

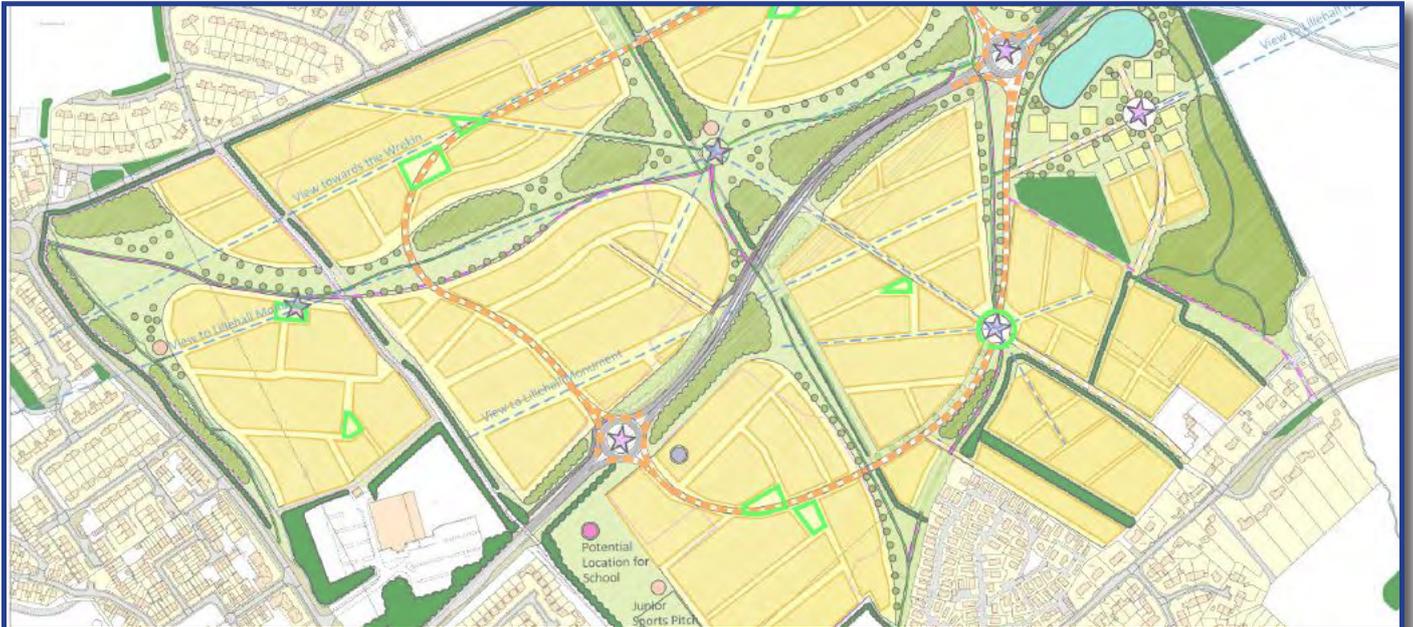
LANDSCAPE & VISUAL IMPACT APPRAISAL

MUXTON, TELFORD

PREPARED BY TPM LANDSCAPE LTD

for

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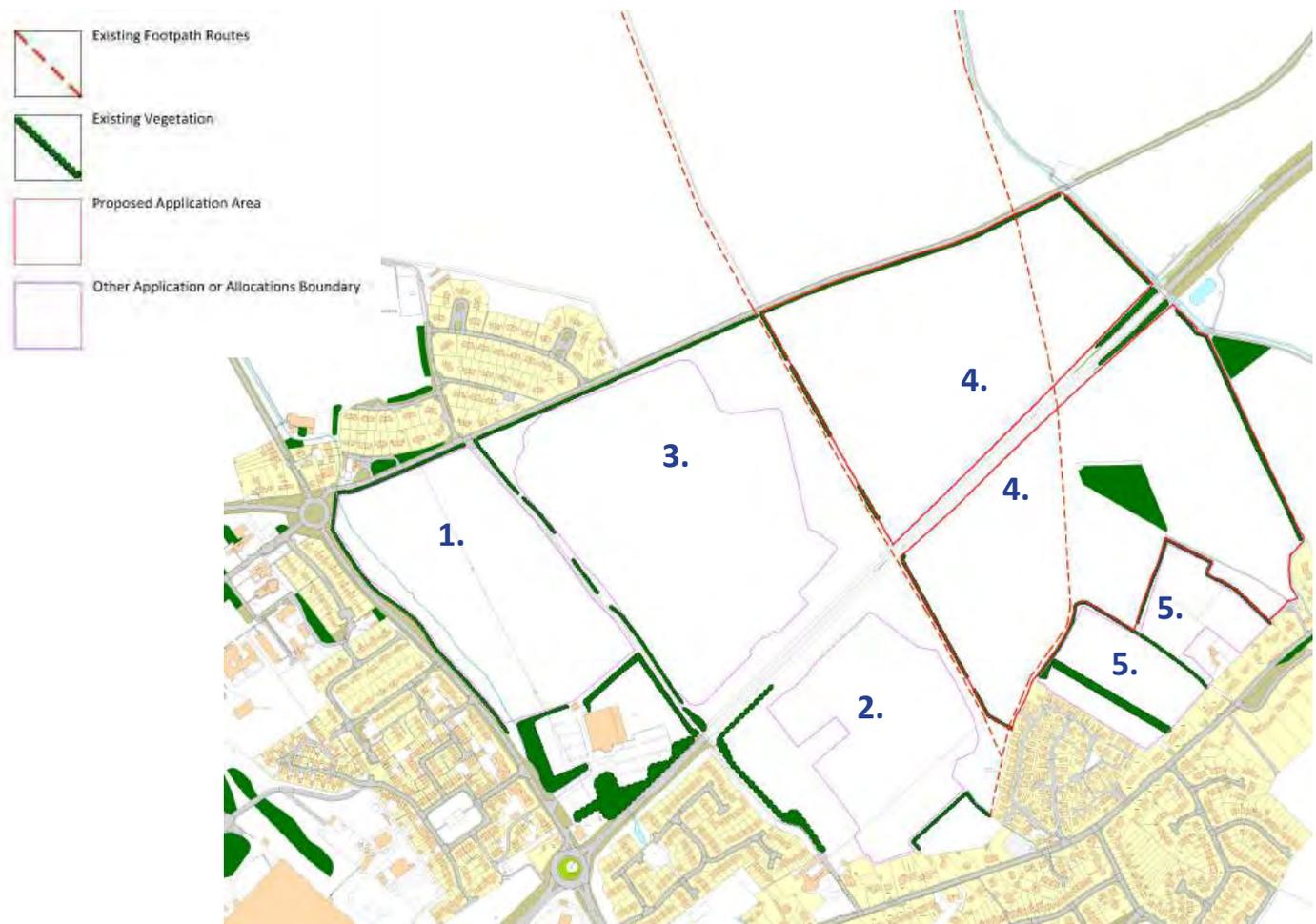


Figure 1. Site location and boundaries

1.0 CONTEXT

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM were commissioned by Tesni Homes in December 2015 to prepare a Landscape and Visual Impact Appraisal (LVIA) for land to the east of Muxton, Telford; this will be referred to as the proposal site throughout the document. This document is in support of a masterplanning exercise for a combined site identified in fig 1 above. The LVIA will consider the baseline for both the landscape resource and visual amenity and will seek to identify the sensitivity of each before considering the change that proposed development may introduce. Both the landscape and visual impact of the proposed residential development will be assessed and a strategy of mitigation planting or other methods will be explored where relevant to reduce identified impacts.

The landscape and visual appraisal was undertaken in February 2016 when trees were not in leaf.

1.2 SITE DESCRIPTION

The proposal site is located to the north east of Muxton and Telford. Muxton is an ancient village which now forms part of the new town of Telford. The Local Planning Authority for this area is Wreking and Telford Council.

The proposal site is an area of mixed arable land with some field groups given over to rough pasture while others are currently under arable production. Field groups are large and field boundaries are post and rail fencing and/or managed hedgerows. Small woodland copses are found within these field groups and along road and field boundaries.

The topography of the proposal site is essentially flat running from 65 AOD in the north to 75 AOD in the south. The surrounding landscape is flat to the east and north but has significant local land marks in the Wrekin hill to the south west and Lilleshall hill to the north east .

Two public footpaths cross the site travelling south to north from Muxton settlement edge, these cross the A518 and appear overgrown and not used as through routes.

1.3 DESIGNATION

The proposal site is not subject to any landscape designation. There is a Strategic Landscape Area to the east of the proposal site covering land between the site and Lilleshall.

1.4 DEVELOPMENT PROPOSALS AND AIMS OF STUDY

A masterplan proposal for a combination of sites has been developed alongside this landscape appraisal. This document has informed the design and layout and assisted in understanding both the landscape and visual amenity of the surrounding areas but also the context in which other sites for development are being brought forward.

The masterplan site boundary considers a combination of proposed residential development sites currently awaiting planning decisions, sites that have been allocated for housing but as yet have no applications brought forward and sites that are proposed for development but as yet are not part of any current application.

The masterplan process undertaken has sought to examine the existing planning applications with a view to developing a proposal that combines both these sites and other available land into a single conjoined masterplan. A number of benefits to this approach are anticipated and explored more extensively within a separate Design document. Some of these benefits to a larger scheme however have come to the fore following the research and assessment work carried out within this document and relating to matters of landscape and visual amenity.

This report seeks to understand the proposed landscape and visual sensitivity of the receiving landscape, the likely effects of the developments proposed to date and the effects, both positive and negative of a larger development proposal. The results of this assessment are then taken forward into the design process with a masterplan that seeks to be led through a landscape approach.

1.5 THE SITE BOUNDARIES (see Figure 1)

The site boundaries are made up of a combination of separate but adjoined land holdings. Travelling from the settlement boundary with Muxton outward in an easterly direction they are::

1. The eastern section of allocation site H1, a narrow strip of land immediately adjacent to Station Road and north of the Wyevale Garden Centre. This land is allocated for housing due to be brought forward by David Wilson Homes. To date no application or layout has been made for this land. Up to 100 houses are indicated;
2. The southern section of allocation site H1 to the east of properties along Old Willow Road and bounded to the north by New Trench Road A518 and to the south by properties along Wellington Road. A total of 220 homes are proposed along with a doctors surgery and potential provision for a primary school as part of an ongoing application;
3. The northern section of allocation site H1 also to the east of the David Wilson site and bounded to the north by Station Road and to the south by New Trench Road. A total of 430 homes are proposed as part of an ongoing application.
4. The client's (Tesni Homes) land north and south of New Trench Road, bounded to the north by Station Road and to the south by properties off Wellington Road. The eastern boundary is formed by a low hedge, track and stream. The parameters of development for this land are to be developed alongside this report.
5. A collection of smaller interested land owners with holdings to the south of the Tesni Homes Land who wish to be included within the masterplan area.

1.6 DEVELOPING THE STUDY AREA - ZTVI ASSESSMENT

The visual appraisal has been assisted through the production of a Theoretical Visual Influence map (ZTVI), illustrated in Figure 2 which are produced through specialist software by mapping the topography of the surrounding landscape and study area and digitally mapping those areas of the development that will be visible. The mapping gives an indication of where views might be obtainable from and assists in ruling out areas of study by developing a profile of the landscape where views of the development will not be possible due to intervening topography or other features such as vegetation.

1.7 BARE EARTH MODEL (refer to Figure 2)

The first map produced is a bare earth model which simply maps the topography of the surrounding landscape. The ZTVI indicates in blue those areas of the map where the proposal site will be visible from considering only the topography. This model does not allow for any intervening visual features such as vegetation or settlement that might affect the visibility of the site. Only the client site is considered as both the H1 allocation sites to the north and south are accompanied by their own landscape and visual assessments. Regardless of this, the mapping exercise clearly allows some broad statements to be made about the visibility of all of the site areas as well as the client site.

1.8 CONCLUSION OF ZTVI MAPPING DATA

The land to the north is almost flat leading to a clear visual enveloped in these directions with little interruption other than that provided by the layering of vegetation and field boundaries.

Land to the east is flat and open until the raised hill of Lilleshall is reached which as well as providing a natural promontory also prevents views from beyond its heights. To the south and moving westward is a natural ridge line which sits at the edge of Telford and forms another natural barrier for views from these directions.

Although not mapped the urban edge of the town forms a solid barrier preventing views towards the sites from all but locations immediately adjacent to the settlement edge.

Although a flat and open landscape locally, a combination of natural features and settlement combine to constrain potential views from the south, west and east with open views to and from the north across a largely unpopulated area of farmland.

Developed planned to the west of the client site will inevitable lead to an almost complete reduction of visibility of this site from the current settlement edge with a new settlement edge created through the proposals that will in itself be affected by potential development across this land.

VISUAL APPRAISAL

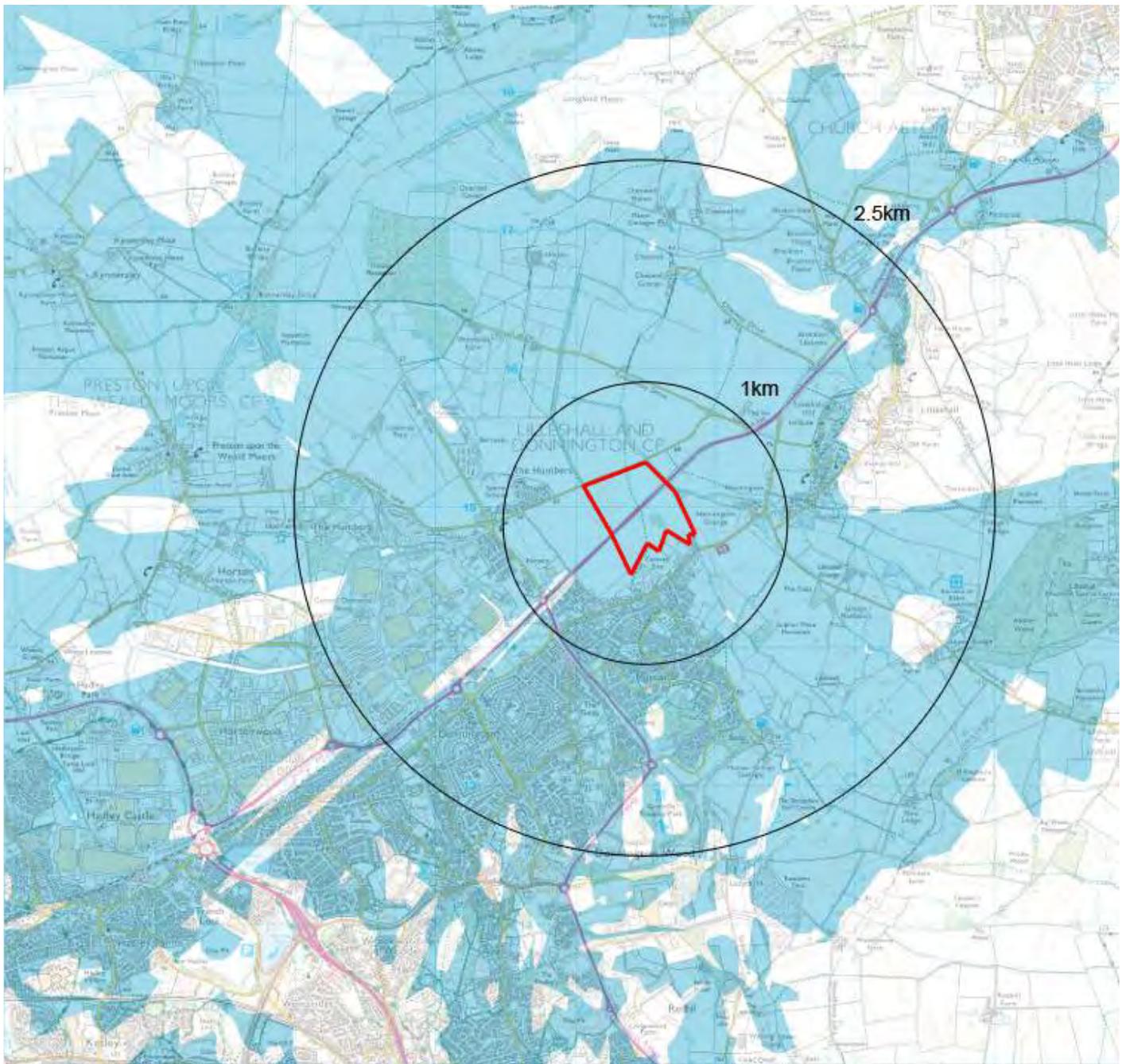


Figure 2. ZTVI bare earth model

1.5 STUDY AREA

Alongside the development of the ZVI model, desk top research was carried out to determine the existing publications available describing the landscape and townscape around Muxton and Telford. This information on landscape character, landscape assessment and landscape designations are reproduced in section 4 of this report with an analysis of this information and its relevance to the assessment of the impact of development at the proposal site.

To further an understanding of the receiving landscape the local roads were driven and public footpath networks explored to determine the receptors to be appraised. Areas of suggested visibility in the ZVI study were visited to determine a realistic zone of visual influence for the proposed development. Following this an area of study was determined for both landscape and visual receptors beyond which no notable effects are expected to occur.

A study of approximately 2.5 km has been considered for the development proposals.

There are two sensitive receptors outside of this study area that may form additional viewpoints subject to discussions with the LPA, they are Weald Moor Strategic Landscape to the north and the Wrekin hill to the south west.

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Figure 3. Site Location Plan

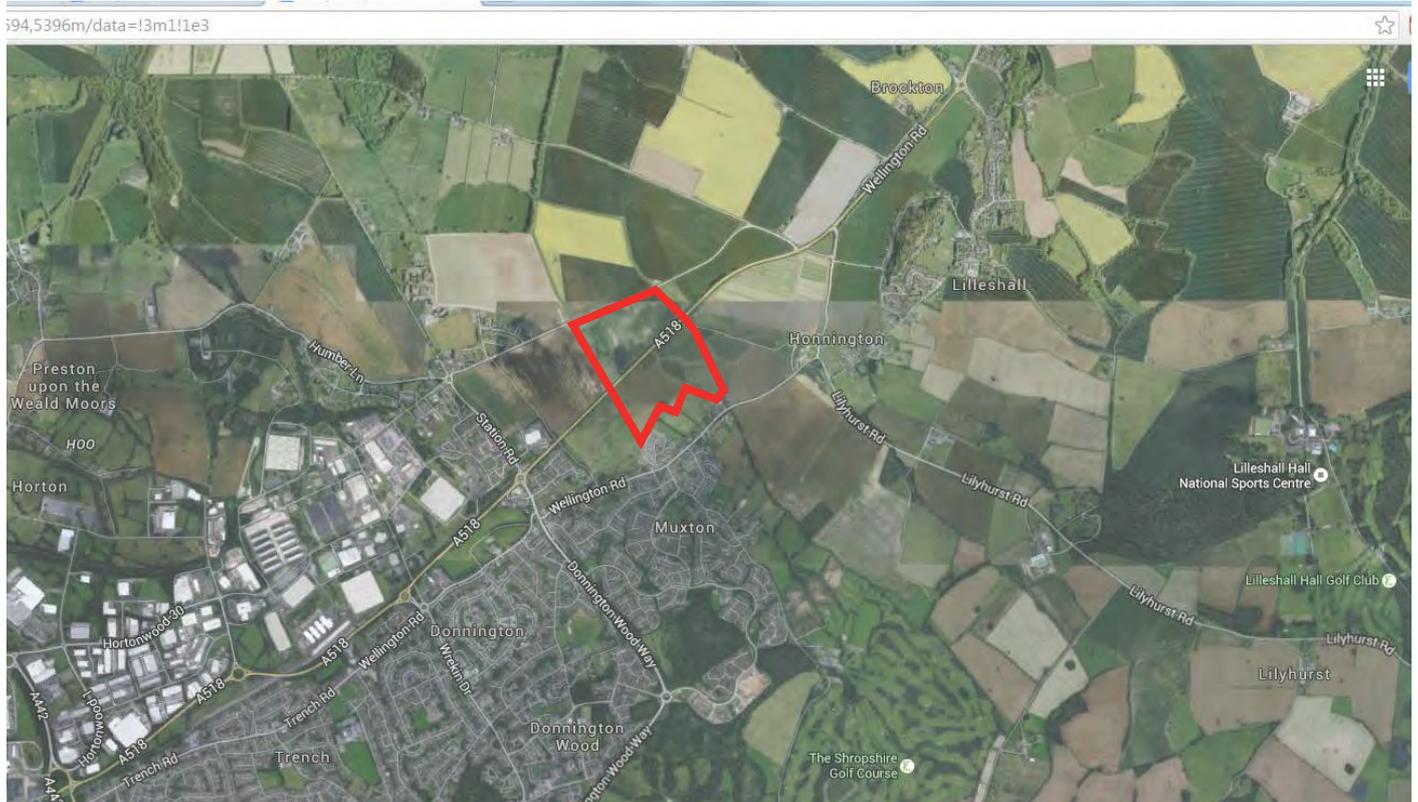


Figure 4. Proposal site aerial

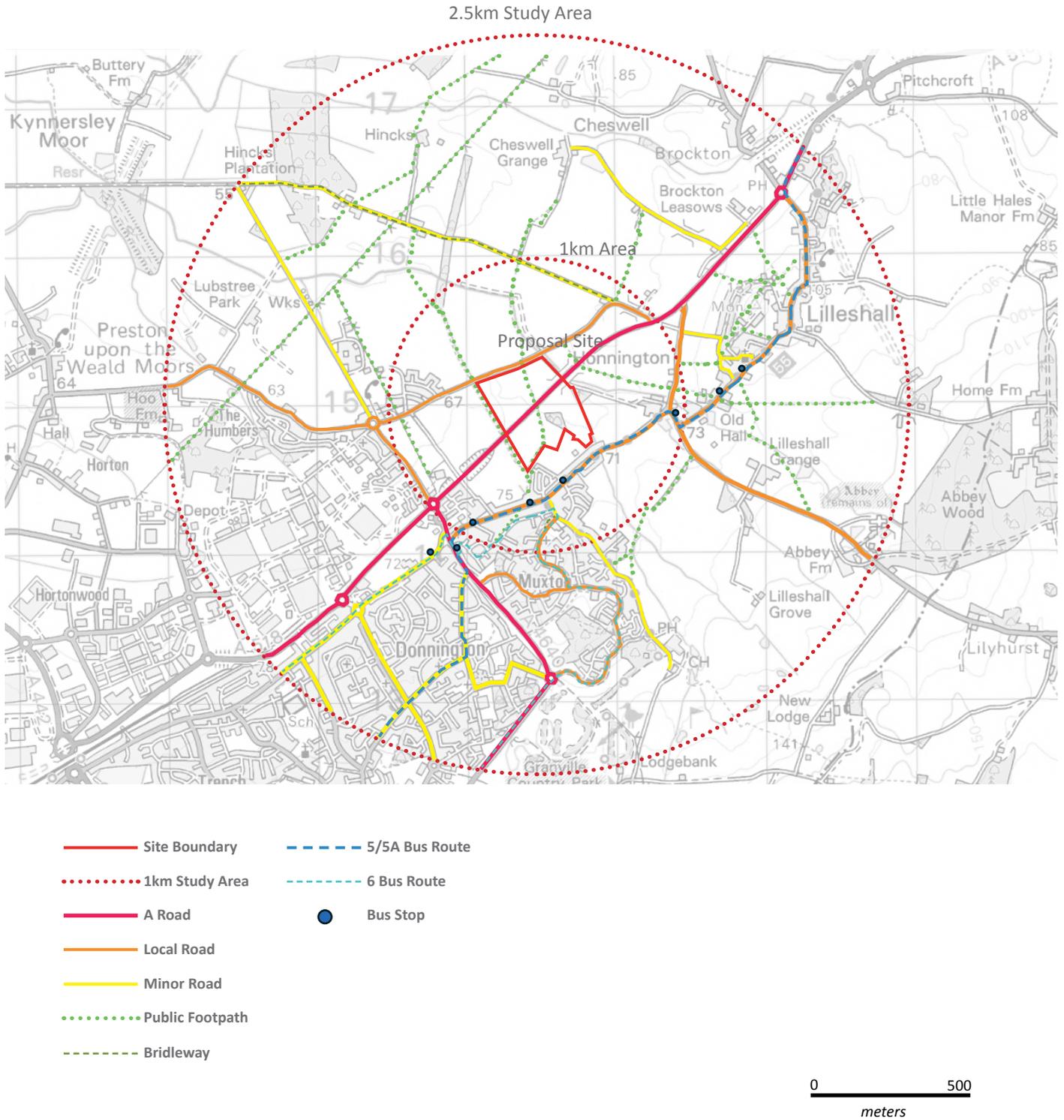


Figure 5. Study Area and Public Rights of Way (PROW) network

2.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

In some instances the text extracted from the various adopted documents is shortened or paraphrased for brevity, but the overall approach is to reproduce the assessment findings as part of the baseline for this report. Extracted text is in *italic*. The assessment conclusions and views expressed are not necessarily those of the author of this report and where difference in assessment occurs, this will be noted and reported in the summary and conclusions.

2.1 NATIONAL CONTEXT

National Planning Policy Framework (NPPF 2012)

The National Planning Policy Framework (NPPF) published March 2012 sets out the government's (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Sustainable development and growth is at the forefront of The Framework (NPPF). *"The purpose of the planning system is to contribute to the achievement of sustainable development."* (para 6).

The three elements of delivering sustainable development are considered to be economic, social and environmental. The environmental role should contribute to *"contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy"* (para 7).

The NPPF supports good design to enhance the quality of the built and natural environment. *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better people"* (para 56).

In relation to urban design and landscape, paragraph 58 concludes that:

"Planning policies and decisions should aim to ensure that development:

- *Establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping"*

The NPPF seeks to conserve and enhance the natural environment – protecting and enhancing valued landscapes, and affording great weight to the protection of areas of natural and scenic beauty, such as National Parks.

"The planning system should contribute to and enhance the natural and local environment by (para 109):

- *Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *Recognising the wider benefits of ecosystem services;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

“Local planning authorities should set criteria based policies against which proposals for a development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. (para 113)

Local planning authorities should:

- *Set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;” (para 114)*

2.2 LOCAL CONTEXT - WREKIN AND TELFORD COUNCIL

Local Plan

A new Local Plan is currently being prepared by Wrekin and Telford Council. This is set to replace the existing Wrekin Local Plan adopted in 2000. A number of policies from the Local Plan 2000 are ‘saved’ and continue to inform planning decisions until they are replaced by the new Local Plan.

The Local Plan currently being prepared by Wrekin and Telford will contain a portfolio of planning documents which supports the preparation of the Local Plan. Alongside the LDS the portfolio of documents includes the following:

- Development Plan Documents (Local Plan)
- Supporting Evidence Base
- Supplementary Planning Documents

Below is an extract from the Wrekin Proposal Map, which shows policies that lie within, or adjacent to the proposal site.

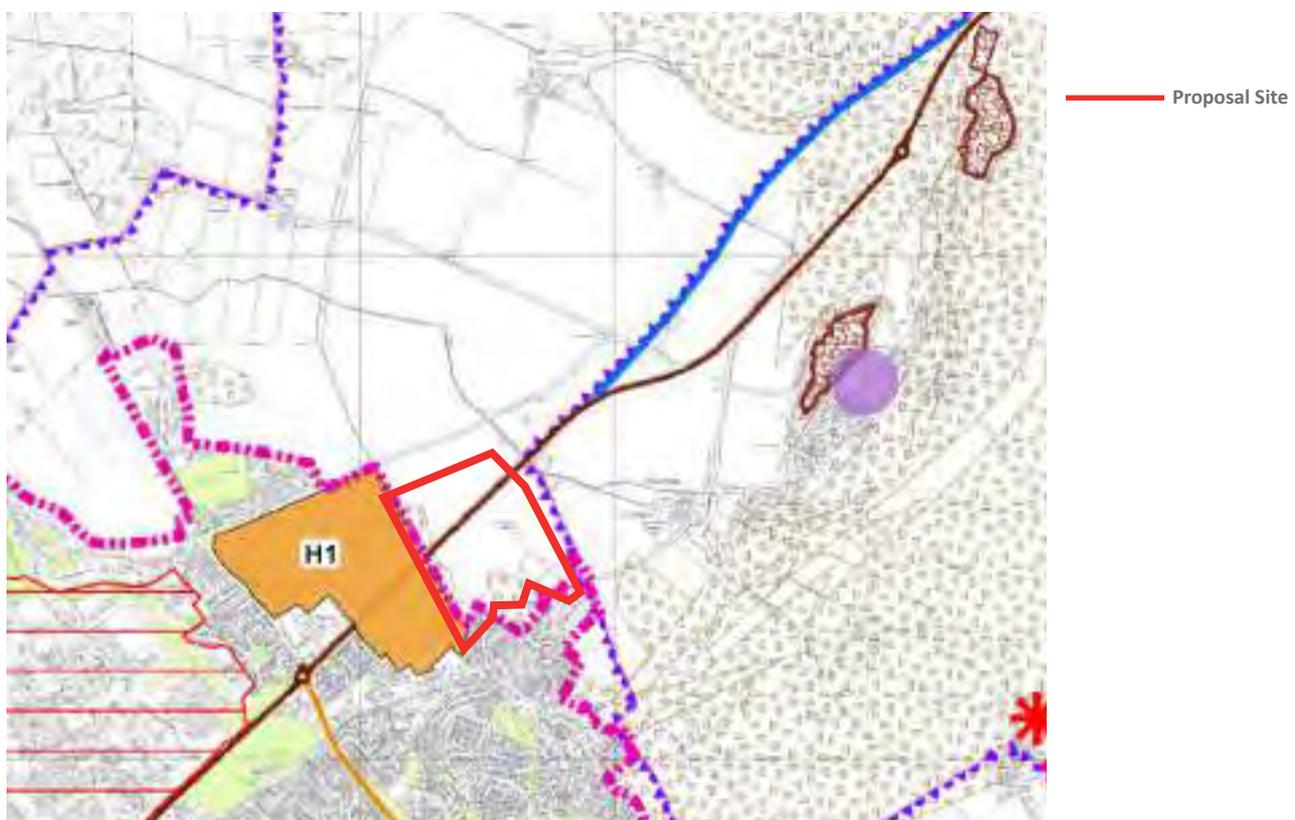


Figure 6. Extract of Wrekin and Telford Proposal Map



2.3 LANDSCAPE PLANNING POLICY

Matters of policy are dealt with separately within the planning statement that accompanies this submission.

2.4 SUPPORTING EVIDENCE BASE

Below are the supporting evidence base documents published by Wrekin and Telford Council, which are considered to be relevant to the proposed development in terms of landscape and visual matters.

Sensitivity Mapping

The Council have commissioned sensitivity mapping studies for landscapes surrounding urban centres which has been updated in 2014 by White Consultants. An analysis of this is carried out in some detail in section ? under landscape character with a brief overview of the conclusions on sensitivity for the land areas selected. This study is not a comprehensive survey of the baseline landscape or one which considers all landscapes around the urban edge of existing development. It represents a detailed consideration of specific sites which have been pre-selected for their potential to deliver housing.

Green Infrastructure

Green Infrastructure is supported and guided through a series of documents and evidence. Two core documents within this evidence base are Green Network Guidance 2002 and Green Infrastructure Evidence and Analysis. The former considers Green

Networks within Telford and how these are best managed and improved, the latter consider Green Infrastructure for the whole Borough with an analysis of current provision and how this is best managed and/or improved. The main issues raised by the study of relevance to the site are:

- Some deficiencies in open space for informal outdoor activities for residents to the north of Telford;
- Also to the north a lack of linkages between open spaces is also noted;
- The rights of way network is noted as being in poor condition;
- A need to establish good access between open space and the surrounding countryside.

Telford is noted as having specific shortfalls within the following categories of Green Infrastructure:

- Orchards;
- Outdoor Sports Facilities; and
- Parks, Public Gardens and Recreation Grounds;

A plan illustrating the existing Green Infrastructure network and potential strategic links outwards from this and interconnecting other areas is reproduced in Figures 7 and 8 opposite.

Telford and Wrekin Strategic Landscapes

Fiona Fyfe consultants were commissioned in 2015 to prepare evidence to support the designation of Strategic Landscape Area within the Local Plan. The aims of the study are set out to:

- To identify and evaluate the significant landscape characteristics, special qualities and key sensitivities of each Strategic Landscape.
- To identify the extent of each Strategic Landscape.
- To identify the broad parameters and nature of change which are compatible with the appropriate protection and conservation of the each Strategic Landscape.

A more detailed consideration of these areas and their potential to be affected by the proposals is included in section ?

2.5 SUPPLEMENTARY PLANNING GUIDANCE (SPG)

Below are a list of Supplementary Planning Guidance documents that are considered to be relevant to the proposed development in terms of landscape and visual matters.

The Shropshire Landscape Typology

Landscape Character assessment work which is considered in more detail in section 4

2.6 MASTERPLAN PROMPTS FROM PLANNING AND OTHER GUIDANCE

- The landscape of the proposal site and other adjoining sites is not designated but lies adjacent to a Strategic Landscape Area to the east;
- Telford is well known for its woodlands, Green Infrastructure and forward planning in terms of integrating landscapes and parkland into new development;
- The north east of Telford is noted as being short of Orchards, Outdoor Sports Facilities, Parks, Public Gardens and Recreation Grounds. Links to the countryside and between open spaces are also lacking.
- Figure 8 indicates that opportunities to expand this Green Infrastructure network exist for both the H1 and proposal site.
- All of the sites to the west of the client's (Tesni Homes) land (the proposal site) is allocated within area H1.

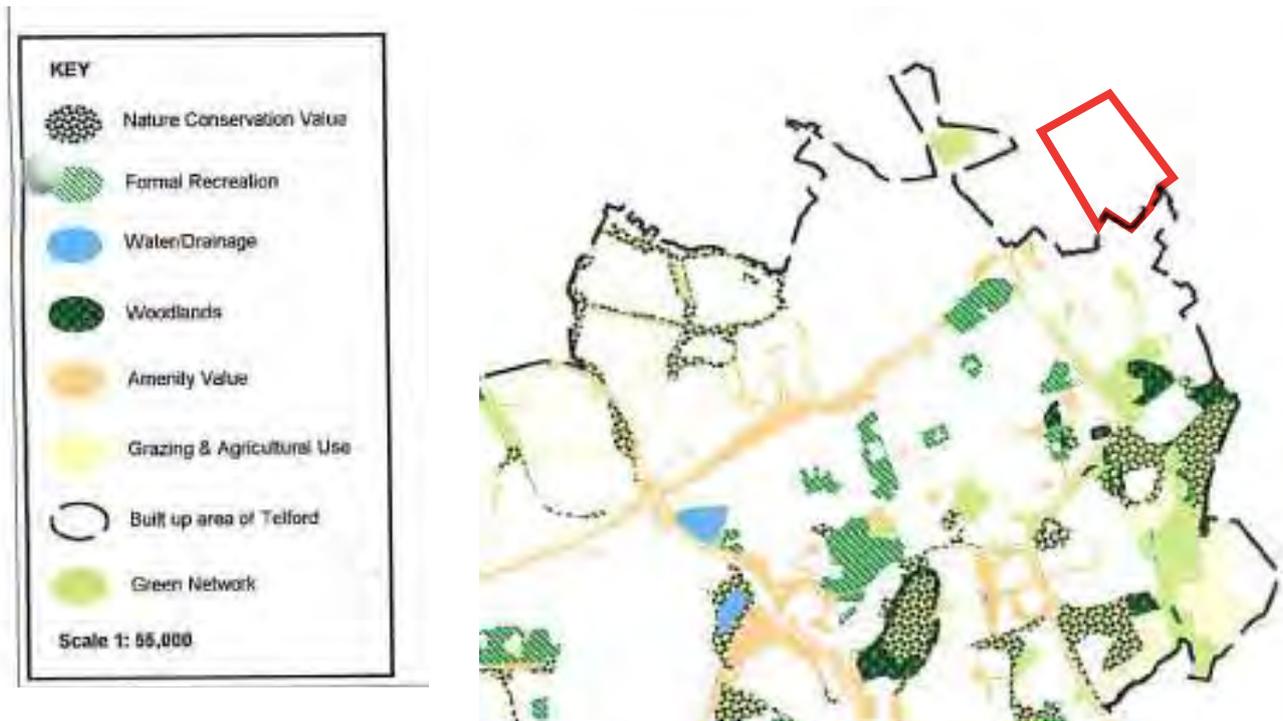
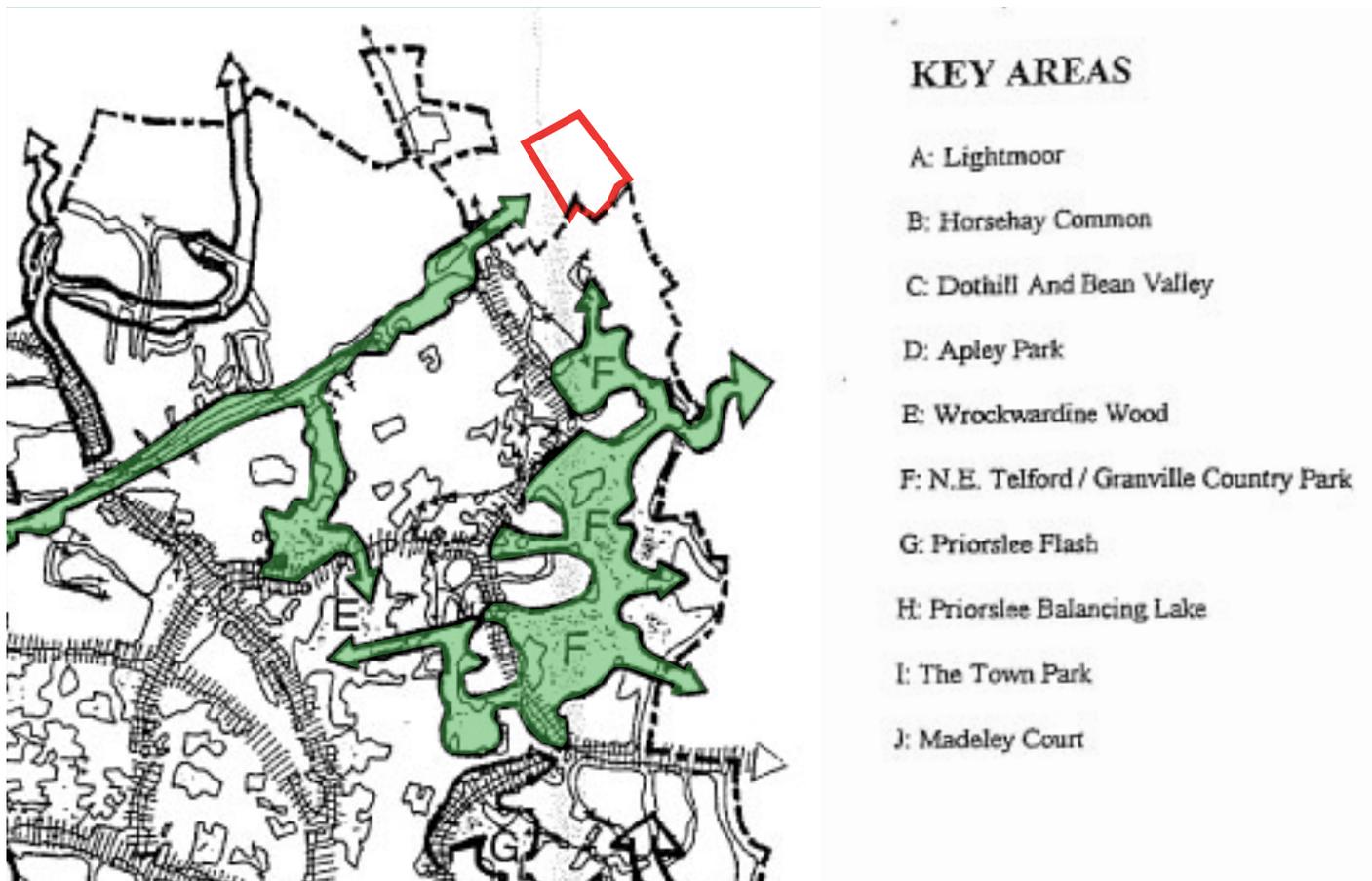


Figure 7. Green Infrastructure

Figure 8. Green Infrastructure Strategic Links



3.0 SITE CONTEXT



Figure 9. Woodland and hedgerow vegetation cover

- Site Boundary
- ⋯ 1km Study Area
- █ Vegetation
- Individual Tree
- - - Hedgerow

3.1 EXISTING VEGETATION

Existing vegetation across the site is largely limited to managed hedgerows at field boundaries. Two small woodland copses lie within and to the eastern boundaries of the site while small woodland groups are also present along the A518. The wider landscape includes small woodland copses and shelter belts but compared to the landscape to the south of Telford this is not a well wooded landscape.

3.2 CONTEXT PHOTOGRAPHS

The following views have been selected to give a brief overview of the landscape within and surrounding Muxton and the proposal site. An assessment of visual amenity and specific receptors is included in Section .

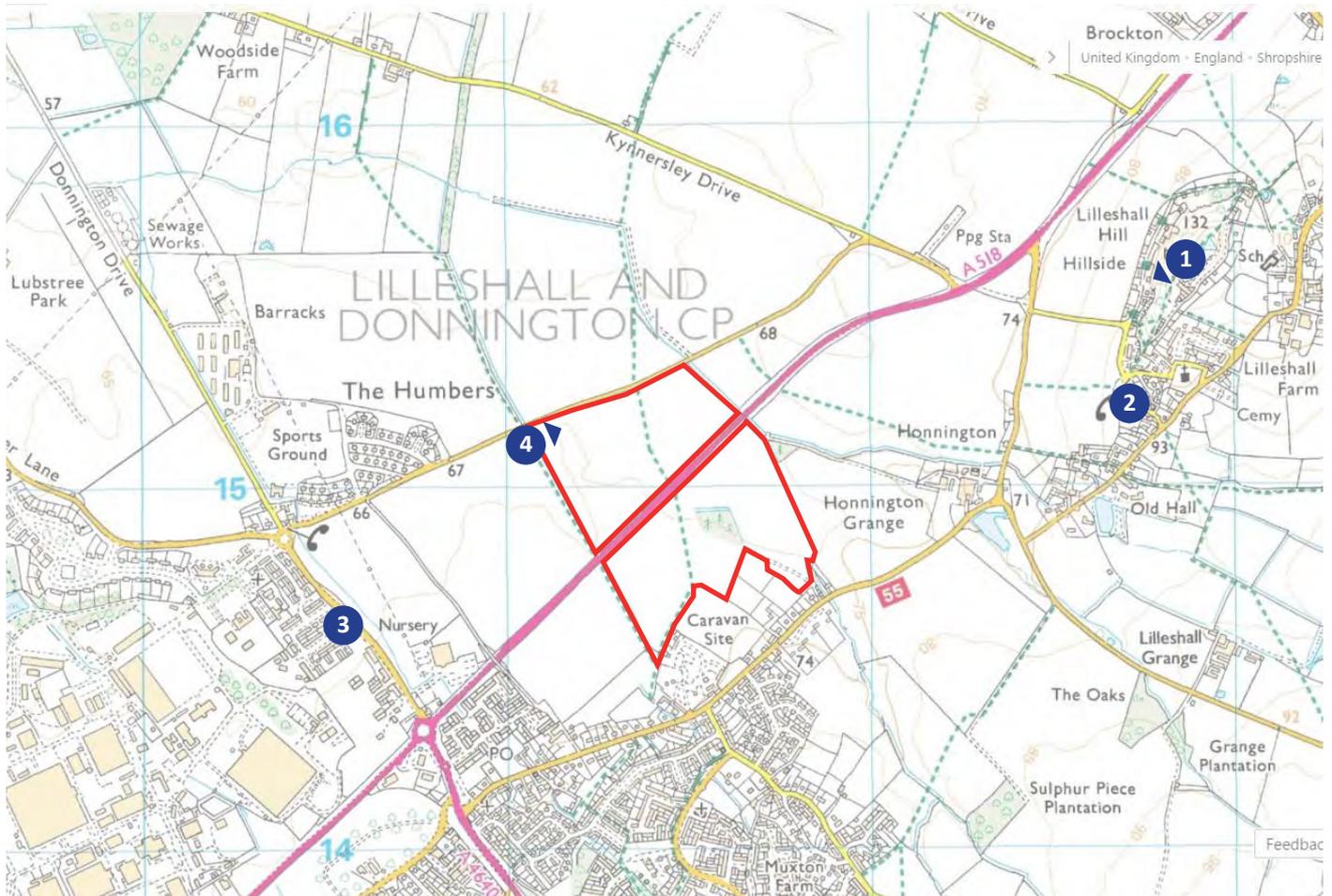


Figure 10 - Site Context



Photo looking towards the Wrekin and proposal site from Lilleshall monument

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Photo of cottages in Lilleshall



Photo of housing looking north from the edge of Muxton



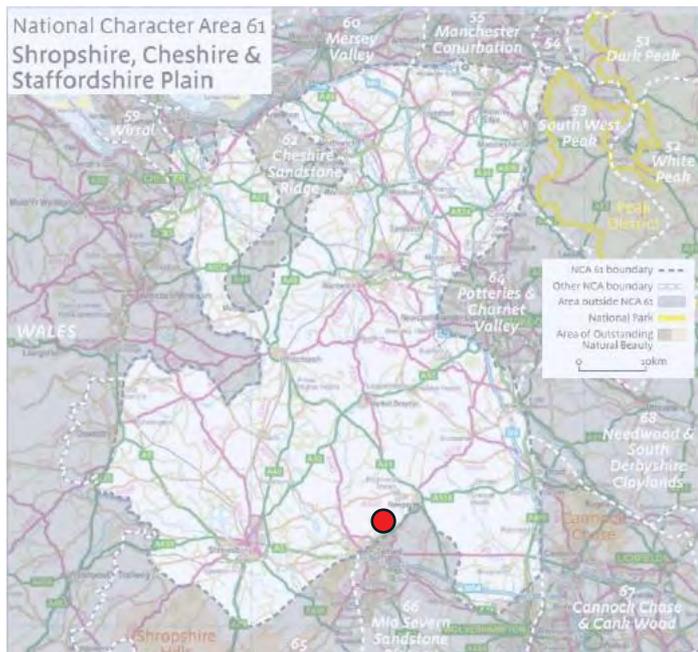
Photo looking north to the monument across the proposal site

4.0 EXISTING BASELINE: LANDSCAPE CHARACTER ASSESSMENT

Natural England’s National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposal site area falls within both the National Character Area 61, Shropshire Cheshire and Staffordshire Plain and National Character Area 66 Mid Severn Sandstone Plateau . I

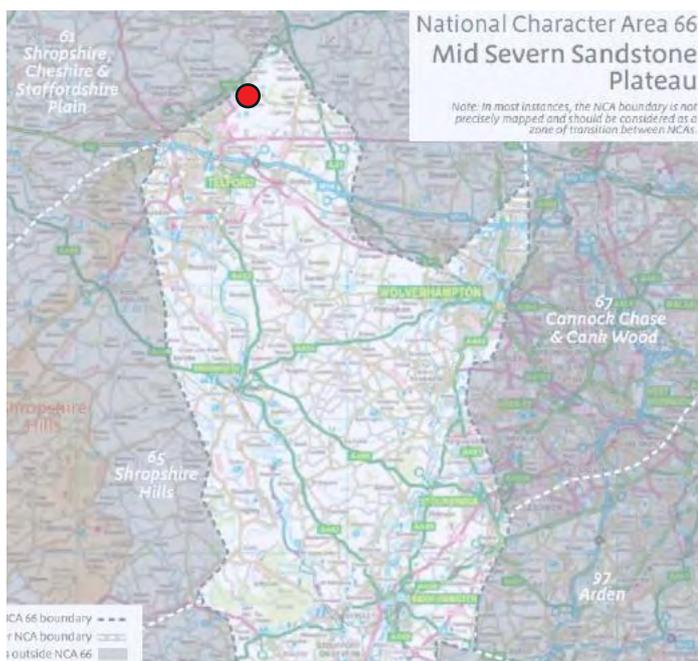
The following text and maps extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

4.1 NCA PLANS



● Proposal Site

Figure 11. Map extract from NCA 61



● Proposal Site

Figure 12. Map extract from NCA 66

4.2 NCA 61 SHROPSHIRE, CHESHIRE AND STAFFORDSHIRE PLAIN

NCA 61 Key Characteristics

- Extensive, gently undulating plain, a landscape of meres and mosses;
- Prominent discontinuous sandstone ridges, characterised by steep sides and freely draining, generally infertile soil that supports broadleaved and mixed woodland;
- Few woodlands, confined to the area around Northwich and to estates, cloughs and deciduous and mixed woods on the steeper slopes of the wind-swept sandstone ridges.;
- Strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees. Sandstone walls occur on the ridges and estate walls;
- Dairy farming dominates on the plain, with patches of mixed farming and arable;
- Diversity of wetland habitats includes internationally important meres and mosses comprising lowland raised bog, fen, wet woodland, reedbed and standing water;
- Extensive peat flood plains where flood plain grazing marsh habitats;
- Many main rivers and their flood plains lie in this area. Significant areas of grazing marsh, alluvial flood meadows and hay meadows associated with the rivers Dee, Sow, Gowy and Severn. The area has the highest density of field ponds in western Europe;
- Rich archaeological evidence of iron-age hill forts concentrated on the sandstone ridges and the Weald Moors.
- Regularly spaced, large farmsteads, dispersed hamlets, market towns and many other settlements including Macclesfield and Telford;
- Parklands and gardens associated with estates;
- Nationally important reserves of silica sand and salt;
- The numerous canals are important for recreation as well as habitat.

4.3 Statements of Environmental Opportunity NCA 61 of relevance to the study area and proposal

SEO 3: Manage and restore lowland heathland and ancient and plantation woodland, support partnerships to plan appropriately scaled new woodland cover, particularly where this will link and extend existing woodlands, restore and reinstate traditional orchards and increase biomass provision to mitigate the impact of climate change, where this will benefit biodiversity, landscape character and enhance the experiential qualities of the area.

4.4 NCA 66 MID SEVERN SANDSTONE PLATEAU

NCA 66 Key Characteristics

- Extensive sandstone plateau in the core and east of the NCA underpins an undulating landscape with tree-lined ridges; this contrasts with the irregular topography and steep, wooded gorges of the Severn Valley in the west;
- Plateau underlain by Permian and Triassic sandstones and Carboniferous Coal Measures of the Coalbrookdale and Wyre Forest coalfields in the west provide the source of mineral wealth which fuelled the Industrial Revolution.
- Permian and Triassic sandstones erode to free-draining, slightly acid mineral soils which historically supported extensive heathland and grassland. In contrast, marls and sandstones associated with Coal Measures erode to clayey (argillic) brown earth soils.
- The plateau is drained by the rivers Worfe and Stour and fast-flowing streams in small wooded, steep-sided streamside dells, locally known as dingles.
- The main river is the fast-flowing Severn, flowing north to south in the west of the NCA, often through steep, wooded gorges, the largest being the Ironbridge Gorge.
- Interlocking blocks of mixed woodland and old orchards provide a well-wooded landscape and conifer plantations combine with parklands to give an estate character. Wyre Forest is part of one of the largest ancient lowland oak woods in England.
- Large, open arable fields with a weak hedgerow pattern on the plateau contrast with mixed arable and pasture land with smaller, irregular shaped fields bounded by hedgerows with hedgerow oaks in the west.
- Characteristic lowland heathland associated with acid grassland and woodland supports nationally important populations of flora and fauna, notably butterflies including the pearl-bordered fritillary.
- Post-industrial sites, disused coal mines and mineral quarries are important habitats around Telford and urban areas.
- Rich and important heritage assets have led to World Heritage status for Coalbrookdale and Ironbridge, the birthplace of the Industrial Revolution.
- Traditional buildings constructed of brick vary in colour. .
- The Stour and Severn valleys contain frequent villages and there are a number of attractive historic towns.

4.5 Statements of Environmental Opportunity NCA 66

SEO 1: Protect, expand and appropriately manage the characteristic habitats of the NCA, specifically lowland heathland, acid grasslands and woodland including orchards and hedgerows, thus reinforcing the sense of history and reducing habitat fragmentation for the benefits that this will bring to resource protection, biodiversity, climate regulation and the recreational and experiential qualities of the NCA.

4.6 SUMMARY OF NCA 61 LANDSCAPE CHARACTER IN THE CONTEXT OF THE STUDY AREA

The landscape of the Study Area and its local context exhibits some characteristics of the wider NCA 61. These include:

- Prominent sandstone ridges within a gently undulating plain;
- Few woodlands with hedgerow field boundaries;
- Locally parklands play an important role in the town.

The SEO supports the planning of new woodlands and the linking to, and extension of, existing woodland.

4.7 SUMMARY OF NCA 66 LANDSCAPE CHARACTER IN THE CONTEXT OF THE STUDY AREA

The landscape of the Study Area and its local context exhibits some characteristics of the wider NCA 66. These include;

- Woodlands and plantation combine in places to give an estate character;
- Large open arable fields with a weak hedgerow pattern combine with smaller irregular field groups bounded by hedgerows and hedgerow trees;

The SEO looks for the protection and expansion of characteristic habitats such as lowland heathland, acid grasslands and woodland including orchards and hedgerows.

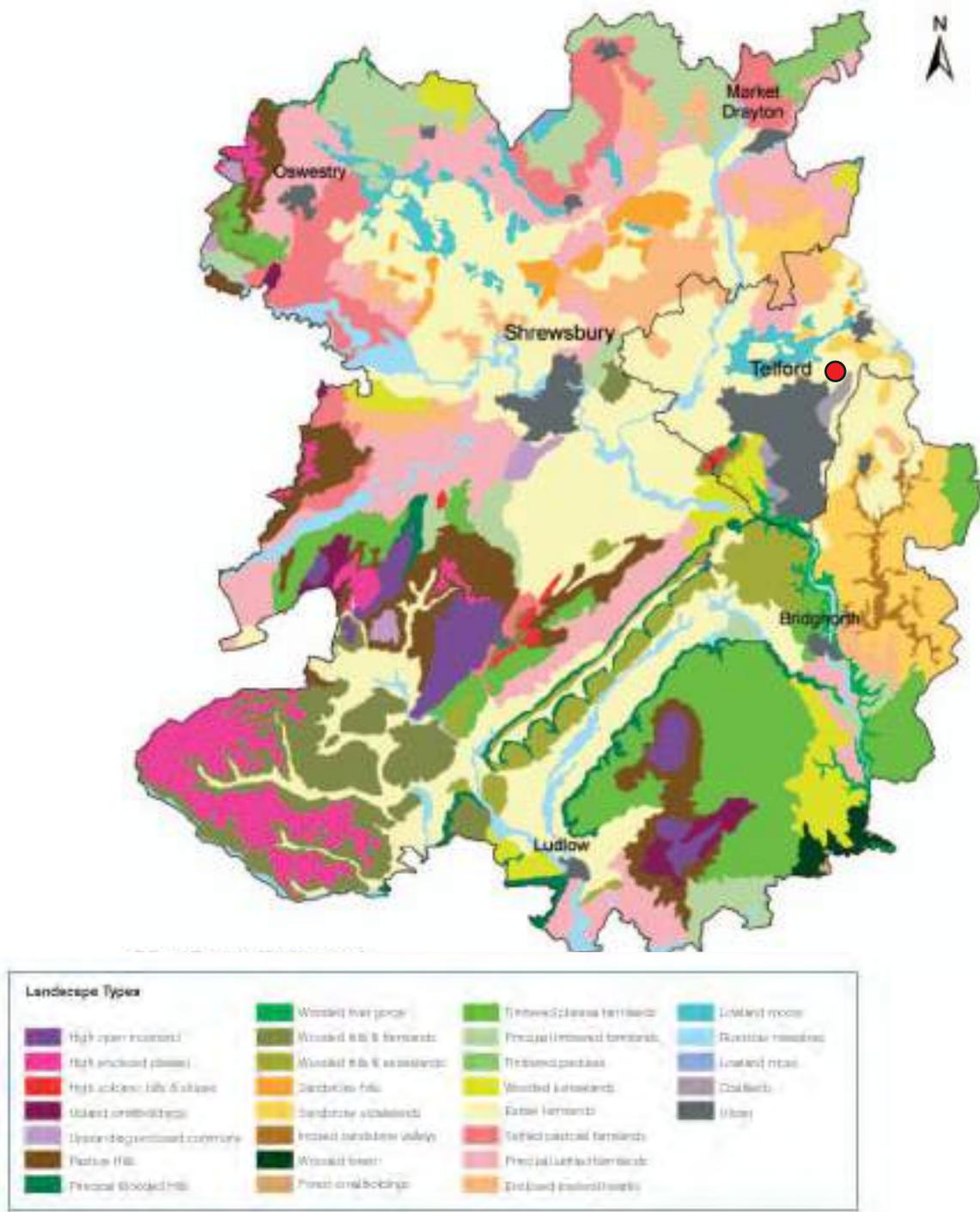
4.8 MASTERPLAN PROMPTS NATIONAL LANDSCAPE CHARACTER AREAS

- The landscape of the proposal site and other adjoining sites includes some aspects typical of the broader National Character Area but does not include anything of specific note or value that defines this landscape;
- The characteristic features of note to protect and retain where possible are woodland, trees and hedgerows;
- The expansion of existing woodland, the planting of new woodlands and the connecting of habitat areas through such work is promoted within both NCAs

4.9 REGIONAL AND LOCAL LANDSCAPE CHARACTER ASSESSMENT: THE SHROPSHIRE LANDSCAPE TYPOLOGY

The character of the landscape has also been explored in further detail within Regional and Local landscape character appraisals. A brief summary of these is explored below with the landscape character types and areas, their key characteristics and other notable features and elements listed. An evaluation of the value of each landscape character type and area is also considered alongside a consideration of their susceptibility to change through the proposed development. A statement on the sensitivity of the landscape described to this change forms the conclusion to this section.

Figure 13. Extract from The Shropshire Landscape Typology



4.10 Estate Farmlands Landscape Character Type : Key Characteristics

This is a gently rolling lowland and valley floor landscape that occurs across large areas of Shropshire. Landscape character is largely determined by an ordered pattern of fields and woods, with a prevailing pattern of medium to large sub-regular fields. Key Characteristics are noted as:

- Mixed farming landuse;
- Clustered settlement pattern;
- Large country houses with associated parklands;
- Planned woodland character;
- Medium to large scale landscapes with framed views.

4.11 Estate Farmlands Landscape Character Type: LANDSCAPE VALUE

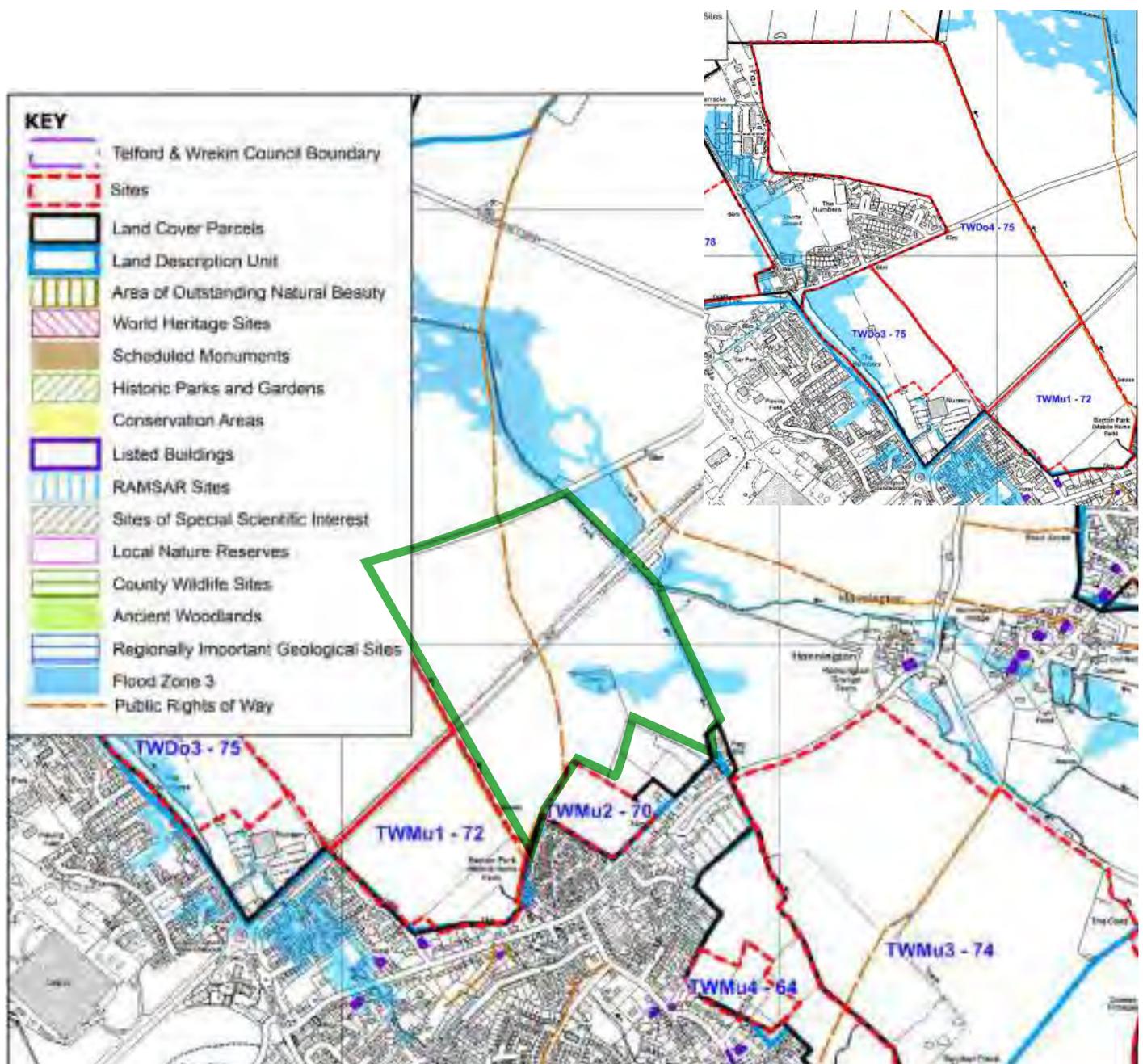
No value or sensitivity guidance is given within the published document but the following characteristics are of note when considering value:

- Framed views;
- Historic landscape and parklands;
- Estate landscapes and associated listed buildings;
- Ancient woodland occurs in some places.

4.12 REGIONAL AND LOCAL LANDSCAPE CHARACTER ASSESSMENT: LANDSCAPE SENSITIVITY STUDY 2014

White Consultants were appointed by Telford and Wrekin Council in December 2013 to undertake an update of the 2009 landscape sensitivity and capacity assessment for defined areas around Telford and Newport. The site for proposed development is situated adjacent to areas TWDo4-75 ,TWMu1 72 and TWMu2 70.

Figure 14. Extract from Landscape Sensitivity Study 2014



4.13 TWMu1 72

This is an area of land currently subject to a planning application for housing within allocation area H1 (south). The land is described as broadly flat and mainly used for horse grazing with some hedgerow and woodland enclosure to its north, eastern and western boundaries. It has the following characteristics which are noted as relevant in determining the areas sensitivity.

- The area appears in poor condition;
- Value associated with its location as part of the wider landscape and a listed building to the south;
- Susceptible to development due to its openness as any development will significantly extend the settlement boundary;
- Tree planting on northern boundaries suggested to mitigate potential impacts.

Sensitivity assessed as medium.

4.14 TWMu2 70

An area bounded by housing and a caravan site to the south and south west with hedgerow and woodland copse boundaries to the north. This land forms part of the land held by other parties who wish to be included within the masterplanning exercise that this report supports.

- Value attached to its hedgerows;
- Some susceptibility to development due to greater visibility of this development from the urban edge and A442;
- Some potential for housing if it is screened from the north west;
- Amenity of the caravan park would be affected;

Sensitivity assessed as medium.

4.15 TWDo3 75

A flat, large arable field with views out to Lilleshall. This land is part of the H1 allocation controlled by David Wilson Homes.

- View corridor to Lilleshall Hill;
- Some susceptibility to development due to openness and long views;
- flood zone may limit potential for housing which should act as a core open space corridor;
- Tree planting and screening to eastern boundary;

Sensitivity assessed as medium/low.

4.16 TWDo4 75

Information missing from the published record.

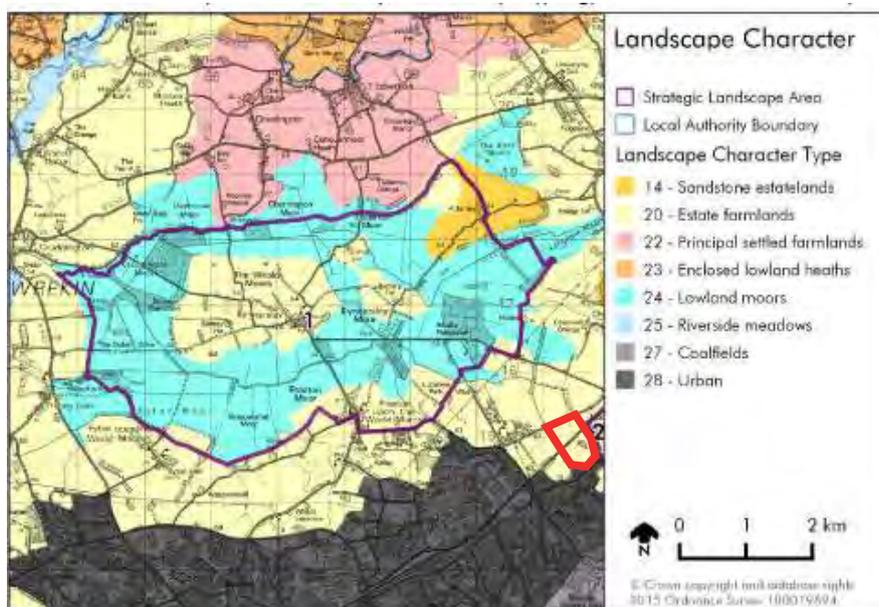
4.17 STRATEGIC LANDSCAPES: STRATEGIC LANDSCAPES STUDY STUDY 2015

Fiona Fyfe consultants were commissioned in 2015 to prepare evidence to support the designation of Strategic Landscape Area within the Local Plan. The aims of the study are set out to:

- To identify and evaluate the significant landscape characteristics, special qualities and key sensitivities of each Strategic Landscape.
- To identify the extent of each Strategic Landscape.
- To identify the broad parameters and nature of change which are compatible with the appropriate protection and conservation of the each Strategic Landscape.

Two Strategic landscape lies within or close to the study area for the proposal site; to the north The Weald Moors and to the south east and east Lilleshall village. A detailed character description is set out for each area together with an evidenced justification as to why these landscapes are highlighted as strategic with a value and influence elevated above that of the surrounding countryside.

Figure 15. Extract from Weald Moor Strategic Landscape

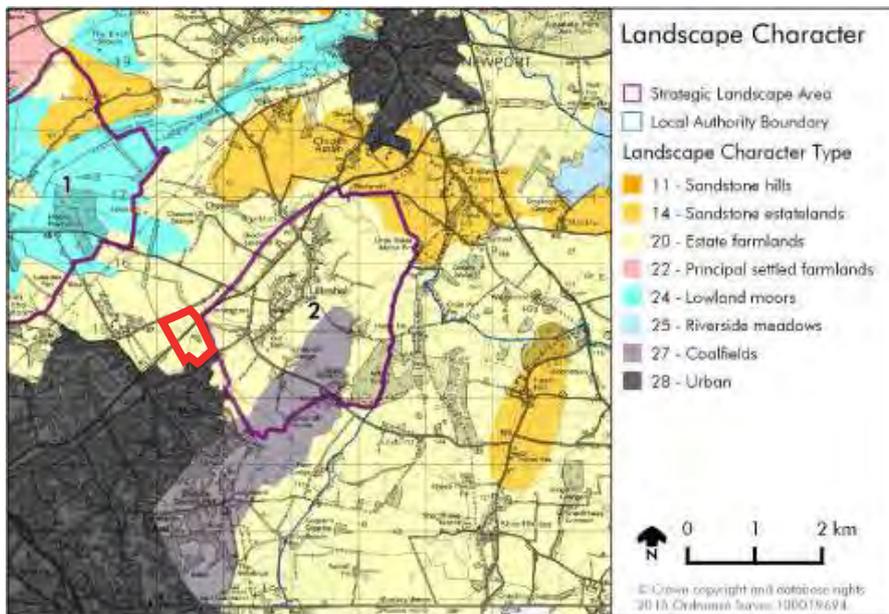


4.18 Weald Moors

As well as identifying key characteristics of the landscape, some of which are also common to the wider landscape typology of Shropshire, the study also identifies special qualities of the landscape, these are:

- Flat, low lying topography on a former peat bog, with slightly raised islands occupied by villages;
- A strong sense of visual enclosure created by the pattern of woodland blocks and shelter belts;
- An intricate network of sinuous streams and straight drainage ditches;
- Long inward views across the open Moors, often framed by trees;
- A sense of peace and tranquility, with very little visible development;
- A strongly rural landscape, with little settlement and relatively few roads;
- Low wooded horizons and big skies;
- A sense of history;
- Low lying landform visible in elevated views from surrounding higher land;
- Surrounding trees and woodland screen views of development and urban areas beyond enhancing the undeveloped character;

Figure 16. Extract from Lilleshall Village Strategic Landscape



4.19 Lilleshall Village

As well as identifying key characteristics of the landscape, some of which are also common to the wider landscape typology of Shropshire, the study also identifies special qualities of the landscape, these are:

- An outcrop of volcanic rock as part of a north-south ridge;
- A strong network of woodlands and mature hedgerows;
- Land use that is arable and pasture;
- Lilleshall village is situated on the outcrop and is in a historic, linear form centred around the church;
- Older lanes with the A518 running close to the western boundary;
- Historic features include Lilleshall Abbey, Lillehall Monument and industrial archaeology;
- The monument forms a focal point for views from within the area;
- The monument is also a popular viewpoint;
- A peaceful landscape with pockets of tranquility;

4.20 SUMMARY OF REGIONAL AND LOCAL LANDSCAPES

The proposal site is located within the Estate Farmlands Landscape Character Type . The proposal site and study area share a number of the key characteristics of this landscape character type. These include:

- Mixed farming land use;
- Planned woodland character in places where plantation woodland and road side planting exists;
- Medium to large scale landscape with views towards both the Wrekin hill and Lilleshall hill and monument.

4.21 SUMMARY OF AREAS ASSESSED UNDER LANDSCAPE SENSITIVITY STUDIES

All of the masterplan areas other than the client (Tesni) land has been assessed. Broadly speaking all of the areas assessed are of either medium or medium/low sensitivity to housing development. All are considered as able to accommodate some development with particular suggestions as to mitigation and aspects of existing landscape value should be dealt with.

Screening for views from existing residential properties and road routes is suggested for some areas, particularly towards the eastern boundaries.

The view corridor towards Lilleshall hill and the monument is noted as are long views to the east.

Susceptibility to development appears to centre principally around all of the sites current openness.

Flood zones within the western section of allocation area H1 (TWDo3 75) are noted as likely to restrict development with the suggestion that these areas should form part of an open space corridor.

4.22 SUMMARY OF STRATEGIC LANDSCAPE AREAS

The Lilleshall Village area lies immediately to the east of the masterplan area and proposal site. The monument and hill are highlighted as being important both for viewing from but also within views from the surrounding landscape lending a sense of place to the village and area.

4.23 MASTERPLAN PROMPTS REGIONAL AND LOCAL CHARACTER AREAS

- The sites within the masterplan area have in part been assessed for their sensitivity to development and have been found able to accommodate some development with their sensitivities being recorded as either medium or medium low;
- The landscape of the masterplan and study area are not noted as having particular value but areas to the east and north are identified as having special characteristics worthy of designation as Strategic Landscape Areas;
- Views to and from the Lilleshall hill and monument are noted as important and part of the local character of the area;
- Areas of flood zone are promoted as being landscape areas within new development;
- Tree planting is promoted to boundaries, particularly to the east, to help mitigate the identified loss of openness that would result through development;