drive directly to the east. The site lies adjacent to a minor road approach to the settlement and therefore is important in terms of the visual composition and setting of the Manor House. The north western boundary is a fence with clear views in and out.
Housing capacity medium/low	The field has very limited if any capacity for housing. The only possibly acceptable development would be for one dwelling to echo the form and scale of Manor Lodge to the east. The north western boundary would preferably be a native species hedge with trees to help mitigate any development form. The boundary with the lane should remain intact.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		very gently undulating plateau top
Ground Type Localised impoverished sandy soils		pasture/grassland
Land cover Arable farmlands		trees including conifers to the east alongside drive to the Manor
Settlement pattern Clustered with estate farms		small
	LDU level	Agree?
Cultural sensitivity Low		<input type="checkbox"/> possibly should be medium as part of Manor House curtilage
Ecological sensitivity Low		<input checked="" type="checkbox"/> -
Visual sensitivity Low		<input type="checkbox"/> possibly medium- low as open to north west

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments pasture/grassland in Manor curtilage

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ view across field to The Manor from PROW in settlement and from various dwellings in settlement

Landmarks The Manor

Detractors -

Intervisibility

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

Comments open fence boundary to the north west

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments minor road on northern boundary and part of curtilage to large house

Functional relationship of area...

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

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

Comments within curtilage of Manor separated from settlement proper

Visual relationship of area...

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

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

Comments within curtilage of Manor separated from settlement proper. Forms part of Manor setting.

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 nearby residents and minor road users

Potential for improvement of settlement edge and overall mitigation

native hedge with trees on north western boundary

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

The site consists of White House farmyard, with apparently redundant buildings and structures, and a small grassed paddock in the heart of the settlement and directly adjacent to two Listed buildings- the church and farmhouse. The site very gently slopes up to the west and then the land levels off. The structures and stone wall on the eastern boundary form the immediate skyline for users of the settlement street. The area and structures form the setting and backcloth to the church but detract from it at present due to their poor condition, albeit rural in form. A red brick building is the most positive building on site. The relatively modern larger sheds are visible on the skyline from the A442 to the south, in front of the church's small pointed bell tower. A public footpath runs through the small grassed field linking the heart of the settlement with the countryside to the east. Due to its position adjacent to the Listed church in the heart of the settlement, the site is very sensitive.

Housing capacity medium

The site may have some capacity for housing as the current buildings are highly visible detractors adjacent to the church. Any development would have to be highly sensitive to this, be of high quality and be the subject of a comprehensive design/development brief. It is suggested that there may be an opportunity to create a settlement green adjacent to the church boundary to keep built form away from the church. Parking for the church should also be accommodated. Trees should mitigate the effect of any houses when seen behind the church or on the skyline. This also applies in views from the south and east.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping plateau top
Ground Type	Localised impoverished sandy soils	farmyard and pasture/grass field
Land cover	Arable farmlands	trees on road frontage and to south by barns
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -

Visual sensitivity Low

☐ moderate-low as visibility to east

Designations

Landscape

AONB ☐

ASLC ☐

Green Network ☐

Open Space ☐

Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐ Listed buildings of church and farm to north

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farmyard and field [unused]

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent

Complexity

Comments buildings and boundary wall form local skyline when viewed from road to west and the buildings are visible on skyline when viewed from the A442 to the south

Key views

To settlement ☒ view from PROW to east across to Listed church adjacent and barns visible from A442 to the south

From settlement ☒ view to church from main settlement street

Landmarks churches church adjacent

Detractors other barns and silos minor detractors

Intervisibility

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

Comments structures on the site are visible from the south and east

Noise sources

roads people

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium

Comments in middle of quiet settlement

Functional relationship of area...

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

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

Comments farmyard which has in the past probably related to surrounding fields including 4-103 and 4-99.

Visual relationship of area...

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

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

Comments the area contributes to the setting of the church in the core of the settlement, visible from the landscape to the east

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the adjacent Listed buildings- church and farmhouse are a positive edge along with the red brick outbuildings and old rectory opposite. The farm sheds/buildings are detractors although their scale and function appear appropriate.

Receptors and sensitivity

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

Comments adjacent residents, especially the Old Rectory, church users, settlement street users and walkers on the footpath crossing the area.

Potential for improvement of settlement edge and overall mitigation

removal/reuse of farm buildings and tree planting on eastern boundary

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a large arable field on the edge of a very gently undulating plateau with a line of mature trees on its southern boundary. The field abuts the settlement and farmyard to the east and provides an open backdrop in glimpse views from the settlement street which is at a slightly lower level. Views are possible from the PROW to the south across it to the church and out to the wider landscape to the east. The southern edge of the site and associated trees are visible on the skyline from the A442 to the south.
Housing capacity medium/low	There is very little if any capacity for housing on the site as it is an open field clearly outside the settlement with clear views to the east. Any structures would be visible from the A442 to the south, clearly extending the essentially linear settlement form.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping plateau top
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	line of trees on track to the south
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as within open landscape

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ Listed buildings- church and farmhouse to the north west

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 prominent

Complexity simple

Comments southern boundary/trees visible on skyline when viewed from the A442 to the south

Key views

To settlement ☒ from the A442 to the south

From settlement ☐ from settlement street to the north

Landmarks churches church to west

Detractors other barns and silos to the west are minor detractors

Intervisibility

Site observation medium

...to key features ☒ ...from key place ☐

Comments medium- high- open landscape visible from east, north east and south

Noise sources

people

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium

Comments site on edge of quiet settlement with PROW to south

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? some

Corridor? ☐

Comments forms part of a larger arable field. PROW to south, not on site

Visual relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? some

Setting? ☒

Comments the area contributes to the setting of the church in the core of the settlement, visible from the landscape to the east

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the nearby Listed buildings- church and farmhouse are a positive edge along with the red brick outbuilding. The farm sheds/buildings are detractors although their scale and function appear appropriate.

Receptors and sensitivity

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

Comments adjacent residents, users of PROW and A442 to the south

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A narrow sloping meadow sloping down to the settlement street and located adjacent to the settlement hall. Mature trees lie on its eastern fenced boundary and to the north,. Open views are possible to the arable fields beyond. The field is the main gap left in the settlement built frontage and is important to its character.
Housing capacity medium/low	The site has little or no capacity for housing as it is the last major gap in the settlement built frontage allowing views of the surrounding landscape in and adds to the character of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently sloping valley side
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Arable farmlands	fine mature trees on eastren boundary and to north by settlement hall
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> low-moderate as an open field with views east

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ from settlement street next to settlement hall- main gap left in settlement frontage

Landmarks -

Detractors -

Intervisibility

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

Comments open to east

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments in quiet settlement next to main street and settlement hall

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor? ☐

Comments the field may be managed as part of a wider landholding but has no public access

Visual relationship of area...

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

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

Comments next to settlement hall- main gap left in settlement frontage

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments the settlement frontage is moderately attractive and this site forms an indentation

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments adjacent residents, users of the settlement hall and settlement street

Potential for improvement of settlement edge and overall mitigation

additional trees on boundaries

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a large open arable field sloping to the north visible in direct views from the A442 approaching the settlement from the south, with its northern edge forming the skyline. The field forms an important green wedge between the new housing to the south and the farm buildings to the north, enhancing the linear indented character of the settlement. A PROW overlooks the field from the north.
Housing capacity low	The exposed nature of the field, open to views from the south mean it is inappropriate for development.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	sloping valley side
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	line of trees to north and associated with houses to west
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- high as sloping field exposed to view from the south

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments northern edge of the field is skyline when viewed from A442 to the south

Key views

To settlement ☒ from the A442 to the south

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments sloping field is visible from the A442 to the south

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments site on edge of settlement with A442 visible and audible to south and PROW to north

Functional relationship of area...

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

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

Comments forms part of a larger arable field. PROW to north, not on site

Visual relationship of area...

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

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

Comments the area contributes to the setting of the church and the linear indentd character of the settlement visible from the landscape and A road to the south

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments directly adjacent edge not generally visible. Edge of settlement to the south, visible from A442 a detractor.

Receptors and sensitivity

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

Comments adjacent residents, users of the A442 and PROW to north

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A farm complex with Listed barn on the edge of the valley floor . The buildings protrude north of the settlement and are visible from housing to the east and from across the valley floor from the north when much of the settlement is screened. They are, significantly, visible from the settlement street behind an important cluster of Listed buildings in the core of the settlement, including the Hall. A narrow treed lane accesses the farm yard and contributes to the settlement character.
Housing capacity medium/low	There is very limited or no opportunity for housing on this site which would not disrupt the traditional pattern and hierarchy of forms of the farm complex and spoil the setting of the Listed buildings within and adjacent. The access lane is also very narrow and contributes to the rural caharcter and should remain unchanged. The visibility of the complex from the north means the area is unsuitable for housing which would be exposed to view in a rural setting.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	sloping valley side
Ground Type	Localised impoverished sandy soils	farm/building complex
Land cover	Arable farmlands	mature trees along access
Settlement pattern	Clustered with estate farms	small

	LDU level	Agree?
Cultural sensitivity Low	<input type="checkbox"/>	medium- high as farm complex with Listed building
Ecological sensitivity Low	<input checked="" type="checkbox"/>	-
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"/>	
Biodiversity	
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 ☐ Listed building

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm/building complex

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ glimpses from core of settlement behind Listed buildings

Landmarks buildings Hall adjacent- locally visible

Detractors -

Intervisibility

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

Comments area set down on valley floor with some views to the north

Noise sources

other

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium

Comments farm complex on edge of settlement

Functional relationship of area...

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

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

Comments farmyard integral part of villlage original function and relating to landscape to the north

Visual relationship of area...

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

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

Comments farmyard integral part of villlage and settlement character and forming rural backcloth to the Hall and cluster of Listed buildings adjacent

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 very positive edge of settlement- core with Listed buildings and walls

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and settlement street users

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity high/medium

Justification

A locally prominent steep slope forming the curtilage and setting of the Old Rectory. The area consists of mown grass below the house and rough grassland elsewhere. Tree cover is old parkland trees with some mature trees on the boundary with the lane to the south. The settlement cemetery is surrounded by the site and enjoys open views across it to the river valley to the north. The A442 has a significant view to the site which acts as a positive setting to the Old Rectory and an appropriate introduction to the settlement.

Housing capacity low

The site has no capacity for housing as it is a prominent slope which acts as a setting for the Old Rectory and setting and tranquil surrounds for the cemetery. The slope is highly visible from the north from the A442 which increases its sensitivity.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	steeply sloping valley side
Ground Type	Localised impoverished sandy soils	grass lawns and pasture with parkland trees
Land cover	Arable farmlands	mature parkland trees
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> possibly medium due to association with Old Rectory
Ecological sensitivity	Low	<input type="checkbox"/> possibly low- medium as rough grassland
Visual sensitivity	Low	<input type="checkbox"/> moderate as steep slope visible from north

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments grass lawns and pasture with parkland trees

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☒ view approaching settlement from the north on A442 from river bridge

From settlement ☒ view from cemetery

Landmarks buildings The Old Rectory

Detractors -

Intervisibility

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

Comments slope highly visible from A442 but for short distance

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments site on edge of settlement with A442 visible and audible to north west and quiet lane to south

Functional relationship of area...

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

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

Comments appears to be part of Old Rectory curtilage- some rough, some mown

Visual relationship of area...

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

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

Comments important setting to Old Rectory and screen to new housing to south

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments the Old Rectory is a positive feature on the edge of the settlement . The new housing to the south is slightly obtrusive but is mitigated by tree cover

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and A442 users and lane users

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity

Landscape sensitivity low

Justification

This site consists of a small rectangular area of derelict land within the settlement envelope of Waters Upton. It is currently used for access to one of the semi-detached houses immediately to the east and is otherwise neglected. Garden vegetation fringes it to north and south, while the western road frontage has relic metal fencing along part of the boundary. Within the wider landscape it is not visible due to surrounding housing, despite a small area of open space directly to the west. However, it is highly visible to all users of the A442 which runs past the site frontage.

Housing capacity high

This is clearly a site that should be developed for housing, to restore the built pattern of the settlement. There is capacity for several small units, which should echo the scale, form and materials of adjacent houses to north and south. It would be advisable to locate houses as far east on the site as possible, to provide opportunities for easy access to and from the busy A442.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	flat
Ground Type	Localised impoverished sandy soils	rough ground
Land cover	Arable farmlands	garden vegetation on some boundaries
Settlement pattern	Clustered with estate farms	very small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - part of pattern of built environment
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> medium high - highly visible locally

Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input 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 ☐

Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments used as amenity access by local residents

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ highly visible part of settlement from A442

From settlement ☐ -

Landmarks -

Detractors other obviously unmanaged land within settlement

Intervisibility

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

Comments enclosed by development

Noise sources

roads aircraft people

Views of development many all sides 360 Presence of people frequent

Tranquillity

Summary low

Comments the site is surrounded by housing on three sides, with houses visible across a busy road

Functional relationship of area...

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

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

Comments the site is clearly part of the built pattern of the settlement and may well have been developed at some point in the past.

Visual relationship of area...

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

...with adjacent assessed area? none

Setting? ☐

Comments the site is clearly visible from houses to the east, north and south, from the west and for all users of the A442. There are no viewpoints within the wider landscape to 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 moderately indented

Comments houses to the east of the site are mid 20thC, while cottages to north, south and north west/north east are earlier, probably late 18th and 19th C, all red brick and small scale

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments the site is clearly visible to all passers-by on the public highway, on foot or in vehicles

Potential for improvement of settlement edge and overall mitigation

(re)development of the site to restore the street pattern

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of part of a single large field on the southern edge of Waters Upton. It is in arable cultivation and generally flat, with a notable undulation in the southern part, between Chapel House and Crudgington Primary School, both of which occupy small areas on the western edge of the site, abutting the A442. The site forms part of the wider farmed landscape, which here consists of large-scale mainly arable fields with few or low hedges. It is more treed and wooded to the east, but very open to the west. There is no physical boundary marking the site's eastern edge. Although of relatively low value as a landscape resource, this site is very important in separating the two settlements of Waters Upton and Crudgington.

Housing capacity low

The site has no capacity for development. Development would very significantly reduce the separation of the two settlements of Waters Upton and Crudgington and would be highly visible within the wider landscape. It would not be possible to provide adequate or suitable screening, as this is not a well wooded or treed landscape, and the landform is generally flat. Development on this scale would not be an appropriate fit with the existing essentially linear pattern of Waters Upton and would have a significant impact on both Chapel House and Crudgington Primary School, which at present enjoy an open, rural position.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Soft rock vales and valleys		variable; generally flat but with notable local undulation at southern end
Ground Type Localised impoverished sandy soils		arable cultivation
Land cover Arable farmlands		none
Settlement pattern Clustered with estate farms		large
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Low		<input type="checkbox"/> moderate-high - visible over a wide area

Designations

Landscape	Comments
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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 part of single large arable field without hedges

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ no, but is part of southern approach to the settlement, so highly visible for all users of the A442

From settlement ☐ -

Landmarks buildings Crudgington creamery to the south west

Detractors major roads A442 and Crudgington creamery to the south west

Intervisibility

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

Comments given a large site within a fairly flat landscape, there is a considerable degree of intervisibility, not from viewpoints, but from within the wider landscape, chiefly the A442, as there are few houses and no footpaths locally

Noise sources

roads aircraft

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the site abuts a busy road and the school at the southern end attracts twice-

daily users although the site is likely to more tranquil to the south east, in open countryside

Functional relationship of area...

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

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

Comments the site and is managed as part of the wider farmed landscape with no public access

Visual relationship of area...

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

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

Comments the site is part of the wider farmed landscape, acts to separate Waters Upton from Crudgington and acts as a foreground to the settlement when approaching from the south

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments the narrow settlement edge to the north consists of four houses set at an angle away from the A442 looking out over the site and relating poorly to the pattern of the settlement

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments residents of Chapel House, users of Crudgington Primary School and residents on the southern edge of Waters Upton, as well as all users of the A442, would be affected by development of this site

Potential for improvement of settlement edge and overall mitigation

restoration of field boundaries would reduce scale of farmed landscape