

# Telford and Wrekin Landscape Sensitivity and Capacity Study

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Final Report  
to  
Telford and Wrekin Council

*May 2009*



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# PART 1

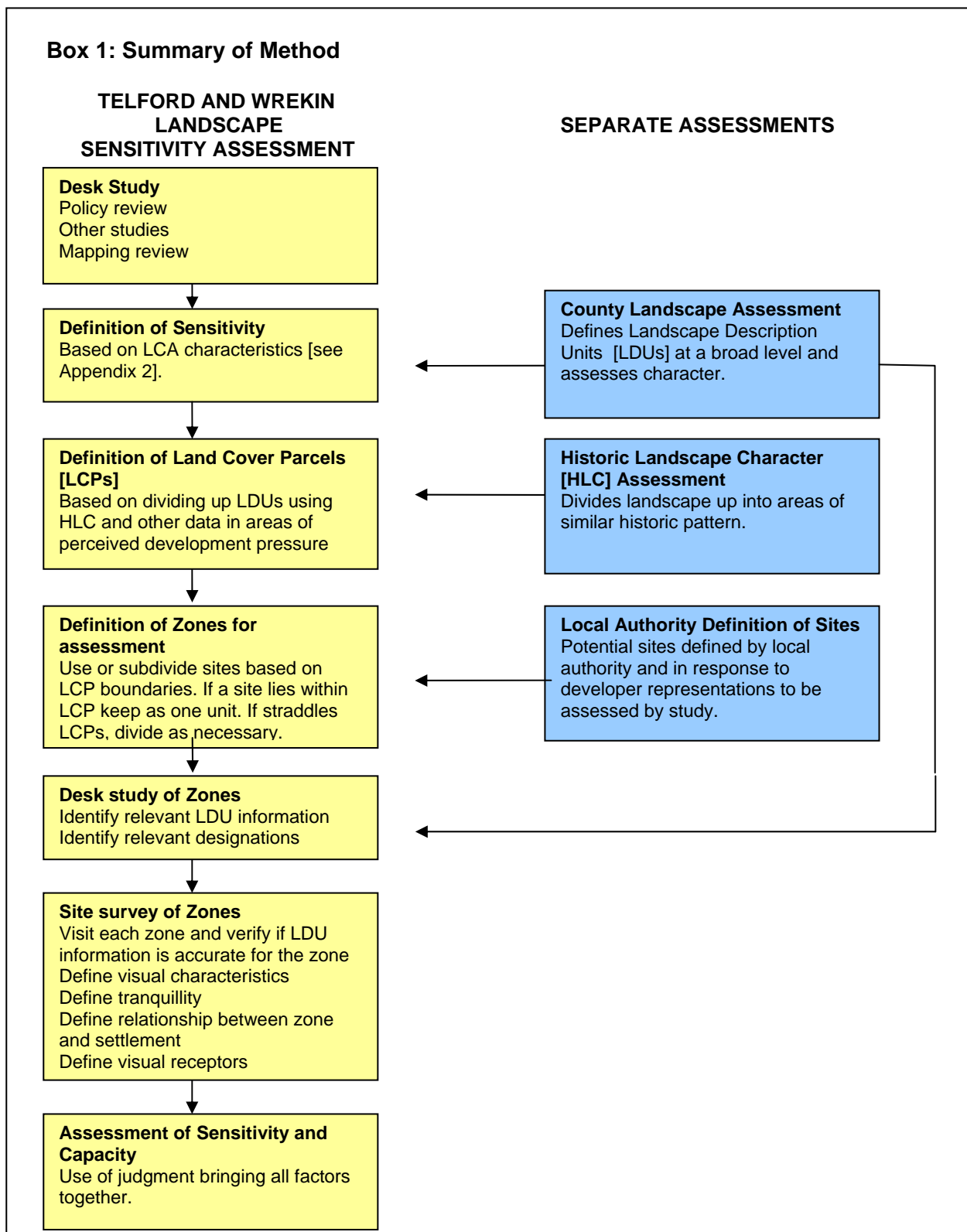
## 1.0 INTRODUCTION

- 1.1 White Consultants were appointed by Telford and Wrekin Council in September 2007 to undertake a landscape sensitivity and capacity assessment for defined areas around Telford, Newport and other settlements in the area. The aim of the study is to complete the sensitivity study using the same method that has been developed in Shropshire by members of the consultant team. Diacono Associates have worked with White Consultants to deliver the project.
- 1.2 A county landscape character assessment has already been undertaken by Shropshire County Council and analysis of sensitivity has been made using a method based on four aspects of inherent sensitivity- ecological, cultural, visibility and tranquillity.
- 1.3 This project works within this assessment, reviews the sensitivity devised at Landscape Description Unit level and assesses the capacity of the landscape to accommodate housing development and to identify those landscapes that should be protected from development. The study is intended to form part of the evidence base which will inform the Local Development Framework.
- 1.2 The report is divided into two parts. In Part 1 we discuss the method [2.0] and briefly set out a summary of findings [3.0]. The sensitivity and capacity assessments for each identified zone are set out in Part 2 for the relevant settlements in alphabetical order.

## 2.0 METHOD

- 2.1 This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions on sensitivity and capacity. These terms are defined in the Glossary in **Appendix 1**. We have taken into consideration Countryside Agency 'Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity [2004]'. **Sensitivity** is taken to mean the sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource [including its historical and ecological features and elements] and the visual sensitivity of the landscape [such as views and visibility]. For the purposes of this study it also includes landscape value [including designations]. **Capacity** is taken to mean the ability of a landscape to accommodate different amounts of change for a development of a specific type.
- 2.2 Key tasks are explained in more detail:  
*Definition of Sensitivity*
- 2.3 The Shropshire County Council landscape character assessment is at a broad scale identifying landscape description units [LDUs] and ascribing characteristics. For each of these units the team has carried out an assessment of intrinsic sensitivity. These are divided into ecological sensitivity (see **Figure A1**),

cultural sensitivity [see Figure A2), visual sensitivity and tranquillity. The latter two aspects are not attached because a more detailed visibility and tranquillity assessments related to each specific area is presented in this study. The County landscape assessment provides the background to the detailed analysis of sensitivity and capacity that is the subject of this study. It should be noted that the LDUs cover countryside only and do not extend into the built-up parts of the borough such as Telford and Newport. Box 1 shows a summary of the process undertaken which is then further explained in the text.



*Defining Land Cover Parcels:*

- 2.4 In areas where sites are put forward by the local authority for assessment Land Cover Parcels (LCPs) are derived. These are discrete areas of land nested within a larger LDU reflecting variations in the physical character of the land. Bounded by roads, railways, watercourses and parish boundaries, these parcels define areas with similar patterns and land use, field pattern and tree cover. They provide the finer grain of resolution necessary for assessment. They are derived from Historic Landscape Character [HLC], previous studies, aerial photos and mapping.

*Defining zones for assessment:*

- 2.5 Zones are based on the sites put forward by the local authority for assessment. If these lie within LCPs they are usually kept as one unit unless they are very large with differing characteristics or relationship with the settlement edge. However, where they cross LCP boundaries they are subdivided to reflect the different characteristics of each LCP. The numbering reflects this sub division with the first number indicating the identified site, and the second the relevant LCP in which it lies. The areas identified are set out in **Figure 1**.

*Desk study of zones:*

- 2.6 LDU sensitivity information is abstracted from the LDU assessment- cultural, ecological and visual sensitivity [see **Appendix 2**]. Ecological and historic designations are identified which further refine each area's sensitivity. The functional relationship of the area with the adjoining settlement is assessed including its role as a green wedge or for recreation/access etc.

*Site Survey of zones:*

- 2.7 The LDU sensitivities are verified for each zone. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its sensitivities do correspond to the broader level assessment. It is worth noting that at the county scale of the assessment some of the LDUs in Telford and Wrekin including both built form and adjacent green space were classified as urban and were not, therefore, attributed a sensitivity value.
- 2.8 Other relevant factors are then recorded including:
- Function of area
  - Presence of water
  - Visual characteristics
  - Tranquillity
  - Functional and visual relationship of the zone with its surroundings and the built-up area.

- Description of settlement edge- is it a positive or negative edge to the built-up area?
- Definition of sensitive receptors within and outside the area.
- Potential for improvement of the settlement edge and for overall mitigation.

These are further explained in **Part 2**.

2.9 Bringing all the information together, an overall analysis of each zone's sensitivity is made. Judgments are not based on a mathematical adding up of factors, positive or negative. Some factors will be more important than others in different zones. For instance, the function of an area in separating settlements may be considered very important and make it sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity. The calibration of the sensitivity is as follows:

- Low- key characteristics of landscape are robust and/or are of relatively low intrinsic value as a landscape resource.
- Medium-low- key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource.
- Medium- key characteristics of landscape are susceptible to change and have value as a landscape resource.
- High-Medium- key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.
- High- key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

2.10 A capacity rating is then defined for housing uses. This is based on the sensitivity of a zone and the likely magnitude of effect and character of proposed development. Housing is taken to be around 8m high ranging from individual houses through to larger estate developments. The calibration of the capacity is as follows:

- High- thresholds for significant change are very high and much of the area can be developed.
- High-medium- thresholds for significant change are high and the area is able to accommodate a significant proportion for development.
- Medium- thresholds for change are intermediate with some ability to accommodate development in some parts.
- Medium-low- thresholds for change are low and development can be accommodated only in limited situations.
- Low- thresholds for change are very low and the area is unable to accommodate development without significant adverse effects.

### **3.0 SUMMARY OF FINDINGS AND CONCLUSIONS**

- 3.1 Overall, the study has found that there is capacity for housing around Telford, Newport and in some of the other settlements in the Borough.
- 3.2 Areas of higher sensitivity and lower capacity have tended to be those of intrinsically higher value, those in open countryside not closely associated with a settlement, acting as setting to conservation areas or listed buildings, in valley corridors, in floodplains, on steep or prominent slopes or those forming gaps between settlements. There is a need to protect in particular the landscapes of the valley bottoms which in a number of instances penetrate between and into settlements. Some zones assessed form an important visual setting to parts of a settlement and act as recreational and wildlife corridors and reservoirs.
- 3.3 Some settlement edges, usually consisting of housing estates, present an unsympathetic boundary with the countryside. In these cases, and combined with where the landscape itself has lower intrinsic sensitivity, the opportunity is taken to recommend a higher capacity for development. This is with the proviso that the development itself will present a positive edge in order to integrate and enhance the landscape. This is best achieved by a design or development brief including landscape, nature conservation and urban design/settlement edge objectives.
- 3.4 The landscape sensitivities and capacities of each zone are summarised in Table 1 and are shown in **Figures 1-6**.
- 3.5 In summary, there is high capacity for housing in two zones- in Tibberton and Waters Upton. High/medium landscape capacity for housing is found in 18 zones- in Arleston [2], Newport [6], Wellington [4], and one each in Hadley, High Ercall, Horsehay, Lawley, Muxton and Tibberton. There is medium capacity in a further 26 zones in Bratton, Cluddley, Hadley Park, High Ercall, Jackfield, Lawley, Lightmoor, Muxton, Newport, Preston upon the Weald Moors, The Nedge, Tibberton and Waters Upton. Some of these areas should only be considered for development in the longer term due to their current visual prominence and where advance planting is suggested if considered appropriate. Most zones [62%] are considered to be areas of constraint with low or medium/low capacity.
- 3.6 It is recommended that these findings are taken into consideration in the preparation of the Local Development Framework and the allocation of sites for housing development.



**Table 1 Telford and Wrekin zones landscape sensitivity and capacity**

<b>Zone no- Site_LCP</b>	<b>Settlement</b>	<b>Zone landscape sensitivity</b>	<b>Zone landscape capacity for housing</b>
TWAd1 - 55	Admaston	medium	medium/low
TWAd2 - 53	Admaston	high/medium	low
TWAr1 - 35	Arleston	medium/low	high/medium
TWAr1 - 38	Arleston	medium/low	high/medium
TWBr1 - 61	Bratton	medium	medium
TWBr1 - 62	Bratton	medium	medium
TWBU1 - 4	Buildwas	high/medium	low
TWCI1 - 36	Cluddley	medium/low	low
TWCI2 - 33	Cluddley	medium	medium/low
TWCI3 - 34	Cluddley	medium	medium/low
TWCI4 - 28	Cluddley	medium	medium
TWCI5 - 26	Cluddley	medium	medium
TWDo1 - 77	Donnington	high/medium	low
TWDo2 - 78	Donnington	high/medium	low
TWDo3 - 75	Donnington	medium/low	medium/low
TWGr1 - 46	Redhill/Granville	high/medium	low
TWHa1 - 56	Hadley	medium	high/medium
TWHa2 - 57	Hadley Park	high/medium	medium
TWHE1 - 85	High Ercall	medium/low	high/medium
TWHE2 - 83	High Ercall	medium	medium
TWHE2 - 84	Upper Ercall	medium/low	medium/low
TWHE3 - 81	High Ercall	high/medium	low
TWHE3 - 82	High Ercall	medium	medium
TWHh1 - 11	Horsehay	medium/low	high/medium
TWHh2 - 13	Horsehay	high	low
TWHo1 - 69	Horton	medium	medium/low
TWHo1 - 73	Horton	high/medium	medium/low
TWHP1 - 58	Hadley Park	medium/low	low
TWJf1 - 1	Jackfield	high	low
TWJf1 - 2	Jackfield	high/medium	medium/low
TWJf2 - 3	Jackfield	high/medium	medium
TWLa1 - 20	Lawley	high/medium	medium/low
TWLa1 - 21	Lawley	low	high/medium
TWLa1 - 22	Lawley	medium	medium
TWLa1 - 25	Lawley	medium	medium
TWLa2 - 19	Lawley	high/medium	low
TWLa2 - 24	Lawley	high/medium	low
TWLa2 - 27	Lawley	high/medium	low
TWLa2 - 31	Lawley	high/medium	low
TWLe1 - 59	Leegomery Roundabout	medium/low	low
TWLi1 - 5	Lightmoor	high	low
TWLi1 - 7	Lightmoor	medium	medium
TWLi2 - 6	Lightmoor	high	low
TWLi2 - 8	Lightmoor	high	low
TWLi2 - 9	Lightmoor	high/medium	medium/low
TWLi3 - 10	Lightmoor	medium	medium/low
TWMu1 - 72	Muxton	medium/low	medium
TWMu2 - 70	Muxton	medium	medium
TWMu3 - 60	Muxton	high/medium	low
TWMu3 - 74	Muxton	high/medium	low
TWMu4 - 64	Muxton	medium	high/medium
TWMu5 - 54	Muxton	medium	low
TWNe1 - 87	Newport	medium	medium
TWNe10 - 129	Newport	medium/low	high/medium

<b>Zone no- Site_LCP</b>	<b>Settlement</b>	<b>Zone landscape sensitivity</b>	<b>Zone landscape capacity for housing</b>
TWNe11 - 119	Newport	high/medium	medium
TWNe12 - 114	Newport	high/medium	low
TWNe13 - 110	Newport	medium	medium
TWNe14 - 106	Newport	medium/low	medium
TWNe15 - 95	Newport	medium	medium/low
TWNe16 - 93	Newport	high/medium	low
TWNe17 - 88	Newport	medium/low	high/medium
TWNe18 - 86	Newport	high/medium	medium/low
TWNe2 - 89	Newport	medium/low	high/medium
TWNe2 - 91	Newport	medium/low	medium
TWNe3 - 92	Newport	medium/low	high/medium
TWNe3 - 94	Newport	high/medium	low
TWNe3 - 96	Newport	medium/low	high/medium
TWNe4 - 100	Newport	medium	medium
TWNe5 - 115	Newport	medium/low	high/medium
TWNe5 - 117	Newport	medium	medium
TWNe6 - 118	Newport	medium/low	medium/low
TWNe7 - 121	Newport	medium	medium
TWNe8 - 126	Newport	medium	medium/low
TWNe9 - 132	Newport	medium	medium
TWNH1 - 15	Nedge Hill	high/medium	low
TWNH1 - 16	Nedge Hill/The Nedge	high/medium	low
TWPI1 - 29	Priorslee	high/medium	low
TWPI1 - 32	Priorslee	high/medium	medium/low
TWPI1 - 41	Priorslee	high/medium	low
TWPW1 - 79	Preston upon the Weald Moors	medium	medium
TWPW2 - 80	Preston upon the Weald Moors	high/medium	low
TWRh2 - 51	Redhill	high/medium	medium/low
TWRh3 - 44	Redhill	high/medium	low
TWRh4 - 42	Redhill	high/medium	medium/low
TWRh5 - 47	Redhill	medium	medium/low
TWSb1 - 66	Shawbirch	medium	low
TWSN1 - 12	South Nedge	high/medium	low
TWTN1 - 14	The Nedge	high/medium	medium
TWTt1 - 120	Tibberton	medium	high/medium
TWTt1 - 122	Tibberton	medium	medium
TWTt2 - 127	Tibberton	medium	high
TWTt3 - 128	Tibberton	medium/low	medium/low
TWTt3 - 130	Tibberton	medium	low
TWTt3 - 131	Tibberton	high	low
TWTt4 - 123	Tibberton	medium	low
TWWe1 - 40	Wellington	medium	low
TWWe2 - 39	Wellington	medium	low
TWWe3 - 43	Wellington	high/medium	low
TWWe4 - 37	Wellington	medium	high/medium
TWWe5 - 45	Wellington	medium/low	high/medium
TWWe5 - 48	Wellington	medium/low	high/medium
TWWe5 - 49	Wellington	high/medium	low
TWWe6 - 50	Wellington	medium/low	high/medium
TWWe7 - 52	Wellington	high/medium	low
TWWL1 - 65	Wheat Leasowes	medium	medium/low
TWWs1 - 63	Wappenshall	high/medium	low
TWWs1 - 68	Wappenshall	medium	low
TWWs1 - 71	Wappenshall	medium	medium/low
TWWs1 - 76	Wappenshall	high	low
TWWU1 - 112	Waters Upton	high/medium	medium/low

<b>Zone no- Site_LCP</b>	<b>Settlement</b>	<b>Zone landscape sensitivity</b>	<b>Zone landscape capacity for housing</b>
TWWU1 - 113	Waters Upton	high/medium	low
TWWU2 - 111	Waters Upton	high/medium	medium/low
TWWU3 - 107	Waters Upton	high/medium	low
TWWU3 - 108	Waters Upton	high/medium	medium/low
TWWU4 - 102	Waters Upton	high/medium	medium
TWWU4 - 103	Waters Upton	high/medium	medium/low
TWWU4 - 105	Waters Upton	high/medium	medium/low
TWWU4 - 99	Waters Upton	high/medium	low
TWWU5 - 109	Waters Upton	high/medium	medium/low
TWWU6 - 104	Waters Upton	high/medium	low
TWWU7 - 98	Waters Upton	low	high
TWWU8 - 97	Waters Upton	medium	low

*Note: The zone number is a combination of site number [eg TWWU8] and land cover parcel number [eg 97]*



FIGURES



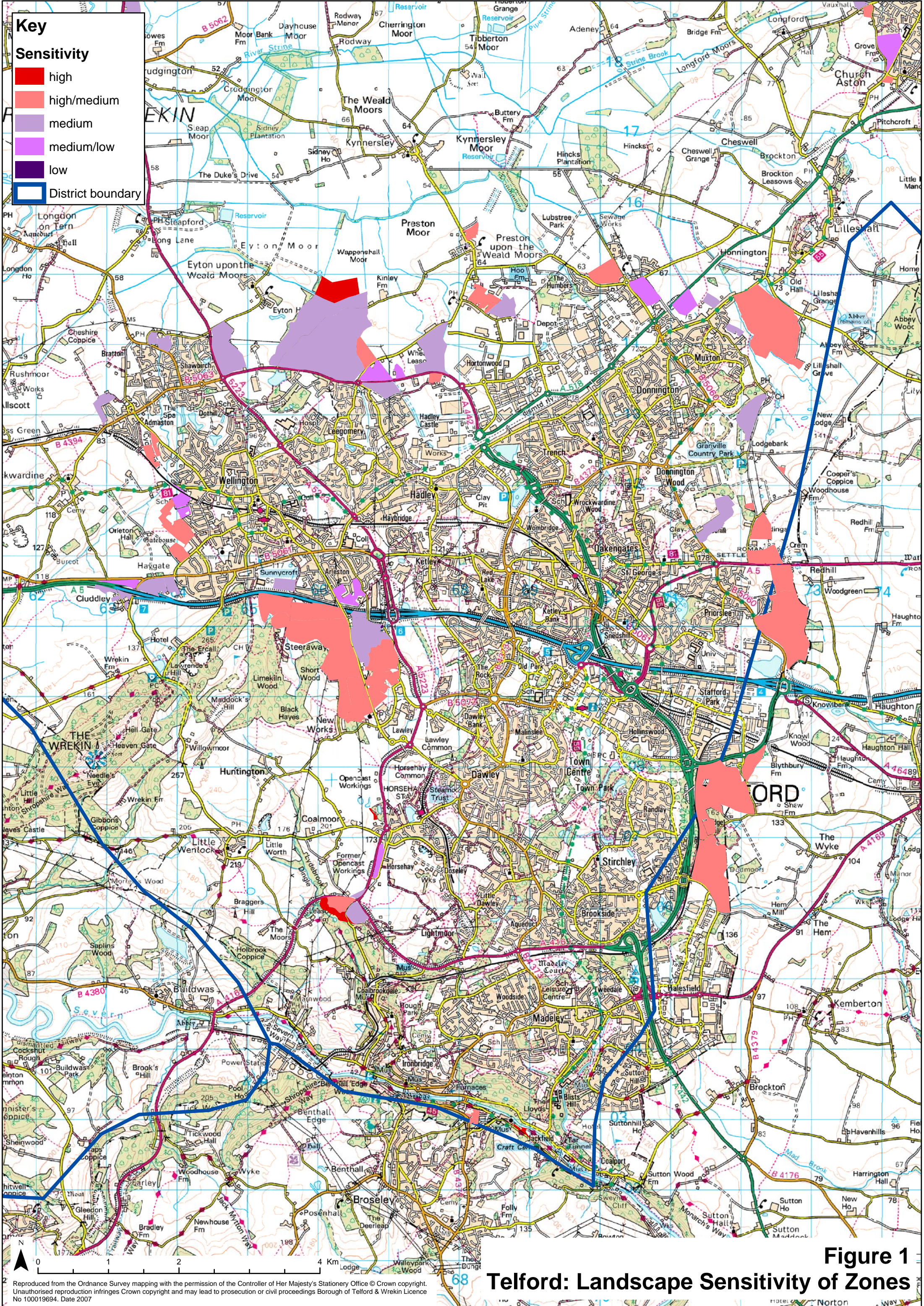
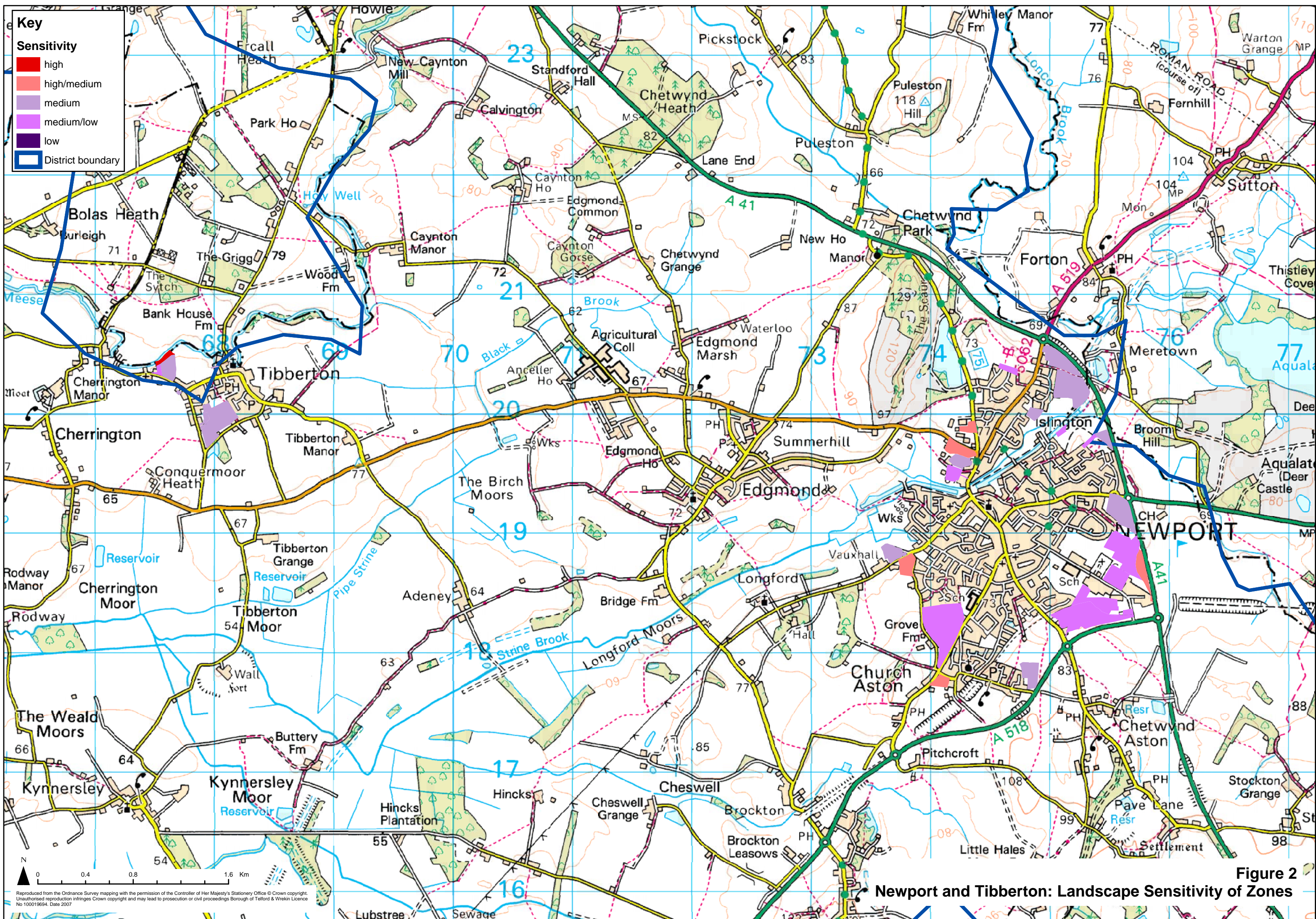


Figure 1

Telford: Landscape Sensitivity of Zones

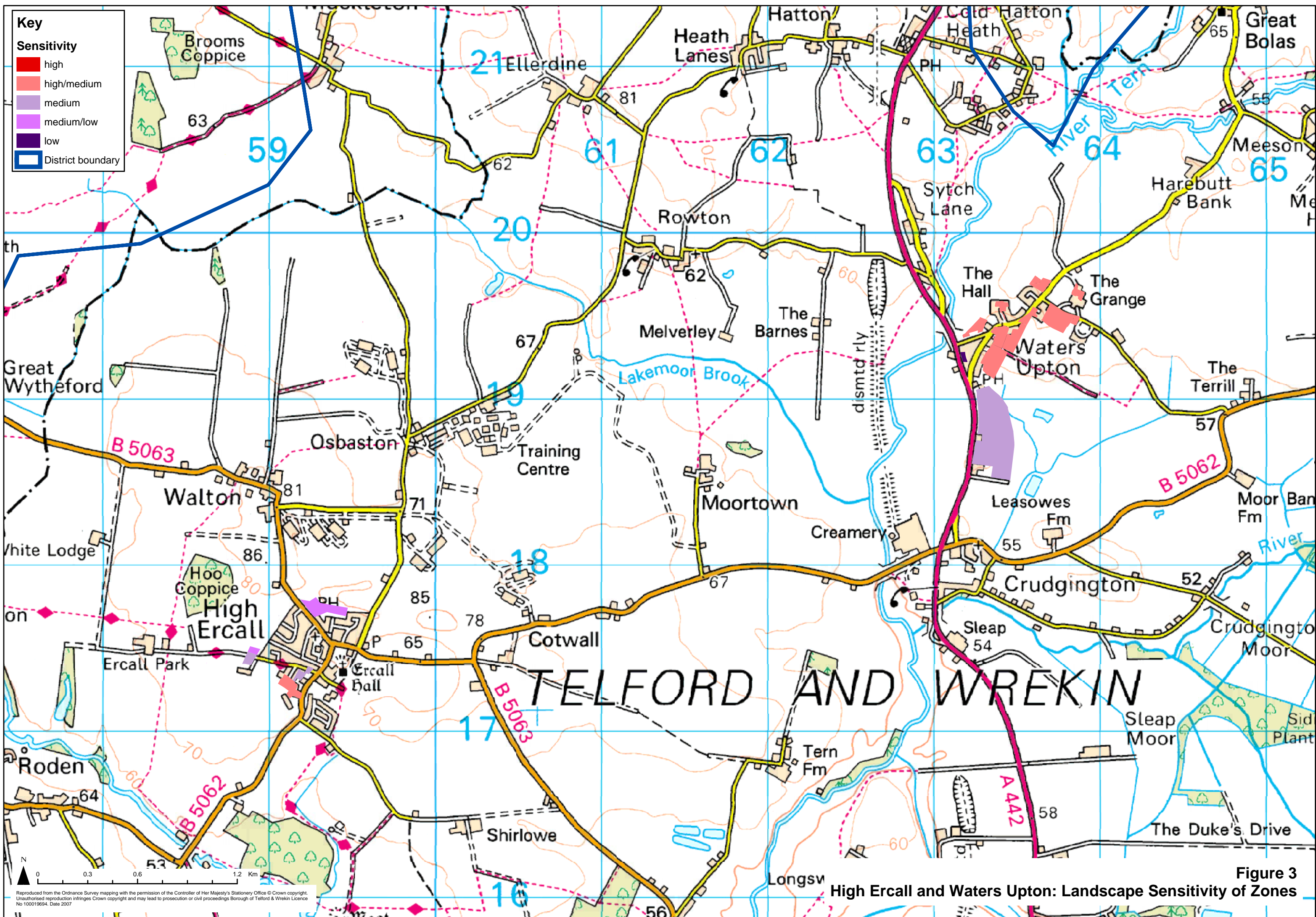
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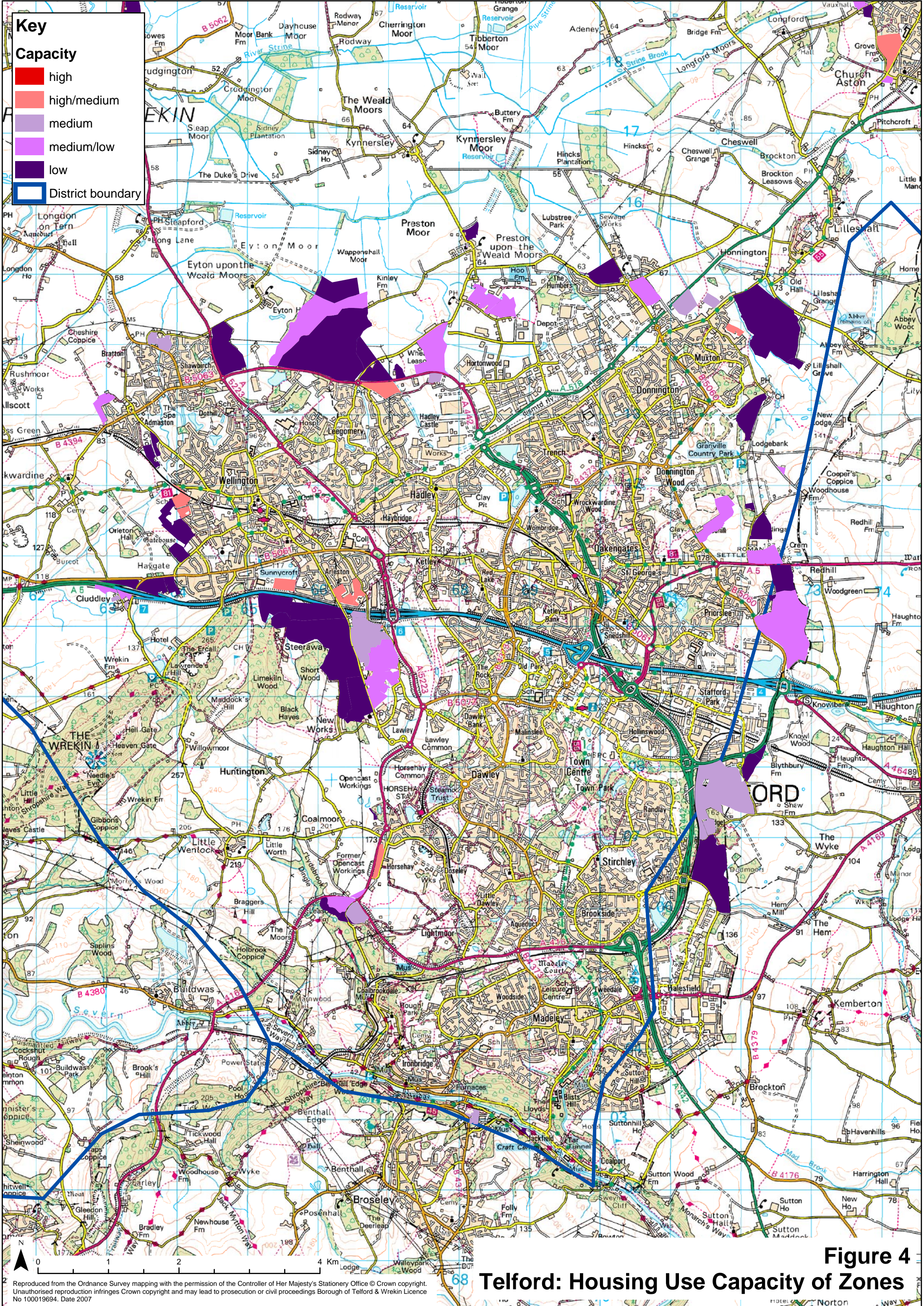


**Figure 2**  
**Newport and Tibberton: Landscape Sensitivity of Zones**

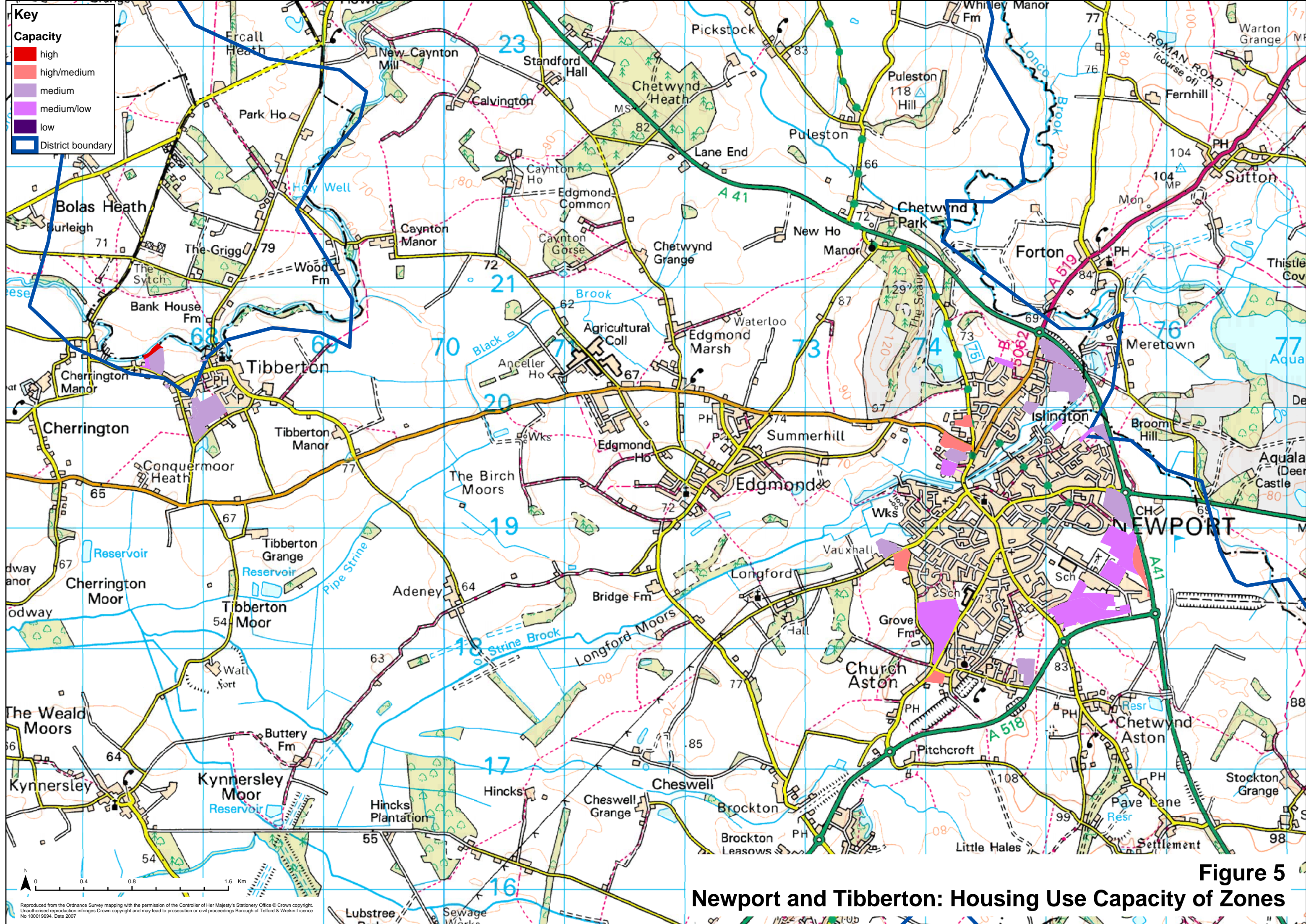








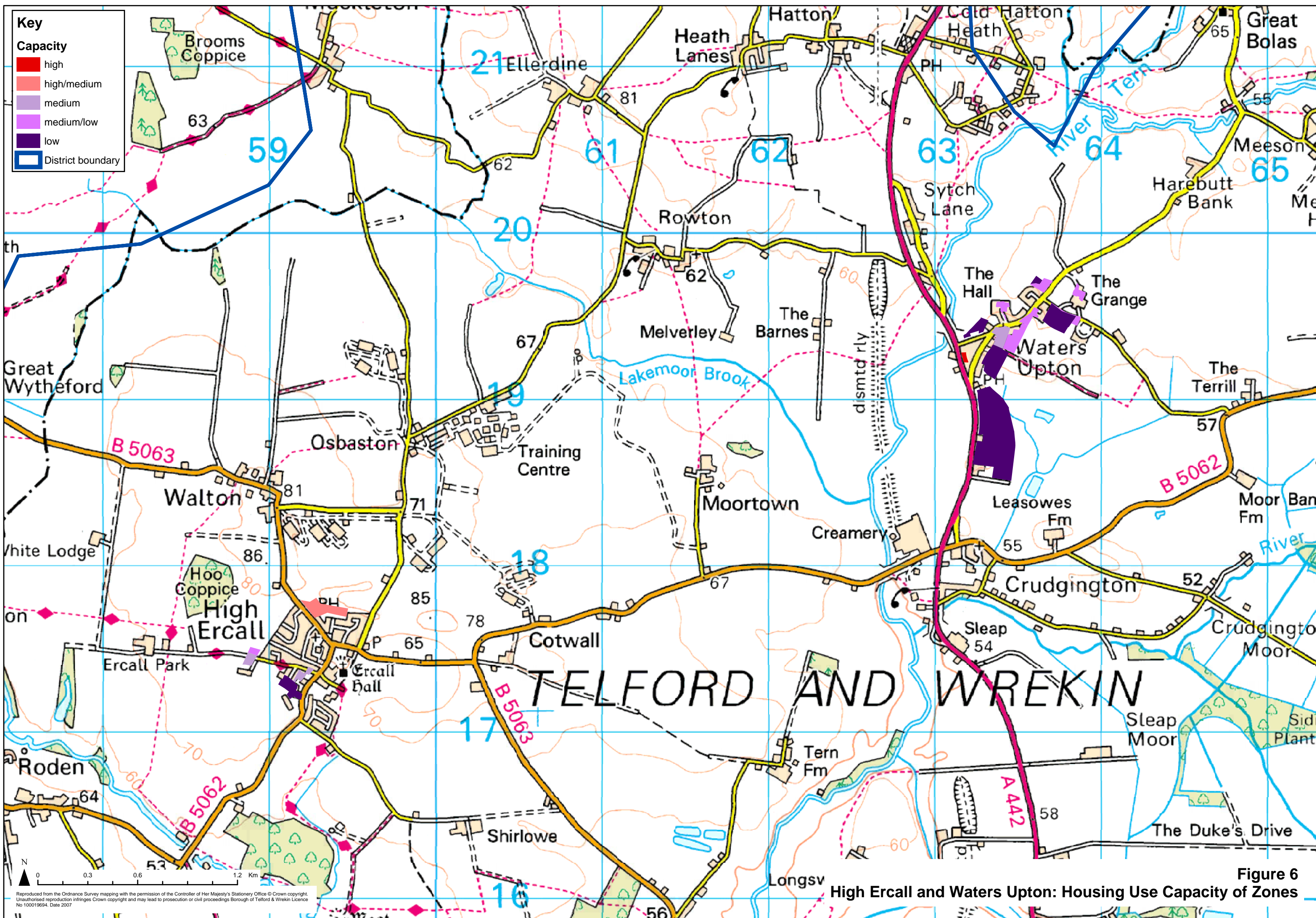




**Figure 5**  
**Newport and Tibberton: Housing Use Capacity of Zones**

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# PART 2



## **4.0 ZONE SENSITIVITIES AND CAPACITIES**

- 4.1 The sensitivity and capacity of each zone is set out on the following pages. Below, an explanation of the purpose of each section is set out. The definition of specific terms can be found in the Glossary in **Appendix 1**. It is important to note that the zones are in alphabetical order according to their numbers, not in settlement order. So, for instance, the zone in Wheat Leasowes numbered TWWL1-65 comes before zones in Wappenshall numbered TWWs1-63 onwards. It should be noted that Hadley Park zone TWHP1-58 can be found after Horton zone TWHo1-73, separated from the Hadley zones.

### **Zone Sensitivity and Capacity Summary**

- 4.2 This section summarises the overall landscape sensitivity and the capacity of the zone for housing uses. The sensitivity and capacity calibrations can be found at the end of the site assessment sheets in a fold out form for ease of reference.

### **LDU context**

- 4.3 The LDU (Landscape Description Unit) is the broad area of landscape with common characteristics in which the zone is located. This has been defined as part of the Shropshire landscape assessment and more information is available in the appendix. The LDU is described in terms of landform and land cover amongst other factors and these are set out on the form. The cultural, ecological and visual sensitivity are also defined. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its characteristics and sensitivities correspond to the broader level assessment. If there are differences this does not mean that the overall LDU judgment is incorrect as it applies to a much broader area and defines the dominant characteristics of that area. It still acts as a relevant context to the zone.

### **Biodiversity**

- 4.4 Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

### **Historic**

- 4.5 Historic conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

### **Function of area**

- 4.6 The main functions and land uses of the zone are listed with any additional comments necessary. The diversity, or variety, of uses is commented on i.e. are the uses generally few and simple or many and diverse. Simple land use can indicate strong consistency of character of either positive or negative nature. Diversity can indicate a rich, varied landscape which might be affected adversely by large-scale development but in which sensitive small-scale development may be able to be accommodated.

### **Water**

- 4.7 The presence of water is noted and commented upon. Water bodies such as streams or ponds can be sensitive and valuable features.

### **Skyline**

- 4.8 The prominence and importance of any skyline in the zone is noted and its complexity described. Skylines are sensitive features as they are generally widely visible and any feature on them is brought out in

relief against a light sky. Varied skylines can be more attractive and valued although they may be able to accommodate small-scale change. Simple skylines may be less attractive although maybe more sensitive to any change as this may be more noticeable.

#### **Key views**

- 4.9 Key views are those views from publicly accessible places [which are used regularly or to enjoy scenic quality] towards features of interest. Generally, these are sensitive to change and development. Any landmarks in the zone or visible from the zone are noted. Any detractors, or unsightly features, are also noted.

#### **Intervisibility**

- 4.10 The degree to which the zone is visible to the surrounding area is noted through site observation i.e. a visit to the zone. Any views of key features visible or key places within the zone are also recorded. If the area has high intervisibility it is likely to be more sensitive to development than if it is hidden.

#### **Tranquillity**

- 4.11 Tranquillity is broken down into the noise sources within an area, the number of views of development and the presence of people. Views of development are defined by the amount that can be seen using, where appropriate the arc of view of development possible ie 180, 270 or 360 degrees. The more and louder the noise sources, the less the tranquillity. The more the views of development or the number of people, also the less the tranquillity. Tranquillity is a valuable commodity, particularly in areas accessible to larger settlements, and contributes to sensitivity.

#### **Functional relationship of area**

- 4.12 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of function is recorded. The function can range from land use such as agriculture through to the nature conservation function e.g. as a wildlife corridor. Some zones may be interdependent with others and change in one may affect all adversely.

#### **Visual relationship of area**

- 4.13 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of visual connection is recorded. Some areas can be important to the settlement in terms of providing a setting. Other areas can provide a visual link out into the wider landscape. These links can be important and make an area more sensitive to change.

#### **Are adjacent assessed areas mutually reliant?**

- 4.14 Some zones may be interdependent with others and change in one may affect all adversely.

#### **Settlement edge**

- 4.15 The age of the settlement edge is defined as either being pre- 20th-century or more recent 20 to 21st century. Often, where the older core of a settlement meets an open area it is likely to be more sensitive than a later development. The nature of the edge is recorded i.e. whether it is positive or negative and its form noted i.e. whether it is smooth, linear or indented. The latter tends to be more attractive and is often symptomatic of an older edge. It can be more sensitive towards proposed development than a linear, bland edge or an edge with detractors.

#### **Receptors and sensitivity**

- 4.16 Receptors are people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways. Some are more sensitive than others e.g. the same person driving a delivery van for work may be less sensitive to a view than when he or she is looking out of their living-room window or taking a walk. The higher the number of sensitive receptors in an area, the more sensitive the area will be to change or development.

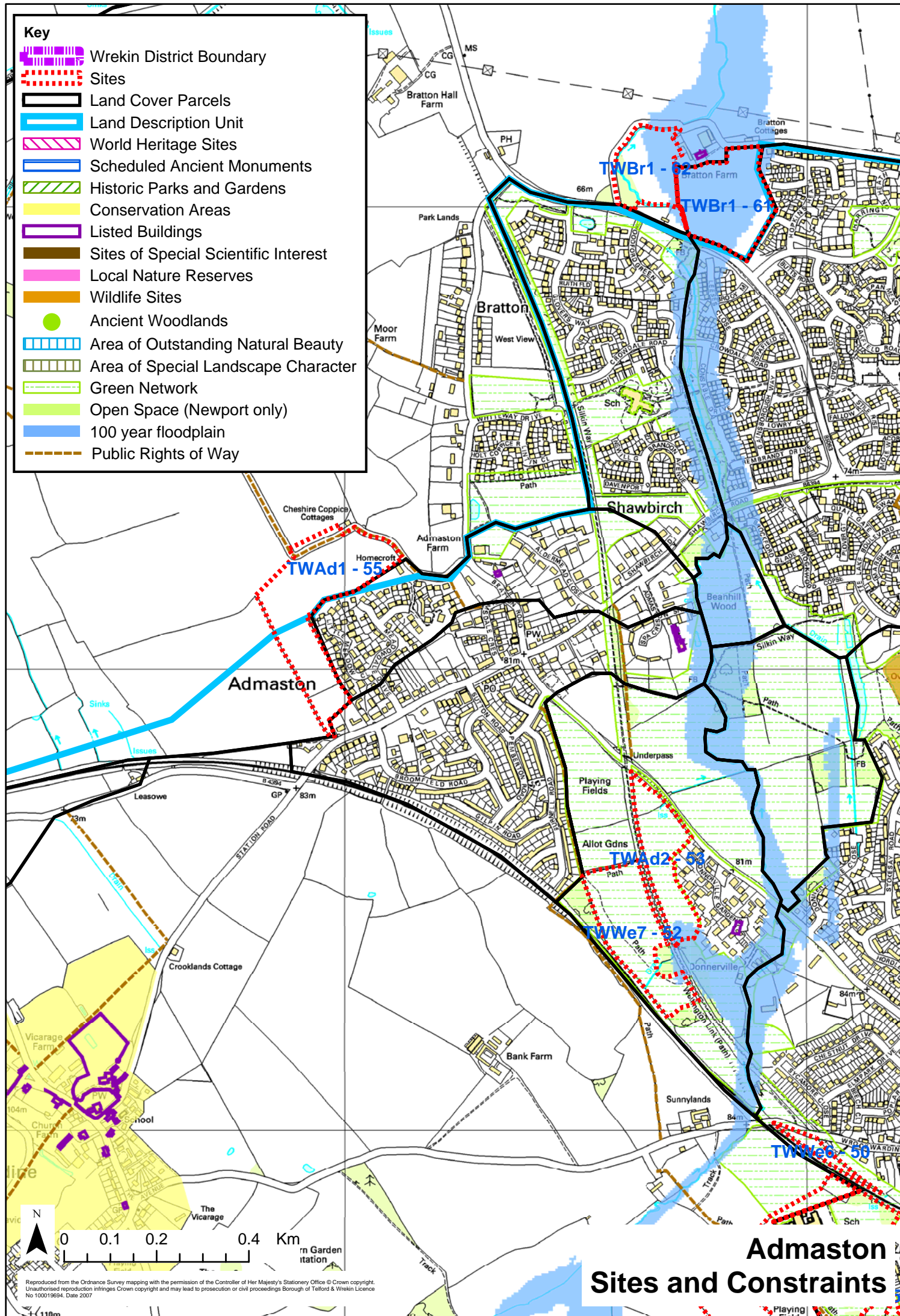
**Potential for improvement of settlement edge and overall mitigation**

- 4.17 If an existing settlement edge has a number of detractors or a poor relationship with the adjacent landscape there may be opportunity for improvement. This improvement can either take the form of mitigation such as woodland planting or screening. It could also mean that further development may be desirable provided it was carried out in an appropriate manner and provides a positive edge itself. Where such opportunities exist a comment is made. If no such opportunity exists, this is stated as a 'no' or a dash.



# Key

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



## Admaston Sites and Constraints

## Zone sensitivity and capacity

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

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	gentle slope
Ground Type	Loamy gleyed soils	arable with small area of informal open space
Land cover	Arable farmlands	sparse along field boundaries
Settlement pattern	Clustered with estate farms	medium

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low - hedges around arable field; grassland at southern end
Visual sensitivity	Low	<input type="checkbox"/> moderate - long views to north

### Designations

#### Landscape

AONB ☐ -

ASLC ☐

Green Network ☐

Open Space ☐

#### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

## Detractors

### Intervisibility

---

Site observation medium

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

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

### Noise sources

---

roads

Views of development many 270

Presence of people frequent

### Tranquillity

---

Summary medium/low

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

### Functional relationship of area...

---

...with settlement significant

...with wider landscape some

...with adjacent assessed area? -

Corridor? ☐

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

### Visual relationship of area...

---

...with settlement limited

...with wider landscape some

...with adjacent assessed area? -

Setting? ☐

Comments the site's visual linkage to the settlement is clearest along its southern edge, where there is informal access to a narrow part of the site, from which views over the rest of the site are available. Many houses along the remainder of the southern edge have clear views out over the site to the north; the public footpath along the eastern and northern edge gives clear views of the site for pedestrians but very limited views from dwellings on this side

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

### Receptors and sensitivity

---



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

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

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

-

## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

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

Housing capacity low

This site is inappropriate for development despite limited visual impact, due to its significance in separating Wellington and Admaston and its use for informal recreation by virtue of its proximity to the well-used public footpath along the disused railway. It is distinct from the playing fields and the wet woodland nearby and could be managed as part of the wider area of open space between the two settlements.

## LDU context

## Landscape characteristics

## LDU level

## Site comments

Physiographic Hard rock rolling lowlands

flat

Ground Type Loamy gleyed soils

pasture and rough ground

Land cover Urban

many trees on some boundaries

Settlement pattern Urban

medium

## LDU level

## Agree?

Cultural sensitivity Urban

☐ moderate - wet meadows along stream valley

Ecological sensitivity Urban

☐ medium high, dependent on survey - wet grassland and trees

Visual sensitivity Urban

☐ high - overlooked by housing and footpath/recreational users; not visible within the wider landscape

## Designations

## Landscape

## Comments

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

#### Historic/Archaeology

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

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

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

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

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

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

#### Noise sources

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

**Summary** medium/low

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

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

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

#### Receptors and sensitivity

---

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

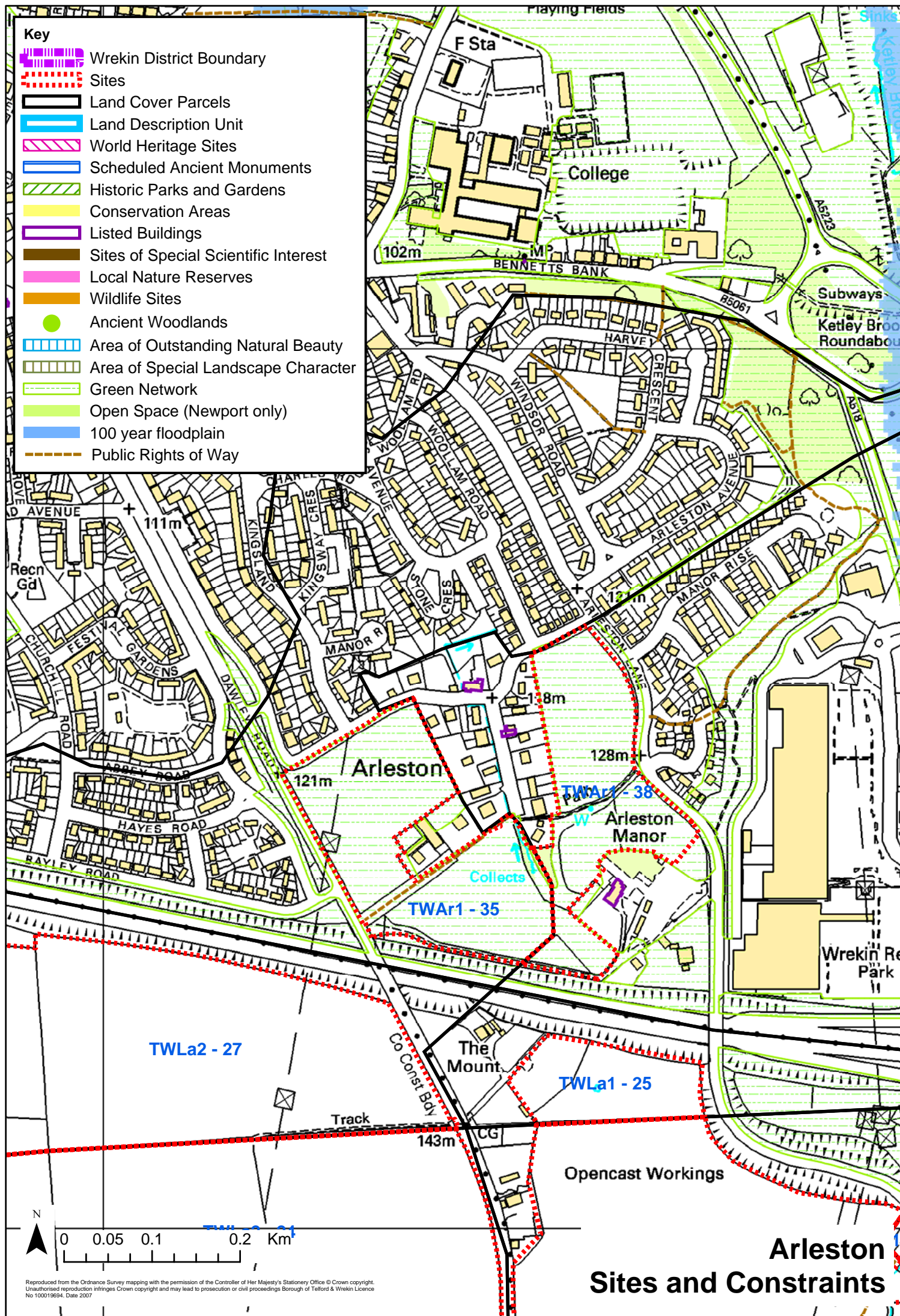
**Comments** there are no rural receptors - Sunnylands and Bank Farm to the south west and west face away from the site and are separated from it by a railway embankment; road users have clear views into part of the site from the north; the most sensitive receptors are users of the footpath along its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

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

---







## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

This site consists of two areas of rough ground and secondary woodland on a low-lying fairly flat site on the southern edge of Arlestone, abutting the M54. It is partly divided by a public footpath along a metalled track which provides access to Arlestone settlement. Although the western edge of the northern part of the site is partly visible from Dawley Road, the southern triangular part is very well screened, especially by conifers along the drive to Arlestone Manor, which runs parallel to the M54. Although the site has some limited value as a biodiversity resource and for informal recreation, it has little landscape value, being cut off from the wider landscape, and may be perceived as having a negative impact on the local built environment. It is designated part of the Green Network; a high-voltage cable crosses the north-western part of the site and there is a pylon against the western boundary. Two Listed Buildings near the northeastern boundary are screened by intervening buildings.

## Housing capacity high/medium

The site is largely surrounded by housing, except along its southern boundary, which abuts the M54. If noise reduction measures can be implemented satisfactorily, then much of the site, excluding the area beneath the powerline, could be developed for housing. It would be preferable to increase planting along the M54 boundary, to retain the ditchline along part of the eastern boundary for its biodiversity potential and to create a green buffer zone along the Dawley Road boundary, similar to that on the opposite side of Dawley Road.

## LDU context

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

## Designations

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

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

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

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

**Diversity** simple

## Water

**Presence of Water** ☒ **Comment** ditchline along part of eastern boundary

## Skyline

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

**Comments** -

## Key views

**To settlement** ☐ -

**From settlement** ☐ -

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

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

## Intervisibility

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

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

## Noise sources

roads

**Views of development** many all sides 360 **Presence of people** frequent

## Tranquillity

---

**Summary** medium/low

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

## Functional relationship of area...

---

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

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

**Comments** the site provides a location for informal recreation, as does the adjacent site, and is obviously well used, but does not relate to the wider landscape as it is no longer in cultivation

## Visual relationship of area...

---

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

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

**Comments** the site is generally hedged, which limits its visual relationship with the settlement; there are limited views in from Dawley Road, but not from the wider landscape, and it is mainly separated from the the adjacent site by housing

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

## Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

**Comments** the site is surrounded on all sides, bar part of its southern boundary, by 20th and 21st C housing; two Listed Buildings within Arleston settlement are not visible, nor is Arleston Manor

## Receptors and sensitivity

---

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

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

## Potential for improvement of settlement edge and overall mitigation

---

management



## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> medium/low	This site consists of rough ground and secondary woodland on two fields on the southern edge of Arlestone, bounded by the M54 to the south. The land is slightly undulating, rising slightly to the east but set fairly low within the local landscape, and is surrounded on all sides by development. It is designated part of the Green Network and the condition of informal paths through it suggest that it is quite intensively used for informal recreation. None of three local Listed Buildings are visible from the site, which has no visual or functional relationship with the wider landscape.
<b>Housing capacity</b> high/medium	The site is appropriate for housing development, despite the Green Network designation and its location adjacent to the M54. It is surrounded by housing development and lies within the settlement of Arlestone. Should development be permitted, then retention and management of some of the woodland could compensate for the loss of an extensive local informal resource and help screen the setting of Arlestone Manor. In addition, the minor prominence of the site within the immediate neighbourhood should be considered in the design layout and housing heights, with perhaps a buffer zone and retention of the well-maintained hedge along Chartwell Road to reduce impact.

## LDU context

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

## Designations

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

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

#### Historic/Archaeology

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

#### Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

Presence of Water ☐ Comment possibly a well

#### Skyline

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

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

Detractors major roads M54 adjacent to part of southern boundary

#### Intervisibility

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

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

#### Noise sources

roads

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

Summary medium/low

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

### Functional relationship of area...

---

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

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

**Comments** the site functions as an informal recreation area, as does the adjacent site, but has no functional relationship with the wider farmed landscape

### Visual relationship of area...

---

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

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

**Comments** the site is slightly raised above the general level of adjacent housing, and in part of hedged, so there are very limited views into the site locally, and it is completely screened from the wider landscape. It is largely separated from the adjoining site by housing.

### 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** there is a variety of housing development around the site, with two Listed Buildings within the area to the west screened by intervening housing. Arleston Manor, another Listed Building, is not visible.

### Receptors and sensitivity

---

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

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

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

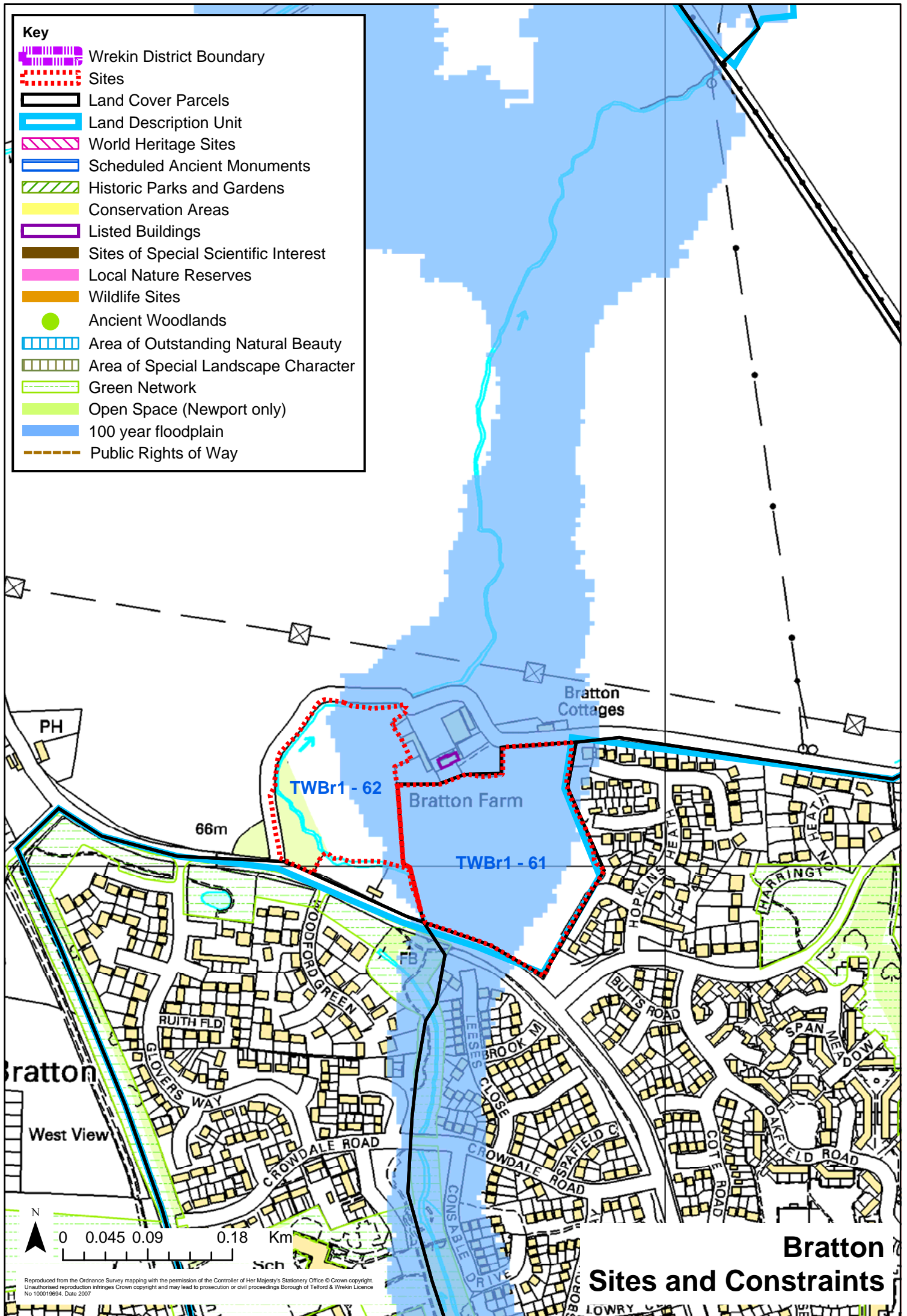
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management



# Key

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



## Bratton Sites and Constraints

## Zone sensitivity and capacity

### Landscape sensitivity medium

#### Justification

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

### Housing capacity medium

This site could accommodate some development if (a) it does not lie within the floodplain and (b) an adequate buffer zone could be left around Bratton Farm to retain the relationship of the farmhouse and buildings to the farmed landscape. If the floodplain shown on plan is correct, then only limited development would be acceptable, along the south eastern edge of the site. The site has a strong, defensible boundary to the north.

## LDU context

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

## Designations

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

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

#### Historic/Archaeology

Conservation Area ☐ curtilage of Listed Building abuts part of northern boundary  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single large arable field

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons adjacent but not within site

#### Intervisibility

---

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

Comments site is overlooked by housing along southern, eastern and part of northern boundary

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary medium

Comments B5063 along southern boundary

#### Functional relationship of area...

---

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

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

**Comments** the site is managed in the same way as the adjoining site TWBr1-62, as part of the wider arable landscape, and has no functional relationship with the settlement

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

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

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

#### Receptors and sensitivity

---

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

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

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the farmhouse of Bratton Farm. It is flat and open, with a wooded edge along a stream around its western boundary. It is inherently of relatively low landscape sensitivity, being a common landscape resource, but this is mediated by its clear relationship to Bratton Farm, whose farmhouse is a Listed building, and by the wooded area around its western edge.

## Housing capacity medium

This site lies within the 100-year floodplain and cannot therefore accommodate development. Should permission for development nevertheless be granted, then an adequate buffer zone around Bratton Farm should be established, to retain the interfunctionality of the farm and its farmland.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	arable
<b>Land cover</b>	Arable farmlands	woodland belt (secondary woodland, mainly sycamore) around western boundary
<b>Settlement pattern</b>	Clustered with estate farms	medium- large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate, as part of the functionality of Bratton Farm, which is a Listed building
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> moderate - wooded area will be of some, if limited, biodiversity value
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> medium - widely visible site

## Designations

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

## Historic/Archaeology

Conservation Area ☐ abuts curtilage of Listed Building

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☒ Other ☐

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

Diversity simple

## Water

---

Presence of Water ☒ Comment stream

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons not within but adjacent to site

## Intervisibility

---

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

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

## Noise sources

---

roads

Views of development one side 180 Presence of people frequent

## Tranquillity

---

Summary medium

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

## Functional relationship of area...

---

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

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

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

## Visual relationship of area...

---

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

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

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

---

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

... visually? ☒

...functionally? ☒

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

---

#### Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

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

---

#### Receptors and sensitivity

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

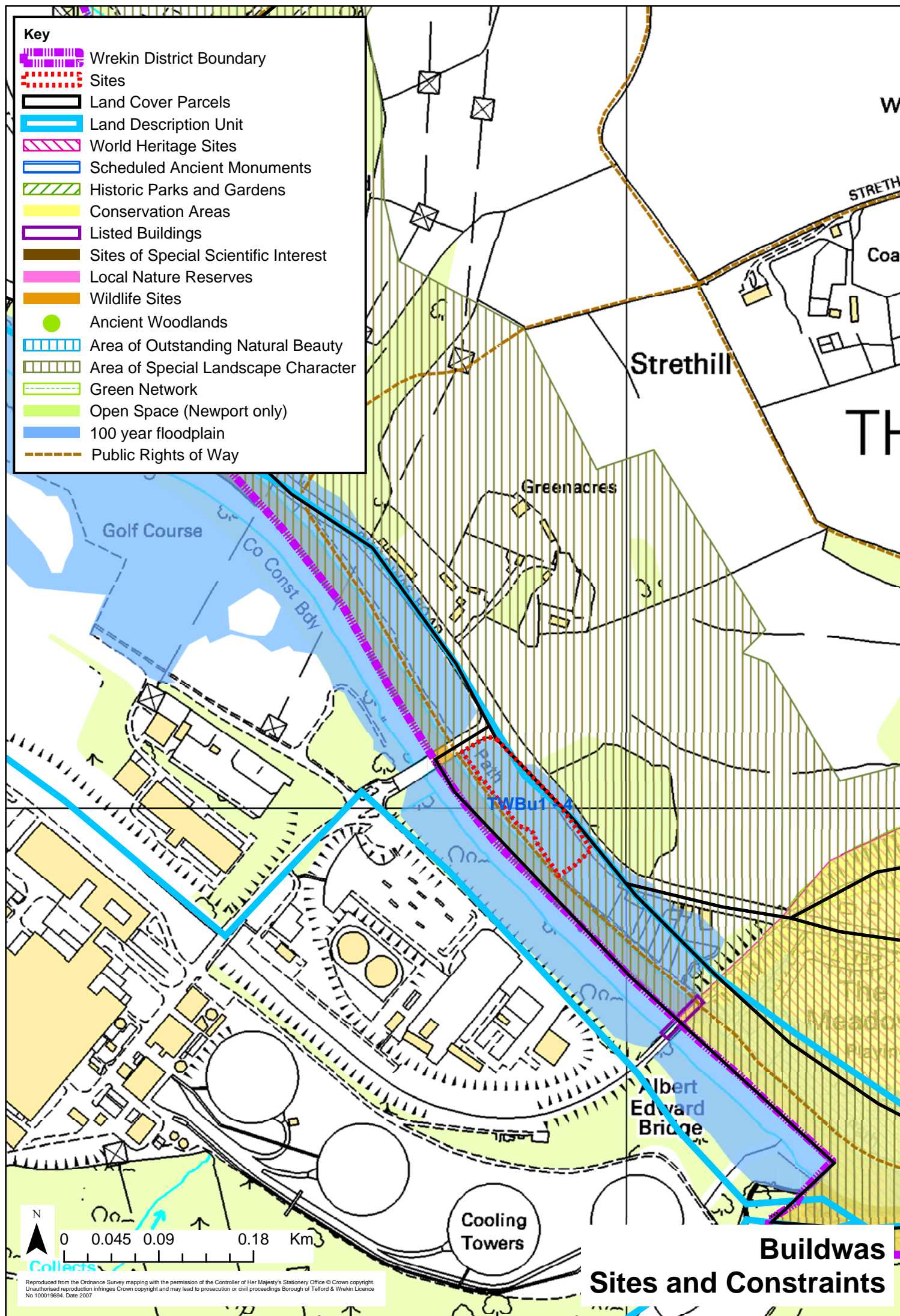
**Comments** the only rural residents are at Bratton Farm; although there are no public footpaths within or around the site, the road around the eastern edge of the site is well used by pedestrians

---

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

woodland management







## Zone sensitivity and capacity

### Justification

**Landscape sensitivity** high/medium

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

**Housing capacity** low

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

## LDU context

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

## Designations

---

### Landscape

AONB ☐

ASLC ☒

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☒ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ (meadow)

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity uniform

## Water

---

Presence of Water ☒ Comment section of northern bank of river Severn and within 100-year floodplain

## Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks structures power station cooling towers

Detractors some may perceive the power station as a detractor

## Intervisibility

---

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

Comments at bottom of steep narrow valley, which limits visibility

## Noise sources

---

roads industry

Views of development one side 180 Presence of people infrequent

## Tranquillity

---

Summary low

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

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge Form of edge

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

#### Receptors and sensitivity

---

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

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

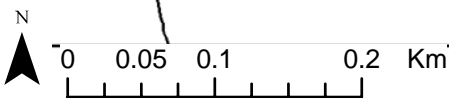
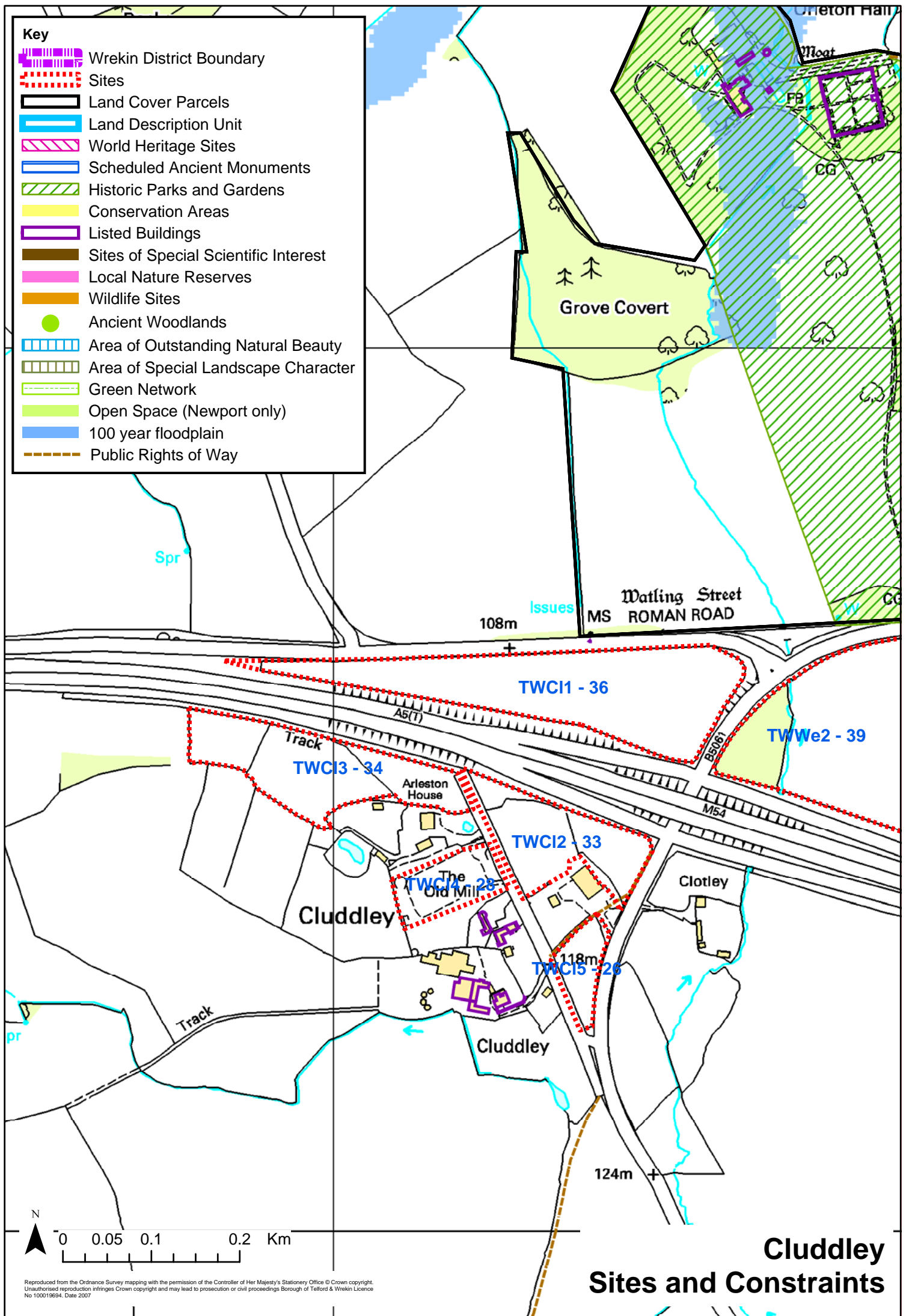
#### Potential for improvement of settlement edge and overall mitigation

---

management of woodland

# Key

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



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## Cluddley Sites and Constraints

## Zone sensitivity and capacity

**Landscape sensitivity** medium/low

### Justification

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

**Housing capacity** low

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

## LDU context

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

## Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

---

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

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads M54/A5 intersection

#### Intervisibility

---

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

Comments the site is visible within the wider landscape

#### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary low

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☒

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

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

**Comments** not visible from site

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

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

---

-



### Zone sensitivity and capacity

#### Landscape sensitivity medium

#### Justification

This site consists of three small pasture fields on the northern edge of Cluddley, abutting the M54 slip road, with the motorway on elevated section, and wrapping around a commercial building. The site is fenced, with some vegetation - semi mature trees and gorse, along the slight bank around it. Internal hedges are strong, especially one tall holly hedge. The juxtaposition of pasture and commerce is somewhat incongruous, but the site functions as part of the wider landscape - Cluddley is a small hamlet in open countryside - and is pasture within a largely arable landscape.

#### Housing capacity medium/low

Proximity to the motorway is a significant deterrent for housing development on this site, but it does lie within a hamlet and is reasonably well screened by other development from the wider landscape. Approval might be appropriate for the construction of 2-3 single substantial dwellings, which would fit the pattern of development within the hamlet, but it should not be considered for intensive development. Should development be approved, retention of the holly hedge should be a requirement, and additional screen planting along the northern edge would make some contribution to mitigation of the impact of the motorway.

### LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat to sloping
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	dense holly hedge within site
<b>Settlement pattern</b>	Clustered with estate farms	small

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pasture with strong internal hedges, within rural setting
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

### Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments three small pasture fields

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads M54/A5 intersection

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

---

Summary low

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

**Comments** site 26, not site 34

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

### Receptors and sensitivity

---

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

**Comments** local residents have views into the site from various directions - most open is that from Clotley to the east; a public footpath runs along this eastern boundary, which is fenced. There are views into the site from the M54 and the B5061.

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

---

-

### Zone sensitivity and capacity

#### Landscape sensitivity medium

#### Justification

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

#### Housing capacity medium/low

Proximity to the motorway severely limits this site's appropriateness for housing development. It is both overlooked by and subject to constant noise from this source. However, within the context of the settlement, a single substantial house on the field directly to the north of Arleston House could be accommodated without significant impact on the wider landscape, with careful attention to boundary detailing adjacent to Arleston House. Buildings on the other two fields would be visible within the wider landscape and would be seen as an extension of the settlement.

### LDU context

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

### Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads

#### Intervisibility

---

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

Comments the site is clearly visible from the M54 slip road (south), although well screened within the settlement. It is of medium intervisibility within the wider landscape

#### Noise sources

---

roads

Views of development many 270 Presence of people rare

#### Tranquillity

---

Summary low

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge positive                      Form of edge moderately indented

**Comments** single house

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single flat rectangular field of neglected pasture set within the hamlet of Cluddley. Its perimeter is densely treed on all sides, with poplars in poor condition along its road frontage but strong vegetated boundaries to north and south. It lies on the western side of a cul-de sac and is not part of the wider landscape, despite not being developed, as it has dwellings to north and south along the street. There is considerable noise and visual impact from the elevated M54/A5 intersection to the north.

## Housing capacity medium

This site appears suitable for housing development providing certain criteria are addressed: there should be no more than one or two houses on the site to maintain the consistency and character of the settlement; a survey should be carried out to identify and ensure the conservation of important boundary vegetation; the road frontage vegetation should be managed to ensure a positive contribution to the local environment.

## LDU context

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

## Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments appears to be neglected pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads proximity to M54/A5 interchange

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary low

Comments constant noise from motorway

#### Functional relationship of area...

---

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

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

Comments the site is one plot within a line of development in the hamlet, and appears to longer share functionality with the wider landscape; nor is it in the same use as the adjacent site 33

#### Visual relationship of area...

---

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

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

Comments the site is clearly within the settlement, although not in the same land use as houses to north and south; its relationship with the wider landscape is limited by dense vegetation around its perimeter, which also reduces its relationship with the adjacent site 33.

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge smooth/linear

Comments the Old Mill to the south of this site is a Listed Building

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments the adjacent house to the south is a Listed Building. Arleston House to the north and a single house to the east are potential sensitive receptors

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

---

-

### Zone sensitivity and capacity

#### Landscape sensitivity medium

#### Justification

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

#### Housing capacity medium

Although this site acts as a foreground to the settlement and functions as part of the wider landscape, it is also clearly part of the settlement and development of the site could be used to improve this aspect of the settlement. Although development cannot be wholeheartedly advocated, due to this ambivalent character, a single unit could be carefully designed and located within the plot to enhance the local environment, with particular attention to the setting of the adjacent Listed buildings to the west and consideration of views from the adjacent house to the north.

### LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	none
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pasture
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

### Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single small pasture field

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

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

Landmarks -

Detractors major roads

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary low

Comments constant noise from motorway; some noise and vehicle/people movements

from commercial enterprise on adjacent site to north

#### Functional relationship of area...

---

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

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

**Comments** the site has the same functional use as the adjoining site 33, and functions as part of the wider farmed landscape

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

**Comments** single house and commercial unit; Listed Building to west (screened by garden vegetation)

#### Receptors and sensitivity

---

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

**Comments** there are rural residents to north and west, and nearby to the east; there is a footpath along the northern site boundary; there are local roads along the eastern and western site boundaries

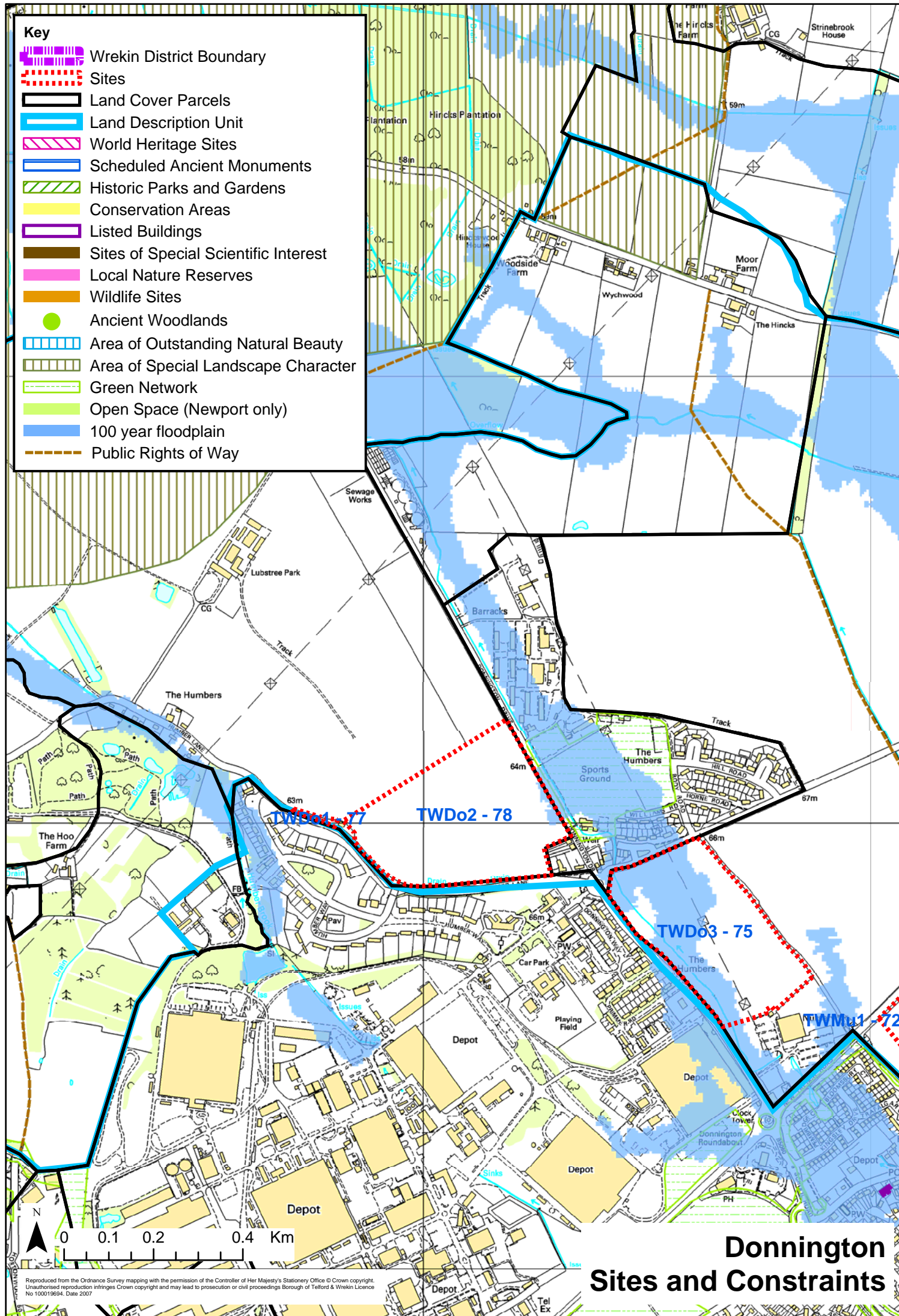
#### Potential for improvement of settlement edge and overall mitigation

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-

# Key

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



## Donnington Sites and Constraints



## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

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

Housing capacity low

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

## LDU context

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

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate- low as open to north

## Designations

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

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments residential curtilage

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments some enclosure on flat land but open to north

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments country road adjacent and edge of barracks to south

#### Functional relationship of area...

---

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

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

Comments possibly agricultural workers dwelling and curtilage

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

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

Receptors and sensitivity

---

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

**Comments** adjacent residents and road users

Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Flat, large, apparently productive arable field with low cut hedge and very few trees. The area forms part of the wider countryside with links to Lubstree Park with historic links to the Duke of Sutherland and to the Weald Moors to the north west. It is wedge-shaped bounded by roads and MoD development on three sides but this is mitigated to an extent by vegetation. The 100 year floodplain just touches the area to the east.
Housing capacity low	The area has no capacity for housing as it forms part of the wider countryside with links to Lubstree Park with historic links to the Duke of Sutherland and to the Weald Moors to the north west. It is very open so any housing would be highly visible. The flat, large fields are an agricultural asset. The eastern part may be prone to flooding.

## LDU context

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

## Designations

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

Conservation Area ☐ links to Lubstree Park

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☐ Comment ditch on southern boundary

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments flat but open

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments minor roads and development on three sides

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments the development edge is clearly related to MoD uses with fences and other unsightly infrastructure although this is mitigated by some vegetation.

Receptors and sensitivity

---

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

Comments adjacent residents and road users

Potential for improvement of settlement edge and overall mitigation

---

more native trees in hedgerows



## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

Flat large arable/horticultural field with low cut hedge and very few trees. The area is bounded by roads and development on three sides with views out to Lilleshall Hill over similar land in the wider countryside to the east. The 100 year floodplain covers the western half of the site around the canalised watercourse. A powerline crosses the site and is a detractor. The area has relatively low intrinsic value apart from its agricultural productivity.

Housing capacity medium/low

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

## LDU context

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

## Designations

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

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☒ Recreation ☐ Other ☐

Comments arable/horticulture [aerial photo]

Diversity uniform

## Water

Presence of Water ☒ Comment canalised watercourse on western edge

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ -

From settlement ☐ view out to Lilleshall Hill from housing

Landmarks -

Detractors pylons crossing site

## Intervisibility

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

Comments flat but open

## Noise sources

roads

Views of development many 270 Presence of people frequent

## Tranquillity

Summary medium/low

Comments development on three sides and minor roads on two.

## Functional relationship of area...

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

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

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

## Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

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

**Comments** adjacent estates to north and west and commercial development to the south create highly rectilinear character

Receptors and sensitivity

---

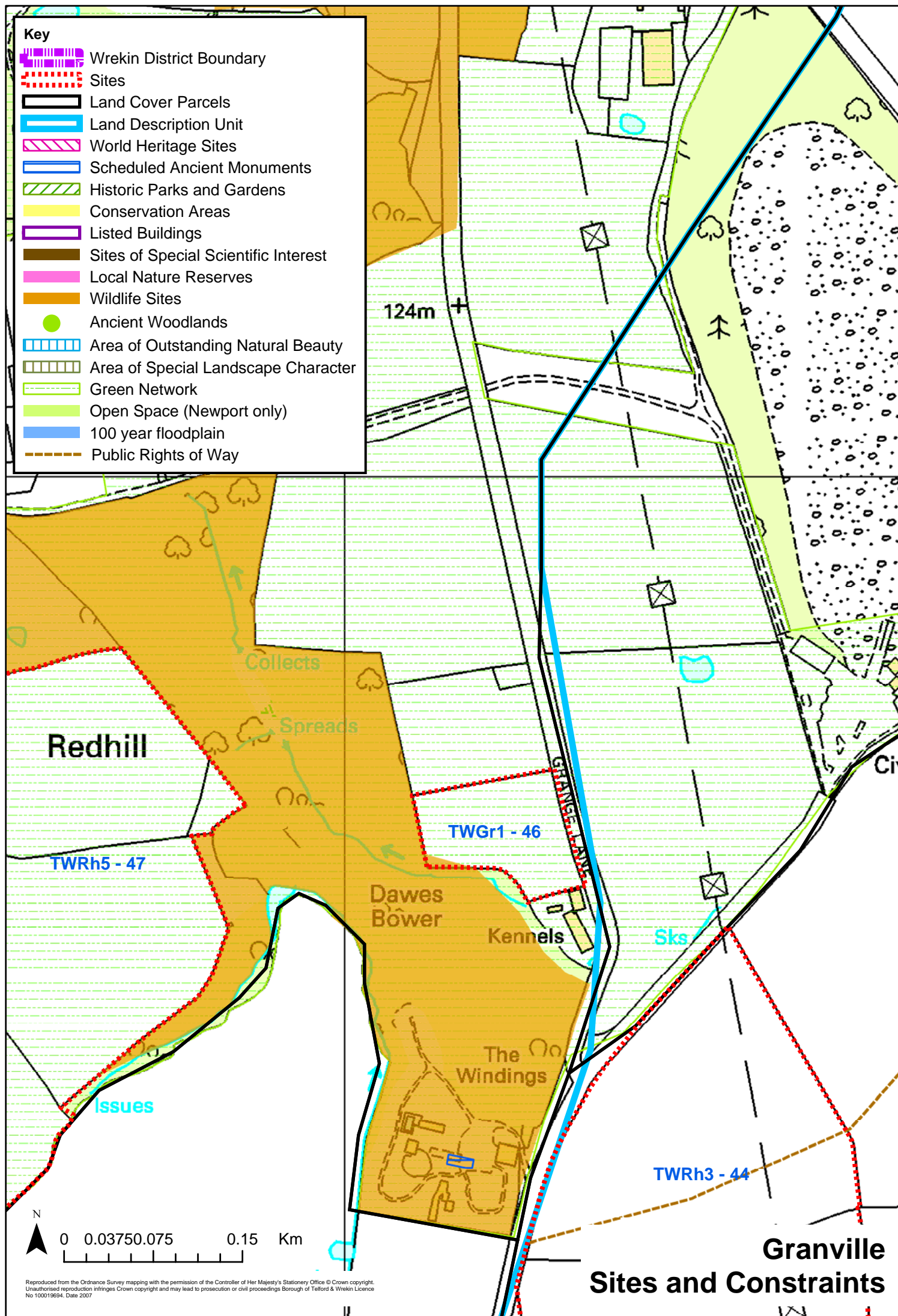
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

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

Potential for improvement of settlement edge and overall mitigation

---

more native trees in hedgerows





## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A small field on the side of a gentle ridge sloping down towards woodland and possibly associated/owned by cattery to the south. The adjacent deciduous woodland is a wildlife site and screens views from the south and west. Though there is a large municipal tip to the east, the field lies in open countryside, away from the settlement edge. In time the tip will be completed and reclaimed and potentially the tranquillity of the area may be restored. Structures in the field give it an urban fringe character which could be rectified. The field lies in an area designated as part of the Green Network linking into Granville Country Park to the west.
Housing capacity low	The site has no capacity for housing as it is a rural site away from the settlement edge. The tip and pylons in themselves are no justification for housing development nearby.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	gently sloping ridge
Ground Type	Localised disturbed gleyed soils	arable
Land cover	Ancient pastoral farmlands	strong deciduous tree cover to the south and west
Settlement pattern	Mining with small farms	small/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"/> structures on this site would be visible

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

### Water

---

Presence of Water ☐ Comment -

### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks tip to the east

Detractors tip and pylons to the east

### Intervisibility

---

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

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

### Noise sources

---

other

Views of development some

Presence of people infrequent

### Tranquillity

---

Summary medium

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

...with adjacent assessed area? none

Setting? ☐

Comments though sloping towards the adjacent woodland the site forms part of the wider countryside

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

---

Settlement edge

Pre C20 edge ☐

C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

---

Receptors and sensitivity

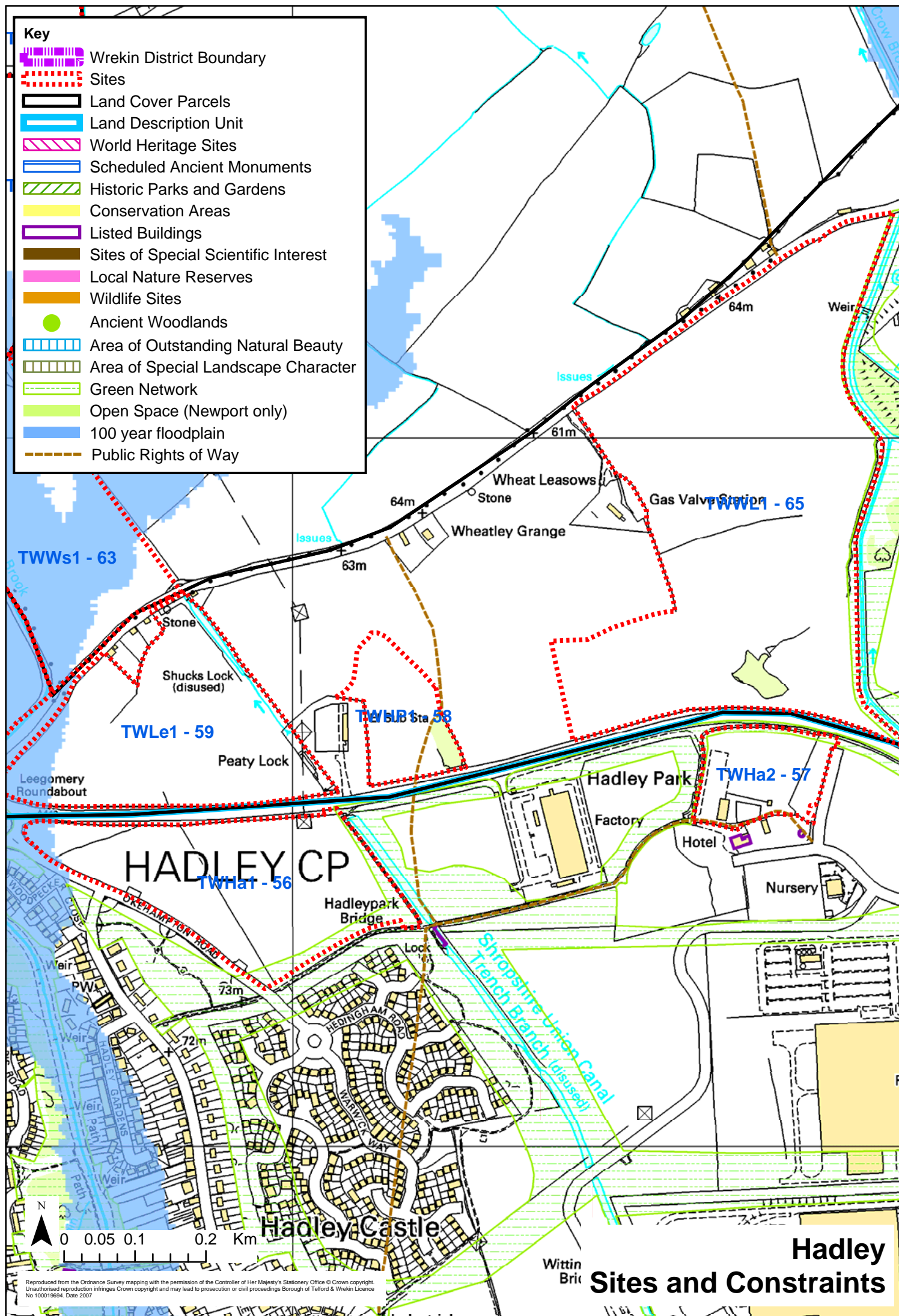
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

---

Potential for improvement of settlement edge and overall mitigation

remove structures on field





## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of three fields in mixed cultivation abutting the northern edge of Hadley. They are flat and with much boundary vegetation, including a small plantation in the western field and apparent planting related to the A442 road. Despite some visual relationship between the site and the wider farmed landscape, it lies between Okehampton Road and the A442, and therefore has little rural character.

## Housing capacity high/medium

Although on the northern edge of the settlement, this site is bounded to the north by the A442, which creates a distinct separation from the wider farmed landscape. The site is generally well screened along its boundaries, except along its south western edge, where there is sufficient depth of amenity planting to screen it from development further to the southwest. A small part of the site lies within the 100-year floodplain and its eastern and south eastern boundaries are designated part of the Green Network, but these constraints would not preclude housing development over much of the site. It would be highly preferable to retain the western field, of mown grass and young trees, as a buffer against the roundabout at the western end, and to increase the density of planting along the northern boundary as a buffer against traffic on the A442. The pylon in the north eastern corner is also a constraint.

## LDU context

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

## Designations

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

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

Historic/Archaeology  
 Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

Presence of Water ☐ Comment disused canal abuts eastern boundary

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons pylon within site on northern edge; large busy roundabout at western end; A442 and Okehampton Road on site boundaries

#### Intervisibility

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

Comments site is well screened on some boundaries

#### Noise sources

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

Summary low

Comments road traffic and part urban location

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive Form of edge smooth/linear

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

### Receptors and sensitivity

---

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

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

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

---

-

### Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	This site consists of flat horse paddocks, containing a red brick barn or stable, forming part of the setting of two Listed buildings on the northern edge of Hadley. Land ownership is not known and it may be that there is no longer a landholding relationship between the two elements. The southern part of the site appears to be neglected rough ground rather than grazed pasture. The site is surrounded on three sides by development, with a busy A road along the fourth boundary. It is very sensitive to change but no longer has a function as part of the wider landscape and its functional relationship to the Listed buildings is doubtful and/or jeopardized. It has been subsumed into urban edge development and is now a relic landscape.
Housing capacity medium	This site lies between two Listed buildings and a busy A road, within an urban edge area in which there is no housing. It is not appropriate for housing development, as it lacks a functional or visual relationship with other housing, but as relic landscape could be developed for other purposes, preferably in association with the hotel. It would be preferable to retain and redevelop the red brick buildings on site and care would be required in protecting the setting of the two Listed buildings.

### LDU context

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

### Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks ancillary to Listed building, with red brick buildings

Diversity simple

#### Water

---

Presence of Water ☐ Comment no

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks buildings windmill (Listed building)

Detractors major roads A442 along northern boundary

#### Intervisibility

---

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

Comments the windmill is a local landmark

#### Noise sources

---

roads

Views of development many all sides 360 Presence of people infrequent

#### Tranquillity

---

Summary low

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

#### Functional relationship of area...

---

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

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

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

---

#### Visual relationship of area...

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

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

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

---

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

... visually? ☐

...functionally? ☐

Comments no

---

#### Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the settlement edge to the south appears to be 18th C, with late 20th/21st C development to east and west and the A442 to the north

---

#### Receptors and sensitivity

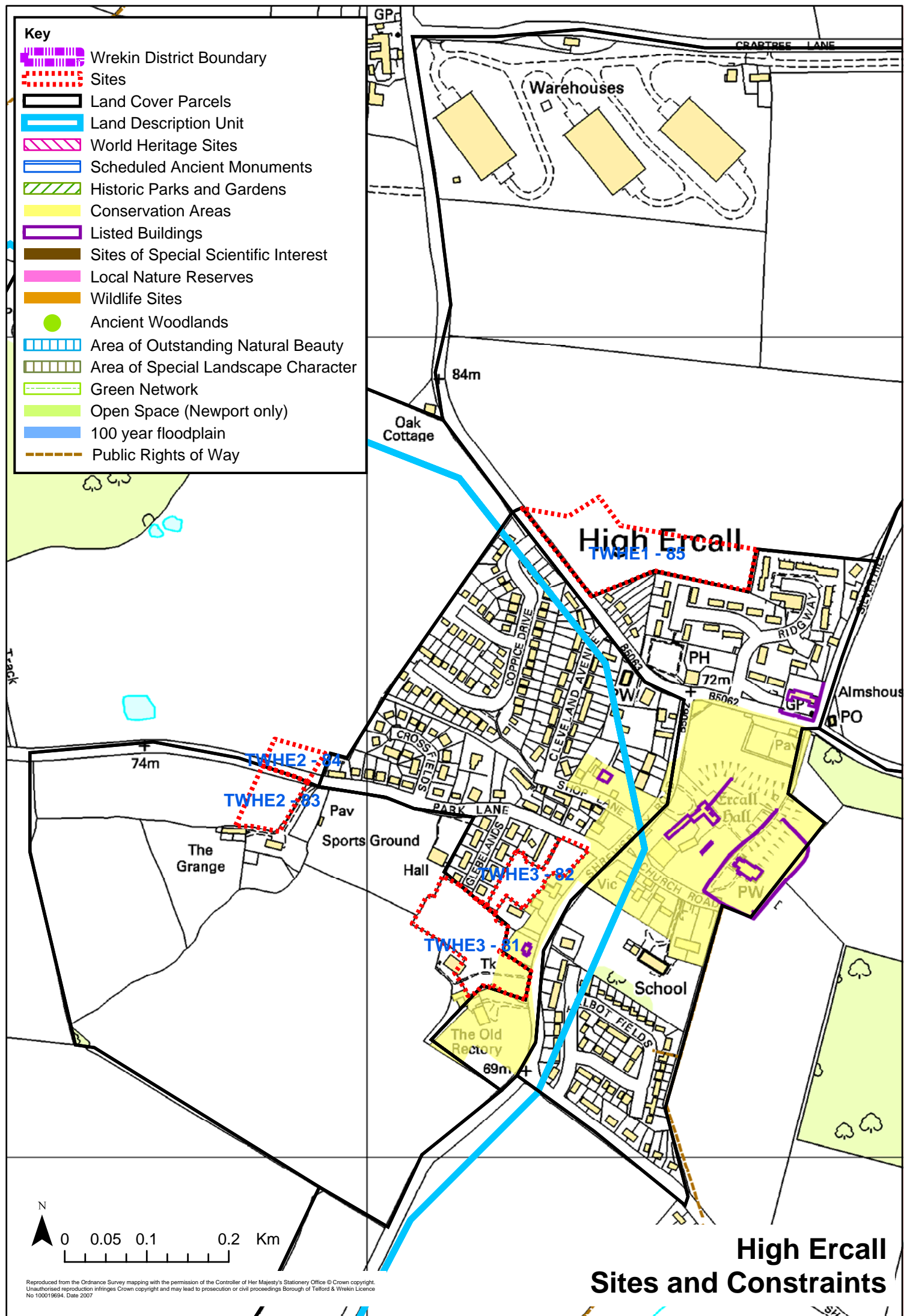
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

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

---

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

-



## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium/low	This site consists of part of a single large arable field, part of the wider farmed landscape around the settlement of High Ercall. From a low east-west ridge within the field the site slopes down towards the settlement, and there is further rising ground to the north east beyond the site. Thus, although visible from the settlement edge, the site does not have a strong relationship with the wider landscape except in its function as part of a field.
<b>Housing capacity</b> high/medium	This site would be appropriate for development if the site boundary were adjusted to reflect local topography and the existing settlement layout. A straight line east-west from two settlement-edge development points would echo the low ridge to the north. This would entail disregarding the triangle on the northern boundary of the site which does not respect the flow of the wider landscape. Development in this triangle would be intrusive. Development within the remainder of the site should be no more than two storeys high, to avoid intrusion above the ridge line and visibility within the wider landscape. A firm planted northern site boundary should be established and maintained.

## LDU context

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

## Designations

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



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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments site is part of large arable field

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance prominent Complexity simple

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

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270 Presence of people rare

#### Tranquillity

---

Summary medium

Comments quiet except for road traffic

#### Functional relationship of area...

---

...with settlement none                      ...with wider landscape significant  
...with adjacent assessed area? none                      Corridor? ☐  
Comments the site is managed as part of a larger field and the wider farmed landscape

#### Visual relationship of area...

---

...with settlement some                      ...with wider landscape some  
...with adjacent assessed area? none                      Setting? ☐  
Comments the site is visible from part of the settlement edge but local topography limits its visibility within the wider landscape

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

---

... visually? ☐  
...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

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

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments residents on the settlement edge are sensitive receptors

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

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

## Housing capacity medium

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

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Sandlands	pasture
Land cover	Estate farmlands	hedged to roadside; ornamental trees on eastern boundary
Settlement pattern	Enclosed waste	small

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

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments small part of large pasture field in front of house

Diversity uniform

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

## Intervisibility

---

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

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

## Noise sources

---

roads

Views of development some

Presence of people occasional

## Tranquillity

---

Summary high/medium

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

## Functional relationship of area...

---

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

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

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

## Visual relationship of area...

---

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



...with adjacent assessed area? limited

Setting? ☐

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

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** no

---

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

**Nature of edge** neutral

**Form of edge** moderately indented

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

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

---

Potential for improvement of settlement edge and overall mitigation

-

## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

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

Housing capacity medium/low

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

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	sloping up to the north
Ground Type	Sandlands	arable cultivation
Land cover	Estate farmlands	hedge to road boundary
Settlement pattern	Enclosed waste	small site is part of large field

	LDU level	Agree?
Cultural sensitivity	Very low	<input type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> low - arable
Visual sensitivity	Low	<input type="checkbox"/> moderate - part of the wider landscape

## Designations

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

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments site is small part of large arable field

Diversity uniform

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

## Intervisibility

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

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

## Noise sources

roads

Views of development many 270 Presence of people rare

## Tranquillity

Summary high/medium

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

## Functional relationship of area...

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments no

### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge smooth/linear

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

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and minor road users

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

---

-



## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

This site consists of an irregular pasture field within the settlement of High Ercall. Although generally flat, it appears to exhibit the characteristics of ridge and furrow cultivation in its northern part, which forms part of the wider landscape on the edge of the settlement. A narrow hedged road frontage on Shrewsbury Road permits views into the wider part, with which there is some visibility from Park Lane through site TWHE3-82 to the north. The site is an important part of the streetscape of the settlement and provides openness in a fairly densely textured Conservation Area. The designation of part of the site as part of the Conservation Area reflects this function.

Housing capacity low

Development of this site would have an adverse impact on the streetscape of the settlement, on the Conservation Area of which some of the site is part, and on the setting of a Listed Building. It would also entail the loss of probable ridge and furrow, as well as openness and permeability within the settlement and a negative impact on its relationship to the wider landscape.

## LDU context

## Landscape characteristics

## LDU level

## Site comments

**Physiographic** Glacial vales and valleys

relatively flat but variable - possibly ancient ridge and furrow

**Ground Type** Sandlands

pasture

**Land cover** Estate farmlands

low hedge to eastern boundary; trees and shrubs on western boundary plus garden vegetation elsewhere on boundaries

**Settlement pattern** Enclosed waste

small

## LDU level

## Agree?

**Cultural sensitivity** Very low

☐ moderate to high - part of fabric of Conservation Area and probable ridge and furrow

**Ecological sensitivity** Moderate

☒

**Visual sensitivity** Low

☐ moderate- high

## Designations

## Landscape

## Comments

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

#### Historic/Archaeology

Conservation Area ☒ partly in Conservation Area; abuts curtilage of Listed Building  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single pasture field

Diversity simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

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

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

#### Noise sources

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium

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

### Functional relationship of area...

---

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

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

**Comments** the site is managed as pasture, like the wider landscape, and functions both as pasture and It links to site TWHE3-82 functionally and in terms of management but 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 open space within the settlement between two distinguished buildings in the Conservation Area, is clearly visible within the settlement and, with site TWHE3-82, provides visual permeability within a fairly dense fabric. It also provides views of a pastoral landscape which links the settlement to the wider farmed landscape.

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

---

... visually? ☐

...functionally? ☐

**Comments** both sites [TWHE3-81 and TWHE3-82] are managed in the same way and there is some intervisibility. If this site was developed, the other site would be surrounded by settlement and would be vulnerable to development.

### Settlement edge

---

Pre C20 edge ☒                      C20-21 edge ☒

Nature of edge positive                      Form of edge moderately indented

**Comments** the site lies to one side of The Old Rectory, with which it shares an indented boundary, and next to a Listed building; along part of its north eastern boundary it abuts 20th C housing.

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** pedestrians in the settlement enjoy views into the site from the Shrewsbury Road, also adjacent residents

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

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

## Housing capacity medium

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

## LDU context

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

## Designations

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



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

#### Historic/Archaeology

Conservation Area ☒ abuts Conservation Area along southeastern boundary

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270

Presence of people infrequent

#### Tranquillity

---

Summary medium

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

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

### Settlement edge

---

Pre C20 edge ☒                      C20-21 edge ☒

Nature of edge positive                      Form of edge moderately indented

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

### Receptors and sensitivity

---

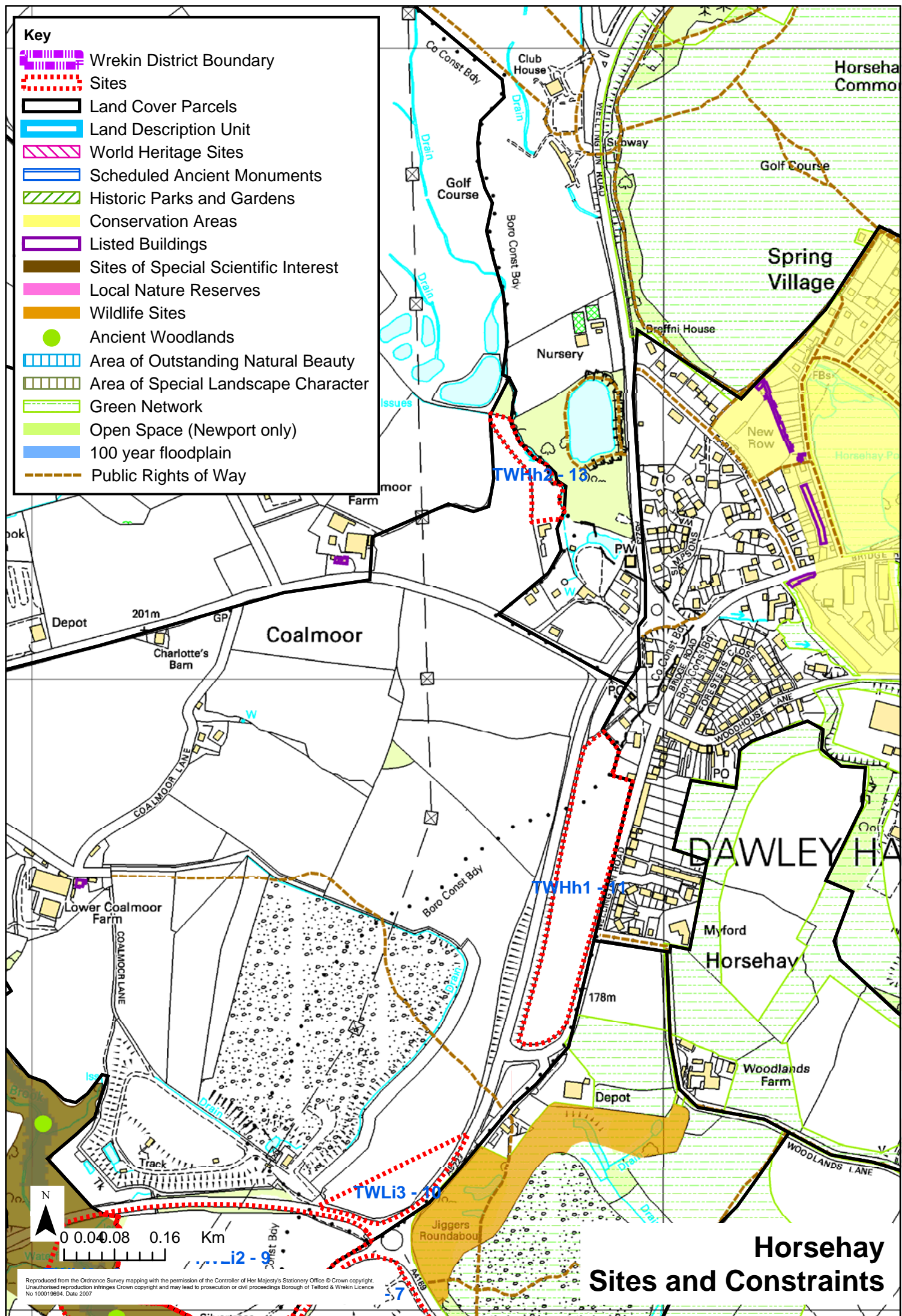
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

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

---

-



## Horsehay Sites and Constraints

## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> medium/low	This site consists of a long, narrow rectangle on the western edge of Horsehay, with the A5223 forming its western boundary and Wellington Road between it and the settlement. The site is a single field in arable cultivation, with deciduous hedges of varying height forming an intermittent boundary on all sides. The site is flat at its northern end, rising quite steeply along its western edge in the southern half, to form a local skyline. This landform echoes the wider landscape, where a ridgeline to the near west forms the local horizon and prevents long views into or out of the site. Locally the site is visible from both the settlement edge and the A5223 (except where the road is in cutting, at the southern end of the site), although these views would be largely obscured by vegetation during the summer months. The site does not make a significant contribution to the local landscape but acts rather as a buffer between the settlement and Coalmoor.
<b>Housing capacity</b> high/medium	Although this site currently functions as a buffer between the western edge of Horsehay and the wider landscape, the A5223 would provide a strong defensible boundary (stronger than Wellington Road) and the rolling landform would ensure that development of this site would have little impact on the wider landscape. The site presents an opportunity to improve the settlement edge, using high quality design and some structural planting. Careful consideration would be required of the potential impact of development of the highest part of the site, along the southwestern edge, where additional planting might be required to filter views into the site from adjacent areas (chiefly the A5223). Given the restricted depth of the site, especial attention should be given to the housing layout.

## LDU context

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



Cultural sensitivity High

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

Ecological sensitivity Moderate

☒

Visual sensitivity Moderate

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

## Designations

---

### Landscape

### Comments

AONB ☐

-

ASLC ☐

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☐

-

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐

-

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single arable field

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance prominent

Complexity simple

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

## Key views

---

To settlement ☐ -

From settlement ☐ highly visible from housing along western edge

Landmarks -

Detractors pylons A5223 runs along western site boundary

## Intervisibility

---

Site observation low

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

Comments -

## Noise sources

---

roads

**Views of development** one side 180

**Presence of people** occasional

## Tranquillity

---

**Summary** medium/low

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

## Functional relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? -

Corridor? ☐

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

## Visual relationship of area...

---

...with settlement some

...with wider landscape some

...with adjacent assessed area? -

Setting? ☐

**Comments** visible over local area only, as land continues to rise to west, preventing long views. The site acts as a foreground to the wider landscape when viewed from the settlement towards the west

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

**Nature of edge** neutral

**Form of edge** smooth/linear

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

## Receptors and sensitivity

---

### Receptors

### Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

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

## Potential for improvement of settlement edge and overall mitigation

---

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

## Zone sensitivity and capacity

## Landscape sensitivity high

## Justification

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

## Housing capacity low

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

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	gently sloping minor valley bottom
<b>Ground Type</b>	Localised disturbed gleyed soils	pasture
<b>Land cover</b>	Ancient farmlands	woodland to east
<b>Settlement pattern</b>	Clustered with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☒ Comment stream adjacent

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

Views of development some

Presence of people occasional

#### Tranquillity

---

Summary medium

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

#### Functional relationship of area...

---

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

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

Comments pasture like adjacent field but possibly owned separately

#### Visual relationship of area...

---

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

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

Comments only one house adjacent which itself is on very edge of settlement. The field is not visible but its openness allows views from south west to woodland



adjacent.

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge highly indented

Comments indented edge of cumulative individual houses in large gardens to south east

Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high/medium

roads/rail/cycleways

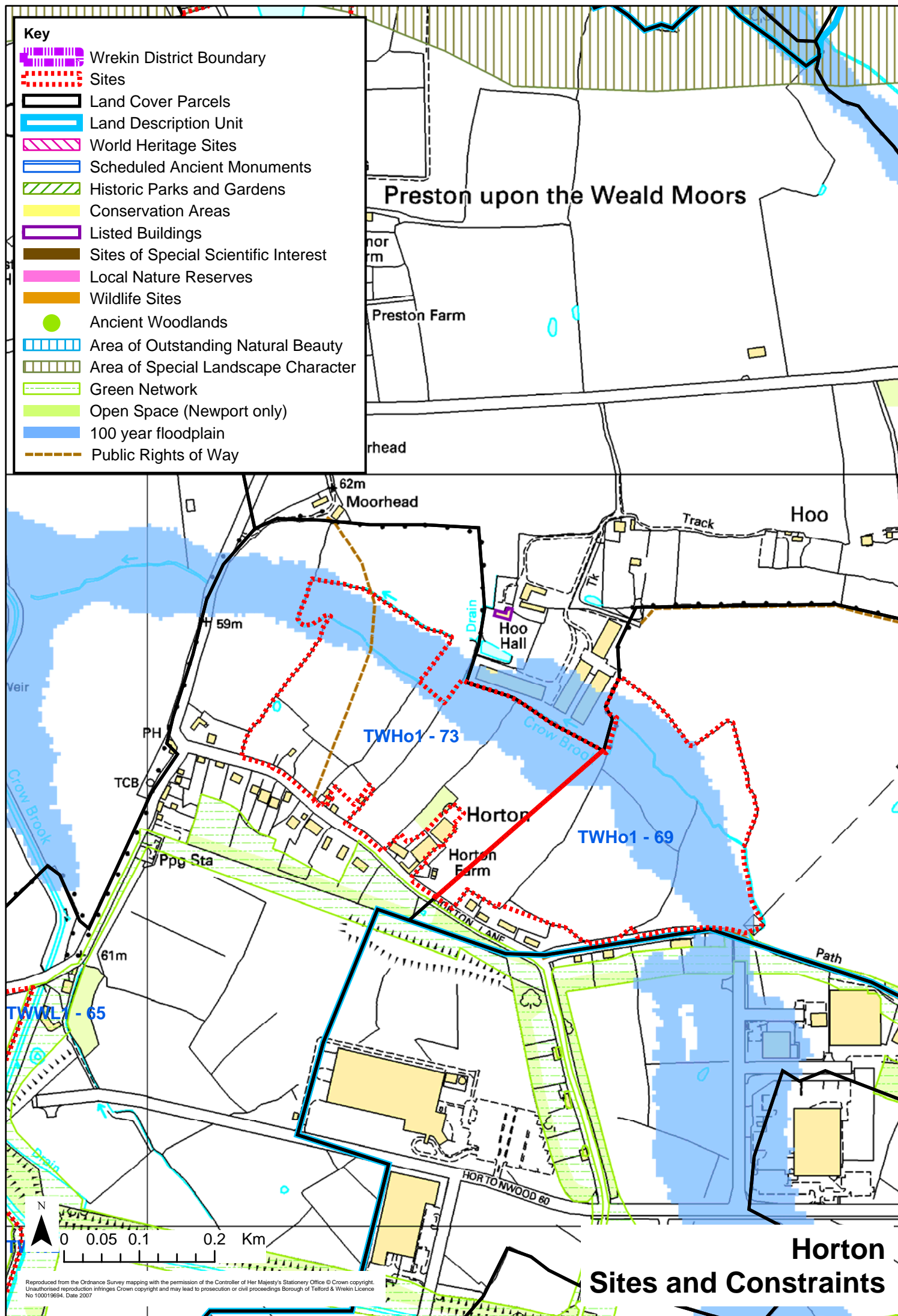
high/medium

Comments road users to south west and adjacent residents

Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of pastoral farmland associated with Horton Farm, which is the key locus of the small linear settlement of Horton. The landform is slightly undulating, presaging the flat moorland landscape to the north, and the site is subdivided into several sub-regular pasture fields, each edged with grown-out hedges which are now tree rows. The Crow Brook runs within the northern site boundary and forms the eastern site boundary to the wider arable landscape with its relic field oaks. The site, together with site TWH01-73, functions as a zone of separation between Horton and Preston upon the Weald Moors and as part of the setting of Hoo Hall, which is a Listed building.

## Housing capacity medium/low

This site is clearly within the rural landscape, with an extensive part of the site shown as lying within the 100-year floodplain. There proscription would protect the northern part of the site, which is closely linked visually and functionally to the wider landscape, and borders the setting of Hoo Hall. Some limited linear development of two-three houses could be accommodated along the undeveloped section of the southern edge of the site: there is already development to the south of the access lane in this area. The lack of natural boundaries to limit the northward spread of development could be remedied by dense hedge planting, with similar plot depths to other properties along Horton Lane, up to the limit of the 100-year floodplain to the east.

## LDU context

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

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate - pastoral farmland
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> moderate - pastoral farmland with many trees and stream
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate

## Designations

---

Landscape Comments

AONB ☐

-

ASLC ☐

Green Network ☒

Open Space ☐

Biodiversity

100 Year Floodplain ☒

-

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐

-

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture farmland

Diversity simple

## Water

---

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

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

## Intervisibility

---

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

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

## Noise sources

---

Views of development one side 180

Presence of people frequent

## Tranquillity

---

Summary high/medium

Comments rural backwater, with well used path along southern edge

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

Comments houses along Horton Lane enjoy rear views over the site, which may also be visible from Horton Farm to the west. Intervisible with wider landscape and from road to the north leading to Preston upon the Weald Moors, and possibly with Hoo Hall, although likely to be screened by farm buildings there

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

#### Receptors and sensitivity

---

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

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

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

---

-



### Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	The area consists of a series of pastures located in the very gently sloping valley floor and floodplain of the Crow Brook. It is located between Horton and industrial estates to the south and Preston on the Weald Moors to the north. The pastures are enclosed by moderately strong outgrown hedgerows with trees which give a sense of enclosure to the area. Close to the linear settlement of Horton some of the pastures are used for horses and appear to be in fairly poor condition with a series of dilapidated structures in places. The fields are interspersed between the houses which are of varying ages, the oldest associated with farm. Recent infill has occurred. The area feels as if it is in open countryside forming part of a rural river valley.
Housing capacity medium/low	There is very limited opportunity for housing in the area apart from one or two carefully designed single houses which still allow gaps in the frontage of the northern side of Horton Lane. This is because the area is effectively in open countryside adjacent to a rural settlement and forms an important gap between Horton and Preston to the north. In addition the northern part of the site is within the floodplain of Crow Brook making it inappropriate for development at any stage.

### LDU context

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

### Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture- including for horses

Diversity diverse

#### Water

---

Presence of Water ☒ Comment Crow Brook to the north

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ views out from the settlement of Horton

Landmarks -

Detractors horse related sheds and structures

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary high/medium

Comments open countryside next to linear hamlet with quiet road

#### Functional relationship of area...

---

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

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

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

---

#### Visual relationship of area...

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

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

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

---

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

... visually? ☐

...functionally? ☐

Comments -

---

#### Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the hamlet of Horton is a linear settlements with houses of varying ages interspersed with pasture of rural character generally

---

#### Receptors and sensitivity

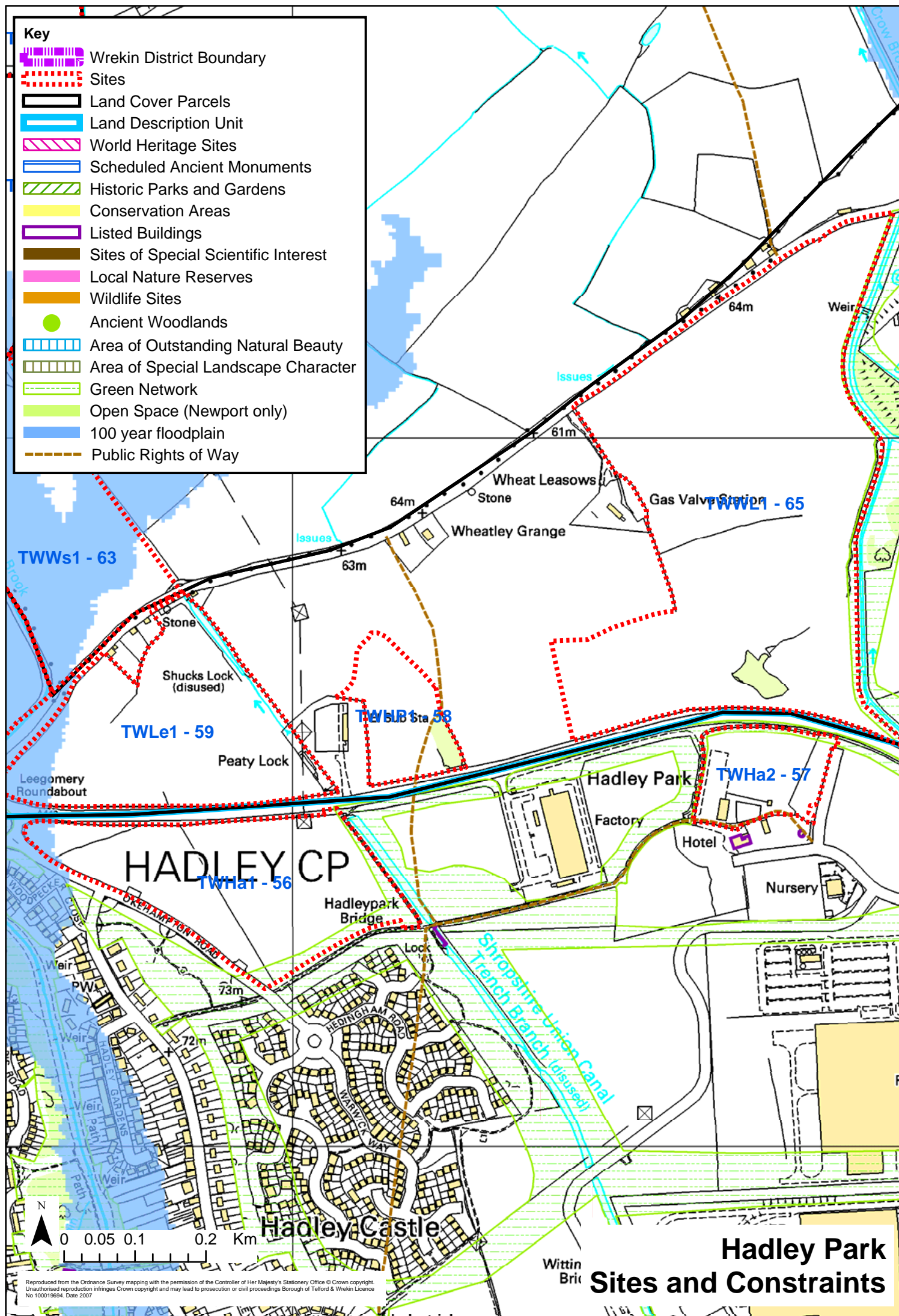
Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

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

---

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

improve management of horse pastures



## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

This site consists of part of an extensive gently undulating arable field, parts of which have been developed for alternative land uses: a gas valve station, an electricity substation and a special school. There are a few rural residences on the northern boundary of the field, although the site has an amorphous boundary within the middle of the field, and is hemmed in to west and east by, respectively, the substation and associated woodland outside the boundary and woodland within and tall fencing along the boundary. It is partly screened from the A442 along its southern boundary by vegetation along the road embankment. Pylons within the field are an intrusive element to the west of the site. These elements combine to provide an urban edge character from the A442, belied by long views across open farmland to the north, slightly filtered by hedgerow trees.

## Housing capacity low

Housing development of this site would be inappropriate for several reasons: the site lies outside the settlement and has no functional or visual relationship to housing within the settlement. It has an urban edge character, abutting and being part of the wider farmed landscape but with adjoining urban edge land uses. There is no defensible northern boundary to the site. Although adjoining land uses are not antithetical to housing development, they do not help in providing any link to the settlement. The busy A442 is a strong existing edge to the settlement. Should housing development be permitted on this site, the appropriate northern boundary would be an extension of the school boundary to the east, linking across to the northern edge of the substation boundary and densely planted to screen views in from the wider landscape and Wheatley Grange. Woodland on the site should be retained and managed.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Loamy gleyed soils	arable cultivation
<b>Land cover</b>	Arable farmlands	spinney along part of eastern boundary
<b>Settlement pattern</b>	Clustered with estate farms	medium



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

### Designations

#### Landscape

AONB ☐ -

ASLC ☐

Green Network ☐

Open Space ☐

#### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

### Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity uniform

### Water

Presence of Water ☐ Comment -

### Skyline

Prominence/ importance not applicable Complexity

Comments -

### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

### Intervisibility

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

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

### Noise sources

roads

Views of development one side 180

Presence of people rare

### Tranquillity

---

Summary low

Comments busy road and nearby pylon affects tranquillity

### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

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

### Visual relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Setting? ☐

Comments the site is open to the wider farmed landscape to the north and is screened from the urban industrial landscape to the south and to an extent, the special school to the east, by woodland.

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive

Form of edge smooth/linear

Comments no settlement on boundary; industrial area within Hadley Park has a well wooded edge to the roadside

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

rural residents

high

roads/rail/cycleways

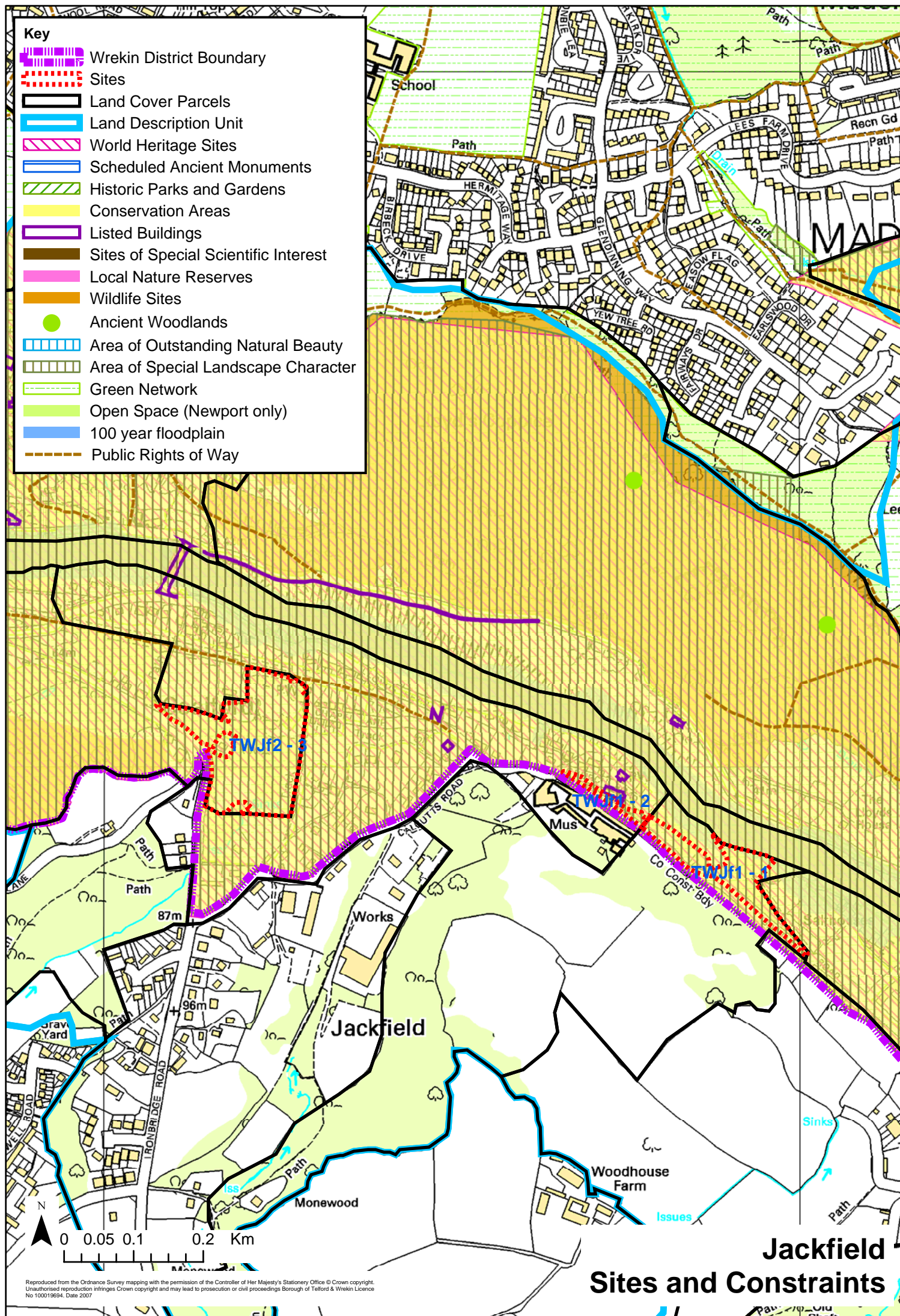
high

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

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

---

-





## Zone sensitivity and capacity

## Landscape sensitivity high

## Justification

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

## Housing capacity low

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

## LDU context

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

## Designations

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

## Historic/Archaeology

Conservation Area ☒ World Heritage Site and Conservation Area

WHS ☒

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments secondary deciduous woodland

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors exposed pipes on roadside to south west

## Intervisibility

---

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

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

## Noise sources

---

roads people

Views of development some Presence of people infrequent

## Tranquillity

---

Summary high/medium

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

## Functional relationship of area...

---

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

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

Comments the woodland has the Severn Way passing through it linking the settlements along the valley and appears to be managed [with very low input] as part of a wider landholding

## Visual relationship of area...

---



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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge highly indented

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

#### Receptors and sensitivity

---

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

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

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

---

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

## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	A narrow strip of woodland and scrub on a moderately steep valley side lying between a minor road and the Severn Way within a settlement. The area lies within the World Heritage Site, a Conservation Area, an Area of Special Landscape Character, is part of the Green Network and appears partly a Wildlife Site. It also serves the function of separating parts of Jackfield contributing to the wooded valley side and setting of the tileworks and Listed buildings of church and dwelling nearby. Though the vegetation is in poor condition, the site is intrinsically sensitive.
Housing capacity medium/low	The site has very limited if any capacity for housing due to its narrow linear nature adjacent to sensitive buildings including the tile works, Listed church and dwelling opposite.

## LDU context

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

## Designations

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

## Historic/Archaeology

Conservation Area ☒ World Heritage Site and Conservation Area

WHS ☒

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments secondary deciduous woodland

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

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

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

Landmarks buildings Tile Museum and church adjacent

Detractors -

## Intervisibility

---

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

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

## Noise sources

---

industry roads people

Views of development many 270 Presence of people frequent

## Tranquillity

---

Summary medium

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

## Functional relationship of area...

---

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

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

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

## Visual relationship of area...

---

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

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

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

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

---

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

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

---

Receptors and sensitivity

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

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

---

Potential for improvement of settlement edge and overall mitigation

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

## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	<p>The site is a diverse mix of woodland on steep slopes around a manmade plateau with a derelict hardstanding and buildings. The site lies on the sides of the Severn Gorge and is within the World Heritage Site, a Conservation Area, an Area of Special Landscape Character and is part of the Green Network . It is not known if the structures on site have any historic interest. The trees contribute to the wooded valley side integrating both the site and surrounding dwellings into the dramatic valley landscape. The apparently abandoned vehicles and containers on the site are a detractor visible from across the valley. The site appears to include part of Chapel Lane with the now disused timber chapel and a brass band hall. The latter appears to have some architectural merit contributing to the character of the settlement. The Severn Way runs just to the north on a dismantled railway line and has views into the site which forms the immediate skyline. Overall, the site has intrinsic sensitivity which requires careful management.</p>
Housing capacity medium	<p>The site has capacity for housing on the plateau area provided any structures of historic interest are treated appropriately, maintained and improved if possible, and the trees on site are maintained and enhanced to continue to screen and integrate the site and the surrounding settlement into the valley sides. Thorough historic and ecological/tree surveys would be required to determine what should be retained and to make management recommendations. Preferably woodland should not be placed in gardens as this could lead to deterioration over time. The brass band hall should be retained.</p>

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock sloping	steep valley sides and manmade plateau with associated steep slopes
Ground Type	Shallow soils on hard rocks	buildings, tree cover, scrub and rough land and hardstanding
Land cover	Ancient wooded farmlands	significant secondary woodland on steeper slopes
Settlement pattern	Clustered with small farms	small
	LDU level	Agree?



Cultural sensitivity High ☒

Ecological sensitivity Very high ☒

Visual sensitivity Moderate ☒

## Designations

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

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments woodland and derelict yard/industrial premises

Diversity complex

## Water

Presence of Water ☐ Comment -

## Skyline

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

## Key views

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

From settlement ☐ -

Landmarks -

Detractors existing vehicles and derelict buildings on site

## Intervisibility

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

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

## Noise sources

roads

Views of development many 270

Presence of people infrequent

### Tranquillity

---

Summary medium

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

### Functional relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? none

Corridor? ☐

Comments the site appears to include Chapel Lane which, though blocked at present, forms a thoroughfare through the settlement. The rest of the site does not have public access and does not functionally relate to the rest of the settlement.

### Visual relationship of area...

---

...with settlement some

...with wider landscape some

...with adjacent assessed area? none

Setting? ☒

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

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge highly indented

Comments the settlement is scattered on the valley side with dwellings fitting around former industrial sites which have now vegetated over. The result is a moderately attractive mosaic with dwellings set within trees. Where this is disrupted with linear development, the pattern breaks down and there are minor detractors.

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

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




















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

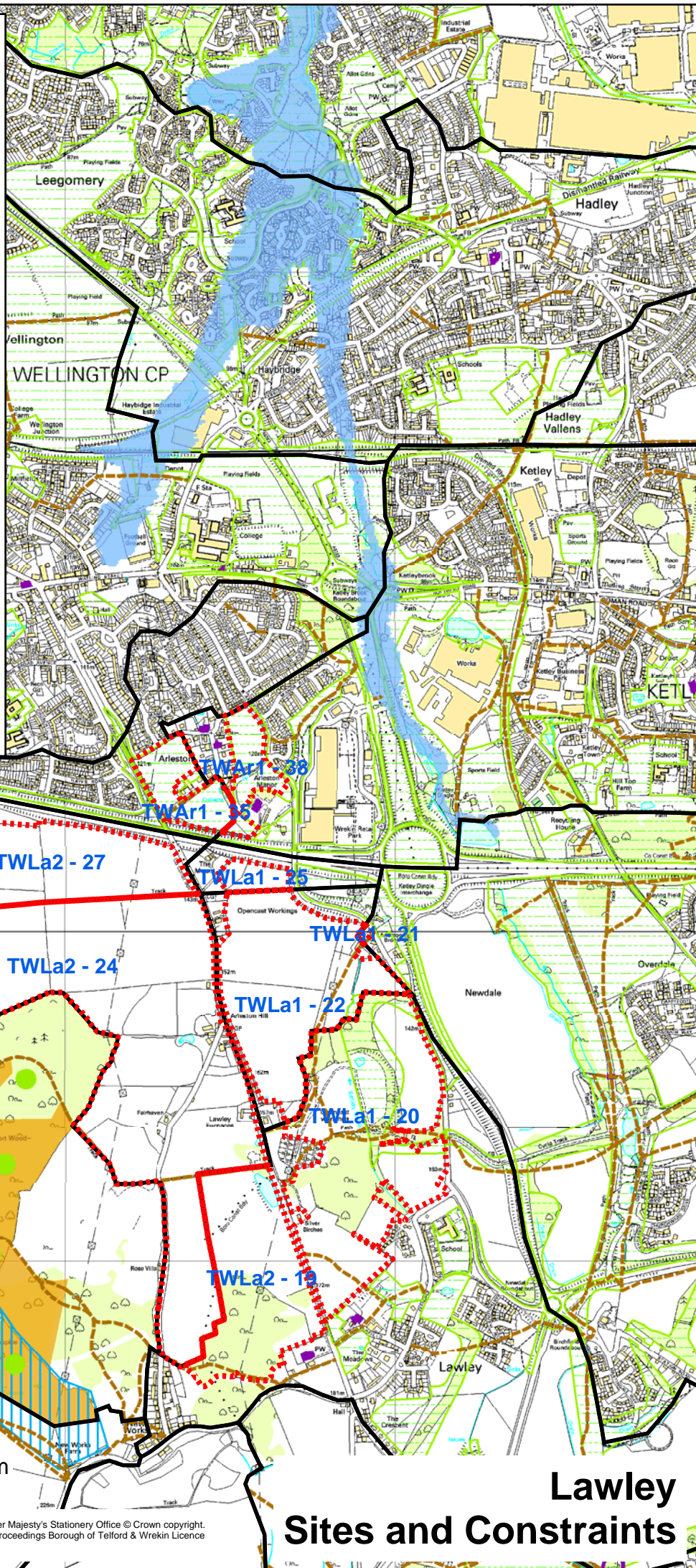
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manage woodland for longevity and bring rough ground into beneficial use



# Key

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



## Lawley Sites and Constraints

## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> high/medium	This site consists of mixed land uses on rolling land which slopes down from the south towards the M54. It is mainly pastoral farmland with a little arable, much secondary woodland and an area of spoil heaps on the former opencast mining site. A brook runs south-north through the centre of the site, with an associated pond. The site lies to the south of Arleston and the M54, in open countryside, with extensive views out. It is locally visible from the north and west, but is screened from the south by the ridge on which Lawley settlement is situated. From the east it acts locally as part of the foreground to the Wrekin, although this is not a significant view of that landmark. Within the wider landscape the site is contained by a ridge to the east beyond the site and by the Wrekin and its associated wooded ridges to the west.
<b>Housing capacity</b> medium/low	Although development on this site would relate quite well to the settlement of Lawley, it would be highly visible, due to its location on sloping ground. Development to the south of the site has already broken the local skyline, so development within the site would be viewed against this backdrop. Whilst this does not provide justification for the development of the site, limited development within the site may be possible where visibility is partly limited by woodland or landform. In this instance, care should be taken to retain all woodland, the watercourse and pond. The site would require survey and analysis of elements relating to the industrial past of the site, with consideration of their conservation for their historic and ecological potential.

## LDU context

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



Visual sensitivity Moderate ☐ medium high

## Designations

---

### Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ disturbed land

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity complex

## Water

---

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

## Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

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

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

## Intervisibility

---

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

Comments although contained by landform within the wider landscape, the site is locally highly visible

## Noise sources

---

roads

Views of development many all sides 360 Presence of people frequent

### Tranquillity

---

Summary medium/low

Comments motorway noise from the north and some views of traffic over wide arc, plus noise from ongoing development have considerable impact; to the north and east development is visible over a wide area

### Functional relationship of area...

---

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

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

Comments the site functions partly as part of the wider farmed landscape, as does the adjacent site, although it also has other land uses

### Visual relationship of area...

---

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

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

Comments the site reads as part of the wider farmed landscape, as does the adjacent site to the north, and the woodland relates well to the areas of Ancient Woodland to the west while the spoil heaps are a reminder of its industrial past

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

---

... visually? ☒

...functionally? ☒

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

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

### Receptors and sensitivity

---

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

Comments rural residents in adjoining areas to the west have clear views over the site, as do urban residents to the south. There are several footpaths within the site and abutting it, local roads along both eastern and western boundaries and part of the southern boundary, and a motorway junction near the site to the north

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

---

-



## Zone sensitivity and capacity

Landscape sensitivity low

### Justification

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

Housing capacity high/medium

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

## LDU context

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

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

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

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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



...with adjacent assessed area? none

Setting? ☐

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

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** -

---

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

**Comments** the site is separated from Arlestone by the M54 and is completely separate from Lawley; it is the end plot of a small hamlet

---

Receptors and sensitivity

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

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

---

Potential for improvement of settlement edge and overall mitigation

alternative uses

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of gently sloping pastoral farmland to the south of Arleston and the M54 and separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply and is currently uncultivated. There is no woodland or settlement on the site, which is well hedged with internal field boundary hedges. There is some isolated individual settlement along the western boundary and a pocket of development against the southern boundary. The site is highly visible within the local landscape, especially from the west and south, but is contained within the wider landscape by a ridge to the east, beyond the site, and by the Wrekin and associated woodland ridges to the west. It is not overlooked from the north, where motorway embankment planting provides a dense screen. It functions as part of the wider farmed landscape and, to a limited degree, to the setting of the Wrekin viewed from the east.

## Housing capacity medium

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

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		gentle slope down to eastern edge - flatter base of notable slope to south - with steeply sloping pocket on eastern edge
<b>Ground Type</b> Localised disturbed gleyed soils		pastoral cultivation
<b>Land cover</b> Ancient farmlands		narrow belt of woodland
<b>Settlement pattern</b> Clustered with small farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> High		<input type="checkbox"/> moderate; pastoral farmland on former opencast mine
<b>Ecological sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input type="checkbox"/> medium - this is a very visible site within the local landscape

## Designations

---

### Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Comments

Green Network (very small part)

### Historic/Archaeology

Conservation Area ☐ disturbed land (former opencast mining)

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments mainly pastoral cultivation, with small area of rough ground against eastern edge

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons and proximity to M54 - noise rather than visual

## Intervisibility

---

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

Comments highly visible from west

## Noise sources

---

roads

Views of development many 270

Presence of people infrequent

## Tranquillity

---

Summary medium/low

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

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

**Comments** the site acts as a foreground for housing to the south but is screened from Arlestone by motorway embankment planting; it relates well to the adjacent site to the west and is highly visible from the upper slopes to the south west

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

---

... visually? ☒

...functionally? ☒

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

**Comments** no settlement

#### Receptors and sensitivity

---

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

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

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single pasture field against the M54, from which it is screened by dense embankment planting (the motorway is in deep cutting). There is a single house against the western end of the site and a road in cutting to the east. The southern boundary is a medium hedge, which filters views in from the south. The site functions as part of the wider farmed landscape, despite its extreme northern edge being against the motorway and Arleston, and relates well to the adjoining sites to south and west.

## Housing capacity medium

Although this site has the capacity to accept some development without significant detriment to the wider landscape, due to its location at the base of a slope, such development would be unrelated to any settlement and subject to constant noise from the motorway. Consideration could be given to development that related the site to existing housing to the south on Dawley Road, if access could be provided in this direction to provide some sense of place and linkage, rather than to the east.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	flat
<b>Ground Type</b>	Localised disturbed gleyed soils	pastoral farmland
<b>Land cover</b>	Ancient farmlands	amenity tree planting against north and east boundaries
<b>Settlement pattern</b>	Clustered with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate - disturbed land rather than ancient farmland
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/>

## Designations

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



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

#### Historic/Archaeology

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

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single field in pastoral cultivation

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads M54 against northern boundary; mobile phone mast on northern boundary

#### Intervisibility

---

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

Comments -

#### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary low

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☒

Comments same pastoral cultivation

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement - single house against western boundary

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
	high

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

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

---

-

## Zone sensitivity and capacity

## Landscape sensitivity high/medium

## Justification

The site consists of two distinct areas- arable and woodland. To the north is an arable field which slopes from Dawley Road to the east up the south and west. It does not have a western boundary but to the south is a gappy hedge and public right of way. This borders the secondary deciduous woodland further up the slope which appears to have colonised a former mine. This forms a locally prominent skyline and appears to have a very low management input. A public footpath crosses it as does a power line with small pylons. The area appears to be used for informal recreation and has evidence of the workings hidden in the vegetation. The south east corner by the Listed church appears unkempt and there is an outgrown hedgerow on this boundary. Though of moderate intrinsic value the area is sensitive especially at higher elevation, reads as part of the wider countryside to the west and forms an important gap between the settlements of Lawley and New Works.

## Housing capacity low

The area has no capacity for housing as it forms part of the wider countryside to the west of Dawley Road , is sensitive on or near the skyline, the woodland has some intrinsic value, at least visually, and it forms an important green gap between two settlements.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping valley sides
<b>Ground Type</b>	Localised disturbed gleyed soils	arable and secondary woodland
<b>Land cover</b>	Pastoral farmlands	secondary woodland on upper slopes
<b>Settlement pattern</b>	Mining with small farms	medium-large

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> low- moderate- pond associated with furnaces and mine workings may have some cultural interest
<b>Ecological sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate at lower elevation to high up the slopes in woodland and upper field

## Designations

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

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

#### Historic/Archaeology

Conservation Area ☐ Listed church adjacent to south east  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable and woodland [low key management]

Diversity diverse

#### Water

---

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

#### Skyline

---

Prominence/ importance prominent Complexity

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

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

#### Intervisibility

---

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

Comments rising valley side and local skyline

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments Dawley Road adjacent is busy and there are views of new development on

skyline to the south east

#### Functional relationship of area...

---

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

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

**Comments** the arable field is part of an arable field which forms part of TWLa2-24 and appears to be managed as part of a wider landholding. There is a public footpath on the south western boundary which links Lawley with New Works.

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

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

#### Settlement edge

---

Pre C20 edge ☒                      C20-21 edge ☐

Nature of edge neutral                      Form of edge moderately indented

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

#### Receptors and sensitivity

---

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

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

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

---

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



## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	An area of mixed arable and pastoral farmland on the middle/upper slopes of an exposed rolling hillside with long views over Wellington to the north and Telford to the east. The rounded hill to the far west is particularly prominent in views from the M54. There are hedgerows but these are generally gappy to the east, relatively new and low cut to the west, with few trees apart from small plantation to the west. Woodland cover is substantial on the rounded hills to the south and west- Short Wood and Limekiln Wood. The latter is part of the AONB and both wooded hills build up to the Wrekin to the south west. Settlement is scattered and essentially rural although suburban detailing is creeping in at Arleston Hill. Public footpaths include Limekiln Lane which links the settlement with the AONB to the south. Pylons run up the hill and are a minor detractor. The south eastern leg of the area forms the skyline when viewed from the east- while the rest of the area sits below the wooded hills generally, acting as a setting for them. Overall the area is sensitive due to its elevation, its skyline and its role as rural setting for the wooded hills leading to the Wrekin and associated AONB.
Housing capacity low	The area has low capacity for housing due to its elevation, its skyline and its role as rural setting for the wooded hills leading to the Wrekin and associated AONB.

## LDU context

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

## Designations

---

### Landscape

AONB ☒

ASLC ☐

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☐ local nature reserve to the south west in Limekiln Wood

SSSI ☐

Wildlife Site ☒

Ancient Woods ☐

LNR ☒

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mix of arable and pastoral farmland

Diversity diverse

## Water

---

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

## Skyline

---

Prominence/ importance prominent

Complexity simple

Comments the western boundary of the field to the south east is on the skyline when viewed from Dawley Road [around Rose Villa]. Elsewhere the southern boundary lies beneath the generally wooded skyline formed by a series of rounded hills culminating in the Wrekin to the south west.

## Key views

---

To settlement ☐ -

From settlement ☐ the area forms the rural backcloth to the settlement to the south and views out are of the area forming the rural middle ground to the wooded hills beyond

Landmarks -

Detractors -

## Intervisibility

---

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

Comments the area is on the exposed north facing slopes culminating in the Wrekin to the south west overlooking Wellington and beyond on lower land to the north

## Noise sources

---

roads

Views of development many 270

Presence of people frequent

### Tranquillity

---

Summary medium

Comments the urban area of Telford/Wellington is highly visible to the north and east and the Dawley Road adjacent and M54 to the north reduce the tranquillity of an otherwise rural area

### Functional relationship of area...

---

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? significant

Corridor? ☐

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

### Visual relationship of area...

---

...with settlement none

...with wider landscape significant

...with adjacent assessed area? significant

Setting? ☒

Comments the area lies away from the settlement edge and forms part of the wider hill countryside running down towards Wellington including sites TWLa2-27 and TWLa2-31.

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

---

... visually? ☒

...functionally? ☐

Comments the area has a strong relationship with sites TWLa2-27 and TWLa2-31 which form the lower slopes of the hillside forming part of the setting for the wooded hills

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

### Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium

Comments rural residents within the area and adjacent, urban residents from a distance to the south east, users of the Dawley Road, minor road and M54 and 2 public footpaths- especially Limekiln Lane

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

---

improve hedges with hedgerow trees

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	The area consists of an arable field on sloping hillside located south of the M54. Field boundaries are low cut hedges or fences with very few trees which contribute to its open character. The road is in cutting for part of its length and then at grade with some shrubby vegetation and the site forms a skyline in parts for road users. Overall it forms part of the wider rural farmed landscape which is the foreground to the wooded hills leading to Ercall Wood and ultimately the Wrekin to the south west. The area's tranquillity is disturbed by the motorway. Views are limited from dwellings but the Dawley Road also has clear views of the site especially from the north leaving the settlement. Though of intrinsically limited value the site is in a sensitive location as part of attractive wider countryside.
<b>Housing capacity</b> low	The area has no capacity for housing due to its rural character, its openness and skyline characteristics and its location as part of the wider countryside setting for the wooded hills to the north.

## LDU context

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

## Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance apparent Complexity simple

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

#### Key views

---

To settlement ☐ -

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

Landmarks -

Detractors pylon in field

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development one side 180 Presence of people constant

#### Tranquillity

---

Summary medium/low

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



### Functional relationship of area...

---

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

### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape some  
...with adjacent assessed area? significant                      Setting? ☒  
Comments the area is separated from the settlement edge by the M54 and vegetation  
and forms part of the wider hill countryside running down towards  
Wellington including sites TWLa2-24 and TWLa2-31.

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

---

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

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒  
Nature of edge neutral                      Form of edge smooth/linear  
Comments M54 and planting forms straight mitigated settlement edge

### Receptors and sensitivity

---

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

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

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

---

increase trees in hedgerows

### Zone sensitivity and capacity

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

### LDU context

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

### Designations

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

AONB ☒ adjacent to Area of Outstanding Natural Beauty  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☒  
Ancient Woods ☐  
LNR ☒

#### Historic/Archaeology

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

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral at present, possible arable on field to west

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance apparent Complexity

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

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors steel fencing on northern boundary

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development one side 180

Presence of people constant

#### Tranquillity

---

Summary medium/low

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

### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

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

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☐

Nature of edge neutral                      Form of edge smooth/linear

**Comments** M54 and planting forms straight mitigated settlement edge

### Receptors and sensitivity

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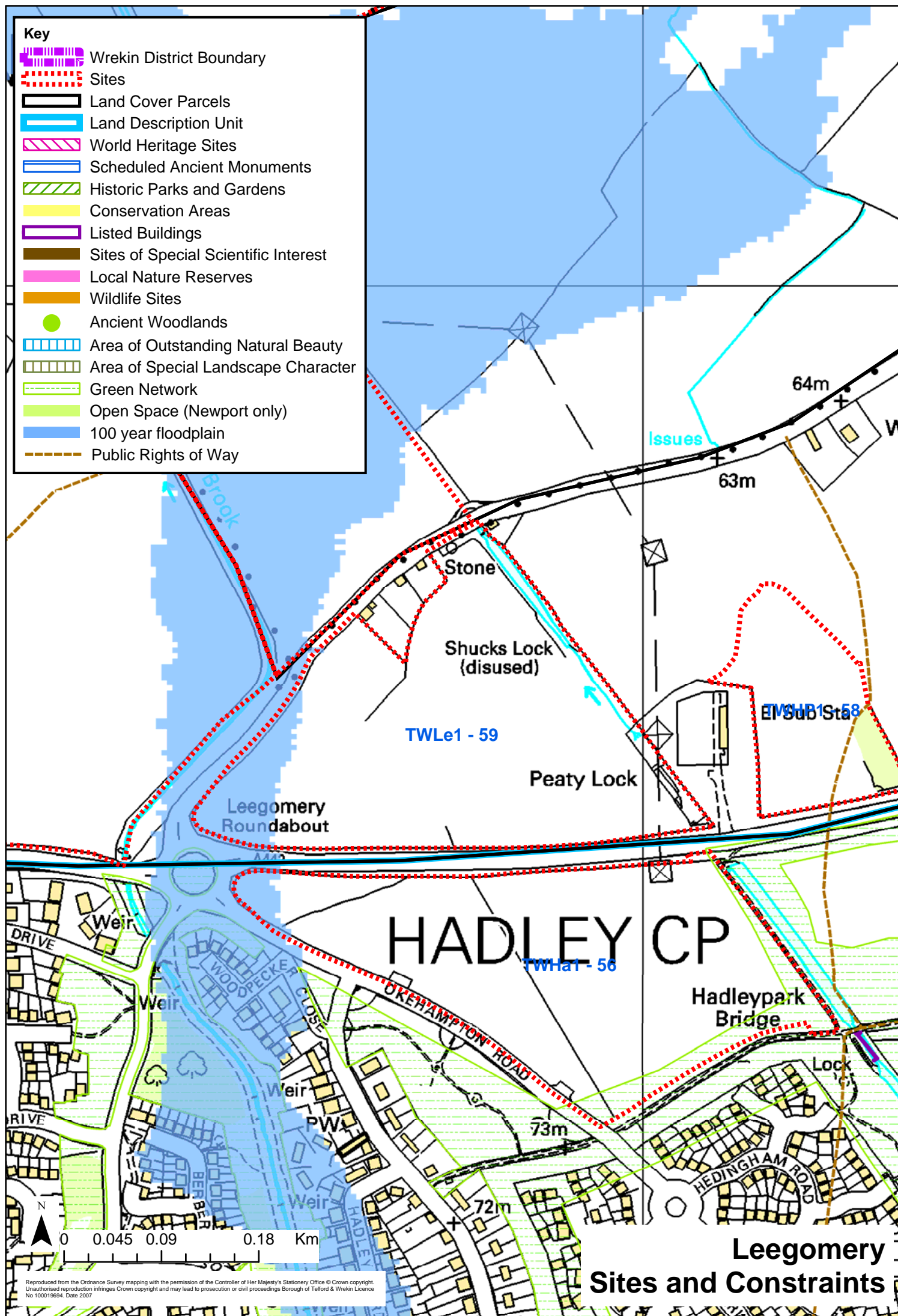
Receptors	Sensitivity
long distance/public footpaths	high
roads/rail/cycleways	high

**Comments** adjacent M54 and Limekiln lane

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

---

-





Zone sensitivity and capacity

Landscape sensitivity medium/low

Justification

This site consists of a single arable field, on land which rises to the east to form a local skyline and which is raised slightly above the level of the A442 along its southern boundary. Relic trees indicate former field boundaries within the site, which has several rural dwellings along part of its northern boundary and abuts the urban landscape of Hadley only at its south western edge, where there is a large urban, lit roundabout. Urban housing beyond is well screened by fringing vegetation. There is a disused canal along the eastern boundary, with a dense tree belt alongside, and similar vegetation across the road along part of the northern boundary, along the brook. The remainder of the site boundary consists of a low fence and hedge, with occasional hedgerow trees. The site is part of the wider farmed landscape, part of a buffer zone between the urban landscape and the moorland landscape to the north, and does not form part of the urban landscape, being separated from it by site TWHa1-56 to the south.

Housing capacity low

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

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	gently undulating, rising towards the east
Ground Type	Loamy gleyed soils	arable farmland
Land cover	Arable farmlands	wooded edge along relic canal to east; elsewhere fenced with low deciduous hedges and occasional hedgerow tree; trees along relic field boundaries within site on northern side
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 -relic hedgerows and eastern boundary of minor interest

Visual sensitivity Low

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

## Designations

### Landscape

AONB ☐ -

ASLC ☐

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☒ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single arable field, formerly subdivided (relic hedgerows)

Diversity uniform

## Water

Presence of Water ☒ Comment disused canal and lock along eastern boundary

## Skyline

Prominence/ importance apparent

Complexity simple

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

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

## Intervisibility

Site observation low

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

Comments trees along the eastern boundary, the opposite side of the road along the southern boundary and along the brook to part of the western boundary

provide significant screening and limit intervisibility; houses and garden vegetation on part of the northern boundary also provide screening.

#### Noise sources

---

roads

Views of development many 270

Presence of people occasional

#### Tranquillity

---

Summary low

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

#### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

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

#### Visual relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

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

#### Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

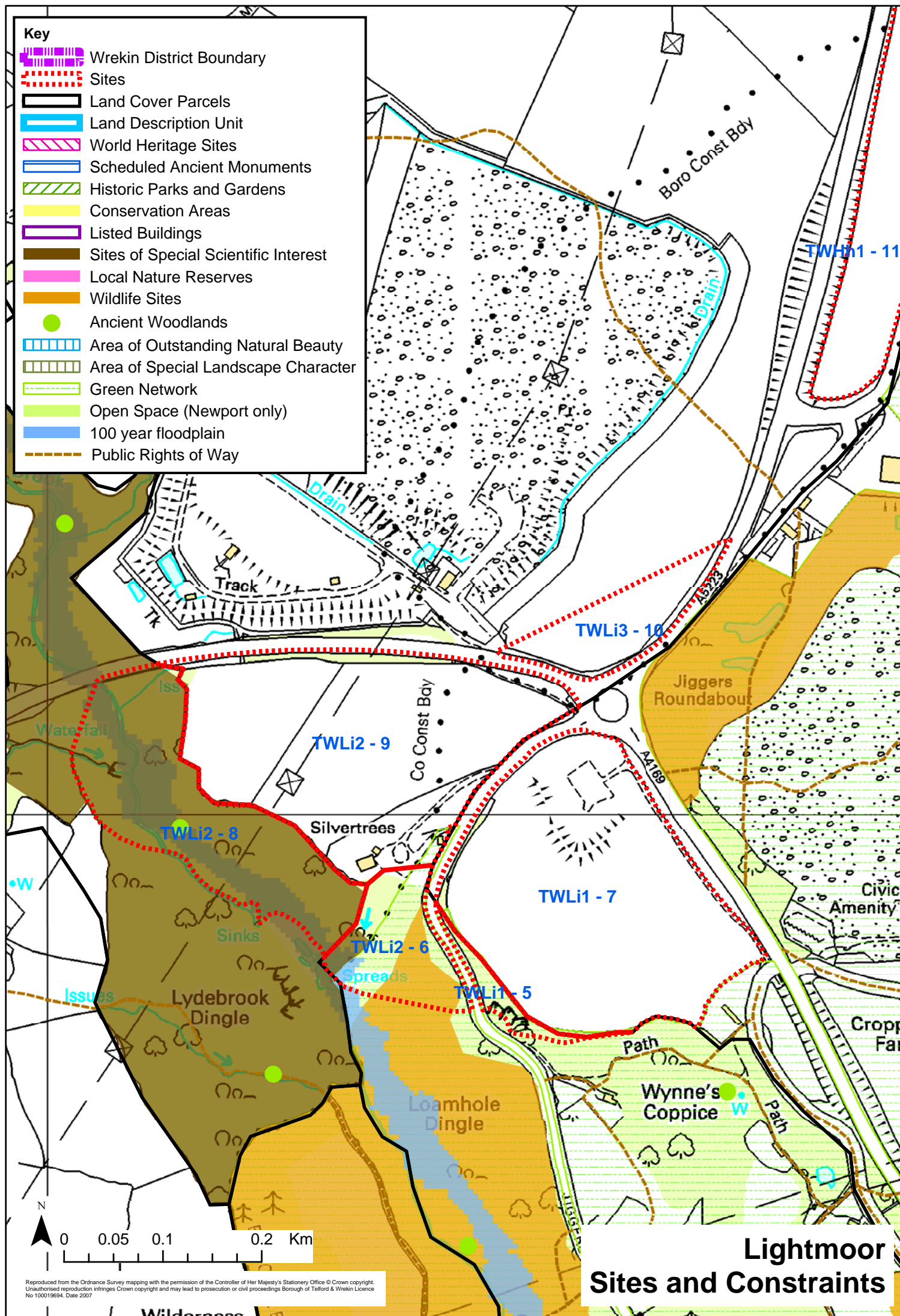
medium

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

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

---







## Zone sensitivity and capacity

Landscape sensitivity high

## Justification

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

Housing capacity low

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

## LDU context

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

## Designations

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

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

it may be used recreationally for rockclimbing

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance prominent Complexity simple

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

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments valley is very narrow here, restricting intervisibility

#### Noise sources

---

roads

Views of development none

Presence of people not known

#### Tranquillity

---

Summary medium/low

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

#### Functional relationship of area...

---

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

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

Comments forms scarp edge at top of valley

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement

#### Receptors and sensitivity

---

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

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

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

---

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single large sloping pastoral field, with a small area in its northern corner showing some evidence of previous or anticipated development. There are no internal boundaries but it is edged to the roadside to the north east by a small area of amenity planting and to the south east, south and south west by woodland on the upper edge of steeply sloping land. The site slopes down away from the A4169 in a south westerly direction towards the Loamhole valley, and along its southern edge there is a sheer rockface, so much of it is not visible within the wider landscape. However, it has some local prominence, forming part of the skyline when approaching from the valley, and is a relic of traditional farmland, now that much of the local area consists of civic amenity sites, landfill restoration and road infrastructure. There is no adjacent settlement.

## Housing capacity medium

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

## LDU context

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

## Designations

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

#### Historic/Archaeology

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

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

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

**Diversity** simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance apparent Complexity simple

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

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

#### Intervisibility

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

**Comments** location of site at upper edge of Loamhole valley gives it slight local prominence

#### Noise sources

roads

Views of development none Presence of people rare

#### Tranquillity



Summary medium/low

Comments traffic noise and lighting columns around roundabout reduce tranquillity

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

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

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement

#### Receptors and sensitivity

---

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

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

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

Comments two footpaths abut the A4169 on the north eastern edge of the site; users have views across the site from this point, filtered by limited amenity planting (silver birch and pine) along part of the road frontage

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

---

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

## Zone sensitivity and capacity

Landscape sensitivity high

## Justification

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

Housing capacity low

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

## LDU context

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

## Designations

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

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments forestry

Diversity diverse

#### Water

---

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

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments low intervisibility due to narrowness of valley

#### Noise sources

---

roads

Views of development none

Presence of people rare

#### Tranquillity

---

Summary high/medium

Comments -

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity high

## Justification

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

Housing capacity low

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

## LDU context

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

## Designations

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

## Function of Area



Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments forestry

Diversity diverse

#### Water

---

Presence of Water ☒ Comment Loamhole Brook

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons

#### Intervisibility

---

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

Comments low due to narrowness of valley

#### Noise sources

---

roads

Views of development none Presence of people rare

#### Tranquillity

---

Summary high/medium

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

#### Functional relationship of area...

---

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

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

Comments part of well wooded steep valley slope and watercourse

#### Visual relationship of area...

---

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

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

Comments narrowness of valley prevents significant relationship with wider landscape

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

---

... visually? ☒

...functionally? ☒

Comments -

Nature of edge -                                  Form of edge -

## Receptors and sensitivity

## Sensitivity

medium

Comments -

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## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	This site consists of pasture fields and a single dwelling on the upper slope of the Loamhole valley, leading into Coalbrookdale. It is undulating land, sloping to the south west, with fairly dense deciduous screening along its northern boundary, which abuts the A4169. A roundabout junction with the A5223 lies at the north eastern corner of the site, with lighting columns and traffic noise which reduce the tranquillity of the area. A high-voltage electricity cable crosses the site, with a pylon towards the southern edge. The site is part of the wider farmed landscape and potentially a relic of the ancient farmland of the area as roads, quarries and civic amenity sites increase in number and extent.
Housing capacity medium/low	The landform of this site is appropriate for housing, but its location outside any settlement and adjacent to a busy and noisy road junction within open countryside significantly reduces its capacity, as does the powerline which crosses it and, possibly, activity at the adjoining site to the north. Any development of the site could potentially have a negative impact on the landscape setting of the Wrekin, viewed from the east.

## LDU context

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

## Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments the majority of the site is in pastoral cultivation, with some small areas occupied by horses. Around the single dwelling on the site there is an area devoted to derelict vehicles - a scrapyard

Diversity diverse

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons and A road along northern boundary

#### Intervisibility

---

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

Comments the site slopes away from the road junction at its north eastern corner and from the A4169 and is only visible from the opposing side of the Loamhole valley, where there is one farmhouse

#### Noise sources

---

roads

Views of development none Presence of people occasional

#### Tranquillity

---

Summary medium/low

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

### Functional relationship of area...

---

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

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

**Comments** the site functions as part of the wider farmed landscape, which is interrupted locally by Ancient Woodland to the south on the valley slopes that are too steep to be farmed and by restored land on the site to the north, which is gradually scrubbing up

### Visual relationship of area...

---

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

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

**Comments** the woodland of site TWLi2-8 forms the southern boundary of this site; its visual relationship with the wider landscape is limited by its landform, as it forms one of the the upper slopes of the narrow Loamhole valley

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

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

**Comments** no settlement

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** only one adjacent rural residence

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

---

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



## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> medium	This site consists of a narrow triangle of land at the junction of the A5223 and A4169 to the south of Horsehay. It is not distinguished by any boundary from the larger site of which it is part, which consists of pastoral farmland fringing a restored landfill site, currently scrubbing over. It functions as part of the wider farmed landscape, in which function it relates well to adjoining sites, but there is significant impact from the road infrastructure.
<b>Housing capacity</b> medium/low	Development of this site would be inappropriate due to its function as part of the wider landscape, outside any settlement, and its location at a busy A road junction. It is clearly separated from the development site at Lightmoor by a wooded wildlife site.

## LDU context

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

## Designations

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

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments part of larger pasture farmland

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

#### Intervisibility

---

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

Comments -

#### Noise sources

---

roads

Views of development none Presence of people rare

#### Tranquillity

---

Summary medium/low

Comments traffic noise and light pollution from lighting columns around roundabout

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☒

...functionally? ☒

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement

#### Receptors and sensitivity

---

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments few receptors

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

---

-





## Zone sensitivity and capacity

**Landscape sensitivity** medium/low

### Justification

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

**Housing capacity** medium

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

## LDU context

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

## Designations

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



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

#### Historic/Archaeology

Conservation Area ☐ Listed building to south separated by a paddock

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

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

From settlement ☐ rear of Listed building to south

Landmarks -

Detractors A442 main road adjacent

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments A442 and clear views of adjacent settlement reduce tranquillity

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

#### Receptors and sensitivity

---

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

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

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

---

trees in hedgerows

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

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

## Housing capacity medium

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

## LDU context

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

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

Comments -

## Key views

---

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

From settlement ☐ view from caravan site to Lilleshall Hill

Landmarks -

Detractors -

## Intervisibility

---

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

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

## Noise sources

---

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium/low

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

## Functional relationship of area...

---

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

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

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

## Visual relationship of area...

---

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

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

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

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

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

---

... visually? ☐

...functionally? ☒

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

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

#### Receptors and sensitivity

---

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

Comments adjacent residents and nearby A442 road users

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

---

trees in northern hedgerows



## Zone sensitivity and capacity

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

## LDU context

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

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

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

Comments sloping valley side with low hedges

#### Noise sources

---

Views of development some

Presence of people rare

#### Tranquillity

---

Summary high/medium

Comments area in open countryside

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

Comments in open countryside away from settlement

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

---

... visually? ☐  
...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐      C20-21 edge ☐  
Nature of edge                                      Form of edge

Comments n/a

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
	high

Comments Lilleshall Grove adjacent

Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

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

Housing capacity low

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

## LDU context

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

## Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral and arable

Diversity diverse

#### Water

---

Presence of Water ☒ Comment watercourses to the north and south

#### Skyline

---

Prominence/ importance prominent Complexity simple

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

#### Key views

---

To settlement ☐ on approaches to settlement from north east

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

Landmarks views across to Lilleshall Hill and monument

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

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



### Functional relationship of area...

---

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

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

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

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

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

### Receptors and sensitivity

---

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

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

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

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

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

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

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

---

-

## Zone sensitivity and capacity

**Landscape sensitivity** medium

### Justification

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

**Housing capacity** high/medium

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

## LDU context

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

## Designations

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

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

#### Historic/Archaeology

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

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastures and meadow, some for horses

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ views out from adjacent houses

Landmarks -

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

people

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium

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

### Functional relationship of area...

---

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

### Visual relationship of area...

---

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

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

---

... visually? ☐  
...functionally? ☐

Comments -

### Settlement edge

---

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

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
	high/medium

Comments adjacent residents

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

---

-

## Zone sensitivity and capacity

### Landscape sensitivity medium

#### Justification

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

### Housing capacity low

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

## LDU context

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

## Designations

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



AONB ☐ Green Network  
 ASLC ☐  
 Green Network ☒  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ Local nature reserve woodland adjacent  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☒

#### Historic/Archaeology

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

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance apparent Complexity

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

#### Key views

To settlement ☐ -

From settlement ☐ only above view

Landmarks -

Detractors small pylon in field

#### Intervisibility

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

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

#### Noise sources

other

Views of development some Presence of people infrequent

#### Tranquillity

Summary medium

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

### Functional relationship of area...

---

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

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

Comments the field appears to be managed as part of a wider landholding and there is no public access

### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

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

### Receptors and sensitivity

---

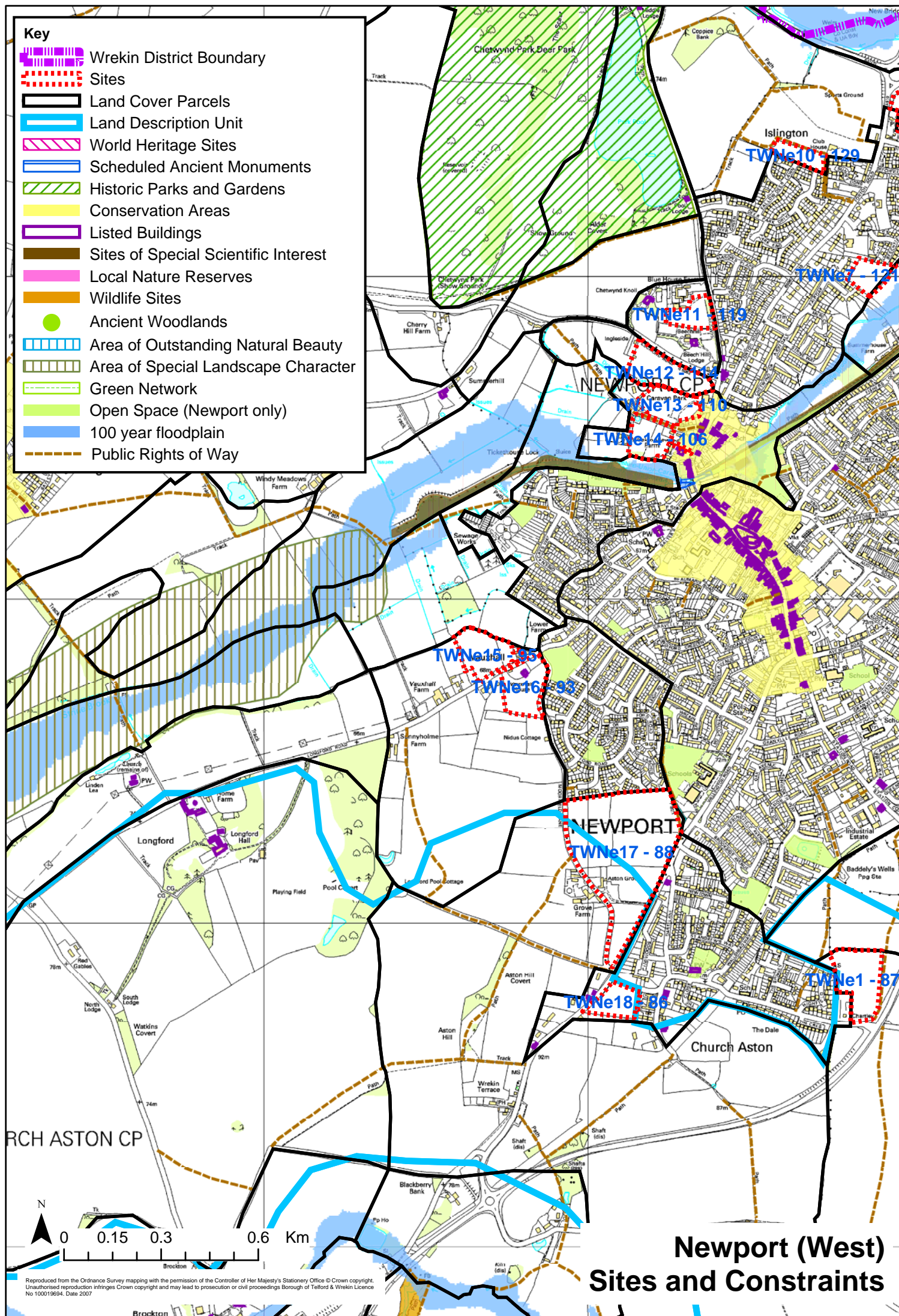
Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments adjacent cottages [2] and road users main receptors

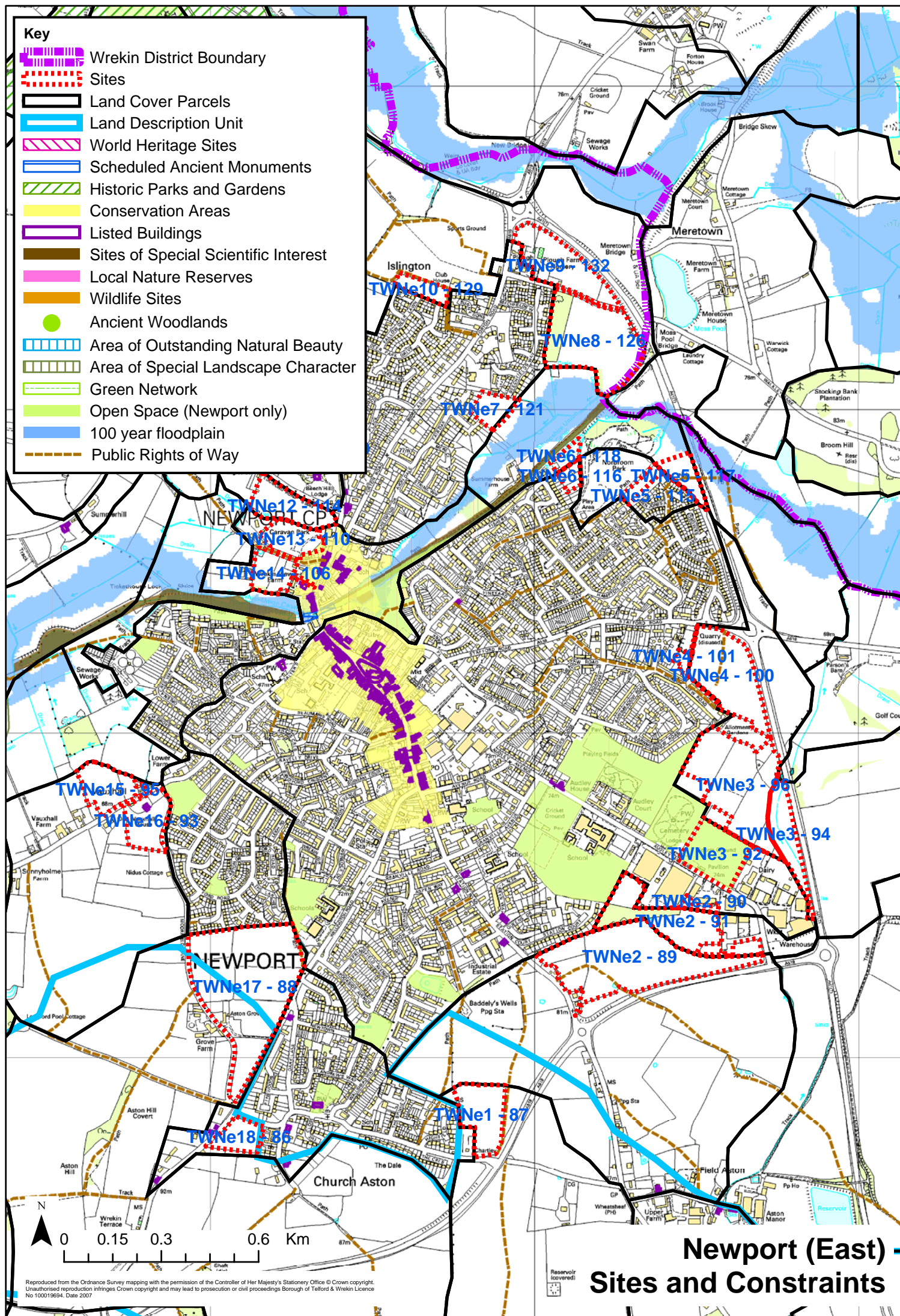
### Potential for improvement of settlement edge and overall mitigation

---

-







## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

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

## Housing capacity medium

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

## LDU context

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

## Designations

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

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable field

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

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

From settlement ☐ -

Landmarks -

Detractors A518 minor detractor to east

## Intervisibility

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

Comments views to north but across town

## Noise sources

roads

Views of development many 270 Presence of people frequent

## Tranquillity

Summary medium/low

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

## Functional relationship of area...

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

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

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

## Visual relationship of area...

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

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



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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

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

**Comments** adjacent large property with estate to west

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

-

## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> medium/low	This site consists of an open area of rough ground, bounded to the west and north by a low gappy hedge and elsewhere by fencing. It forms part of a large open sports ground, which itself abuts the historic park and garden of Chetwynd Park Deer Park. The site lies along part of the southern boundary of the sports ground, abutting late 20th C housing, with a formal play area to the south west, with a school beyond, screened by a dense amenity hedge. The site is gently sloping, with a footpath along its western and northern boundaries, which serve to separate it from the more obviously managed majority of the sports ground. The site is criss-crossed by informal paths.
<b>Housing capacity</b> high/medium	This site is not managed in the same way as the surrounding area and lies on the edge of the sports ground, at a distance from the historic park and garden and abutting recent housing development. An extension of development on this site would have no significant impact on the local landscape and would not lead to any significant loss of amenity for local residents, as much of the sports ground appears to be given over to informal recreation, to which this site provides access. The existing footpath should be retained, with improved vegetation to provide biodiversity interest.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	gently sloping
<b>Ground Type</b>	Localised impoverished sandy soils	rough ground
<b>Land cover</b>	Arable farmlands	low deciduous hedge to north
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/> edge of former showground/sports ground
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/> neglected rough ground
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/> edge of large open area, abutting housing

## Designations

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

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

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments infomal part of sports ground

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

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

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

#### Noise sources

---

people

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium

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

#### Functional relationship of area...

---

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

#### Visual relationship of area...

---

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

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

---

... visually? ☐  
...functionally? ☐

Comments -

#### Settlement edge

---

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

#### Receptors and sensitivity

---

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

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

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

---

management to improved grassland or scrub

## Zone sensitivity and capacity

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

## LDU context

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



## Designations

---

Landscape Comments

AONB ☐

-

ASLC ☐

Green Network ☐

Open Space ☐

Biodiversity

100 Year Floodplain ☐

-

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐ two Listed buildings lie adjacent

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough ground formerly in agricultural production

Diversity simple

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable Complexity

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

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

## Intervisibility

---

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

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

## Noise sources

---

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

---

Summary medium

Comments fairly busy road adjacent

#### Functional relationship of area...

---

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

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

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

#### Visual relationship of area...

---

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

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

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

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

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

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

#### Receptors and sensitivity

---

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

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

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

---

improved site management, including tree belt to roadside

## Zone sensitivity and capacity

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

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	shallow valley
<b>Ground Type</b>	Localised impoverished sandy soils	rough ground, former pasture
<b>Land cover</b>	Arable farmlands	strong mixed boundary to south
<b>Settlement pattern</b>	Clustered with estate farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Moderate	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> probably moderate
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> high

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ abuts Conservation Area on south eastern edge

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments disused

Diversity uniform

#### Water

---

Presence of Water ☒ Comment drainage ditch

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments local skyline is formed by rising ground to the north west

#### Key views

---

To settlement ☐ -

From settlement ☒ funnels views out to wider landscape and historic parkland

Landmarks -

Detractors -

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments the site acts as a green wedge providing views out to the wider landscape from the settlement edge, but does not operate to funnel views into the settlement from the north west, due to intervening vegetation

#### Noise sources

---

roads

Views of development many 270

Presence of people occasional

#### Tranquillity

---

Summary medium

Comments fairly busy road adjacent

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor? ☐

Comments the site is not managed in the same way as adjoining areas

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? limited Setting? ☐

Comments provides views out to wider landscape from settlement edge, but not of significance from countryside towards town. Views from the adjacent site

are limited by intermittent conifers.

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

---

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge smooth/linear

Comments the south eastern edge of the site abuts the Conservation Area, while the static caravan site to the south is well screened by dense mature mixed vegetation. To the north the site is adjacent to a Listed building set in its own grounds

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments Most sensitive receptors are Listed building to north and Conservation Area to south east. Permanent caravan site to the south also has views.

---

Potential for improvement of settlement edge and overall mitigation

management to increase biodiversity - drainage channel clearance

## Zone sensitivity and capacity

**Landscape sensitivity** medium

### Justification

This site consists of a flat rectangular area which mainly supports an established static caravan park. It is well maintained, with many mature trees and shrubs, most notably a mix of conifers and young poplars along the northern boundary. Along part of its southern boundary is screened by a tall red brick wall which forms a boundary to the Conservation Area housing. The site is accessed via a narrow lane and public right of way within the Conservation Area, along which there are several pre-20th century cottages and a large town house. The site is moderately well screened from any views within the wider landscape and is of low visibility, even from the Conservation Area and adjoining sites.

**Housing capacity** medium

This site appears to be appropriate for housing, with two caveats: the vegetation along all boundaries, but especially the northern boundary, should be retained and strengthened with native deciduous species; and access to the site should be other than from the north or along Green Lane, where there would be a detrimental impact on the setting of houses within the Conservation Area.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> River valleys		flat
<b>Ground Type</b> Wet claylands		caravan park and amenity grassland and vegetation
<b>Land cover</b> Urban		strong mixed boundary to north
<b>Settlement pattern</b> Urban		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Urban		<input type="checkbox"/> low - due to current land use. No data on former landuse available
<b>Ecological sensitivity</b> Urban		<input type="checkbox"/> low due to current amenity land management
<b>Visual sensitivity</b> Urban		<input type="checkbox"/> moderate for Conservation Area edge

## Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☒ abuts Conservation Area on south eastern boundary

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments amenity - static caravan park

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments strong permeable vegetation on northern boundary; tall red brick wall to part of southern boundary (possibly to east also)

#### Noise sources

---

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments shielded from road traffic by buildings on edge of Conservation Area

#### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments site is not managed like adjoining areas

#### Visual relationship of area...

---

...with settlement some ...with wider landscape none

...with adjacent assessed area? some Setting? ☐

Comments vegetation along northern boundary acts as strong backdrop to site TWNe12-114 further to the north . The existing caravans already appear to form part of the built form of the settlement, albeit a low quality extension.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge moderately indented

Comments site abuts Conservation Area on eastern edge, with some fine buildings

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium
rural residents	high

Comments the most sensitive receptors are residents in the Conservation Area, especially those whose properties are accessed via Green Lane, which is a public footpath. The rural residents to the west are well screened by boundary vegetation.

#### Potential for improvement of settlement edge and overall mitigation

---

reinforcement of vegetation along northern boundary

## Zone sensitivity and capacity

**Landscape sensitivity** medium/low

### Justification

This site consists of subdivided horse paddocks on the western edge of the settlement, accessed via the Conservation Area and of very limited visibility from the town or the wider landscape by virtue of dense boundary vegetation. The land use relates to the wider landscape of the floodplain, although this site is set just above the 100-year floodplain area. Bungalows just outside the Conservation Area are the main dwellings to have views into the site.

**Housing capacity** medium

This site appears to be appropriate for housing development, with two caveats: that the screening vegetation, especially that along the southern boundary to the canal, should be retained and managed, and that access should be provided other than via Green Lane, whose use would be detrimental to the setting of dwellings in the Conservation Area. Detailed assessment would be required to determine whether development of the south western part of the site would conflict with floodplain advice.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> River valleys		very gently sloping valley side
<b>Ground Type</b> Wet claylands		improved grassland
<b>Land cover</b> Urban		tall dense hedgerow to southern boundary; clipped conifer hedge along western boundary; medium deciduous hedge along northern boundary
<b>Settlement pattern</b> Urban		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Urban		<input type="checkbox"/> low - not urban, presumed farmland
<b>Ecological sensitivity</b> Urban		<input type="checkbox"/> low - not urban; unlikely to be significant due to current land use
<b>Visual sensitivity</b> Urban		<input type="checkbox"/> low- not urban; very well screened

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ canal to south is SSSI  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☒ accessed through Conservation Area  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks

Diversity uniform

#### Water

---

Presence of Water ☒ Comment small pond in north west corner

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments the site is visible only from a row of bungalows along eastern edge of site, just outside Conservation Area. It is not visible from the canal or housing opposite

#### Noise sources

---

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary high/medium

Comments shielded from town centre/roads by Conservation Area and abutting canal

### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☐

Comments the site is managed in a similar way to adjoining pastoral farmland, but unlike adjoining site and is not accessible to the settlement and has no public access

### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Setting? ☐

Comments views from the wider landscape, abutting footpath and adjoining site area limited by boundary vegetation

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments row of bungalows just outside Conservation Area

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments access road through Conservation Area becomes a track here. Very limited and filtered views from edge of Conservation Area.

### Potential for improvement of settlement edge and overall mitigation

---

southern boundary vegetation retained and managed

### Zone sensitivity and capacity

**Landscape sensitivity** medium

#### Justification

This site consists of pasture fields set amid similar farmland on the western edge of Newport and within ribbon development out from the settlement edge into the wider landscape. Although if no great intrinsic landscape interest, the site forms part of the foreground to the town when approaching from the west. This view has been adversely affected by the large sewage works to the north of the site. The woodland block immediately to the north of the site is a prominent local feature, supported by the overgrown hedge, part of which forms the northern boundary to the site.

**Housing capacity** medium/low

As this site is part of the rural rather than the urban landscape, development would have a negative impact on views of the settlement from the west. There may be some justification for development that does not extend further north than the existing boundaries to adjacent dwellings. Development of the area to the north of this, up to the site boundary, would have a detrimental impact on the wider landscape and would urbanise this intrinsically rural edge.

### LDU context

<u>Landscape characteristics</u>	LDU level	Site comments
<b>Physiographic</b> River valleys		flat
<b>Ground Type</b> Wet claylands		improved grassland
<b>Land cover</b> Arable farmlands		overgrown hedge boundary to north, low hedge to roadside to south
<b>Settlement pattern</b> Clustered with estate farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Very low		<input type="checkbox"/> low
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

### Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture fields

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ noticeable rather than key

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments site is part of view of settlement when approaching from south west

#### Noise sources

---

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary medium

Comments fairly quiet edge of settlement rural area

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor? ☐

**Comments** the site is in similar land use and management to the surrounding area with no public access; the adjacent site [TWNe16-93] is less well managed.

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited Setting? ☐

**Comments** the site is separated from the settlement by one field in similar land use and forms part of the rural backdrop to the town, being part of the wider farmed landscape.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** no

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

**Comments** the settlement edge is one field away; the site is part of ribbon development out from the settlement

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

**Comments** adjacent rural residents would be affected by development of the whole site, as would urban residents

#### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	This site consists of a Listed building- Vauxhall House - a single late 18th house/early 19th C house set in well treed grounds - and a fallow field. It is set on ground sloping down from the south west which forms a local skyline from the settlement edge and is a distinctive local feature from the adjacent recreational area.
Housing capacity low	The Listed building is in good condition and well maintained, as are its grounds, although the surrounding field appears to be less well managed (possibly seasonal). This site is outside the settlement edge, is locally distinctive and marks the transition from urban to rural landscape.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic River valleys		sloping from south west
Ground Type Wet claylands		mixed - garden vegetation and neglected farmland
Land cover Arable farmlands		many garden trees in garden of Vauxhall House and on southern boundaries
Settlement pattern Clustered with estate farms		small
	LDU level	Agree?
Cultural sensitivity Low	<input type="checkbox"/>	medium high - Listed building
Ecological sensitivity Very low	<input type="checkbox"/>	low
Visual sensitivity Moderate	<input type="checkbox"/>	moderate - significant part of site is visible from well-used community area

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ Vauxhall House is a Listed building

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments a mix of Vauxhall House in its own small grounds and a neglected pasture field

Diversity diverse

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance apparent

Complexity complex

Comments the site forms a local skyline for the recreational area to the north east, with the house is set against rising ground

#### Key views

---

To settlement ☐ -

From settlement ☐ no, but of local significance as a striking building on the settlement edge

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium

...to key features ☐ ...from key place ☐

Comments the house and grounds are visible from the settlement edge and recreation area, and have views over both

#### Noise sources

---

Views of development one side 180

Presence of people frequent

#### Tranquillity

---

Summary medium

Comments limited road traffic and frequent use of recreation area, with parking area immediately adjacent to site

#### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site relates more to the rural landscape than to the settlement, with the field in similar, if less rigorous, management to the surrounding farmland, although not identical to the adjacent site. There is no public access.

#### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape limited

...with adjacent assessed area? limited                      Setting? ☐

**Comments** vegetation within the site and local topography limit the visual relationship of the site to other areas

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** -

---

Settlement edge

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge positive                      Form of edge moderately indented

**Comments** settlement edge is recreational area immediately adjacent to site, with recent housing around it

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

**Comments** no rural residents have clear views into site - Nidus Cottage to south is particularly well screened. Urban residents have only filtered views.

---

Potential for improvement of settlement edge and overall mitigation

improved farmland management

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

The area is a large triangular site consisting of improved pastoral fields around a large residential curtilage of Aston Grove. It forms the north eastern facing slopes of a gentle ridge rising from 72-85mAOD. This slopes continue to rise to the south and west. This means that while the area is visible from the north and east, ie from the settlement, it is not generally visible from the wider countryside. Hedgerows are generally low cut and only those to the south have substantial trees in them. Aston Grove is well screened by a mix of trees including some conifers which give it an urban fringe character. The area is therefore more open to the north where the north western edge forms the local skyline and more enclosed to the south. The southern edge coincides with development within a walled parkland/garden to the east. This signifies the edge of the settlement proper [Church Aston].

## Housing capacity high/medium

The area has capacity for housing as it faces into the settlement and is not visible to the wider landscape. It is of low intrinsic sensitivity apart from the few mature trees which should be retained. The settlement edge starts to the east on the other side of the road. This road is a positive approach to the town so the road frontage and in particular to the southernmost tip and the area opposite the Listed building at the Dark Lane junction should be carefully treated.

## LDU context

Landscape characteristics		LDU level	Site comments
Physiographic	Soft rock lowlands		north eastern facing slopes of a gentle ridge
Ground Type	Localised impoverished sandy soils		pasture with large house and curtilage
Land cover	Arable farmlands		limited hedgerow trees to south plus amenity trees and conifers around Aston Grove
Settlement pattern	Clustered with estate farms		medium
	LDU level	Agree?	
Cultural sensitivity	Low	<input type="checkbox"/>	-
Ecological sensitivity	Low	<input type="checkbox"/>	-
Visual sensitivity	Moderate	<input type="checkbox"/>	low-moderate as sloping towards settlement and not widely visible

## Designations



## Landscape

AONB ☐

ASLC ☐

Green Network ☐

Open Space ☐

## Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance apparent

Complexity

Comments the north western edge of the area forms the local skyline when viewed from the road to the east

## Key views

To settlement ☐ -

From settlement ☐ views from housing to the north and east

Landmarks -

Detractors -

## Intervisibility

Site observation medium

...to key features ☐ ...from key place ☐

Comments the sloping land is visible from the north/east but faces into the settlement and is not widely visible to the countryside to the south and west

## Noise sources

roads

Views of development many 270

Presence of people frequent

## Tranquillity

Summary medium/low

Comments the road to the east is busy and there are clear views of development on two

sides of the triangular site

#### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments the area may be managed as part of a wider landholding and has no public access

#### Visual relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? limited

Setting? ☐

Comments the area slopes towards the settlement and lies on the main south eastern approach road. Open views are possible across it, especially to the north.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments the older development to the north east gives a positive approach to the town and includes a Listed building. The estate housing to the north is highly linear and regimented and is not a positive edge.

#### Receptors and sensitivity

---

##### Receptors

##### Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high

Comments adjacent residents and road users have clear views into the area as well as PROW users to the north east. Users of the PROWs to the west would be able to see structures on the site for short distances.

#### Potential for improvement of settlement edge and overall mitigation

---

Increase trees in hedgerows on boundaries

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	The site is a gently sloping pastoral field on the south eastern rural approaches to the settlement. Cut hedgerows lie on its north and western boundaries but with no trees and there are no hedgeorws on the other boundaries allowing fairly open views to the south and also views to the positive converted barn complex to the east. This has a rural character and is a positive edge to the settlement. The housing to the north is a clearly defined start to the settlement proper. To the south, housing is linear and either rural in character or widely spaced.
<b>Housing capacity</b> medium/low	The area has very limited if any capacity for housing as it is an open field on the rural approaches to the settlement, in open countryside, with views to the rural converted barn complex to the east.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> River valleys		gently sloping
<b>Ground Type</b> Wet claylands		pasture
<b>Land cover</b> Urban		occasional trees off site to the south with cut hedge on north and western boundaries
<b>Settlement pattern</b> Urban		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Urban		<input type="checkbox"/> -
<b>Ecological sensitivity</b> Urban		<input type="checkbox"/> -
<b>Visual sensitivity</b> Urban		<input type="checkbox"/> -

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ view across field from main south eastern approach road to converted farm complex to east.

From settlement ☐ field overlooked by converted farm complex

Landmarks -

Detractors shed to south western corner

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments views out to open countryside to the south

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments adjacent settlement approach road to west , settlement access to north and settlement on two sides reduce tranquillity

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☐

Comments the area appears to be managed as part of a wider landholding

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Setting? ☐

Comments the wider landscape can be seen from the site and it forms part of the rural approach to the town

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments the converted barn complex to the east is a positive edge to the settlement with a rural character. The housing to the north is mitigated by vegetation and hedgerows.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments adjacent residents and road users

#### Potential for improvement of settlement edge and overall mitigation

---

native trees in hedgerows and hedge boundary to converted barn complex and by unsightly shed to south

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

The area lies on the southern edge of the settlement with the bypass to the south and main southern approach road to the west. It consists of two flat pastoral fields with outgrown hedges with some trees, some willow to the west and on large fallow arable field to the east. Industry and commercial development is visible and lies to the north east and has a negative visual effect on the area. Housing to the north forms a linear edge and overlooks the fields. The site is important as a setting for the southern approach to the town and forms a pleasant backcloth to the semi-rural houses on the road to the west. A footpath through the site appears to be little used. The site appears not to have a strong relationship with the landscape to the south.

## Housing capacity high/medium

The area appears to have capacity for housing provided that the approach to the town is carefully handled and a significant buffer is retained to the south against the bypass. This is likely to rule out development of the far eastern extent of the site. The trees and hedgerows should be retained.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		level valley floor
<b>Ground Type</b> Localised impoverished sandy soils		pasture and fallow arable
<b>Land cover</b> Arable farmlands		woodland belt to the north east, with some trees in hedgerows and bypass boundary
<b>Settlement pattern</b> Clustered with estate farms		medium/large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	-
<b>Ecological sensitivity</b> Low	<input checked="" type="checkbox"/>	-
<b>Visual sensitivity</b> Moderate	<input type="checkbox"/>	low sensitivity as the area is relatively flat with tree cover.

## Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☒

#### Biodiversity

100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture and fallow arable

Diversity simple

#### Water

---

Presence of Water ☐ Comment small field pond

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ on main southern approach to the settlement and acting as setting for semi-rural linear housing

From settlement ☐ adjacent houses to north and east overlook area

Landmarks grain silo to north east is main focus [a detractor]

Detractors grain silo to north east is main focus [a detractor]

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments low lying and fairly well screened

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments bypass adjacent and housing estate to the north and industry to north east reduce tranquillity

### Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Corridor? ☐

**Comments** the area may be managed along with the adjacent site TWNe2-91. It appears not to be managed as part of landholding to south. A PROW crosses the area but does not appear to be well used.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

**Comments** the area is on a main approach to the town and acts as setting for semi-rural houses to the west and is overlooked by adjacent estate residents to the north. It is visually separated from wider landscape by the bypass.

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☒

**Comments** if this site is developed site TWNe2-91 to the east would not be tenable, although both sites appear to be fallow.

### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

**Comments** the housing to the north is a bland edge but the ribbon development to the west has some positive character.

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** adjacent residents and road users overlook the area and a footpath crosses the area.

### Potential for improvement of settlement edge and overall mitigation

---

management of hedgerows to thicken up

## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

The area consists of two flat grassed areas separated by a deciduous woodland belt. The latter acts as a positive backdrop to the adjacent development and has possible conservation interest. The commercial development to the north and east is overwhelming in character, especially the Mornflakes silos. The grassed area to the north is highly enclosed and isolated although it lies adjacent to school playing fields. The bypass lies to the south and further reduces the area's tranquillity.

Housing capacity medium

The area has some capacity for housing south of the woodland on its western part, possibly associated with site TWNe2-89 to the west. It has no capacity in the woodland, which should be retained and conserved/enhanced. Development to the north and east would appear to be more appropriate as commercial development due to its strong existing character.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	level valley floor
<b>Ground Type</b>	Localised impoverished sandy soils	pasture and small woodland belt
<b>Land cover</b>	Arable farmlands	small deciduous woodland belt
<b>Settlement pattern</b>	Clustered with estate farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> -
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> ecological sensitivity of the woodland may be medium
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> the visual sensitivity is low- medium as the area is flat and fairly enclosed

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments pasture and woodland

Diversity diverse

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ field visible from bypass through hedges in winter but industry as backcloth

From settlement ☐ -

Landmarks grain silo to north is main focus [a detractor]

Detractors grain silo to north is main focus [a detractor]

## Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments development screens to the north, east and north west and strong hedgerows to the south.

## Noise sources

roads industry

Views of development many 270 Presence of people frequent

## Tranquillity

Summary medium/low

Comments the noise from the bypass and surrounding views of development reduce tranquillity

## Functional relationship of area...

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? some Corridor? ☐

Comments the woodland appears to be used for informal recreation but there is no public access. The adjacent site to the west TWNe2-89 appears to be part the same landholding.

### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments the woodland acts as a setting and backdrop to the settlement- housing and school. The bypass divides the area from the wider landscape.

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☒

Comments if the area TWNe2-89 to the west is developed- this may make this area untenable for agricultural use- although it could still be used as a grassed area for hay. Also development to the west would visually enclose the area, surrounding it with development, making it more vulnerable to development itself.

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments the commercial development is a detractor

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments adjacent residents overlook the woodland and the site is visible from the bypass

### Potential for improvement of settlement edge and overall mitigation

---

woodland management to maintain and encourage native tree cover

## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

These private playing fields with run down facilities lie on flat land fronting a commercial development and with industry to the south east. The boundary with the cemetery is well treed and the northern boundary is lombardy poplars. The area is not widely visible due to the enclosure although the bypass is audible. The cemetery is well maintained and relatively enclosed. Despite adjacent industry it appears quiet apart from occasional large lorries. The road to the south has been modified to prevent commercial and residential/cemetery traffic mixing.

Housing capacity high/medium

The area has some capacity for housing as it is enclosed and not widely visible. Issues relate to the setting of the cemetery, so users do not feel housing intrudes.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	playing fields
Land cover	Urban	willows and other trees on western boundary, lombardy poplars to the north
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> -
Ecological sensitivity	Urban	<input type="checkbox"/> -
Visual sensitivity	Urban	<input type="checkbox"/> low-medium sensitivity as enclosed and flat

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	Open Space
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	



Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments playing fields

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☒ views from adjacent cemetery may be an issue

Landmarks grain silo to south is main focus in area [a detractor]

Detractors grain silo to south is main focus in area [a detractor]

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments the area is enclosed by trees to the north and west and development to the south and east

#### Noise sources

---

roads industry

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the noise of the bypass and views of development reduce tranquillity

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments use as private sports fields

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments setting to cemetery

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐  
...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments adjacent commercial uses are detractors although cemetery is positive

#### Receptors and sensitivity

---

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments users of the cemetery are the most sensitive users

#### Potential for improvement of settlement edge and overall mitigation

---

replace lombardy poplars with native species in time

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	The flat low lying field is segment shaped with a small watercourse running its length and forming the focus. The area is poorly drained with rough unimproved sward which may have some conservation interest. It lies adjacent to the busy A41 with an outgrown hedge partially screening the area, but still with reduced tranquillity. A well treed outgrown hedge boundary to the west is a positive feature but does not screen adequately a yard with machinery to the south west which is a detractor.
Housing capacity low	The area has no capacity for housing as it is low lying with a watercourse running through it.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	low lying valley bottom with watercourse
Ground Type	Localised impoverished sandy soils	pasture/rough grass
Land cover	Arable farmlands	strong treed boundary to the west and hedgerow to the east
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> ecological sensitivity should be medium at least because of the watercourse and unimproved nature of the grassland
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity should be low-medium due to flat landscape and enclosure

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input checked="" type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☒ Comment small watercourse runs through the field

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ field is just visible from the bypass/A41 through the outgrown hedge with development beyond at a distance

From settlement ☐ -

Landmarks -

Detractors adjacent yard with heavy machinery to south west

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments flat and enclosed

#### Noise sources

---

roads industry

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the A41 adjacent is very busy and the yard use to the south is likely to be noisy at times

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? some Corridor? ☐

Comments the area appears to be managed as part of the landholding to the west- 3-96

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments the area does not lie adjacent to the residential part of the settlement- just a commercial estate outlier. It forms part of a wedge of land between the

A41 and town.

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

Comments adjacent yard with heavy machinery/cranes to south west is a detractor

Receptors and sensitivity

---

Receptors

Sensitivity

roads/rail/cycleways

medium

medium

Comments adjacent users of the A41

Potential for improvement of settlement edge and overall mitigation

---

grazing/mowing appropriately

### Zone sensitivity and capacity

		Justification
Landscape sensitivity	medium/low	These flat low lying pastures are contained by outgrown hedgerows with trees, some of which are fine specimens [oaks]. They are bounded to the north by well used allotments who enjoy views over them and to the south by the cemetery which also has some views albeit mitigated to an extent by trees. Houses are set back to the east apart from the north western corner. The fields abut the A41 to the north east which reduces the area's tranquillity.
Housing capacity	high/medium	Because of its enclosure and limited effect on views, the area has capacity for housing provided views from the cemetery are dealt with by strong mitigation and large buffer to the south west. The hedgerow trees should be retained where possible, especially the large specimens which should be protected. A green corridor should be retained linking the allotments to open space to the south west and south east [3-94].

### LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	level valley floor
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Arable farmlands	trees in hedgerows- mainly deciduous with outgrown hedgerows with lombardy poplar to the south
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> -
Visual sensitivity	Moderate	<input type="checkbox"/> visual sensitivity is low- moderate as area is flat and enclosed

### Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☒

#### Biodiversity

100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ part of open land between settlement and A41

From settlement ☐ views from adjacent cemetery to the south

Landmarks -

Detractors adjacent yard with heavy machinery to south east

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments flat and enclosed

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the busy A41 bypass noise and views of development to, albeit mitigated by trees, reduces tranquillity

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? some Corridor? ☐

Comments the area may be managed along with the adjacent areas although the regime differs. There is no public access.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments the cemetery has views in from the south which are important and the area forms part of a wider green buffer to the east of the settlement

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments housing indented in green space to west. Industrial premises to south are detractor.

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments views of site are filtered by vegetation from all sides except from cemetery which is most sensitive

#### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity medium

## Justification

An arable field on slightly rising land bounded by the A41 to the east and old A518 approach to the town to the north. The field is bounded by outgrown hedges on all sides and is overlooked by housing to the south west and north and allotments to the south. The roads reduce its tranquillity. A golf course and nursery complex lie to the east. Any structures on the northern or eastern boundaries of the field would be locally prominent to road users.

Housing capacity medium

The site has some capacity for housing although the northern edge would have to be carefully treated to avoid undue visual impact on road users approaching the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		gently rising valley side
<b>Ground Type</b> Localised impoverished sandy soils		miscanthus/arable
<b>Land cover</b> Arable farmlands		outgrown hedge on all sides
<b>Settlement pattern</b> Clustered with estate farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low	<input type="checkbox"/>	-
<b>Ecological sensitivity</b> Low	<input type="checkbox"/>	-
<b>Visual sensitivity</b> Moderate	<input type="checkbox"/>	-

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
<b>Historic/Archaeology</b>	

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance apparent

Complexity

Comments the field is on a slight rise and vegetation is on skyline when viewed from roundabout to the north east

#### Key views

---

To settlement ☐ from roundabout to the north east- A518 approach from the east

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments enclosed by development on two sides and by vegetation on other two

#### Noise sources

---

roads

Views of development many 270

Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the A41/A518 roundabout and roads on two sides significantly reduce tranquillity along with views of housing

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☐

Comments the area may be managed along with the adjacent areas although the intensity of management differs. There is no public access.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? limited Setting? ☐

Comments the field is on the main eastern approach into the town and is highly visible

on slightly rising land.

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments estate housing to north and south - standard straight edge, with more interesting edge to west with disused quarry with infill development behind.

Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments adjacent motorists on A41 and A518 and residents and allotment users to south

Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

This site consists of a small area of rough ground in the process of becoming scrubbed up. It is slightly sloping, with a rough low hedge separating it along its north western boundary from a playing field. At its eastern boundary it abuts site TWNe 5-117 which is cut grass, while its other boundaries are with recent housing which forms the current extent of built development in this part of Newport. This site appears to be of relatively low landscape sensitivity (unless ecological assessment suggests otherwise) and its development as housing would not detract from the integrity of the remaining parkland.

## Housing capacity high/medium

Although in most instances development of recreational parkland would be unacceptable, in this case a small area of the park appears to be being managed as scrub, rather than for its recreational potential, and is potentially detracting from the remainder of the park. Unless overriding biodiversity interest can be demonstrated, it would seem appropriate to permit housing here, to create a clean edge to the settlement with good access to the parkland, without detracting from the parkland as an entity.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	slightly sloping to north
<b>Ground Type</b>	Localised impoverished sandy soils	rough ground becoming scrubbed up
<b>Land cover</b>	Arable farmlands	scrubby hedge to north-western edge
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate - part of former parkland and currently in recreational use
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> moderate
<b>Visual sensitivity</b>	Moderate	<input checked="" type="checkbox"/> on edge of parkland, backed by housing

## Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments rough ground with little evidence of recreational use, adjacent to playing fields and parkland

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads noise from A41

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments highly visible both from adjacent housing to south and west and from parkland/recreational area to north

#### Noise sources

---

roads

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments reasonable screening of A41 acts to reduce some preception of noise and screens views of traffic; proximity of housing and playing fields reduces

#### Functional relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Corridor? ☐

Comments the site appears to be an informal part of the wider parkland/recreational area with access

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Setting? ☐

Comments the site is overlooked only locally by a few houses; it forms a buffer zone between more intensively used open space and housing; it is at right-angles to the adjacent area and has a different form of land use management

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments the settlement edge is linear and raw and housing has not been designed to benefit from views over this site and there is no clear sense of a firm edge to the settlement

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments only a few houses overlook this site, which is bounded to the north by a well-used path leading to a play area and separating the site from a playing field

#### Potential for improvement of settlement edge and overall mitigation

---

development of this site could provide a firm edge to the settlement and a more managed separation of the recreational facilities, if a more ordered and defined boundary is thought necessary

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a triangular piece of damp grassland adjacent to the A41 used as informal open space. A footpath crosses the site, which is clearly visible from adjacent housing. It is low-lying, adjacent to a wetland area, and generally screened from the road by a reasonable deciduous hedgerow. It provides a visual and recreational amenity for adjacent housing.

## Housing capacity medium

Housing on this site would significantly reduce many local residents immediate access to open space and reduce their visual amenity. However, the site is well contained and not widely visible, although housing would be visible from the adjacent A41 if developed. This could be improved by increasing the density of planting with additional trees on this boundary. Access from existing housing to open space to the north should be retained, and the low lying area to the north should be managed for nature conservation and recreation.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> River valleys		low-lying slightly variable floodplain
<b>Ground Type</b> Wet claylands		amenity grassland
<b>Land cover</b> Arable farmlands		outgrown amenity hedgerow to eastern boundary; hedgerow against housing along western boundary
<b>Settlement pattern</b> Clustered with estate farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input type="checkbox"/> moderate - part of recreational parkland
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate - visible from other parts of parkland and from housing

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments damp to wet grassland, part of larger recreational area, each part managed differently;

Diversity uniform

#### Water

---

Presence of Water ☒ Comment ditchline and standing water - wet grassland

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41 along eastern boundary

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments site is reasonably screened from road, partly visible from housing, with some intervisibility to open space to the north west

#### Noise sources

---

roads people

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments busy road adjacent

### Functional relationship of area...

---

...with settlement significant      ...with wider landscape limited

...with adjacent assessed area? some      Corridor? ☐

Comments site is used for informal recreation linking to recreational parkland to the north; footpath access from settlement edge

### Visual relationship of area...

---

...with settlement some      ...with wider landscape limited

...with adjacent assessed area? some      Setting? ☐

Comments visible from settlement edge and adjoining assessed area; limited in wider landscape by hedgerow screen along road and remainder of parkland

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐      C20-21 edge ☒

Nature of edge neutral      Form of edge smooth/linear

Comments housing partly mitigated by vegetation

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments visible to some urban residents; well used footpaths within site; partly visible from road

### Potential for improvement of settlement edge and overall mitigation

---

increase density of planting along eastern boundary adding trees

## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

This triangular site consists of one medium field and several small fields, all used as horse paddocks and divided by outgrown deciduous hedges. The site lies to the rear of houses at Maynards Croft and well below the level of Norbroom Park to the east and the canal to the north. It is also well screened by vegetation along the bank up to the park, and is therefore discreet within the local landscape and invisible within the wider landscape. It is low-lying and damp, with drainage along its eastern edge.

Housing capacity medium/low

Although there are no visibility or sensitivity issues with this site, its situation below the level of the canal and adjacent parkland, despite apparently lying outside the 100-year floodplain, raises a question about its suitability for housing without detailed assessment. Although residents to the west would experience some loss of view, this would be mitigated to an extent by existing boundary vegetation. Should development be permitted, an assessment of the ecological value of the internal site boundaries is recommended and vegetation outside the site along the bank to the east should be conserved.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> River valleys		flat
<b>Ground Type</b> Wet claylands		improved grassland
<b>Land cover</b> Arable farmlands		series of outgrown hedges surrounding and in part dividing small paddocks
<b>Settlement pattern</b> Clustered with estate farms		small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	low, not urban
<b>Ecological sensitivity</b> Low	<input checked="" type="checkbox"/>	low, not urban. May be higher along wetter eastern edge below bank and in NE corner
<b>Visual sensitivity</b> Low	<input checked="" type="checkbox"/>	low, not urban

## Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ canal adjacent is SSSI  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks (site 6-118 is single field; site 6-116 is series of fenced small fields - no other distinction observed)

Diversity simple

#### Water

---

Presence of Water ☐ Comment ditchline along eastern boundary

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments local skyline supplied by canal immediately above and to north of site

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments site is set lower than adjoining canal and parkland, and edged to both by dense deciduous vegetation, so views into site limited to winter months

#### Noise sources

---

people

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments site lies between rear gardens, edge of parkland and canal, with adjacent paths in park and on opposite side of canal, both well used

### Functional relationship of area...

---

...with settlement none

...with wider landscape none

...with adjacent assessed area? none

Corridor? ☐

Comments the site is not managed in the same way as adjacent landholdings and has no public access

### Visual relationship of area...

---

...with settlement limited

...with wider landscape none

...with adjacent assessed area? none

Setting? ☐

Comments the site lies below surrounding areas and is fairly well screened by dense vegetation on all sides except from housing to the west

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments site abuts rear gardens of linear houses

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments urban residents have views, with limited views from footpath users

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

### Landscape sensitivity medium

#### Justification

This site consists of part of an area of rough ground, on the edge of a floodplain, lacking a south-eastern boundary but distinguished by its sloping topography. As the land rises, it is surrounded on three sides by recent housing and is the only undeveloped pocket along this part of the valley side to the north-east of the town centre. It thus acts as a link between the rural floodplain and the settlement edge but, although possibly used for informal recreation, has no footpaths within it, and views from the canalside footpath are obscured by wetland vegetation.

### Housing capacity medium

This site is set above the floodplain and is the only undeveloped site along the northern side of the valley to the north-east of the town centre. Although it appears to have the same land use as the floodplain, it is clearly distinct by virtue of topography, despite the lack of physical boundary. Development of this site would not detract from the wider landscape, as wetland vegetation provides a dense screen at all times of the year. However, it would be important to protect and conserve the adjacent ditchline alders.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		sloping valley side, rising to west out of floodplain
<b>Ground Type</b> Localised impoverished sandy soils		rough ground
<b>Land cover</b> Urban		tree cover on northern and southern boundaries, open to south east
<b>Settlement pattern</b> Urban		small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Urban		<input type="checkbox"/> not urban - requires assessment with HLC
<b>Ecological sensitivity</b> Urban		<input type="checkbox"/> not urban - likely to be low to moderate; subject to assessment
<b>Visual sensitivity</b> Urban		<input type="checkbox"/> not urban- locally highly visible; screened from wider view by development and watercourse corridor vegetation

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough ground, formerly pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments visible from the valley floor to the south east and overlooked by adjacent housing

#### Noise sources

---

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments although surrounded by development on three sides and with some construction activity to south, is fairly tranquil due to proximity of undeveloped floodplain

### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Corridor? ☐

**Comments** the site appears to be managed as part of the wider floodplain landscape, despite difference in topography. It has no public access.

### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting? ☐

**Comments** the site reads as a continuation of the floodplain vegetation up the slope and as an opening and gap within the developed settlement fabric which borders the valley floor

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

**Comments** it appears that piecemeal housing development of the surrounding area has left this site undeveloped

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high

**Comments** Summerhouse Farm across the floodplain has limited winter views, obscured in summer by deciduous ditchline vegetation. Urban residents on three sides have views into the site and may use it for informal recreation. Views from the canalside footpath are generally obscured by vegetation.

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single medium large field, currently fallow, with several large isolated mature trees within it and a treed boundary to the A41. It is set high above the adjacent river valley and is very undulating. In the context of Newport this is an unusual landscape, contrasting strongly with the mainly low-lying flat landscapes of the local area and echoing the bluff which forms the western end of Aqualate Park to the east. Although it is not overlooked from the A41, it forms a strong backdrop to housing along its western boundary, while a footpath along its eastern edge provides attractive views over the settlement and a link to canal-side walks and the town centre.

## Housing capacity medium/low

The area has very limited capacity for housing. Although it might be possible to develop part of this site without detriment to the wider landscape, detailed study would be required to assess which areas would be appropriate. Development along the western edge, where it would be least intrusive within the wider landscape, would efface the backdrop to the existing settlement edge. Elsewhere the strongly undulating topography of the site affects its potential to accommodate housing and would be highly visible from the public footpath.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		very undulating with rounded landforms, set high above surrounding area, except to the north
<b>Ground Type</b> Localised impoverished sandy soils		rough ground, formerly pasture and possibly former parkland
<b>Land cover</b> Arable farmlands		Strong treeline to northern boundary (on adjacent site), reasonable hedgerow to eastern boundary and a few relic trees dotted throughout.
<b>Settlement pattern</b> Clustered with estate farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Moderate		<input checked="" type="checkbox"/> subject to verification via HLC - would be higher if former parkland
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/> could be higher if former parkland, but little evidence apart from isolated mature trees
<b>Visual sensitivity</b> Low		<input type="checkbox"/> medium-high - the site is visible within the wider landscape and, although not visible



locally from the A41, the western part of the site acts as a landscape backdrop to local housing, while the footpath along the eastern boundary offers extensive views over the site

## Designations

### Landscape

AONB ☐ -

ASLC ☐

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☒ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough ground

Diversity uniform

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance prominent

Complexity simple

Comments part of site acts as eastern skyline to housing along Beechfields Way

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41

## Intervisibility

Site observation medium

...to key features ☐ ...from key place ☐

Comments the area is prominent locally from the valley floor to the south west and to a lesser extent to the south east

## Noise sources

roads

Views of development one side 180

Presence of people rare

### Tranquillity

---

Summary medium/low

Comments constant low level noise from traffic on A41

### Functional relationship of area...

---

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Corridor? ☐

Comments the area is relatively unmanaged, possibly indicating hope value, similar to site to north, but contrasting to wider landscape

### Visual relationship of area...

---

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

Comments within wider landscape is upstanding terrain enclosing floodplain, echoing parkland of Aqualate Park to east and forming backcloth to valley

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments the settlement edge is linear, partly mitigated by young planting, set down the slope and therefore not widely visible

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high

Comments footpath along south eastern edge links to canal side walks and settlement centre, also adjacent residents overlook site

### Potential for improvement of settlement edge and overall mitigation

---

Land management, such as grazing

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of one medium and several small fields, mainly a derelict plant nursery but with the easternmost field used as horse pasture. The site is level, raised above the adjacent floodplain and the A41, with a strong treeline along most of its southern boundary and clumps of ornamental trees, shrubs and conifers throughout. Boundary planting to the A41 is sparse but young, so may become more dense over time, although all deciduous. The site is lower than the adjacent site TWNe8-126 and does not share its significance in reflecting the higher ground of Aqualate Park to the south east, which is a locally significant landscape.

## Housing capacity medium

The site is currently derelict and would benefit from more managed land uses. Housing would be appropriate, particularly in the western half of the site, where it abuts some individual dwellings along the northern side of a no-through-road lane, if visibility and noise issues can be addressed. Development in the eastern half of the site, adjacent to the road boundary, would be visible from the area to the north and from the A41, so should be set back, with increased buffer planting for screening and to address noise issues (with/without acoustic screens) along the A41 boundary.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		flat but above adjacent valley sides and floodplain
<b>Ground Type</b> Localised impoverished sandy soils		rough ground and horse paddocks, formerly plant nursery: derelict glasshouses
<b>Land cover</b> Arable farmlands		relic ornamental trees and shrubs
<b>Settlement pattern</b> Clustered with estate farms		medium, with small scale enclosures at western end
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Moderate		<input type="checkbox"/> low
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments abandoned nursery

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Forton House to north

Detractors major roads A41 junction

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments Although Forton House can be seen from the site, from the area around the church just north of Forton House there are no views into the site

#### Noise sources

---

roads

Views of development one side 180 Presence of people rare

#### Tranquillity

---

Summary low

Comments proximity to the A41 and its junction with Forton Road reduces tranquillity

#### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments site is no longer functional and does not relate to settlement or other adjacent land uses and has no public access

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited Setting? ☐

Comments vegetation along boundaries acts to limit visual relationship except from area to north

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments only part of one boundary abuts settlement; immediate edge is individual dwellings lacking unity

#### Receptors and sensitivity

---

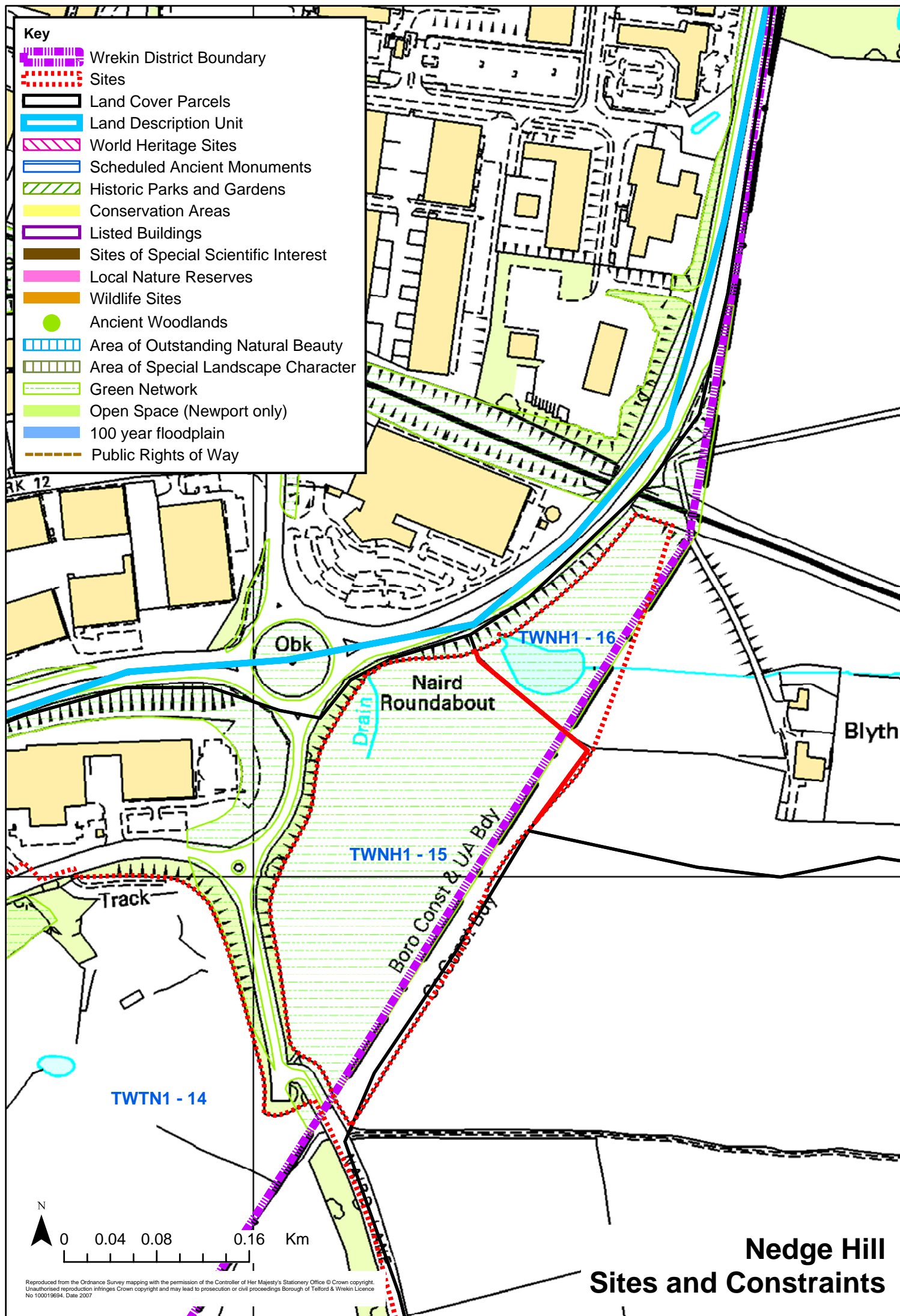
Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments rural residents are so distant that their sensitivity is likely to be medium low

#### Potential for improvement of settlement edge and overall mitigation

---

alternative uses of this derelict site would be an improvement





## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	<p>This site consists of a single arable field on the southern edge of Stafford Park, separated from it by the A464. It rises fairly steeply to the south away from the road and is prominent when viewed from the A464 travelling south from the Castle Farm Interchange and is visible to the wider landscape to the north east. It is partly screened from the west by amenity planting along the road embankments and a service road off the Obelisk roundabout and it is partly screened from the east by a narrow young planted woodland belt along its eastern boundary. Its northern boundary to pasture is fenced. The planting along the eastern boundary acts as a strong visual dividing line between the site and the farmed landscape to the east but the site is also divided from the commercial development to the west by planting and an access road. Visually the site forms part of the wider landscape and part of Nedge Hill to the south although there is visual connection with the commercial areas adjacent. The site also has sensitivity as it rises to the south where any structures on it may become skyline features.</p>
Housing capacity low	<p>This site has low capacity for housing development as it is prominent when viewed from the north, forms part of the Nedge hillside and does not have a visual connection to any other housing. This would make any housing development appear isolated and incongruous in landscape terms. There is also potential for the skyline being affected if development reached the southern end of the site. The narrow planting belt to the east, while reducing long views from further east is not sufficient to justify inclusion as a development area.</p>

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	sloping down to north east
Ground Type	Localised shallow brown soils	arable cultivation
Land cover	Estate farmlands	narrow woodland belt along eastern edge; young woodland edge to western/northern boundary
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?

Cultural sensitivity Low ☒

Ecological sensitivity Low ☒

Visual sensitivity Moderate ☒

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	Green Network
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single arable field

Diversity uniform

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity -

Comments forms part of hillside rising to the south

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings large commercial building to the north of the site across A464

Detractors industry extensive views of commercial roofs to north of site; busy A roads and junction along northern boundary

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments top (southern) end of site visible from Stafford Park and parts of Priorslee and landscape to the north east. The planted tree belt to the east filters views at present.

## Noise sources

---

roads

Views of development many 270

Presence of people occasional

## Tranquillity

---

Summary medium/low

Comments noisy traffic and light pollution around junction and along A road, plus traffic to industrial unit to west

## Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site functions as part of the wider farmed landscape and may be managed along with the adjacent site to the north, which is used as horse pasture, and that to the west, which is pasture, all contrasting with the densely developed area to the north

## Visual relationship of area...

---

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

Comments the site is screened from the settlement by dense amenity planting along road verges, and from the wider landscape by a narrow young tree belt along the eastern boundary. There is some visual relationship with the adjoining site to the north, as there is only a fence marking the boundary between them, but each site has a different landform and character

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments entirely commercial, with no housing

## Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments residents at Blythbury Farm may have filtered views into the site; road users may have glimpsed views during winter months only, especially approaching site from the north

## Potential for improvement of settlement edge and overall mitigation

---



### Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	Part of a small horse pasture on a valley floor which runs east to Blythbury Farm. There is a large well vegetated pond with watercourse running east. The road is screened by mature shrubs on embankment although there would be intervisibility between high sided vehicles on the road and the site and of structures on this site from the road. The railway on embankment to the north would also allow views into the site. The site is clearly separated from the employment area to the north and west by the road and is part of open countryside related to the rural farm though being in relatively poor condition. The pond and watercourse are positive landscape features.
<b>Housing capacity</b> low	The site has no capacity for housing as it is visually and physically part of the wider countryside associated with Blythbury Farmhouse and outside the clear settlement boundary of the bypass. The pond and watercourse which take up a significant proportion of the site are positive features in the landscape.

### LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	valley floor
<b>Ground Type</b>	Localised shallow brown soils	pasture
<b>Land cover</b>	Estate farmlands	mature shrubs on highway embankment to the west and outgrown hedge on field boundary outside site to east
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> low-moderate as pond is likely to have some ecological interest
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> low-moderate as in valley floor

### Designations

Landscape	Comments
-----------	----------

AONB ☐ Green Network  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral

Diversity simple

#### Water

---

Presence of Water ☐ Comment large field pond

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ on rail approach to town and outside settlement A464 ring road

Landmarks -

Detractors employment area to west

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments the area is fairly well enclosed in the valley floor and by vegetation but only to outgrown hedge height

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments A464 adjacent and presence of employment area to west

#### Functional relationship of area...

---



...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor? ☐

Comments the area appears to be managed as part of a wider landholding but has no public access

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

Comments the site is separated from the settlement by the ring road on embankment with associated vegetation and forms part of the rural valley setting to the east of the settlement

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments employment uses mitigated by significant planting and contained by road corridor planting

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high




Comments very few nearby farm residents and users of railway and ring road

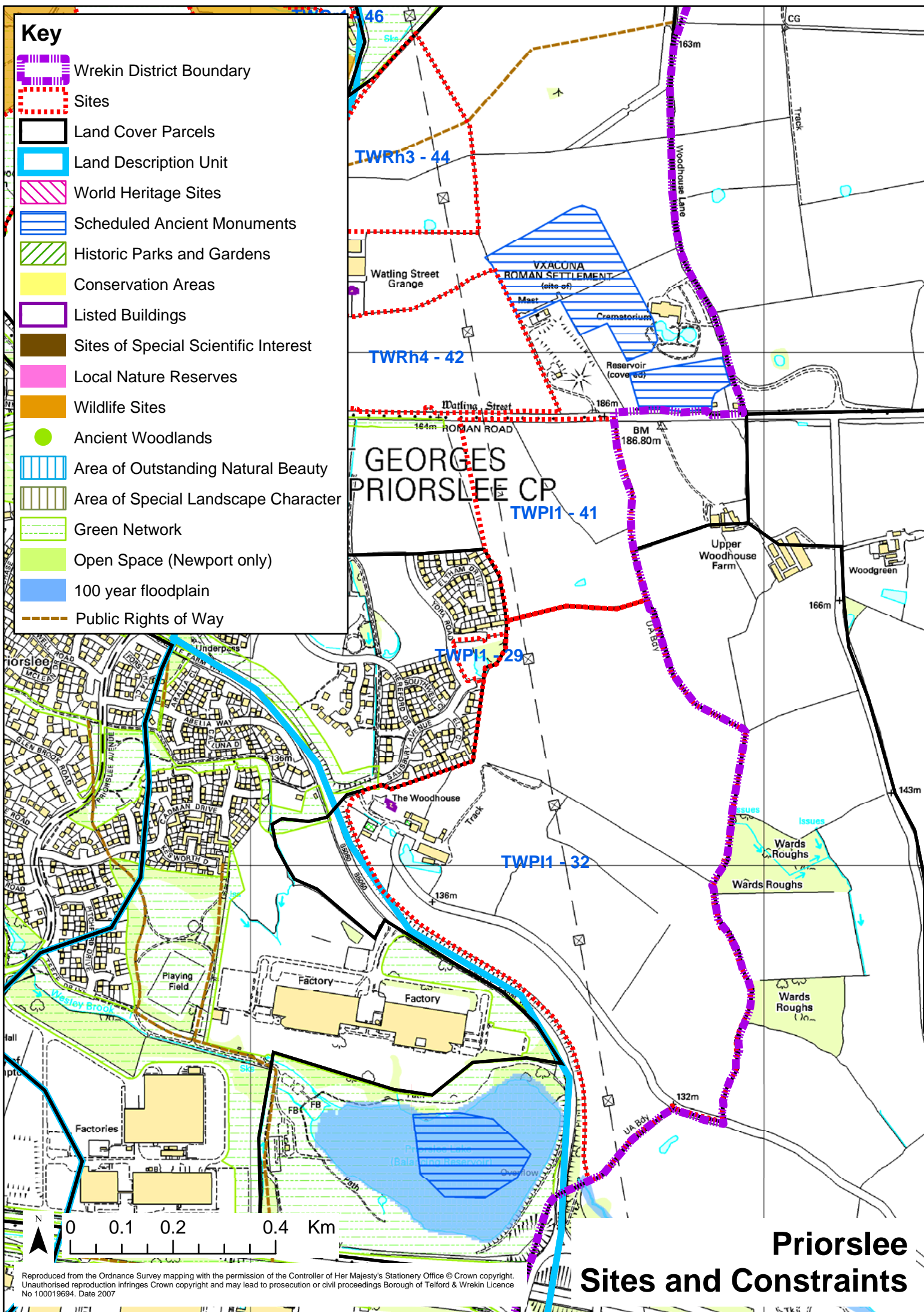
#### Potential for improvement of settlement edge and overall mitigation

---

pond planting eg willows

# Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



## Priorslee Sites and Constraints

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	This site consists of a small area of recreational space, edged with ornate metal fencing enclosing recently planted trees, with a mown grass area with benches fronting a pond and a dense backdrop of deciduous trees. It is self-contained, with no views through to the wider farmed landscape, and is a focal point within the dense local settlement. The site is flat and low-lying. Although there are adjacent areas of managed open space, these are private land not available to the public, which increases the landscape value of this site to the local community. It is of limited relevance to the wider landscape, being surrounded by recent housing development, but does contribute to the local ecological network.
Housing capacity low	The site has no capacity for housing as it is an important locally used recreational space and focal point. Considerable effort appears to have been made to create and manage the site. Should the site be considered appropriate for development, there are considerable restrictions including proximity of pylon and biodiversity value of trees and pond.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	flat
Ground Type	Localised shallow brown soils	amenity grassland and woodland
Land cover	Urban	mixed deciduous trees
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> moderate- relic farmland retained as recreational space
Ecological sensitivity	Urban	<input type="checkbox"/> moderate - trees and pond
Visual sensitivity	Urban	<input type="checkbox"/> high- focal point within local area

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
 ASLC ☐  
 Green Network ☒  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☒ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

Historic/Archaeology  
 Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments designed area for public informal recreation

Diversity diverse

#### Water

Presence of Water ☒ Comment pond

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☐ -

From settlement ☒ significant view from adjacent housing and within local area

Landmarks structures the ornate fencing around the site clearly marks it out as a quiet recreational space

Detractors pylons a pylon immediately to the east is partly masked by trees

#### Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments a focal point within this area of recent development

#### Noise sources

-

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium

Comments although edged with access roads, all are culs-de-sac and there is only local traffic

### Functional relationship of area...

---

...with settlement significant      ...with wider landscape some

...with adjacent assessed area? none      Corridor? ☐

**Comments** important recreational area within settlement (especially as large adjacent area of open space is private land); adjacent area is arable farmland, so different function, but trees on site provide tenuous ecological link to isolated trees within that area and wider landscape

### Visual relationship of area...

---

...with settlement significant      ...with wider landscape some

...with adjacent assessed area? limited      Setting? ☐

**Comments** visually site relates more to adjacent area and wider landscape than to settlement, to which it provides a strong contrast

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** no

### Settlement edge

---

Pre C20 edge ☐      C20-21 edge ☒

Nature of edge neutral      Form of edge smooth/linear

**Comments** very recent housing in short blocks on three sides of site

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

**Comments** no rural residents have view of site (Upper Woodhouse Farm well screened); immediately adjacent urban residents benefit from view of site, as do local road users. There are no views in from the wider landscape.

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> high/medium	This site consists of arable farmland, a Listed farmhouse and a group of derelict farm buildings set around a pond. It is on sloping land, with a ridge line partway through the site creating a local skyline. The farmland consists of fields of varying sizes, divided by gappy hedges of various heights, with isolated semi-mature and mature trees, including some fine oaks. The pond is surrounded by trees, and there is significant non-indigenous vegetation around the farmhouse, partly screening the site from the settlement. Although blocks of woodland and dense tree rows filter views along the eastern edge, the site has extensive views over open countryside and the urban edge of Priorslee and is part of the wider farmed countryside on the edge of the settlement. The low ridgeline provides a defined open, rural edge on the eastern side of Priorslee.
<b>Housing capacity</b> medium/low	Development of most of this site would be a major intrusion into open countryside and a loss of arable farmland. Re-development of the derelict farm buildings could be accommodated without significant impact on the site or the wider landscape, providing the trees around the pond and farmhouse were retained and the setting of the Listed Building was respected. The line of pylons presents a significant barrier to development of part of the site and would create difficulties for any coherent design layout appropriate in this landscape. Should development be allowed to expand beyond the farm complex for reasons other than landscape then the ridge line part way through the site should be used to restrict development to the southern part and limit any extension of the settlement into the wider landscape, where it would be highly visible.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	sloping
<b>Ground Type</b>	Localised shallow brown soils	arable farmland and farm buildings
<b>Land cover</b>	Estate farmlands	many isolated mature trees and some grown-out hedgerows
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>



Cultural sensitivity Low

☐ medium high: Listed Building and complete farm unit (although farm buildings are derelict)

Ecological sensitivity Low

☐ moderate: pond and vegetation around farmhouse and pond, plus isolated trees (many mature oaks) scattered through site

Visual sensitivity Moderate

☐ high: visible within wider landscape

## Designations

---

### Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☒

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ Listed Building at The Woodhouse

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments number of arable fields of varying sizes, bound by gappy or grown-out hedges, with farmhouse and derelict farm buildings

Diversity simple

## Water

---

Presence of Water ☒ Comment pond associated with farm buildings

## Skyline

---

Prominence/ importance prominent

Complexity simple

Comments the local skyline from the south west is created by a low ridge at a north-west/south-east angle approximately halfway along the north-south axis of the site

## Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Upper Woodhouse Farm beyond north-eastern corner of site

Detractors pylons a high-voltage line crosses the site in a north-south line, with four pylons on the site

## Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments woodland and dense tree rows along the eastern boundary filter views of the wider landscape to the east, even in winter, but there is a high degree of intervisibility with the wider landscape, including the B5060, which is partly in cutting along the southwestern edge of the site, and Priorslee Lake to the south west

#### Noise sources

---

roads

Views of development many 270

Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments despite being in open countryside, this is not a tranquil area, with views of constant traffic and vehicular use of Woodhouse Lane through the site

#### Functional relationship of area...

---

...with settlement none

...with wider landscape significant

...with adjacent assessed area? none

Corridor? ☐

Comments the site functions as part of the wider farmed landscape

#### Visual relationship of area...

---

...with settlement none

...with wider landscape significant

...with adjacent assessed area? limited

Setting? ☒

Comments the site provides the setting of the Listed Building and is part of the wider farmed landscape. It is highly visible within the wider landscape, despite filtered views to the east, and has extensive views out over the wider landscape

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments no

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments housing settlement edge is on high ground at the northern end of the site, largely obscured by vegetation around the farmhouse and pond. Settlement edge to the west consists of factories and a large lake.

#### Receptors and sensitivity

---

##### Receptors

##### Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

**Comments** Listed Building within site is most sensitive receptor, then residents at Upper Woodhouse Farm; urban residents have filtered views only, as do road users. Within the wider landscape some views are screened by vegetation along the eastern edge of the site, but Priorslee Lake is clearly visible in winter, as is traffic on the B5060

#### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A prominent, steeply sloping hillside of estate farmland arable fields , with no eastern boundary to the north. The field boundaries are mainly low cut hedges with a few deciduous trees which do not alleviate the exposed nature of the site. There are wide views possible from the hill top. The northern boundary is formed by the busy A5 Watling Street. A recent housing estate lies on the south eastern boundary.
Housing capacity low	The site has no capacity for housing as it is too visually prominent, forming part of a rural farmed ridgeline backcloth to the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	steeply rising hillside
Ground Type	Localised shallow brown soils	arable
Land cover	Estate farmlands	very few trees
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high sensitivity as prominent hillside

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

#### Water

---

Presence of Water ☒ Comment small field pond

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments northern boundary is skyline of hill

#### Key views

---

To settlement ☐ settlement visible at lower level

From settlement ☐ estate would have views out to this hill as a strong backcloth

Landmarks -

Detractors wireless mast to north

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments widely visible hillside especially from south and west

#### Noise sources

---

roads

Views of development one side 180 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments the busy A5 to the north and clear views of new town reduce tranquillity

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? limited Corridor? ☐

Comments farmed as part of a wider landholding with no public access

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☐

Comments forms part of prominent backcloth and ridge to east of settlement  
continuing ridge from site to north

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☐

Comments part of same steep hillside

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments linear estate edge at lower level

#### Receptors and sensitivity

---

##### Receptors

##### Sensitivity

urban residents

high/medium

rural residents

high/medium

roads/rail/cycleways

medium

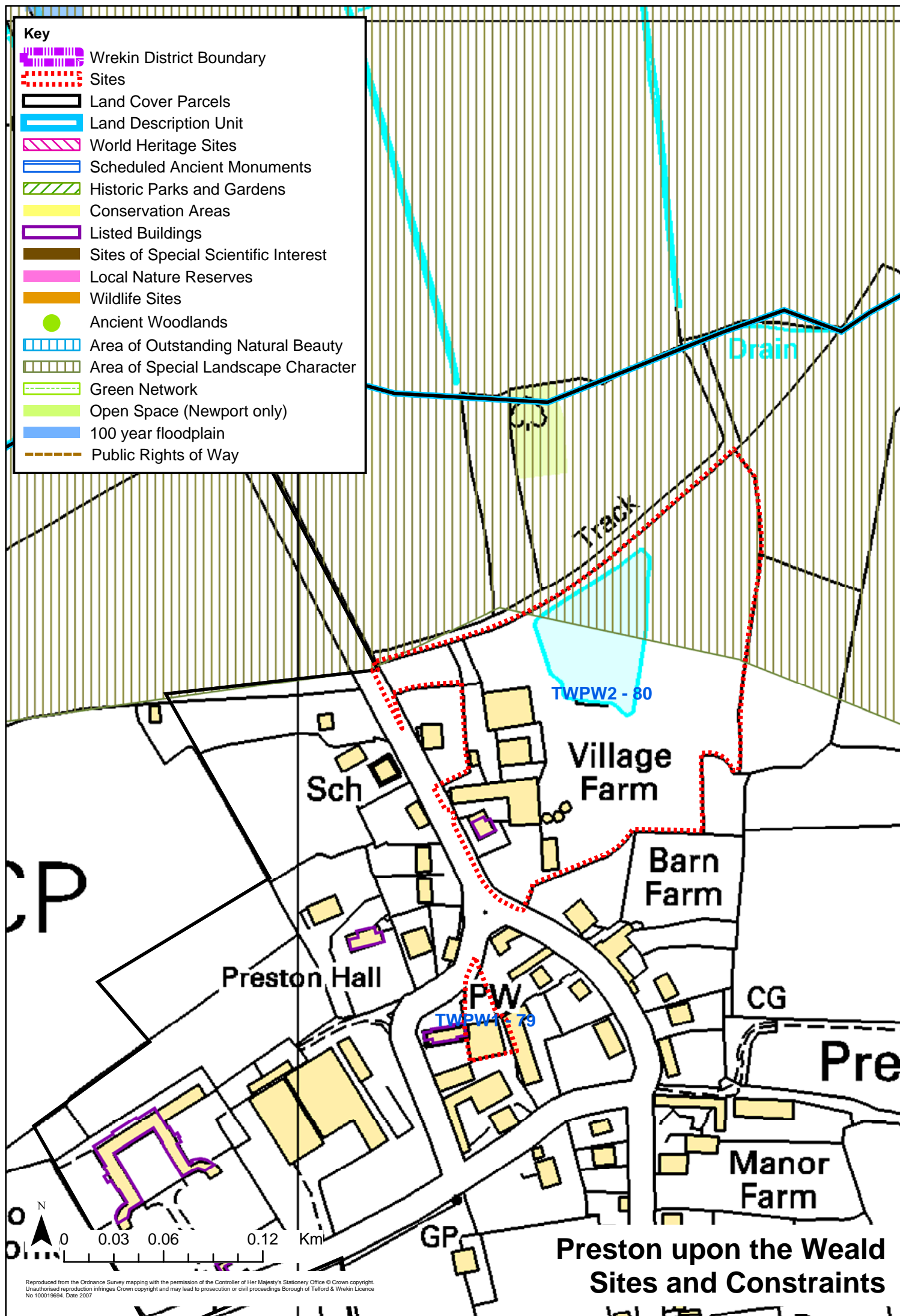
Comments adjacent residents to west, a few residents to the east and users of the A5 Watling Street

#### Potential for improvement of settlement edge and overall mitigation

---

tree cover in hedgerows





## Zone sensitivity and capacity

Landscape sensitivity medium

### Justification

The site is a derelict yard/orchard/ steel frame farm buildings in the heart of the settlement directly adjacent to the Listed church and overlooked by a house and highly visible from the Preston Hall access. It is in a very sensitive position. Due to poor maintenance it is in very poor condition, including the stone wall on the street frontage. The orchard trees are relatively small and there are also conifers and a sycamore.

Housing capacity medium

The site has potential for houses whose design responds to the vernacular. Any development on the road frontage should address the settlement street and church frontage [i.e. not back onto them].

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Loamy gleyed soils	derelict orchard/farm buildings
Land cover	Arable farmlands	derelict orchard
Settlement pattern	Clustered with estate farms	very small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> should be medium as integral part of settlement fabric
Ecological sensitivity	Very low	<input type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> -

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	

Conservation Area ☐ adjacent to a Listed building- the church

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farmyard/orchard

Diversity diverse

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☒ site in view of church from Preston Hall access

Landmarks church adjacent

Detractors derelict farm buildings and blockwork wall

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments highly enclosed by settlement

#### Noise sources

---

people

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments in heart of quiet settlement

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments no public access , used as part of farmyard once

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Setting? ☒

Comments sensitive site adjacent to church

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

#### Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

high

Comments adjacent residents, users of settlement roads and church

#### Potential for improvement of settlement edge and overall mitigation

---

conserve orchard trees and wall on street frontage

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	A traditional farm complex with Listed farmhouse located on rising ground on the edge of the settlement. The complex is rural in character with a hierarchy of built forms, and walls and hedges on the street frontage. Two ponds lie to the north east with edge vegetation and some scrubby trees. The eastern boundary to the pasture is outgrown with mature trees. The site is visible approaching from the moors to the north and forms part of a rural settlement view with Preston Hall to the south east. The pattern of the built form of the settlement is essentially linear. The Area of Special Landscape Character relating to the Strine Levels covers the lower northern third of the area.
<b>Housing capacity</b> low	The site has no capacity for housing as a prominent rural traditional farm complex on the edge of the settlement on rising ground, including the ASLC within its boundaries. Development would adversely affect the linear rural character of the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	sloping valley side rising up from moors to the north
<b>Ground Type</b>	Loamy gleyed soils	farm complex, ponds and pasture
<b>Land cover</b>	Arable farmlands	trees in outgrown hedgerows to east and scrubby trees around larger pond
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> likely to be high as traditional farm complex with Listed farmhouse and former strip fields
<b>Ecological sensitivity</b>	Very low	<input type="checkbox"/> likely to medium as ponds with pasture and moderately good remaining hedgerows and trees
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as some visibility on rising ground

## Designations

Landscape	Comments
-----------	----------

AONB ☐ Area of Special Landscape Character on northern third  
 ASLC ☒  
 Green Network ☐  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm complex and pasture

Diversity diverse

#### Water

Presence of Water ☒ Comment ponds- one small and one large

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☒ view of settlement on rising land from the north across the moors- large barn highly visible as is Preston Hall to the south east- clearly an agricultural rural settlement

From settlement ☐ -

Landmarks Preston Hall to south east

Detractors -

#### Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments from road approach from north

#### Noise sources

roads people

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium

Comments area lies adjacent to settlement school in otherwise quiet settlement



#### Functional relationship of area...

---

...with settlement significant      ...with wider landscape significant

...with adjacent assessed area? limited      Corridor? ☐

Comments a traditional farm complex at the northern entrance to the settlement including Listed farm house. Farm clearly related to wider landscape.

#### Visual relationship of area...

---

...with settlement significant      ...with wider landscape significant

...with adjacent assessed area? none      Setting? ☐

Comments a traditional farm complex at the northern entrance to the settlement including Listed farm house. Farm clearly related to wider landscape.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒      C20-21 edge ☐

Nature of edge positive      Form of edge highly indented

Comments traditional farm complex on edge of settlement with hierarchy of rural built form with linear single depth development to west on settlement street

#### Receptors and sensitivity

---

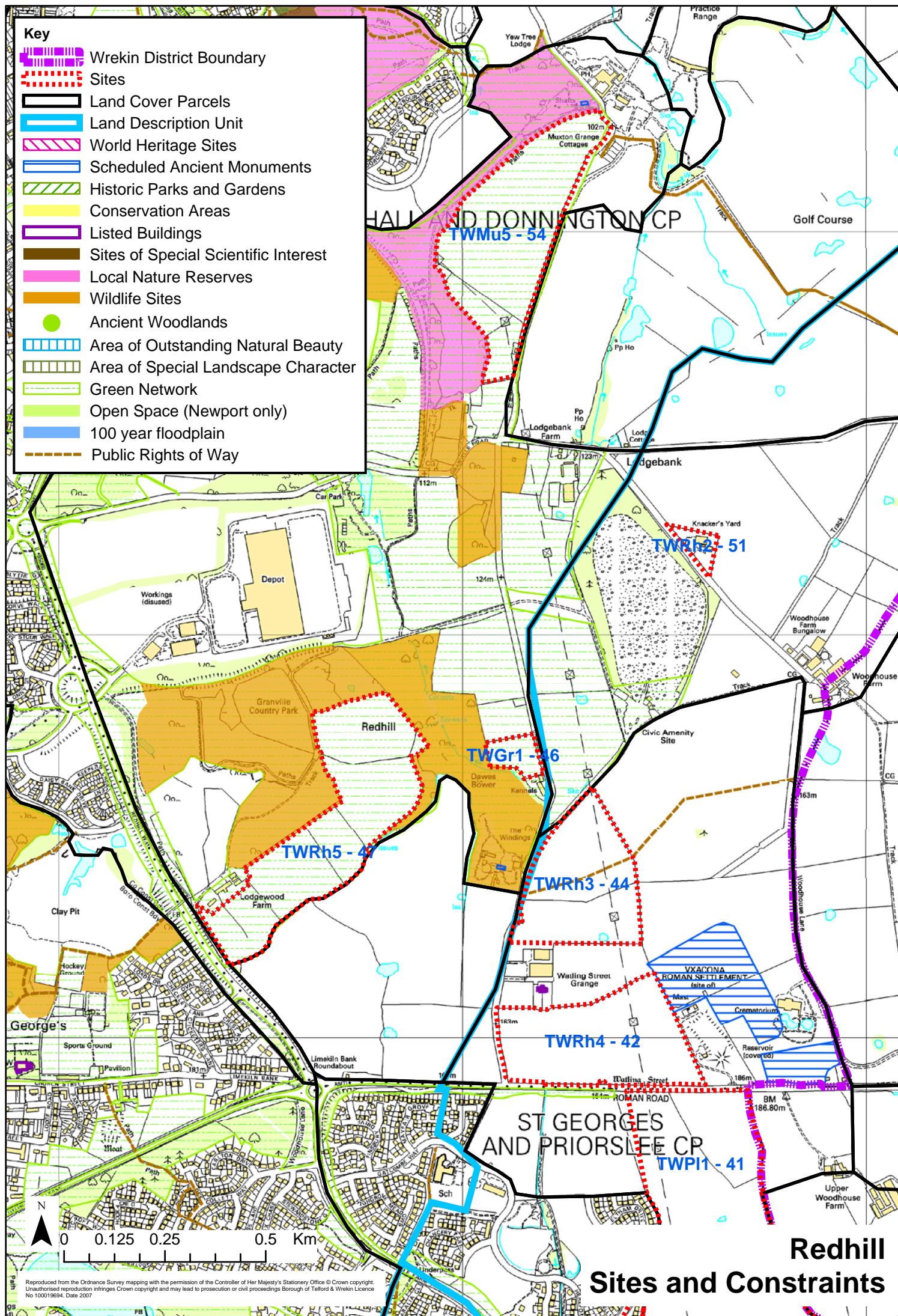
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents, school users and road users

#### Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Though intrinsically the site has a low sensitivity as a knackers yard it is located in the wider countryside away from the settlement edge. It lies on a sloping ridge slope with limited rough vegetation and trees and with small scale industrial structures which are minor detractors. There are few receptors as the site lies on a rough track cul-de-sac with no public access and few parths to the north. The area will become more tranquil in time when the adjacent tip is completed.
Housing capacity medium/low	As a rural site it is has little if any capacity for housing unless this is related to agricultural use/management.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	gently sloping ridge
Ground Type	Localised shallow brown soils	knackers yard structures and some rough vegetation
Land cover	Estate farmlands	a few trees in corners of site
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Moderate	<input checked="" type="checkbox"/> -

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments knackers yard

Diversity diverse

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks tip adjacent is noticeable in views from the north west and west

Detractors other tip adjacent and site itself in closer views

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments part way up ridge with visibility to the north to wider countryside although screened by tip to south and west

#### Noise sources

---

other

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments while in a rural location the tip adjacent at present significantly reduces tranquillity- this will reduce when the tip is complete so the site will become medium-high tranquillity in time.

#### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments knackers yard does not relate to surrounding land use

#### Visual relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? none Setting? ☐

**Comments** the yard is visually part of the wider landscape away from the settlement-  
the tip will become part of the wider landscape in time, especially on this edge.

Are adjacent assessed areas mutually reliant...

... visually? ☐  
...functionally? ☐

**Comments** -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐  
Nature of edge Form of edge

**Comments** n/a

Receptors and sensitivity

Receptors	Sensitivity
rural residents	

**Comments** a very few nearby residents have views from curtilages and/or access to their properties

Potential for improvement of settlement edge and overall mitigation

alternative agricultural related employment use may be appropriate if knackers yard is unviable

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	Two large pastoral fields in estate farmland on ridge/hillside sloping more steeply to the east. The field boundaries are mainly fencing with some gappy remnant hedgerow and a few deciduous hedge trees. A woodland wildlife site lies to the west. The skyline is within the field when viewed from the lane to the west. This accesses the tip and with the tip to the north reduces the sites tranquillity. This may be a temporary situation. A Roman settlement SAM [Vxacona] lies to the south on the hill top. A power line with pylons runs through the field. The site lies in open country and parts are highly visible as part of the rising hill side.
<b>Housing capacity</b> low	The site has no capacity for housing as it is in open countryside away from the settlement and particularly the eastern part is on steeply rising land which is prominent and on the skyline.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		sloping hillside becoming steeper to the east
<b>Ground Type</b> Localised shallow brown soils		pasture
<b>Land cover</b> Estate farmlands		woodland to east with limited gappy hedges and trees as boundaries
<b>Settlement pattern</b> Clustered with estate farms		medium-large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input type="checkbox"/> moderate to high to east on steeper slope, moderate to west

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input checked="" type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	Wildlife site to the west
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	



## Historic/Archaeology

Conservation Area ☐ scheduled ancient monument of Vxacona Roman settlement to  
WHS ☐ the south east

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

## Water

Presence of Water ☒ Comment small field pond to south

## Skyline

Prominence/ importance prominent Complexity

Comments skyline lies in fields when viewed from the west

## Key views

To settlement ☐ -

From settlement ☐ forms part of hill backcloth when viewed from west

Landmarks -

Detractors wireless mast to east and pylons on site

## Intervisibility

Site observation high ...to key features ☐ ...from key place ☐

Comments steep hillside to east highly visible but flatter area to west is medium  
visibility due to screening of woodland and landform

## Noise sources

roads

Views of development some Presence of people frequent

## Tranquillity

Summary medium/low

Comments adjacent tip access road and nearby tip reduce tranquillity but this should  
improve when and if closed.

## Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments appears to be managed as part of wider landholding including nearby site  
TWRh4-42 and has no public access

## Visual relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

**Comments** is located away from the settlement and forms part of hill/ridge along with site to the south

---

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

**Comments** if either site is developed [TWRh4-42 or this site] then the other may be vulnerable to development

---

Settlement edge

Pre C20 edge ☐

C20-21 edge ☐

Nature of edge

Form of edge

**Comments** n/a

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
urban residents	high/medium

**Comments** few residents- just to north and adjacent road users. Urban residents to west may get a view.

---

Potential for improvement of settlement edge and overall mitigation

hedgerow and tree cover improvement

## Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	A large field of estate farmland in mixed agricultural use [arable and pastoral] on a sloping hillside, steeper to the east. The field lies in open countryside with Watling Street [A5] to the south and a lane access to the municipal tip to the west. A scheduled ancient monument of the Roman settlement Vxacona lies to the east on the hilltop adjacent and a Listed farmhouse lies to the north, facing the site. New housing and a housing site to the south of the A5, on lower gently sloping land. The site is visible from the west. A wireless mast acts as a minor detractor on the hilltop.
Housing capacity	medium/low	The site has very limited capacity for housing as it is open countryside separated from the settlement to the west by several fields and from new development on lower, less obtrusive land to the south by the A5. The steep slopes are highly prominent and separate the Roman settlement from the new settlement of Telford. The lower slopes act as a setting to the Listed building to the north. The lower part of the site should not be considered for housing unless the area to the west is developed. The steeper slopes should not be developed at all due to their prominence.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock uplands	hillside- sloping more steeply to the east up to the ridge crest
<b>Ground Type</b>	Localised shallow brown soils	arable/pastoral
<b>Land cover</b>	Estate farmlands	outgrown hedge and trees to east on skyline and low hedges on other boundaries
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> low-moderate as minor setting to adjacent Listed building and on edge of Roman settlement and Watling Street Roman Road
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Moderate	<input type="checkbox"/> moderate to high to east on steeper slope, moderate to west

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ scheduled ancient monument of Roman settlement Vxacona to the east on hilltop adjacent, Listed farmhouse to the north facing site and Watling Street Roman Road on southern boundary  
WHS ☐

SMs ☒

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable/pastoral

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance prominent Complexity

Comments eastern boundary of the field is skyline beneath trees/outgrown hedgerow

#### Key views

---

To settlement ☐ -

From settlement ☐ hillside acts as backcloth to settlement to east

Landmarks -

Detractors wireless mast on skyline to east and pylon in field

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments intervisibility high especially on eastern steeper hillside- medium to west

#### Noise sources

---

roads

Views of development some Presence of people constant

#### Tranquillity

---

Summary medium/low

Comments the field lies adjacent to the A5 Watling Street and is on the access to the

municipal both of which reduces tranquillity, and has views of housing nearby

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments the area appears to be managed as part of a wider landholding, including the site to the north, but has no public access.

#### Visual relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments the fields form part of the wider landscape setting east of Telford forming a distinct separation and buffer for the adjacent Roman settlement and as a setting for the Listed farmhouse to the north

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

Comments if either this or adjacent site [TWRh3-44] were developed, this may make the other site more vulnerable to development.

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge Form of edge

Comments n/a

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
urban residents	high/medium

Comments adjacent users of Watling Street/A5 and adjacent residents

#### Potential for improvement of settlement edge and overall mitigation

---

improve field boundaries with native species hedges with trees

### Zone sensitivity and capacity

#### Landscape sensitivity medium

#### Justification

The site is a series of irregular pastoral fields, at present unused, on a valley side sloping away from the settlement to the north east. It is linear in character extending east of the settlement. The field boundaries are generally well treed, especially to the south east and the site is well enclosed by woodland in Granville Country Park [a Wildlife Site] to the north and east. The latter appears to be located on the site of a former mine. A derelict farm complex lies to the west and is a minor detractor. Redhill Way reduces tranquillity to the west and offers glimpse views into the site. Its southern boundary is also visible from land and roads to the south. Though quite discreet, the area forms part of the wider countryside east of the town, is part of the Green Network and acts as a setting to the Country Park.

#### Housing capacity medium/low

The area has little or no capacity for housing as this may be visible from the south and would substantially extend the settlement form, affecting the setting of the Country Park.

### LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Hard rock uplands		gently sloping valley side
<b>Ground Type</b> Localised disturbed gleyed soils		pasture- unmanaged at present
<b>Land cover</b> Ancient pastoral farmlands		strong woodland cover to east and outgrown irregular hedges with trees especially on south east boundary
<b>Settlement pattern</b> Mining with small farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Moderate		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Moderate		<input checked="" type="checkbox"/>

### Designations

Landscape	Comments
-----------	----------



AONB ☐ Green Network  
 ASLC ☐  
 Green Network ☒  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ Wildlife site of Granville Country Park surrounds site to the east  
 SSSI ☐  
 Wildlife Site ☒  
 Ancient Woods ☐  
 LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture- unmanaged at present

Diversity simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity

Comments structures on the site may break the skyline when viewed from the east/south east

#### Key views

To settlement ☐ -

From settlement ☐ houses to the south west may have views over the site although it slopes away from them

Landmarks -

Detractors farm complex adjacent is derelict and a minor detractor

#### Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments the site is screened by trees on its south eastern boundary and by woodland on its north and east boundary, although structures may be visible above the vegetation

#### Noise sources

roads

Views of development some

Presence of people frequent

#### Tranquillity

Summary medium

**Comments** the site has the busy Redhill Way to the west but tranquillity increases to the north east

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☐

**Comments** the area appears to be managed [unused at present] separately from the farmland to the south and has no public access

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none Setting? ☐

**Comments** the site slopes away from the settlement in a narrow strip and acts as part of the setting for the Granville Country park

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

**Comments** the settlement edge is a new estate with linear edge unfortunately on the skyline but now mitigated to an extent by vegetation

#### Receptors and sensitivity

---

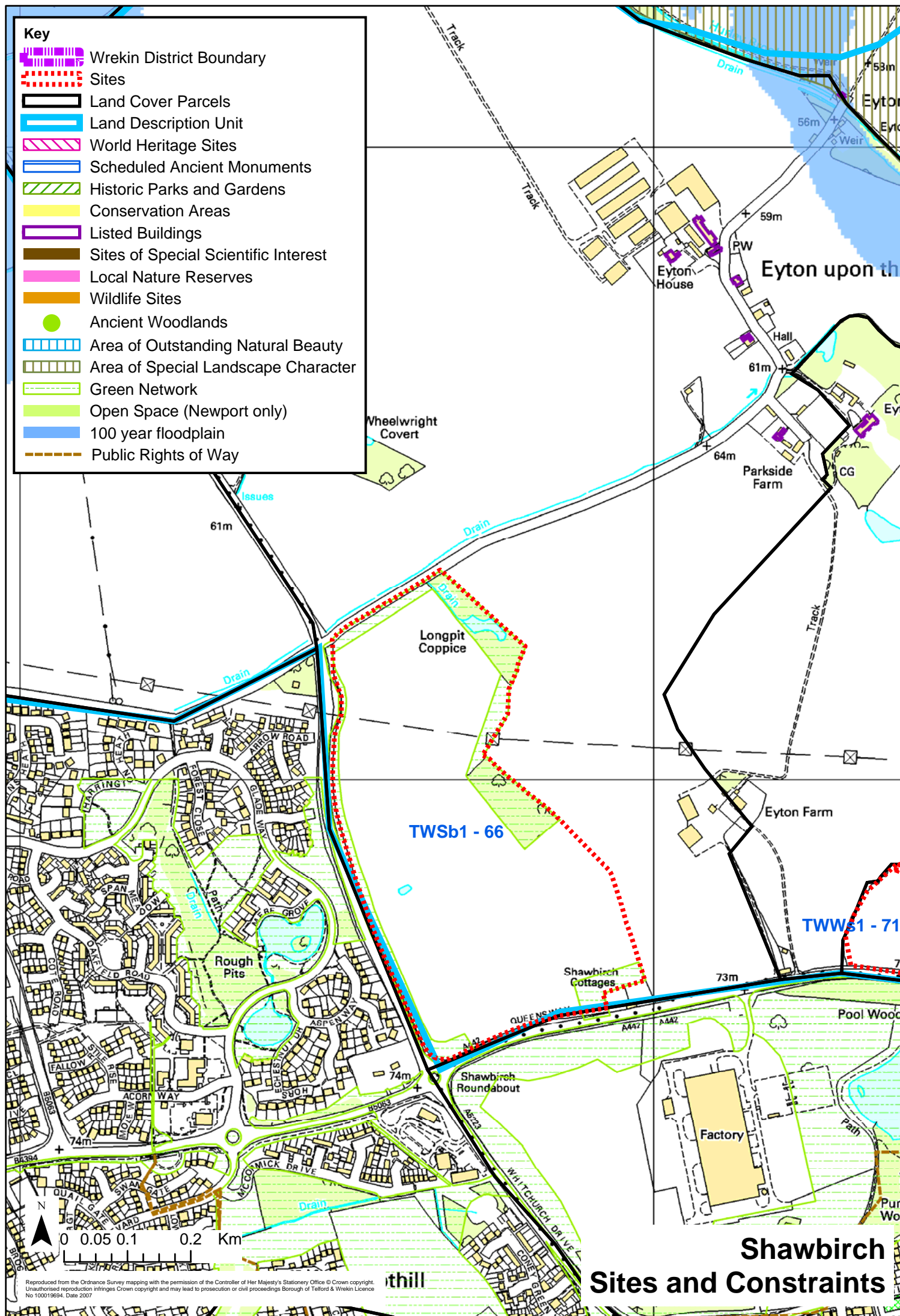
Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** adjacent road and country park users are the main receptors with the farmhouse adjacent and housing to the south west

#### Potential for improvement of settlement edge and overall mitigation

---

bring into beneficial agricultural use



## Zone sensitivity and capacity

### Landscape sensitivity medium

#### Justification

The area is part of a very large arable field sloping gently northwards. It is bounded by the busy A442 to the west and south and by a minor road to the north. Two rectilinear deciduous tree belts partially screen the area to the east but low cut hedges on the other boundaries give it an open, sweeping character. Housing to the west is hidden generally by trees but a factory to the south on higher land is noticeable in views from the north. Long views are possible to the Weald Moors to the north with this site providing an important connection and view corridor, although there are some intervening hedgerows. Eyton to the north east has limited if any views into the site. Road users are the main receptors. Green network strips are designated along the roads and between the tree belts.

### Housing capacity low

The area has low capacity for housing in landscape terms as it provides a strong view corridor towards the Weald Moors providing a visual connection with the settlement edge. This site is also significant as a buffer zone between the settlement and the moors. Due to its openness and the clear road boundaries to the south and west, there are no opportunities for housing within the site that would not adversely affect its character of open sweeping countryside.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	very gently sloping lowland
<b>Ground Type</b>	Loamy gleyed soils	arable
<b>Land cover</b>	Arable farmlands	two rectilinear copses
<b>Settlement pattern</b>	Clustered with estate farms	large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Very low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate- low as open to the north and to an extent to the east

## Designations

Landscape	Comments
-----------	----------

AONB ☐ Green Network on road edges and between copses  
 ASLC ☐  
 Green Network ☒  
 Open Space ☐

Biodiversity  
 100 Year Floodplain ☐ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

Historic/Archaeology  
 Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

---

Presence of Water ☐ Comment -

Skyline

---

Prominence/ importance not applicable Complexity

Comments -

Key views

---

To settlement ☐ -  
 From settlement ☐ long views out north to Weald Moors across the site from A442  
 Queens Way

Landmarks -  
 Detractors powerlines cross the area

Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments gently sloping site towards the flat, relatively open Weald Moors to the north

Noise sources

---

roads

Views of development many 270 Presence of people frequent

Tranquillity

---

Summary medium/low

Comments adjacent busy A442 and view of development to south and, to a limited extent, west and powerlines all reduce tranquillity

### Functional relationship of area...

---

...with settlement none                      ...with wider landscape significant  
...with adjacent assessed area? none                      Corridor? ☐  
Comments the area forms part of a larger arable field

### Visual relationship of area...

---

...with settlement some                      ...with wider landscape some  
...with adjacent assessed area? none                      Setting? ☐  
Comments the area is in view of the settlement but is slightly divorced from it by major roads and planting to the west. It forms part of the continuum of agricultural land out to the moors to the north.

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐  
...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

Comments settlement edge to west mitigated by vegetation but the factory to the north is highly visible and a minor detractor

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

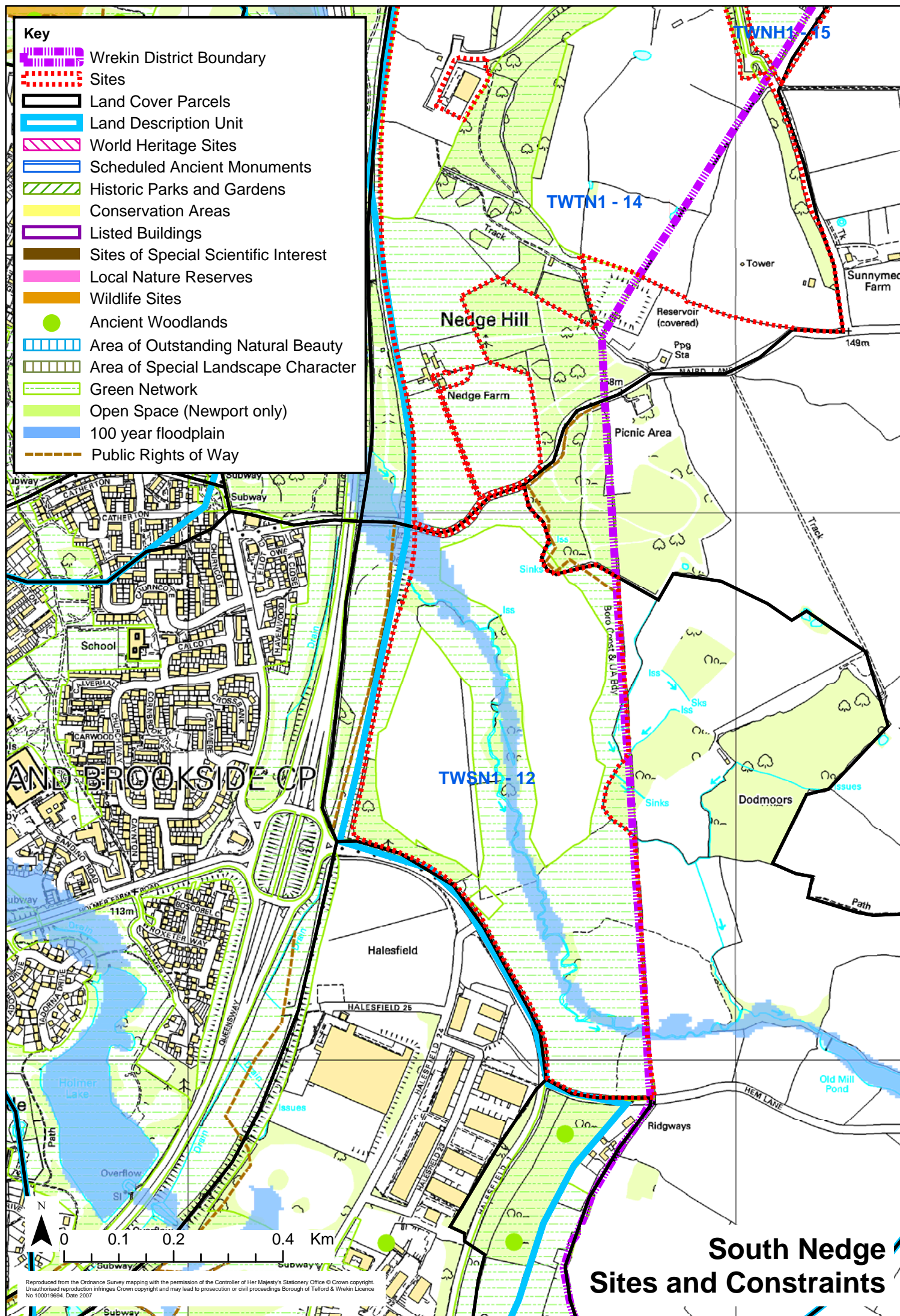
Comments very few receptors except users of A442

### Potential for improvement of settlement edge and overall mitigation

---

trees in hedgerows and divide very large field up to reduce scale





## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	This site consists of a stream corridor on the eastern edge of Stirchley, forming an attractive rural backdrop to the Telford conurbation. It is in mixed farming cultivation, mainly pastoral, with riparian woodland along the stream corridor and blocks of woodland along its western and southern boundaries, and contains a significant narrow stream valley, rising to the wooded ridge which is a continuation of Nedge Hill to the north. Much of the site is designated Green Network, leaving two lozenges parallel to the floodplain. The site makes a significant contribution to the local landscape and the setting of Telford.
Housing capacity low	This site has no capacity for housing development as it forms an attractive and unspoilt rural backdrop to the Telford conurbation and is visually and physically separated from Stirchley by the A442 and the railway. There is some commercial development to the south, but no housing. In addition, the presence of the stream corridor, valley landform, floodplain and woodland would limit any development potential to two lozenges whose development would remain isolated from any settlement and which would adversely affect the rural character and views along the valley.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	steeply sloping stream corridor
Ground Type	Localised shallow brown soils	wooded mixed farmland
Land cover	Estate farmlands	riparian woodland
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate - mixed farmland
Ecological sensitivity	Low	<input type="checkbox"/> medium high - mixed farmland and riparian woodland
Visual sensitivity	Moderate	<input type="checkbox"/> high - rural backdrop along eastern edge of Telford conurbation

## Designations

Landscape	Comments
-----------	----------

AONB ☐ Green Network  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments a mix of pastoral and arable cultivation, with riparian woodland, chiefly alder, along the watercourse.

Diversity diverse

#### Water

---

Presence of Water ☒ Comment stream

#### Skyline

---

Prominence/ importance very prominent Complexity simple

Comments the local skyline consists of the wooded ridge immediately to the east of this site, which forms the apex of the slope and is thus intimately connected with the site

#### Key views

---

To settlement ☐ -

From settlement ☒ rural backdrop for Stirchley

Landmarks -

Detractors major roads A442 and railway along western edge

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments forms rural backdrop for settlement to west and is widely visible within wider landscape

#### Noise sources

---

roads

Views of development some Presence of people infrequent

#### Tranquillity

---

Summary medium

**Comments** tranquillity is variable across the site - low along the western edge adjacent to the A442, and high along the eastern edge, where there are neither roads nor settlement

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☒

**Comments** the site functions as part of the wider farmed landscape and as a stream corridor; in both functions it echoes the site to the north

#### Visual relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

**Comments** although visually unrelated directly to the settlement, the site acts as a rural backdrop for all areas to the west and links clearly to the site to the north

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

**Comments** yes

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

**Comments** no settlement edge, but some commercial development abuts south western edge of site

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

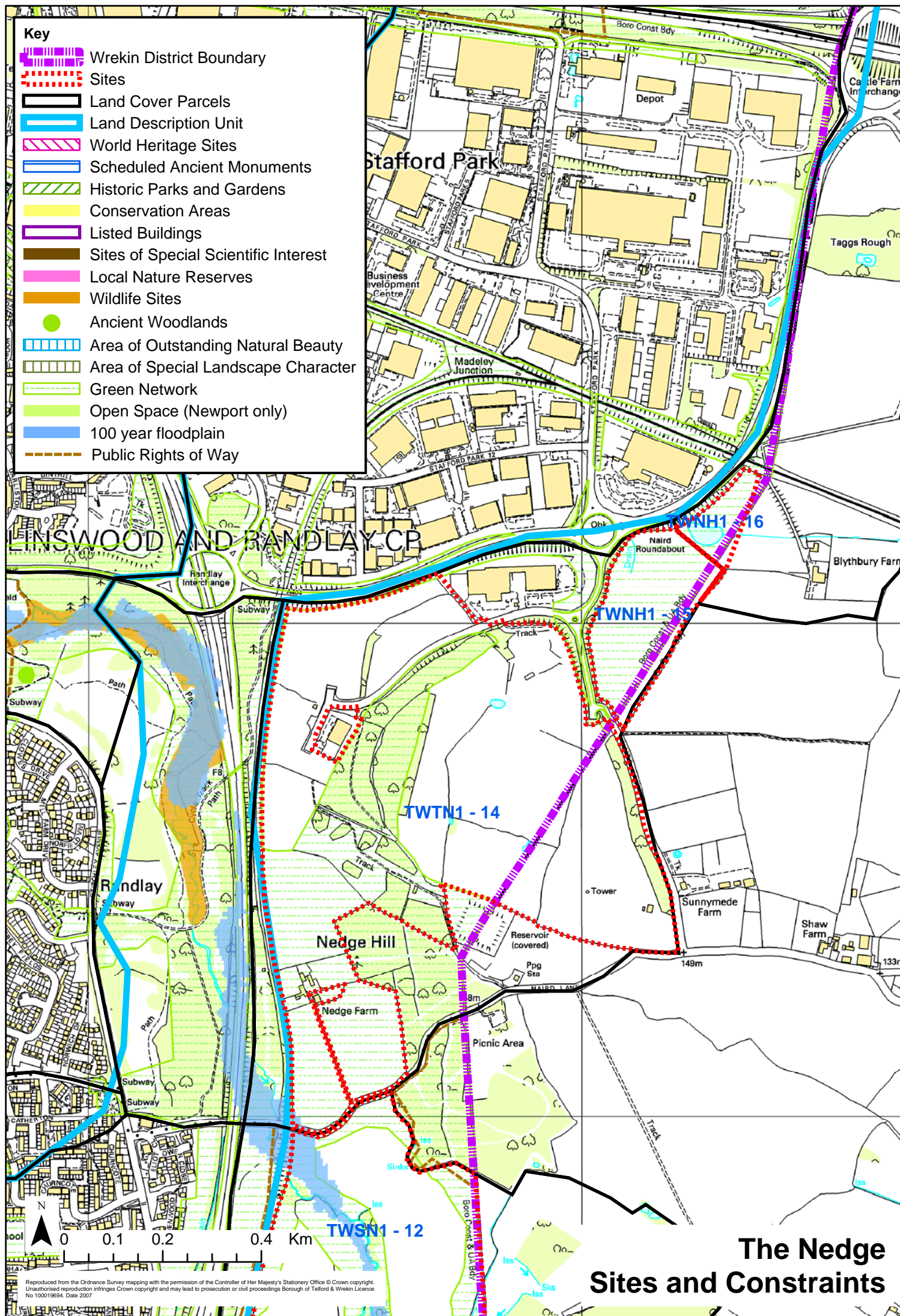
**Comments** Nedge Farm is intervisible with this site and acts as a focus for northerly views. Urban residents have no direct views into site but have long-distance views of the upper slopes along the eastern boundary. Road and rail users have glimpsed and some open views through boundary vegetation. There is a public footpath adjacent to the north eastern site boundary

#### Potential for improvement of settlement edge and overall mitigation

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-





## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	<p>This site lies on the eastern edge of the Telford conurbation, east of Randlay and south of Stafford Park. It consists of a shallow wooded ridge edged to east and west by mainly pastoral farmland, rising to the south to a pronounced high point at Nedge Hill (which is excluded from the site). It is of variably flat to sloping landform, with a variety of land uses: some arable fields and some rough ground or scrub and wet grassland, as well as pasture fields with many individual oaks, forestry and recent mixed deciduous woodland. It is very sparsely developed, with one farm at its southern end and one commercial development within its northwestern quadrant, which is surrounded by horse pasture on generally flat ground. Although separated from it by the A442, the western part of the site functions as part of a stream corridor which becomes more pronounced within the adjacent site to the south. The eastern part of the site relates more clearly to the wider landscape to the east, although mainly separated from it by a narrow belt of young woodland planting. The wooded slopes and crest of Nedge Hill are prominent within the local landscape and extend as a local feature into the adjacent site to the south, forming one of the most attractive edges to the Telford conurbation and a rural backdrop when viewed from areas to the west. About 50% of the site is designated part of the Green Network.</p>
Housing capacity medium	<p>This site makes a significant contribution to the landscape on the eastern edge of Telford and therefore most parts of the site have no/limited capacity for housing development. However, there is some potential for restricted-height development in the north western quadrant adjacent to the A442/A464 junction, where the land is flat and well screened.</p>

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock uplands	variable; quite steeply sloping along western edge, rising towards Nedge Hill (outside site), thence sloping gently down to east with minor undulations
Ground Type	Localised shallow brown soils	wooded pastoral farmland
Land cover	Estate farmlands	mix of mature/semi-mature oaks, forestry and young deciduous woodland strip



Settlement pattern Clustered with estate farms large

LDU level Agree?

Cultural sensitivity Low

☐ moderate - wooded pastoral farmland

Ecological sensitivity Low

☐ high - woodland and mature individual oaks, plus wet grassland and rough ground

Visual sensitivity Moderate

☐ high - parts of the site, on the slopes of Nedge Hill, will be visible within the wider landscape over a wide area

## Designations

### Landscape

#### Comments

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☒ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mainly pastoral farmland with some arable, especially along western edge, and with areas of woodland of varying types/ages, with many individual oaks and some holly hedges.

Diversity diverse

## Water

Presence of Water ☒ Comment isolated small ponds

## Skyline

Prominence/ importance apparent

Complexity simple

Comments Nedge Hill and its slopes within the site form a local high point from all directions

## Key views

To settlement ☐ -

From settlement ☒ slopes of Nedge Hill

Landmarks -

**Detractors** major roads A442 and railway along western edge

#### Intervisibility

---

**Site observation** high ...to key features ☐ ...from key place ☐

**Comments** Nedge Hill is locally prominent

#### Noise sources

---

roads

**Views of development** one side 180 **Presence of people** frequent

#### Tranquillity

---

**Summary** medium

**Comments** tranquillity is variable across the site, being low along the western edge but moderately high along the western and southern edges, where it abuts open countryside

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☒

**Comments** the site has no functional relationship with the settlement, from which it is separated by a stream corridor, dense planting and an A road. It functions as part of the wider farmed landscape, particularly with regard to the adjacent site to the south, which is also mainly in pastoral cultivation. It also functions as part of a stream corridor, albeit separated by the A442 - the 100 year floodplain extends just to the extreme south western edge of the site.

#### Visual relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

**Comments** although the site is well screened and separated from the settlement, its landform and landcover make it significant within the wider landscape and as part of the setting of Telford on this eastern side - Nedge Hill and its surrounding area forms one of the more attractive fringes of the developed area.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

**Comments** there is some intervisibility between this site and the site to the north, but far more with the site to the south, which also shares functionality

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

**Nature of edge** negative **Form of edge** smooth/linear

**Comments** the developed edge to the north of the site is all commercial - a massed grouping of tin roofs - while the housing development of Randlay to the west is completely screened by vegetation within the stream valley

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium
long distance/public footpaths	high/medium

**Comments** there is one rural residence - Nedge Farm - within the site and another - Sunnymede Farm - adjacent to its eastern boundary; one commercial property lies adjacent to its northern edge and another lies within the site in its north western quadrant. Urban residents in Randlay have very slight glimpsed views during winter months only , due to density and extent of vegetation. Railway users may have views in along the western boundary but road users will have only winter-months glimpsed views through vegetation. There is a public footpath along a small part of the southern edge of the site.

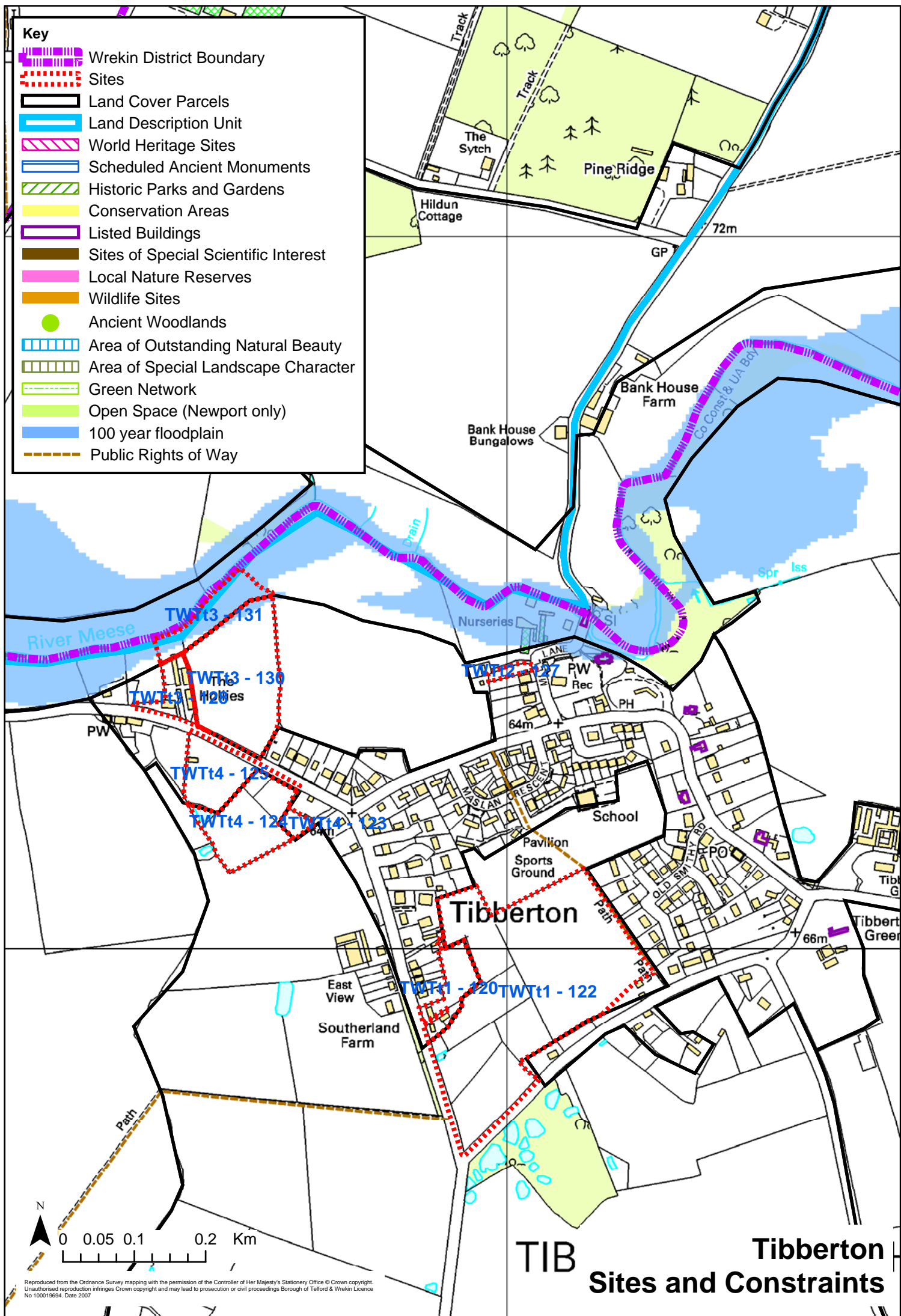
## Potential for improvement of settlement edge and overall mitigation

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-

# Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a small area of flat grassland behind houses on Back Lane, Tibberton, which appears to be used informally as a garden extension from adjacent farm. Most of the site is consistent with and relates functionally (until recently) and visually to the adjacent site TWTt1-122. It is not visible from the road or within the wider landscape, but may be visible from the rear of houses within the settlement, ie all those with views into the open area of site TWTt1-122.

## Housing capacity high/medium

Given the site's location behind housing on Back Lane, which provides screening, and the layout of other housing along Back Lane, development of this site would be appropriate as long as the development pattern of layered housing was adhered to. It might be preferable to develop this site in conjunction with the north western part of the adjoining site in order to best achieve this. Although development would be visible from many other houses within the settlement, it would be against a backdrop of, and consistent with, existing housing, and would not detract significantly from the open area of the adjoining site TWTt1-122. Neither would it increase the apparent density of housing when approaching the settlement from the south.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Localised impoverished gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	ornamental trees to garden boundaries, low deciduous hedge along eastern and southern boundaries, with some trees
<b>Settlement pattern</b>	Clustered with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/> although visible by many local residents, the site is not visible within the wider landscape

## Designations

Landscape	Comments
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AONB ☐ -  
 ASLC ☐  
 Green Network ☐  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

Historic/Archaeology  
 Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments appears to be used as informal garden grassland, part mown

Diversity simple

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments site is screened from road by housing but visible from rear of many settlement properties over low hedge with trees

#### Noise sources

Views of development many 270 Presence of people occasional

#### Tranquillity

Summary medium

Comments little traffic on settlement road but views of recent houses

#### Functional relationship of area...



...with settlement limited ...with wider landscape none

...with adjacent assessed area? some Corridor? ☐

Comments the site appears to be used by a single household, which may have changed its management from that of the adjoining assessed site TWTt1-122 . It is not managed as part of the wider farmed landscape.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape none

...with adjacent assessed area? some Setting? ☐

Comments the site is visible from many houses within the settlement, across the open area of the adjacent site TWTt1-122 in all directions, but is screened from the wider landscape by housing along the road and the vegetated boundaries of adjoining fields, to which it relates closely

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge highly indented

Comments adjacent housing is of varying 20th C ages, size and styles

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
	high

Comments many residents within the settlement are sensitive receptors, and there is a dwelling within the site. Road and footpath users are not regarded as sensitive, as road users are well screened and the footpath is at a distance, separated by two hedge field boundaries

#### Potential for improvement of settlement edge and overall mitigation

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-

## Zone sensitivity and capacity

---

### Justification

#### Landscape sensitivity medium

This site consists of several small pasture fields and one larger arable field, within the settlement. The land is flat and poorly drained, with many small ponds in the areas, especially within the woodland adjacent to the southern end of the site. Field boundaries are generally low dense hedges, many with significant large oaks within them, as well as smaller scrubby species, such as hawthorn. These help screen the site from the wider landscape, this effect being increased by the tree belt just outside part of the western site boundary and the significant areas of beech woodland to the south. The site forms a green wedge into the settlement. It is surrounded on three sides by houses, which form a square around it, of variable permeability, but with views in especially from the western and southern sides. On the internal edge of the site many houses within the settlement have views over it, harking back to its historic identity as commonland. At its southern end the site is influential in defining the character of the settlement on arrival - at present it is very rural, with individual houses appearing gradually among the plentiful vegetation.

#### Housing capacity medium

Although this site is of low visibility within the wider landscape, it is highly visible for many residents within the settlement, including users of the sports ground and the footpath. Development would inevitably change this and extend the built form southwards, providing a possibly jarring juxtaposition with the adjacent woodland. The arable field provides valuable and accessible internal space for many residents. The only part of the site that could be developed for housing without detriment to these considerations would be the north western corner behind existing housing, where development could echo the current layered pattern of houses at varying distances from the road. The western part of the arable field could be developed subsequently, as long as the rest was retained to provide a significant green corridor within the centre of the settlement. Development of the southern end of the site would require careful attention to scale and massing, plus the retention and management of existing boundary vegetation (including large

oaks on internal field boundaries) and the pond, plus additional screening, to conserve its rural character.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Localised impoverished gleyed soils	mix of pasture and arable
<b>Land cover</b>	Arable farmlands	large individual oaks and other smaller trees along series of low dense hedges
<b>Settlement pattern</b>	Clustered with small farms	small-medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate - land is in mixed farming use rather than retained as common
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> variably low to moderate - many hedges and some fine trees around pasture fields
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
<b>Historic/Archaeology</b>	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	
<b>Function of Area</b>	

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments series of small pastoral fields and one larger arable field

Diversity simple

## Water

Presence of Water ☒ Comment small pond on western boundary

## Skyline

Prominence/ importance	not applicable	Complexity
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Comments -

#### Key views

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To settlement ☐ -

From settlement ☐ no, but awareness of site as open space within settlement

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments the settlement is not visible within the wider landscape due to a combination of level terrain and plentiful field boundary vegetation but is visible from many houses within the settlement

#### Noise sources

---

Views of development many 270

Presence of people occasional

#### Tranquillity

---

Summary medium

Comments little traffic on settlement road but views of recent houses

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? limited Corridor? ☐

Comments as farmland the site has little functional relationship with the settlement, except to provide a footpath route, but is managed in a similar way to the surrounding farmland.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments the site is visible from many houses within the settlement which wrap around the space, and with many tracks and access routes providing views into the site. It is well screened from the wider landscape and is separated from the adjoining site by a low dense deciduous hedge.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments development of this site would mean the adjacent site TWTt1-120 would be surrounded by housing and more vulnerable to development in visual terms

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments settlement edge is mainly but not exclusively 20th C, with some variation in age within that.

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high
long distance/public footpaths	high

**Comments** many rural residents have views of the site, although it is not visible from outside the settlement apart from the PROW the south west. There is a footpath along the eastern edge providing clear views over the whole site, while road users have glimpsed views from various points.

## Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single narrow rectangular plot containing a derelict building and a tall holly hedge. It is situated on level ground on a low bluff above the valley of the river Meese, on the northern edge of the settlement, with a row of five dwellings to the south. To the north a variety of structures are in use as part of a plant nursery within the floodplain. The site is thus in a sensitive location but currently contains only a derelict building which detracts from its surroundings.

## Housing capacity high

Redevelopment of this site could contribute significantly to the appearance of the settlement if certain criteria are observed. The building should be two storeys high and set at right angles to Mill Lane to provide a definite stopping point to the settlement edge. The holly hedge along the northern boundary should be retained.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	sloping
<b>Ground Type</b>	Localised impoverished gleyed soils	derelict building and rough ground
<b>Land cover</b>	Arable farmlands	tall holly hedge to north boundary
<b>Settlement pattern</b>	Clustered with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> low, as site is derelict and is not integral part of fabric of settlement
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/> may become higher due to dereliction
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate, due to proximity to church and location on northern edge of settlement

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	



LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments single plot with derelict building, either former houses or ancillary structure, such as garage

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance apparent Complexity complex

Comments the site is raised above the floodplain immediately to the north, so would form the skyline for viewpoints to the north, of which there are few

## Key views

To settlement ☐ no, although partly visible on approach to settlement from north

From settlement ☐ -

Landmarks -

Detractors other dereliction of site and appearance of adjacent bungalow

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments to and from narrow valley to the north

## Noise sources

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

Summary medium

Comments little traffic on settlement road but views of settlement edge

## Functional relationship of area...

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments the site is part of the developed fabric of the settlement

## Visual relationship of area...

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none

Setting? ☐

**Comments** the site occupies a prominent position on the northern edge of the settlement above the floodplain

---

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** -

---

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

**Comments** the settlement edge is variable, consisting of structures of varying ages (including the church) set on a low stone bluff above the river Meese, with the varied buildings associated with a plant nursery in the foreground, set below the level change on the side of the floodplain.

---

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** residents very local to the site would be sensitive receptors, as would also those using the church.

---

Potential for improvement of settlement edge and overall mitigation

the site requires improvement from its current state of dereliction

## Zone sensitivity and capacity

Landscape sensitivity medium/low

## Justification

This small site consists of a single house and a range of disused poultry sheds on the southern edge of the river Meese, set in a small rectangular field which rolls up from the floodplain in a gentle slope. The site relates visually and functionally to the wider farmed landscape. Despite extensive woodland further to the north, the site is visible from several directions locally and is rural in character, clearly separated from the settlement.

Housing capacity medium/low

Despite the site's medium/low landscape sensitivity as part of the wider rural landscape, the most appropriate use would be agricultural/horticultural, with or without the poultry sheds and retaining the existing early 20th C house.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	gently sloping down to river valley to north
<b>Ground Type</b>	Localised impoverished gleyed soils	agricultural buildings and single house
<b>Land cover</b>	Arable farmlands	ornamental trees and shrubs in garden
<b>Settlement pattern</b>	Clustered with small farms	small

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate - agricultural land
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments structures on site appear to be disused poultry sheds

Diversity simple

#### Water

---

Presence of Water ☐ Comment River Meese floodplain on northern boundary

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments site may form part of skyline from points to the north west, where there are no significant viewpoints.

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments woodland to north east provides screening; views of the Wrekin to the south

#### Noise sources

---

roads

Views of development many 270 Presence of people occasional

#### Tranquillity

---

Summary medium

Comments site lies off narrow lane away from the settlement of Tibberton, backed to north by small river valley, arable farmland and woodland

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☐

Comments although clearly agricultural in function, poultry rearing in sheds does not relate significantly to the wider landscape. There is no public access.

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments although clearly agricultural in function, poultry sheds do not relate visually

to the wider farmed landscape and are significantly separated from the settlement of Tibberton.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** if this site is developed for housing there would be increased pressure for housing development on site TWTt3-130 to the east.

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

**Comments** linear housing extending along road, with small rural group immediately to southwest

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** adjacent rural neighbours are sensitive receptors, while residents in Mill Lane might have distant rear view

#### Potential for improvement of settlement edge and overall mitigation

---

alternative agricultural uses, which might involve demolition of sheds

## Zone sensitivity and capacity

Landscape sensitivity medium

## Justification

This site consists of a single field in arable cultivation on the southern edge of the river Meese, rolling up from the floodplain in a gentle slope. The site clearly relates visually and functionally to the wider farmed landscape. Despite extensive woodland to the north, the site is visible from several directions locally and the house in the adjacent site TWTt3-120 is rural in character, not part of and separated from the settlement. The site is visible from the north west, but is generally screened to the north by woodland.

Housing capacity low

Despite the site's moderate landscape sensitivity, it is unsuitable for development as it lies outside the settlement and is clearly part of the wider farmed landscape. It is also of a size inconsistent with the scale of the adjacent linear development to the south east. Should development be required here, it would be preferable to extend the existing building line out from the settlement, following the ribbon development pattern, with a possible extension northwards towards the river valley at the western end, where structures already extend in this direction.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	sloping northwards down to river valley
<b>Ground Type</b>	Localised impoverished gleyed soils	arable
<b>Land cover</b>	Arable farmlands	none
<b>Settlement pattern</b>	Clustered with small farms	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> low - arable farmland, formerly paddocks and closes associated with settlement
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - locally visible from several directions

## Designations

Landscape	Comments
-----------	----------



AONB ☐ -  
ASLC ☐  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single arable field

Diversity uniform

#### Water

---

Presence of Water ☐ Comment no, but NB floodplain of river Meese along northern boundary

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments site may form part of southern skyline from areas to north of river Meese

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments woodland in river valley blocks most views from north; view of Wrekin to south over farmland

#### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary medium

Comments site lies off narrow lane on edge of settlement, backed to north by small river valley, arable farmland and woodland

### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor? ☐

**Comments** the site is managed as part of the wider farmland and is in arable cultivation with no public access. The adjoining site contains poultry sheds.

### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

**Comments** the site lies outside the settlement envelope and forms part of the wider farmed landscape, although it is abutted by agricultural structures on the adjoining site to the west. It relates to arable farmland to the north west across the river valley.

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

**Comments** linear housing extending out to form the edge of settlement along road, with small rural group immediately to west

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** immediately adjacent neighbours would be sensitive receptors, while there would be relatively distant rear views from houses on Mill Lane, where boundary vegetation permitted

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity high

### Justification

All river valley floors are of significance as a landscape resource, and this one may be vulnerable to change because of its narrow topographical variation and the small size of the river valley. The site lies within the floodplain abutting the river Meese and should be fully protected from negative impacts.

Housing capacity low

There is no justification for housing development in a river valley in this rural setting, outside the settlement envelope and within the 100-year floodplain. The fact that the site is not widely visible and is well screened is not justification, nor is the proximity of a dwelling on higher ground outside the floodplain.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	flat
<b>Ground Type</b>	Localised impoverished gleyed soils	scrub and woodland
<b>Land cover</b>	Arable farmlands	riparian woodland
<b>Settlement pattern</b>	Clustered with small farms	small

	LDU level	Agree?
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> medium high as former meadowland, now scrubbed up/appearing as woodland
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> high - see above
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/>

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments riparian woodland in floodplain

Diversity uniform

#### Water

---

Presence of Water ☒ Comment abuts river Meese and lies within floodplain

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments limited views along valley and to valley sides

#### Noise sources

---

Views of development some

Presence of people

#### Tranquillity

---

Summary high/medium

Comments the roofs of the poultry sheds may be visible from part of the site (which is not accessible). The site lies away from roads and within a very shallow river valley with extensive woodland adjacent

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? limited Corridor? ☒

Comments the site functions as part of the river corridor/floodplain but is in different management to the adjoining sites

#### Visual relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments this shallow river valley has a limited relationship to the wider landscape by

virtue of its very slight topographical variation and has some visual relationship to the adjoining agricultural landscape

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

---

Receptors

Sensitivity

Comments the site is not visible from any sensitive receptors

Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a small group of pasture fields, some used as horse paddocks, on very gently sloping, poorly drained land on the western edge of Tibberton. The fields are variable in size, although all small, with low hedges and some good trees, notably around the ponds on the south western boundary. It is a good example of typical edge-of-settlement farmed landscape, with a slight change of use reflecting its proximity to the settlement. This use has little visual impact due to the absence of equine-related infrastructure such as stables and white tape. The presence of small-scale fields adjacent to settlement edges, for settlement-related use or as part of a smaller scale farmed landscape, is a typical feature of the wider landscape of this area and should be retained.

## Housing capacity low

The use of this site for housing would have a significant impact on the wider landscape and the settlement by extending the built form. Tibberton would then include the Methodist chapel and adjacent buildings, which currently lie outside the settlement envelope. Development on this site would also be visible within the wider landscape to the south, although this is unlikely to be a significant impact. Development of the site would be preferable to development of the two sites to the north [TWTt3-130 and 131], which are in a more sensitive location.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Glacial vales and valleys	very gently sloping
<b>Ground Type</b>	Localised impoverished gleyed soils	pasture
<b>Land cover</b>	Arable farmlands	trees in hedgerows on field boundaries
<b>Settlement pattern</b>	Clustered with small farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	High	<input type="checkbox"/> moderate - farmland
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> moderate - some good trees within hedgerows
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate - visible locally

## Designations



## Landscape Comments

AONB ☐ -

ASLC ☐

Green Network ☐

Open Space ☐

## Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments some use as horse paddocks

Diversity simple

## Water

Presence of Water ☒ Comment pond on western boundary

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments good view of Wrekin

## Noise sources

roads

Views of development one side 180 Presence of people occasional

## Tranquillity

Summary high/medium

Comments quiet rural lane adjacent and on edge of quiet settlement

### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape some

...with adjacent assessed area? limited                      Corridor? ☐

**Comments** the site has the same land use as the wider landscape, ie pastoral farmland, but part of the site is used as horse paddocks, which provides a functional link to the settlement. There is no public access. The adjoining site to the north is in arable cultivation.

### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape some

...with adjacent assessed area? some                      Setting? ☐

**Comments** the site is visible from several houses on the edge of the settlement and reads as part of the wider pastoral landscape. It is intervisible with the site to the north over hedges across the lane

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge moderately indented

**Comments** houses on the settlement edge are mid to late 20th C red brick. There is a small red brick Methodist chapel and cottages to the north west, outside the settlement

### Receptors and sensitivity

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Receptors	Sensitivity
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rural residents	high
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roads/rail/cycleways	high
----------------------	------

**Comments** rural residents, both within and outside the settlement, are sensitive receptors and users of the lane adjacent





### Potential for improvement of settlement edge and overall mitigation

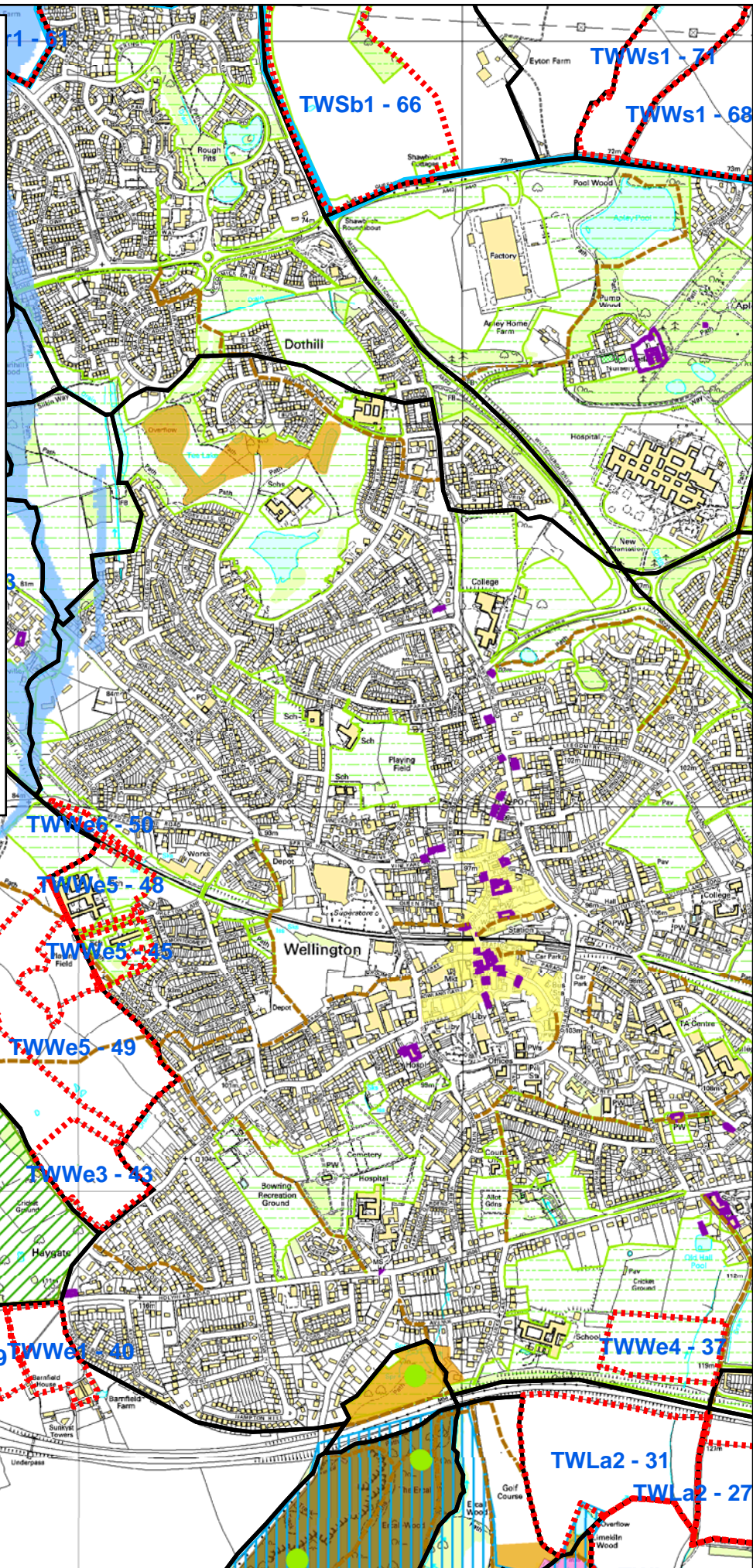
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-



# Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



## Wellington Sites and Constraints



Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The area has medium sensitivity with medium-high elements. This site consists of two small pasture fields separated by a track. It is situated on the south western edge of Wellington, and to the south of Orleton Park, a historic house and parkland. The B5061 runs along its northern boundary and it is separated from the M54 by a small group of small pasture fields to the south of the site. There are clear views of the Wrekin and a Listed Building on the north eastern corner of the site, at a busy road junction. The site functions as part of the wider farmed landscape, as part of the foreground setting for the Listed Building, as foreground to historic parkland and as foreground to Sunkyst Towers which, although not Listed, is locally distinctive. It also clearly marks the boundary between the settlement edge and open countryside. In addition it contains many fine mature or veteran trees, which should be conserved.

Housing capacity low

Development of this site would have a significant detrimental impact on the setting of a historic parkland and would affect its relationship to the wider countryside. It would have a significant detrimental impact on the setting of a Listed Building and on sensitive rural receptors - the dwellings to the south and south west of the site - as well as on urban residents along the eastern boundary of the site. In addition, the site contains many very fine mature and/or veteran trees, particularly oaks, whose conservation could not easily be accommodated within housing development of the site.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	sloping
Ground Type	Loamy gleyed soils	pasture
Land cover	Arable farmlands	fine individual trees on boundaries
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> high - pasture and many fine mature/veteran trees

Visual sensitivity Moderate ☐ high

### Designations

---

#### Landscape

	Comments
--	----------

AONB <input type="checkbox"/>	-
-------------------------------	---

ASLC <input type="checkbox"/>	
-------------------------------	--

Green Network <input type="checkbox"/>	
--	--

Open Space <input type="checkbox"/>	
-------------------------------------	--

#### Biodiversity

100 Year Floodplain <input type="checkbox"/>	-
--	---

SSSI <input type="checkbox"/>	
-------------------------------	--

Wildlife Site <input type="checkbox"/>	
--	--

Ancient Woods <input type="checkbox"/>	
--	--

LNR <input type="checkbox"/>	
------------------------------	--

#### Historic/Archaeology

Conservation Area <input type="checkbox"/>	-
--	---

WHS <input type="checkbox"/>	
------------------------------	--

SMs <input type="checkbox"/>	
------------------------------	--

Historic P and G <input type="checkbox"/>	
---	--

### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments two pastoral fields, one not recently grazed, with track between them

Diversity simple

### Water

---

Presence of Water ☐ Comment -

### Skyline

---

Prominence/ importance	not applicable	Complexity	-
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Comments -

### Key views

---

To settlement	<input type="checkbox"/>	-
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From settlement	<input checked="" type="checkbox"/>	views over open countryside on exit from town; views of Wrekin from B5061
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Landmarks	buildings	Sunkyst Towers beyond the site's southern boundary is a prominent and distinctive building; significant views of the Wrekin from the B5061 along the site's northern boundary
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Detractors	major roads	M54/A5 elevated interchange
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### Intervisibility

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Site observation	medium	...to key features	<input type="checkbox"/>	...from key place	<input type="checkbox"/>
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Comments intervisibility to local features such as Listed Building and parkland edge as well as to wider landscape, including the Wrekin

### Noise sources

---

roads

Views of development many 270

Presence of people infrequent

### Tranquillity

---

Summary low

Comments motorway noise and much traffic on B5061 - busy road junction on north eastern edge of site

### Functional relationship of area...

---

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site functions as part of the wider farmed landscape on the edge of the settlement but is in different cultivation to the adjoining site

### Visual relationship of area...

---

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments the site acts as part of the rural edge on this side of Wellington, with the adjoining site, and as the setting for the historic parkland and a Listed Building at a busy junction where there are many opportunities for viewing it

### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☐

Comments continuation of TWWe2-39

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments mid 20th C housing on eastern edge of site and Listed Building on north eastern corner. Parkland to north

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Comments Listed Building is most sensitive receptor, with consideration also to setting of historic parkland. There are rural receptors at Barnfield House, Sunkyst Towers and Barnfield Farm.

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a large arable field with an area of woodland at its western end. It is located on the southwestern side of Wellington, adjacent to the M54/A5 elevated section interchange and with the B5061 along its northern boundary, separating it from the parkland and boundary treebelts of Orleton Park. It functions both as part of the wider farmed landscape, which is clearly visible to the north west, and as the foreground setting for both this side of Wellington and Orleton Park, with stone estate walls, a lodge and boundary tree belts clearly visible.

## Housing capacity low

Housing development on this site would mark a significant extension of Wellington into the open countryside to the west of the town and would compromise the setting of a historic parkland. Development would also be subject to significant noise impact from the motorway intersection and traffic on the B5061, which is a very busy road.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	arable cultivation
Land cover	Arable farmlands	area of woodland at western end
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - woodland at western end
Visual sensitivity	Moderate	<input type="checkbox"/> high - setting of historic parkland and structures (although lodge not Listed)

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	



LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single large arable field, with woodland area at western end (approx. 15% of total)

Diversity simple

## Water

Presence of Water ☒ Comment ditch or streamline between woodland and field

## Skyline

Prominence/ importance not applicable Complexity -

Comments -

## Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Orleton Hall visible (glimpsed) along drive to north of site; significant views of the Wrekin from the B5061 along northern site boundary

Detractors major roads M54/A5 elevated section interchange

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments motorway, B5061, some views from wider landscape to north west and view from main entrance to Orleton Park; clear views of the Wrekin

## Noise sources

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

Summary low

Comments road traffic to north and south; views of settlement edge

## Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments the site functions as part of the wider farmed landscape and is not/was not part of the Orleton estate. The adjacent site to the east is pasture, while the site to the west is also in arable cultivation

### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? significant Setting? ☐

**Comments** the site acts as a rural foreground to the settlement and is clearly related to both adjoining sites as part of the wider farmed landscape

### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☐

**Comments** continued visually as open approach corridor to settlement by TWWe1-40 to east and TWCI1-36 to the west

### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

**Comments** mid-20th C housing beyond the adjoining site to the east is clearly visible. NB the historic parkland of Orleton Park to the north, with lodge, stone estate wall and boundary tree belts

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

**Comments** Orleton Park is very sensitive receptor (historic parkland); a lodge overlooks this site on its northern boundary. The site is visible from the M54 and the B5061

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	This site consists of part of a large flat arable field and contains several mature or veteran parkland trees, underlining its parkland character and significance as an adjunct to the main parkland of Orleton Hall on its western boundary. It is part of the Orleton Hall estate, which extends northwards to the Wrockwardine Road and eastwards to the edge of the former school sites (We5-45 and 48). It is hedged along its eastern boundary but open along its northern boundary. To the west it fronts the local cricket ground within the parkland and is overlooked by an estate cottage. There are also views over the site from houses along Haygate Road on the western edge of Wellington and long views from Wrockwardine Road. The site's significance lies in its relationship to the historic parkland and in its contribution as open countryside separating the parkland from this edge of Wellington.
Housing capacity	low	This site is not appropriate for housing development because of its relationship to the historic parkland to the west and to the wider farmed landscape to the north, and because it contains several mature or veteran parkland trees, which cannot easily be accommodated within housing development layouts. It also acts as a buffer between the parkland and the settlement. There is no natural site boundary to the north and development of this site would set a precedent for further development along the edge of the historic parkland and within the wider farmed landscape.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	arable farmland with veteran trees
Land cover	Arable farmlands	see above
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> medium high - former parkland and current parkland character
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - NB veteran trees
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

## Designations

Landscape Comments

AONB ☐

-

ASLC ☐

Green Network ☐

Open Space ☐

Biodiversity

100 Year Floodplain ☐

-

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

Historic/Archaeology

Conservation Area ☐

-

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments part of single arable field, hedged along western boundary but open to north

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity -

Comments -

## Key views

To settlement ☐ -

From settlement ☒ the site reads as part of the historic parkland of Orleton Park, viewed from housing along Haygate Road

Landmarks -

Detractors -

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments there is intervisibility with features within the historic parkland, despite boundary tree belts, which are discontinuous, and the site is open to view from the south (edge of Wellington) and the north (ie the northern entrance to Orleton Park on Wrockwardine Road).

## Noise sources

roads

Views of development many 270 Presence of people rare

## Tranquillity

---

**Summary** medium/low

**Comments** road along southern boundary, separating site from settlement; parkland to west, containing cricket ground

## Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? - Corridor? ☐

**Comments** the site functions as part of the wider farmed landscape, within which the parkland is contained, and exhibits similar characteristics to the parkland

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? - Setting? ☐

**Comments** the site acts as a foreground to the wider farmed landscape from the settlement edge and relates clearly to the wider farmed landscape. It also relates visually to the parkland, being in similar cultivation with many mature/veteran trees, albeit not in quite the same density as within the parkland

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

**Nature of edge** neutral **Form of edge** smooth/linear

**Comments** the settlement edge is mainly 20th C, with a few older houses

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium
long distance/public footpaths	high/medium

**Comments** there is an estate cottage on the western edge of the site, abutting the cricket ground and a public footpath at short distance to the north. Bank Farm further to the north may have views into the site, despite riparian vegetation along the intervening stream, but these are over a considerable distance so will be of limited impact

## Potential for improvement of settlement edge and overall mitigation

---

cricket ground buildings could be improved or mitigated from east.

## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of a single medium-scale field, now rough ground, with one mature oak and a line of young alder along a ditch. It has a very rolling landform and is very contained, with dense screening from planting along the M54 embankment to the south and development on all other sides. Although intrinsically of some limited merit as a landscape resource, it is in essence cut off from the wider landscape and cannot function as part of it. It is designated Green Network, but adjoining areas with the same designation have been or are currently being developed.

## Housing capacity high/medium

This site has no links to the wider landscape and at present acts only as a place for local informal recreation (of which there is little evidence). It appears appropriate to permit housing development, as has happened on adjoining sites, rather than to promote agricultural or amenity management, as long as both the mature oak and the ditchline and alders along it are retained for their biodiversity interest and contribution to the local landscape.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	rolling
<b>Ground Type</b>	Loamy gleyed soils	rough ground
<b>Land cover</b>	Urban	sparse: one large oak and line of alders along ditch
<b>Settlement pattern</b>	Urban	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> low - lies within urban area, cut off from countryside by motorway
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> moderate - rough ground, assumed previously in agricultural use
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> low - concealed from wider landscape by development and motorway planting

## Designations

Landscape	Comments
-----------	----------



AONB ☐ Green Network  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments rough ground - derelict farmland

Diversity simple

#### Water

---

Presence of Water ☒ Comment ditchline through site

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads M54 along southern boundary

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments adjacent to motorway which has dense tree planting along embankment;  
schools to east and west; housing development to north

#### Noise sources

---

roads

Views of development many all sides 360 Presence of people frequent

#### Tranquillity

---

Summary medium/low

Comments site itself would be quite tranquil, but noise of motorway traffic is constant impact

### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape none

...with adjacent assessed area? -                      Corridor? ☐

Comments part of Green Network area which is now largely developed; cut off from wider landscape to south by motorway; all surrounding areas except school grounds are developed

### Visual relationship of area...

---

...with settlement some                      ...with wider landscape none

...with adjacent assessed area? -                      Setting? ☐

Comments site is on edge of settlement against motorway, with limited visual relationship to the settlement and none to the wider landscape; it is slightly overlooked by a few houses, with a public footpath along its eastern boundary

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

Comments early 20th C semi-detached housing and development site to east, recent housing development to north and school to west

### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments urban residents have views in from east and north, filtered by boundary vegetation; footpath users have filtered views along eastern boundary; local access roads carry little traffic

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

A derelict site, formerly a primary school, with a mix of overgrown scrub, grass and some fine mature trees such as a copper beech. The area also includes a scrubby area with a public footpath on the western boundary. The main site slopes east towards housing. The vegetation screens much of the site from housing to the south and from the wider countryside and still functional playing field to the west. There appears to be the remains of a wild garden in the south eastern corner of the site which is a positive landscape feature. Hardstandings remain indicating the location of former buildings, car parks and play spaces and are minor detractors. Houses to the east overlook the site over their back gardens. Whilst the site is intrinsically suitable for development as a brownfield site the mature vegetation, especially tree cover and the wild area should be retained if at all possible. No development should occur outside the school boundary and the public footpath corridor should be retained and enhanced with tree planting.

## Housing capacity high/medium

The area has capacity for housing but the mature vegetation, especially tree cover and the wild area should be retained and no development should occur outside the school boundary and the public footpath corridor should be retained and enhanced with tree planting.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	sloping valley side
<b>Ground Type</b>	Loamy gleyed soils	mix of mature trees, rough grass and hardstandings
<b>Land cover</b>	Urban	mature trees on site with strong cover to southern boundary and scrub cover with some trees on western boundary of site
<b>Settlement pattern</b>	Urban	medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> urban- should be low
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> urban- should be moderate as overgrown site with wet wildlife garden
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> urban- should be low as not widely visible

## Designations

---

### Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments derelict primary school site used for informal recreation

Diversity diverse

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance apparent

Complexity

Comments for residents on eastern boundary the vegetation on western boundary forms local skyline

## Key views

---

To settlement ☐ -

From settlement ☐ adjacent houses to east overlook site

Landmarks -

Detractors the hardstandings which are remnants of school foundations are a detractor

## Intervisibility

---

Site observation low ...to key features ☐ ...from key place ☐

Comments the site is well contained by vegetation, housing and slope running towards the settlement

## Noise sources

---

people

Views of development many 270

Presence of people infrequent

## Tranquillity

---

**Summary** medium

**Comments** though relatively quiet the adjacent settlement edge is visible, the site is clearly derelict and used for recreation

#### Functional relationship of area...

---

...with settlement some ...with wider landscape none

...with adjacent assessed area? limited Corridor? ☐

**Comments** both this and the adjacent site TWWe5-48 are derelict, previously used as schools and have no functional connection with the wider countryside. This site is used as an informal recreation area while the other site is fenced off.

#### Visual relationship of area...

---

...with settlement some ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

**Comments** the site is overlooked by adjacent houses but is screened from the wider countryside to an extent and slopes towards the settlement. The site adjacent TWWe5-48 has a similar character but is separated by road, fencing and trees.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

**Comments** the settlement edge is not widely visible and is screened by vegetation to the south

#### Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

**Comments** adjacent residents and users of footpath to the west

#### Potential for improvement of settlement edge and overall mitigation

---

the site should be brought into beneficial use retaining the mature trees

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

A derelict site, formerly a secondary school, with a mix of overgrown scrub, grass and some fine mature trees. A public footpath runs along the western boundary outside the site. The site slopes gently east towards the railway and settlement edge. The vegetation screens much of the site from the settlement to the east and from the wider countryside. However, it is open to the apparently redundant playing field to the west. Hardstandings remain indicating the location of former buildings, car parks and play spaces and are minor detractors. A very limited number of houses to the east overlook the site over their back gardens. Whilst the site is intrinsically suitable for development as a brownfield site the mature vegetation, especially tree cover to the west, should be retained to screen the site from the wider landscape. The lombardy poplars should be replaced with suitable native deciduous species. A new strong tree belt should be implemented as advance planting on the northern boundary to screen the site from wider views.

## Housing capacity high/medium

The area has capacity for housing but the mature vegetation, especially tree cover should be retained and enhanced and a new strong tree belt should be implemented as advance planting on the northern boundary to screen the site from wider views.

## LDU context

Landscape characteristics		LDU level	Site comments
Physiographic	Hard rock rolling lowlands		gently sloping to east
Ground Type	Loamy gleyed soils		mix of mature trees, rough grass and hardstandings
Land cover	Urban		mix of mature trees especially on south west and eastern boundaries, including lombardy poplar
Settlement pattern	Urban		small-medium
	LDU level	Agree?	
Cultural sensitivity	Urban	<input type="checkbox"/>	urban- should be low
Ecological sensitivity	Urban	<input type="checkbox"/>	urban- should be low-moderate as overgrown site
Visual sensitivity	Urban	<input type="checkbox"/>	urban- should be low-moderate as visible widely mainly to the north west



## Designations

---

### Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

### Biodiversity

100 Year Floodplain ☐ -

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments derelict secondary school site

Diversity diverse

## Water

---

Presence of Water ☐ Comment -

## Skyline

---

Prominence/ importance not applicable

Complexity

Comments for residents on eastern boundary of primary school site the vegetation on western boundary forms local skyline

## Key views

---

To settlement ☐ -

From settlement ☐ adjacent houses to south east overlook site obliquely

Landmarks -

Detractors the hardstandings which are remnants of school foundations are a detractor

## Intervisibility

---

Site observation medium

...to key features ☐ ...from key place ☐

Comments the site low-medium intervisibility as it is generally well contained by vegetation, settlement edge and slope running towards the settlement but its northern boundary is open and exposed to view

## Noise sources

---

other

Views of development many 270

Presence of people infrequent

## Tranquillity

---

**Summary** medium

**Comments** though relatively quiet the adjacent settlement edge is visible, the site is clearly derelict and the railway is on the north eastern boundary

## Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? limited Corridor? ☐

**Comments** both this and the adjacent site TWWe5-45 are derelict, previously used as schools and have no functional connection with the wider countryside. This site is fenced off substantially while the other site is used as an informal recreation area.

## Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

**Comments** the site is overlooked by a few houses some obliquely but is screened from the wider countryside to the west but not the north. The site adjacent TWWe5-45 has a similar character but is separated by road, fencing and trees.

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

**Comments** the settlement edge is not widely visible and is screened by vegetation to the east including the railway line

## Receptors and sensitivity

---

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium
rural residents	high

**Comments** nearby urban residents, rail users, footpath users and rural residents may have glimpse views at a distance to the north west

## Potential for improvement of settlement edge and overall mitigation

---

the site should be brought into beneficial use retaining the mature trees

## Zone sensitivity and capacity

Justification	
Landscape sensitivity high/medium	A very gently sloping area of arable and pastoral fields wrapping around playing fields on the western edge of Wellington. The fields are bounded by low hedges with very few mature trees in the hedgerows or in fields. The area is overlooked from higher ground to the north west. A public footpath runs across the area but is unlikely to be used as it only accesses Orleton Hall and another footpath runs along the north eastern boundary. Adjacent houses have some views over the area. Though of limited intrinsic sensitivity, the area acts as part of a green buffer between the urban settlement and Orleton Hall and its formal parkland which is an Historic Park and Garden. For this reason the area is sensitive.
Housing capacity low	The area has no capacity for housing as it acts as part of a green buffer between the urban settlement of Wellington and Listed Orleton Hall and its formal parkland which is an Historic Park and Garden. Structures on the site would be more visible from parts of the historic garden and possibly the house than the current development. Also if developed, the apparent gap between the settlement and parkland would be narrowed which would be undesirable.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	very gently sloping valley side
Ground Type	Loamy gleyed soils	arable and pasture
Land cover	Arable farmlands	very few trees, some mature in fields and some in low cut hedgerows
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate to high due to low hedges

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

Historic/Archaeology  
Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable and pasture

Diversity simple

#### Water

---

Presence of Water ☒ Comment two small field ponds

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ area overlooked by adjacent estate housing although some at lower level to east

Landmarks Orleton Hall in trees to the west

Detractors -

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments visibility medium high as low hedges allow views from higher land to north west and any structures would be visible from west and south around Haygate.

#### Noise sources

---

people

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments though relatively quiet housing development is visible to the south and east

and the site is crossed and bordered by public footpaths

#### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape significant

...with adjacent assessed area? none                      Corridor? ☐

**Comments** the land appears to be managed as part of a wider landholding, possibly the estate and has some public access in the form of public footpaths [although the path to Orleton Hall appears little used as it terminates at the Hall].

#### Visual relationship of area...

---

...with settlement some                      ...with wider landscape some

...with adjacent assessed area? limited                      Setting? ☒

**Comments** the area forms part of a buffer between Orleton Hall and its formal parkland and the urban settlement of Wellington. It is overlooked by some houses.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

#### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

**Comments** the urban edge is of relatively low houses at a lower level than the site, sitting discreetly within the landscape although of limited intrinsic merit

#### Receptors and sensitivity

---

##### Receptors

##### Sensitivity

urban residents

rural residents

long distance/public footpaths

roads/rail/cycleways

**Comments** the site is overlooked by adjacent urban residents, rural residents with longer views, possibly including Orleton Hall, users of the public footpaths and glimpse views from the roads to the north west and south.

#### Potential for improvement of settlement edge and overall mitigation

---

increase native tree cover along hedgerows

## Zone sensitivity and capacity

## Landscape sensitivity medium/low

## Justification

This site consists of a narrow band of sloping pasture squeezed between the built edge of Wellington and the railway, which screens views into and out of the open countryside. The site is partly screened from the settlement by a medium height, dense, well maintained hedge, although part of the boundary is open, and there are spaced poplars along part of the boundary to the railway, which is also fenced. At the southern end of the site there are numerous trees providing screening for local housing and a dense strip of rough scrub and regenerating trees against the road. The site has an urban edge character and is not part of the wider open countryside.

## Housing capacity high/medium

This site is not part of the wider landscape, from which it is screened by the railway, and has an urban edge character. There is adjacent housing and the site is quite well screened. Should development be permitted, then only a few houses could be accommodated on this narrow site, and they should be single storey or low level, to prevent visual intrusion into the wider landscape above the railway. The belt of scrub and trees between the site and Wrockwardine Road should be retained as a green corridor and potential impact on the public footpath at a lower level should be taken into consideration in the layout of the site.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Hard rock rolling lowlands	flat at northern end, sloping in southern half to south
<b>Ground Type</b>	Loamy gleyed soils	pasture
<b>Land cover</b>	Urban	some on boundary
<b>Settlement pattern</b>	Urban	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Urban	<input type="checkbox"/> low
<b>Ecological sensitivity</b>	Urban	<input type="checkbox"/> low
<b>Visual sensitivity</b>	Urban	<input type="checkbox"/> low

## Designations

Landscape	Comments
-----------	----------



AONB ☐ Green Network  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☐ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single pasture field

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments visible from Wrockwardine Road and the railway; not visible from public footpath, which is in cutting. Partly screened from wider landscape by railway planting

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium/low

Comments road adjacent to site reduces tranquillity, as does railway

### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape none

...with adjacent assessed area? none                      Corridor? ☐

**Comments** although part of Green Network like adjacent site, they area separated by the railway and some planting along it; within the settlement it has no function, appearing rather as a precursor of the open countryside to the west

### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape limited

...with adjacent assessed area? limited                      Setting? ☐

**Comments** the site is separated from the wider landscape and adjoining site by the railway and is partly screened from the settlement by garden vegetation and its boundary vegetation

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

**Comments** housing on Wrockwardine Road

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** residents at Sunnybanks, to the west, would have oblique views of the site through trees across the railway; urban residents have filtered views; there are no unfiltered views from the wider landscape - the railway acts as the main visual barrier. Footpath users are at a level well below that at which there would be views into the site.

### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

This site consists of an area of flat rough ground and scrub with some wet woodland, adjacent to a well-used public footpath which functions as an off-road link between two settlements. There is an additional path towards the western edge of the site and other informal paths through it and a ditchline along its southern boundary, which does not drain wetland areas adjacent to the woodland. The site is well screened, with glimpsed views through trees to development on the edge of Wellington and the southern edge of Admaston. It is screened from the wider landscape by a railway embankment. It is part of a wider area of pasture, rough ground and woodland, all formerly riparian meadowland, which serves as a green wedge to maintain separation of Wellington and Admaston. It is therefore of high/medium landscape sensitivity for a variety of reasons.

Housing capacity low

Given the high/medium landscape sensitivity of this site, housing development would be entirely inappropriate in that it would reduce separation between two settlements, would reduce the openness of the riparian corridor, would entail the loss of biodiversity interest and informally used open space, would have a significant visual impact on the public footpath and would reduce local tranquillity.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	rough ground and scrub with some woodland
Land cover	Urban	pocket of wet woodland
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> moderate- wet meadow along watercourse;
Ecological sensitivity	Urban	<input type="checkbox"/> medium high - wet woodland and wetland species
Visual sensitivity	Urban	<input type="checkbox"/> high - adjacent to well used footpath and part of green wedge separating settlements

## Designations

Landscape	Comments
-----------	----------

AONB ☐ Green Network  
ASLC ☐  
Green Network ☒  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ -  
WHS ☐  
SMs ☐  
Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments rough ground and woodland adjacent to public footpath; part of green wedge separating two settlements

Diversity simple

#### Water

---

Presence of Water ☒ Comment shalooow ponds

#### Skyline

---

Prominence/ importance not applicable Complexity -

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments screened from wider landscape by railway embankment; intervisible with developed edges of Admaston and Wellington and remainder of green wedge; visible from railway

#### Noise sources

---

roads

Views of development some

Presence of people frequent

#### Tranquillity

---

Summary medium

Comments although motorway noise is apparent at a distance, and there is some impact

from trains, development at north western corner and beyond adjacent site to east is only visible through trees at north western corner and general tree cover provides containment and increases perceptions of tranquillity

#### Functional relationship of area...

---

...with settlement significant                      ...with wider landscape none

...with adjacent assessed area? significant                      Corridor? ☒

**Comments** the site is part of a green wedge and off-road footpath link between Admaston and Wellington; it does not function as part of the wider farmed landscape but is managed like the other parts of the green wedge

#### Visual relationship of area...

---

...with settlement limited                      ...with wider landscape limited

...with adjacent assessed area? significant                      Setting? ☐

**Comments** the site is visible from small areas of either settlement and other parts of the green wedge; it is screened from the wider landscape by a railway embankment

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☐

**Comments** with TWAd2-53 as part of open green wedge between built areas

#### Settlement edge

---

Pre C20 edge ☐                      C20-21 edge ☒

Nature of edge neutral                      Form of edge smooth/linear

**Comments** -

#### Receptors and sensitivity

---

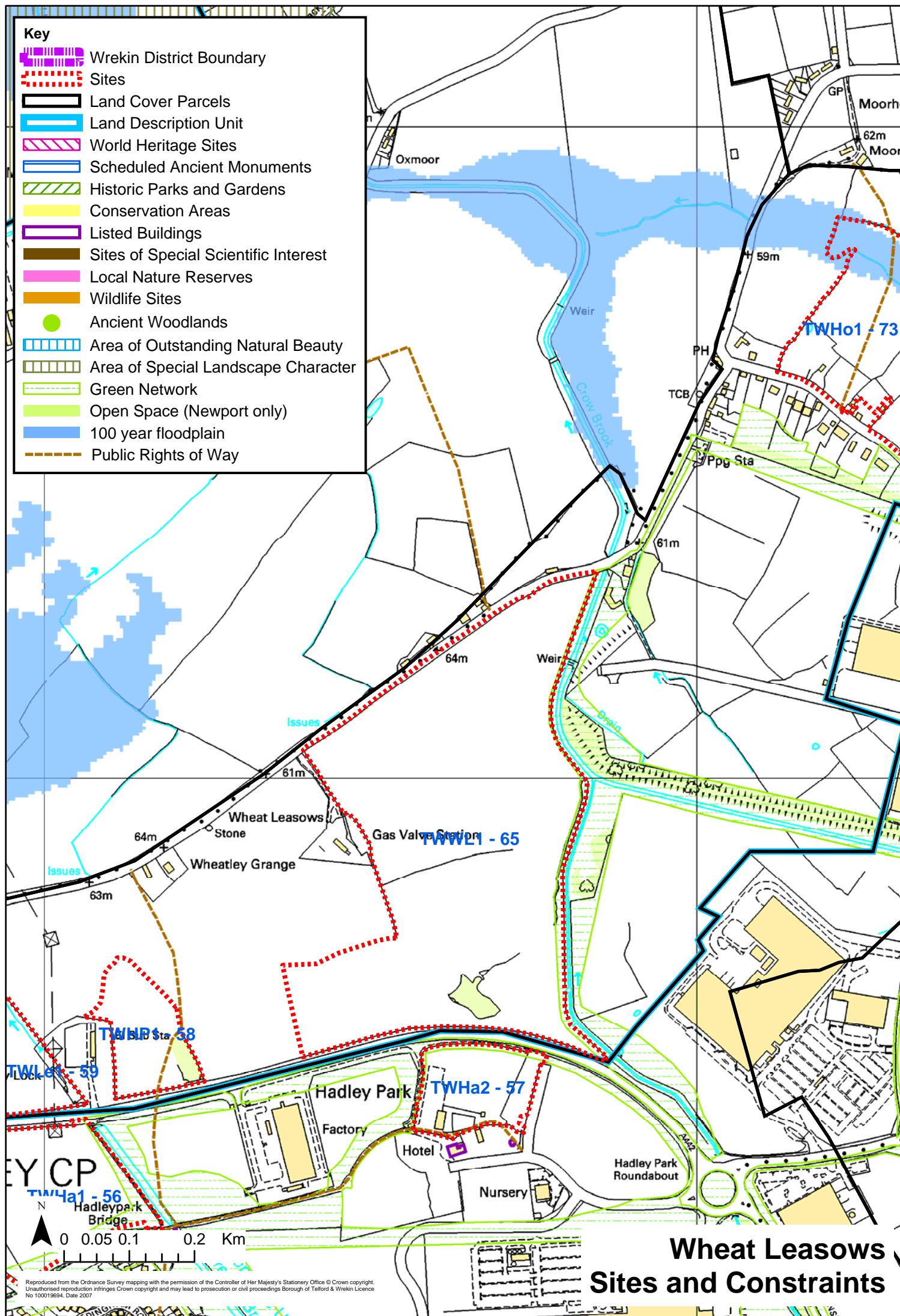
Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

**Comments** limited views in from road across adjacent site or playing field/allotments

#### Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

## Landscape sensitivity medium

## Justification

This site consists of about 50% of a large, gently undulating arable field on the northern edge of Hadley and lying between the A442 to the south and Humber Lane to the north. A few rural houses lie immediately to the north of the site, where there are extensive views over moorland. Along the western boundary there is a gas valve station and a residential school, while in winter there are views through woodland to large structures to the east. To the south, conifers provide some screening against the A442, but there are views of an hotel and former windmill, with pasture fields forming their frontage to the road. The site acts as an important buffer between the settlement edge and the moors.

## Housing capacity medium/low

This site is not appropriate for housing development as it lies outside the settlement envelope and has a variety of urban-edge land uses adjoining. Any development of the site should be confined to the southern edge, where road traffic very noisy, suggesting that housing development would be inappropriate, with a boundary no further north than a line extending from the northern boundary of the school. This site is also significant as a buffer zone between the settlement and the moors.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		gently undulating, falling to the north
<b>Ground Type</b> Loamy gleyed soils		arable
<b>Land cover</b> Arable farmlands		woodland along eastern boundary; small copse near southern boundary, where there are several conifers along road edge; relic hedgerow, now semi-mature oaks, at right angle to western boundary
<b>Settlement pattern</b> Clustered with estate farms		large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Very low		<input type="checkbox"/> low - arable farmland and relic hedgerows
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate - visible from Humber Lane, and from some parts of settlement edge, although good screening along much of A442 frontage and to east

## Designations



## Landscape

AONB ☐

ASLC ☐

Green Network ☒

Open Space ☐

## Biodiversity

100 Year Floodplain ☐

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

## Historic/Archaeology

Conservation Area ☐

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments part of very extensive arable field with some other land uses

Diversity simple

## Water

Presence of Water ☐ Comment canal abutting eastern boundary

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐

From settlement ☐

Landmarks structures windmill at Hadley Park visible across A442

Detractors major roads A442

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments the area is visible to the flatter land to the north

## Noise sources

roads

Views of development many 270 Presence of people infrequent

## Tranquillity

Summary medium/low

Comments busy road, views of development on many sides, makes southern edge very untranquil, while northern edge is more rural and slightly more tranquil (less traffic and open views) although clearly transitional character

### Functional relationship of area...

---

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments the site is managed as part of the wider farmed landscape and has no public access

### Visual relationship of area...

---

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

Comments there is intervisibility between this site and the settlement edge, which is in mixed use, and to an extent with the wider landscape to the north. One structure within the adjacent site to the south is a local landmark (site TWHa2-57)

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments settlement edge is mixed use: well screened factory; hotel with pasture fields and windmill; ongoing commercial development

### Receptors and sensitivity

---

#### Receptors

#### Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments small number of rural residents to the north, residential school along part of western boundary and adjacent busy road- A442 and rural road to north

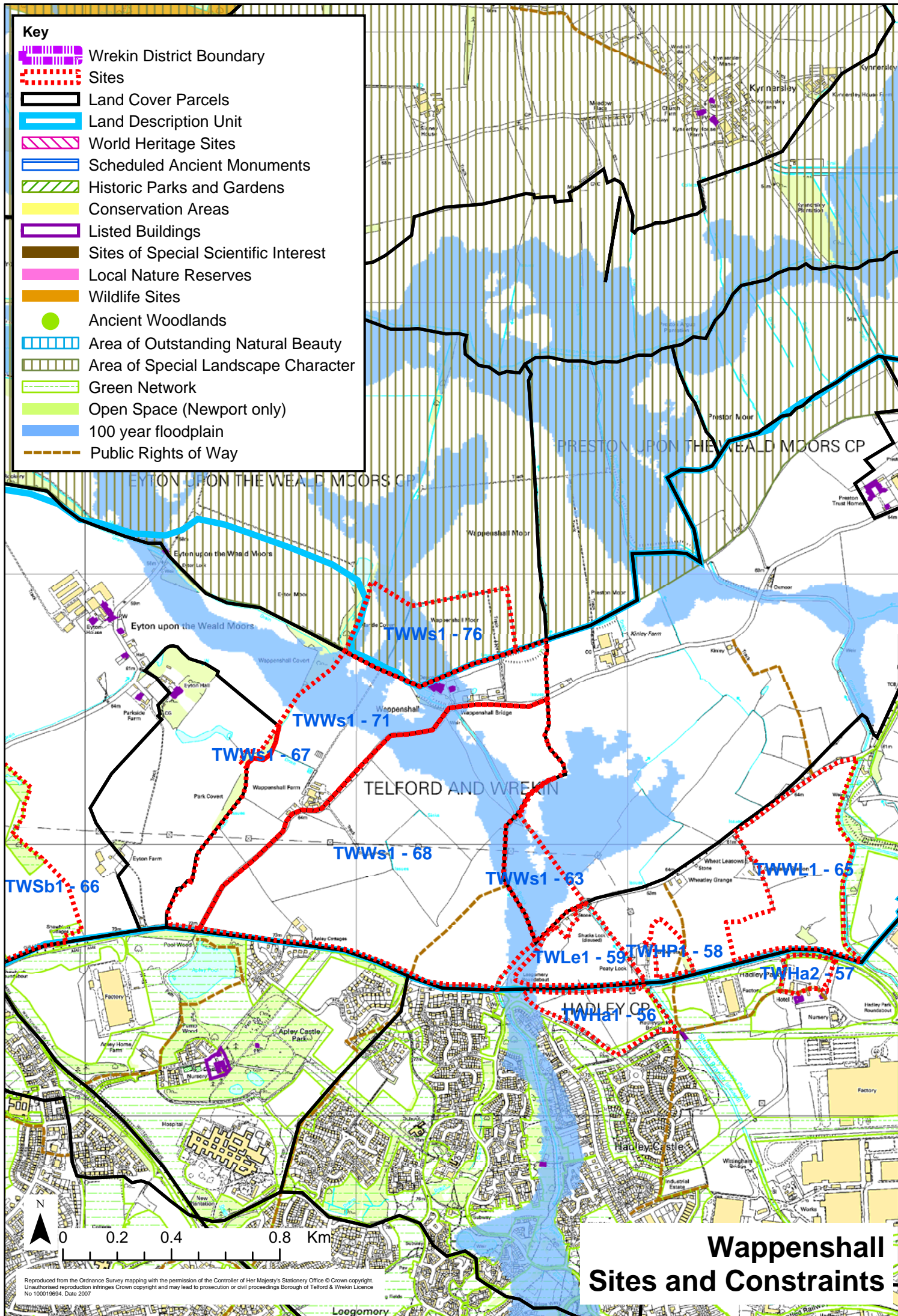
### Potential for improvement of settlement edge and overall mitigation

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# Key

-  Wrekin District Boundary
-  Sites
-  Land Cover Parcels
-  Land Description Unit
-  World Heritage Sites
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  Wildlife Sites
-  Ancient Woodlands
-  Area of Outstanding Natural Beauty
-  Area of Special Landscape Character
-  Green Network
-  Open Space (Newport only)
-  100 year floodplain
-  Public Rights of Way



## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A flat low lying arable field which appears to lie substantially in the floodplain and between the Hurley Brook and the line of the disused Shropshire Union canal [Telford Branch]. The area is out in the open countryside and forms part of the transitional low lying landscape running to the Weald Moors to the north. The site has limited tree cover [adjacent to the brook]. Pylons are a detractor.
Housing capacity low	The area has no capacity for housing as it is substantially in the floodplain, in open countryside and forms part of the transitional low lying landscape running to the Weald Moors to the north. The Shropshire Union Canal or Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial vales and valleys	flat lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	trees and scrub along disused canal with gappy low hedge to east
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as fairly open landcover

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input checked="" type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☒

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☒ Comment Hurley Brook adjacent

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons/power line crosses field

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments flat with limited /gappy hedgerow cover

#### Noise sources

---

roads

Views of development some Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments adjacent to busy minor road but set away from the settlement edge although powerline reduces tranquillity visually

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments the area appears to be managed as part of a wider landholding and has no public access

#### Visual relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

Comments the area forms part of the wider flat countryside north of the town running towards the Weald Moors

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

---

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments adjacent rural residents and minor road users

Potential for improvement of settlement edge and overall mitigation

---

reinstate trees and hedges along field boundaries



## Zone sensitivity and capacity

### Landscape sensitivity medium

#### Justification

An area of undulating mixed farmland sloping north to the floodplain and level moors. The area is bounded to the east by the Hurley Brook and now disused Shropshire Union Canal [Telford Branch] with outgrown hedges and tree cover and associated floodplain. Elsewhere is relatively open with low cut hedgerows or fences. The A442 and Apley Castle Park lie to the south forming a strong boundary to the settlement, and the latter has an avenue and formal axis which has a sight line directly across this area. The area becomes more tranquil away from the road. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside..

### Housing capacity low

The area has low capacity for housing as it is crossed by a formal axis from Apley Castle park which is a popular park and important feature on the northern edge of the new town. The park boundary with its stone wall, combined with the A442 is a strong boundary to the town and extending north at this point would adversely affect this clear boundary. The Shropshire Union Canal and Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced. The floodplain within the site limits development capacity.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		undulating lowland gradually sloping north to floodplain and level ground
<b>Ground Type</b> Loamy gleyed soils		mixed farming
<b>Land cover</b> 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
<b>Settlement pattern</b> Clustered with estate farms		medium- large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	-
<b>Ecological sensitivity</b> Very low	<input checked="" type="checkbox"/>	-
<b>Visual sensitivity</b> Low	<input type="checkbox"/>	moderate because the area is visible from the north and open to east and part of west

## Designations



## Landscape

AONB ☐

ASLC ☒

Green Network ☐

Open Space ☐

## Biodiversity

100 Year Floodplain ☒

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

## Historic/Archaeology

Conservation Area ☐

WHS ☐

SMs ☒

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mixed farmland

Diversity simple

## Water

Presence of Water ☒ Comment canal

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐

From settlement ☒ the area lies north of Apley Castle Park and there is a view corridor from a lime avenue across this site

Landmarks Apley Castle Park to the south

Detractors pylons/power line crosses area

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments part of tranche of land open to north, east and west

## Noise sources

roads

Views of development one side 180 Presence of people infrequent

## Tranquillity

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

### Functional relationship of area...

---

...with settlement limited                      ...with wider landscape some

...with adjacent assessed area? some                      Corridor? ☐

Comments the area appears to be managed as part of a wider landholding and has one public footpath linking into the settlement

### Visual relationship of area...

---

...with settlement some                      ...with wider landscape some

...with adjacent assessed area? some                      Setting? ☐

Comments its main connection with the settlement is the view corridor from Apley Castle Park and it forms part of a sweep of northerly slopes running towards Weald Moors

### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

### Settlement edge

---

Pre C20 edge ☒                      C20-21 edge ☒

Nature of edge neutral                      Form of edge moderately indented

Comments Apley Castle Park indents various housing developments

### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium
long distance/public footpaths	high

Comments adjacent residents have wide views over the area as do motorists on the A442 and PROW users

### Potential for improvement of settlement edge and overall mitigation

---

improve hedgerows with trees

## Zone sensitivity and capacity

Landscape sensitivity medium

### Justification

An area of undulating mixed farmland sloping north to the floodplain and level moors and including Wappenshall and Wappenshall Farm. The former is a small settlement located on the now disused Shopshire Union Canal with Listed buildings related to this former use. A turning basin is located by the settlement . There are a strong belt of deciduous trees on the eastern and part of the northern boundary which screens the area to an extent from the west. Overall the area is fairly unspoilt countryside running north of distinct boundary of the A442 and Apley Castle Park.

Housing capacity medium/low

The area has very little capacity for housing apart from one or two houses possibly associated with Wappenshall. This is because it is open countryside north of the strong limit of Apley Park and the A442 sloping down to the Moors. The area should not be developed independent of Area 1-68 to the east.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Glacial vales and valleys		undulating lowland gradually sloping north to floodplain and level ground
<b>Ground Type</b> Loamy gleyed soils		mixed farming
<b>Land cover</b> Arable farmlands		strong deciduous tree belt to the east, around farm and along canal
<b>Settlement pattern</b> Clustered with estate farms		medium
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b> Very low		<input type="checkbox"/> low- woodland and hedgerows are likely to have some value
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate because the area is visible from the north and open to east and part of west

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
ASLC ☒  
Green Network ☐  
Open Space ☐  
Biodiversity  
100 Year Floodplain ☒ -  
SSSI ☐  
Wildlife Site ☐  
Ancient Woods ☐  
LNR ☐

#### Historic/Archaeology

Conservation Area ☐ Listed buildings at Wappenshall  
WHS ☐  
SMs ☒  
Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments mixed farmland including specialist poultry [?] and Wappenshall settlement

Diversity diverse

#### Water

---

Presence of Water ☒ Comment disused canal to north

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons/powerline cross area

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments part of tranche of land open to north, east and west

#### Noise sources

---

roads

Views of development some Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments the area appears to be managed as part of a wider landholding and contains the very small settlement of Wappenshall but has no other functional links with larger settlement and no public access

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

Comments part of sweep of northerly slopes running towards Weald Moors

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

Comments this area would not be developed in isolation from area to the east

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments Wappenshall- untidy agglomeration of buildings but partly integrated by vegetation by canal

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents including farm and A442 and minor road users

#### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

Landscape sensitivity high

## Justification

An isolated pasture/meadow in the Wappenshall Moor with drainage ditches located north of the disused canal and the small settlement of Wappenshall. Part of the area is floodplain. Views in are screened by strong hedgerows and clumps of trees to the south. Its relationship with the settlement is limited by this cover and the area exhibits a tranquil and remote character. The area is within the Weald Moors Area of Special Landscape Character and is very much part of open countryside with high sensitivity.

Housing capacity low

The area has no capacity for housing as it is in open countryside, exhibits the characteristics of the Wappenshall Moor of which it is a part, is partly floodplain and has very limited relationship with Wappenshall.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	River valleys	levels
Ground Type	Fenland	pasture/meadow
Land cover	Arable farmlands	tree belt to the west
Settlement pattern	Meadow and marsh	medium-large

	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> -
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the north

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	Area of Special Landscape Character- Weald Moors
ASLC <input checked="" type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input checked="" type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ Listed building to the south

WHS ☐

SMs ☒

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow

Diversity simple

#### Water

---

Presence of Water ☒ Comment field ditches

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments views across moors to north

#### Noise sources

---

Views of development some

Presence of people rare

#### Tranquillity

---

Summary high/medium

Comments isolated meadow with no public access and small settlement to south

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? some Corridor? ☐

Comments the area is likely to be managed as part of the same landholding as 1-71 to the south

#### Visual relationship of area...

---

...with settlement limited ...with wider landscape some

...with adjacent assessed area? limited Setting? ☐

Comments screened from south by hedgerow and clumps of trees but open to north

#### Are adjacent assessed areas mutually reliant...

---



... visually? ☐  
...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments small settlement related to canal to south including Listed buildings

#### Receptors and sensitivity

---

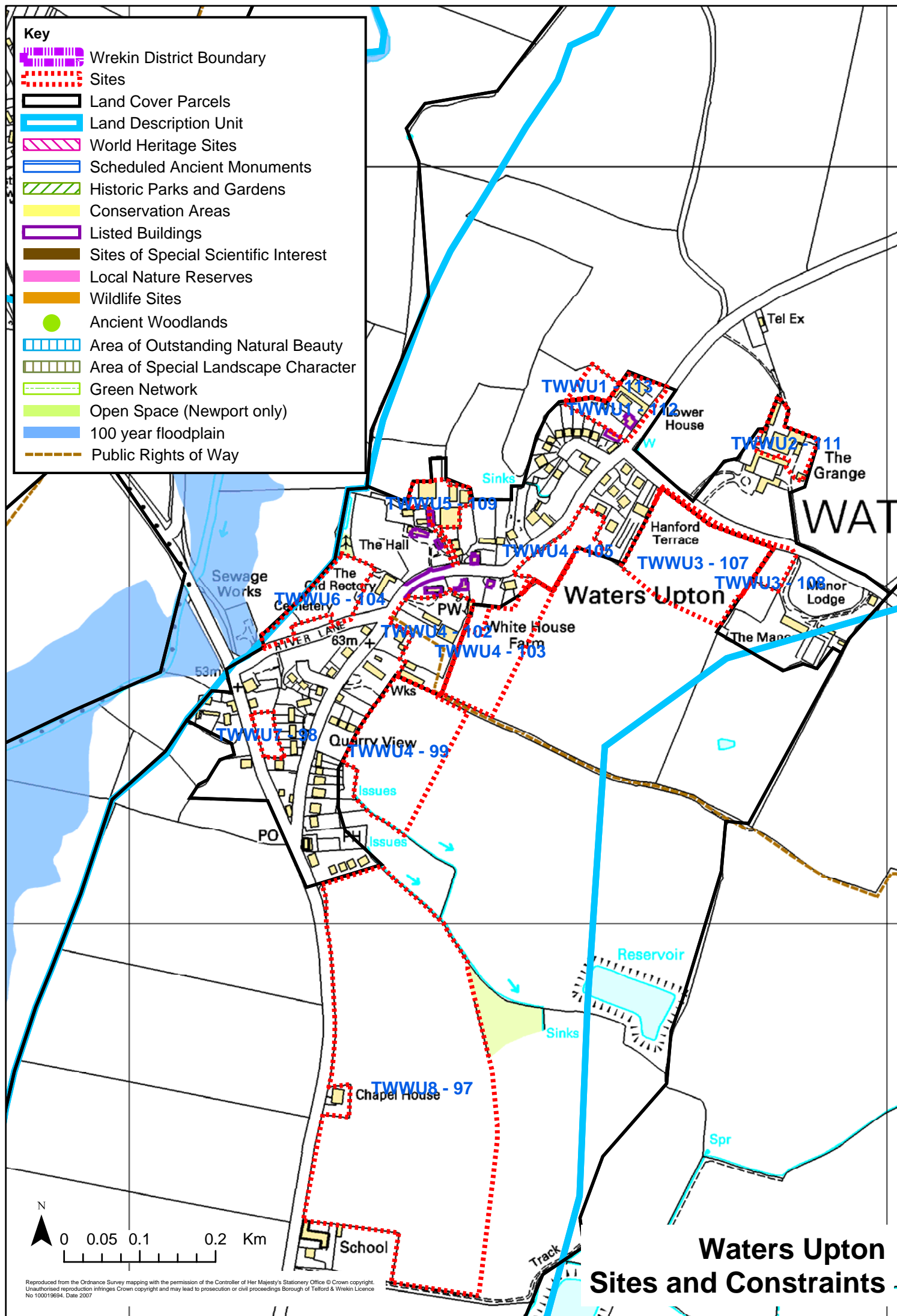
Receptors	Sensitivity
rural residents	high
	high

Comments very limited views in

#### Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

		Justification
Landscape sensitivity	high/medium	Lower House is a Listed red brick farmhouse with associated curtilage and farm complex with a series of barns and outbuildings, some steel and some brick. It lies on the northern edge of the settlement and forms an important introduction to Waters Upton to the north. A Listed building lies directly to the south. These two buildings are prominent in their relatively open setting from the road junction to the south east. Trees lie on the northern boundary but do not fully screen the complex, and a fine mature tree lies on the southern road frontage. While the complex appears to be in a poor state of repair, it still forms a traditional, positive edge to the settlement.
Housing capacity	medium/low	Housing on this site could disrupt the traditional pattern and hierarchy of forms of the farm complex and adversely affect the setting of the two Listed buildings. The only potentially acceptable option would be sensitive conversion of the long brick outbuilding ensuring that minimal indications of domestic use were visible from the road and from the north.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping valley side
Ground Type	Localised impoverished sandy soils	farm complex with farmhouse
Land cover	Arable farmlands	mature trees on northern boundary and south east corner
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> should be medium high because of Listed farmhouse building and associated farm complex
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> should medium-low as visible from north/north east across open farmland

## Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
 ASLC ☐  
 Green Network ☐  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

#### Historic/Archaeology

Conservation Area ☐ Listed farmhouse and another Listed building directly adjacent  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm complex

Diversity complex

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☒ farm is first indication of the settlement to the north west on the northern approach

From settlement ☒ the Listed farmhouse is a distinctive feature when viewed from road junction to the south, also in conjunction with Listed building to the south west

Landmarks Listed farmhouse

Detractors -

#### Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments the landscape is fairly open and gently undulating to the north although it rises to the south east and the settlement screens the area to the south

#### Noise sources

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

Summary medium

**Comments** the site lies at the quiet end of the settlement on a minor road

#### Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? significant Corridor? ☐

**Comments** the farm clearly relates to the function of the settlement and the surrounding landscape including site TWWU1-113. There is no public access.

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? significant Setting? ☒

**Comments** the farm complex acts as the setting for the Listed farmhouse and is an appropriate and traditional edge/introduction to the settlement. The adjacent area TWWU1-113 forms part of the open surrounding landscape.

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☐

**Comments** Housing on site TWWU1-113 land would affect the setting of the farm complex.

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

**Comments** the farm complex provides a positive traditional edge to the settlement despite its poor condition. The Listed farmhouse is particularly important and appears to be in good condition.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** adjacent road users and residents

#### Potential for improvement of settlement edge and overall mitigation

---

bring the farm buildings into beneficial agricultural use

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a pasture associated with, and used by, the adjacent farm complex. The area is strip fields in the historic landscape classification. Views are glimpsed across the field from the road to the north east and is located on the very edge of the settlement.
Housing capacity low	The area has no capacity for housing as it lies on the edge of the settlement, would extend the visual envelope of the settlement when viewed from the north and is the open setting for a traditional farm complex.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently sloping valley side
Ground Type	Localised impoverished sandy soils	pasture associated with farm
Land cover	Arable farmlands	hedge to south
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> possibly medium high as strip fields
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> should medium-low as visible from north/north east across open farmland

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area <input type="checkbox"/>	Listed farmhouse and another Listed building to the south
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ farm complex adjacent is first indication of the settlement to the north west on the northern approach

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments the landscape is fairly open and gently undulating to the north although the settlement screens views from the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people occasional

#### Tranquillity

---

Summary high/medium

Comments pasture on edge of quiet end of settlement with no public access

#### Functional relationship of area...

---

...with settlement none ...with wider landscape some

...with adjacent assessed area? significant Corridor? ☐

Comments part of field closely associated with farm complex

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☒

Comments the field is open land visible directly north west of farm complex and is part of its open rural setting

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☒

...functionally? ☒

Comments this area is accessed through the farmyard and its function is to a certain extent intertwined with the farm complex [TWWU1-112]. Housing on this



land would affect the setting of the farm complex.

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the farm complex provides a positive traditional edge to the settlement despite its poor condition. The Listed farmhouse is particularly important and appears to be in good condition.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments nearby road users and residents

#### Potential for improvement of settlement edge and overall mitigation

---

hedge on north eastern boundary

## Zone sensitivity and capacity

Landscape sensitivity high/medium

## Justification

A farm/building complex with some sheds with windows which do not have a rural character with the large house called The Grange to the south, facing away from the complex. The buildings are situated on flat ground in an open position, with only two trees to the west. This allows open views from the north where the complex is seen on the flat horizon with some mature trees beyond. The land falls to the south and to the north west so the complex is openly visible on rising land and is prominent from these directions, clearly separate from the settlement and acting as a minor detractor spoiling the setting of The Grange with its mature gardens.

Housing capacity medium/low

The area has very limited capacity for housing. It is clearly separate from the settlement, is part of the building complex associated with The Grange, is highly visible from the north and on rising land from the north west and south east on road approaches to the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently rising undulating lowland
Ground Type	Localised impoverished sandy soils	farm /building complex
Land cover	Arable farmlands	isolated trees to west
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as highly visible from north/north east and from south east

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm /building complex

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance apparent Complexity simple

Comments complex visible on skyline from north and north west

## Key views

To settlement ☒ northern and eastern approaches to settlement

From settlement ☐ -

Landmarks buildings The Grange is a noticeable building on skyline

Detractors other building complex

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments the landscape is very open and gently undulating to the north and the complex is on a slight rise relative to land to the west and south so it is also prominent from these directions

## Noise sources

roads

Views of development some Presence of people infrequent

## Tranquillity

Summary high/medium

Comments complex in vicinity of quiet end of settlement with no public access

## Functional relationship of area...

...with settlement none ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☐

Comments appears not to be functional farm complex

## Visual relationship of area...

...with settlement limited ...with wider landscape some

...with adjacent assessed area? none

Setting? ☐

**Comments** in view from the north the complex is highly visible and is one of several ribbon developments along lane past the manor but is clearly separate from the settlement in all other views

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

Settlement edge

---

Pre C20 edge ☐

C20-21 edge ☐

Nature of edge

Form of edge

**Comments** n/a

Receptors and sensitivity

---

**Receptors**

**Sensitivity**

rural residents

high

roads/rail/cycleways

high

**Comments** road users on minor roads to the north/north east and south east and very limited nearby rural residents

Potential for improvement of settlement edge and overall mitigation

---

remove sheds with windows- ie without rural character and/or create native tree screen and hedge around complex and along track accesses

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of an open arable field on very gently undulating land, gradually sloping south. The area separates the settlement proper to the west from The Manor to the east and The Grange to the north east and also acts as setting to these buildings, especially The Grange which directly faces and overlooks the area. Views are possible from the lane to the north towards the settlement and from the settlement and PROW to the south/southwest.
Housing capacity low	The area has no capacity for housing as this would close the gap between the settlement proper and the two large houses and their grounds and would adversely affect the setting of the houses and the character of the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	very gently undulating plateau top
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	trees associated with adjacent Manor House and dwellings to the north
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate-low as open to south

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ glimpse views of settlement through hedge from north

From settlement ☒ view across field to The Manor and The Grange from PROW in settlement and from various dwellings in settlement

Landmarks The Manor and The Grange

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☒ ...from key place ☐

Comments open to views from the south

#### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments minor road on northern boundary and settlement to west and large houses on two other sides.

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? none Corridor? ☐

Comments part of larger arable field

#### Visual relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☒

Comments area separates the Manor and the Grange from the settlement proper and acts as setting to these buildings, especially to the Grange which faces the

area

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments adjacent edge to west is moderately indented. The Grange and Manor are outside the settlement proper.

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and minor road users

Potential for improvement of settlement edge and overall mitigation

---

native trees in hedgerow to north



## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	A small pasture/ grass paddock within the large curtilage of The Manor House with walled garden to the south, and drive directly to the east. The site lies adjacent to a minor road approach to the settlement and therefore is important in terms of the visual composition and setting of the Manor House. The north western boundary is a fence with clear views in and out.
<b>Housing capacity</b> medium/low	The field has very limited if any capacity for housing. The only possibly acceptable development would be for one dwelling to echo the form and scale of Manor Lodge to the east. The north western boundary would preferably be a native species hedge with trees to help mitigate any development form. The boundary with the lane should remain intact.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	very gently undulating plateau top
<b>Ground Type</b>	Localised impoverished sandy soils	pasture/grassland
<b>Land cover</b>	Arable farmlands	trees including conifers to the east alongside drive to the Manor
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> possibly should be medium as part of Manor House curtilage
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> possibly medium- low as open to north west

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
<b>Historic/Archaeology</b>	

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments pasture/grassland in Manor curtilage

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ view across field to The Manor from PROW in settlement and from various dwellings in settlement

Landmarks The Manor

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments open fence boundary to the north west

#### Noise sources

---

roads

Views of development many 270 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments minor road on northern boundary and part of curtilage to large house

#### Functional relationship of area...

---

...with settlement none ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments within curtilage of Manor separated from settlement proper

#### Visual relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? some Setting? ☒

Comments within curtilage of Manor separated from settlement proper. Forms part of Manor setting.

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge Form of edge

Comments n/a

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments nearby residents and minor road users

Potential for improvement of settlement edge and overall mitigation

---

native hedge with trees on north western boundary

## Zone sensitivity and capacity

Justification	
<b>Landscape sensitivity</b> high/medium	The site consists of White House farmyard, with apparently redundant buildings and structures, and a small grassed paddock in the heart of the settlement and directly adjacent to two Listed buildings- the church and farmhouse. The site very gently slopes up to the west and then the land levels off. The structures and stone wall on the eastern boundary form the immediate skyline for users of the settlement street. The area and structures form the setting and backcloth to the church but detract from it at present due to their poor condition, albeit rural in form. A red brick building is the most positive building on site. The relatively modern larger sheds are visible on the skyline from the A442 to the south, in front of the church's small pointed bell tower. A public footpath runs through the small grassed field linking the heart of the settlement with the countryside to the east. Due to its position adjacent to the Listed church in the heart of the settlement, the site is very sensitive.
<b>Housing capacity</b> medium	The site may have some capacity for housing as the current buildings are highly visible detractors adjacent to the church. Any development would have to be highly sensitive to this, be of high quality and be the subject of a comprehensive design/development brief. It is suggested that there may be an opportunity to create a settlement green adjacent to the church boundary to keep built form away from the church. Parking for the church should also be accommodated. Trees should mitigate the effect of any houses when seen behind the church or on the skyline. This also applies in views from the south and east.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	very gently sloping plateau top
<b>Ground Type</b>	Localised impoverished sandy soils	farmyard and pasture/grass field
<b>Land cover</b>	Arable farmlands	trees on road frontage and to south by barns
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low	<input checked="" type="checkbox"/>	-
<b>Ecological sensitivity</b> Low	<input checked="" type="checkbox"/>	-

Visual sensitivity Low

☐ moderate-low as visibility to east

## Designations

### Landscape

AONB ☐

ASLC ☐

Green Network ☐

Open Space ☐

### Biodiversity

100 Year Floodplain ☐

SSSI ☐

Wildlife Site ☐

Ancient Woods ☐

LNR ☐

### Historic/Archaeology

Conservation Area ☐ Listed buildings of church and farm to north

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farmyard and field [unused]

Diversity diverse

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance prominent

Complexity

Comments buildings and boundary wall form local skyline when viewed from road to west and the buildings are visible on skyline when viewed from the A442 to the south

## Key views

To settlement ☒ view from PROW to east across to Listed church adjacent and barns visible from A442 to the south

From settlement ☒ view to church from main settlement street

Landmarks churches church adjacent

Detractors other barns and silos minor detractors

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments structures on the site are visible from the south and east

## Noise sources

roads people

Views of development many 270

Presence of people frequent

## Tranquillity

---

**Summary** medium

**Comments** in middle of quiet settlement

## Functional relationship of area...

---

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

**Comments** farmyard which has in the past probably related to surrounding fields including 4-103 and 4-99.

## Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? some Setting? ☒

**Comments** the area contributes to the setting of the church in the core of the settlement, visible from the landscape to the east

## Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

## Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

**Nature of edge** positive **Form of edge** highly indented

**Comments** the adjacent Listed buildings- church and farmhouse are a positive edge along with the red brick outbuildings and old rectory opposite. The farm sheds/buildings are detractors although their scale and function appear appropriate.

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

**Comments** adjacent residents, especially the Old Rectory, church users, settlement street users and walkers on the footpath crossing the area.

## Potential for improvement of settlement edge and overall mitigation

---

removal/reuse of farm buildings and tree planting on eastern boundary

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	Part of a large arable field on the edge of a very gently undulating plateau with a line of mature trees on its southern boundary. The field abuts the settlement and farmyard to the east and provides an open backdrop in glimpse views from the settlement street which is at a slightly lower level. Views are possible from the PROW to the south across it to the church and out to the wider landscape to the east. The southern edge of the site and associated trees are visible on the skyline from the A442 to the south.
<b>Housing capacity</b> medium/low	There is very little if any capacity for housing on the site as it is an open field clearly outside the settlement with clear views to the east. Any structures would be visible from the A442 to the south, clearly extending the essentially linear settlement form.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	very gently sloping plateau top
<b>Ground Type</b>	Localised impoverished sandy soils	arable
<b>Land cover</b>	Arable farmlands	line of trees on track to the south
<b>Settlement pattern</b>	Clustered with estate farms	medium-large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as within open landscape

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
<b>Historic/Archaeology</b>	



Conservation Area ☐ Listed buildings- church and farmhouse to the north west

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance prominent

Complexity simple

Comments southern boundary/trees visible on skyline when viewed from the A442 to the south

#### Key views

---

To settlement ☒ from the A442 to the south

From settlement ☐ from settlement street to the north

Landmarks churches church to west

Detractors other barns and silos to the west are minor detractors

#### Intervisibility

---

Site observation medium

...to key features ☒ ...from key place ☐

Comments medium- high- open landscape visible from east, north east and south

#### Noise sources

---

people

Views of development many 270

Presence of people occasional

#### Tranquillity

---

Summary medium

Comments site on edge of quiet settlement with PROW to south

#### Functional relationship of area...

---

...with settlement none

...with wider landscape significant

...with adjacent assessed area? some

Corridor? ☐

Comments forms part of a larger arable field. PROW to south, not on site

#### Visual relationship of area...

---

...with settlement some

...with wider landscape significant

...with adjacent assessed area? some

Setting? ☒

Comments the area contributes to the setting of the church in the core of the settlement, visible from the landscape to the east

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

Comments the nearby Listed buildings- church and farmhouse are a positive edge along with the red brick outbuilding. The farm sheds/buildings are detractors although their scale and function appear appropriate.

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments adjacent residents, users of PROW and A442 to the south

#### Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	A narrow sloping meadow sloping down to the settlement street and located adjacent to the settlement hall. Mature trees lie on its eastern fenced boundary and to the north,. Open views are possible to the arable fields beyond. The field is the main gap left in the settlement built frontage and is important to its character.
Housing capacity medium/low	The site has little or no capacity for housing as it is the last major gap in the settlement built frontage allowing views of the surrounding landscape in and adds to the character of the settlement.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	gently sloping valley side
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Arable farmlands	fine mature trees on eastern boundary and to north by settlement hall
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> low-moderate as an open field with views east

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

## Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☐ -

From settlement ☐ from settlement street next to settlement hall- main gap left in settlement frontage

Landmarks -

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments open to east

#### Noise sources

---

roads people

Views of development many 270 Presence of people frequent

#### Tranquillity

---

Summary medium

Comments in quiet settlement next to main street and settlement hall

#### Functional relationship of area...

---

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☐

Comments the field may be managed as part of a wider landholding but has no public access

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? some Setting? ☐

Comments next to settlement hall- main gap left in settlement frontage

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

## Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments the settlement frontage is moderately attractive and this site forms an indentation

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents, users of the settlement hall and settlement street

## Potential for improvement of settlement edge and overall mitigation

---

additional trees on boundaries

## Zone sensitivity and capacity

	Justification
Landscape sensitivity high/medium	Part of a large open arable field sloping to the north visible in direct views from the A442 approaching the settlement from the south, with its northern edge forming the skyline. The field forms an important green wedge between the new housing to the south and the farm buildings to the north, enhancing the linear indented character of the settlement. A PROW overlooks the field from the north.
Housing capacity low	The exposed nature of the field, open to views from the south mean it is inappropriate for development.

## LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Soft rock vales and valleys	sloping valley side
Ground Type	Localised impoverished sandy soils	arable
Land cover	Arable farmlands	line of trees to north and associated with houses to west
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- high as sloping field exposed to view from the south

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
Biodiversity	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	
Historic/Archaeology	
Conservation Area <input type="checkbox"/>	-
WHS <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	

## Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity uniform

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance prominent Complexity simple

Comments northern edge of the field is skyline when viewed from A442 to the south

#### Key views

---

To settlement ☒ from the A442 to the south

From settlement ☐ -

Landmarks -

Detractors -

#### Intervisibility

---

Site observation high ...to key features ☐ ...from key place ☐

Comments sloping field is visible from the A442 to the south

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments site on edge of settlement with A442 visible and audible to south and PROW to north

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? some Corridor? ☐

Comments forms part of a larger arable field. PROW to north, not on site

#### Visual relationship of area...

---

...with settlement some ...with wider landscape significant

...with adjacent assessed area? some Setting? ☒

Comments the area contributes to the setting of the church and the linear indentd character of the settlement visible from the landscape and A road to the south

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -



## Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments directly adjacent edge not generally visible. Edge of settlement to the south, visible from A442 a detractor.

## Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments adjacent residents, users of the A442 and PROW to north

## Potential for improvement of settlement edge and overall mitigation

---

-

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	A farm complex with Listed barn on the edge of the valley floor . The buildings protrude north of the settlement and are visible from housing to the east and from across the valley floor from the north when much of the settlement is screened. They are, significantly, visible from the settlement street behind an important cluster of Listed buildings in the core of the settlement, including the Hall. A narrow treed lane accesses the farm yard and contributes to the settlement character.
<b>Housing capacity</b> medium/low	There is very limited or no opportunity for housing on this site which would not disrupt the traditional pattern and hierarchy of forms of the farm complex and spoil the setting of the Listed buildings within and adjacent. The access lane is also very narrow and contributes to the rural character and should remain unchanged. The visibility of the complex from the north means the area is unsuitable for housing which would be exposed to view in a rural setting.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	sloping valley side
<b>Ground Type</b>	Localised impoverished sandy soils	farm/building complex
<b>Land cover</b>	Arable farmlands	mature trees along access
<b>Settlement pattern</b>	Clustered with estate farms	small

	LDU level	Agree?
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> medium- high as farm complex with Listed building
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/> -
<b>Visual sensitivity</b>	Low	<input checked="" type="checkbox"/> -

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	

LNR ☐

## Historic/Archaeology

Conservation Area ☐ Listed building

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm/building complex

Diversity simple

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ -

From settlement ☐ glimpses from core of settlement behind Listed buildings

Landmarks buildings Hall adjacent- locally visible

Detractors -

## Intervisibility

Site observation medium ...to key features ☐ ...from key place ☐

Comments area set down on valley floor with some views to the north

## Noise sources

other

Views of development one side 180 Presence of people frequent

## Tranquillity

Summary medium

Comments farm complex on edge of settlement

## Functional relationship of area...

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none Corridor? ☐

Comments farmyard integral part of villlage original function and relating to landscape to the north

## Visual relationship of area...

...with settlement some ...with wider landscape some

...with adjacent assessed area? none Setting? ☒

**Comments** farmyard integral part of villlage and settlement character and forming rural backcloth to the Hall and cluster of Listed buildings adjacent

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

**Comments** -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge highly indented

**Comments** very positive edge of settlement- core with Listed buildings and walls

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** adjacent residents and settlement street users

Potential for improvement of settlement edge and overall mitigation

-

## Zone sensitivity and capacity

	Justification
<b>Landscape sensitivity</b> high/medium	A locally prominent steep slope forming the curtilage and setting of the Old Rectory. The area consists of mown grass below the house and rough grassland elsewhere. Tree cover is old parkland trees with some mature trees on the boundary with the lane to the south. The settlement cemetery is surrounded by the site and enjoys open views across it to the river valley to the north. The A442 has a significant view to the site which acts as a positive setting to the Old Rectory and an appropriate introduction to the settlement.
<b>Housing capacity</b> low	The site has no capacity for housing as it is a prominent slope which acts as a setting for the Old Rectory and setting and tranquil surrounds for the cemetery. The slope is highly visible from the north from the A442 which increases its sensitivity.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	steeply sloping valley side
<b>Ground Type</b>	Localised impoverished sandy soils	grass lawns and pasture with parkland trees
<b>Land cover</b>	Arable farmlands	mature parkland trees
<b>Settlement pattern</b>	Clustered with estate farms	small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> possibly medium due to association with Old Rectory
<b>Ecological sensitivity</b>	Low	<input type="checkbox"/> possibly low- medium as rough grassland
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> moderate as steep slope visible from north

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
LNR <input type="checkbox"/>	

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

#### Function of Area

---

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments grass lawns and pasture with parkland trees

Diversity diverse

#### Water

---

Presence of Water ☐ Comment -

#### Skyline

---

Prominence/ importance not applicable Complexity

Comments -

#### Key views

---

To settlement ☒ view approaching settlement from the north on A442 from river bridge

From settlement ☒ view from cemetery

Landmarks buildings The Old Rectory

Detractors -

#### Intervisibility

---

Site observation medium ...to key features ☐ ...from key place ☐

Comments slope highly visible from A442 but for short distance

#### Noise sources

---

roads

Views of development one side 180 Presence of people infrequent

#### Tranquillity

---

Summary medium

Comments site on edge of settlement with A442 visible and audible to north west and quiet lane to south

#### Functional relationship of area...

---

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☐

Comments appears to be part of Old Rectory curtilage- some rough, some mown

#### Visual relationship of area...

---

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none Setting? ☒

Comments important setting to Old Rectory and screen to new housing to south

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments the Old Rectory is a positive feature on the edge of the settlement . The new housing to the south is slightly obtrusive but is mitigated by tree cover

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments adjacent residents and A442 users and lane users

#### Potential for improvement of settlement edge and overall mitigation

---

-



## Zone sensitivity and capacity

## Landscape sensitivity low

## Justification

This site consists of a small rectangular area of derelict land within the settlement envelope of Waters Upton. It is currently used for access to one of the semi-detached houses immediately to the east and is otherwise neglected. Garden vegetation fringes it to north and south, while the western road frontage has relic metal fencing along part of the boundary. Within the wider landscape it is not visible due to surrounding housing, despite a small area of open space directly to the west. However, it is highly visible to all users of the A442 which runs past the site frontage.

## Housing capacity high

This is clearly a site that should be developed for housing, to restore the built pattern of the settlement. There is capacity for several small units, which should echo the scale, form and materials of adjacent houses to north and south. It would be advisable to locate houses as far east on the site as possible, to provide opportunities for easy access to and from the busy A442.

## LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b>	Soft rock vales and valleys	flat
<b>Ground Type</b>	Localised impoverished sandy soils	rough ground
<b>Land cover</b>	Arable farmlands	garden vegetation on some boundaries
<b>Settlement pattern</b>	Clustered with estate farms	very small
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b>	Low	<input type="checkbox"/> moderate - part of pattern of built environment
<b>Ecological sensitivity</b>	Low	<input checked="" type="checkbox"/>
<b>Visual sensitivity</b>	Low	<input type="checkbox"/> medium high - highly visible locally

## Designations

Landscape	Comments
AONB <input type="checkbox"/>	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Open Space <input type="checkbox"/>	
<b>Biodiversity</b>	
100 Year Floodplain <input type="checkbox"/>	-
SSSI <input type="checkbox"/>	
Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	

LNR ☐

## Historic/Archaeology

Conservation Area ☐ -

WHS ☐

SMs ☐

Historic P and G ☐

## Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments used as amenity access by local residents

Diversity uniform

## Water

Presence of Water ☐ Comment -

## Skyline

Prominence/ importance not applicable Complexity

Comments -

## Key views

To settlement ☐ highly visible part of settlement from A442

From settlement ☐ -

Landmarks -

Detractors other obviously unmanaged land within settlement

## Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments enclosed by development

## Noise sources

roads aircraft people

Views of development many all sides 360 Presence of people frequent

## Tranquillity

Summary low

Comments the site is surrounded by housing on three sides, with houses visible across a busy road

## Functional relationship of area...

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Corridor? ☐

Comments the site is clearly part of the built pattern of the settlement and may well have been developed at some point in the past.

## Visual relationship of area...

...with settlement some ...with wider landscape none

...with adjacent assessed area? none

Setting? ☐

**Comments** the site is clearly visible from houses to the east, north and south, from the west and for all users of the A442. There are no viewpoints within the wider landscape to the west.

Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

**Comments** -

Settlement edge

---

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

**Comments** houses to the east of the site are mid 20thC, while cottages to north, south and north west/north east are earlier, probably late 18th and 19th C, all red brick and small scale

Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

**Comments** the site is clearly visible to all passers-by on the public highway, on foot or in vehicles

Potential for improvement of settlement edge and overall mitigation

---

(re)development of the site to restore the street pattern

### Zone sensitivity and capacity

#### Landscape sensitivity medium

#### Justification

This site consists of part of a single large field on the southern edge of Waters Upton. It is in arable cultivation and generally flat, with a notable undulation in the southern part, between Chapel House and Crudgington Primary School, both of which occupy small areas on the western edge of the site, abutting the A442. The site forms part of the wider farmed landscape, which here consists of large-scale mainly arable fields with few or low hedges. It is more treed and wooded to the east, but very open to the west. There is no physical boundary marking the site's eastern edge. Although of relatively low value as a landscape resource, this site is very important in separating the two settlements of Waters Upton and Crudgington.

#### Housing capacity low

The site has no capacity for development. Development would very significantly reduce the separation of the two settlements of Waters Upton and Crudgington and would be highly visible within the wider landscape. It would not be possible to provide adequate or suitable screening, as this is not a well wooded or treed landscape, and the landform is generally flat. Development on this scale would not be an appropriate fit with the existing essentially linear pattern of Waters Upton and would have a significant impact on both Chapel House and Crudgington Primary School, which at present enjoy an open, rural position.

### LDU context

Landscape characteristics	LDU level	Site comments
<b>Physiographic</b> Soft rock vales and valleys		variable; generally flat but with notable local undulation at southern end
<b>Ground Type</b> Localised impoverished sandy soils		arable cultivation
<b>Land cover</b> Arable farmlands		none
<b>Settlement pattern</b> Clustered with estate farms		large
	<b>LDU level</b>	<b>Agree?</b>
<b>Cultural sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Ecological sensitivity</b> Low		<input checked="" type="checkbox"/>
<b>Visual sensitivity</b> Low		<input type="checkbox"/> moderate-high - visible over a wide area

### Designations

Landscape	Comments
-----------	----------

AONB ☐ -  
 ASLC ☐  
 Green Network ☐  
 Open Space ☐  
 Biodiversity  
 100 Year Floodplain ☐ -  
 SSSI ☐  
 Wildlife Site ☐  
 Ancient Woods ☐  
 LNR ☐

Historic/Archaeology  
 Conservation Area ☐ -  
 WHS ☐  
 SMs ☐  
 Historic P and G ☐

#### Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments part of single large arable field without hedges

Diversity uniform

#### Water

Presence of Water ☐ Comment -

#### Skyline

Prominence/ importance not applicable Complexity

Comments -

#### Key views

To settlement ☐ no, but is part of southern approach to the settlement, so highly visible for all users of the A442

From settlement ☐ -

Landmarks buildings Crudgington creamery to the south west

Detractors major roads A442 and Crudgington creamery to the south west

#### Intervisibility

Site observation high ...to key features ☐ ...from key place ☐

Comments given a large site within a fairly flat landscape, there is a considerable degree of intervisibility, not from viewpoints, but from within the wider landscape, chiefly the A442, as there are few houses and no footpaths locally

#### Noise sources

roads aircraft

Views of development many 270 Presence of people frequent

#### Tranquillity

Summary medium/low

Comments the site abuts a busy road and the school at the southern end attracts twice-

daily users although the site is likely to more tranquil to the south east, in open countryside

#### Functional relationship of area...

---

...with settlement none ...with wider landscape significant

...with adjacent assessed area? none Corridor? ☐

Comments the site and is managed as part of the wider farmed landscape with no public access

#### Visual relationship of area...

---

...with settlement some ...with wider landscape significant

...with adjacent assessed area? none Setting? ☐

Comments the site is part of the wider farmed landscape, acts to separate Waters Upton from Crudgington and acts as a foreground to the settlement when approaching from the south

#### Are adjacent assessed areas mutually reliant...

---

... visually? ☐

...functionally? ☐

Comments -

#### Settlement edge

---

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments the narrow settlement edge to the north consists of four houses set at an angle away from the A442 looking out over the site and relating poorly to the pattern of the settlement

#### Receptors and sensitivity

---

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments residents of Chapel House, users of Crudgington Primary School and residents on the southern edge of Waters Upton, as well as all users of the A442, would be affected by development of this site

#### Potential for improvement of settlement edge and overall mitigation

---

restoration of field boundaries would reduce scale of farmed landscape

**CALIBRATION OF LANDSCAPE SENSITIVITY AND CAPACITY**

For ease of understanding this sheet can be folded out while using the zone assessments. It sets out the definitions of sensitivity and capacity as defined earlier in the report [in 2.9 and 2.10].

**SENSITIVITY**

The calibration of the sensitivity is as follows:

- **Low-** key characteristics of landscape are robust and/or are of relatively low intrinsic value as a landscape resource.
- **Medium-low-** key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource.
- **Medium-** key characteristics of landscape are susceptible to change and have value as a landscape resource.
- **High-Medium-** key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.
- **High-** key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

**CAPACITY**

The calibration of the capacity is as follows:

- **High-** thresholds for significant change are very high and much of the area can be developed.
- **High-medium-** thresholds for significant change are high and the area is able to accommodate a significant proportion for development.
- **Medium-** thresholds for change are intermediate with some ability to accommodate development in some parts.
- **Medium-low-** thresholds for change are low and development can be accommodated only in limited situations.
- **Low-** thresholds for change are very low and the area is unable to accommodate development without significant adverse effects.



## **APPENDIX 1**

### **Glossary of Terms**

## GLOSSARY OF TERMS

Note: This glossary is not a complete coverage of all words or terms used in the study. For instance it does not cover technical geological, ecological or historical landscape terms. Rather, it addresses those terms used as part of this method or in the descriptions, where meanings diverge from common parlance or are not explained in the method statement.

<b>Amenity (Planting)-</b>	planting to provide environmental benefit such as decorative or screen planting.
<b>Analysis-</b>	the process of dividing up the landscape into its component parts to gain a better understanding of it.
<b>Ancient Woodland-</b>	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
<b>Apparent-</b>	object visible in the landscape.
<b>Approach-</b>	the step-by-step process by which landscape assessment is undertaken.
<b>Arable-</b>	land used for growing crops other than grass or woody species.
<b>Assessment-</b>	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape.
<b>Biodiversity-</b>	the variety of life including all the different habitats and species in the world.
<b>Conservation-</b>	the protection and careful management of natural and built resources and the environment.
<b>Carr-</b>	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
<b>Character-</b>	see Landscape Character.
<b>Characteristics-</b>	elements, features and qualities which make a particular contribution to distinctive character.
<b>Character Area [CA]-</b>	see landscape character area
<b>Characterisation-</b>	the process of identifying areas of similar character, classifying and mapping them and describing their character.
<b>Complexity-</b>	[in the context of describing a skyline]how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
<b>Condition-</b>	the degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity.
<b>Coppicing-</b>	the traditional method of woodland management in which trees are

	cut down near to the ground to encourage the production of long, straight shoots that can be harvested.
Consistent-	relatively unchanging element or pattern across a given area of landscape.
Cultural pattern-	expression of the historic pattern of enclosure and rural settlement.
Cultural sensitivity-	reflects the relative time depth (or continuity) of a landscape through history, and the degree to which its characteristics [such as hedgerows and settlements] are exhibited in the landscape (consistency).
Diversity-	[in terms of the function of an area] the variety of different functions of an area.
Dominant-	main defining feature or pattern.
Ecological sensitivity-	reflects the extent of survival and intactness of semi-natural habitats or patches [areas].
Element-	individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops.
Feature-	prominent eye catching elements e.g. wooded hill top or chapel.
Field Boundary-	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size -	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology-	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type-	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge-	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank-	earth bank or mound relating to a hedge.
Horticulture-	intensive form of cropping, such as vegetables or fruit.
Improved [in relation to soils or pasture]-	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.

Joint Character Area-	area of land [one of 159] based on broad landscape character defined by a national landscape character assessment in 1990s for the Countryside Agency corresponding with nationally derived Natural Areas defined by English Nature eg Bodmin Moor.
Landcover-	combinations of natural and man-made elements including vegetation that cover the land surface.
Land cover parcel-[LCP]	Land Cover Parcels are discrete areas of land nested within a larger LDU reflecting variations in the physical character of the land. Bounded by roads, railways, water courses and parish boundaries, these units define areas with similar patterns of land use, field pattern and tree cover.
Landscape-	primarily the visual appearance of the land including its shape, form and colours. However, landscape is not purely a visual phenomena. The landscape relies on a range of other aspects including geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations.
Landscape Capacity-	the degree to which a landscape/seascape is able to accept change without significant effects on its overall character, or overall change of landscape/seascape character type.
Landscape Description Unit [LDU]-	distinct and relatively homogenous unit of land, each defined by four attributes- physiography and ground type, landcover and cultural pattern.
Landform-	combinations of slope and elevation which combine to give shape and form to the land.
Landscape Character-	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area [CA]-	area with common characteristics- in this study it is made up of a number of adjacent landscape description units with common perceptual and other characteristics.
Landscape Resource-	The overall stock of the landscape and its component parts. [The landscape considered as a measurable finite resource like any other eg minerals, land, water].
Landscape Sensitivity-	the inherent sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource and the visual sensitivity of the landscape.
Landscape value-	the relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of

	conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value.
Mixed Farmland-	a combination of arable and pastoral farmland.
Mosaic-	mix of different landcovers at a fine grain such as woodland, pasture and heath.
Objective-	method of assessment in which personal feelings and opinions do not influence characterisation.
Outcrop-	the area where a particular rock appears at the surface.
Pastoral-	land down to grass either grazed by animals or for cutting.
Physiography-	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon-	discrete digitised area in a geographic information system[GIS].
Prominent-	noticeable feature or pattern in the landscape.
Protect-	to keep from harm.
Qualities-	aesthetic [objective visible patterns]or perceptual [ subjective responses by the landscape assessor] attributes of the landscape such as those relating to scale or tranquillity respectively.
Regional Character Areas-	see Joint Character Areas
Receptor-	receptors [in this report] are defined as people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways.
Resource-	see landscape resource.
Restore-	repair or renew.
Riparian-	vegetation associated with the water body, usually a river or stream.
Semi-natural vegetation-	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
Sense Of Place-	the character of a place that makes it locally distinctive ie different from other places.
Sensory-	that which is received through the senses ie sight, hearing, smell, touch.

<b>Settlement-</b>	all dwellings/habitations, whether single or clustered in cities, towns and villages.
<b>Settlement Pattern-</b>	the predominant pattern of settlement in an area.
<b>Subjective-</b>	method of assessment in which personal views and reaction are used in the characterisation process.
<b>Topography-</b>	term used to describe the features of the Earth's surface.
<b>Value-</b>	see landscape value
<b>Vernacular-</b>	built in the local style, from local materials.
<b>Visual Impacts-</b>	the likely visual effects that would result from a development proposal or change in land management.
<b>Visual sensitivity-</b>	visual sensitivity or 'visibility' is the third component of landscape sensitivity, and is a measure of the degree to which change is likely to cause a visual impact within a particular landscape.

#### Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
ASLC	Area of Special Landscape Character
BAP	Biodiversity Action Plan
CA	Character area
20c	20 <sup>th</sup> century
CWS	County Wildlife Site
SAC	Special Area of Conservation
GIS	Geographic information system
JCA	Joint character area
LBAP	Local Biodiversity Action Plan
LCA	Landscape character assessment
LDU	Landscape description unit
LNR	Local Nature Reserve
PSAC	Provisional Special Area of Conservation
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SLINC	Site of Local Interest for Nature Conservation
SMR	Scheduled Monument Record
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

## **APPENDIX 2**

### **County Landscape Assessment Method for Landscape Description Units**



# THE LIVING LANDSCAPES METHOD

## DEFINITIVE AND DESCRIPTIVE STEPS

September 2006

## The importance of the spatial framework

A key component of the character-based approach to rural decision making that has been developed as The Living Landscapes Method is the use of Geographical Information System (GIS) technology, which is now widely available. GIS allows datasets to be displayed showing the relationship between an entity (eg a polygon or line), and its attributes (eg length, height, condition). Any GIS software can be used to perform these tasks, including ArcGIS and MapInfo.

This technology greatly facilitates the storage, analysis and presentation of spatial (map based) data, allowing environmental and other information to be compared *across both space and time*, thus enabling the user to ask questions of the data and to generate hypotheses. The use of GIS also necessitates a rigorous approach to data storage and manipulation, and hence provides the opportunity for establishing a structured database of archival quality.

For GIS to be used effectively as a decision support tool it is essential to create a structured, spatial framework for describing and evaluating the countryside. This framework operates at different spatial levels, ranging from the national/regional (1:250,000), through the county/ district (1:50,000), down to the individual farm/site (1:10,000).

Figure 1: Assessment hierarchy at different levels of spatial resolution

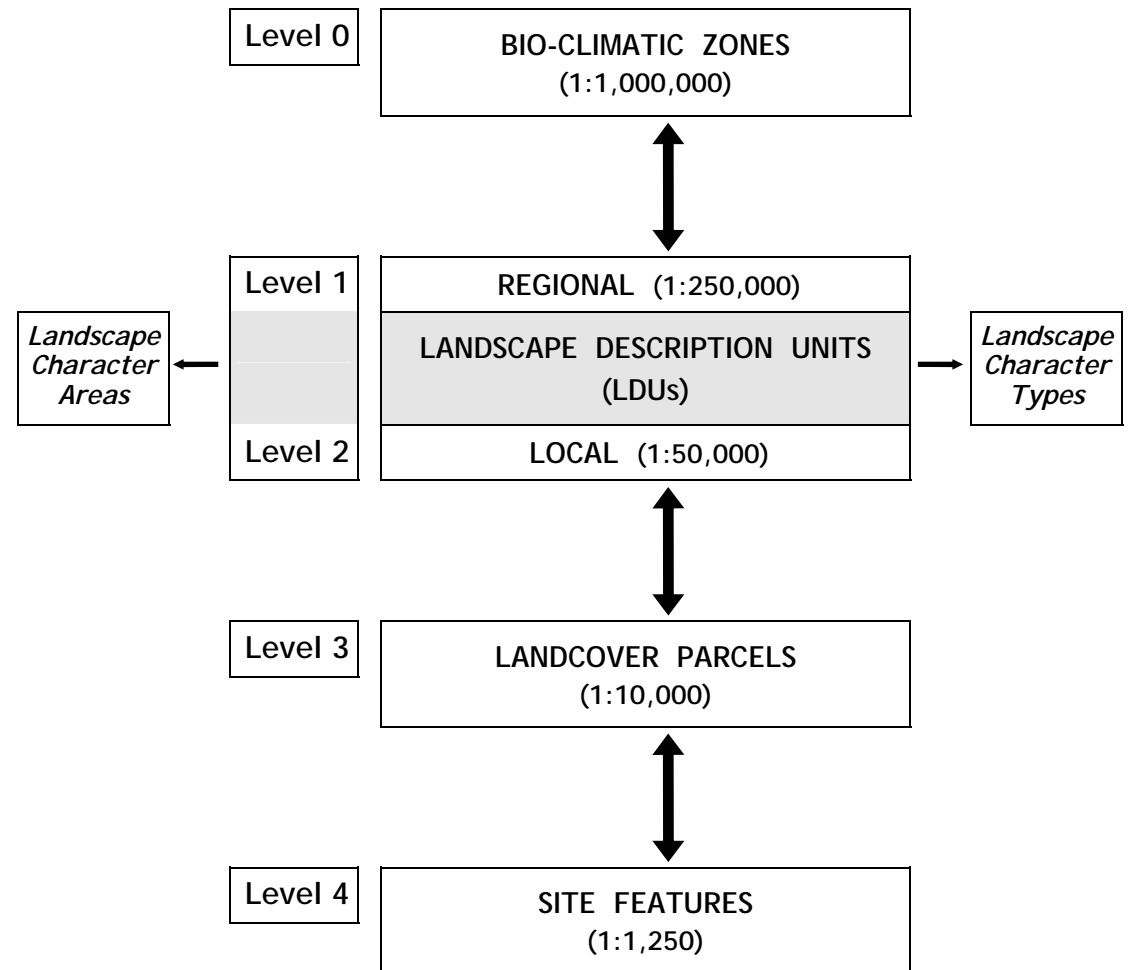


Figure 1 illustrates the relationship between the different levels of assessment. The *landscape scale*, which sits in the middle of the diagram, can be defined as a scale of assessment that is smaller than the global environment, but larger than the individual site. It is the integrating scale, providing a landscape context for farm and site based (Level 3) decision making, whilst linking with and (providing the focus for) national/regional policy objectives.

## Landscape Description Units

The fundamental building block of the hierarchy at the landscape level is the **Landscape Description Unit (LDU)**. LDUs are distinct and relatively homogenous units of land, each defined by a series of *definitive* attributes, so called because they define the extent of each spatial unit.

There are **four** attributes used to define LDUs at Level 2

- *physiography* and *ground type*, which together encapsulate the underlying natural dimension of the landscape
- *landcover*, reflecting surface vegetation; and *cultural pattern*, which describes the structural component of the cultural landscape.

The natural dimension of the landscape (physiography and ground type) is mapped first, not only because it provides a context for analysing the historical evolution of the landscape, but also because the baseline attributes of relief, geology and soils have 'real' boundaries which can be readily defined. In practice this entails firstly defining the more immediately distinct areas, where the pattern of topography relates clearly to changes in geology and soil.

Cultural attributes do not usually have such clearly defined boundaries, but because of the constraints that have historically been imposed on land utilisation by slope, soil fertility and drainage it is often possible to map cultural patterns at the landscape scale using the emerging LDU framework.

It is an iterative process requiring comparison of all the data to help define the less immediately visible distinctions in the landscape. For example, a break in slope which coincides with a change in soil type and tree cover to the plateau above will be easily identifiable as a sharp boundary, where a few steps takes you into a clearly different landscape, whereas the transition between a dispersed and a nucleated settlement pattern in a rolling landscape maybe several kilometres wide and is likely to require examination of HLC and other information to help map a line to its best location.

Definitive attributes are derived through a process of overlay mapping which is described in more detail below. This process was traditionally achieved by physically overlaying a number of acetate sheets one on top of the other. Carrying out the same process on GIS not only overcomes the problems associated with enlarging/reducing source maps at different scales, but it also allows far greater scope in the actual analysis of the data. The digital datasets used in defining LDUs vary with availability from the client but typically include: geology, 10m contours, soils, farm census data, settlements, woodland, ancient woodland, HLC, moorland, OS 1:50k, and the National Typology. Other datasets may be referred to where available.

Each aspect of the analysis, and the attributes defined is outlined below.

## Physiographic analysis

Physiography is an expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of subsequent geomorphological processes. Two definitive attributes are used at Level 2, one defining the geological structure (and relative relief) of the unit and the other to describe the form (and relative relief) of the land surface. This is derived from interpretation of the relationship between geological and contour data. Physiographic boundaries should ideally follow clear 'breaks in slope' that are related to geological boundaries. Where there is no obvious break in slope (eg. the transition between the dip slope of an escarpment and an adjoining vale) a 'best fit' line (ie. a line that has been adjusted to match the surface landform) should be defined that reflects the geological boundary. The physiographic character is denoted in the GIS in the Phys\_D column.

**Coastal dunes** - low hills/ridges of sand piled up by the wind along sandy coasts

**Marine levels** - extensive areas of flat land formed by the recent deposition of waterbourne drift, mainly of marine origin, in low-lying coastal areas - land usually at or below sea level and may include intertidal flats covered by water at high tide.

**River valleys** - flat, low-lying land formed by the recent deposition of waterbourne drift in larger river valleys, but also including other low-lying areas formed from lacustrine (lake) drift.

**Glacial vales & valleys** - low-lying land, generally below 90 metres (300 feet) - associated with drift laid down by ice sheets in clay vales, coastal plains and broad valley bottoms.

**Glacial lowlands** - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography - associated with drift laid down by ice sheets.

**Periglacial plateau** - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

**Periglacial uplands** - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, associated with dissected areas of glacial drift.

**Soft rock vales & valleys** - low-lying land, generally below 90 metres (300 feet) - associated with clay vales and broad valley bottoms.

**Soft rock lowlands** - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography.

**Soft rock plateau** - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

**Soft rock uplands** - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, comprising hilltops, ridges and narrow, often steep sided valleys.

**Scarp slopes & ridges** - distinct, often steep sided tracts of elevated/undulating relief, generally well defined by clear breaks in slope - may be in the form of discrete hills/ridges, valley sides, or as rising ground (eg. scarp slopes) on the edge of higher land.

## Ground type analysis

Ground type is an expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use. Two definitive attributes are used at Level 2, one describing the nature of the underlying bedrock/drift, the other to reflect variations in the process of soil formation related to drainage and soil fertility. This is derived from interpretation of geological (rock type), soils and land use data. The ground type is denoted in the GIS in the Phys\_D column

**Saltmarsh** - uncultivated tracts of coastal marshland developed directly on unconsolidated mud/silt and covered by the sea at high tide - also includes slightly elevated areas with muddy channels.

**Fenland** - marginal land associated with organic soils derived from partially decomposed plant remains - perennially wet where undrained, but in many places (eg. The Fens) groundwater controlled by ditches and pumps.

**Wet meadowland** - slowly permeable mineral soils developed on alluvial drift and supporting wetland, or relic wetland (lines of willow, reeds in ditches) vegetation. Seasonal, or perennial waterlogging is the main constraint to agricultural production.

**Dry meadowland** - free-draining mineral soils developed on alluvial drift. Seasonal waterlogging may be a constraint to agricultural production but in most places groundwater is controlled by ditches and pumps.

**Wet claylands** - slowly permeable soils, typically developed on soft clays and glacial tills. Seasonal waterlogging is the main constraint to agricultural production and in central and

western areas this ground type is mainly under permanent grassland.

**Claylands** - slowly permeable soils, typically developed on soft clays and glacial tills. Although at risk in wetter areas to seasonal waterlogging, this ground type is utilised extensively for cereal growing in Eastern England.

**Heavy Brown soils** - slowly permeable, often base poor fine loamy and clayey soils developed on plateau drift and clay-with-flints, typically overlying chalk bedrock.

**Loamy Brown soils** - reddish/brown, free-draining mineral soils developed on mudstone, siltstone, or drift at elevations below about 180m (600ft).

**Sandy Brown soils** - light, free-draining sandy and coarse loamy soils developed on soft sandstones and sandy drift. In places can include localised patches of wetland (denoted by Bw), or nutrient poor/podzolic (denoted by Bd) soils.

**Sandlands** - nutrient poor (podzolic) sandy or coarse loamy soils, some with a humic topsoil, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc.) - associated normally with sandstone, or sandy drift.

**Dunes sands** - low hills/ridges of unconsolidated sands piled up by the wind along sandy coasts. Also includes gravel ridges formed by wave action.

**Intertidal sands** - uncultivated tracts of coastal sand covered by the sea at high tide.

**Calcareous Brown soils** - free draining base rich loamy soils developed on soft limestone and chalky drift at elevations below about 180m (600ft). Often includes localised patches of shallow (denoted by Br) soils.

**Shallow soils** - free draining loamy soils developed directly over chalk or limestone at elevations below about 300m (1000ft) - frequently distinguished by stony soils and/or rock outcrops with relic calcareous grassland on steeper slopes.

**Loamy gleys** - heavy land with slowly permeable base poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, with patches of wet heath grading into wet moorland at higher elevations in the north and west.

**Dry heath/moor** - uncultivated tracts of 'open' land (excluding bog) dominated by heather and other dwarf shrub vegetation

**Rough pasture** - other uncultivated tracts/patches of 'open' land dominated by grassland species, often in association with bracken and/or gorse - usually developed on shallow mineral soils in both hard and soft rock areas

**Blanket/raised bog** - uncultivated tracts of semi-natural vegetation (raised, valley and blanket bog) associated with wet humic soils which are more or less permanently waterlogged - often covered in dwarf shrub vegetation

### Landcover analysis

Landcover is an expression of the type of vegetation (natural and man made) covering the land surface. Two definitive attributes are used at Level 2, one describing the predominant land use/type of farming, the other reflecting the contribution that trees and woodlands make to the character of the landscape. The broad pattern of primary land use and associated tree cover at the farm type level as related to the inherent physical (slope, drainage, fertility) and economic constraints within a particular area. The

pattern of land cover is denoted by 2-digit 'Land\_D' code within the GIS database.

**Ancient wooded farmlands/Ancient wooded** - landscapes characterised by extensive areas of broadleaved woodlands, mainly of ancient origin (as defined on the ancient woodland inventory), which pre-date the surrounding enclosure pattern. This pattern typically displays clear signs of piecemeal woodland clearance, including irregular woodland outlines and frequent woodland place names ending in terms such as 'ley' and 'hurst'.

**Secondary wooded** - landscapes with a dynamic tree cover pattern, characterised by extensive patches of recent (in historical terms) secondary and/or plantation woodlands which are often superimposed unconformably on a pre-existing unwooded landscape.

**Ancient farmlands** - arable landscapes characterised by individual blocks, or clusters of ancient woods which are often significantly larger than the surrounding enclosure pattern.

**Estate farmlands** - arable landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

**Settled farmlands** - arable landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of arable field, or former 'waste'.

**Open farmlands** - treeless tracts of cultivated land where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

**Ancient pastoral farmlands** - pastoral landscapes characterised by a mixture of scattered, often dense, hedgerow trees (typically oak) and small irregularly shaped woods, mostly of ancient origin.

**Estate pastures** - pastoral landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

**Settled pastures** - pastoral landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of former 'waste'.

**Open pastures** - treeless tracts of pastoral farmland where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

**Secondary wooded wildland** - uncultivated, tracts of predominantly semi-natural vegetation characterised by recent (in historical terms) tracts of naturally regenerated woodland/secondary tree cover.

**Open wildland** - treeless, usually uncultivated, tracts of open land where natural constraints (climate and/or soils), or traditional management practices, generally preclude the establishment of tree cover.

**Wooded disturbed land** - tracts of disturbed land where naturally regenerated woodland/secondary tree cover have been allowed to develop.

**Open disturbed land** - treeless tracts of disturbed land where the existing land use (eg mineral extraction, etc.) generally precludes the establishment of tree cover.

**Arable farmlands** - unwooded arable landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

**Pastoral farmlands** - unwooded pastoral landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

### Cultural pattern analysis

Cultural pattern is an expression of the structural component of the cultural landscape as reflected in the historic pattern of enclosure and rural settlement. Two definitive attributes are derived, one describing the broad pattern of village formation and settlement dispersion, the other reflecting the structure (size/tenure) of agricultural holdings. The cultural pattern is denoted in the 'Sett\_D' code within the GIS database.

**Villages and estate farms** - rural landscapes characterised by discrete, usually large villages and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

**Villages and large farms** - rural landscapes characterised by discrete, usually large villages and medium sized (<95 ha), often tenanted farms.

**Villages and small farms** - rural landscapes characterised by discrete villages and small to medium sized (<65 ha), mainly owner occupied farms.

**Clustered with estate farms** - settled rural landscapes characterised by multiple settlement clusters and large (>65 ha) estate farms



(defined as those areas where >50% of the land is managed by tenant farmers).

**Clustered with large farms** -settled rural landscapes characterised by multiple settlement clusters and medium sized (<95 ha), often tenanted farms.

**Clustered with small farms** - settled rural landscapes characterised by clusters of wayside dwellings and small (<65 ha), mainly owner occupied farms.

**Dispersed with large estates** - estate landscapes characterised by loose clusters of dwellings and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

**Dispersed with small farms** - rural landscapes characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms.

**Enclosed fenland/Enclosed waste** - a sparsely settled rural landscape of large (>65 ha) estate farms, characterised by a surveyor enclosed pattern of large rectilinear fields and isolated farmsteads.

**Settled fenland/Settled common** - an often densely settled rural landscape characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms within a surveyor enclosed pattern of small-medium sized rectilinear fields.

**Meadow and marsh** - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh.

**Meadowland - large farms** - largely unsettled agricultural landscapes associated with medium sized, often tenanted farms on river floodplains.

**Meadowland - small sized farms** - largely unsettled agricultural landscapes associated with small, mainly owner occupied farms on river floodplains.

**Meadowland - meadowland on large estates** - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh

**Unsettled wildland** - extensive areas of uncultivated, mainly unenclosed land (including moor, heath, coastal dunes and salt marsh) characterised by the virtual absence of human habitation.

## Definitive and descriptive information

The definition of discrete LDUs provides units which are the building blocks of the landscape. The four definitive attributes (physiography, ground type, land cover and cultural pattern) tell us much about each LDU, but not the complete picture. Descriptive information, such as the visual and perceptual aspects of landscape, must also be collected and this coverage of LDUs provides the meaningful and structured spatial framework for gathering this descriptive information about the landscape. *Descriptive* attributes include both character-based information (eg species associations, building styles, etc.), as well as qualitative information relating to the significance of particular attributes, their condition and their vulnerability to change. All of this information is held on a GIS database linked to the LDU polygons.

The process of LDU mapping and subsequent characterisation with other descriptive data also enables broad patterns to be

distinguished, which in turn makes it possible to begin to understand the relationship between the many factors that contribute to landscape character. The iterative nature of this process greatly assists in the understanding of how a particular landscape has developed and is the key to assessing the character of that landscape.

Once the inherent character of the land has been described it is then much easier to understand and describe the more intangible aesthetic aspects of the landscape, such as scale, form and enclosure. Although these are the qualities which are most apparent to viewers on the ground, the fact that they are almost invariably controlled by either relief, or the surface pattern of vegetation and land use, explains why the LDUs defined by the process of overlay mapping can be used as a basis for defining Landscape Character Types and/or Character Areas.

Similarly, it is much easier to evaluate the condition of a particular landscape, or its capacity to accept change, where this is underpinned by a working knowledge of how that landscape has evolved.

### Field survey

The field survey provides the opportunity to undertake a number of key tasks, including:

- incorporating the visual/aesthetic/perceptual dimension
- recording the condition of the landscape, including both the ecological and cultural aspects

- verifying LDUs and identifying any refinements to LDU and Character Areas boundaries
- assessing any particular qualities, and/or problems in areas of particular pressure or sensitivity, including seascapes.

It also provides the basis for deriving or reviewing Character Area or Type boundaries and associated descriptions.

### The survey form

The survey form was developed in partnership with the Steering Group, and was designed to ensure that a structured, consistent recording of information was possible. Character and condition information is collected in distinct sections, in a mixture of guided responses (ie selection from a list of alternatives) with associated descriptive sections. This provides the consistency of responses in the guided responses which allows these responses to be mapped (eg field size), as well as greater descriptive colour.

The overall character and overall condition statements give the surveyor the opportunity to draw together the more structured responses recorded on the form: the importance of these descriptive statements in informing both LDU and Character Area level work was emphasised to all surveyors.

Some aspects of the study were considered to require additional survey, and as such the field survey included extra sections for

## **APPENDIX 3**

### **Appendix Figures**



