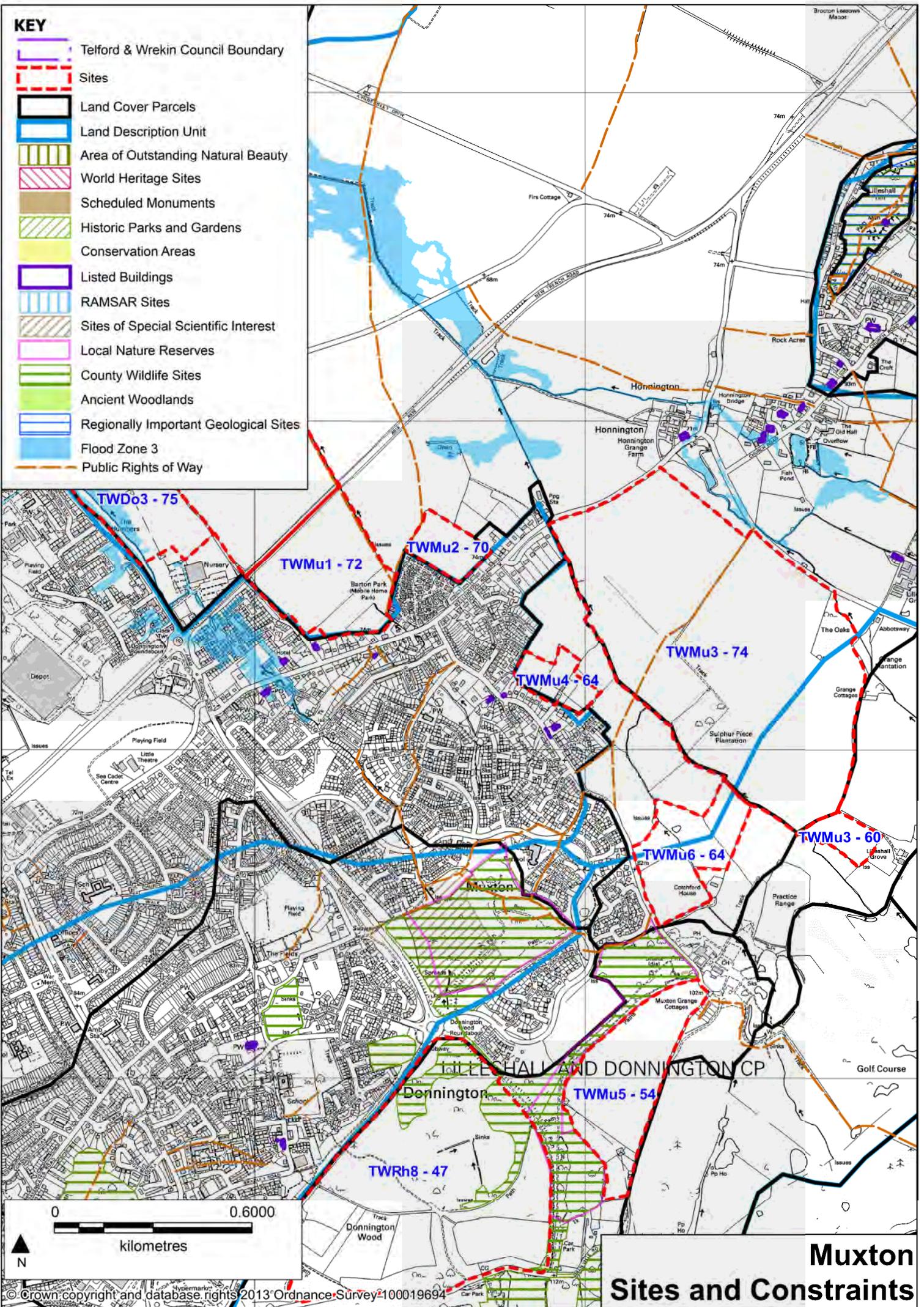


- KEY**
-  Telford & Wrekin Council Boundary
 -  Sites
 -  Land Cover Parcels
 -  Land Description Unit
 -  Area of Outstanding Natural Beauty
 -  World Heritage Sites
 -  Scheduled Monuments
 -  Historic Parks and Gardens
 -  Conservation Areas
 -  Listed Buildings
 -  RAMSAR Sites
 -  Sites of Special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



Muxton Sites and Constraints

Site sensitivity summary

Description The site lies on very gently sloping land on the north eastern edge of Telford. It is mainly used for horse pasture/exercising with a small amount of soft fruit production and a field used informally for dumping and other uses associated with the adjacent caravan park. 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. Overall, the area currently appears in poor condition and has the characteristics of urban fringe and is not a positive introduction to the town.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is in its association with the wider landscape and the listed building to the south. It is susceptible to development due to its openness and any development would significantly extend the settlement boundary into an open landscape along the A442. Development therefore may be more suitable in the medium-long term to allow advance tree screening on the two 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 scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	horse pasture, possibly soft fruit cultivation in south west edge, and rough field for dumping associated with caravan park
Land cover	Arable farmlands	young tree belt 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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	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"/> RAMSAR <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"/> RIGS <input type="checkbox"/> listed building to south
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SHLAA No. 504

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments horse pasture and some cultivation

Diversity simple

Water

Presence of Water Comment ditch bounds site on the north east boundary

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 limited ...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. Part is used by the caravan park for dumping/other uses.

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 a housing 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 as does 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 housing 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

Site sensitivity summary

Description The site lies on very gently sloping land on the north eastern edge of Telford. It is mainly used for horse pasture/exercising with a small amount of soft fruit production and a field used informally for dumping and other uses associated with the adjacent caravan park. 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. Overall, the area currently appears in poor condition and has the characteristics of urban fringe and is not a positive introduction to the town.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is in its association with the wider landscape and the listed building to the south. It is susceptible to development due to its openness and any development would significantly extend the settlement boundary into an open landscape along the A442. Development therefore may be more suitable in the medium-long term to allow advance tree screening on the two 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 scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	horse pasture, possibly soft fruit cultivation in south west edge, and rough field for dumping associated with caravan park
Land cover	Arable farmlands	young tree belt 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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	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"/> RAMSAR <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"/> RIGS <input type="checkbox"/> listed building to south
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SHLAA No. 144

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments horse pasture and some cultivation

Diversity simple

Water

Presence of Water Comment ditch bounds site on the north east boundary

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 limited ...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. Part is used by the caravan park for dumping/other uses.

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 a housing 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 as does 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 housing 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

Site sensitivity summary

Description 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of the site is in its hedgerows and contribution to the wider landscape and mitigating the urban edge. It has susceptibility to development on the basis that development would be more visible to the wider landscape and from the A442. The site has some potential for housing providing it is better screened from the north west from views from the A442 through implementation of a tree planting belt. 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 scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	pasture/meadow with outgrown hedges internally (double hedgerow) and to some of northern boundaries
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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 351

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 fields appear to be managed separately to adjacent agricultural land although this is not clear

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 southern field appears to be fairly enclosed by vegetation while the northern field forms has a mix of low and outgrown 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

encourage trees in northern hedgerows

Site sensitivity summary

Description 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site has value as being part of open countryside with low hedges. It is highly susceptible to change from development because it lies in open countryside some distance from the settlement edge. It is also entirely dependant on the area to the north being developed to have any rationale for development in the future.

LDU context

Landscape characteristics	LDU scale	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"/> -

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 405

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 Mu3-74 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

-

Site sensitivity summary

Description This site has a gently rolling topography forming a low summit between the watercourses that run along its northern and south western edges. It is located between the north eastern edge of Telford and the settlement of Lilleshall with its distinctive hill and monument. The landcover is mainly arable with a small area of grassland. Tree cover is limited to two rectilinear deciduous plantations and a line of riparian trees along the valley floor to the south west. The area forms part of the wider countryside and is fairly inaccessible apart from one public footpath which links Muxton to the wider landscape. There are some views from the area of the urban edge.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

This is an agricultural area where the combination of woodlands, pasture and watercourses mean that the area has a slightly higher ecological value than the wider landscape of which it forms an important part. It is also susceptible to change due to its openness, its location beyond the existing settlement boundary and as a significant part of the green buffer between Telford and Lilleshall. It is considered very sensitive to housing development as any development here would be an intrusion into the open countryside.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	gently rolling topography
Ground Type	Loamy gleyed soils	mainly arable with some grassland
Land cover	Arable farmlands	rectilinear deciduous woodland blocks and many trees along watercourse on western edge
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input type="checkbox"/> likely to be moderate in the pastoral areas and along watercourses
Visual sensitivity	Low	<input type="checkbox"/> moderate as the site is very open

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments -

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 405

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable, woodland, pasture

Diversity simple

Water

Presence of Water Comment watercourses to the north and south

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks views across site 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 west

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

Site sensitivity summary

Description	The area consists of a three small paddocks and three larger paddocks. The former are enclosed by thin hedges, some outgrown with some trees while the latter are generally enclosed by hedges with one 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 including Lilleshall Monument 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, this is a pleasant fine-grained landscape.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its small scale pattern and hedgerows which complement the surrounding landscape and help integrate the settlement edge. However, this enclosure assists in providing potential screening for housing development. The susceptibility to change lies in the hedgerows and existing trees themselves which should be retained and enhanced with tree planting on the north eastern boundaries. The recent housing has reduced the potential effect of development on the site on the listed Muxton House.</p>

LDU context

Landscape characteristics	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed Muxton House nearby

Function of Area

SHLAA No. 446,630

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 only a narrow access to the fields and a few new houses from the south

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor?

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

-

Site sensitivity summary

Description The site is a pastoral field lying 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 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 horsiculture 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its role as part of the wider open countryside and its proximity to a Local Nature Reserve/County Wildlife Site. It is susceptible to change due to its separation from the settlement through landform and a local nature reserve woodland, and its sloping character which would mean any development would be prominent and on the skyline and would appear to be located in open countryside.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	gently sloping with ridge and 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"/> -

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

Comments

-

Local Nature Reserve
woodland and County
Wildlife Site adjacent

-

SHLAA No. 204

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 only 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], golfers and minor road users main receptors

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description This site forms part of a larger tract of older pastoral farmland with a well defined pattern of small-medium sized, thickly hedged, sub-regular fields extending along the north-eastern edge of the settlement. The site itself includes two strongly tree'd streamlines and four small-medium sized fields, which originally would have been permanent pasture, but have recently been ploughed and are now used for arable/grassland production. A small field remnant of rough grass and a small pond surrounded by trees lies fallow. The topography of the site is fairly flat and views out towards Lilleshall in the north east are heavily restricted by the thick hedgerows and streamside trees. Estate housing lies beyond the road to the west of the site.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value lies in its old and now relatively rare field pattern with hedgerows and trees and pond, all of which have some ecological value. It is susceptible to change due to this character and the intrusion of the site into open countryside. The site is therefore very sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	gently sloping valley side
Ground Type	Loamy gleyed soils	arable and rough grass
Land cover	Arable farmlands	dense streamside and occasional hedgerow trees
Settlement pattern	Clustered with estate farms	small-medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate sensitivity as small-scale pastoral fields
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate sensitivity as any structures on the site would be visible from the adjoining settlement

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 601

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments cultivated land

Diversity diverse

Water

Presence of Water Comment watercourses run through the site and on its northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments the site is generally well contained by landform and treed hedges and there are only limited views from adjacent houses

Noise sources

roads people

Views of development one side 180 Presence of people

Tranquillity

Summary medium

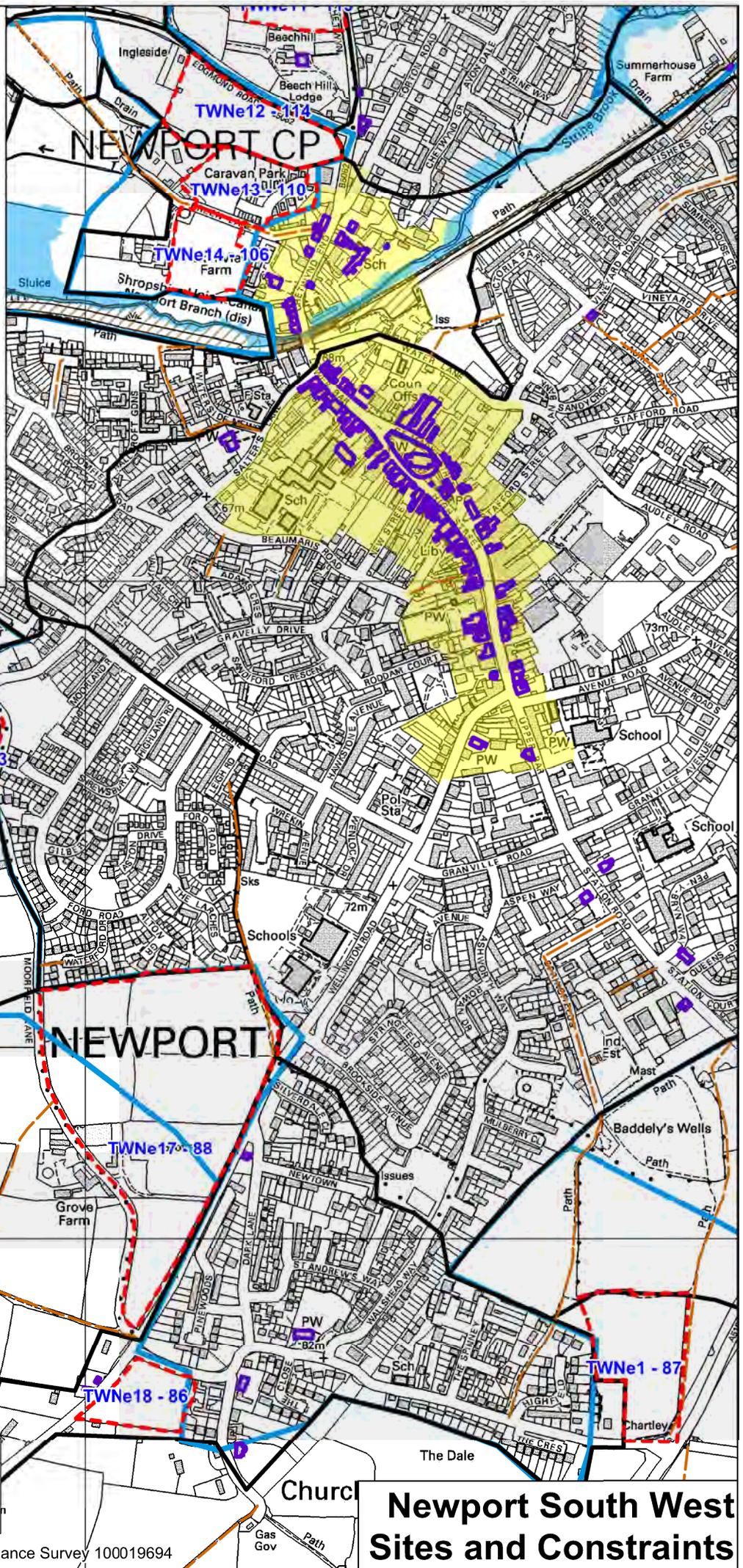
Comments a quiet residential cul-de-sac borders the western boundary and there are views of adjacent housing development

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

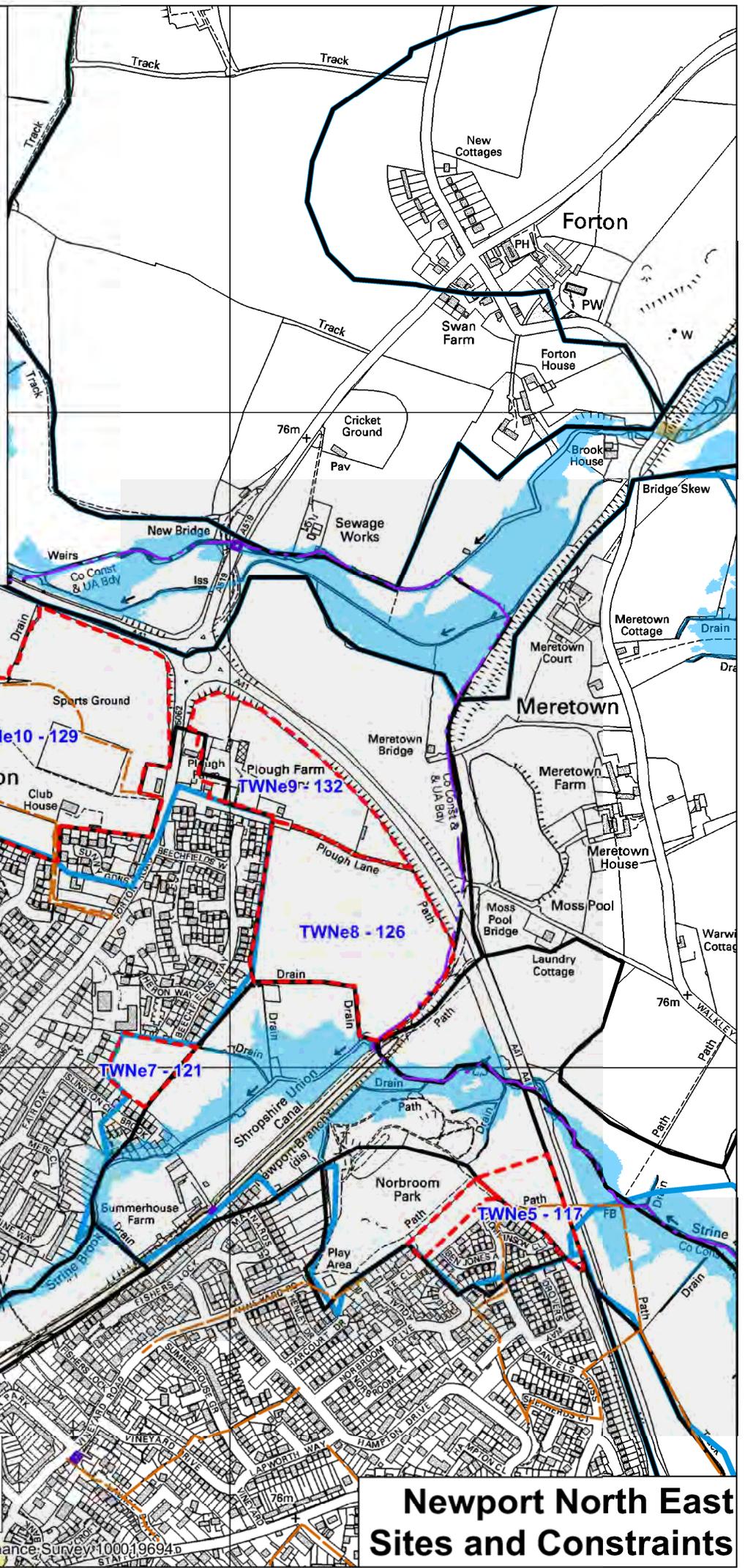
- KEY**
-  Telford & Wrekin Council Boundary
 -  Sites
 -  Land Cover Parcels
 -  Land Description Unit
 -  Area of Outstanding Natural Beauty
 -  World Heritage Sites
 -  Scheduled Monuments
 -  Historic Parks and Gardens
 -  Conservation Areas
 -  Listed Buildings
 -  RAMSAR Sites
 -  Sites of Special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



Newport South West Sites and Constraints

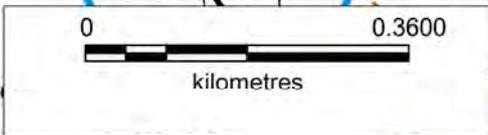
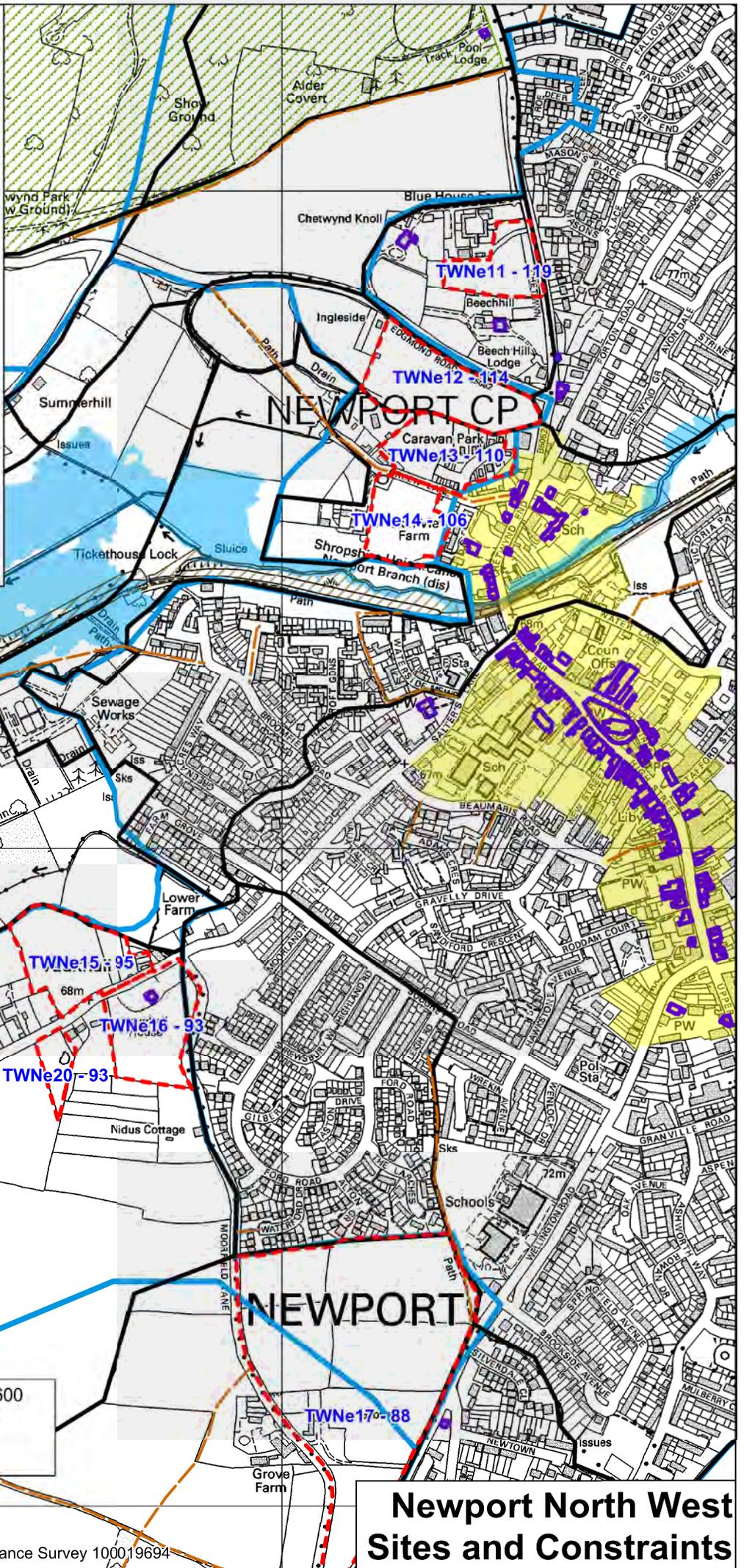
KEY

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



Newport North East Sites and Constraints

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



Newport North West Sites and Constraints

Site sensitivity summary

Description The site lies on the south eastern edge of Church Aston close to the highest point in the combined 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 20th century housing estate beyond, with houses overlooking the northern part of the field. There is a low hedge to the north and a mix of outgrown and low cut 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 over the settlement and views from the southern approach road towards the site on the upper rising slopes to the treed skyline. There are 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site has value as part of the rural setting of the settlement on rising land at the highest part of the settlement edge, which with adjacent trees and hedges has a positive character as an edge containing development. This land is susceptible to development due to its rising character with development likely to be prominent in views from the north east, and any access highly visible from the south adjacent to the bypass. This would not be desirable, as the settlement is well hidden in the vicinity at present. There are likely to be sites less sensitive than this around Newport. Should it be developed it should be in association with other land to the north so an integrated approach to layout, open space and access could be taken, protecting the more sensitive areas. Any development on the site should have a native deciduous screen to the south and east, also with mitigation to the north if carried out in isolation.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	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"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 342

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 trees and hedges on and adjacent to the site are on the local skyline

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 public footpath 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 sloping 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 is visible in winter but very well mitigated by strong tree planting

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

-

Site sensitivity summary

Description The site 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 to the west, and a large arable field to the east. This has a residual field pond with some willow to the south west and well treed boundary and low cut hedge along the bypass boundary. The north eastern boundary is a strong parish boundary hedge with trees and a woodland lies to the north. Industry and commercial development is noticeable 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 beyond the bypass with its hedges and trees.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site has some value as a pleasant rural backcloth to the southern approach to the settlement as well as individual elements such as the field pond, trees and hedges. It is susceptible to change in terms of its openness to view from the south and east. It has potential for housing provided that the approach to the town is carefully handled and a significant buffer is retained to the south against the bypass to augment the field with trees and hedges outside the site to the south west which is a positive feature. The woodland belt should be of a scale to fill the gap between the commercial area and the bypass in the south eastern part of the site. Existing trees and hedgerows should be retained.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	pasture and arable
Land cover	Arable farmlands	woodland belt to the north east, with some trees in hedgerows, around field pond 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 checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 448,597

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture and 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 medium ...to key features ...from key place

Comments low lying and fairly well screened to the west but open to view from the south east, and from the bypass

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 public footpath 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 may not be tenable, and would be surrounded by development.

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/medium
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 and encourage trees in hedgerows

Site sensitivity summary

Description The area consists of two flat open areas separated by a deciduous woodland belt. The medium/large field to the east is grassland with a treed hedge (a parish boundary) to the south and commercial development to the east and north. The area to the north west is highly enclosed and not publicly visible and appears to be bare ground surrounded by grass bunds apparently used as part of the commercial area to the north. It lies adjacent to school playing fields to the west. The woodland acts as a positive backdrop to the adjacent development and has possible conservation interest. The commercial buildings to the north and east dominate the character of the area, especially the Mornflakes silos which are almost overwhelming. The bypass lies to the south and further reduces the area's tranquillity.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The area's value is in the woodland which may have ecological value and acts as a strong backcloth and screen. The susceptibility to housing development is mainly the possible erosion of the woodland which should be retained and enhanced. The main field to the south east has potential for housing provided strong woodland belts are placed against the adjacent development. However, further commercial development would be more appropriate, particularly adjacent to the Mornflake silo. Development of the north east parcel would also appear to be more appropriate as commercial development due to its strong existing character.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	grassland field, small woodland belt, apparently bunded bare ground area
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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 616,448

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 the main field from the north and east and there is a strong hedgerow to the south. The bare area to the north west is more discreet, screened by woodland, trees and industry.

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Site sensitivity summary

Description This site is an arable field with a fairly flat landform, fronted by a steel fenced strip of hard standing and bounded by commercial/industrial development to the south and east. The boundary with the cemetery is well treed with willows and conifers and the northern boundary is lined by lombardy poplars. The area is not widely visible due to its enclosure by other land uses, including the cemetery which is well maintained and very enclosed by tall trees. Traffic on the bypass is very audible. The road to the south has been modified to prevent the mixing of commercial and residential traffic.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The area has limited value other than its relationship with the cemetery and its trees and has a limited susceptibility to change from new development. This possibly should be low level commercial development with limited potential for noise generation as an alternative to housing in this primarily commercial area. Issues related to the setting of the cemetery would thus need to be considered carefully, and discussed with cemetery users to ensure that they do not feel a sense of intrusion from any new development. Consideration would be needed to replace the short lived trees around the boundary with suitable native species in a phased management plan.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	fairly flat
Ground Type	Localised impoverished sandy soils	arable
Land cover	Urban	willows and conifer 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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 439

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable farmland - former playing fields

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors industry large grain silo to south is main focus of views 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 some

...with adjacent assessed area? none Corridor?

Comments formerly used as a private sports field but may be managed as part of a

Site sensitivity summary

Description This flat low lying field is segment shaped with a small watercourse running through it and forming the focus of ecological interest on the site. The area is poorly drained with a 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 the noise from the road still reduces tranquillity. A well treed, outgrown hedge marking a parish 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The area is a fragment of the adjoining rural parish of Chetwynd Aston that has been 'cut off' by the A41 bypass. It has value in ecological terms as it is low lying and only semi-improved with a watercourse running through it. It is susceptible to change from housing development due to its shape of the site and its location along with its characteristics. Overall this makes the site sensitive and it should preferably be managed carefully to regenerate into a patch of semi-natural woodland. This would help to screen any potential new development to the west.

LDU context

Landscape characteristics	LDU scale	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 along parish boundary and hedgerow along bypass 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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 723

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 existing 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/noisy 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 -

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

Site sensitivity summary

Description These very gently rolling, low lying pastures include a number of small fields contained by outgrown hedgerows with trees, some of which include fine specimens of oak. The fields abut the A41 to the north east, which reduces the tranquillity of this area. The site is bounded to the north by well used allotments, which have views over the pastures and by the cemetery to the south, which also overlooks the area. The older part of the cemetery is attractive and peaceful but has a weak north boundary and extensions to the north and east, and strong boundary vegetation to the east in particular tends to channel views towards the site. Apart from in the north western corner, existing houses are set back to the east of the site.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This site has some value in its attractive pattern of older pastures and small fields. However, it is a very enclosed landscape with restricted views and has a low susceptibility to visual change from new housing development, provided views from the cemetery are dealt with through the creation of a significant tree buffer on the south-western edge of the site. Hedgerow trees should be retained where possible, especially the larger specimens which should be protected. A green corridor should also be retained linking the allotments and housing to the existing open space along the western side of the site.

LDU context

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
Physiographic	Soft rock vales and valleys	very gently rolling/flat lowland
Ground Type	Localised impoverished sandy soils	permanent pasture
Land cover	Arable farmlands	trees in hedgerows - mainly deciduous, within outgrown hedgerows
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> ecological sensitivity may be moderate due to strong treed hedgerows and older pastures
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is low - moderate as area is fairly flat and enclosed

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 439

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 fairly flat and enclosed

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments noise from the busy A41 bypass and views to urban edge, albeit mitigated by trees, reduces the tranquillity of this area

Functional relationship of area...

...with settlement limited ...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 apart from a footpath in the north

Site sensitivity summary

Description An arable field on slightly rising ground, adjoining the A41bypass to the east and the old A518 approach to the town to the north. The field is bounded by outgrown hedges on all sides with some trees in the bypass planting and is overlooked by housing to the north, south and west, as well as allotments to the south. The noise from the adjoining roads and the many views to the urban edge greatly reduce the tranquillity of the site. Any structures on the northern, or eastern boundaries of the site would be locally prominent to road users. A nursery complex and pub/hotel lie beyond the road to the east, influencing the character of this edge.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

This site has limited value apart from providing a pleasant semi-rural approach and setting to the settlement. It has susceptibility to change from new housing development as it is slightly above the adjoining roads and any new development would be prominent if located close to the north/east boundaries. Therefore if developed, development should be set back from the north and north eastern edge and additional planting carried out to mitigate effects. There are also a number of more mature trees around the edge of the site which also should be protected.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	gently rolling lowland
Ground Type	Localised impoverished sandy soils	miscanthus/arable
Land cover	Arable farmlands	outgrown hedges on all sides with trees in bypass planting to the east and trees to the north
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"/> -

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	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"/> RAMSAR <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"/> RIGS <input type="checkbox"/>
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SHLAA No. 416

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

Comments enclosed but overlooked by development on two sides and by trees or hedge vegetation on other two, although visible from the road especially to the north

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 adjoining housing

Functional relationship of area...

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

...with adjacent assessed area? limited Corridor?

Site sensitivity summary

Description This site consists of a small simple rectangle of rough grassland in the process of becoming scrubbed over. It is slightly sloping, with a strong outgrown hedge separating it from the playing field beyond its north western boundary. On its eastern boundary it adjoins site TWNe 5-117, which is cut grass, while its other boundaries abut recent housing which forms the current extent of built development in this part of Newport. A tree lies in its south western corner.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This site appears to be of relatively low value apart from its tree and hedge cover, unless overriding biodiversity interest can be demonstrated. It has low susceptibility to housing provided the vegetation is retained to screen from the open space to the north and a positive edge is designed to the east. Any development should create a clear and well defined edge to the existing settlement, with good access to the adjoining park without detracting from the integrity of the existing open space.

LDU context

Landscape characteristics	LDU scale	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	tree in south west corner and outgrown hedge along north-western edge
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - part of former park 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

LCP context

Land Use Urban - amenity

Field Pattern Regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 19

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments rough ground with little evidence of informal recreational use, adjacent to playing fields and open space

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 visible both from adjacent housing to south and west and from parkland/recreational area to north but enclosed from the wider landscape

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments screening of A41 acts to reduce the effect of noise and screens views of traffic; however, proximity of housing and playing fields reduces tranquillity

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 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. As a result 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 and east 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

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is its recreational use as part of a wider open space network to the north and west, although it lacks tranquillity due to the adjacent A41. Its location as part of the valley floor and its wet area and hedges are also of value, the latter screening the road from housing. However, the site is reasonably well contained and although new housing would be visible from the adjacent A41, this could be mitigated by increasing the density of tree planting along the eastern boundary of the site. Housing on this site would significantly reduce the immediate access that local residents have to open space, as well as reducing their visual amenity. Access from existing housing to open space to the north should be retained, and this low lying area should continue to be managed for nature conservation and recreation.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	flat and low-lying with wet areas
Ground Type	Wet claylands	amenity grassland
Land cover	Arable farmlands	outgrown amenity hedgerow trees on 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 open space
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate - visible from other parts of open space and from housing

LCP context

Land Use Urban - amenity

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 19

Function of Area

Pastoral Arable Horticulture Recreation Other

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

Diversity uniform

Water

Presence of Water Comment ditchline and standing water - damp 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 well screened from road, partly visible from housing, with some intervisibility to open space on 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 with recreational ground to the

Site sensitivity summary

Description This site consists of part of an area of rough grassland, on the edge of a floodplain, lacking a south-eastern boundary apart from a fence but distinguished mainly 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.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This site's value is limited. Its susceptibility to development is its rising, open character but this has limited visibility to the north. 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 scale	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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 485

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 and away from roads

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Site sensitivity summary

Description This site consists of a single medium-large field, currently fallow, with several large isolated mature oak trees within it and a treed boundary to the A41. It is set high above the adjacent river valley and is very undulating with a rounded form which is likely to have glacial deposit origins. 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value lies in its possible parkland origins, its mature oak trees and its distinctive and attractive rounded landform. Its susceptibility to housing development would be the removal of this character and the subsequent prominence of housing on the rising landform. Overall, the site is considered to be very sensitive to housing. Although it might be possible to develop a limited part of this site without detriment to the wider landscape, detailed study would be required to assess where this would be appropriate. Development along the western edge, where it would be least intrusive within the wider landscape, would remove the backdrop to the existing settlement edge and would begin to creep up the hill. Elsewhere the strongly undulating topography of the site affects its potential to accommodate housing and would be highly visible from the public footpaths.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Soft rock lowlands	very undulating with rounded glacial deposit 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	hedgeline with some trees to northern boundary (on adjacent site), reasonable hedgerow to eastern boundary and a few relic/veteran oak trees dotted throughout. The mixed copse to the north east is a strong feature.
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 o

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 374

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments rough grassland

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 bypass

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 the site has upstanding glacial deposit terrain enclosing the floodplain and echoing the rising parkland of Aqualate Park to east and forming backcloth to 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 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 the footpath along the south eastern edge on former Shropshire Union Canal line links to canal side walks and settlement centre. Adjacent residents overlook site.

Potential for improvement of settlement edge and overall mitigation

land management, such as grazing

Site sensitivity summary

Description This site consists of one medium and several small fields, mainly a derelict plant nursery but with the eastern most field used as horse pasture. The site is level, raised above the adjacent floodplain and the A41, with a strong treeline along part of its southern boundary and clumps of ornamental trees, shrubs and conifers throughout. Boundary planting to the A41 is sparse and gappy, but 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site has limited intrinsic value apart from hedgerows and some trees. Its susceptibility to housing development is in its location above the valley floor to the north and visibility from the bypass. It also would extend the settlement's development to the east partly enclosing the more sensitive site to the south with its distinctive topography. 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. The easternmost triangle of the site should possibly be turned into woodland/open space to limit the easterly spread of the site and minimise effects.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	fairly flat but above adjacent valley sides and floodplain to the north
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 due to previous use as a nursery
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate as higher than valley bottom and not entirely enclosed

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 617

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments abandoned nursery

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments the site's northern boundary is the local skyline viewed from the bypass in cutting

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 infrequent

Tranquillity

Summary medium/low

Comments proximity to the bypass/A41 and its junction with Forton Road along with the character of the site 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 the area 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 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 receptors are mainly adjacent residents, road users on the A41 and B5062 and rural residents at a distance

Potential for improvement of settlement edge and overall mitigation

alternative uses of this derelict site would be an improvement

Site sensitivity summary

Description This site consists of a series of rugby pitches, some on constructed terraces sloping down to the Meese valley floodplain to the north, and an open area of rough ground abutting housing. The site is bounded to the north by an outgrown hedge along the bypass/A41 and by a mixed young plantation off site. There is also an outgrown hedge with some trees in a garden to the east along the B5062 and an outgrown hedge abutting housing to the south west. The area of rough grassland to the south is separated from the pitches to the west and north by a low gappy hedge and elsewhere by fencing. To the west there is a large arable field which rises up on a rounded minor ridge. The historic park and garden of Chetwynd Park Deer Park lies further west and its wooded ridge forms a prominent backcloth to views. The late 20th century housing, with a formal play area to the south west, with a school beyond, is screened to an extent by a dense amenity hedge. Two public footpaths cross the site linking the settlement to the wider countryside. The site appears to be used for informal recreation although many notices prohibit access except on the public footpaths.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value lies in its relationship with Chetwynd Deer Park, its use as public footpath access amenity and its hedges and some trees. Its susceptibility to development is in its openness to views from the north. Any development would be the first development seen along the A519 and A41, although existing housing lies on the skyline to the south. Development of the rough grass paddock would have no significant impact on the local landscape and would not lead to any significant loss of amenity for local residents. The sports pitches are more sensitive and would result in major extension of the town open to view. If development was allowed, the landform would need to be amended to reflect the natural landform rather than the existing manmade terraces, so the development would flow down the hill. Significant green infrastructure would also be needed to mitigate and break up the effect of the housing and to ensure that there would be no views of development on the skyline when viewed from the west around the Deer Park. The existing footpaths should be retained, passing through any infrastructure areas/corridors.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	sloping with man-made terraces to the north with steeper slopes in places
Ground Type	Localised impoverished sandy soils	rugby pitches with associated clubhouse and rough ground separated by hedge
Land cover	Arable farmlands	outgrown hedges to north and eastern boundaries and low deciduous hedge separating the rough grass paddock from the pitches
Settlement pattern	Clustered with estate farms	medium and small

LDU level Agree?

Cultural sensitivity Moderate sports ground

Ecological sensitivity Low neglected rough ground

Visual sensitivity Low

edge of large open area, abutting housing

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 373,755

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments sports ground and fallow field

Diversity uniform

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement the site is apparent on sloping ground on the approach along the A519 from Forton

From settlement -

Landmarks -

Detractors -

Intervisibility

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

Comments an arable field apparently associated with Chetwynd Park Deer Park abuts sports ground to west. It is on a low ridge separating the site from in views from the road to the west. The wooded ridge within the Park is locally prominent topographically, acting as a strong backcloth to the area.

Noise sources

people roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium

Comments well used sports ground and informal recreational facility - many dog walkers. The bypass to the north is audible reducing tranquillity.

Functional relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Comments open space and sports ground adjacent to dense housing, managed intensively for sport. Two public footpaths run through the site linking the settlement with the countryside to the west.

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting?

Comments the site abuts the new settlement edge which is on higher ground and overlooks the site. The site itself slopes down to the Meese floodplain and is intervisible from the slopes on the other side of the valley including the A519 road approach and the settlement of Forton.

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 which is partly mitigated by the internal site hedge

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments urban residents overlook and have access to site; public footpaths run through the site and road users along the A519 have direct views into the site

Potential for improvement of settlement edge and overall mitigation

trees on site managed to gain full height and natural open habit rather than trimmed to produce dense habits. Additional native trees planted and encouraged in hedgerows.

Site sensitivity summary

Description This site lies towards the northern edge of Newport and consists of a small area of rough grassland, a dense hedgerow on the southern boundary and a narrow treebelt along the roadside. The area in which it lies 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 to and from the wider landscape.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

This site's value is in its contribution to the setting and proximity to the adjacent listed buildings and the historic character of the semi-parkland/wooded area. Its susceptibility to change is the effect on this character and the visibility from the adjacent road. The site could accommodate a single large house, set in its own grounds, 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, (b) careful design of any garden boundaries so as to be in character, and (c) 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 scale	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 roadside on eastern boundary
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> not urban. Medium high due to proximity to L listed buildings and relationship to historic park
Ecological sensitivity	Urban	<input type="checkbox"/> not urban. Low - rough grassland
Visual sensitivity	Urban	<input type="checkbox"/> not urban. Medium due to proximity of listed buildings and location on approach to town

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 332

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments rough grass possibly 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 low ...to key features ...from key place

Comments the site is enclosed by vegetation and buildings and the most distinctive local feature is Chetwynd Knoll (listed building), which is separated from the site by these

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 and an arable field wrapping around its northern and western sides

Visual relationship of area...

...with settlement some

...with wider landscape none

...with adjacent assessed area? none

Setting?

Comments the site lies on the northern approach to Newport. A glimpsed view into the site is possible from the road 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 over the road to the 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

Site sensitivity summary

Description This site consists of a pastoral field, situated in a shallow valley and bounded by thick low cut roadside hedgerows along its northern and western boundaries. 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 countryside, significantly to the historic parkland of Chetwynd Park, which forms a locally distinctive landscape on rising ground. It also abuts a road to the north, beyond which lie the grounds of two Listed buildings, both of which enjoy partial views over this open site. The caravan park to the south is generally screened by vegetation.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of this site is in its role as a key view corridor out to Chetwynd Park and linking into the town Conservation Area, which is generally surrounded by newer development. It is also overlooked by a nearby listed building to the north. It is susceptible to change due to its openness and visibility to view from roads on two sides at a key entrance to the town from the north west.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	shallow valley
Ground Type	Localised impoverished sandy soils	permanent pasture
Land cover	Arable farmlands	strong mixed boundary with mature Scots pine 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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

abuts Conservation Area on south eastern edge

SHLAA No. 352

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture

Diversity simple

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

Comments the site acts as a green wedge providing views out to the wider landscape from the settlement, 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 forms part of the wider farmed landscape coming into the settlement

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, 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 screened to an extent 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 residents in listed buildings 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

Site sensitivity summary

Description This site consists of a fairly flat rectangular area which mainly supports an established static and mobile 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 it 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, Green Lane, which is a 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

This site's value lies in its trees and its location adjacent to the Conservation Area. It is susceptible to development because of this and its northern boundary which is exposed to view across the open field to the north which is on a sensitive view corridor into the settlement. Due to its existing use it appears to be appropriate for housing, with two caveats: that all boundary vegetation, especially that along the northern boundary, should be retained and strengthened with native species; and that any issues regarding access to the site would need to be resolved. There appears to be no alternative to the current route along Green Lane, as any new access from the north would have a major visual impact on the adjoining TWNe12-114. If the site were to be used for new housing, however, this could have a detrimental impact on the setting of houses within the Conservation Area and any such issues would need to be resolved, including through consultation with existing urban residents.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	River valleys	gently rolling
Ground Type	Wet claylands	caravan park and amenity grassland and vegetation
Land cover	Urban	strong mixed boundary with mature Scots Pine to the north
Settlement pattern	Urban	small-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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 478

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments amenity - static and mobile caravan park

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments the site and associated Scots Pines and other vegetation form the local skyline when viewed from the north

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 allows views of existing mobile homes; tall red brick wall to part of southern boundary (possibly to east also)

Noise sources

people

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments interaction of holiday visitors on camp site, but shielded from road traffic to an extent by buildings on edge of Conservation Area and vegetation to the north

Site sensitivity summary

Description 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.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This site has a low inherent value with the main issue being the narrowness and character of Green Lane through the Conservation Area. The site itself's susceptibility to change is also limited due to screening on most sides and low value of pasture and so it 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 any issues regarding access to the site would need to be resolved. There appears to be no alternative to the current route along Green Lane, but if the site were to be used for new housing this could have a detrimental impact on the setting of houses within the Conservation Area. Any such issues would need to be resolved including through consultation with existing urban residents.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	gently falling to the south
Ground Type	Wet claylands	permanent pasture
Land cover	Urban	tall dense hedgerow along southern boundary; clipped conifer hedge along western boundary; medium height 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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR
canal to south is SSSI

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS
accessed through nearby
Conservation Area

SHLAA No. 456

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments horse paddocks

Diversity simple

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 infrequent

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?

Site sensitivity summary

Description This site consists of a medium/large sub-regular pasture field, a smaller field partly used for storage and a dwelling/curtilage. Outgrown hedgerows lie to the north and west with a cut hedge to the Longford Lane frontage. The site is set amid similar farmland on the western edge of Newport and within incremental, partly rural, ribbon development with gaps out from the settlement edge into the wider landscape. There is a sewage works to the north, beyond a prominent copse, but apparent in views from the west.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site is susceptible to development because it provides a rural gap between the dwellings and farmsteads on the road. This assists in supporting the rural open countryside character of the area and also the moderately open view from the west. The site has limited intrinsic landscape value, although forms part of the wider landscape. However, 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. Any development on Longford Lane should retain significant gaps either of paddock or garden and be rural, rather than urban in character, reflecting the older dwellings on the road, not recent additions.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	gently sloping down to the north west
Ground Type	Wet claylands	improved grassland and dwelling/curtilage
Land cover	Arable farmlands	overgrown hedge boundary to north and west, low hedge to roadside to south with some trees associated with dwelling curtilage
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"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 20

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture fields and dwelling/curtilage

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 dwelling is separate from the main settlement

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 incremental ribbon development with gaps 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

-

Site sensitivity summary

Description This site consists of a medium/large sub-regular pasture field, a smaller field partly used for storage and a dwelling/curtilage. Outgrown hedgerows lie to the north and west with a cut hedge to the Longford Lane frontage. The site is set amid similar farmland on the western edge of Newport and within incremental, partly rural, ribbon development with gaps out from the settlement edge into the wider landscape. There is a sewage works to the north, beyond a prominent copse, but apparent in views from the west.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site is susceptible to development because it provides a rural gap between the dwellings and farmsteads on the road. This assists in supporting the rural open countryside character of the area and also the moderately open view from the west. The site has limited intrinsic landscape value, although forms part of the wider landscape. However, 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. Any development on Longford Lane should retain significant gaps either of paddock or garden and be rural, rather than urban in character, reflecting the older dwellings on the road, not recent additions.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	gently sloping down to the north west
Ground Type	Wet claylands	improved grassland and dwelling/curtilage
Land cover	Arable farmlands	overgrown hedge boundary to north and west, low hedge to roadside to south with some trees associated with dwelling curtilage
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"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 717

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture fields and dwelling/curtilage

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 dwelling is separate from the main settlement

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 incremental ribbon development with gaps 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

-

Site sensitivity summary

Description This site consists of a listed building- Vauxhall House - a single late 18th house/early 19th century house set in well treed grounds - and a pasture field with strong hedges. 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. There is a mix of traditional cottages and ribbon housing development to the south west.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of the site derives from the listed building which is in good condition and well maintained, as are its grounds, which form a positive introduction to the settlement. The susceptibility to housing is in its open context to the listed building and forming part of open countryside. This site is outside the settlement edge, is locally distinctive and marks the transition from urban to rural landscape. The site is therefore very sensitive to change through housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	sloping from south west
Ground Type	Wet claylands	mixed - garden vegetation and pasture
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 and curtilage
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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	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"/> RAMSAR <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"/> RIGS <input type="checkbox"/> Vauxhall House is a listed building
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SHLAA No. 481

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 recreation/open space 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 listed building is a minor local landmark

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/open space, 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 open space, with parking area immediately adjacent to site

Functional relationship of area...

Site sensitivity summary

Description The area is a large triangular site consisting of mixed farmland around a large residential curtilage of Aston Grove. It forms the north-eastern facing slope of a gentle ridge rising from 72 - 85m. This slope continues to rise beyond the site to the south and west. This means that while the site 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 within them. Aston Grove is well screened by a mix of trees including some conifers which give it an urban fringe character. While it is fairly enclosed to the south, therefore, the area becomes more open northwards, where the north-western edge forms a local skyline. The southern edge coincides with development within a walled parkland/garden to the east. This signifies the edge of the settlement proper [Church Aston].

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site's value is in its setting to the listed building to the east, and in its mature trees and hedges. It has a limited susceptibility to change from new housing development as it faces into the settlement and is not visible to the wider landscape, although the field to the south acts as part of the gateway to the settlement. As the road to the east provides a positive approach to the town, the road frontage and in particular that on the southernmost tip of the site should be softened and the area opposite the listed building at the Dark Lane junction should be carefully treated.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	north eastern facing slopes of a gentle ridge
Ground Type	Localised impoverished sandy soils	mixed farmland with large house and curtilage
Land cover	Arable farmlands	scattered hedgerow trees in southern part of site, 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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

Function of Area

SHLAA No. 721,722,724

Pastoral Arable Horticulture Recreation Other

Comments mixed farmland

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

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, where it faces into the settlement, but the site is not widely visible from 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 this triangular site

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Site sensitivity summary

Description The site is a gently sloping pastoral field on the south-eastern rural approach to the settlement. Tall cut hedgerows define its northern, eastern and western boundaries. The southern boundary is a mix of trees, outgrown hedge and fence, allowing filtered views out to the countryside beyond the adjacent property. There are views to the converted barn complex to the east which still retains a semi-rural character and provides a positive edge to the settlement, whereas the housing estate to the north of the site provides a clearly defined edge to the settlement proper. Linear roadside development occurs on the south-western approach to the site and is either rural in character and listed, ie two tiny thatched cottages, or widely spaced suburban dwellings in large gardens.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its role as part of the rural landscape approach to the settlement which complements the nearby listed cottages and converted farm complex. It is susceptible to change as it effectively lies beyond the clearly defined edge to the settlement proper along the northern edge of the site and due to its visibility on the southern approach. It is therefore sensitive to housing development.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Soft rock lowlands	gently sloping
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Urban	occasional trees off site to the south, with tall cut hedges along the northern 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"/> -

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 329

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 and listed buildings to the west

Landmarks the thatched cottages to the west are locally noticeable

Detractors shed to south western corner

Intervisibility

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

Comments overlooked by roads on two sides and by dwellings

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?

Site sensitivity summary

Description The site comprises a large house within its curtilage of a large garden set in low lying flat countryside east of Newport. It is separated from the settlement by rough ground with a pumping station, a garden centre and the bypass/A41. A golf course lies to the south and east and pasture to the north. The site is roughly triangular and bounded by high leyland cypress or similar conifers on two boundaries and by a stone wall with mature limes and other deciduous trees on its boundary with the A518. The brick house is set back from the road and has a traditional character. It possibly comprised a number of dwellings in the past but is now one highly refurbished house with a remote controlled gate.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of the site is in the house which is a distinctive dwelling in character with the rural landscape and also the mature limes on the frontage. The susceptibility of the site to development is its distance from the settlement edge and its aspect facing open countryside. It is therefore sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	flat
Ground Type	Wet claylands	dwelling curtilage with large house and surrounding vegetation
Land cover	Arable farmlands	limes on frontage and conifers (leyland cypress) on other boundaries
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 checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

Aqualate Park some distance to the north/east is an historic ornamental and deer park (although apparently not registered) with listed buildings

Function of Area

SHLAA No. 458

Pastoral Arable Horticulture Recreation Other

Comments dwelling curtilage

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement -

Landmarks Aqualate Park to the east has red brick buildings which form landmarks

Detractors -

Intervisibility

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

Comments the site is bounded by high conifers on two sides which restrict visibility although it is open to view from the adjacent A518 road

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium/low

Comments the proximity to the road, garden centre and pumping station in rough ground as well as the suburban character of the conifers reduce tranquillity

Functional relationship of area...

...with settlement none ...with wider landscape none
...with adjacent assessed area? none Corridor?
Comments the site is self-contained in terms of use

Visual relationship of area...

...with settlement none ...with wider landscape limited
...with adjacent assessed area? none Setting?
Comments the site is well screened but the house is open to, and contributes to, the A518 road approach

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 nearby garden centre is an untidy and visually incoherent outlier to the settlement which does not properly address the A518

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

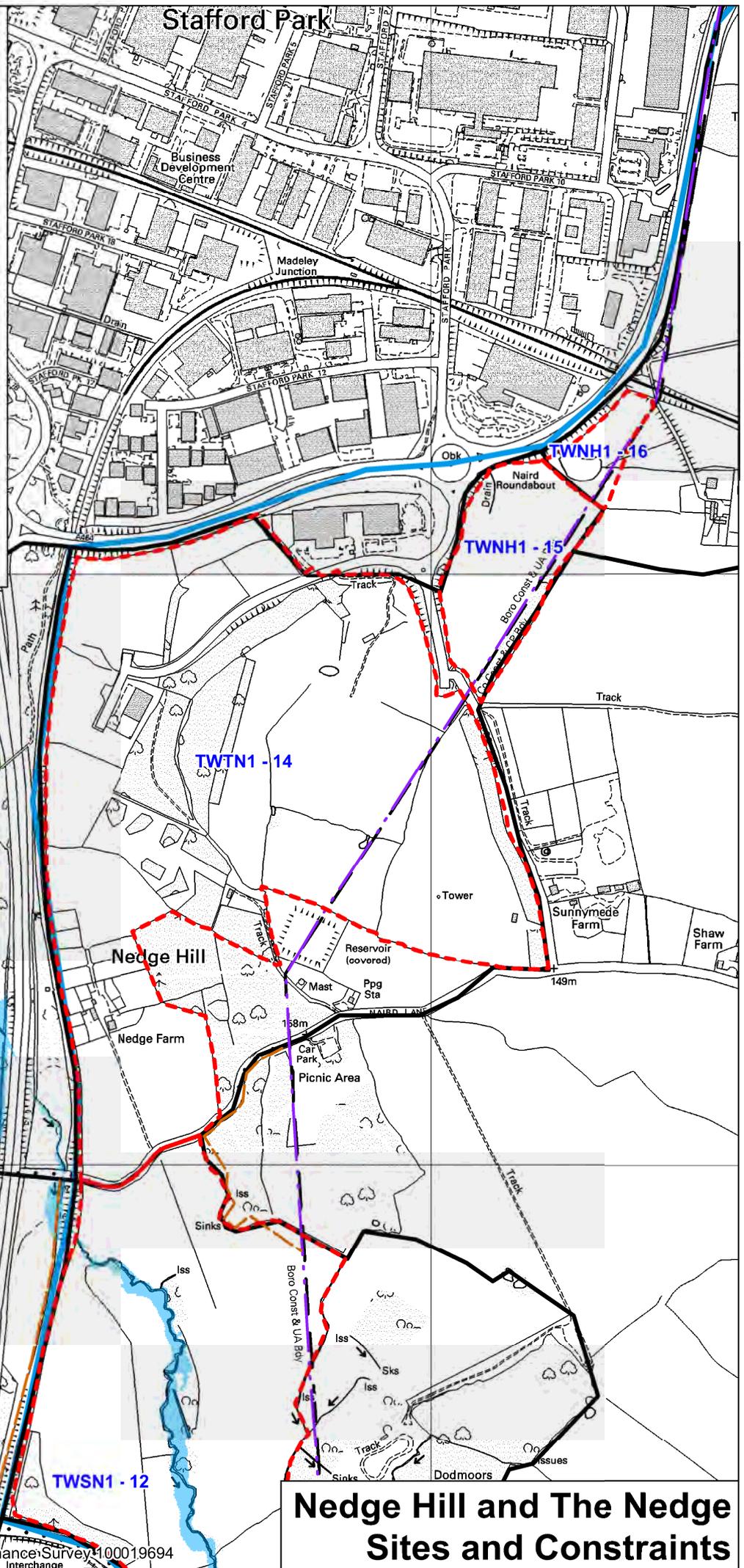
Comments adjacent road users have filtered views in through the road edge lime trees

Potential for improvement of settlement edge and overall mitigation

replace conifers in phased manner in longer term and replace with native species

KEY

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



Nedge Hill and The Nedge Sites and Constraints

Site sensitivity summary

Description 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is primarily in its tree cover and association with Nedge Hill. It is susceptible to housing development as it is prominent when viewed from the north 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 to be affected if development reached the southern end of the site. The narrow planting belt to the east, while screening views from further east has no effect on views from the north.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping down to north east
Ground Type	Localised shallow brown soils	arable
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	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 107

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments single arable field

Diversity uniform

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments forms part of hillside rising to the south with trees on southern boundary forming part of the skyline

Key views

To settlement -

From settlement -

Landmarks structures obelisk roundabout adjacent

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 one side 180 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.

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 to an extent 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 prominent buildings with little architectural merit

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 along the A464 have views approaching site from the north

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site has some value in terms of its watercourse and pond. It is susceptible to change as it is visually and physically part of the wider countryside associated with Blythbury Farmhouse and outside the clear settlement boundary of the bypass. This site is therefore very sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 107

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

Landmarks -

Detractors employment area to west and busy A road

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

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 landscape to the east of the settlement

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative Form of edge smooth/linear

Comments entirely commercial with prominent buildings with little architectural merit

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

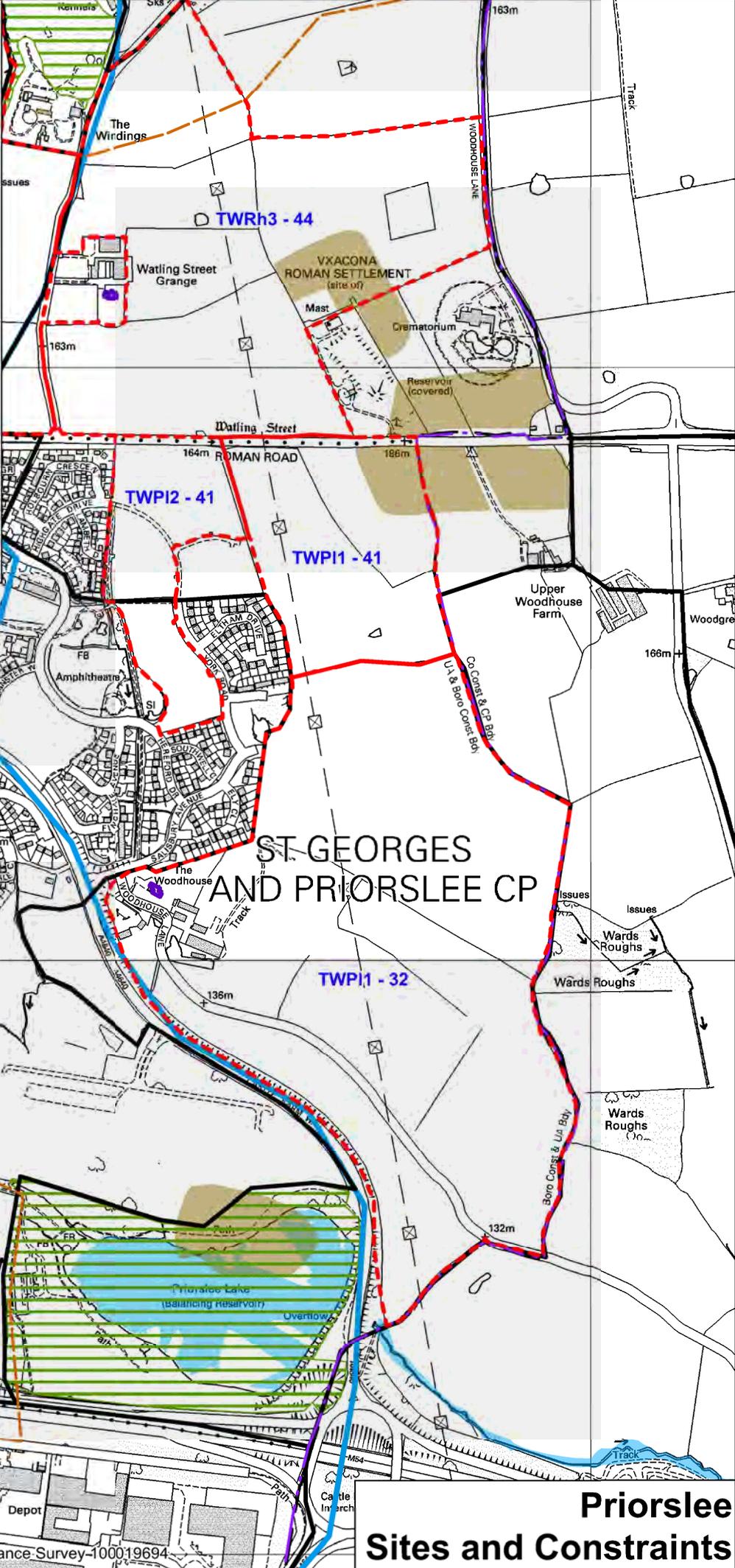
Comments very few nearby farm residents and users of railway and ring road

Potential for improvement of settlement edge and overall mitigation

pond planting eg willows

KEY

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



ST GEORGES AND PRIORSLEE CP

Priorslee Sites and Constraints



Site sensitivity summary

Description Part of the site forms the southern end of a prominent hilltop that creates a local skyline along the eastern edge of the settlement. The site is split by a minor ridgeline from this hill with the south western part of the site sloping down to the A4649 and the settlement edge, with steep slopes in parts, and the eastern part of the site sloping south east towards the wider landscape. The landcover is intensively managed farmland in large arable fields bounded by gappy hedges, with isolated semi-mature and mature trees, including some fine oaks. A key feature is the listed farmhouse and the group of derelict farm buildings set around a pond at the eastern end of the site. Although blocks of woodland and mature hedgerow trees rows filter views along its eastern edge to an extent, the site has extensive views over open countryside and is clearly part of the wider farmed landscape. The site acts as a rural green backcloth to the nearby Priorslee Lake which is used for recreation and is visible from drivers heading north on the A4640. The relatively new housing to the east of the site sits down in the landscape, screened by the site's landform and vegetation to views from the east.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is as open countryside with a strong sloping landform rising to the north, with some fine trees. It is susceptible to change due to its elevation and open aspect to the east and also to the west, with its central ridge acting as an attractive, green, rural local skyline and backcloth. Development of most of this site would be a major intrusion into open countryside, as well as 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. Should development be allowed to expand beyond the farm complex, then the ridgeline should be kept free of housing, wooded and used to restrict development to the lower south western part of the site.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	undulating valley side and minor ridge with slopes falling to the south west and south east
Ground Type	Localised shallow brown soils	arable farmland
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	<input checked="" type="checkbox"/> medium around listed farmhouse at western end of site
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high visibility within wider landscape

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

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

SHLAA No. 386

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments large arable fields 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 marked by a low ridge running in a north-west/south-east direction, 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 -

Intervisibility

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

Comments woodland and dense rows of trees 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 due to elevation, including the A4640, which is partly in cutting along the south western edge of the site, and Priorslee Lake to the south west.

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium/low

Comments despite being in open countryside, this is not a tranquil area, with constant noise/views of traffic along busy roads to the north, south and west and also very limited vehicular use of Woodhouse Lane through the site

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? significant

Corridor?

Comments the site functions as part of the wider farmed landscape including the site to the north

Visual relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? limited

Setting?

Comments the site is visually part of the wider farmed landscape and provides the setting for the listed building. It is a very visible site, despite the filtered views to the east, and has extensive views out over the wider landscape. It provides the backcloth and upper slopes above the relatively recent housing development to the west.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments the residential settlement edge at the north western end of the site is largely obscured by vegetation around the farmhouse and pond, but it does extend up onto higher ground where it becomes more visible, albeit contained to an extent by the site landform and vegetation. The settlement edge to the south west consists of a cleared factory site and a large lake.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

viewpoints

high/medium

Comments listed building within site is a sensitive receptor, as are residents at Upper Woodhouse Farm, but within the wider landscape most views are screened by vegetation along the eastern edge of the site; urban residents and road users, especially traffic on the A4640, mainly have filtered views, although the site forms the green, rural eastern backcloth to users of Priorslee Lake

and users of the road driving north.

Potential for improvement of settlement edge and overall mitigation

reinstate hedgerows and encourage trees in hedgerows

Site sensitivity summary

Description The site forms part of an estate farmlands landscape on a prominent, steeply sloping hillside reaching 186m AOD, making it the highest point on this side of Telford. It comprises of a field and part of another field with an open edge to the east on the borough boundary. The field boundaries are mainly low cut hedges with a few fine deciduous trees which are important features but do not alleviate the open nature of the site. A scheduled monument lies on the north east corner of the site which is the remains of the Roman settlement of Vxacona, which covers the hilltop to the north, astride the Roman road, Watling Street. There is also a small remnant field pond with trees. There are wide views over Telford and beyond to the Wrekin from the top of the hill. The northern boundary is formed by the busy A5 which reduces the site's tranquillity, and the wireless mast to the north is a detractor. A recent housing estate has been built along the south western boundary of the site.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

This site's value lies in its scheduled monument, location next to Watling Street, its attractive and prominent landform as part of the eastern backcloth to the settlement also allowing clear views to the west along a key eastern approach to the settlement, and its trees and hedges. Its susceptibility to change lies in its prominent, elevated position acting as the local skyline to the east, and widely visible. As such it would be highly sensitive to new residential development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	rising hillside
Ground Type	Localised shallow brown soils	arable
Land cover	Estate farmlands	a few mature hedgerow trees and around a filed pond
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 part of a prominent hillside

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 386

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 eastern boundary forms part of hill skyline

Key views

To settlement settlement visible at lower level

From settlement this hill contains views out from adjoining urban edge

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? some

Corridor?

Comments farmed as part of a wider landholding which may include the site to the south, 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 skyline to the east of the settlement

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 moderately indented

Comments linear edge to housing estate at a lower level is raw at present although set into hillside to an extent

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

more tree cover in hedgerows

Site sensitivity summary

Description The site comprises two medium sized fields sloping gently to the west, forming part of the lower slopes of a hill which rises more steeply to the east. The fields have overgrown hedgerows and few trees, apart from a recently planted mixed species belt of trees along the A5 to the north. The area is bounded by development, especially to the south, with views out to the wider countryside limited to those contained by the hill to the east.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This sites value is limited to its hedgerows, trees and ditch to the west. Its susceptibility to change is from views from the hill to the east but it would be seen against the existing housing which surrounds its southern part, and it lies at a lower level on gentle slopes with tree screening to the north. The site would therefore be suitable for new housing development. Any new development should pay particular attention to the design of the eastern edge which should form the boundary to the settlement with strong native tree planting in character with the landscape, including oaks, replacing the inappropriate birches over time.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	gently rolling
Ground Type	Localised shallow brown soils	grassland
Land cover	Urban	mixed young woodland belt along A5 and scattered field boundary trees, mainly to the south; birches are planted in the western boundary
Settlement pattern	Urban	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"/>

LCP context

Land Use Urban

Field Pattern Sub-regular

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

Function of Area

SHLAA No. 130,391,604

Pastoral Arable Horticulture Recreation Other

Comments formerly cultivated farmland; now appears to be unmanaged

Diversity uniform

Water

Presence of Water Comment ditch along western edge

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 lies on a patch of low lying ground adjacent to the existing urban edge but the northern part is visible from higher ground to the east including the A5

Noise sources

roads people

Views of development many 270 Presence of people

Tranquillity

Summary medium/low

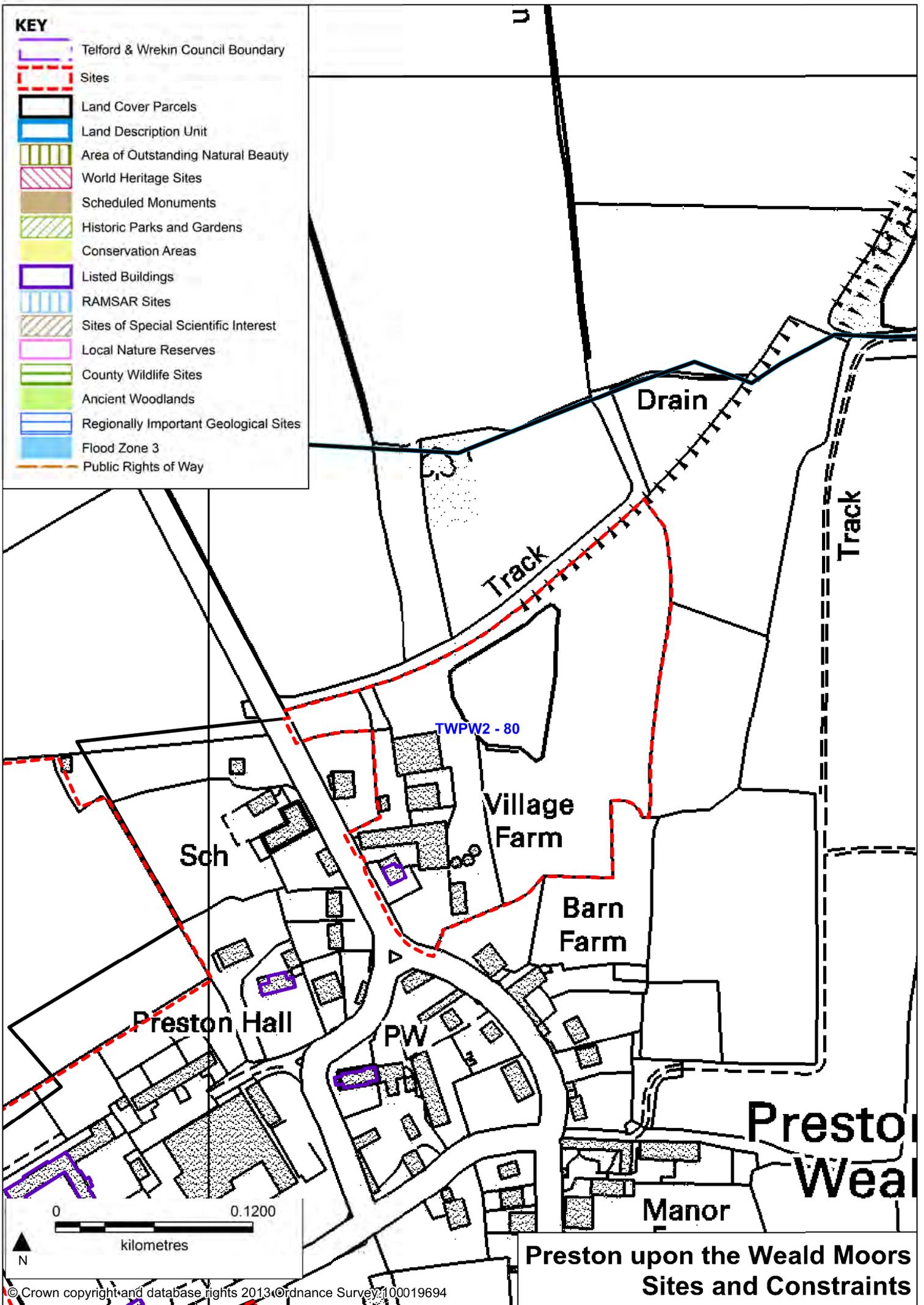
Comments bounded by development and adjoins busy A5 to the north

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Comments site appears to be waiting to be developed with road spurs into it and is



Site sensitivity summary

Description A traditional farm complex with a 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 Trust Homes to the south east. The pattern of the built form of the settlement is essentially linear.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value lies in its listed building, traditional farm complex and old field pattern, vegetation and ponds. It is susceptible to housing development as a prominent rural traditional farm complex on the edge of the settlement on rising ground. Development would adversely affect the linear rural character of the settlement.

LDU context

<u>Landscape characteristics</u>	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed building on site- house

SHLAA No. 455

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 Trust Homes to the south east- clearly an agricultural rural settlement

From settlement -

Landmarks Preston Trust Homes 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

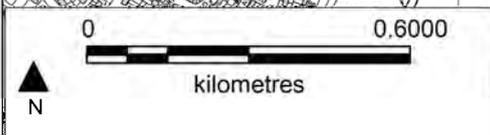
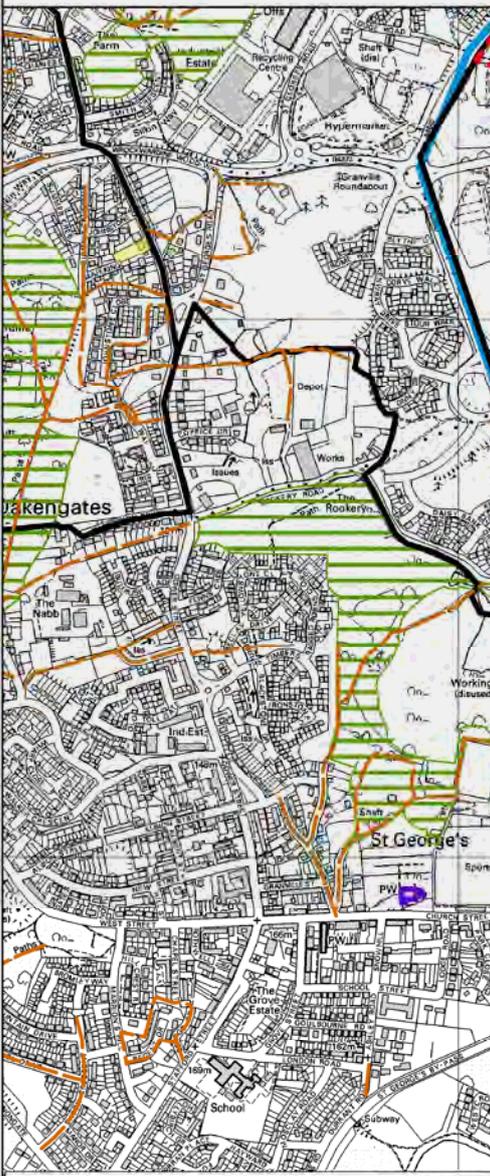
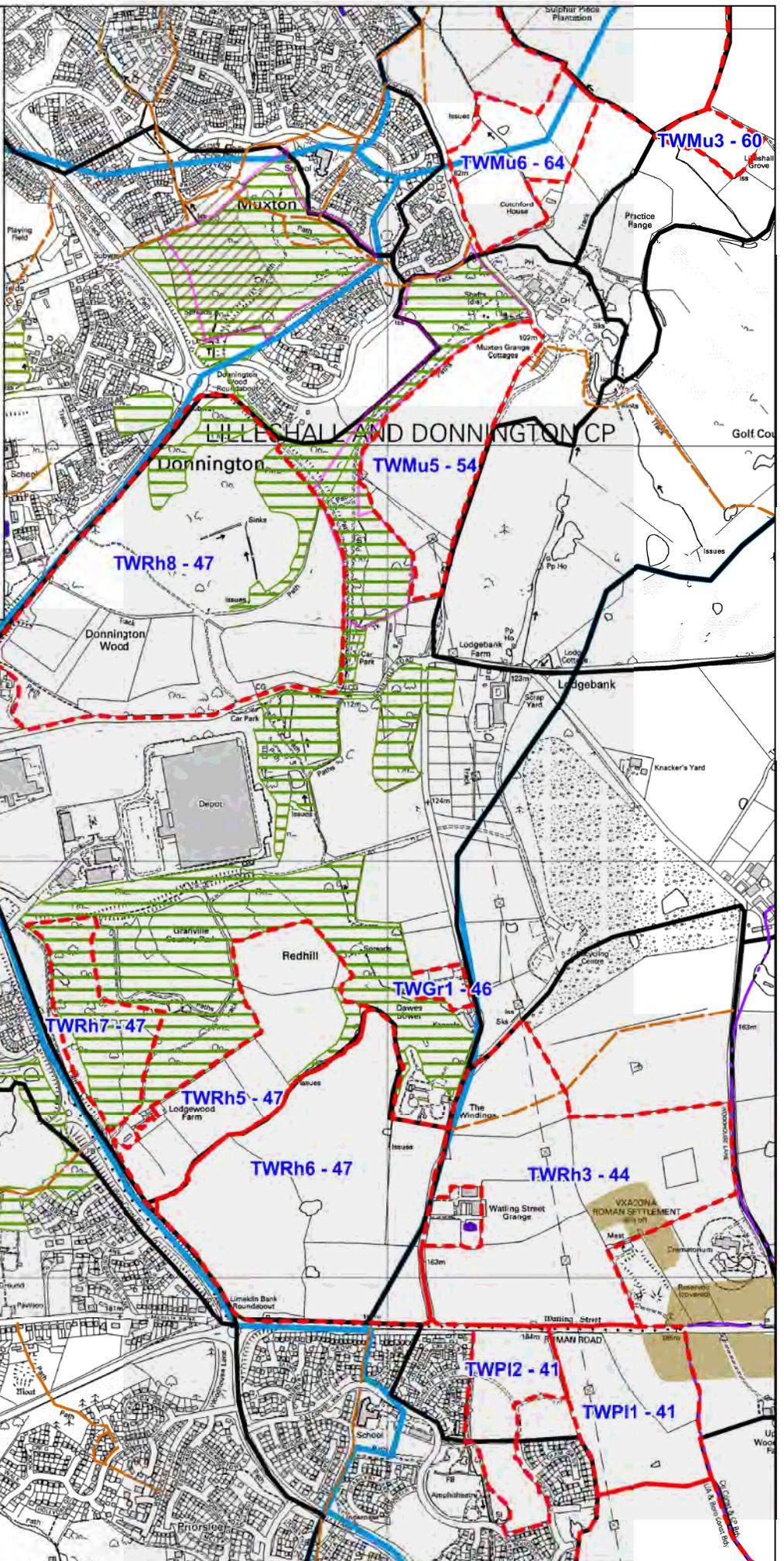
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents, school users and road users

Potential for improvement of settlement edge and overall mitigation

improve maintenance of farm storage buildings

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



Site sensitivity summary

Description The site lies in open countryside on a prominent hill to the east of Telford, most of which is highly visible. It comprises four medium-sized pastoral fields and one arable field forming part of the surrounding estate farmlands. The field boundaries are mainly relic gappy hedges with wire fences and a few deciduous hedgerow trees. The adjoining farmstead at Watling Street Grange has a listed farm house orientated to the south, while the site of a Roman settlement [Vxacona] is situated on the hill top within the site and extending to the south. A minor road runs along the western boundary of the site providing access to a large tip which is a detractor to the north and together with the busy A5 Watling Street Roman road along the southern boundary, reduces the overall tranquillity of the area. The Windings caravan site with its remnant mine structures are a local feature.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

This site's value lies in its scheduled monument, location next to Watling Street, its role as part of the setting to Watling Street Grange, its attractive and prominent landform as part of the eastern backcloth to the settlement also allowing open views along a key eastern approach to the settlement, and its trees and hedges. Its susceptibility to change lies in its prominent, elevated position acting as the local skyline to the east and west, and potentially widely visible, including to the east. It also sits in open countryside away from the existing settlement edge. As such it would be highly sensitive to new residential development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping hillside and hilltop
Ground Type	Localised shallow brown soils	permanent/improved pasture and an arable field at southern end
Land cover	Estate farmlands	woodland to west with relic gappy hedges and scattered trees as boundaries
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 type="checkbox"/> high on hillside slope and summit

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input checked="" type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
-	County Wildlife Site bordering site to the west	scheduled monument (Vxacona Roman settlement) on summit of hill. Site surrounds farmstead with listed farmhouse at Watling Street Grange

SHLAA No. 113,729

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mixed farmland

Diversity simple

Water

Presence of Water Comment small field ponds

Skyline

Prominence/ importance prominent Complexity

Comments hill forms a prominent skyline when viewed from the west and is visible from the east

Key views

To settlement -

From settlement forms a prominent topographic backcloth when viewed from the west

Landmarks -

Detractors tip to the north, wireless mast on top of hill summit

Intervisibility

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

Comments steep hillside on western part of site is highly visible with eastern field on hill crest potentially visible from both sides and the north

Noise sources

roads

Views of development some Presence of people frequent

Tranquillity

Summary medium/low

Comments adjacent tip and associated access road and nearby tip reduce tranquillity, but this should improve when and if tip is closed. The A5 is audible. There is

Site sensitivity summary

Description The site lies on a valley side sloping away from the settlement to the north east. It is linear in character extending east out into the countryside. The site is now used as a composting and recycling with one mown grass field to the north. The field boundary to the south east is well treed with a pond to the east. The other hedge boundaries remaining have no trees. 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. The site use comprises hardstandings, buildings and storage and composting areas as well as an apparent tip to the east which altogether appear as detractors extending into the landscape, visible from the south and east. Redhill Way also reduces tranquillity to the west.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site has little remaining inherent value apart from the field boundaries and trees especially to the south east which also forms part of a County Wildlife Site and includes a watercourse and pond. The south eastern vegetation helps to screen part of the development in wider views but is not entirely effective. The development therefore extends a semi-industrial use into the wider landscape. The field to the north has some merit forming part of the mosaic of grassland and woodland. The site's susceptibility to housing development is its linear character extending out into the landscape which is undesirable and would potentially affect the setting of the Country Park. Any development would need to be more effectively screened than the existing development and the remaining site vegetation should be retained.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	gently sloping valley side
Ground Type	Localised disturbed gleyed soils	hard standings and storage with some buildings and one mown grass field to the north
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"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 265

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments site used for composting and recycling with one cut grass field to the north

Diversity simple

Water

Presence of Water Comment watercourse and pond in eastern corner in woodland strip

Skyline

Prominence/ importance not applicable Complexity

Comments -

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 the recycling and composting site with its structures and waste tip is a 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, but structures on the site are visible above the vegetation

Noise sources

roads industry

Views of development some Presence of people constant

Tranquillity

Summary low

Comments the site's use and the busy Redhill Way to the west mean that tranquillity is

Site sensitivity summary

Description The site forms part of valley side sloping from the south west to the north east. It is generally open arable fields with low cut discontinuous hedges. There is limited tree cover, mostly associated with field ponds and internal field boundaries, and along the major boundary to the north west. Grass lies in wide strips between the arable fields linking two of the field ponds. A County Wildlife Site comprising woodland bounds the site to the north east, with the distinctive retained winding gear (a scheduled monument) of a disused coalmine in the Windings caravan park acting as a local landmark. The western edge of the site abuts the B5060 and housing which with vegetation breaks the skyline beyond this. To the south, there is the A5 with housing behind a tree/hedge belt. These roads are busy and reduce tranquillity. The site is generally open and forms part of a sweeping stretch of open landscape falling to the dry valley floor around the Watling Street Grange and its listed farmhouse then rising to the east to a tree topped hill (around TWRh3-44).

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site 's value lies in its field ponds and trees. It is susceptible to change because it is open countryside and any development on the site be highly visible on the A5 approaches. Development on the western edge would be likely to break the skyline with limited potential for mitigation. Development on the site is undesirable, at least in the short/medium term.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	valley side sloping from the south west to the north east
Ground Type	Localised disturbed gleyed soils	arable with grass strips
Land cover	Ancient pastoral farmlands	limited tree cover, mostly associated with field ponds and internal field boundaries, and along major boundary to the north 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"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input checked="" type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> County Wildlife Site bounds the site to the north east	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed farmhouse at Watling Street Grange to the east- although this is orientated to be primarily south facing. the winding gear at the Windings is a scheduled monument
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SHLAA No. 658

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment field ponds

Skyline

Prominence/ importance apparent Complexity simple

Comments the western edge of the site abuts the B5060 and housing which with vegetation break the skyline. Any development on the site on this edge would be likely to break the skyline.

Key views

To settlement -

From settlement -

Landmarks structures retained winding gear structure relating to 'The Windings' caravan park to the north east

Detractors other recycling depot to the north, busy roads adjacent

Intervisibility

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

Comments the intervisibility is medium-high as the site is open to views locally although screened from the wider landscape by the hill to the east

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the presence of roads and adjacent recycling site reduce tranquillity

Site sensitivity summary

Description The site has an apparently complex landform of small hillocks, steep slopes to the east and embankments of made up ground to the west, and overall rising to the south. This appears to be derived from previous mining or industrial use and associated infrastructure, modifying the natural undulating landform. There is a low lying valley rising to the south. Extensive secondary woodland covers the majority of the site, relieved only by occasional grass or heather areas and by a larger rough grass area to the east. The whole site has a county wildlife site designation which continues east into the adjacent Granville Country Park. There are tarmaced footpaths which run on the northern and western edges of the site but these are in poor repair, and a disused road access. Overall, the site has an urban fringe character with evidence of rubbish dumping. Tranquillity is available deep into the site within enclosed areas but reduces closer to the road and where there is dumping.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of the site is in its County Wildlife Site status and role as access to the country park and as a well treed edge to the urban area. The mosaic of secondary woodland and rough grass on the complex landform contributes to the character of the wider area, although feels neglected and is susceptible to change. A commercial area lies to the north and housing is limited to the other side of the B5060 to the west. The only potential for housing on the site may be in a small part of the lower lying northern part of the site but would not relate to the adjacent commercial uses and would feel isolated and cut off from other housing areas. It would also damage the Wildlife Site which is highly undesirable. If this area were to be developed, funds should be used to help manage the rest of the area more positively for access, recreation, landscape character and wildlife. The connections into the existing housing should be renewed.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	disturbed ground with dry valley rising to the south with steep slopes up to the east and with localised mounds and embankments, such as by the road to the west
Ground Type	Localised disturbed gleyed soils	mainly secondary woodland with open areas of rough grass
Land cover	Ancient pastoral farmlands	secondary woodland with older trees on eastern slopes
Settlement pattern	Mining with small farms	small scale spaces

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> wildlife site status implies higher ecological value
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Land Use Rough

Field Pattern

Field Size

Designations

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

SHLAA No. 77,266

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments disused land with woodland, plantings and rough grass

Diversity diverse

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments trees on the site form the local skyline when viewed from the east and west

Key views

To settlement -From settlement -

Landmarks -

Detractors dumping on the site and apparent lack of management make the site detractive in some respects

Intervisibility

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

Comments whilst the lower areas of the site are highly enclosed the upper slopes to the south and east, as well as the grass area to the east are locally prominent

Noise sources

roads

Views of development many 270

Presence of people infrequent

Tranquillity

Site sensitivity summary

Description The site has a complex landform of small hillocks and steep slopes and embankments of made up ground derived from its previous mining use and associated infrastructure (eg railway), interspersing the natural undulating landform. There are sinks in a very low lying area, fed by small watercourses. There is a relatively rectilinear landfill site to the south east with methane vents. Extensive secondary woodland runs across the site, mainly on the steeper slopes and landforms. This encloses areas of rough grass and scrub, and small scale pastoral fields with low cut modern hedges and fences to the south west. Some of the woodland has a wildlife site designation which continues east into an adjacent local nature reserve with a car park to the south east. There are tarmaced footpaths which run into the adjacent housing but these fade out in the site and are in poor repair. A gypsy site lies adjacent to the south west. Overall, the site has an urban fringe character, particularly to the south, where there is evidence of rubbish dumping. Tranquillity is available deep into the site within enclosed areas but reduces closer to the road and where there is dumping or views to the urban edge.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of the site is in its partial County Wildlife Site status and role as a country park and a well treed edge to the urban area. The mosaic of secondary woodland and rough grass on the complex landform is visually stimulating and would be susceptible to change. The tip to the south east is slightly raised and unlikely to be suitable for housing. The only potential for housing on the site is the pastoral fields and the untreed rough ground between them and Granville Road to the south. If this area were to be developed, funds should be used to help manage the rest of the area more positively for access, recreation, landscape character and wildlife. The connections into the existing housing should be strengthened.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	small scale undulating landform with localised mounds and some steep slopes where there is made up ground and a tip
Ground Type	Localised disturbed gleyed soils	a mosaic of secondary woodland, rough grassland and pastoral fields
Land cover	Ancient pastoral farmlands	secondary woodland is extensive enclosing the site
Settlement pattern	Mining with small farms	medium
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> wildlife site interest may increase sensitivity of site
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Rough

Field Pattern

Field Size

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input type="checkbox"/>
RAMSAR <input type="checkbox"/>		
Comments	County Wildlife Sites lie in woodland within the site; a Local Nature Reserve lies on part of the eastern boundary	-

SHLAA No. 407

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture, country park, reclaimed site/tip and wildlife site

Diversity diverse

Water

Presence of Water Comment small watercourses running to sinks within the site

Skyline

Prominence/ importance apparent Complexity complex

Comments various landforms form local skylines within the site

Key views

To settlement -

From settlement -

Landmarks -

Detractors the adjacent gypsy site is apparent in some views and dumping in parts is unsightly

Intervisibility

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

Comments intervisible with housing to the east and there is a positive view across the site from the nature reserve to the east with seats to enjoy the view

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Site sensitivity summary

Description The site 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 divide the site partially screening and framing views 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 glimpse views to Eyton and its listed buildings. The site provides part of the setting to Eyton and separates this rural settlement from Telford. Road users and residents of Eyton are the main receptors.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site has intrinsic value in the tree belts which frame views and as a partial setting to the rural settlement of Eyton with its listed buildings, although the powerlines reduce tranquillity, as do the adjacent roads. It provides a strong view corridor towards the Weald Moors providing a visual connection with the settlement edge. It acts as a buffer zone between Telford, Eyton and the moors. It is susceptible to change due to its openness and lack of internal field boundaries. The well defined road boundaries bounding Telford to the south and west provide defensible and firm boundaries. Overall, the site is sensitive to new housing development which would adversely affect its character of open sweeping countryside.

LDU context

<u>Landscape characteristics</u>	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 153,518

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable with tree belts

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 pylons powerlines cross the area and the large shed associated with Eyton Farm is a detractor

Intervisibility

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

Comments gently sloping site towards the flat, relatively open Weald Moors to the north and glimpse views to Eyton from south

Noise sources

roads

Views of development many 270 Presence of people frequent

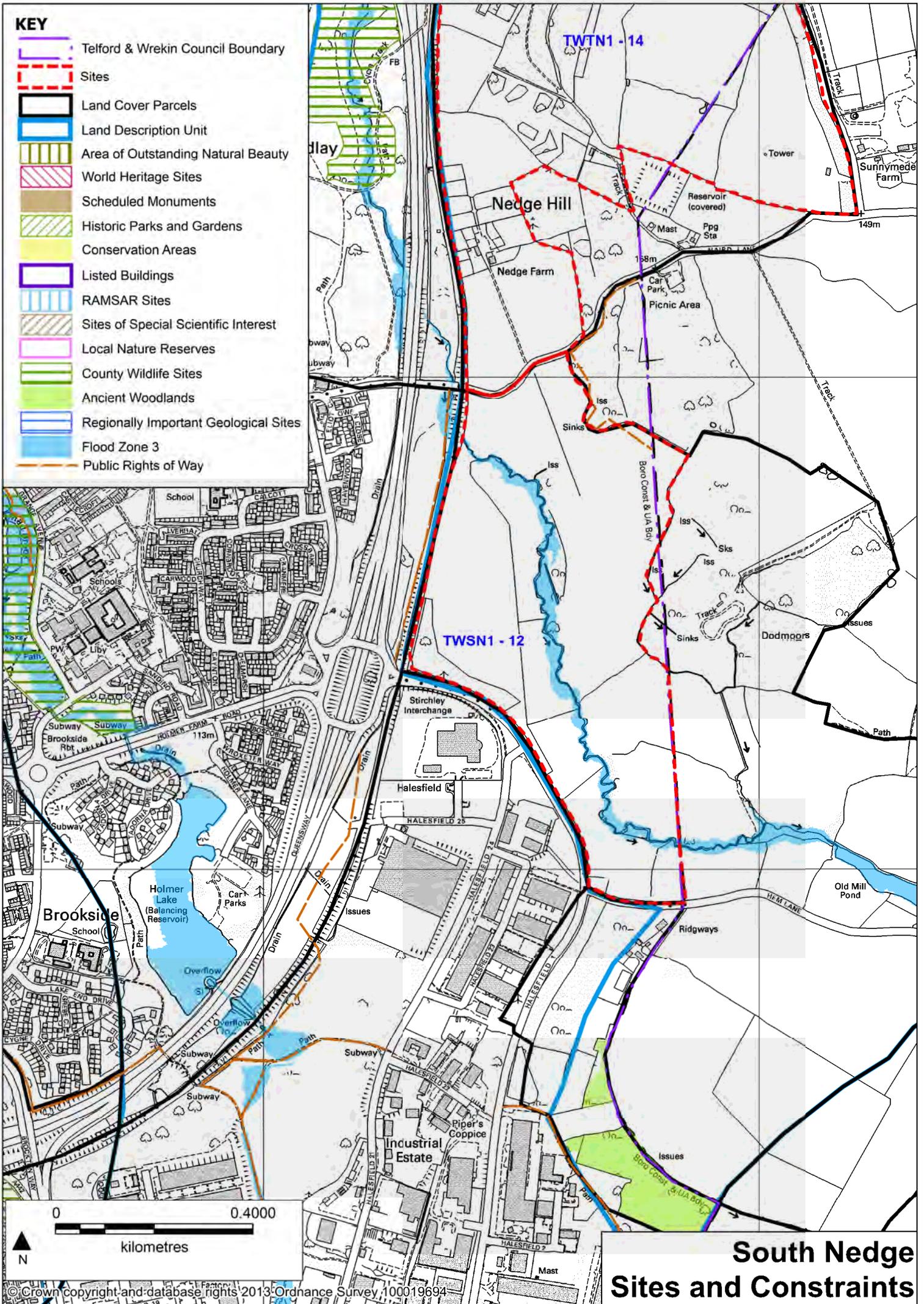
Tranquillity

Summary medium

Comments adjacent busy A442 and view of development to south and, to a limited extent, west and powerlines all reduce tranquillity. However, the tranquillity increases towards Eyton to the north away from roads and urban development

Functional relationship of area...

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



South Nedge Sites and Constraints

Site sensitivity summary

Description This site consists of a valley with a well defined stream corridor on the eastern edge of Stirchley, forming an attractive rural buffer to the Telford conurbation. It is in mixed farming cultivation, mainly pastoral, with riparian woodland along the stream corridor and blocks of woodland and plantation along its western and southern boundaries. The rounded wooded hills to the east including Nedge Hill provide a scenic backdrop containing the valley.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

This site's value is in its stream corridor, riparian woodland, landform and pattern which results in an attractive scenic quality and sense of place, combined with the wooded hill backcloth to the east. It is susceptible to change such as housing development due to its rural character and views down the valley which is well screened from the urban edge, although the Weber building is prominent in views southwards. The site is also physically separated from Stirchley by the A442 and the railway. 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.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Hard rock uplands	valley with steeply sloping stream corridor
Ground Type	Localised shallow brown soils	mixed farmland with woodland and riparian corridor
Land cover	Estate farmlands	riparian woodland and plantation to south east
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - mixed farmland with field boundaries
Ecological sensitivity	Low	<input type="checkbox"/> moderate- mixed farmland and riparian woodland/stream
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Small-medium

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	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"/> RAMSAR <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"/> RIGS <input type="checkbox"/>
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SHLAA No. 229,605-8,612

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 prominent Complexity simple

Comments the local skyline consists of associated with the site

Key views

To settlement -

From settlement -

Landmarks the Weber building to the south is a local landmark visible down the valley

Detractors major roads A442 along western edge although very well screened and buffered by railway and associated trees

Intervisibility

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

Comments forms rural backdrop for settlement to west and is contained by the wooded crests to the east

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

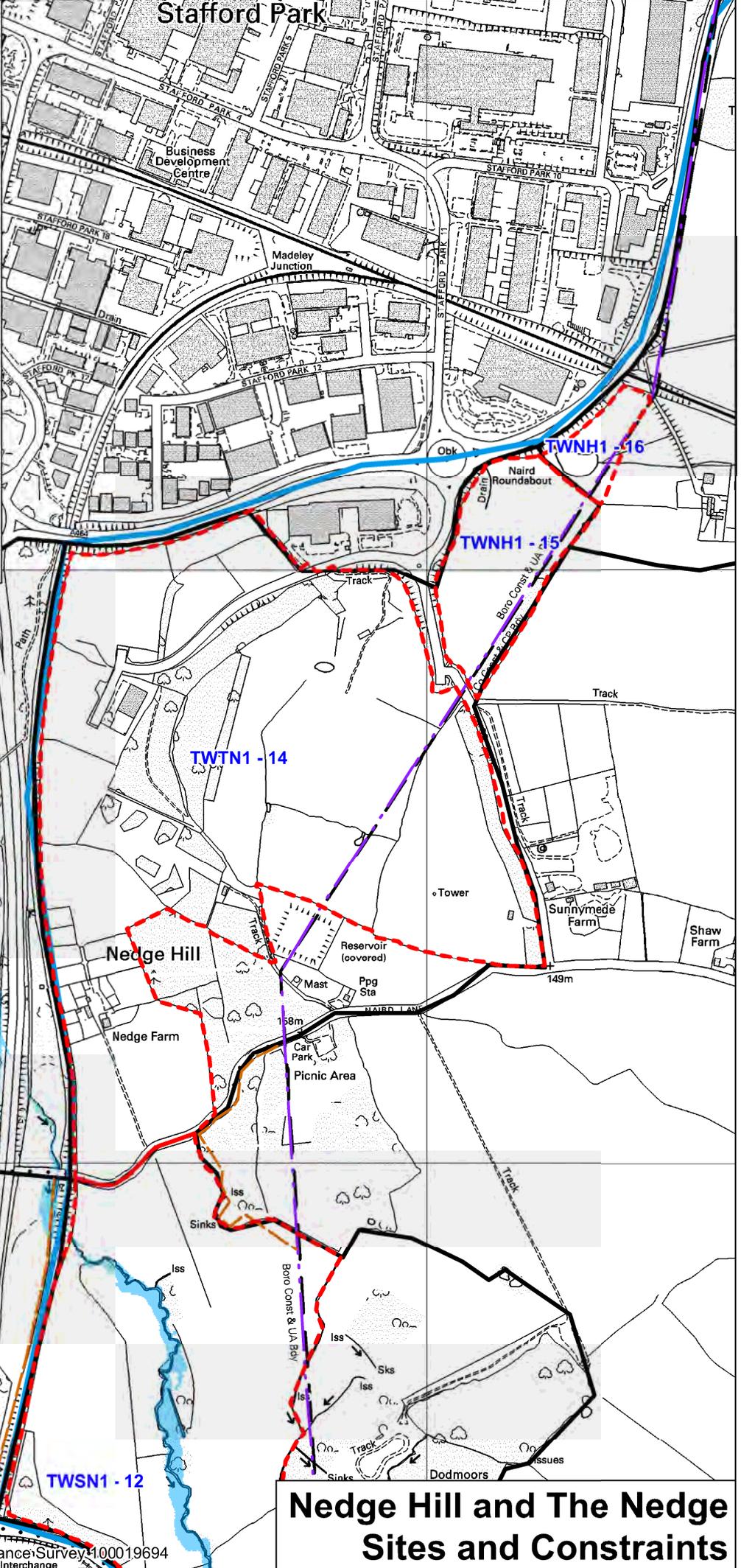
Summary medium

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

Functional relationship of area...

KEY

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



Nedge Hill and The Nedge Sites and Constraints

Site sensitivity summary

Description 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 sparsely developed, with one farm at its southern end and one commercial development within its north western quadrant, which is surrounded by horse pasture on generally flat ground. The eastern part of the site relates more clearly to the wider landscape to the east particularly along its southern boundary which forms the skyline in views from the south, such as from the nearby Nedge Hill picnic area. The narrow belt of young woodland planting forms a screen to the east. 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

This site makes a significant contribution to the landscape on the eastern edge of Telford with its rising partially treed character forming a foil and buffer to the intense development to the north in particular. The value of the area is in its juxtaposition with Nedge Hill, its woodland, strong oak tree field boundaries and pastures. The higher areas with intervisibility with the wider landscape to the east and south are the most susceptible to change. As such the easternmost field is considered very sensitive as development would be noticeable to the south. Also the area around and particularly south of Nedge Farm is sensitive as the woodland around Nedge Hill and the landform combine to create a valley of some scenic quality. The middle of the site is of intermediate sensitivity. However, there is some potential for restricted-height development in the north western quadrant adjacent to the A442/A464 junction, where the land is lower lying and well screened. However, this area is somewhat divorced from residential areas in Telford.

LDU context

<u>Landscape characteristics</u>	LDU scale	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 and arable farmland
Land cover	Estate farmlands	mix of mature/semi-mature oaks, forestry and young deciduous woodland strip
Settlement pattern	Clustered with estate farms	medium

LDU level Agree?

- Cultural sensitivity Low moderate - wooded pastoral farmland
- Ecological sensitivity Low moderate- woodland and mature individual oaks, plus wet grassland and rough ground
- Visual sensitivity Moderate parts of the site, on the slopes of Nedge Hill, will be visible within the wider landscape over a wide area

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

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

SHLAA No. 379

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mainly pastoral farmland with some arable and large recently planted tree belts and one commercial premises

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 although parts of the site are at lower levels

and are less widely visible

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 eastern and southern edges, where it abuts open countryside

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor?

Comments the site has some functional relationship with the settlement in terms of road access and commercial development. The rest of the site 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.

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 -

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

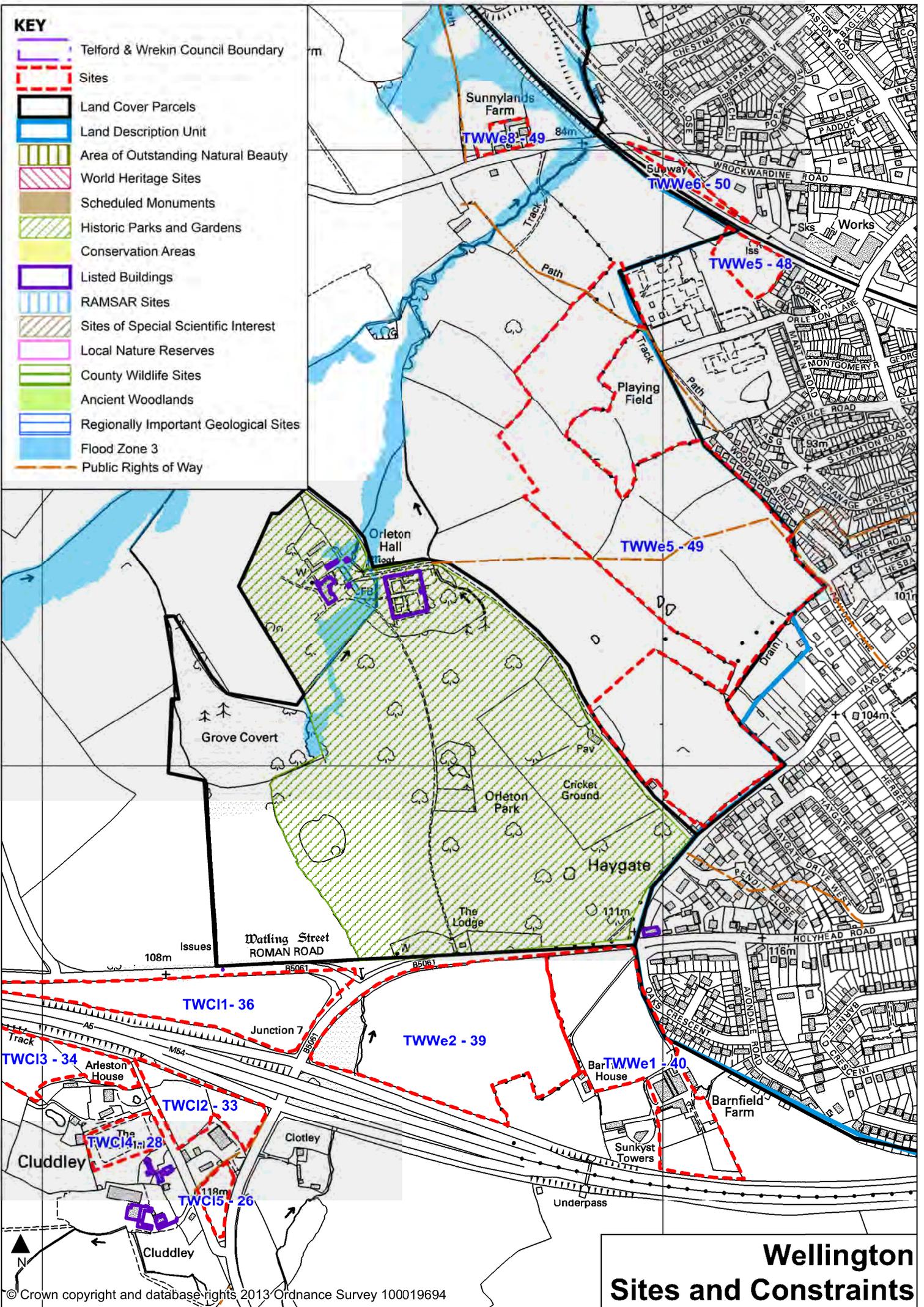
high/medium

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 filtered views during winter months only , due to density and extent of vegetation. 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 and the south eastern boundary trees are visible on the skyline from the Nedge Hill picnic area.

Potential for improvement of settlement edge and overall mitigation

-

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



Wellington Sites and Constraints

Site sensitivity summary

Description This site consists of two small pasture fields with low hedges separated by a track to the north and pasture fields/horse paddocks to the south, separated by a 'farm' complex with many corrugated iron buildings. 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 the M54 runs along its southern extent. There are clear views of the Wrekin in the Shropshire Hills AONB across the site and a listed building, the Old Orleton Inn on the north eastern corner of the site. The building complex at Barnfield Farm appears to be disused in part with many corrugated iron buildings and structures in rusted and poor condition. External areas are used for informal storage of caravans and other vehicles and there appear to be stables and kennels to the south. Mature trees contribute to the character of the site, and also help to screen the building structures especially from the north and within the complex. Outgrown hedges and leyland cypress trees border the site to the south. Sunkyst Towers which, although not listed, is a locally distinctive dwelling, and Barnfield House, an attractive rural dwelling lie to the west.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value lies in its contribution to the wider setting and rural context of Orleton Park and the listed Old Orleton Inn in the western approach to the settlement. It allows a virtually uninterrupted rural visual connection between the wooded hills of the AONB around the Wrekin to the south and the Park, although the intervening roads do have some effect. It is susceptible to development due to its open character to the north and west as well as its intervisibility with the adjacent approach roads and the M54. The Old Orleton Inn acts as a landmark gateway building to the settlement. The settlement edge is mitigated to an extent by trees and hedges to the south, as well as its orientation to the north and south of the Inn. Development of this site would be likely to have a significant detrimental impact on the rural context of a historic parkland and on the setting and role of the listed Inn. It would also adversely affect sensitive rural receptors - the dwellings to the west of the site - as well as on urban residents along the eastern boundary of the site. Extending the site to the M54 would adversely affect the rural character of this stretch of motorway in proximity to the AONB. In addition, it contains groups of trees, which should be conserved.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	gently sloping down to the north
Ground Type	Loamy gleyed soils	pasture to the north, delapidated 'farm' complex with many corrugated iron buildings and further paddocks and pasture to the south
Land cover	Arable farmlands	fine individual trees on boundaries and north of and around 'farm' complex
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?

- Cultural sensitivity Low
- Ecological sensitivity Very low moderate - pasture and fine mature/veteran trees
- Visual sensitivity Moderate

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments the Shropshire Hills AONB lies to the south and south east around the Wrekin	-	Orleton Park registered historic park and the listed Old Orleton Inn lie to the north

SHLAA No. 450,507

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments two pastoral fields, one not recently grazed, with track between them to the north, and pastoral fields to the south for horse and other grazing. The 'farm' complex appears to be used for a variety of purposes including storage eg caravans, possibly kenn

Diversity diverse

Water

Presence of Water **Comment** -

Skyline

Prominence/ importance not applicable **Complexity** -

Comments the site rises to the south but the wooded ridge of the Wrekin and associated hills form the skyline and backcloth

Key views

To settlement the site is on the western approach to the town with views over Orleton Park to the north, with this site as the corresponding open rural land to the south

From settlement views over open countryside on exit from town; views of Wrekin from B5061

Landmarks buildings Sunkyst Towers beyond the site's southern boundary is a

prominent and distinctive dwelling; significant views of the Wrekin from the B5061 along the site's northern boundary

Detractors major roads M54/A5 elevated interchange

Intervisibility

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

Comments intervisibility to local features such as the listed building of the Old Orleton Inn and historic 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 appears to be managed separately from the site to the west and has no public access

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 rural context for the historic parkland and the listed building at a busy junction where there are many opportunities for viewing it

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments mid 20th century housing on eastern edge of site is mitigated by trees and listed building on north eastern corner is a positive feature. Parkland to north is also distinctive.

Receptors and sensitivity

Receptors

Sensitivity

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

Comments listed building is the most sensitive receptor, with consideration also to setting of historic parkland. There are rural resident receptors at Barnfield House and Sunkyst Towers. Views in from the B5061 and also from the M54 which is at grade to the south west before going into low cutting to the east.

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description This site consists of a large arable field with an area of woodland at its western end. It is located on the south western side of Wellington, adjacent to the M54/A5 elevated section interchange and with the B5061 along its northern boundary, separating it from the historic 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value lies in its contribution to the wider setting and rural context of Orleton Park on the western approach to the settlement. It allows a virtually uninterrupted rural visual connection between the wooded hills of the AONB around the Wrekin to the south and the Park, although the intervening roads do have some effect. The woodland to the west is also of some value as a landscape feature. The site is susceptible to development due to its generally open character as well as its intervisibility with the adjacent approach roads and the M54. 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 busy road.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	gently sloping down to the north
Ground Type	Loamy gleyed soils	arable
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 checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

LandscapeAONB ASLC Green Network Open Space Public Right of Way **Comments**

the Shropshire Hills
AONB lies to the south
and south east around
the Wrekin

Biodiversity100 Year Floodplain SSSI Wildlife Site Ancient Woods LNR RAMSAR

-

Historic/ArchaeologyConservation Area WHS SMs Historic P and G RIGS

Orleton Park registered
historic park and the listed
Old Orleton Inn lie to the
north

SHLAA No. 494

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 the site rises to the south but the wooded ridge of the Wrekin and associated hills form the skyline and backcloth

Key views

To settlement the site is on the western approach to the town with views over Orleton Park to the north, with this site as the corresponding open rural land to the south

From settlement views over open countryside on exit from town; views of Wrekin from B5061

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; some 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 may be 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 TWCl1-36 to the west

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments mid-20th century housing beyond the adjoining site to the east is 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

-

Site sensitivity summary

Description A derelict site, formerly part of a secondary school, with a mix of overgrown scrub, grass and some trees forming a good screen on the northern boundary. The site slopes gently east towards the railway and settlement edge. The vegetation screens much of the site from the settlement and railway and to the north and from the wider countryside. A very limited number of houses to the east overlook the site over their back gardens.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

As a brownfield site it has limited value apart from the trees on site. It lies close into the urban edge and is not widely visible. It has potential for housing development but the tree cover to the north and north west should be retained and enhanced if at all possible,

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	gently sloping to east
Ground Type	Loamy gleyed soils	mix of semi-mature trees and rough grass
Land cover	Urban	mix of mature trees especially on north eastern boundary
Settlement pattern	Urban	small
	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

LCP context

Land Use Urban - amenity

Field Pattern

Field Size

Designations

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

SHLAA No. 690

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments part of derelict secondary school site

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement adjacent houses to south east overlook site obliquely

Landmarks -

Detractors -

Intervisibility

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

Comments the site low intervisibility as it is generally well contained by vegetation and settlement edge

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 the site is derelict, previously used as part of school grounds and it has no functional connection with the wider countryside and no public access

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 and north.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

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

Comments the settlement edge is not widely visible and is screened by vegetation on this site

Receptors and sensitivity

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

Comments nearby urban residents and rail users have glimpse/filtered views into the area

Potential for improvement of settlement edge and overall mitigation

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

Site sensitivity summary

Description A very gently sloping area of arable fields wrapping around playing fields and pond on the western edge of Wellington with a small triangular area of rough grass surrounded by trees, including pines, to the north. The fields are bounded by gappy low hedges with a few mature oak trees in the hedgerows or in fields, and associated with field ponds. The boundaries of the area do not follow any existing field boundary in parts. Orleton Hall and its formal parkland which is an Historic Park and Garden lie to the east, abutting the site to the south. A public footpath runs across the area but is unlikely to be used as it only appears to access Orleton Hall, and another footpath runs along the north eastern edge. The adjacent settlement edge is generally discreet through screening by an open space with high hedges and nearby bungalows so low in height that they are not visible behind the boundary hedge. Houses to the south have some views over the area. The area is overlooked from higher ground to the north west.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is its role as a green buffer between the existing settlement edge and the registered Orleton Park and its listed buildings and structures. Trees on the site have value including oak and pines. The susceptibility to change in terms of housing development is in the site's openness with very low, gappy hedges in some places and none in others. Development on the site would be more visible from parts of the historic park and 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. The site forms part of the open rural approach to Wellington along Haygate Road providing a separation between the Park, its estate houses and the settlement edge supporting the distinctive character of the approach. This area is also more visible to greater numbers of people travelling along the road. The area to the north feels most detached from the settlement without any housing adjacent and the strongest adjacent tree cover. The areas to the north, west and south are the most sensitive parts of the site.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	very gently sloping valley side falling to the north
Ground Type	Loamy gleyed soils	arable and rough grassland/woodland
Land cover	Arable farmlands	very few trees, some to the north around small area of rough ground and mature trees, mostly oak, 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 checked="" type="checkbox"/>

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

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
-	-	Orleton Park registered historic park lies adjacent to the west

SHLAA No. 56,394**Function of Area**

Pastoral Arable Horticulture Recreation Other

Comments arable and rough ground**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. Haygate Road lies to the south.

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 detached established houses with some vegetation to the south, and bungalows at a lower level than the site, sitting discreetly within the landscape although of limited intrinsic merit

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

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

encourage native tree cover along hedgerows

Site sensitivity summary

Description This site consists of a narrow band of sloping horse pasture with small stable 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. The boundary to the railway is also fenced, but with unsightly steel security fencing. At the eastern 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.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

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. Hedges should be retained and increased where possible along the road edge. The 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 scale	Site comments
Physiographic	Hard rock rolling lowlands	flat at northern end, sloping in southern half to south
Ground Type	Loamy gleyed soils	pasture with timber stable, fences and hedge
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

LCP context

Land Use Urban - amenity

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 81

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments single pasture field used for horse grazing

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors stable is minor detractor

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 and railway with steel security fencing adjacent to, and enclosing, site reduce tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none Corridor?

Site sensitivity summary

Description The site is a small farmstead with an elegant farmhouse and a tight cluster of farm buildings to the east, some red brick and some steelclad. The farm buildings appear to be in some disrepair. The complex lies on a small spur protruding into the valley to the east and so the farm buildings are prominent locally from the north, east and south. The farmhouse forms an attractive feature on the lane (Wrockwardine Road) approaching from the west. The largest shed to the north is a slight detractor. The adjacent oak trees help integrate the complex into the landscape and it appears to fit well into the place in terms of scale and character although the condition of the buildings and the scale of the tin shed are not desirable.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site has value as a small farm complex with an elegant farmhouse which is in character and scale with the surrounding landscape. The susceptibility of the site to development is in its locally prominent location on a steeply sloping spur in open countryside away from the settlement. The farmhouse is a very positive and attractive western end to the complex and development west of this would be highly inappropriate. There may be some potential for careful barn conversions/re-creations, creating a new better scale northern building, but possibly reflecting the character of the dual pitch brick building within the site, at an appropriate scale.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	located on steeply sloping minor spur above stream valley to the east
Ground Type	Loamy gleyed soils	farmstead with small scale associated farm buildings
Land cover	Arable farmlands	limited trees on boundaries with most important being a hedgerow oak on the lane to the east
Settlement pattern	Clustered with estate farms	very small

LDU level Agree?

Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high/moderate due to local prominence

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

SHLAA No. 741

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments farm complex

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance prominent Complexity complex

Comments the farm buildings form a local landmark feature on the skyline when viewed from the east and north

Key views

To settlement -

From settlement -

Landmarks the farm buildings form a local landmark feature

Detractors -

Intervisibility

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

Comments the farm complex is highly visible locally

Noise sources

Views of development some

Presence of people infrequent

Tranquillity

Summary high/medium

Comments the site is located in open countryside on a quiet country lane but has some filtered views to the railway and settlement edge in winter

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor?

Comments the farm complex no longer appears to be functioning as the hub of a farm

operation but may have some connection

Visual relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? none

Setting?

Comments though not a functioning farm complex the buildings scale fit into the intimate landscape very well although the larger shed to the north is slightly unsightly and over large

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

long distance/public footpaths

high

roads/rail/cycleways

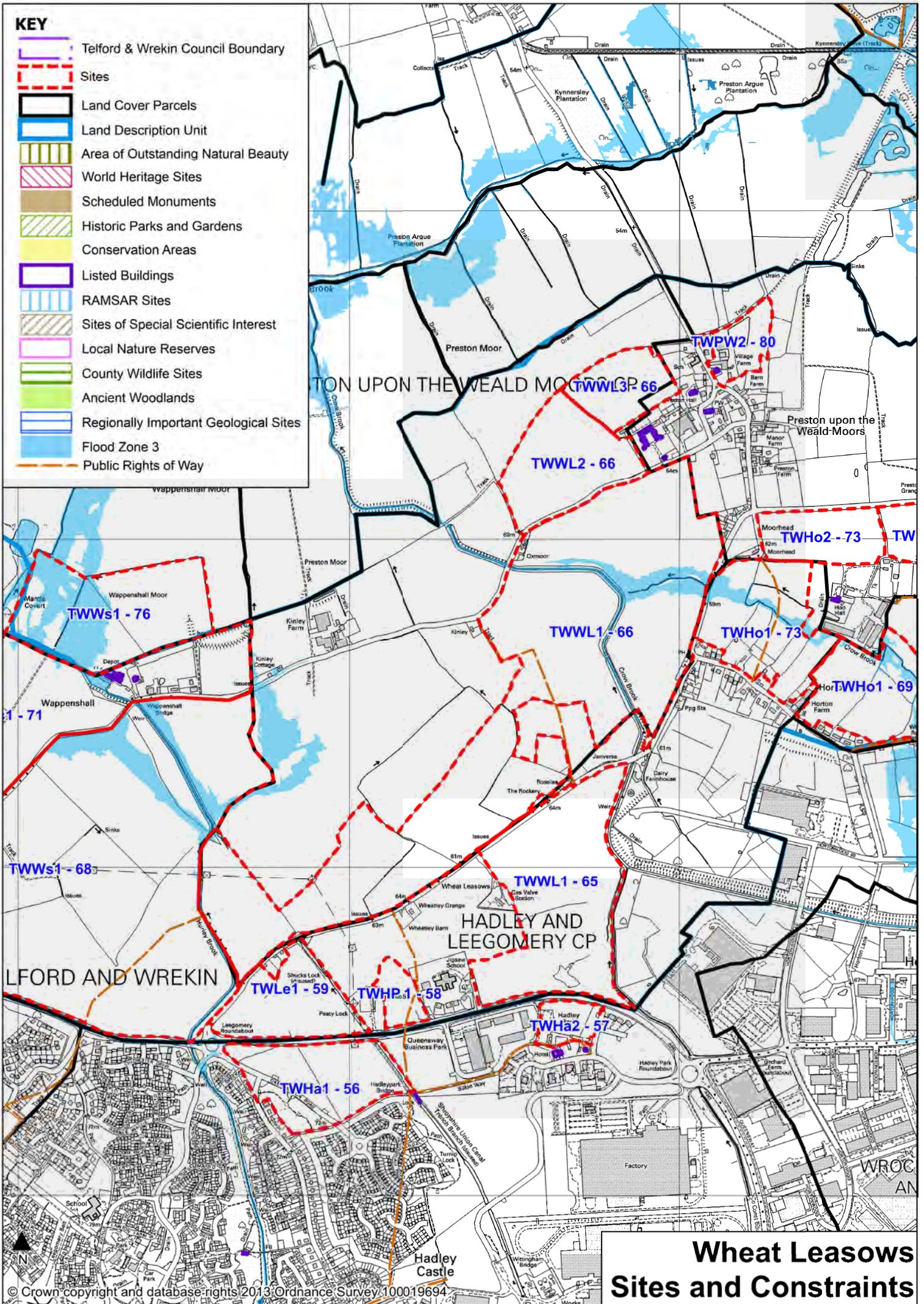
high/medium

Comments the main receptors are rural residents, and users of the public footpaths to the north and south and the minor road to the south

Potential for improvement of settlement edge and overall mitigation

improve the management of the buildings bringing into beneficial use

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



Wheat Leasows Sites and Constraints

Site sensitivity summary

Description 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. It has a few relic hedgerows and hedgerow oaks. A few rural houses lie immediately to the north of the site, where there are extensive views over the Moors to the north. Along the western boundary there is a gas valve station and a residential school, while in winter there are views through woodland belts to large structures to the east. To the south, deciduous trees and 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. Tranquillity is limited to the south due primarily to the road, but increases to the north.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

This site's value lies in its trees and hedgerows, the adjacent watercourse and its relationship with the Weald Moors to the north, and its increasing tranquillity and rural character to the north. It acts as a buffer and transition between the Weald Moors and the settlement outside the settlement envelope and has a variety of urban-edge land uses adjoining. Its susceptibility to change is its open landscape character. Any development of the site should preferably be confined to the southern edge, although road traffic is 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. If any development did take place there would need to be a very strong and wide buffer to the north with native woodland and shrub planting along Humber Lane to act as a sufficient break between development and the rural Weald Moors. No access to the site should be allowed from Humber Lane.

LDU context

Landscape characteristics	LDU scale	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 angles 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 and trees
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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 414

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 watercourse 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 and views of development on many sides, makes southern edge

Site sensitivity summary

Description A large area of relatively flat arable farmland sloping to the watercourses and associated floodplains to the east and west (Crow Brook and Hurley Brook) which run into the Weald Moors. Preston on the Weald Moors with its Grade 1 listed Preston Trust Homes lies at a slightly higher level to the north east, forming the skyline. The area is bounded to the west by the Hurley Brook and now disused Shropshire Union Canal [Trench Branch] with outgrown hedges and tree cover and associated floodplain. The tree cover along the Crow Brook is very strong and mixed and has yet to achieve maturity. Elsewhere is relatively open with low cut hedgerows and some hedgerow trees- mainly oak. The area is rural in character and becomes increasingly tranquil away from the A442 and the pylons, to the north and east. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its rural character associated with the Weald Moors, its increasing tranquillity towards the Moors, its relationship with the canal and the listed buildings to the north in Preston and its watercourse corridors and floodplains. 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 susceptibility to change is in its open countryside character away from the settlement edge. The floodplain within the site also is a constraint to development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	relatively flat rising slightly to Preston upon Weald Moors to the north
Ground Type	Loamy gleyed soils	arable in irregular fields with one field of pasture
Land cover	Arable farmlands	trees in hedgerows- mostly oaks with strong riparian mixed tree belt along Crow Brook.
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 - visible from Humber Lane, and from some parts of settlement edges to the north and east

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 609,706-8,711-13

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable with one field of pasture

Diversity simple

Water

Presence of Water Comment Crow Brook crosses the site to the east and a drain and Hurley Brook runs along the western boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement views to Preston Hall from the south across the site

From settlement views from around Preston Trust Homes south

Landmarks buildings Preston Trust Homes to the north

Detractors pylons pylons/powerlines in south western corner

Intervisibility

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

Comments the area is visible to the sloping land to the south and flat land to the west

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments busy A442 road is audible to the south in the southern parts of the site. There are views of urban fringe development to the south, along with the pylons and rural dwelling to the north and east, which with the lane makes southern edge less tranquil, whil

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site is managed as part of the wider farmed landscape and has a single public footpath which does not link into a settlement directly

Visual relationship of area...

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

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

Comments the site is divorced from the settlement edge. It forms part of the continuum of rural agricultural land out to the moors to the north. The north eastern part of the site forms part of the setting to the rural settlement of Preston and the listed house.

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 rural settlements are highly indented (Preston) or linear and fragmented (Horton)

Receptors and sensitivity

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

Comments small number of rural residents to the north, south and east, and users of the public footpath and rural roads to north and south

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

Description An arable field lying on the crest of a gentle rise above the Preston Weald Moors. The field is bounded by low cut hedgerows which are discontinuous and there are some remnant oak trees. The Grade 1 listed Preston Trust Homes lie adjacent to the east and there are views to and from this across the site. The area is rural in character and is tranquil, associated with a small settlement. There are long views west to the Weald Moors across this essentially unspoilt area of open countryside.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The site's value is as part of the setting for the Preston Trust Homes with views across it, giving a very positive approach to the settlement from the west. It is very susceptible to development as it is located on a minor rise which is important in the context of Weald Moors as a local skyline and it is visible in conjunction with the distinctive listed buildings. Overall, it is highly sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	on gentle crest of landform rising above the surrounding level Weald Moors
Ground Type	Loamy gleyed soils	arable in semi-regular field boundaries
Land cover	Arable farmlands	isolated field boundary oaks remaining
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 to high- on minor crest visible from lower lying land to the north and south

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments central part of the site forms skyline in local views from the south and north

Key views

To settlement key approach view to settlement from west to adjacent listed Preston Trust Homes across the site

From settlement views out from listed buildings and curtilage to Preston Weald Moors across the site

Landmarks buildings Preston Trust Homes adjacent

Detractors -

Intervisibility

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

Comments on minor rise but important in context of Weald Moors and visible in conjunction with listed buildings

Noise sources

Views of development some Presence of people infrequent

Tranquillity

Summary high/medium

Comments in rural location adjacent to rural listed buildings

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site appears to be managed as part of the wider farmed landscape

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the site is on a minor rise which is important in the context of Weald Moors and it is visible in conjunction with listed buildings

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments the site is related to TWWL3-66 in terms of their visual relationship with Preston Trust Homes and the rise in the landform/local skyline

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge highly indented

Comments Preston Trust Homes is a large landmark on the skyline adjacent and acts as a positive edge to the settlement although slightly marred by the apparently new houses to the west.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments small number of rural residents to the south and east, and users of the rural road to the south

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

Description An arable field lying on the northern slopes of a gentle rise above the Preston Weald Moors. The field is bounded by low cut hedgerows which are discontinuous and there are some remnant oak trees. The Grade 1 listed Preston Trust Homes lie adjacent to the south and there are views to and from this across the site. The area is rural in character and is tranquil, associated with a small settlement. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The site's value is as part of the setting for the Preston Trust Homes with views across it, contributing to a positive approach to the settlement from the north. It is susceptible to development as is located on the slopes of a minor rise which is important in the context of Weald Moors as a local skyline and it is visible in conjunction with the distinctive listed buildings. Overall, it is highly sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	sloping from a gentle crest of landform rising above the surrounding level Weald Moors
Ground Type	Loamy gleyed soils	arable in semi-regular field boundaries
Land cover	Arable farmlands	isolated field boundary oaks remaining
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- on minor hill slopes visible from lower lying land to the north

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable

Diversity simple

Water

Presence of Water Comment -

Skyline

Prominence/ importance apparent Complexity complex

Comments southern boundary abuts settlement which forms skyline in local views from the north

Key views

To settlement key approach view to settlement from the north to adjacent listed Preston Trust Homes across the site

From settlement views out from listed buildings and curtilage to Preston Weald Moors across the site

Landmarks buildings Preston Trust Homes adjacent

Detractors -

Intervisibility

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

Comments on minor rise but important in context of Weald Moors and visible in conjunction with listed buildings

Noise sources

Views of development some Presence of people infrequent

Tranquillity

Summary high/medium

Comments in rural location adjacent to rural listed buildings

Functional relationship of area...

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

...with adjacent assessed area? some Corridor?

Comments the site appears to be managed as part of the wider farmed landscape

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the site is on a minor rise which is important in the context of Weald Moors and it is visible in conjunction with listed buildings

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments the site is related to TWWL2-66 in terms of their visual relationship with Preston Trust Homes and the rise in the landform/local skyline

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments Preston Trust Homes is a large landmark on the skyline adjacent and acts as a positive edge to the settlement although slightly marred by the apparently new houses to the west. The rest of the settlement appears rural in character.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

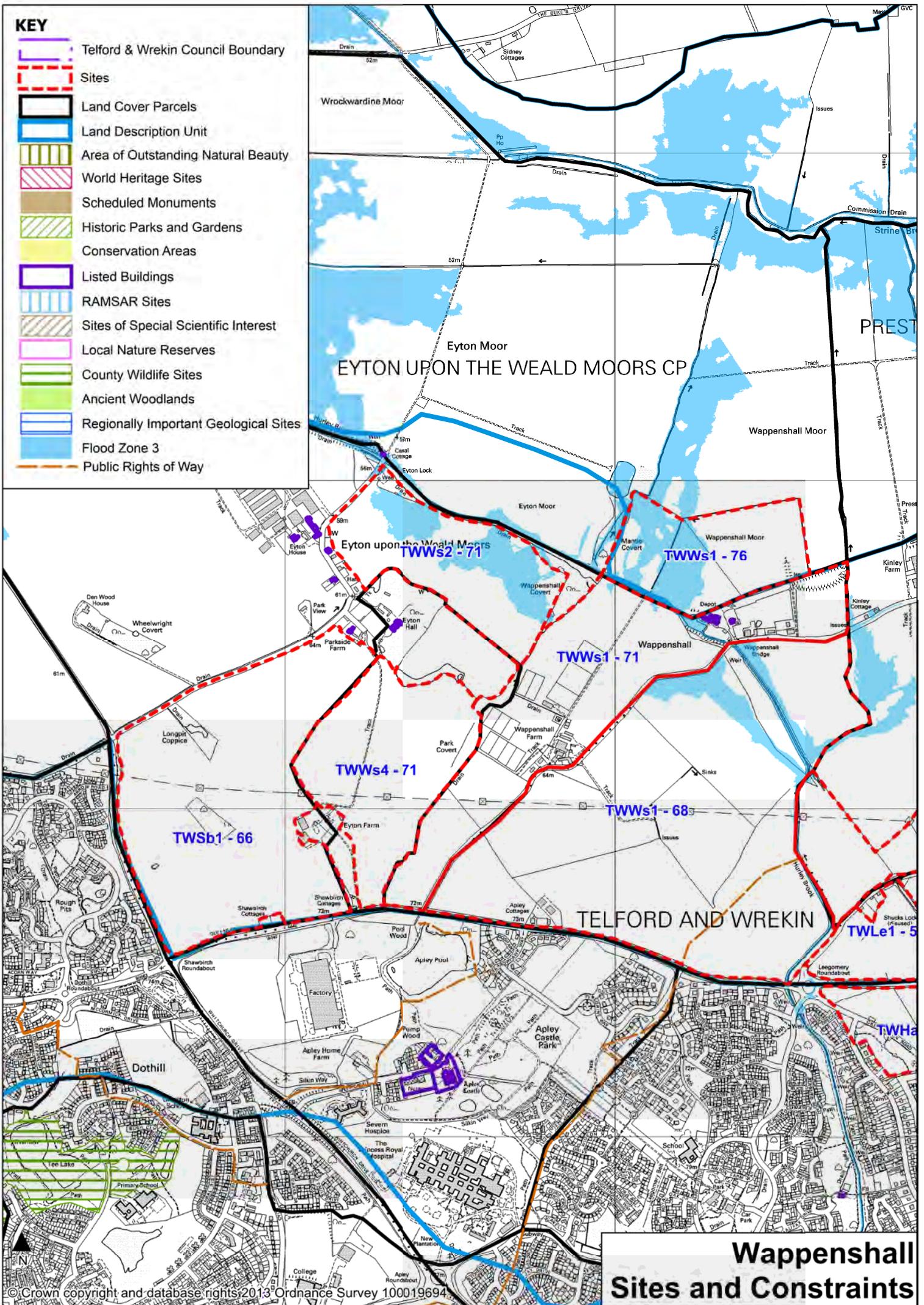
Comments small number of rural residents to the south and east, and users of the rural road to the north

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

KEY

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



Wappenshall Sites and Constraints

Site sensitivity summary

Description An area of undulating mixed farmland sloping north to the floodplain and level Weald Moors. The area is bounded to the east by the Hurley Brook and now disused Shropshire Union Canal [Trench 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is that it is crossed by a formal view axis from the listed Apley Castle park which is a popular park and important feature on the northern edge of the new town. Also its value is in its increasing tranquillity towards the Moors in open countryside and its relationship with the canal and its listed buildings to the north in Wappenshall. Apley Park's 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 susceptibility to change of the site is its open countryside character. The floodplain within the site also is a constraint to development. Overall, the site is sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside.

LDU context

<u>Landscape characteristics</u>	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

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

SHLAA No. 361,611

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments mixed farmland with specialist poultry rearing

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 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?

Site sensitivity summary

Description An area of undulating mixed farmland with low cut hedges 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 Shrewsbury Branch 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.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its increasing tranquillity towards the Moors in open countryside and its relationship with the canal and its listed buildings around the canal turning basin. It is susceptible to development due to its character of open countryside north of the strong limit of Apley Park and the A442 sloping down to the Moors. It forms part of a wider spread of countryside to the east and west. Overall, the site is sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside.

LDU context

<u>Landscape characteristics</u>	LDU scale	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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed buildings at
Wappenshall

Function of Area

SHLAA No. 361,610

Pastoral Arable Horticulture Recreation Other

Comments mixed farmland including specialist poultry rearing and Wappenshall settlement

Diversity diverse

Water

Presence of Water **Comment** disused Shropshire Union canal to north

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement -

From settlement -

Landmarks -

Detractors pylons pylons/powerline cross area to the south

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

Site sensitivity summary

Description Isolated pastures/meadows in the Wappenshall Moor with drainage ditches partly used for game bird rearing. The site is located north of the disused Shropshire Union Shrewsbury Branch canal and the small settlement of Wappenshall. A large part of the area to the west is in the 100 year floodplain. Views in are screened by strong hedgerows and belts 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 part of the Weald Moors and is very much part of open countryside.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The site's value is in its tranquil location in the Weald Moors in open countryside and its relationship with the canal and proximity to listed buildings to the south. It is susceptible to change as it is in open countryside, exhibits the characteristics of the Wappenshall Moor of which it is a part, is partly floodplain and has a very limited relationship with the rural, isolated settlement of Wappenshall. Overall, the site is highly sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside linking into the Moors.

LDU context

<u>Landscape characteristics</u>	LDU scale	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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed building to the south-
former canal wharf at
Wappenshall

SHLAA No. 361

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments pasture/meadow and game bird rearing

Diversity simple

Water

Presence of Water Comment field ditches and former Shropshire Union canal on south 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 views across moors to north

Noise sources

Views of development some

Presence of people rare

Tranquillity

Summary high/medium

Comments isolated fields with no public access and small settlement to south behind trees

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? some

Corridor?

Site sensitivity summary

Description The site is a large arable field sloping gently northwards. Originally it formed parkland related to Eyton House to the south but its character has been modified with the removal of vegetation for agriculture. The site is bounded by the disused Shropshire Canal Shrewsbury Branch with associated lock and trees to the north, Eyton Hall in its wooded grounds and parkland and Eyton to the south, Wappenshall Covert to the east and a low hedgerow to the west. The strong tree cover on most boundaries give some enclosure although the field is large and open. The site provides an important part of the setting to Eyton and its church linking it to the Weald Moors and canal. The site has virtually no intervisibility with Telford due to intervening tree cover. Residents of Eyton and farmworkers are the main receptors.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The site's value is in its former park use, the tree belts which frame views and as part of the setting to the rural settlement of Eyton with its listed buildings including its church and as part of the canal corridor. The site is tranquil and highly rural. Its susceptibility is its openness and location in countryside well away from the main settlement edge. Overall, the site is highly sensitive to new housing development which would adversely affect its character as part of open sweeping countryside running into and forming part of Weald Moors. The site is also substantially in floodplain.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	Wappenshall Covert adjacent to the north east and riparian trees to the north. Bounded by mature parkland trees around Eyton Hall to the south and Eyton and Eyton House Farm to the south west.
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 south east and west

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed buildings adjacent in
Eyton including church and
Eyton Hall

SHLAA No. 519

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable with tree belts

Diversity simple

Water

Presence of Water **Comment** remnant Shropshire Union canal/drainage ditch to the north

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement views to church adjacent to site
From settlement views from church across site to canal and levels

Landmarks churches listed church adjacent

Detractors -

Intervisibility

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

Comments gently sloping site towards the flat, Weald Moors to the north and views to church and listed buildings in Eyton

Noise sources

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

Tranquillity

Summary high/medium

Comments the site is on the edge of a very quiet village/hamlet on a dead end road in a very rural situation. The views of the large agricultural sheds to the west reduce tranquillity.

Functional relationship of area...

Site sensitivity summary

Description The site is part of a very large arable field sloping gently northwards. Originally it formed parkland related to the listed Eyton House to the north but its character has been modified with the removal of vegetation for agriculture. The site is bounded by the busy A442 to the south and by a linear lake relating to the parkland and a hedgerow to the north. A deciduous tree belt, Park Copse, lies to the east and there are remnant oaks within the site but low cut hedges on the other boundaries give it an open character. The site has limited intervisibility with Telford due to intervening tree cover. The site provides part of the setting to Eyton and separates this rural settlement from Telford. Road users and residents of Eyton are the main receptors.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its former park use, the tree belts which frame views and as a partial setting to the rural settlement of Eyton with its listed buildings. Although the powerlines reduce tranquillity, as do the adjacent roads, the tranquillity increases to the south. It acts as a buffer zone between Telford, Eyton and the moors. Its susceptibility to change lies in its openness, lack of internal field boundaries and the well defined road boundaries bounding Telford to the south. Overall, the site is sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside.

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	Park Covert to the east and remnant oaks within site. Bounded by mature parkland trees around Eyton Hall to the north and Eyton Farm to the west
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 west

LCP context

Land Use Parkland

Field Pattern

Field Size

Designations

Landscape
AONB
ASLC
Green Network
Open Space
Public Right of Way
Comments
-

Biodiversity
100 Year Floodplain
SSSI
Wildlife Site
Ancient Woods
LNR
RAMSAR

Historic/Archaeology
Conservation Area
WHS
SMs
Historic P and G
RIGS

listed buildings adjacent in
Eyton including Eyton Hall

SHLAA No. 518

Function of Area

Pastoral Arable Horticulture Recreation Other

Comments arable with tree belts

Diversity simple

Water

Presence of Water Comment linear pond to the northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement -

From settlement potentially key views from Eyton House to the northern part of the site

Landmarks buildings Eyton House to the north within trees

Detractors pylons powerlines cross the area

Intervisibility

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

Comments gently sloping site towards the flat, Weald Moors to the north and glimpse views to Eyton Hall parkland trees from south

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium

Comments adjacent busy A442 to the south and powerlines reduce tranquillity. However, the tranquillity increases towards Eyton to the north away from roads and urban development.

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? significant Corridor?

Comments the area appears to form part of a larger farmed unit

Visual relationship of area...

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

...with adjacent assessed area? significant Setting?

Comments the area is just in view of the settlement of Telford but divorced from it by major roads and planting. It forms part of the continuum of agricultural land out to the moors to the north. The north eastern part of the site forms part of the setting to the rural settlement of Eyton and Eyton Hall.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments the area and adjacent area are related in terms of both being part of an apparently viable farm unit. They also form part of the same sweep of relatively open farmland between Eyton and Telford.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge positive Form of edge moderately indented

Comments Telford settlement edge to the north is mitigated by a tree belt although the factory to the south west is visible and a minor detractor. Eyton settlement edge is positive with red brick buildings, some listed, set within vegetated edge.

Receptors and sensitivity

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

Comments few receptors except users of A442 and residents of Eyton and Shawbirch at a distance

Potential for improvement of settlement edge and overall mitigation

reinstate parkland character