

Landscape Sensitivity Study Update for Telford and Wrekin



Final Report
to
Telford and Wrekin Council

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PART 1

1. Introduction

- 1.1. White Consultants were appointed by Telford and Wrekin Council in December 2013 to undertake an update of the 2009 landscape sensitivity and capacity assessment¹ for defined areas around Telford and Newport.
- 1.2. The scope of the study is to update the assessment of the sites previously assessed that are brought forward in the 2012 Strategic housing land availability assessment (SHLAA) for the borough, and to also apply the assessment to additional sites in the SHLAA. The sites now considered are those that are adjacent to the urban edge of Telford or Newport or which are located adjacent to previously assessed sites/sites around these settlements.
- 1.3. The study is updated to take account of any changes on the ground and the revised constraints that now apply- for example noting the updated County Wildlife Sites. The Green Network designation in its current form has been removed to reflect emerging local green infrastructure policy. However, the landscape considerations associated with that designation have continued to be taken into account in the assessment. The method has also been refined to reflect current guidance, in particular, the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Edition 3, April 2013. The main change to the study is that rather than assessing the intrinsic sensitivity of a given site and its capacity for housing, just the sensitivity to housing development is assessed.
- 1.4. The majority of the underlying data remains the same as the previous study. The county landscape character assessment and analysis of intrinsic sensitivity undertaken by Shropshire County Council and reviewed by the 2009 study remains the same. This project works within this assessment, and assesses the sensitivity of the landscape to housing development, identifying those landscapes that may be able to accommodate development with few problems, those where landscape and visual issues are a constraint and those that should be protected. The study is intended to form part of the evidence base which will inform the Local Development Framework.
- 1.5. 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 assessments for each identified site are set out in Part 2 in site alphabetical order.
- 1.6. The client side was led by Michael Vout and the consultants team included Simon White and Steven Warnock.

¹ Telford and Wrekin Landscape Sensitivity and Capacity Study, White Consultants, May 2009

2. 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. These terms are defined in the Glossary in **Appendix 1**. We have taken into consideration the GLVIA approach to sensitivity which appears to supercede previous dated guidance emanating from Natural England/Countryside Agency. Whilst the GLVIA is intended to be used for landscape and visual impact assessments of individual proposed developments, and is limited in this respect, some broad principles are drawn from it to ensure that this document is consistent with it and relevant and applicable to strategic site allocation, as well as to development management. **Sensitivity** is taken to mean the sensitivity of the landscape to a given type of change, namely housing. The judgement is arrived at by combining value with susceptibility to change. The criteria informing these are discussed in the following paragraphs.

- 2.2. Box 1 shows a summary of the process undertaken which is then further explained in the text.

Definition of intrinsic sensitivity at LDU level

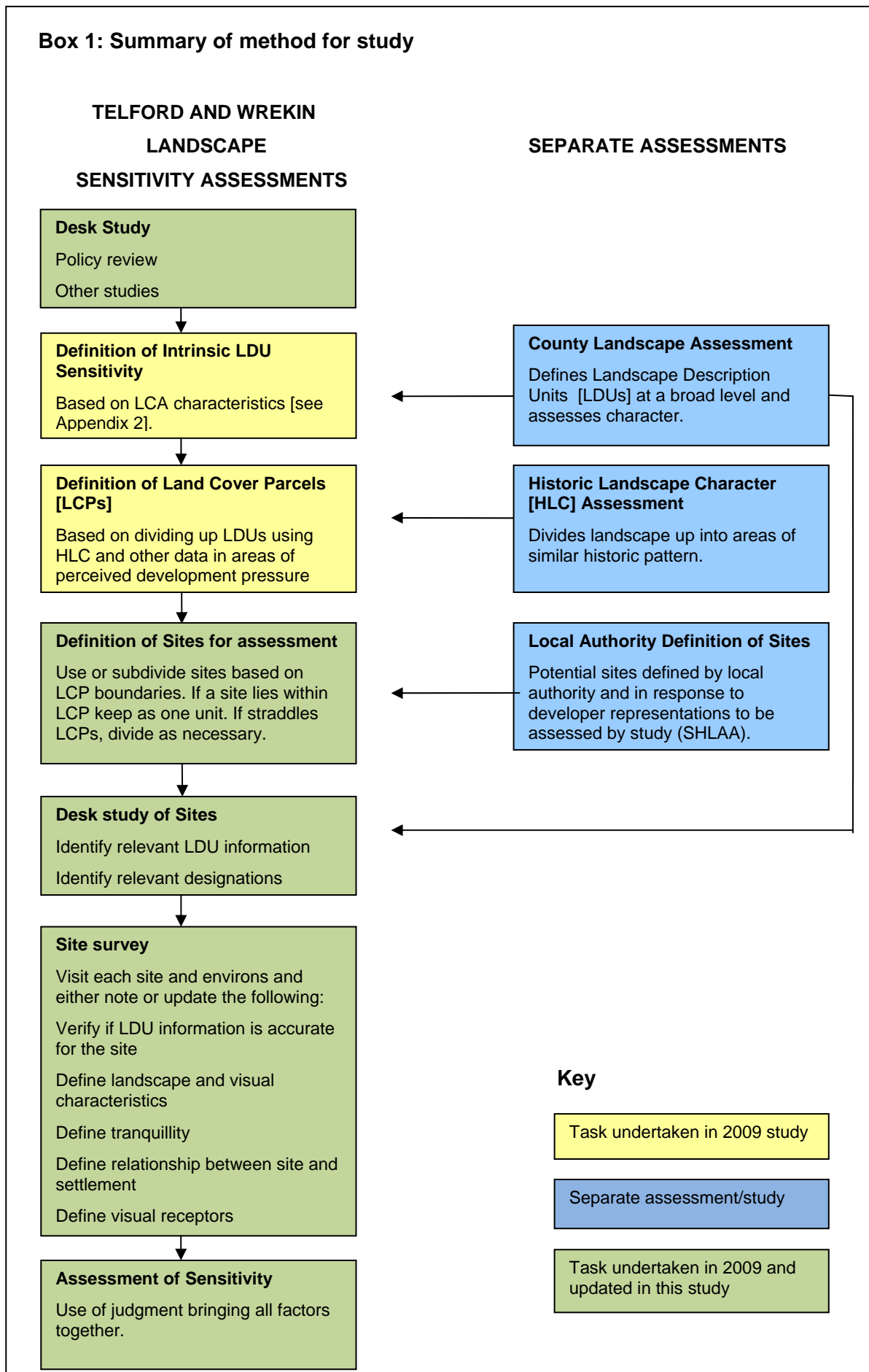
- 2.3. The Shropshire County Council landscape character assessment carried out before the 2009 study is at a broad scale identifying landscape description units [LDUs] and ascribing characteristics. For each of these units the team carried out an assessment of intrinsic sensitivity as part of the 2009 study. 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.

Defining Land Cover Parcels

- 2.4. In areas around settlements where sites are put forward by the local authority for assessment Land Cover Parcels (LCPs) were derived in the 2009 study. These are still relevant and 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 sites for assessment

- 2.5. Sites are based on the SHLAA 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**.

Box 1: Summary of method for study

Desk study of sites

- 2.6. LDU sensitivity information is abstracted from the LDU assessment- cultural, ecological and visual sensitivity [see **Appendix 2**]. Up to date 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 sites

- 2.7. The LDU sensitivities are verified for each site. 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 site 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 site 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, the site is described in a summary description, and then an assessment is made of its overall sensitivity to housing development.
- 2.10. Housing development is taken to mean housing development upto two storeys high ie upto 8m to ridge, and at a scale suitable for site allocation in the LDP. It would be expected that the housing would be designed to a good standard in line with current design guidelines and would include planting of trees and shrubs to mitigate its effects, especially on the edges facing open countryside.
- 2.11. Sensitivity is derived from an appraisal of its value and susceptibility to housing.
- 2.12. The factors underpinning the landscape value of the site include:
- Designations in and around the site for landscape eg national or local, cultural heritage ie historic or archaeological, or for biodiversity.
 - Indications of local or community interest or use eg local green spaces, village greens, allotments, area used for recreation where the landscape is important.
 - Culture- art and literature, tourism or promotional literature including key views
 - Local conservation and/or landscape objectives
 - Assessment of integrity/condition, scenic quality, sense of place/ character, rarity, representativeness, perceptual qualities eg tranquillity.
- 2.13. Higher value sites may have national or local landscape or related designations, scenic value, rarity of character or features, strong sense of place, good condition, cultural importance, use for tourism or of community or recreation

- interest.
- 2.14. The factors underpinning the susceptibility of a site to housing include:
- Landscape Description Unit sensitivities
 - Land Cover Parcel data on landscape pattern, use and origin
 - Characteristics of the site
 - Function of the site
 - Water
 - Skyline
 - Key views
 - Intervisibility
 - Noise sources
 - Functional relationship of the area with surroundings
 - Visual relationship of area with surroundings
 - Reliance on adjacent areas based on function or visual characteristics
 - The nature of the settlement edge
 - Visual receptors- numbers and sensitivity
 - Consideration of the effect of housing at a scale suitable for a site allocation and with mitigation to a good standard.
- 2.15. The sets of factors are combined and judgements are made. These are not based on a mathematical adding up. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it susceptible and therefore sensitive to development even if it is of limited inherent landscape value.
- 2.16. A justification is given as to why it is considered that an area has a particular sensitivity. A site may not have the same level of sensitivity throughout. The justification may identify that a site may have potential to accommodate housing development but that there are issues that could potentially limit the nature and extent of development. These are explained in the text and is reflected in the definition of site sensitivity calibrations in **Table 1**.
- 2.17. The calibration of the sensitivity is given on a five point scale in order to be consistent with the previous study and to reflect the range of situations (see **Table 1**). These are equated to the 'traffic light' system used by the Council in assessing the suitability of sites for allocation in the LDP.

Table 1 Site Sensitivity Calibration

<i>Level</i>	<i>Definition</i>	<i>LDP site suitability</i>
Low	Landscape and/or visual characteristics of the site/zone are robust or degraded and/or its values are low and the zone can accommodate the relevant type of development without significant character change. Thresholds for significant change are very high.	Green
Medium/low	Landscape and/or visual characteristics of the site/zone are resilient to change and/or its values are medium/low or low and the zone can accommodate the relevant type of development in many situations without significant character change. Thresholds for significant change are high.	Green
Medium	Landscape and/or visual characteristics of the site/zone are susceptible to change and/or its values are medium/low through to high/medium and/or the zone <i>may</i> have some potential to accommodate the relevant type of development in some defined situations without significant character change. Thresholds for significant change are intermediate.	Amber
High/medium	Landscape and/or visual characteristics of the site/zone are vulnerable to change and/or its values are medium through to high and the zone can accommodate the relevant type of development only in defined limited situations without significant character change. Thresholds for significant change are low.	Red
High	Landscape and/or visual characteristics of the site/zone are very vulnerable to change and/or its values are high or high/medium and the zone is unable to accommodate the relevant type of development without significant character change. Thresholds for significant change are very low.	Red

3. SUMMARY OF FINDINGS AND CONCLUSIONS

- 3.1. Overall, the study has found that there is potential for housing around Telford and Newport with 16% of sites being of low or medium/low sensitivity. Areas of higher sensitivity 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, historic parkland or listed buildings, in valley and/or view corridors, in floodplains, on steep or prominent slopes, of attractive character and pattern, those associated with nearby higher value landscapes or the wider landscape, those used by the local community and those forming gaps between settlements. Some sites assessed form an important visual setting to parts of a settlement and act as recreational and wildlife corridors and reservoirs.
- 3.2. 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 sensitivity, the opportunity is taken to indicate potential 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 in line with Council planning policy.
- 3.3. In summary, there is low sensitivity for housing in one site- in Arleston, low/medium sensitivity for housing in 16 sites- in Arleston [2], Newport [8], Wellington [2], and one each in Donnington, Hadley, Horsehay and Priorslee. There is medium capacity in a further 39 sites in Admaston, Bratton, Cluddley, Donnington, Hadley Park, Horsehay, Horton, Hadley Park, Jackfield, Lawley, Leegomery, Muxton, Newport, Redhill, The Nedge, Tibberton and Wheat Leasows. 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. Ten sites are considered high sensitivity, whilst 44 are considered high/medium sensitivity. The numbers and percentages are shown in Table 2.

Table 2 Summary of site sensitivity

Sensitivity	Number of sites	Percentage of sites (%)
Low	1	1
Medium/Low	16	15
Medium	39	35
High/medium	44	40
High	10	9

- 3.4. The landscape sensitivities of each site are summarised in Table 3 and are shown in Figures 1 and 2.
- 3.5. 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.

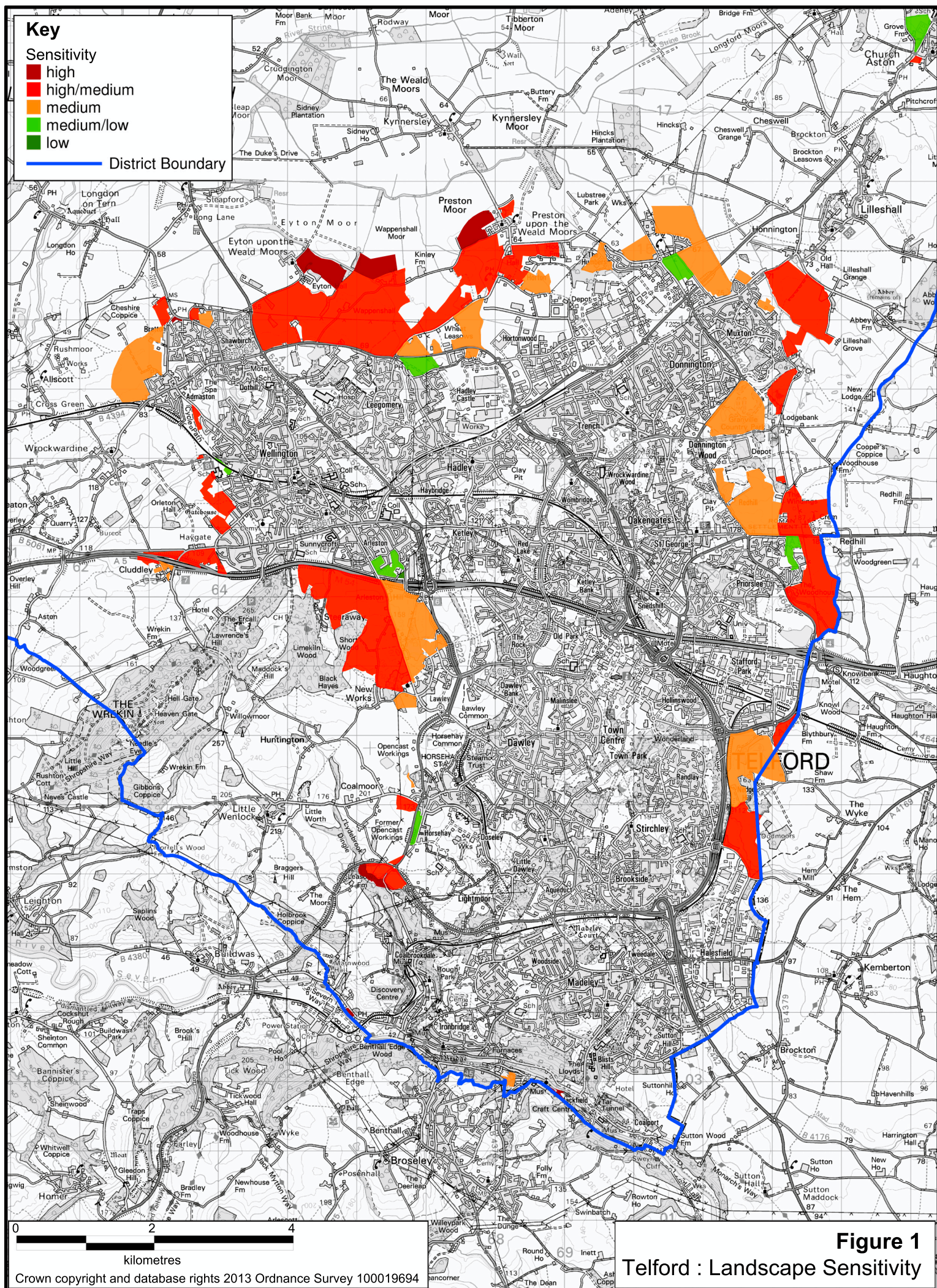
Table 3 Telford and Wrekin sites landscape sensitivity

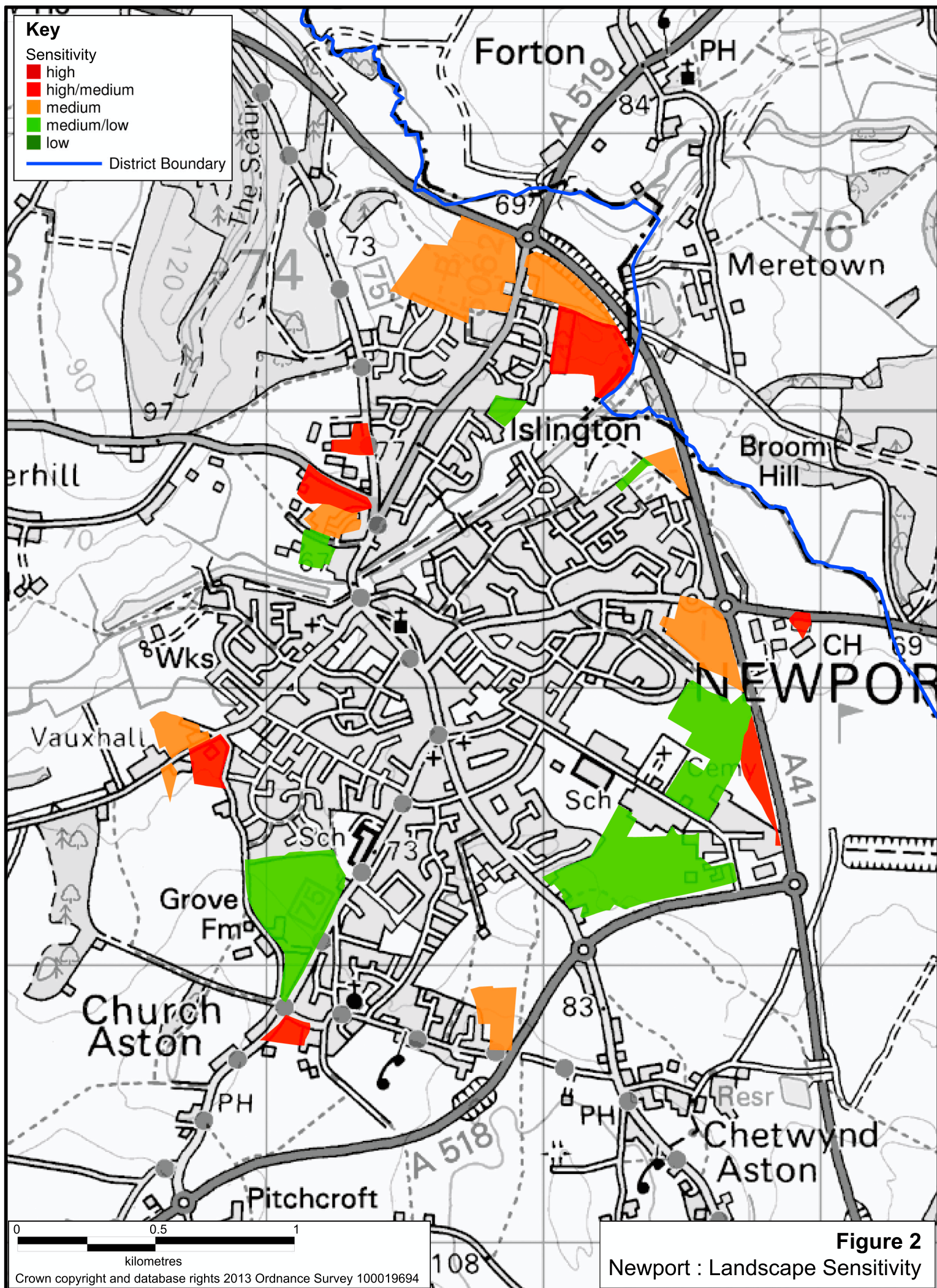
Site Reference	Settlement	Sensitivity
TWAd1 - 55	Admaston	medium
TWAd2 - 53	Admaston	high/medium
TWAd4 - 55	Bratton	medium
TWAr1 - 35	Arleston	medium/low
TWAr1 - 38	Arleston	medium/low
TWAr2 - 38	Arleston	low
TWBr1 - 61	Bratton	medium
TWBr1 - 62	Bratton	high/medium
TWBr2 - 62	Bratton	medium
TWBr3 - 62	Bratton	high/medium
TWBr4 - 62	Bratton	high
TWbu1 - 4	Buildwas	high
TWCI1 - 36	Cluddley	high/medium
TWCI2 - 33	Cluddley	medium
TWCI3 - 34	Cluddley	high/medium
TWCI4 - 28	Cluddley	medium
TWCI5 - 26	Cluddley	medium
TWDo2 - 78	Donnington	medium
TWDo3 - 75	Donnington	medium/low
TWDo4 - 75	Donnington	medium
TWGr1 - 46	Redhill/Granville	high/medium
TWHa1 - 56	Hadley	medium/low
TWHa2 - 57	Hadley Park	medium
TWHh1 - 11	Horsehay	medium/low
TWHh2 - 13	Horsehay	medium
TWHh3 - 13	Horsehay	high/medium
TWHo1 - 69	Horton	medium
TWHo1 - 73	Horton	high/medium
TWHo2 - 69	Horton	medium
TWHo2 - 73	Horton	high/medium
TWHo3 - 73	Horton	high/medium
TWHP1 - 58	Hadley Park	medium
TWJf1 - 1	Jackfield	high
TWJf2 - 3	Jackfield	medium
TWLa1 - 20	Lawley	medium
TWLa1 - 22	Lawley	medium
TWLa1 - 25	Lawley	medium
TWLa2 - 19	Lawley	high/medium
TWLa2 - 22	Lawley	medium
TWLa2 - 24	Lawley	high/medium
TWLa2 - 27	Lawley	high/medium
TWLa2 - 31	Lawley	high/medium
TWLa3 - 19	Lawley	medium
TWLa4 - 19	Lawley	medium
TWLe1 - 59	Leegomery Roundabout	medium
TWLi1 - 5	Lightmoor	high
TWLi1 - 7	Lightmoor	high/medium
TWLi2 - 6	Lightmoor	high
TWLi2 - 8	Lightmoor	high
TWLi2 - 9	Lightmoor	high/medium
TWLi3 - 10	Lightmoor	high/medium
TWMu1 - 72	Muxton	medium
TWMu2 - 70	Muxton	medium

Site Reference	Settlement	Sensitivity
TWMu3 - 74	Muxton	high/medium
TWMu4 - 64	Muxton	medium
TWMu5 - 54	Muxton	high/medium
TWMu6 - 64	Muxton	high/medium
TWNe1 - 87	Newport	medium
TWNe10 - 129	Newport	medium
TWNe11 - 119	Newport	high/medium
TWNe12 - 114	Newport	high/medium
TWNe13 - 110	Newport	medium
TWNe14 - 106	Newport	medium/low
TWNe15 - 95	Newport	medium
TWNe16 - 93	Newport	high/medium
TWNe17 - 88	Newport	medium/low
TWNe18 - 86	Newport	high/medium
TWNe19 - 94	Newport	high/medium
TWNe2 - 89	Newport	medium/low
TWNe2 - 91	Newport	medium/low
TWNe20 - 93	Newport	medium
TWNe3 - 92	Newport	medium/low
TWNe3 - 94	Newport	high/medium
TWNe3 - 96	Newport	medium/low
TWNe4 - 100	Newport	medium
TWNe5 - 115	Newport	medium/low
TWNe5 - 117	Newport	medium
TWNe7 - 121	Newport	medium/low
TWNe8 - 126	Newport	high/medium
TWNe9 - 132	Newport	medium
TWNH1 - 15	Nedge Hill	high/medium
TWNH1 - 16	Nedge Hill	high/medium
TWPI1 - 32	Priorslee	high/medium
TWPI1 - 41	Priorslee	high/medium
TWPI2 - 41	Priorslee	medium/low
TWPW2 - 80	Preston upon the Weald Moors	high/medium
TWRh3 - 44	Redhill	high/medium
TWRh5 - 47	Redhill	medium
TWRh6 - 47	Redhill	medium
TWRh7 - 47	Redhill	medium
TWRh8 - 47	Redhill	medium
TWSb1 - 66	Shawbirch	high/medium
TWSN1 - 12	South Nedge	high/medium
TWTN1 - 14	The Nedge	medium
TWWe1 - 40	Wellington	high/medium
TWWe2 - 39	Wellington	high/medium
TWWe5 - 48	Wellington	medium/low
TWWe5 - 49	Wellington	high/medium
TWWe6 - 50	Wellington	medium/low
TWWe8 - 49	Wellington	high/medium
TWWL1 - 65	Wheat Leasows	medium
TWWL1 - 66	Wheat Leasows	high/medium
TWWL2 - 66	Wheat Leasows	high
TWWL3 - 66	Wheat Leasows	high
TWWs1 - 68	Wappenshall	high/medium
TWWs1 - 71	Wappenshall	high/medium
TWWs1 - 76	Wappenshall	high
TWWs2 - 71	Wappenshall	high

Site Reference	Settlement	Sensitivity
TWWs4 - 71	Wappenshall	high/medium

FIGURES





PART 2

4. SITE SENSITIVITIES

- 4.1. The sensitivity of each site 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 sites are in alphabetical order according to their numbers, not in settlement order. So, for instance, the site in Wheat Leasows numbered TWWL1-65 comes before sites in Wappenshall numbered TWWs1-68 onwards. It should be noted that Hadley Park site TWHP1-58 can be found after Horton site TWHo3-73, separated from the Hadley sites.

Site Description

- 4.2. This section summarises the description of the site and its context drawing from desk study and site visits.

Site Sensitivity Summary

- 4.3. This section summarises the overall landscape sensitivity of the site for housing development. The method used to arrive at this judgement is explained in the method, sections 2.9 to 2.16 and Table 1.

LDU context

- 4.4. The LDU (Landscape Description Unit) is the broad area of landscape with common characteristics in which the site 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 site 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 site.

Biodiversity

- 4.5. 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

- 4.6. 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

- 4.7. The main functions and land uses of the site 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

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

Skyline

- 4.9. The prominence and importance of any skyline in the site 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

- 4.10. 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 site or visible from the site are noted. Any detractors, or unsightly features, are also noted.

Intervisibility

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

Tranquillity

- 4.12. 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

- 4.13. The relationship of the site with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed site 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 sites may be interdependent with others and change in one may affect all adversely.

Visual relationship of area

- 4.14. The relationship of the site with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed site 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?

- 4.15. Some sites may be interdependent with others and change in one may affect all adversely.

Settlement edge

- 4.16. 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.

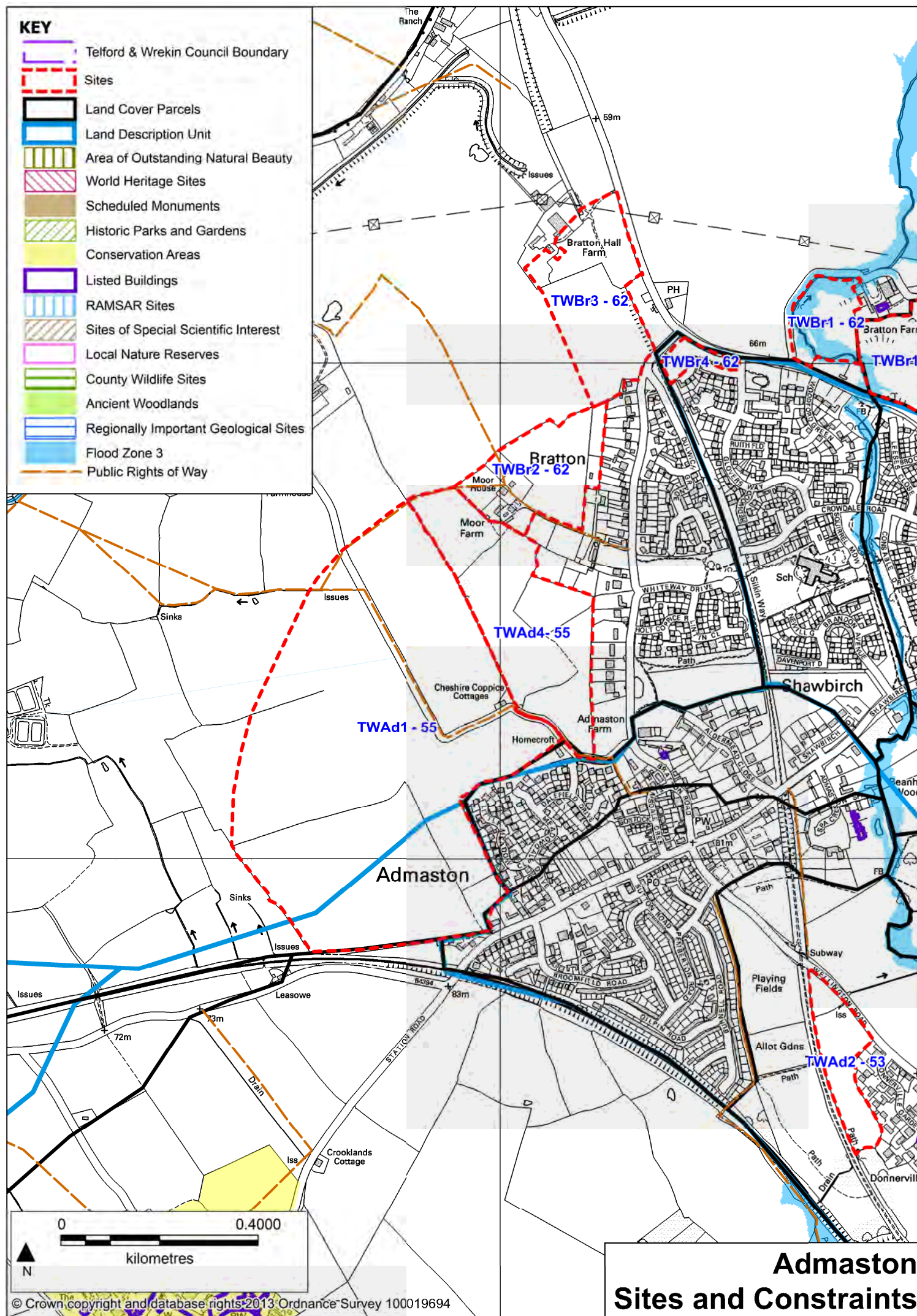
Receptors and sensitivity

- 4.17. 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

- 4.18. 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**
- Telford & Wrekin Council Boundary
 - Sites
 - Land Cover Parcels
 - Land Description Unit
 - Area of Outstanding Natural Beauty
 - World Heritage Sites
 - Scheduled Monuments
 - Historic Parks and Gardens
 - Conservation Areas
 - Listed Buildings
 - RAMSAR Sites
 - Sites of Special Scientific Interest
 - Local Nature Reserves
 - County Wildlife Sites
 - Ancient Woodlands
 - Regionally Important Geological Sites
 - Flood Zone 3
 - Public Rights of Way



Admaston Sites and Constraints

Landscape Sensitivity

Site TWAd1 - 55

Settlement: Admaston

Site sensitivity summary

Description The site consists of large arable fields on the north western edge of Admaston. The land slopes gently down from the settlement edge where the site wraps around the northern and western edge of recent housing development. There are long distance views from this housing over the site to west and north. At part of its southern edge there is access to a small informal open space, created in 2002. Although there are a few remnant gappy hedges, with occasional trees, most of the original field boundaries have been removed in the central part of the site. However, the site still retains a strong rural character. A rural cottage within 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 also have some distant views.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is associated with the fact that the site has a strong rural character and is clearly part of the wider farmed landscape. The site's susceptibility to development is its openness and lack of firm vegetated boundaries to contain development. Together with the adjoining site TWAd4-55 it also continues to play a contributory role in separating Admaston from Bratton. Some new development could be accommodated in the small field on the western edge of the existing settlement without significant impact on the wider countryside, provided the informal open space was retained and opportunities sought to link this to the existing footpath within the site. It would also 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 the B4394.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	fairly flat, but with a gentle slope up to settlement edge to the south of site
Ground Type	Loamy gleyed soils	arable with small area of informal open space on settlement edge
Land cover	Arable farmlands	sparse with occasional trees along field boundaries
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low - hedges around arable field; grassland at southern end
Visual sensitivity	Low	<input type="checkbox"/> moderate - long views to north

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 377,511,595

Function of Area

Pastoral ☐ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☐

Comments majority of site is in arable cultivation, with small area of informal open space adjoining settlement

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. Housing to the south overlooks the area.

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium

Comments although the site includes much arable farmland, there is noise from the

motorway a distance to the south and views of development also reduce tranquillity

Functional relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? -

Corridor? ☐

Comments a public footpath runs through the area, extending from the eastern corner of the site, providing a link between the settlement and the open countryside; the site functions as part of the wider farmed landscape

Visual relationship of area...

...with settlement some

...with wider landscape significant

...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 small area 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, while the public footpath which runs through the site gives clear views for pedestrians

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments most of the settlement edge is 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 live within the site; other rural residents to the north may have more 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 views of the site screened by either the railway embankment or vegetation around the farm. Footpath users have clear views of the site over medium height dense, but occasionally gappy hedges.

Potential for improvement of settlement edge and overall mitigation

—

Site sensitivity summary

Description	This site consists of a small horse pasture field and a larger field of rough grassland, both flat, on the north western edge of Wellington. It forms part of a green corridor which helps to separate Wellington from Admaston. The fields are surrounded by outgrown hedgerows. The Silkin Way, a public footpath on a dismantled railway line, provides an off-road link between the two settlements and access to playing field and allotments. The rough grassland is used for informal recreation. 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.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>This site has value as part of the wider green wedge between the settlements with informal recreational use, and its association with the adjacent Silkin Way. It is susceptible to housing development which would significantly contribute to closing the gap between the Wellington and Admaston. Therefore the area is sensitive to development overall. 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.</p>

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	pasture and rough grassland
Land cover	Urban	many trees on some boundaries
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> moderate - wet meadows along stream valley
Ecological sensitivity	Urban	<input type="checkbox"/> medium high, dependent on survey - wet grassland and trees
Visual sensitivity	Urban	<input type="checkbox"/> high - overlooked by housing and footpath/recreational users; not visible within the wider landscape

LCP context

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

Designations

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

SHLAA No. 81,641

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments the northern end of the site is a horse pasture field; the remainder is apparently unused rough grassland

Diversity simple

Water

Presence of Water ☒ **Comment** ditch at southern end

Skyline

Prominence/ importance not applicable **Complexity** -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors horse shelter is a minor detractor

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 apparent 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 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

Visual relationship of area...

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

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

Comments the site is significant as part of the green space between Admaston and Donnerville

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, the Silkin Way, along its western edge

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description This site consists of a collection of medium sized sub-regular fields bounded by hedgerows. Most of the hedges are overgrown and gappy, but together with the scatter of, in places dense, hedgerow trees they provide a degree of enclosure that for the most part contains the urban edge. The site retains a strong rural character, which is reinforced by the fact that the urban edge is softened by the large gardens around each relatively recent house.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is associated with its strong rural character pattern of sub-regular fields with trees and is clearly part of the wider farmed landscape. However, it is moderately enclosed with strong boundaries. Together with the adjoining site TWAd1-55 it also continues to play a contributory role in separating Admaston from Bratton. Its sensitivity indicates a balancing of these factors.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	fairly flat
Ground Type	Loamy gleyed soils	arable farmland
Land cover	Arable farmlands	scattered hedgerow trees
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 checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

Function of Area

SHLAA No. 563,567

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments whole site in arable cultivation

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

Comments views within and out of the site are restricted by overgrown hedges and hedgerow trees; the urban edge is thus mostly hidden to views from open countryside to the west

Noise sources

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments although the site includes much arable farmland, the close proximity of development reduces tranquillity

Functional relationship of area...

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

...with adjacent assessed area? Corridor? ☐

Comments the site functions as part of the wider farmed landscape

Visual relationship of area...

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

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

Comments the site has a visual relationship with the wider farmed landscape and is overlooked by houses to the east although hedgerows and trees offer some enclosure

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 adjoining the site is of recent housing set in large gardens

Receptors and sensitivity

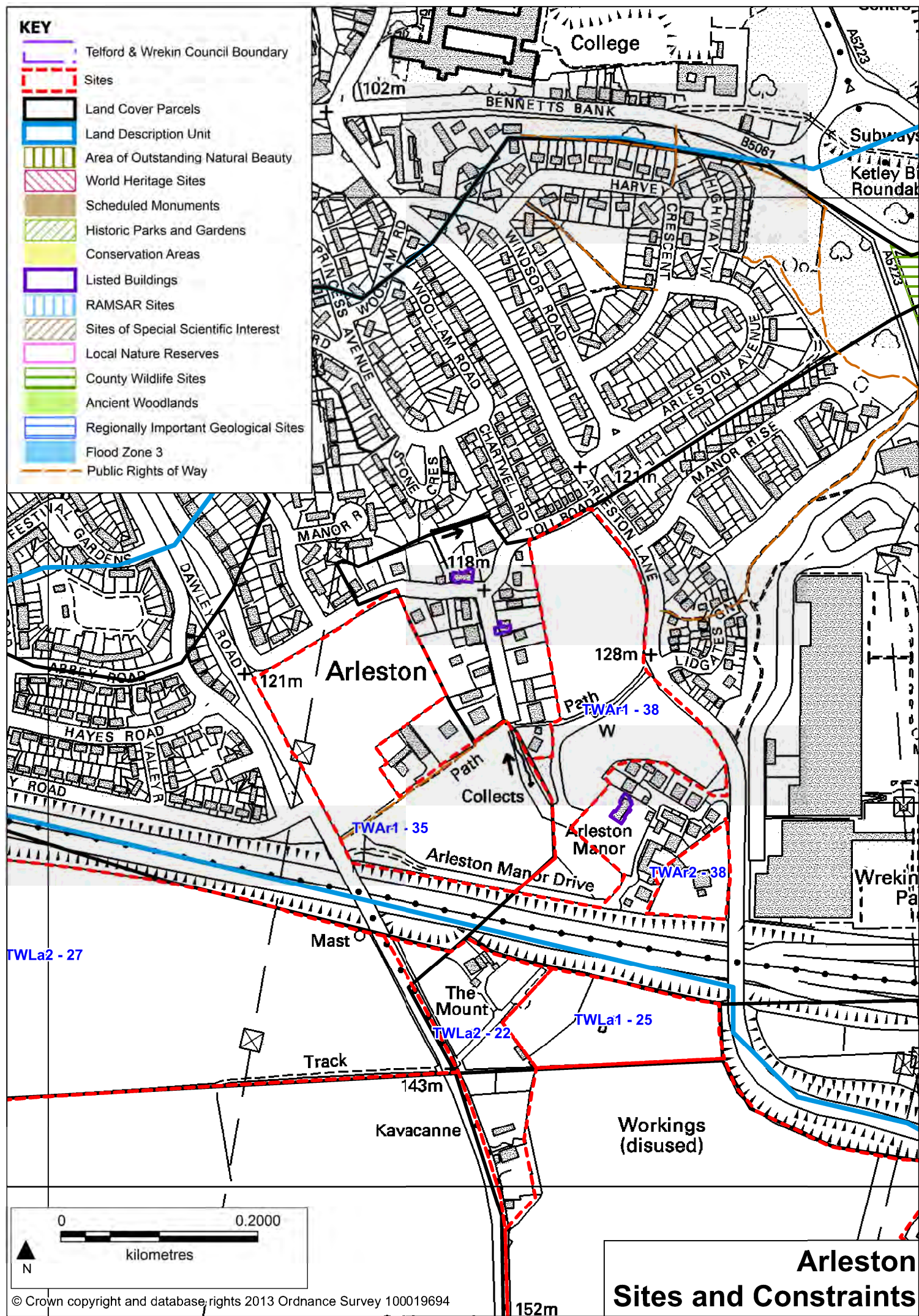
Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
urban residents	high/medium

Comments residents at Moor Farm are the nearest rural receptors and live immediately adjacent to the site; other rural residents to the north and west may have more distant views. All other residential receptors are the semi-urban edge. Footpath users have views of the site over medium height dense, but occasionally gappy hedges.

Potential for improvement of settlement edge and overall mitigation

-

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



Arleston Sites and Constraints

Site sensitivity summary

Description This site consists of two areas of rough grassland and secondary woodland on a gently sloping 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 the east. 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. Two listed buildings near the north eastern boundary are screened by intervening buildings and the listed Arlestone Manor is screened by trees.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site's value is in its use for informal recreation, the public footpath and its tree and shrub cover and rough grassland which may provide some wildlife cover and value. Its susceptibility to housing development is in its gateway location by the Dawley Road making its edge visible to passing traffic. Its enclosure, location adjacent to estate housing and the motorway separating it from the landscape to the south and its run down character mean that housing is appropriate. If noise reduction measures can be implemented satisfactorily, then much of the site 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, retain the public footpath link and to create a green buffer zone along the Dawley Road boundary, similar to that on the opposite side of Dawley Road to provide a suitable gateway development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	undulating, gently sloping down to the north
Ground Type	Localised disturbed gleyed soils	rough ground and secondary woodland
Land cover	Urban	extensive secondary woodland
Settlement pattern	Urban	small-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

LCP context

Land Use Urban - amenity

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 454

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 partly along a 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 -

Detractors major roads motorway adjacent to southern boundary- but not visible from the site due to cypress trees (which are also detractors in the wider landscape) and motorway cutting

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. The public footpath links into a path through the site to the east.

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 separated from the the adjacent site by housing 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 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 to the east.

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 of the site for beneficial use retaining access through

Site sensitivity summary

Description This site consists of rough ground on two fields/paddocks and secondary woodland on the southern edge of Arlestone, bounded by the M54 to the south, beyond a cypress tree buffer. The land is slightly undulating, rising slightly to the east. It is surrounded on all sides by development. The condition of informal paths through it suggest that it is quite intensively used for informal recreation. Arlestone Manor and a listed building abut the site. Overall, the site is highly enclosed. It has virtually no visual and no functional relationship with the wider landscape.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site's value is in its relationship with listed Arlestone Manor and another listed building adjacent to the west, its use for informal recreation, its footpath and its tree and shrub cover and rough grassland which may provide some wildlife cover and value. Its susceptibility to housing development is in its tree and woodland cover which provides a strong positive backcloth at a higher level to surrounding housing. However, its enclosure, location adjacent to estate housing and the motorway and its run down character mean that housing is appropriate. 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, retain the public footpath link and to create a green buffer zone along it. 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 which should be carefully treated. 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 Toll Road to reduce impact.

LDU context

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

LCP context

Land Use Urban - amenity

Field Pattern Regular

Field Size Small

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
-	-	Arleston Manor and on listed building about the site. The other nearby listed building to the west is not intervisible.

SHLAA No. 454,548,769

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 diverse

Water

Presence of Water ☐ Comment possibly a well

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

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 motorway noise is apparent and development is also apparent on almost all sides, though filtered to an extent by trees

Functional relationship of area...

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

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

Comments the site functions as an informal recreation area, as does the adjacent site, and has a footpath link to the west, 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 by edge planting. It is largely separated from the adjoining site by housing 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 smooth/linear

Comments there are a variety of housing developments around the site, with two listed buildings within the area to the west screened by intervening housing. Arleston Manor, another listed building, is just visible to the south, abutting the site.

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

management

Site sensitivity summary

Description The triangular site comprises of a detached 20th century dwelling in a large garden surrounded by trees and shrubs, especially on the southern and eastern boundaries which abut the M54 in cutting and the Arlestone Road respectively. The third boundary to the north west abuts recently built large houses with small gardens in a gated development. Though the motorway is in cutting, traffic noise is apparent and it is a major detractor. The Wrekin Retail Park at a lower level to the east is also detractive.

Landscape Sensitivity to Housing

Evaluation: low

Justification

The site is already developed and its value lies in its tree cover which reinforces the motorway embankment vegetation to form a soft southern edge to the settlement. The susceptibility of the site is as a gateway/edge to the settlement. Housing is appropriate on the site but at a density and design which addresses/faces Arlestone Road positively and retains some existing tree cover on this and the southern boundary.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	level
Ground Type	Localised disturbed gleyed soils	garden with trees
Land cover	Urban	tree cover especially to south and east
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> -
Ecological sensitivity	Urban	<input type="checkbox"/> -
Visual sensitivity	Urban	<input type="checkbox"/> -

LCP context

Land Use Urban - amenity

Field Pattern Regular

Field Size Small

Designations

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

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments dwelling curtilage

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ edge of settlement gateway along Arleston Lane

From settlement ☐ -

Landmarks -

Detractors M54 motorway and Wrekin Retail Park adjacent

Intervisibility

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

Comments the internal parts of the site are concealed by the tree screening on the boundary which is apparent from Arleston Road and the M54

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments motorway noise is apparent and development is also apparent on almost all sides, though filtered to an extent by trees

Functional relationship of area...

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

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

Comments forms part of the settlement as a dwelling

Visual relationship of area...

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

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

Comments the site already forms part of the settlement bounded by the strong edge of the M54 motorway

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 screened by vegetation from public realm

Receptors and sensitivity

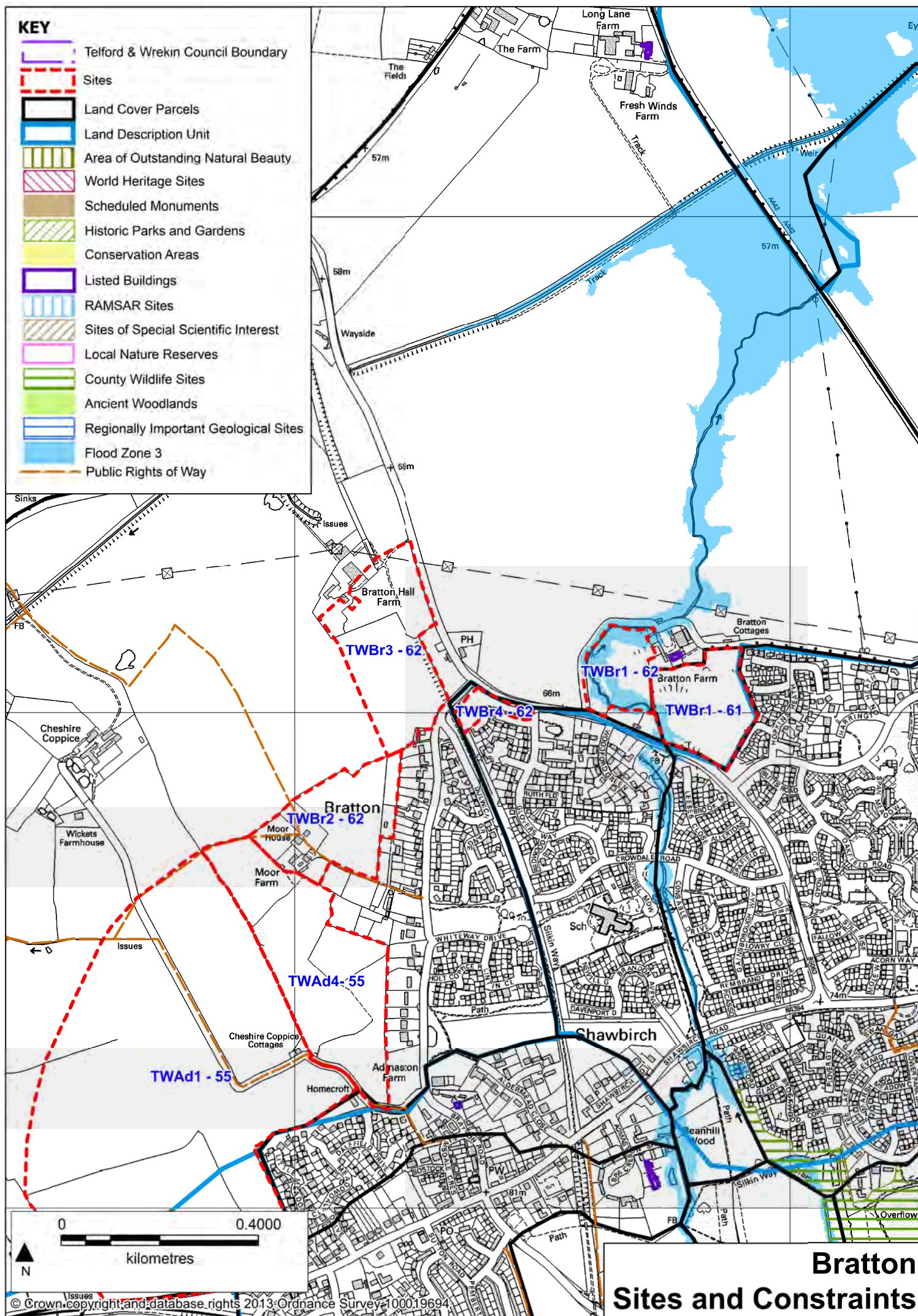
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments adjacent road users and residents

Potential for improvement of settlement edge and overall mitigation

-

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



Bratton Sites and Constraints

Site sensitivity summary

Description This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the listed farmhouse of Bratton Farm. It is flat and open, with a poorly managed outgrown hedge along its southern boundary and trees in the grounds of Bratton Farm. A hedge separates the site from a minor road and the wider landscape to the north. A housing estate lies to the east overlooking the site and there are trees in the south eastern corner and along a watercourse to the south west. Overall, while the field is open, there is enclosure due to the trees.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is as a setting to the listed building at Bratton Farm, separating it from the settlement, and its trees and stream corridor. It is well enclosed by trees and hedges. The 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.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	gently rolling
Ground Type	Loamy gleyed soils	arable
Land cover	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
Settlement pattern	Clustered with estate farms	medium- large
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> moderate, as part of the functional setting of Bratton Farm, which is a Listed building
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> Bratton Farm, on the northern edge of the site, is a listed building
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SHLAA No. 16

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single large arable field

Diversity uniform

Water

Presence of Water ☐ Comment stream forms part of the western boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks listed farmhouse to the north

Detractors pylons nearby but not within site

Intervisibility

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

Comments site is enclosed by trees but is overlooked by housing along the eastern 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 limited ...with wider landscape some
...with adjacent assessed area? significant Corridor? ☐

Visual relationship of area...

...with wider landscape some

Setting? ☒

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

Potential for improvement of settlement edge and overall mitigation

—

Site sensitivity summary

Description	This site consists of part of a single large arable field on the northern edge of Bratton and adjacent to the listed farmhouse of Bratton Farm. It is flat and open, with a wooded edge along a stream corridor around its western boundary. The woodland to the south west is used for informal recreation and play, forming a strong edge between the settlement and the very open landscape of the Moors to the north west.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value lies in its treed stream corridor with its potential biodiversity and its landscape value and the minor woodland which is a strong landscape feature. Also the site has a relationship with the listed Bratton Farm, although not as strong as the site to the east. The part of the site within the 100-year floodplain and woodland should not be developed, but enhanced. Should permission for development be granted, then an adequate buffer zone should be left around Bratton Farm to retain the relationship of the farmhouse and buildings to the wider landscape.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> abuts curtilage of listed building
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SHLAA No. 16

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 moderately 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 and to the south adjacent to the site; although there are no public footpaths within or around the site, the road around the eastern edge of the site appears well used by pedestrians

Potential for improvement of settlement edge and overall mitigation

woodland management

Site sensitivity summary

Description	The site, which lies on the western edge of Bratton, is relatively flat and consists of the Moor Farm and Moor House complex with associated gardens and paddocks, possibly used for pigs, a medium-sized arable field and two small grass enclosures along the settlement edge with some horticultural structures and uses. Fields separated by a mixture of post and rail fences and gappy hedges. The outer boundary is defined by hedgerows, although low in places, but there is little vegetation cover within the site. The Moor Farm and Moor House cluster appear semi-rural in character with recent building additions but are clearly separated from the settlement edge by horse pasture and arable land. The existing settlement is apparent when viewed from within the site.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its remaining trees and hedgerows. Its susceptibility is in its openness to wider view to the open land to the north and west. It is somewhat degraded in character but forms part of the wider landscape. Housing development may be possible in this site if carefully considered with enhanced screening to the north western boundary.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	fairly flat
Ground Type	Loamy gleyed soils	Moor Farm and Moor House complex including pig paddocks and gardens, arable field and grass enclosures with small scale horticulture and structures
Land cover	Arable farmlands	sparse, with occasional trees around the edges of the site
Settlement pattern	Clustered with estate farms	small-medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> very low; little evidence of any historic interest on the site
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 505,564,567,637

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments the site is managed as pasture for possibly for pigs, dwelling curtilages, arable and horticultural use

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

Comments views to the urban edge from open countryside to the north and west are partially screened by field boundary hedgerows around the edge of the site and by the presence of Moor Farm and Moor House

Noise sources

Views of development some

Presence of people

Tranquillity

Summary medium/low

Comments this is a partially settled site and used for small scale livestock paddocks, where views of development within and adjoining the site reduce tranquillity.

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

Visual relationship of area...

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

Are adjacent assessed areas mutually reliant...

...functionally? ☐

Settlement edge

Nature of edge	neutral	Form of edge	smooth/linear
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Receptors and sensitivity

Comments residents at Moor Farm and Moor House are the nearest rural receptors and live within the site; other rural residents to the north and west may have more distant views. All other residential receptors are on the settlement edge. A public footpath runs through the site so users have views across it. .

Potential for improvement of settlement edge and overall mitigation

1

Site sensitivity summary

Description This site consists of a large arable field, with some smaller pastoral fields adjoining Bratton Hall Farm, on the northern edge of Bratton. Although there are a few remnant gappy hedges, with occasional trees, most of the original field boundaries have been removed in the southern part of the site adjoining the urban edge and there is no hedge on the western boundary for the majority of its length. This allows long distance views to and from the settlement and countryside over the site to west in particular. The site retains a strong rural character, which is reinforced by the well defined and screened urban edge. The currently disused pub to the east acts as a semi-rural gateway building to the settlement.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its strong rural character. Its susceptibility to housing development lies in its openness to the west and location beyond the northern tip of the settlement which is well generally well vegetated and mitigated. With this defined urban edge the site is clearly part of the wider farmed landscape and is very sensitive to development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	fairly flat
Ground Type	Loamy gleyed soils	arable farmland, with permanent pasture around Bratton Hall Farm
Land cover	Arable farmlands	sparse with occasional trees along field boundaries
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low - some permanent pasture and hedgerows around Bratton Hall Farm
Visual sensitivity	Low	<input type="checkbox"/> moderate - long views to north

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 517

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments south of site is in arable cultivation, with pastoral field adjoining farmstead

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons run through northern corner of site

Intervisibility

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

Comments the part of the site adjoining the urban edge is very open to views from open countryside to the west; views from the north and the east are screened by Bratton Hall farmstead and the road

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments the site is essentially rural but there is some noise from the road and views of pylons and development reduce tranquillity

Functional relationship of area...

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

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

Comments the site is managed as part of the wider farmed landscape including possibly the arable part of the site to the south

Visual relationship of area...

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

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

Comments the site has a strong visual relationship with the wider farmed landscape, but its visual linkage to the settlement is limited to two properties along its southern edge

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 adjoining the site is of recent housing but generally the edge is screened by vegetation

Receptors and sensitivity

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

Comments residents at Bratton Hall Farm and a roadside property are the nearest rural receptors and live immediately adjacent to the site; other rural residents to the north and west may have more distant views. All other residential receptors are urban, although only two properties adjoining the southern edge have any direct views of the site. Road users have some views of the site over medium height, dense, but occasionally gappy hedges

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description This site consists of a small area of public open space lying between the edge of the settlement and a public road (B5063). It comprises an area of mown grass with groups of recently planted standard trees and areas of shrub planting. An unfenced tarmac pathway winds through the site providing access to local residents and linking into the Silkin Way. The northern boundary of the site along the road is marked by a remnant field hedgerow, which is gappy in places. Overall the open space with its vegetation cover mitigates and finishes of the settlement integrating its northern edge into the landscape.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The purpose of this site was to provide a foil to the adjoining urban development, as well as creating an informal recreation/access area for local residents. It is very susceptible to change as any new development would have a significant impact on both of these roles. The site is also a valued resource for the local community and it is therefore highly sensitive.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	fairly flat
Ground Type	Loamy gleyed soils	public open space of mown grass and trees
Land cover	Arable farmlands	groups of trees within site
Settlement pattern	Clustered with estate farms	intimate
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> very low; little evidence of any historic interest on the site
Ecological sensitivity	Urban	<input checked="" type="checkbox"/>
Visual sensitivity	Urban	<input type="checkbox"/> moderate - long views to north

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments public open space

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

Comments although the site itself has some views to open countryside to the north, views of the urban edge are fairly well screened by the planted vegetation on this site

Noise sources

roads people

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments the site is frequently used for informal recreation by residents from the adjoining settlement.

Functional relationship of area...

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

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

Comments the site functions as part of the recreational space for the adjoining settlement

Visual relationship of area...

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

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

Comments the site has a strong visual relationship with the adjoining 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 the settlement edge adjoining the site is recent housing which is mitigated by vegetation in the open space

Receptors and sensitivity

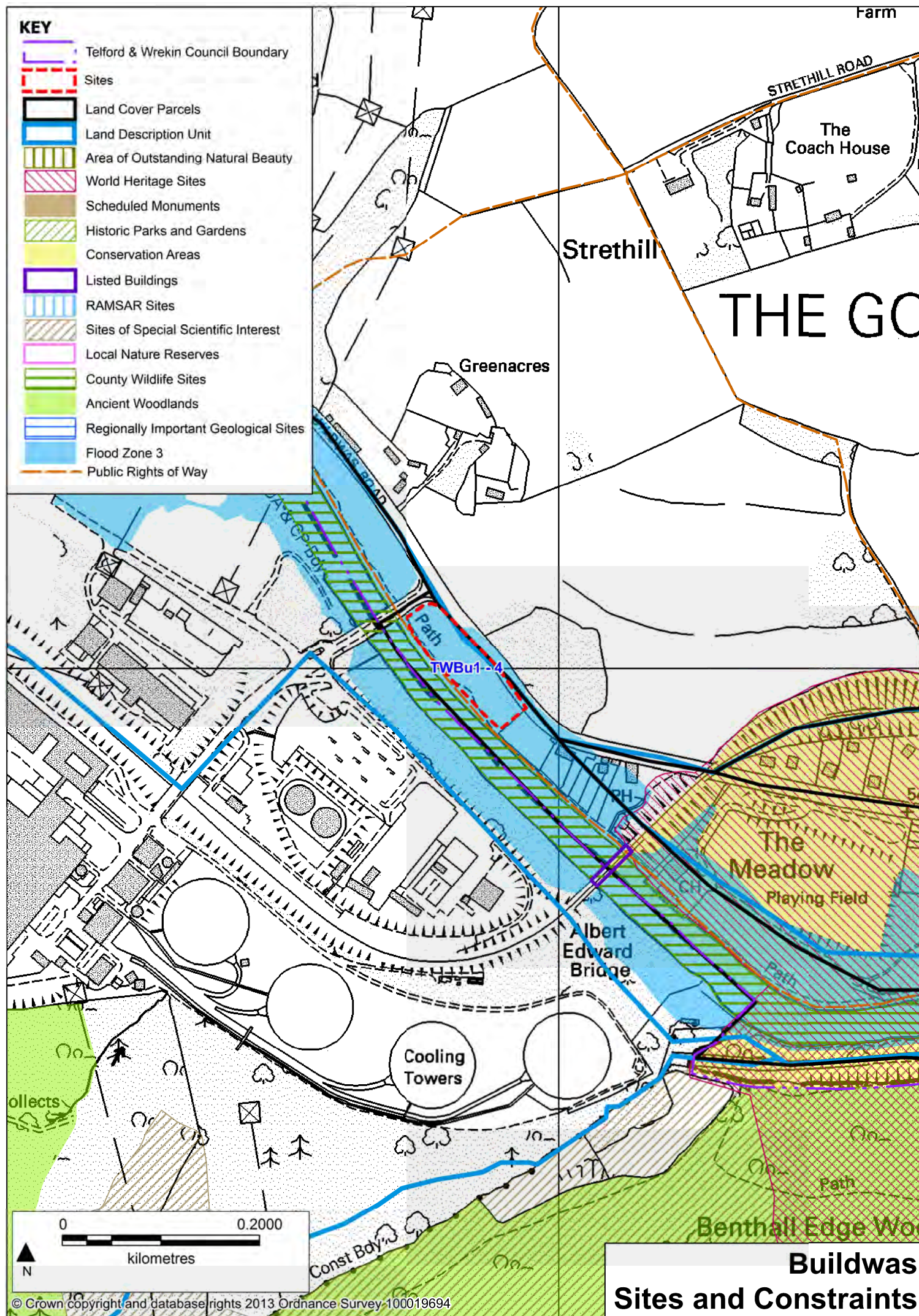
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium
long distance/public footpaths	high/medium

Comments users of the Silkin Way footpath can enjoy the site; local residents are the nearest urban receptors, living immediately adjacent to and making use of the site; other rural residents to the north may have more distant views. Road users have some views of the site over a medium height, dense, but occasionally gappy hedge

Potential for improvement of settlement edge and overall mitigation

-

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



Site sensitivity summary

Description This site consists of a narrow flat strip of floodplain on the north bank of the River Severn, adjacent to the Powergen power station on the outskirts of Ironbridge. It is covered in rough grassland hedged from the road and power station access and apparently unmanaged secondary woodland. This appears as an extension of the densely wooded valley slope to the north, from which it is separated by the B4380 Buildwas Road. The Severn Way trail runs along the river edge through the site. At the time of the site visit the site was flooded. The river is a County Wildlife Site. A Conservation Area and the listed Albert Edward Bridge lie to the south east.

Landscape Sensitivity to Housing

Evaluation: high

Justification

This site has value as part of the attractive Severn river corridor with the Severn Way running through the site and the river being a County Wildlife Site. It is susceptible to development as the floodplain is narrow and relatively open at this point and it is also adjacent to the power station access. The openness also allows dramatic views across to the valley to the cooling towers seen against the steep wooded valley sides. Development here could have a significant impact on the integrity and continuity of the river corridor, Severn Way and floodplain and the setting of the river Severn. It could also adversely affect the view to the power station. 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 therefore the site is effectively in the open countryside.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	flat river floodplain
Ground Type	Wet meadowland	mix of rough grass with hedges and secondary woodland
Land cover	Pastoral farmlands	secondary woodland
Settlement pattern	Meadowland on large estates	small
	LDU level	Agree?
Cultural sensitivity		<input type="checkbox"/> Low
Ecological sensitivity		<input type="checkbox"/> Moderate
Visual sensitivity		<input type="checkbox"/> High

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> abuts the Severn which is a County Wildlife Site	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> Conservation Area lies to the east, beyond houses
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SHLAA No. 32

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments secondary woodland and grassland within 100-year floodplain

Diversity simple

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 ☐ dramatic views across the valley to power station with cooling towers seen against wooded hillside

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 but next to road with views into site

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 significant

...with adjacent assessed area? -

Corridor? ☒

Comments the site functions as part of the river corridor, being within the 100-year floodplain, and the Severn Way passes through it.

Visual relationship of area...

...with settlement none

...with wider landscape some

...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 valley and river corridor 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 main settlement nearby. Adjacent development consists of a power station across the river. A small group of dwellings to the north west is concealed within trees and there is a small area of ribbon development to the south east, separated from this sit

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

long distance/public footpaths

high

roads/rail/cycleways

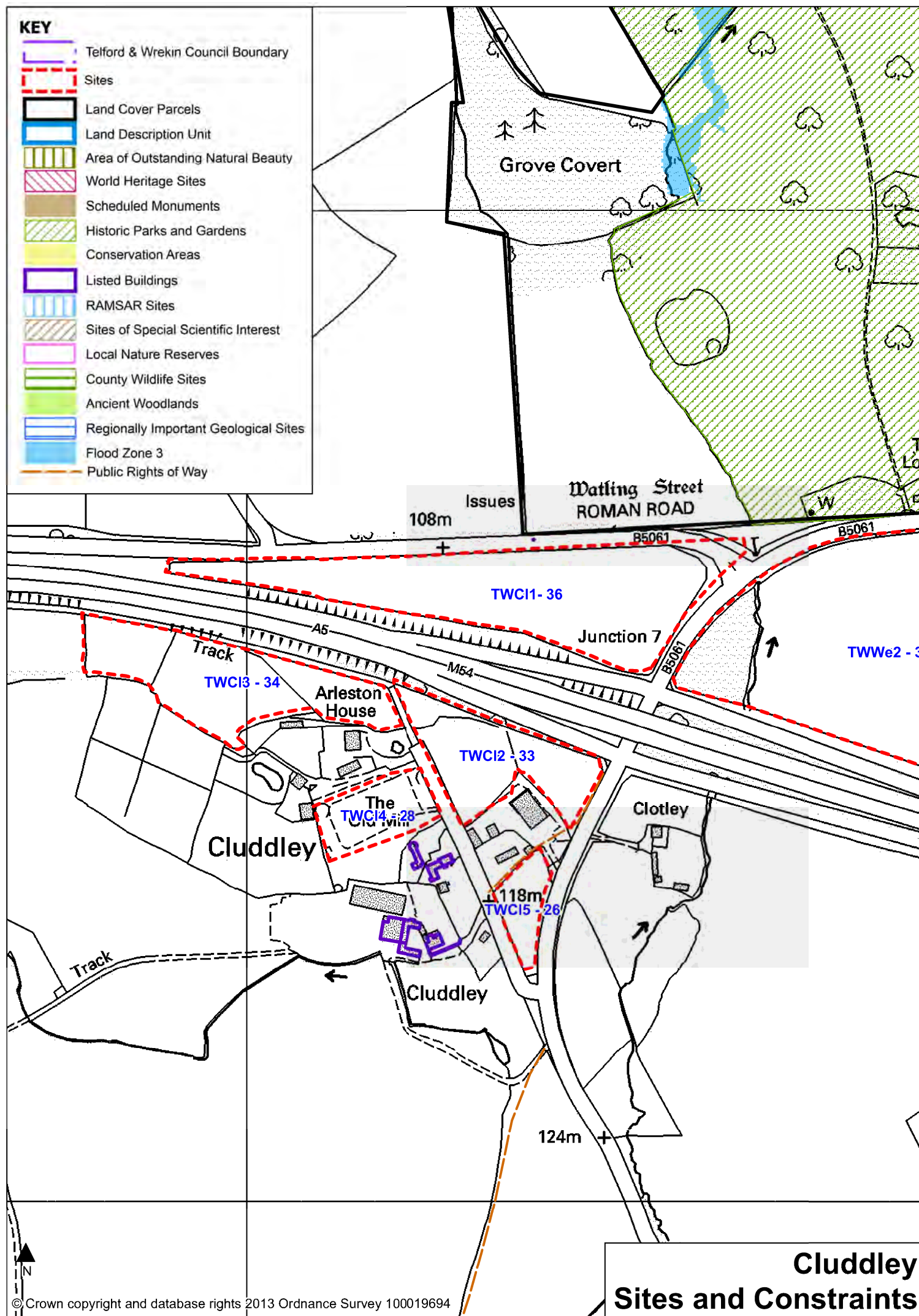
medium

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 Severn Way public footpath have direct views into the site.

Potential for improvement of settlement edge and overall mitigation

management of woodland

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



Site sensitivity summary

Description	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.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its setting to the essentially rural settlement of Cluddley with its listed buildings. 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.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	flat to sloping
Ground Type	Loamy gleyed soils	pasture
Land cover	Arable farmlands	dense holly hedge within site
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - pasture with strong internal hedges, within rural setting
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed buildings in trees lie across the lane to the south west
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SHLAA No. 59,623

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 ☐ the site is visible in views to the settlement from the motorway through trees

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 may be mutually reliant functionally if one or the other is developed

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 modern 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

-

Site sensitivity summary

Description	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 in scenic views toward the Wrekin and is fairly visible within the wider landscape, of which it is a functional part.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value is in its setting to the essentially rural settlement of Cluddley with its listed buildings, its location in views from the A5 towards the Wrekin and its potential biodiversity value. Its susceptibility to development is its location in open countryside. Proximity to the A5/M54 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 one 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.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small

Designations

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

SHLAA No. 60

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 ☐ the site is in the foreground of scenic views across the settlement to the Wrekin

From settlement ☐ -

Landmarks -

Detractors major roads

Intervisibility

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

Comments the site is clearly visible from the A5, although well screened from 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 embankment 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 A5/motorway have clear views into this site in views to the Wrekin; 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

-

Site sensitivity summary

Description This site consists of a single flat rectangular field of neglected pasture apparently now used for recreation and storage associated with a dwelling. It is set within the hamlet of Cluddley adjacent to the listed building at Old Mill. Its perimeter is densely treed on all sides, with poplars in poor condition along its road frontage but strong vegetated boundaries to west and south, with cypress hedges to the north. 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of this site lies in its role contributing to the setting of the adjacent listed building and in its deciduous tree cover which help to integrate and screen the settlement. Nevertheless, the 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 and to avoid adversely affecting the setting of the listed building ; 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 scale	Site comments
Physiographic	Hard rock rolling lowlands	flat
Ground Type	Loamy gleyed soils	grass field used for storage and extension to garden
Land cover	Arable farmlands	strong tree belts along southern and eastern boundaries
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small

Designations

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

Function of Area

SHLAA No. 34

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments appears to be neglected pasture used for domestic purposes

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

Comments intervisibility likely to be low due to surrounding treecover

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 to the north east

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 to the north 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 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

-

Site sensitivity summary

Description This site consists of a single flat triangular pasture field at the southern entrance to the hamlet and is edged to east by the B5061 and to the west by the hamlet access road. It is set slightly above the surrounding ground level and there are low hedges to the north and west and gorse and some trees with fencing to the east. There is a noticeable single modern house and commercial unit to the north, beyond a public footpath, and traditional listed buildings to the west, and a single rural cottage nearby to the east. The M54/A5 elevated section interchange lies close by to the north and has considerable noise and some visual impact, although the latter is lessened by trees. The site acts as a rural foreground to the hamlet, linking it to the wider landscape, and it is quite open to view.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is its open rural setting to the nearby listed buildings. However, the adjacent modern dwelling and commercial building are somewhat incongruous in design and do not complement the character of the listed vernacular buildings in the hamlet. Therefore, although the 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 of very high quality 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 approaching the settlement along the B5061, and from the adjacent house to the north.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> the farmhouse and other buildings are listed to the west across the lane
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SHLAA No. 61

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 ☐ site occupies a junction at the southern end of the hamlet and is seen in conjunction with listed buildings

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, especially the B5061

Noise sources

roads

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium/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, 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 the road approach 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 modern house and commercial unit are negative; however, the listed farmhouse to west is positive, along with the nearby cottage

Receptors and sensitivity

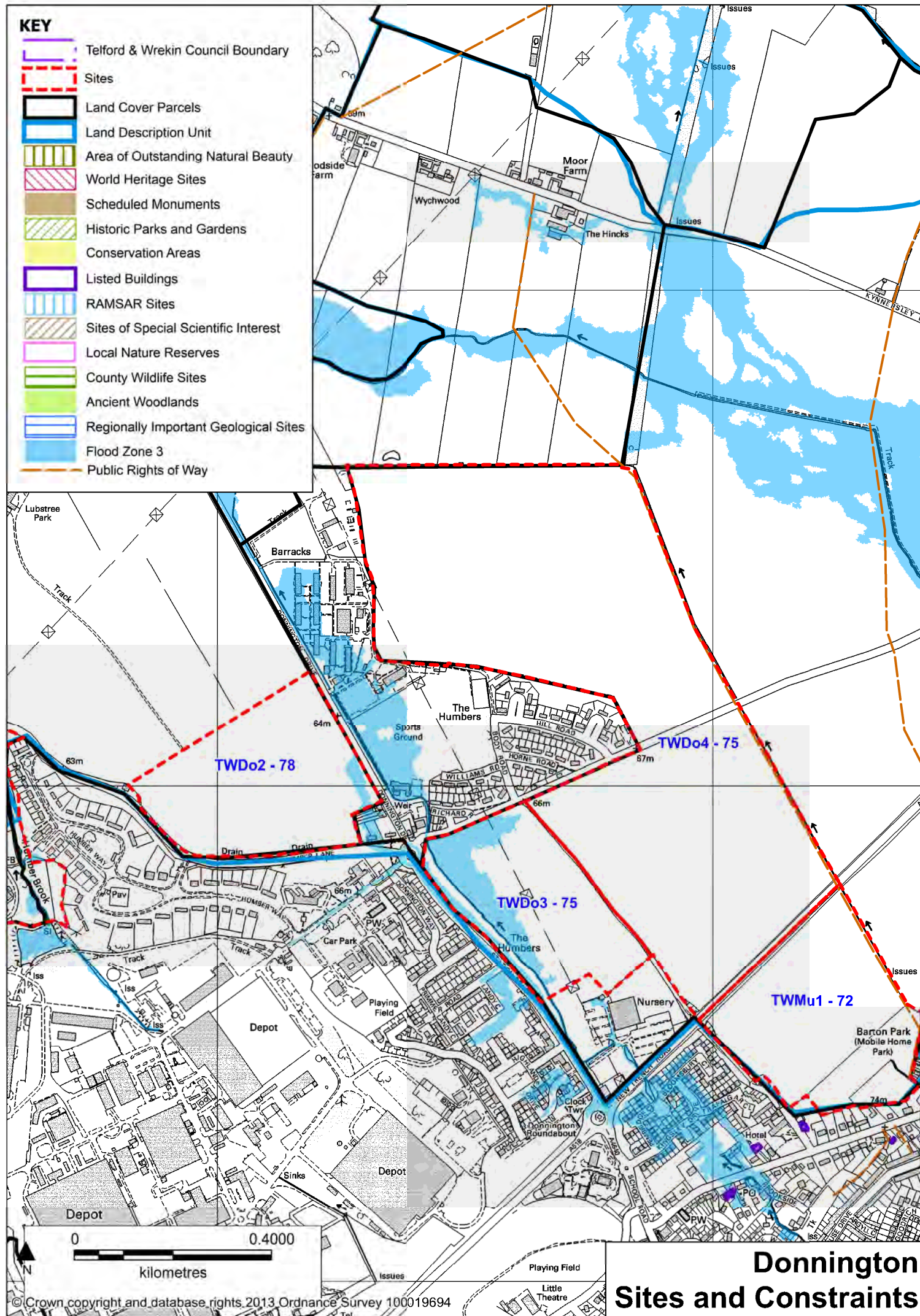
Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments there are rural residents to north and west, and nearby to the east; there is a footpath along the northern site boundary, which continues to the south; there is the B5061 along the eastern site boundary

Potential for improvement of settlement edge and overall mitigation

-

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



Donnington Sites and Constraints

Site sensitivity summary

Description	The site is a 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.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its links to Lubstree Park with historic links to the Duke of Sutherland and to the Weald Moors to the north west. Its susceptibility to development is in its openness with no containing hedgerows or trees acting as an obvious limit to development to the north west, so any housing would be highly visible. The flat, large fields are an agricultural asset and the eastern part may be prone to flooding. However, there is development on three sides so though development is undesirable, the sensitivity rating takes this into consideration.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	flat
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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Large

Designations

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

SHLAA No. 336

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 MoD uses with fences and other infrastructure are minor 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 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. Removal of leyland cypress hedge and replacement with native species hedge with trees.

Site sensitivity summary

Description	Fairly flat, large arable/horticultural field with low cut hedgerows and no on site 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 extends into the western part of the site along the canalised watercourse.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>The site's value lies in the watercourse, although canalised, its role as a view corridor to Lilleshall Hill and its apparently high agricultural productivity. Its susceptibility to housing development is in its openness with long views possible from the east, although housing to the west is already visible. Although this site has some potential for new housing development in terms of its landscape sensitivity, the 100 year floodplain around the watercourse may limit the capacity for new development. Should development take place this should act as the core of an open space corridor and enhanced with planting. Also, significant tree planting and screening should be carried out on the eastern boundary.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	flat/very gently rolling
Ground Type	Loamy gleyed soils	arable/horticulture
Land cover	Arable farmlands	very limited on closely trimmed hedgerow boundaries, but present within development to north and around nursery to south
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as the site is fairly open

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 508

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☒ Recreation ☐ Other ☐

Comments arable/horticulture

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 -

Intervisibility

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

Comments relatively flat but open to the east

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? significant Corridor? ☐

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

...with settlement some ...with wider landscape some
...with adjacent assessed area? none Setting? ☐
Comments the site forms part of the wider landscape forming a strong green wedge on the eastern margin of the developed area overlooked by housing

... visually? ☐

...functionally? ☐

Settlement edge

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

Receptors and sensitivity

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

Comments adjacent urban residents and road users overlook the area

encourage growth of native trees in hedgerows

Site sensitivity summary

Description	Fairly flat, large arable/horticultural field with low cut hedgerows and no on site 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 extends into the western part of the site along the canalised watercourse.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>The site's value lies in the watercourse, although canalised, its role as a view corridor to Lilleshall Hill and its apparently high agricultural productivity. Its susceptibility to housing development is in its openness with long views possible from the east, although housing to the west is already visible. Although this site has some potential for new housing development in terms of its landscape sensitivity, the 100 year floodplain around the watercourse may limit the capacity for new development. Should development take place this should act as the core of an open space corridor and enhanced with planting. Also, significant tree planting and screening should be carried out on the eastern boundary.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	flat/very gently rolling
Ground Type	Loamy gleyed soils	arable/horticulture
Land cover	Arable farmlands	very limited on closely trimmed hedgerow boundaries, but present within development to north and around nursery to south
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate as the site is fairly open

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Medium-large

Designations

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

SHLAA No. 482

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☒ Recreation ☐ Other ☐

Comments arable/horticulture

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 -

Intervisibility

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

Comments relatively flat but open to the east

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? significant 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 site forms part of the wider landscape forming a strong green wedge on the eastern margin of the developed area overlooked by housing

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 are highly rectilinear in character and higher new housing is noticeable when viewed from the east

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

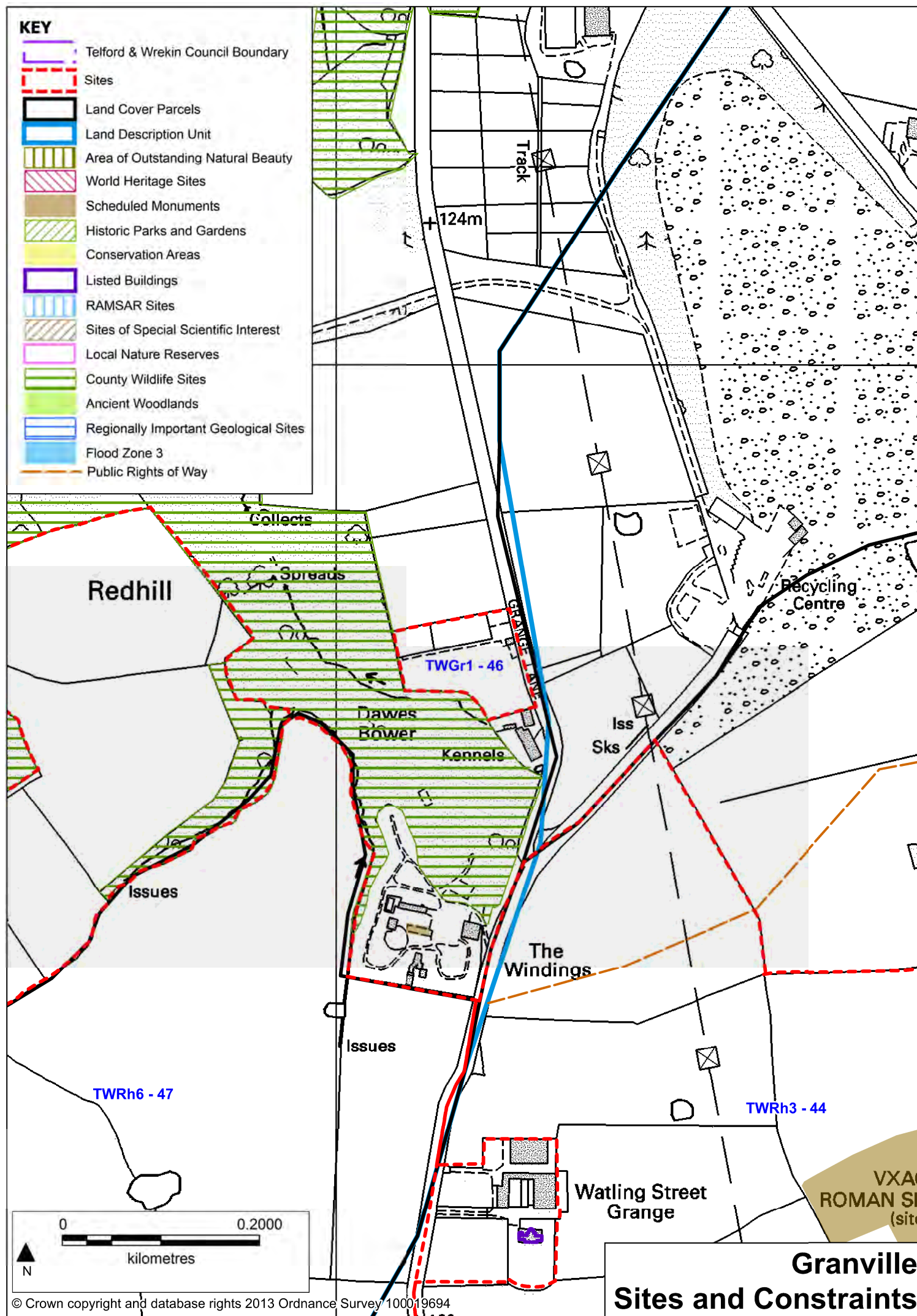
high/medium

Comments adjacent urban residents and road users overlook the area

Potential for improvement of settlement edge and overall mitigation

encourage growth of native trees in hedgerows

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



Site sensitivity summary

Description	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 County 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.
Landscape Sensitivity to Housing	Evaluation: high/medium Justification The site has value as it is adjacent to a County Wildlife Site and contributes to the rural landscape character. It is susceptible to housing development as it is located in countryside with no connection or proximity to the urban edge. The tip nearby is not considered to be a justification for housing development on this site.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	located on gently sloping ridge
Ground Type	Localised disturbed gleyed soils	grassland
Land cover	Ancient pastoral farmlands	strong deciduous tree cover to the south and west
Settlement pattern	Mining with small farms	small
	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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Medium-large

Designations

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

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 ☐ -

From settlement ☐ -

Landmarks -

Detractors tip 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 does not appear to be managed as part of a wider landholding

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐
Nature of edge Form of edge

Comments n/a

Receptors and sensitivity

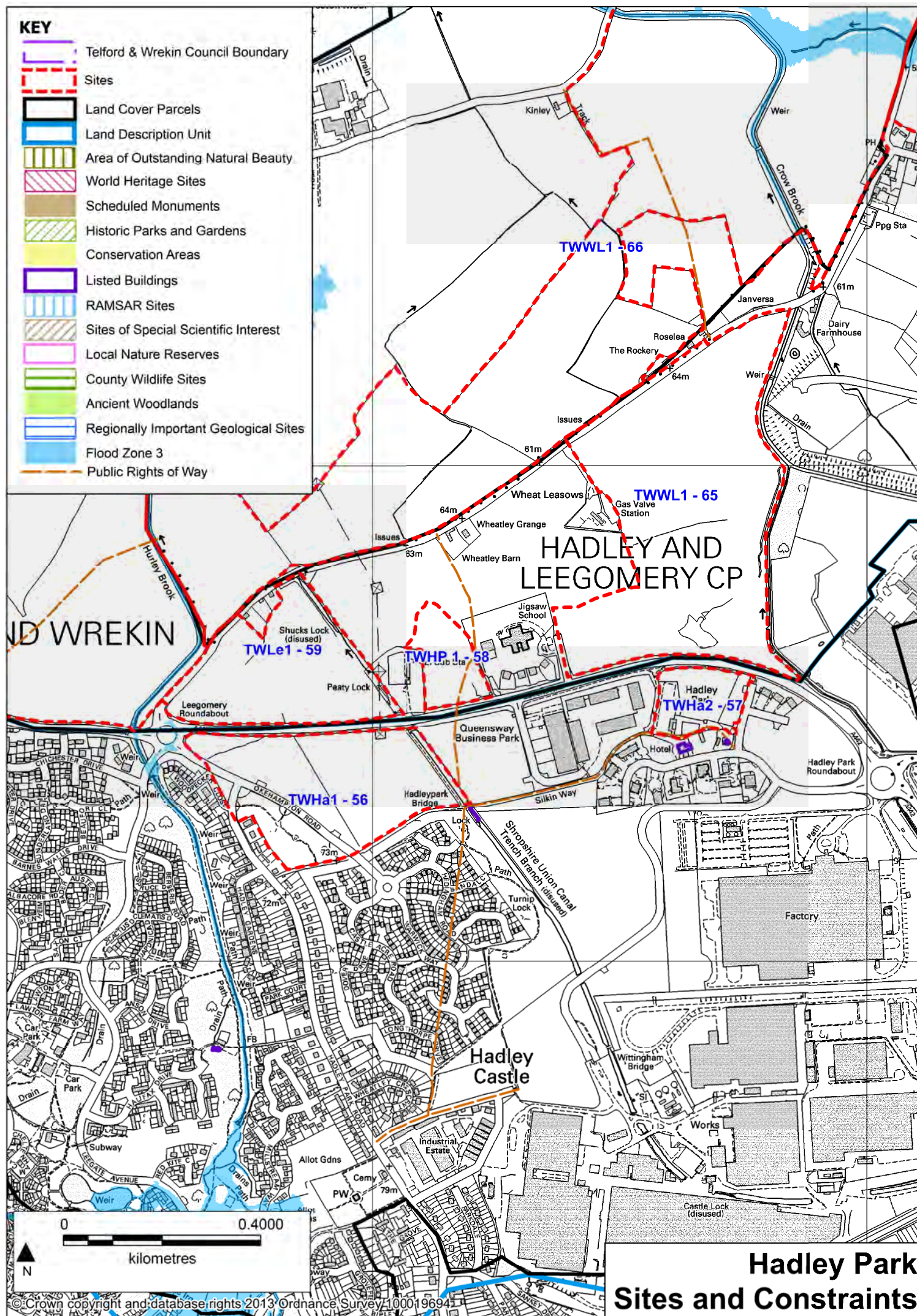
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

Potential for improvement of settlement edge and overall mitigation

remove structures on field

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



Site sensitivity summary

Description The majority of the site consists of three fields in mixed cultivation abutting the northern edge of Hadley. They are flat and with some 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. The park to the south is an informal area of grass and paths enclosed by amenity trees and shrubs and appears to be well used by the local community.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site's main value is in its trees and the well used park which is of community value. 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. Whilst the majority of the site ie the two main fields would be suitable for development it would be essential to retain the western paddock of mown grass and young trees/plantation 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 park should be retained in full. The pylon in the north eastern corner is also a constraint.

LDU context

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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 382

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments one arable and one pasture field, plus small field with plantation and mown grass; public open space to the south

Diversity simple

Water

Presence of Water ☐ Comment disused Shropshire Union Trench Branch 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 on site boundary

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 some ...with wider landscape limited

...with adjacent assessed area? some

Corridor? ☐

Comments the majority of the site is managed as part of the wider farmed landscape, from which it is separated by the A442. The park is used by residents of housing to the south.

Visual relationship of area...

...with settlement some

...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 most of the site is well screened by amenity planting within the park from views from the south west

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 park 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

-

Site sensitivity summary

Description This site consists of flat horse paddocks and forms 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 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

This site's value is as a setting and view corridor to the listed buildings. It is susceptible to change as it is highly visible from the road to the north. It is within an urban edge area in which there is no housing. Therefore it does not appear entirely suitable for housing development, as it lacks a functional or visual relationship with other housing. As a relic landscape it could be developed for other purposes, preferably in association with the hotel. Care would be required in protecting the setting of the two listed buildings and ensuring there are view corridors to the windmill as a local landmark.

LDU context

Landscape characteristics	LDU scale	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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 410

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks, possibly ancillary to listed 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 site is intervisible with the busy A442 and 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 century, with late 20th/21st century development to east and west and the A442 to the north. Recent commercial development to the east and west impinges on the sites character

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

-

Site sensitivity summary

Description	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.	
Landscape Sensitivity to Housing	Evaluation: medium	Justification
	The site has some value as part of the wider countryside north of the A442 and in its tree cover. It has some susceptibility to development as it breaches the A442 barrier and is visible to the wider landscape to the north, albeit in a narrow arc of view due to the woodland cover to the east and west. Housing development of this site alone 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 alone, 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. Alternatively, the site should be considered as part of a wider development linking into TWL1-65 to the east. This would require very careful planning and design to ensure the northern edge of the development along Humber Lane was screened and significantly buffered from the Weald Moors with a mixture of woodland and open space.	

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	flat
Ground Type	Loamy gleyed soils	arable cultivation
Land cover	Arable farmlands	tree belt forming eastern boundary
Settlement pattern	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

☐ moderate - very low to south, but moderate to north

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 414

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 medium/low

Comments busy road and nearby pylon affects tranquillity

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 which may include the other nearby sites

Visual relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments the site is open to the wider farmed landscape to the north and the northern edge is intervisible with nearby sites. However, it 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 neutral

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

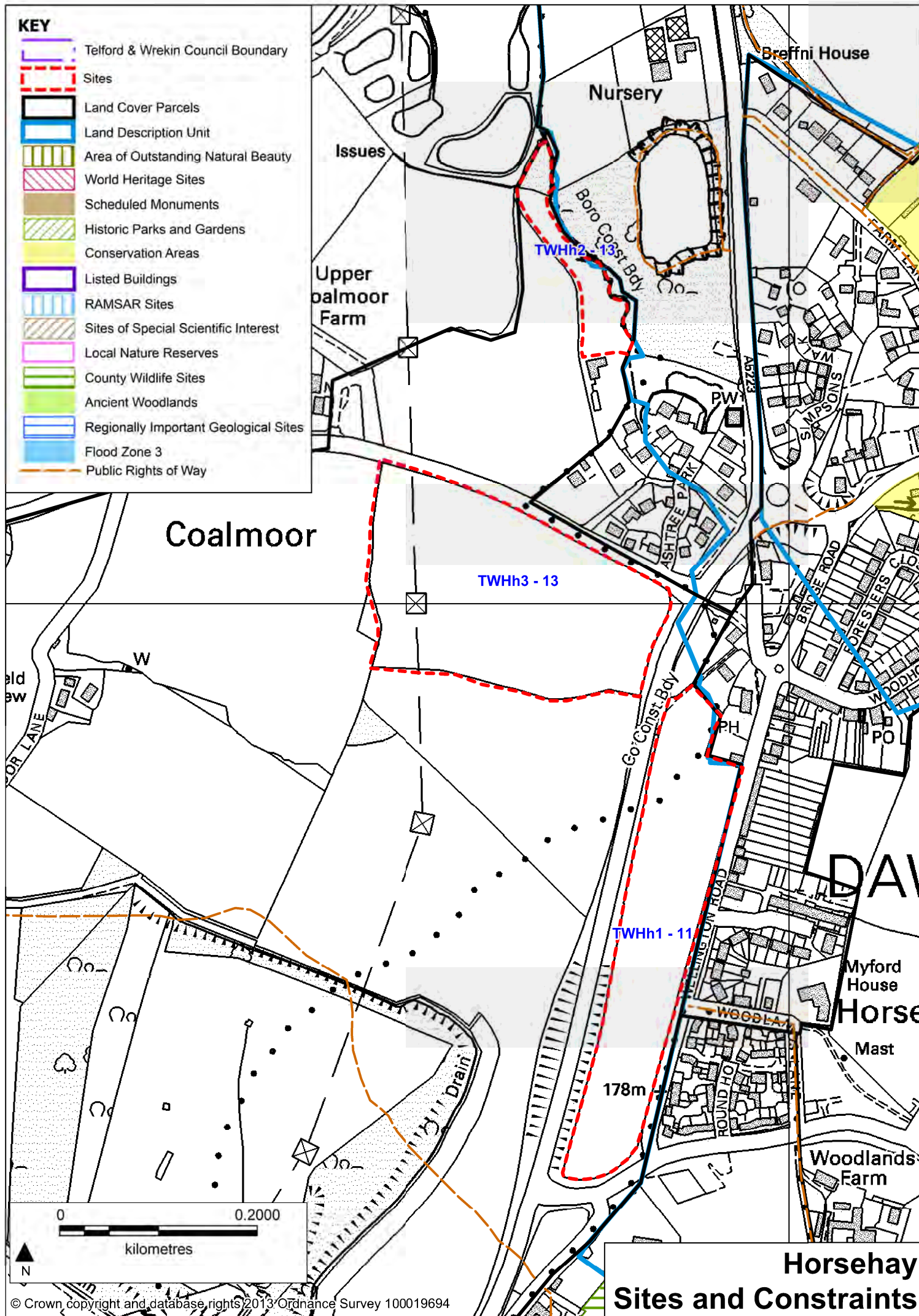
high

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 a glimpsed view into site, fringed to either side by trees

Potential for improvement of settlement edge and overall mitigation

-

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



Site sensitivity summary

Description This site consists of a long, narrow rectangular field on the western edge of Horsehay, with the A5223 forming its western boundary and the Wellington Road between it and the settlement. The site is Appears to be partly in arable cultivation and partly fallow grass, with deciduous hedges of varying height forming an intermittent boundary on all sides. The site is flat at its northern end, but rises 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).

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

The site's value is in its role as a buffer between the settlement and the wider landscape to the west around Coalmoor. Its susceptibility to development is its visibility to the A5223 approaches adjacent settlement. However, as it is set down in the landscape bounded by roads and settlement, development would be appropriate on the site with the A5223 acting as a strong defensible boundary. The site presents an opportunity to improve the settlement edge, using high quality design and some structural planting reinforcing the existing hedgerows with tree planting. Consideration should be given to the potential impact of development of the higher part of the site, along the south western edge, where additional planting might be required to filter views from adjacent areas.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	fairly flat site rising slightly at southern end
Ground Type	Localised disturbed gleyed soils	arable and grass fields
Land cover	Ancient farmlands	-
Settlement pattern	Clustered with small farms	medium
	LDU level	Agree?
Cultural sensitivity High		<input type="checkbox"/> low - disturbed land in arable cultivation cut off from wider farmland
Ecological sensitivity Moderate		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input type="checkbox"/> high - site is clearly visible in winter over much of its length from east and west; hedgerows will provide some screening during summer months

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 344

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable as grass field

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent 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 eastern edge

Landmarks -

Detractors major roads A5223 runs along western site boundary

Intervisibility

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

Comments the site is set down in the landscape although apparent from the adjacent roads and housing

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

...with adjacent assessed area? limited

Corridor? ☐

Comments area functions as part of wider farmed 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? limited

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 westwards from the settlement edge

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 century at northern end and 21st century at southern end. It is mitigated to an extent by the vegetation on this site.

Receptors and sensitivity

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

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 boundary

Site sensitivity summary

Description The area is a narrow strip of pasture adjacent to a watercourse in a narrow steeply sloping valley bottom in the countryside west of Dawley. It is bounded to the east by woodland beyond the meandering watercourse, a golf course to the north, a single residence to the south and sloping pasture and a roughly maintained commercial site with informal vehicle storage to the west. The pasture and watercourse may have some ecological value. The woodland has restricted public access around a flooded quarry. The site is generally well hidden from public viewpoints although any structures on it may be visible from the road to the south west if the road hedge boundary is cut low.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The pasture and stream may have some ecological value. The site has a relatively low susceptibility to change as it is generally well hidden from view in a low lying area. There could thus be some capacity for a limited number of new dwellings provided these were sited in a way that was suitable for this narrow site. It would also be important to seek opportunities for safeguarding and enhancing the ecological value of the stream channel.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 337

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

Comments in narrow valley bottom with very restricted views from surrounding areas

Noise sources

Views of development some

Presence of people occasional

Tranquillity

Summary medium

Comments an enclosed site, screened from road to the east by woodland with limited noises deriving from the settlement edge and roads at a distance

Functional relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments pasture in adjacent field but possibly owned and managed 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 generally visible.

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 incremental individual houses of limited architectural merit in large gardens to south east

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments directly adjacent residents would have views as may users of the public footpath around the flooded quarry in the woodland to the east. However it appears that access in the woodland generally is restricted so views may be minimal.

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of a medium sized sub-regular field on the western edge of Horsehay, with the A5223 forming its eastern boundary. It comprises an area of recently reseeded grassland. The northern roadside boundary and north western part of the boundary comprise low cut hedgerows. The south and south west boundaries are gappy and outgrown, whilst new road planting to the east helps to screen the site partly from the road. The landform echoes the wider landscape with an undulating topography that rises westwards to a local skyline. A pylon associated with a power line is located in the site and is a detractor. Locally the site reads as part of the wider farmed landscape and it is visible from both the settlement edge and the A5223. The tranquillity of the site is affected by the adjacent roads, settlement and power line.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>This site's value is that it functions and reads as part of the wider countryside setting to the west of the settlement. It is susceptible to change due to its openness to wide views and forming the local skyline to the west and is sensitive to housing development due to its location beyond the main road that runs near to the existing settlement boundary. Development here would be a prominent intrusion into the open countryside. The pylon/power line is a detractor but does not in itself justify further development.</p>

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Hard rock uplands	undulating topography with land falling steadily towards Horsehay in the east
Ground Type	Localised disturbed gleyed soils	reseeded grassland
Land cover	Ancient farmlands	limited young trees on southern and eastern boundary
Settlement pattern	Clustered with small farms	medium
	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> low - improved grass with gappy internal hedgerows
Visual sensitivity	Moderate	<input checked="" type="checkbox"/> high - site is clearly visible on rising ground to the west of the existing settlement

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size

Designations

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

SHLAA No. 754

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single grassland field

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity

Comments ground continues to rise to the west of the site

Key views

To settlement ☐ -

From settlement ☒ highly visible from housing along western edge

Landmarks -

Detractors major roads A5223 runs along eastern site boundary and a pylon is located in the site

Intervisibility

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

Comments the rising site is visible within the wider landscape

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary medium/low

Comments an open site, adjacent to the A5223 road to the east with a road to the north, and settlement apparent to the north and east and pylon within the site to the west.

Functional relationship of area...

...with settlement none ...with wider landscape some
 ...with adjacent assessed area? some Corridor? ☐

Comments area functions as part of wider farmed landscape

Visual relationship of area...

...with settlement limited ...with wider landscape significant
...with adjacent assessed area? limited Setting? ☐

Comments the site forms part of the wider landscape 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 settlement edge lies beyond adjoining roads at a lower level and is partly mitigated by trees and vegetation

Receptors and sensitivity

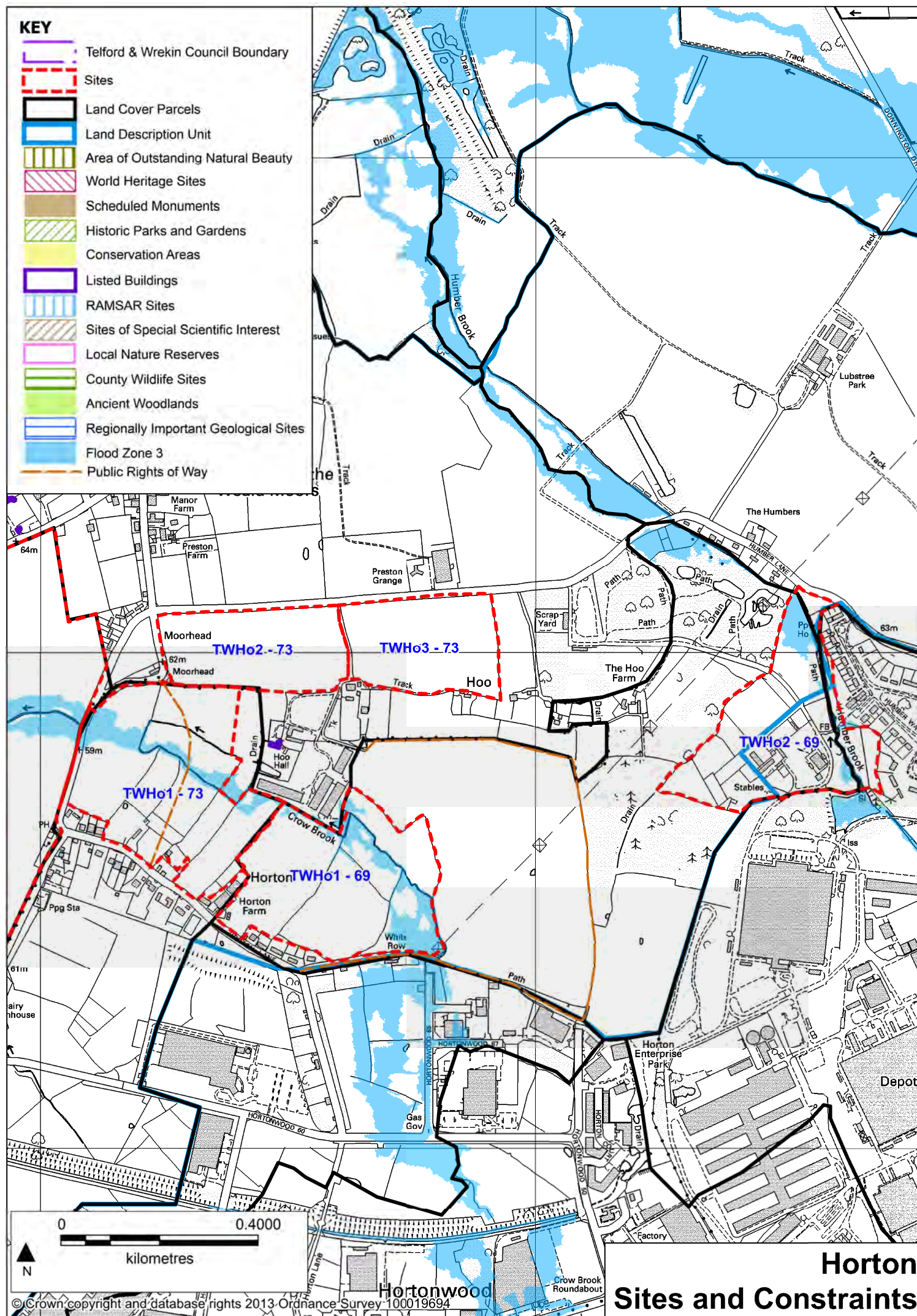
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium
rural residents	medium

Comments adjacent urban residents and road users overlook the area; there are also semi-rural residents to north west

Potential for improvement of settlement edge and overall mitigation

-

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



Horton Sites and Constraints

Site sensitivity summary

Description	This site consists of low lying pastoral farmland apparently associated with Horton Farm, which is the main locus of the small linear settlement of Horton. The landform is gently rolling, 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 a wider arable landscape with its relic field oaks. Hoo Hall, which is a listed building, lies to the north beyond chicken sheds and mature trees. Overall the site is enclosed and feels tranquil though close to semi-rural dwellings.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its strong pattern of hedges and trees and rural, tranquil character in the lower Crow Brook valley. It is susceptible to change as it clearly sits within the wider rural landscape, with an extensive part shown as lying within the 100-year floodplain, where new development would be inappropriate. Some limited linear development of two/three houses could be accommodated along the undeveloped southern edge of the site, where 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. Overall, the site, together with site TWH01-73, functions as a zone of separation between Horton and Hoo Hall as a rural farm complex.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping valley side/floor
Ground Type	Loamy gleyed soils	pastoral
Land cover	Arable farmlands	well treed (grown out hedgerow) internal and external field boundaries to all sides
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - pastoral farmland with many trees and streamside vegetation
Visual sensitivity	Low	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed Hoo Hall to the north
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SHLAA No. 388

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 public footpath/lane along southern edge

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

Visual relationship of area...

Setting? ☐

Are adjacent assessed areas mutually reliant...

...functionally? ☐

Settlement edge

Receptors and sensitivity

Potential for improvement of settlement edge and overall mitigation

Site sensitivity summary

Description The area consists of a series of pastures and mixed farmland located in the very gently sloping valley floor and floodplain of the Crow Brook. It is located between Horton and Preston on the Weald Moors to the north and Hoo Hall to the north east. The pastures are enclosed by moderately strong outgrown hedgerows with trees which give a sense of enclosure, while the mixed farmland to the north of the Crow Brook and to the west is more open with clipped hedges and fewer trees. 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 houses, which are of varying ages, are interspersed between the fields in Horton, the oldest being associated with farm. Although there has been some recent infill, the area still feels as if it is in the countryside forming part of a rural river valley.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its strong pattern of hedges and trees and rural, tranquil character in the lower Crow Brook valley. It is susceptible to change as it clearly sits within the wider rural landscape/open countryside, with an extensive part shown as lying within the 100-year floodplain, where new development would be inappropriate. It forms an important gap between Horton and the village of Preston to the north which is particularly apparent when viewed from the north and west due to the site's more open character here. There is thus very limited opportunity for new housing in the area apart from one or two carefully designed single houses which still allow gaps in the frontage along the northern side of Horton Lane.

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Glacial vales and valleys	very gently sloping valley floor and sides
Ground Type		Loamy gleyed soils	predominantly pasture to south of Crow Brook, mixed farming to north
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 checked="" type="checkbox"/>	

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 388

Function of Area

Pastoral ☒ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☐

Comments mixed farmland - 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 roads to the south and west

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 edge and the Hoo Hall complex

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 settlement 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 south and west

Potential for improvement of settlement edge and overall mitigation

improve management of horse pastures

Site sensitivity summary

Description The site is gently sloping, falling towards the Humber Brook running through its northern edge and then down its eastern boundary. The site lies on the northern edge of Telford abutting the MOD Donnington depot and associated housing to the south and east respectively. The flat land of the Preston Weald Moors lies to the north beyond Humber Lane. The site is predominantly horse pasture in small fenced paddocks set around a small farm complex of stables with some mixed trees. The site is accessed by a track from the west. The site is highly enclosed by riparian trees, especially to the north and east and by deciduous plantations to the west, conifer plantation and the MOD depot to the south and MOD housing to the east. The north is the only place that there is a view into the site from a public viewpoint and this is restricted by the riparian woodland.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of the site lies mainly in the riparian woodland and the stream corridor and its secluded and relatively tranquil and attractive character enclosed by trees. The susceptibility of the site to development lies mainly in the riparian woodland and the stream corridor. The site may be suitable for housing development due to its enclosed character but damage should be avoided to these features and elements.

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Glacial vales and valleys	very gently rolling, sloping to the north and east
Ground Type		Loamy gleyed soils	horse pasture around small farm complex
Land cover		Arable farmlands	riparian trees particularly to the north within the site and some scattered trees around the farm complex. There is strong tree cover directly adjacent to the east, south and west.
Settlement pattern	Clustered with estate farms		small
	LDU level	Agree?	
Cultural sensitivity	Low	<input checked="" type="checkbox"/>	
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>	
Visual sensitivity	Low	<input checked="" type="checkbox"/>	

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 565

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture, small farm complex and riparian woodland

Diversity diverse

Water

Presence of Water ☒ Comment Humber Brook on the north/eastern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors large MOD depot to south although hidden by trees and intervening buildings

Intervisibility

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

Comments hidden from general view by surrounding trees and MOD depot.

Noise sources

industry

Views of development one side 180 Presence of people occasional

Tranquillity

Summary medium

Comments the site is generally hidden away and adjacent MOD development screened/filtered by trees although noise from depot and views of houses may reduce tranquillity

Functional relationship of area...

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

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

Comments brook part of stream corridor/floodplain

Visual relationship of area...

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

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

Comments the site is hidden away generally with limited visual connection with MOD housing adjacent

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge Form of edge

Comments

Receptors and sensitivity

Receptors **Sensitivity**

Comments

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description An arable field lying on a low ridge rising to the north on the edge of the Preston Weald Moors. The field is sub-regular with low cut hedges and very few trees. Humber Lane lies to the north running south west and east. Hoo Hall with associated chicken sheds and Hoo Farm lie to the south and are accessed via a track on the field boundary. The field is fairly open with a southerly aspect looking towards the lower lying well treed landscape to the south. The field has no direct connection with Preston on the Weald although a small 20th century housing cluster lies just to the west and is intervisible with the site. The field forms part of a stretch of open countryside.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of the site is its proximity to the Preston Weald Moors and its relative tranquillity as part of open countryside. It is susceptible to development due to its location away from settlement and its open, rising nature. Any development on the northern side would be visible to the north.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	on low lying crown of land between watercourses/floodplains rising to the north
Ground Type	Loamy gleyed soils	arable with sub-regular field boundaries
Land cover	Arable farmlands	a few remnant oaks on boundaries
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate as on rising land with low hedges and very few trees

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size

Designations

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

SHLAA No. 706

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments northern boundary forms crest of rising ground

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments slightly rising ground locally visible from south and any structures on the northern part would be likely to be visible from north

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium

Comments adjacent road- Humber Lane, is moderately well used and there are glimpse views of the chicken shed to the south with scattered rural settlement, some 20th century

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 a wider farmed unit including site to the east

Visual relationship of area...

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

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

Comments intervisible with outlying estate south of Preston as part of low lying ridge slopes extending eastwards on the edge of the Preston 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 settlement fragmented but rural in scale and character

Receptors and sensitivity

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

Comments receptors are mainly users of Humber Lane, rural residents nearby and public footpath users

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

Description An arable field lying on a low ridge rising to the north on the edge of the Preston Weald Moors. The field is sub-regular with low cut hedges and very few trees. Humber Lane lies to the north running east west. Hoo Hall with associated chicken sheds and Hoo Farm lie to the south and are accessed via a track on the field boundary. The field is fairly open with a southerly aspect looking towards the lower lying well treed landscape to the south. The field has no direct connection with Preston on the Weald although a small 20th century housing cluster lies some way to the west and is intervisible with the site. The field forms part of a stretch of open countryside.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of the site is its proximity to the Preston Weald Moors and its relative tranquillity as part of open countryside. It is susceptible to development due to its location away from settlement and its open, rising nature. Any development on the northern side would be visible to the north.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	on low lying crown of land between watercourses/floodplains rising to the north
Ground Type	Loamy gleyed soils	arable with sub-regular field boundaries
Land cover	Arable farmlands	a few remnant oaks on boundaries
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate as on rising land with low hedges and very few trees

LCP context

Land Use Farmland

Field Pattern Regular

Field Size

Designations

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

SHLAA No. 714

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments northern boundary forms crest of rising ground

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments slightly rising ground locally visible from south and any structures on the northern part would be likely to be visible from north

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments adjacent road- Humber Lane, is moderately well used and there are glimpse views of the chicken shed to the south with scattered rural settlement, some 20th century

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 a wider farmed unit including site to the east

Visual relationship of area...

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

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

Comments intervisible with outlying estate south of Preston as part of low lying ridge slopes extending westwards on the edge of the Preston 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

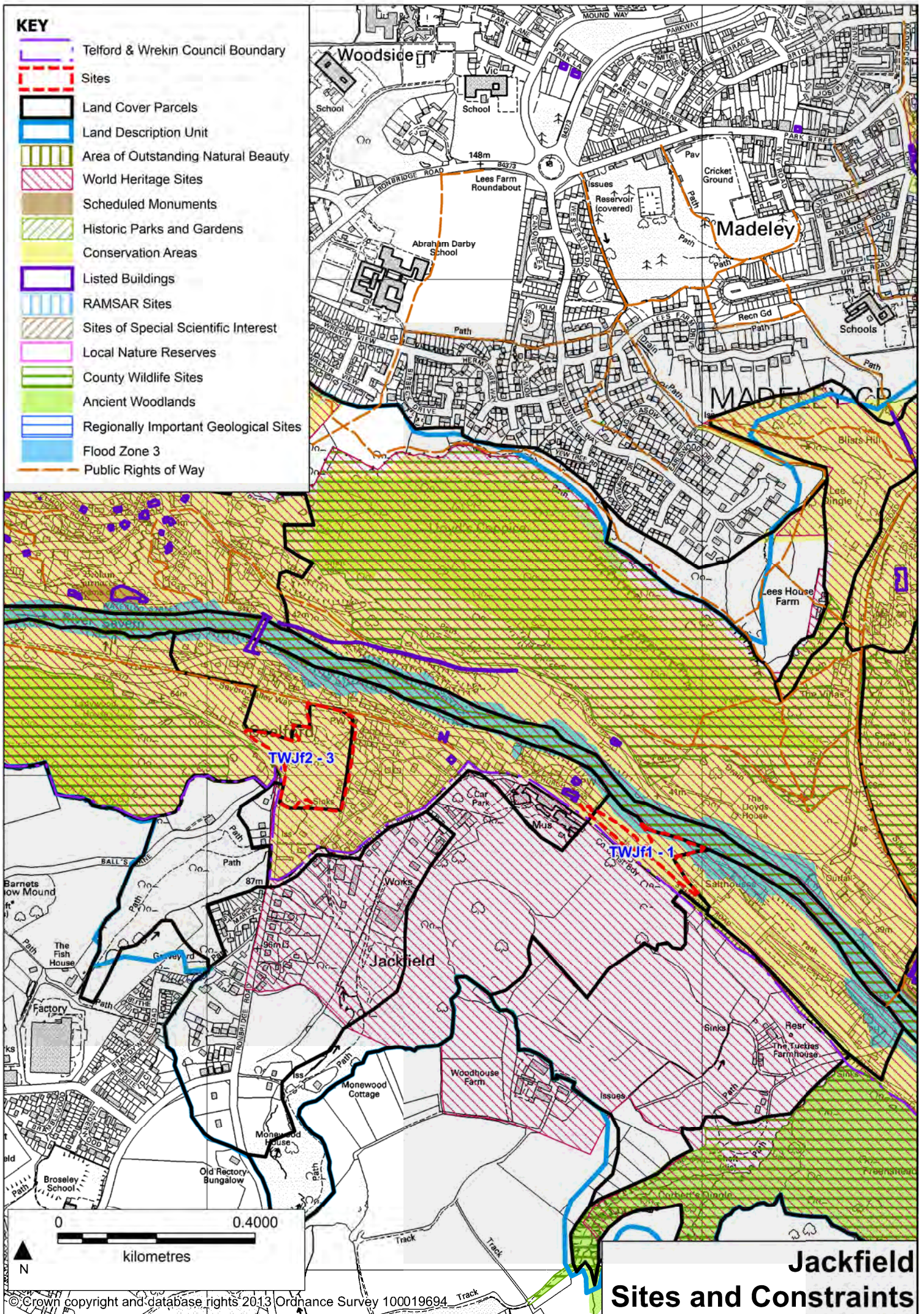
Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments receptors are mainly users of Humber Lane, rural residents nearby and public footpath users

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

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



Jackfield Sites and Constraints

Site sensitivity summary

Description 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 and a Conservation Area. It also serves the function of separating the settlements of Jackfield and Salhouses contributing to the wooded valley side. The woodland is in poor condition. The open area by the river is more prominent.

Landscape Sensitivity to Housing

Evaluation: high

Justification

The site's value lies in the heritage designations, location on the Severn Way and the Severn's ecological designation. Its susceptibility is its woodland character, proximity to the Severn and as part of the Severn Gorge's character and its role separating the settlements of Jackfield and Salhouses. It is therefore extremely sensitive to housing development.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock sloping	moderately steep sloping valley side
Ground Type	Shallow soils on hard rocks	secondary deciduous woodland
Land cover	Ancient wooded farmlands	all secondary deciduous woodland
Settlement pattern	Clustered with small farms	intimate
	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"/> low- moderate as enclosed by landform to south and to some extent by surrounding woodland

LCP context

Land Use Woodland

Field Pattern

Field Size

Designations

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

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

Site sensitivity summary

Description	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 and a Conservation Area. It is not known if the structures on site have any historic interest but are not specifically protected. The trees contribute to the wooded valley side integrating both the site and surrounding dwellings into the dramatic valley landscape. The vehicles parked on the site are detractors visible from across the valley. The site appears to include part of Chapel Lane with the brass band hall. This 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. Views to the site above the settlement are possible across the valley.	
Landscape Sensitivity to Housing	Evaluation: medium	Justification The site's value lies in the heritage designations. The susceptibility to development lies in its location on the valley side associated with the historic settlement, its woodland backcloth and its relationship with the Severn Way. There is potential for housing on the plateau area provided any structures of historic interest are treated appropriately, maintained and improved if possible, and the trees on site are maintained and enhanced to continue to screen and integrate the site and the surrounding settlement into the valley sides. Thorough historic and ecological/tree surveys would be required to determine what should be retained and to make management recommendations. Preferably woodland should not be placed in gardens as this could lead to deterioration over time. The brass band hall should be retained.

LDU context

Landscape characteristics	LDU scale	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	<input checked="" type="checkbox"/>
Ecological sensitivity	Very high	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Woodland

Field Pattern

Field Size

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input checked="" type="checkbox"/> WHS <input checked="" type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> World Heritage Site and Conservation Area
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SHLAA No. 27

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 complex

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 forms a minor 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 developme

Receptors and sensitivity

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

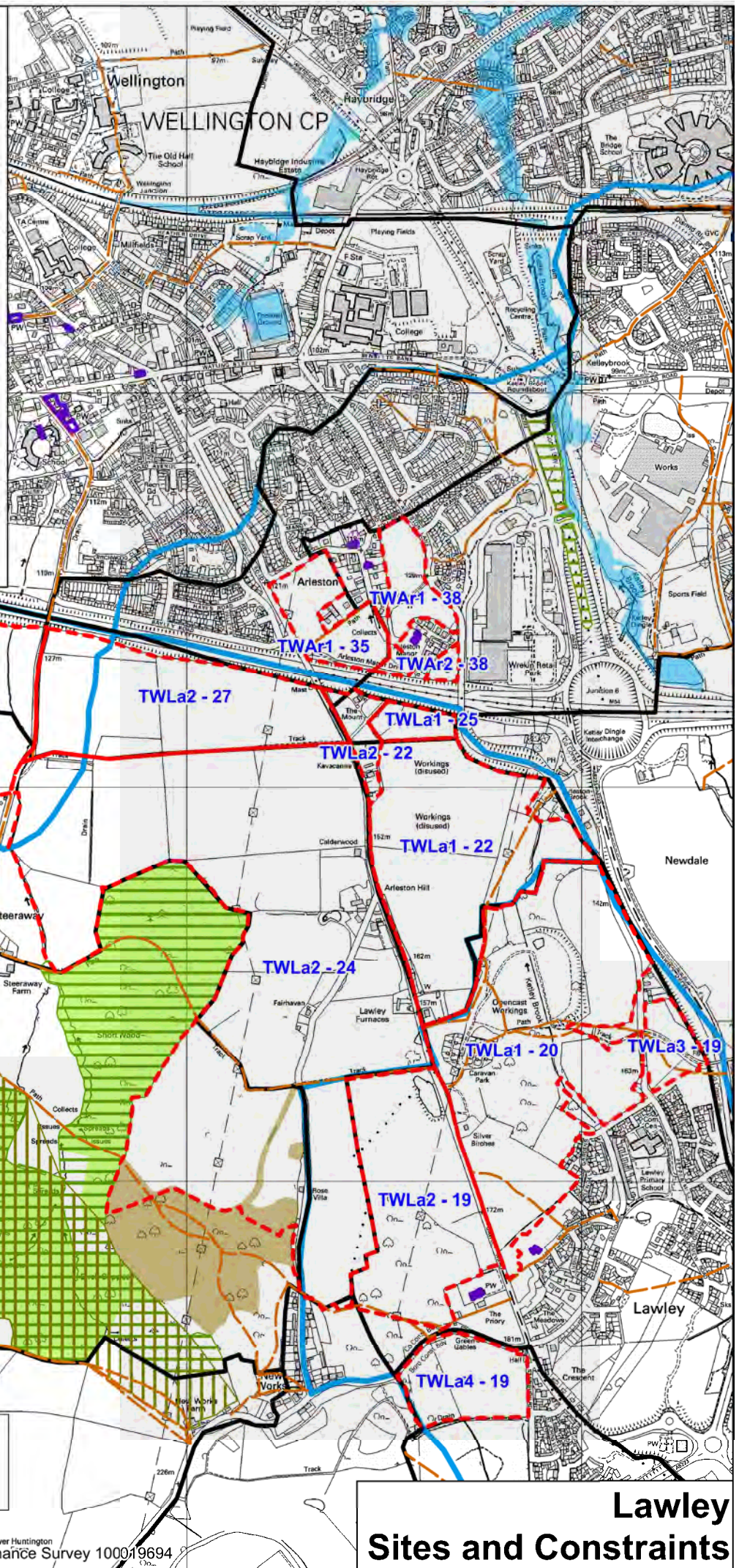
Comments adjacent residents and users of the Severn Way which has good views into the site and glimpse views from the road on the other side of the valley and from the B4373 at the bridge at Coalford.

Potential for improvement of settlement edge and overall mitigation

manage woodland for longevity and bring rough ground into beneficial use

KEY

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



Lawley Sites and Constraints

Site sensitivity summary

Description This site consists of mixed land uses on undulating land which slopes down from the south towards the M54. It is now mainly pastoral farmland with some arable, much secondary woodland and relatively recent tree belts and an area of remaining spoil heaps within the woodland which is not generally visible. The fields are bordered by a mix of low cut hedges and fences. The area appears to have been at least part a former opencast mining site with some restored areas. A brook runs south-north through the centre of the site, with an associated pond. Public footpaths access the site linking into the settlement. The site lies to the north of the expanding settlement of Lawley, with the new urban edge on the skyline overlooking the site with wide views to the north. The new edge design is generally positive although on the skyline and could be softened with tree and hedge planting. The area is locally visible from the north and west. 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. Tranquillity is reduced by the presence of housing to the south, the noise of roads to the north and east, dumping around the gypsy site and by evidence of former mining use.

**Landscape
Sensitivity
to Housing**

Evaluation: medium

Justification

The value of the site is in its attractive undulating form, tree cover and field pattern. Its susceptibility to development is its wide visibility and its appearance as open countryside. 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

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

Visual sensitivity Moderate



LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 435,569,591,613

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments former opencast workings now in mainly pastoral cultivation with much woodland; gypsy site located in woodland

Diversity complex

Water

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

Skyline

Prominence/ importance apparent Complexity -

Comments housing in expanding Lawley to the south forms the southern skyline

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks

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, especially the field to the south west

Noise sources

roads

Views of development one side 180

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 south and to the east development is visible over a wide area. Dumping occurs around the gypsy site.

Functional relationship of area...

...with settlement some

...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. A public footpath links into the settlement to the south and a PROW runs across the area east west, also linking to the north.

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Setting? ☒

Comments new development in Lawley now overlooks the site from the crest of the hill to the south. The current edge addresses the landscape positively, albeit unfortunately on the skyline and benefits from wide views north. 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. These are well hidden by woodland from wider view.

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 recent housing has been designed in a positive way with a varied but coherent form but would benefit from some planting mitigation as it is on the skyline.

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

-

Site sensitivity summary

Description This site consists of sloping arable and pastoral farmland restored from opencast mining. It lies to the south of Arleston and the M54 and is separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply. There is only a narrow woodland belt to the west and 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 visible within the local landscape, especially from the south and west, but it 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.

**Landscape
Sensitivity
to Housing**

Evaluation: medium

Justification

The site has value as appearing as part of open countryside to the south of the M54 even though its a relatively recently restored landscape. It is susceptible to change inasmuch as it is divorced from the settlement of Arleston by the motorway, and contributes significantly to the gap between this settlement and Lawley to the south. It is less exposed to view (lower lying) than other nearby areas which are currently being developed to the south in Lawley. Development here would detract from the view from local areas to the west. Overall, the area appears to be very sensitive to development in the short/medium term. Advance woodland planting would be required if development was considered.

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Hard rock uplands	pronounced concave slope down from western to eastern edge - with more steeply sloping pocket on eastern edge around Arleston Hill
Ground Type		Localised disturbed gleyed soils	arable and pastoral fields divided by low cut hedges
Land cover		Ancient farmlands	narrow belt of woodland to the west along Dawley Road
Settlement pattern		Clustered with small farms	medium
	LDU level	Agree?	
Cultural sensitivity	High	<input type="checkbox"/>	moderate; pastoral farmland on former opencast mine
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>	
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>	

LCP context

Land Use Opencast

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. part 435

Function of Area

Pastoral ☒ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☐

Comments arable to the west and pastoral to the east, 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 major roads proximity to M54 - noise rather than visual effects

Intervisibility

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

Comments highly visible from south and east and to an extent from the west

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium/low

Comments the site has roads on three sides at a distance 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? some

Corridor? ☐

Comments the site appears to function as part of the wider farmed unit including the site to the north

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

Comments the site is screened from Arleston by motorway embankment planting; it relates well to the adjacent site to the north and forms a continuation of the grain of the landscape to the west. It 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 the site lies away from the main settlements

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 and eastern boundaries, and the site is visible from parts of New Works at a distance. 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

-

Site sensitivity summary

Description This site consists of sloping arable and pastoral farmland restored from opencast mining. It lies to the south of Arlestone and the M54 and is separated from them by a narrow field. The eastern edge of the site, beyond a public footpath, slopes quite steeply. There is only a narrow woodland belt to the west and 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 visible within the local landscape, especially from the south and west, but it 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site has value as appearing as part of open countryside to the south of the M54 even though its a relatively recently restored landscape. It is susceptible to change inasmuch as it is divorced from the settlement of Arlestone by the motorway, and contributes significantly to the gap between this settlement and Lawley to the south. It is less exposed to view (lower lying) than other nearby areas which are currently being developed to the south in Lawley. Development here would detract from the view from local areas to the west. Overall, the area appears to be very sensitive to development in the short/medium term. Advance woodland planting would be required if development was considered.

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Hard rock uplands	pronounced concave slope down from western to eastern edge - with more steeply sloping pocket on eastern edge around Arlestone Hill
Ground Type		Localised disturbed gleyed soils	arable and pastoral fields divided by low cut hedges
Land cover		Ancient farmlands	narrow belt of woodland to the west along Dawley Road
Settlement pattern		Clustered with small farms	medium
	LDU level	Agree?	
Cultural sensitivity	High	<input type="checkbox"/>	moderate; pastoral farmland on former opencast mine
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>	
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>	

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small

Designations

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

SHLAA No. 0

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable to the west and pastoral to the east, 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 major roads proximity to M54 - noise rather than visual effects

Intervisibility

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

Comments highly visible from south and east and to an extent from the west

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium/low

Comments the site has roads on three sides at a distance 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? some

Corridor? ☐

Comments the site appears to function as part of the wider farmed unit including the site to the north

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

Comments the site is screened from Arleston by motorway embankment planting; it relates well to the adjacent site to the north and forms a continuation of the grain of the landscape to the west. It 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 the site lies away from the main settlements

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 and eastern boundaries, and the site is visible from parts of New Works at a distance. 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

-

Site sensitivity summary

Description	This site consists of a single pasture field against the M54, from which it is generally 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, also bounded by a dense woodland belt. The southern boundary is a low cut hedge, which provides a weak but definite boundary to the south. The site functions as part of the wider farmed landscape, despite its extreme northern edge being against the motorway, and relates well to the adjoining sites to south and west.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site has value as part of the wider restored open countryside to the south. It is susceptible to change inasmuch as it is divorced from the settlement by the motorway, is subject to constant noise from the road and forms part of the wider landscape. However, in terms of landscape and visual impact it is fairly discreet due to its location at the base of a slope. 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, where a strong tree belt forms a positive boundary to Arleston Lane.</p>

LDU context

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

LCP context

Land Use	Opencast
Field Pattern	Regular
Field Size	Medium-large

Designations

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

- - disturbed land (former opencast mining)

Function of Area

SHLAA No. part 435

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

Intervisibility

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

Comments the site is enclosed and generally screened from surrounding roads and publicly accessible viewpoints. However, any dwellings on the site would be apparent through trees in winter when viewed from the north.

Noise sources

roads

Views of development some

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 the settlement by motorway embankment planting to north, and from the wider landscape by amenity planting to the east, by a dwelling to the west and is bounded by a low thin hedge along its southern boundary

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 edge adjacent - 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

-

Site sensitivity summary

Description The site slopes distinctly down from north to south and west to east. It consists of two distinct areas- arable and woodland. The northern part is an arable field which slopes westwards up the hill from Dawley Road in the east. It does not have a western boundary but the cut hedge to the north also marks the line of a public footpath. There is a large pond surrounded by wet woodland with minimal management adjacent to Dawley Road. A secondary deciduous woodland lies in the southern part of the site which appears to have colonised a former mine. This forms a locally prominent skyline feature and appears to have a very low management input. A public footpath crosses it linking Lawley with New Works. The woodland appears to be used for informal recreation and has evidence of the workings hidden in the vegetation. A power line with pylons crosses the woodland and field, north to south.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The woodland and pond have value as landscape features, with the former as a backcloth to the listed church at Lawley. The site's susceptibility to change is its openness to the north and its rising character to the south and west forming part of the wider countryside to the west of Dawley Road and providing a green gap between the settlements of Lawley and New Works. As a result, this site has high sensitivity to change.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping hillside
Ground Type	Localised disturbed gleyed soils	arable and secondary woodland
Land cover	Pastoral farmlands	secondary woodland in southern part of site
Settlement pattern	Mining with small farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> low- moderate- pond associated with furnaces and mine workings may have some cultural interest
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> moderate at lower elevation to high up the slopes in woodland and upper field

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. part 435

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 pylons pylons and power line crossing the site

Intervisibility

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

Comments rising hillside to 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 a medium to large scale arable landscape that continues into 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 is a positive feature on west side of Dawley Road although settlement to east is on the skyline and prominent

Receptors and sensitivity

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

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

Site sensitivity summary

Description The site comprises a large area of mixed arable and pastoral farmland on the middle slopes of an exposed rolling hillside wrapping round a wooded hill with long distance views over Wellington to the north and Telford to the east. It reaches the highest point in the assessment area to the south, above 200m AOD, around New Works. 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 and relatively new and low cut to the west, with few trees apart from a small plantation to the west. Ancient woodland cover (Short Wood and Limekiln Wood) is substantial on the rounded hills adjacent and to the south and west. The latter is part of the AONB and both wooded hills build up to the Wrekin to the south west. The woodland is covered by a variety of wildlife designations including Local Nature Reserve and/or County Wildlife Site. Open cast coal mining and subsequent restoration works run down the hill west of New Works Lane, screened from local view by an earthworks bund. A scheduled ancient monument of old coal mining lies just north east of New Works partly within the site and is characterised by low, grassed or vegetated mounds and features. 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. The south eastern part of the site forms the skyline when viewed from the east, while the rest of the area generally sits below the wooded hills, acting as a setting for them. Whilst the M54 to the north reduces tranquillity the area feels quieter and more rural to the south.

**Landscape
Sensitivity
to Housing**

Evaluation: high/medium

Justification

The site's value is in its rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. The woodlands themselves have associated wildlife and landscape value and the site has a SAM to the south. The site is susceptible to change due to its openness, elevation, its local skyline and its separation from any urban development. The opencast is assumed as a temporary land use which will be restored back to an agricultural use and therefore only affects the character of the area in the short term. The site is thus highly sensitive to residential development change.

LDU context

Landscape characteristics	LDU scale	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; open cast coal mining west of New Works Lane
Land cover	Ancient farmlands	some trees in gappy hedgerows, with large woodland blocks (Short Wood and Ercall Wood) adjoining the site to the south
Settlement pattern	Clustered with small farms	medium-large
LDU level		Agree?

Cultural sensitivity High ☒

Ecological sensitivity Moderate ☒

Visual sensitivity Moderate ☐ moderate-high sensitivity on exposed hillside slopes

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input checked="" type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
Wrekin AONB to the south west	local nature reserve to the south west in Limekiln Wood; County Wildlife Site and ancient woodland in Short Wood on south/west boundary	scheduled ancient monument of coal mining remains on the southern fringes

SHLAA No. part 435

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments mix of arable and pastoral farmland with open cast mining and associated restoration

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 edge of Short Wood in the south eastern part of the site forms a prominent skyline when viewed from Dawley Road. Elsewhere, the southern boundary of the site lies beneath the well 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 Wellington and Lawley with views out to the wooded hills beyond

Landmarks	wooded hilltops bordering and to south and west of site
Detractors	open cast mining, but locally only the boundary bund is apparent

Intervisibility

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

Comments the area lies on the lower part of the north facing slopes of the Wrekin, which overlook Wellington and beyond 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, visible to the north and east and traffic on both the M54 and Dawley Road combined with the open cast mining reduce the tranquillity of an otherwise rural area. Tranquillity tends to increase to the south.

Functional relationship of area...

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

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

Comments the area appears to 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 is cut off from the settlement edge by the M54 to the north and Dawley Road and open countryside to the east 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 together form the lower slopes of the hillside and provide a setting for the wooded hills to the south

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
long distance/public footpaths	high/medium

Comments rural residents within this area and adjacent areas, 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

strengthen hedges and encourage regeneration of hedgerow trees; full restoration of open cast mining

Site sensitivity summary

Description The area consists of arable fields with a narrow horse pasture on a 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 M54 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 urban dwellings due to intervening trees, but the Dawley Road has clear views of the site, especially from the north leaving the settlement.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. As an open site with a strong rural character it is susceptible to change. It is also physically separated by the M54 from the southern edge of Wellington and overall is highly sensitive to change.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. part 435

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mainly arable with some horse pasture

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 ☐ -

Landmarks -

Detractors steel fencing on northern boundary

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 occasional

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

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 its associated roadside planting forms straight mitigated settlement edge

Receptors and sensitivity

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

Potential for improvement of settlement edge and overall mitigation

encourage regeneration of hedgerow trees

Site sensitivity summary

Description The area consists of two pastoral fields and one arable field separated by a small stream course on a sloping hillside located south of the M54. Field boundaries are low cut hedges with trees which sharply define the undulating landform. Limekiln Wood to the south is a local nature reserve, County Wildlife Site and ancient woodland. Although the M54 is on an embankment with dense mixed wooded vegetation for most of its length, the site is still visible to road users. Overall it forms part of the wider rural landscape and provides a foreground to the wooded hills leading to the Wrekin in the south west. The area's tranquillity is disturbed by noise from the motorway. Views are limited from urban dwellings, but Limekiln Lane PROW and its users have clear views of the site.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is in its particularly attractive rural character and role as part of the continuum of countryside rising from the M54 to the rounded wooded hills running up to the Wrekin in the AONB, complementing their wooded character. As an open site with a strong rural character it is susceptible to change. Being physically separated by the M54 from the southern edge of Wellington it also has a strong rural character and is highly sensitive to change.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input checked="" type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input checked="" type="checkbox"/>	LNR <input checked="" type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
adjacent to Area of Outstanding Natural Beauty to the south	local nature reserve, County Wildlife Site and ancient woodland in Limekiln Wood to the south	-

Function of Area SHLAA No. 773

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral to east and arable on field to west

Diversity diverse

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 frequent

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

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 its associated roadside planting forms straight mitigated settlement edge

Receptors and sensitivity

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

Comments adjacent M54 and Limekiln lane

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	The site comprises of pasture used for horse grazing on a hillside sloping to the north east of the expanding settlement of Lawley. There are hedgerows with very few trees bounding the main fields and the southern field is divided into a series of paddocks with timber fencing and white tape. This area has horse shelters and appears somewhat degraded. A lane bounds the site to the west and a cycleway runs through the middle of the site linking into Ironbridge Way to the east across the busy A5223. The latter is audible on the site although screened by mixed woodland belts. The site is relatively open with views over Telford to the north and east. The skyline to the south is formed by the major new housing development in Lawley which has been carried out to a high standard with a varied but coherent built form. This looks raw at present.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site has value as part of the wider countryside north of the settlement and is susceptible to development due to its openness to views to an extent. Any development on the site would appear as an extension north of the settlement as structures would be visible from the west as well as east. Development would be appropriate, however, if considered as part of a wider plan for the expansion of Lawley to the north. Any development should retain the cycleway and encourage safe links by foot and cycle between Lawley and the Ironbridge Way to the east. Additional strong tree planting would also be needed to soften the built form on the hillside.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	hillside sloping to the north
Ground Type	Localised disturbed gleyed soils	pasture
Land cover	Pastoral farmlands	very few trees in hedgerows on site with woodland belts limited to eastern edges, outside site
Settlement pattern	Mining with small farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 445

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments forms local horizon with housing to the south being higher on the skyline

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors telecoms mast to south west corner. The fields are somewhat degraded through horse grazing with associated structures including shelters and fencing

Intervisibility

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

Comments lies on a hillside intervisible with land to the east

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium/low

Comments there are views of the housing to the south on the skyline as well as some built up areas of Telford to the east and the A5223 to the east is audible

Functional relationship of area...

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

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

Visual relationship of area...

...with adjacent assessed area? some

Comments the site lies on a north east facing slope towards other parts of Telford, facing away from the land to the west to an extent. The new housing to the south faces directly onto the site.

... visually? ☐

Comments -

Pre C20 edge ☐ C20-21 edge ☒

Form of edge smooth/linear

Receptors and sensitivity

Comments the main receptors are rural residents north of the site, urban residents to the south, and users of the cycleway and adjacent minor road

reinstatement of hedges and encouragement of trees and hedgerows

Site sensitivity summary

Description	The site is part of an area of high ground extending from Arleston Hill in the north to Horsehay in the south. Much of the upper part of this sloping ground to the west is covered in secondary deciduous woodland with some old outgrown hedgerow and some rough grass. The permanent pasture to the east falls steeply at first, then more gently below a break of slope. Outgrown hedges with trees lie to the north and south, whilst the eastern boundary is a relatively new hedge without trees. The site is visible from the settlement edge at Lawley. The woodland forms a locally prominent skyline feature and appears to have a very low management input. The pastoral field is grazed by horses.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The value of the site is in its woodland/tree cover and as a strong backcloth to the settlement to the west. Its susceptibility to change is in its prominent rising land, particularly on the more steeply sloping upper slopes. Provided the upper part of the pasture above the break of slope was retained as public open space, the lower part could accommodate some new residential development. This should be designed in a similar way to the recent new development on the northern edge of Lawley. The woodland should be made safe, managed and enhanced as part of any open space for the development.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping hillside
Ground Type	Localised disturbed gleyed soils	pasture and secondary woodland
Land cover	Pastoral farmlands	secondary woodland on upper slopes
Settlement pattern	Mining with small farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 524

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments pasture and woodland

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent Complexity simple

Comments secondary woodland forms skyline feature on upper hillside

Key views

To settlement ☐ -

From settlement ☒ views to west from settlement contained by woodland on hilltop

Landmarks -

Detractors -

Intervisibility

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

Comments rising hillside and local skyline

Noise sources

roads

Views of development one side 180 Presence of people

Tranquillity

Summary medium

Comments there are many views of new development within and around Lawley

Functional relationship of area...

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

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

Comments the pasture may or may not be managed as apt of a wider landholding; the secondary woodland is part of a wooded hillside that extends to both the north and south of the site

Visual relationship of area...

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

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

Comments the woodland forms a visual backdrop on the hillside to the west of Lawley

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 existing development along the eastern edge of the site is linear with some detractive uses

Receptors and sensitivity

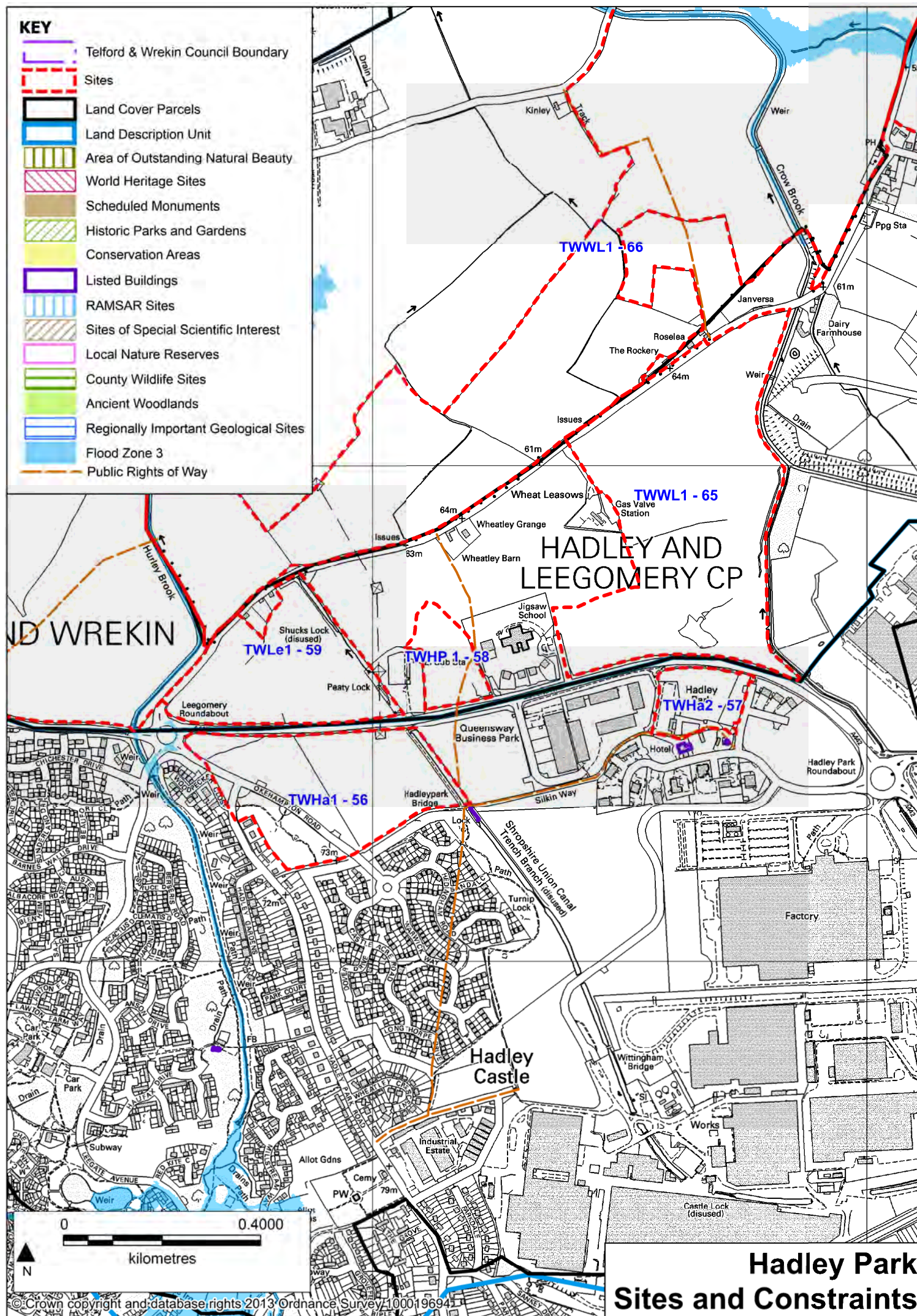
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments nearby residents in both old and new urban development; users of Smallhill Road to the east and the road to New Works along the northern edge of the site

Potential for improvement of settlement edge and overall mitigation

-

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



Site sensitivity summary

Description 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 with locks 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.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The value of the site is in the disused canal/locks, the tree cover and its attractive rising character as part of the wider farmed landscape, acting as a buffer between the urban landscape and the moorland landscape to the north. Its susceptibility to housing development is in its openness and location north of the A442 which acts as a firm treed barrier to the housing development in the area. Housing development would mark a significant intrusion onto the rural landscape, out of the urban envelope, although would be contained to an extent by Humber Lane. Should any development take place the site should be considered as part of a wider development linking into TWL1-65 to the east. This would require very careful planning and design to ensure the northern edge of the development along Humber Lane was screened and significantly buffered from the Weald Moors with a mixture of woodland and open space.

LDU context

Landscape characteristics		LDU scale	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	<input type="checkbox"/>	moderate - although there is good screening around the site, it is visible from two roads and by rural residents

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 414

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 medium **...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 screening and limit wider intervisibility to an extent, although the site is readily apparent from the A442; 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 medium/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 appears to be 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 limited

...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 neutral

Form of edge smooth/linear

Comments settlement edge only impinges on site at south western corner, adjacent to the large roundabout

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

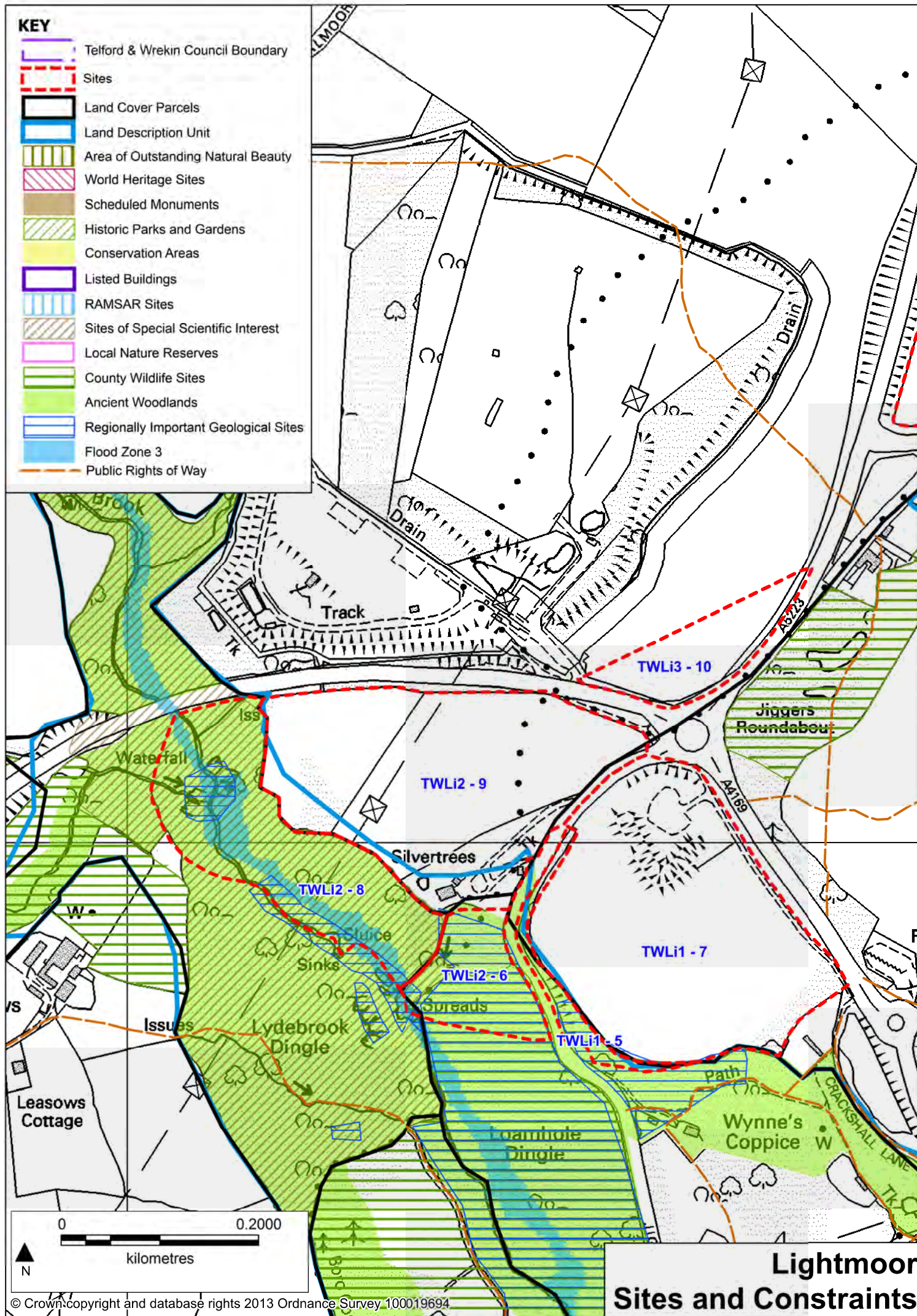
medium

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 A442 and Humber Lane have views into the site

Potential for improvement of settlement edge and overall mitigation

-

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



Site sensitivity summary

Description	This site consists of a steep to sheer wooded, but mostly re-engineered rockface which forms part of the upper edge of the Coalbrookdale valley and makes a significant contribution to the local landscape. It is also a Regionally Important Geological Site (RIGS).
Landscape Sensitivity to Housing	Evaluation: high Justification This site is entirely unsuitable for housing development due to its landform. There is no adjacent settlement.

LDU context

Landscape characteristics	LDU scale	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- limited to northern edge
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

LCP context

Land Use	Woodland
Field Pattern	
Field Size	

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input checked="" type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input checked="" type="checkbox"/>
Comments	RAMSAR <input type="checkbox"/>	
part of the site was ancient woodland but this has been removed as part of recent engineering works	the southern part of the site is a RIGS	-

Function of Area

SHLAA No.

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments tree belt and recently re-engineered slope

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 some

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

Comments relationship with wider landscape noticeable as an exposed bare rock scar

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 lies adjacent to Jiggers Bank, the road to Coalbrookdale

Potential for improvement of settlement edge and overall mitigation

encourage establishment of vegetation to soften slope

Site sensitivity summary

Description This majority of the site consists of what appears to be made up ground with a recently built park and ride facility on a man made plateau in the eastern corner surrounded by mown grassland and recent tree planting. To the north there is rough ground with regenerating trees scrub and the northern edge includes what appears to be the line of the original road prior to the construction of the A4169. 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 and south 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 south western edge there is a sheer rockface which has recently been cleared of vegetation, so the site is visible within the wider landscape. The south western and western edge forms part of the skyline when approaching from the valley. There is no adjacent settlement.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The value of this site is in its location at the head of Coalbrookdale and in its site tree cover. Its susceptibility to housing development is its open location at the top of a steep slope, its inter-visibility with the wider landscape and locally prominent location by the A4169 and A5223 junction, away from the settlement edge. It therefore reads as part of the wider landscape. This highly peripheral site adjacent to a park-and-ride is very sensitive to housing development. There might be some potential for a carefully designed single use building such as a pub which would need to address the junction and its location set within the wider landscape.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	partly man made plateau sloping to the south west
Ground Type	Localised disturbed gleyed soils	grassland, rough ground and old road access, park and ride car park
Land cover	Pastoral farmlands	some recent trees and scrub in northern rough ground
Settlement pattern	Mining with small farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 0

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments park and ride with mown grassland and rough ground

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

Comments the southern western 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 prominence with wide views to the west

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 none

...with adjacent assessed area? none

Corridor? ☐

Comments the site appears to have been related the disturbed land to the north east prior to the construction of the A4169. It is self contained and either in use as a park and ride, fallow or derelict

Visual relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments the site is relatively open to the wider landscape to the west due to recent clearance of trees and reads as part of the same slopes as the site to the north.

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 edge nearby

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

reclamation of the northern corner of the site, preferably to agriculture.

Site sensitivity summary

Description	This site consists of steeply sloping woodland in a narrow valley above the Loamhole Brook, leading into Coalbrookdale. It appears to be partly disturbed land, but regenerated. Part of the site is designated SSSI, another section is a Wildlife Site, and yet another lies within the 100 year floodplain. Overall it is also designated an ancient woodland and a Regionally Important Geological Site. The only adjacent development is a single dwelling surrounded by a car breaking yard which intrudes into the site with wrecks littering the side of the woodland track.
Landscape Sensitivity to Housing	Evaluation: high Justification The site's value is in its designation as an SSSI in its western part, a County Wildlife Site in its southern part, and overall an ancient woodland and a Regionally Important Geological Site. In landscape terms it also contributes to the character of the steep wooded valley running down into Coalbrookdale which is a major tourist attraction. The site is highly sensitive to housing development due to its landform, landcover, character and multiple designations.

LDU context

Landscape characteristics	LDU scale	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"/>

LCP context

Land Use	Woodland
Field Pattern	
Field Size	

Designations

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

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments woodland

Diversity simple

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 car breakers yard to the north

Intervisibility

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

Comments low intervisibility due to narrowness of valley and tree cover

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 runs along the upper edge of the steeply sloping site.

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	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). The only adjacent development is a single dwelling.
Landscape Sensitivity to Housing	Evaluation: high Justification The site's value is its designation as an SSSI, Ancient Woodland and partly a Regionally Important Geological Site. In landscape terms it also contributes to the character of the steep wooded valley running down into Coalbrookdale which is a major tourist attraction. The site is highly sensitive to housing development due to its landform, landcover, character and multiple designations.

LDU context

Landscape characteristics	LDU scale	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"/>

LCP context

Land Use Woodland

Field Pattern

Field Size

Designations

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

SHLAA No. 0

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments woodland

Diversity simple

Water

Presence of Water ☒ Comment Loamhole Brook

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons a power line crosses the valley

Intervisibility

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

Comments low due to narrowness of valley and woodland

Noise sources

roads

Views of development none Presence of people rare

Tranquillity

Summary high/medium

Comments remote and without footpaths, although with busy A road along northern edge and high-voltage electricity cables across site (pylon on extreme southern edge)

Functional relationship of area...

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

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

Comments part of well wooded steep valley slope and watercourse

Visual relationship of area...

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

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

Comments narrowness of valley prevents significant relationship with wider landscape

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge - Form of edge -

Comments no settlement

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments the A4169 passes along its northern edge on structure

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of pasture fields and a single dwelling associated with a car breakers yard 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. Jiggers Bank, the road approach to Coalbrookdale, runs down its south eastern edge. 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.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The value of this site is in its location at the head of Coalbrookdale. Its susceptibility to housing development is its open location at the top of a steep slope, its intervisibility with the wider landscape and locally prominent location by the A4169 and A5223 junction, away from the settlement edge. It therefore reads as part of the wider landscape. This highly peripheral site is therefore very sensitive to change through housing development.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping and undulating
Ground Type	Localised disturbed gleyed soils	pasture and dwelling curtilage/car breakers yard
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 checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

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

SHLAA No. 343

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 a car breakers yard

Diversity diverse

Water

Presence of Water ☐ **Comment** -

Skyline

Prominence/ importance not applicable **Complexity** -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons car breakers yard, pylon/power line 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 visible from the road, the Jiggers Bank road to Coalbrookdale and from the west

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 edge

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

Comments users of adjacent roads- Jiggers Bank approach to Coalbrookdale and the A4169; only one adjacent rural residence

Potential for improvement of settlement edge and overall mitigation

continued use of part of the site as a car breakers should be discontinued due to its negative impact on the local landscape

Site sensitivity summary

Description	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 field of which it is part, which consists of pastoral farmland fringing a restored landfill site, with associated trees and scrub, and which is fairly discreet. It appears and functions as part of the wider farmed landscape on the opposite side of the road from existing development at Lightmoor which is some distance away. It is highly visible locally, set slightly above the adjacent road junction, which also reduces its tranquillity. A County Wildlife Site lies to the east between the site and the developing Lightmoor area.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value lies in its contribution to the wider restored rural landscape character. Its susceptibility to development would be its open character away from the settlement edge, on a busy junction. The County Wildlife Site lying to the east between the site and the developing Lightmoor area may mean that this site stays isolated from the settlement edge. Therefore the site is very sensitive to housing development due to its function as part of the wider landscape, in open countryside away from settlement, and its location at a busy A road junction.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping
Ground Type	Localised disturbed gleyed soils	pasture
Land cover	Ancient farmlands	none
Settlement pattern	Clustered with small farms	medium
	LDU level	Agree?
Cultural sensitivity	High	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> County Wildlife Site lies to the east between the site and the developing Lightmoor area	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> -
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Function of Area SHLAA No. 0

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 character with site to south west (Li2-9) contrasting with woodland to east. There are longer views to the 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 edge adjacent

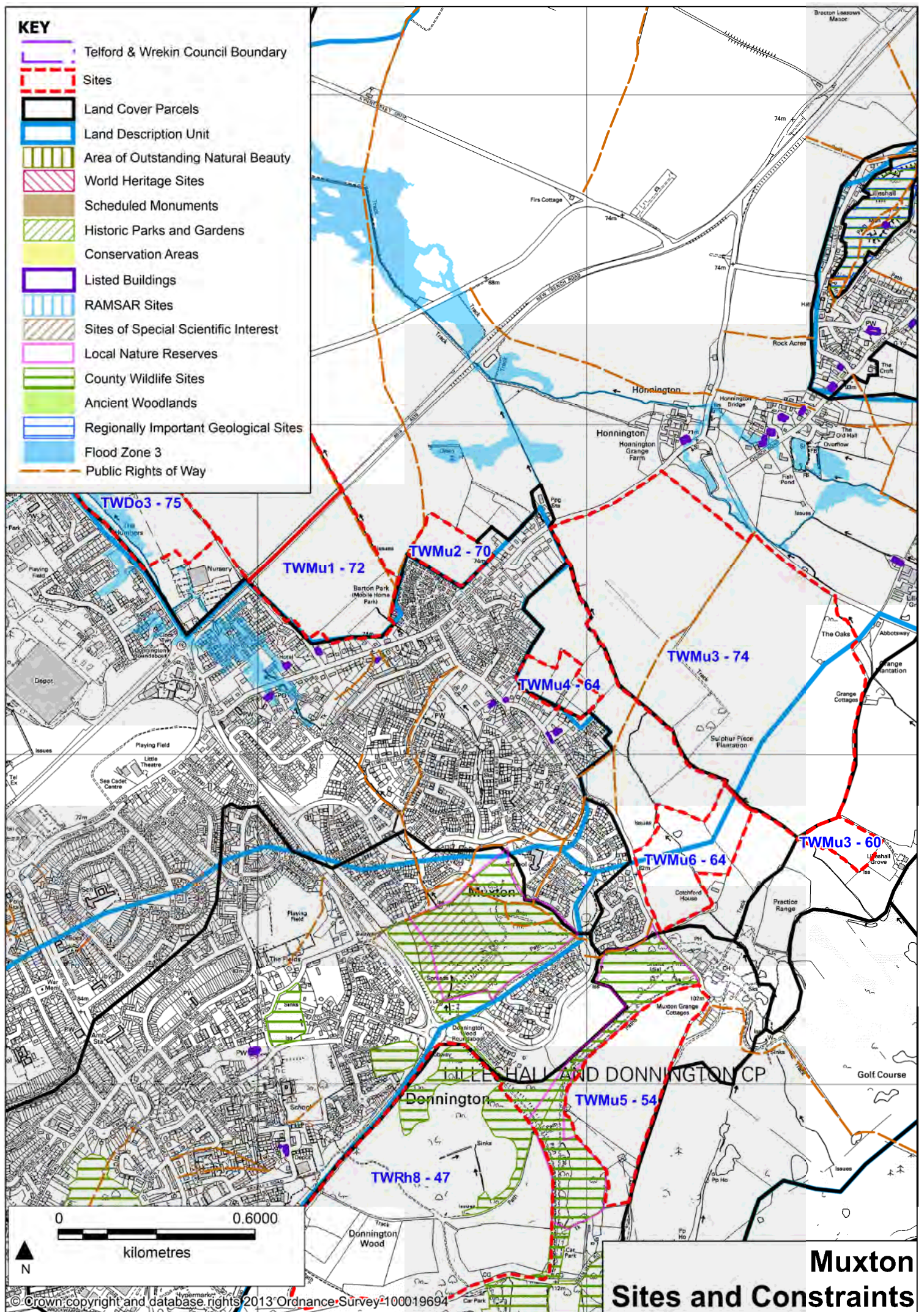
Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments users of the A46169, A5223 and Jiggers Bank junction have clear views of the site

Potential for improvement of settlement edge and overall mitigation

-



Site sensitivity summary

Description The site lies on very gently sloping land on the north eastern edge of Telford. It is mainly used for horse pasture/exercising with a small amount of soft fruit production and a field used informally for dumping and other uses associated with the adjacent caravan park. The area appears to have been used for arable in the past. The site is bounded by low hedge to the north east, an outgrown hedge associated with the A442 to the north west which means it is most visible from the A442 approaching from the north. It is bounded by housing to the south east and south west. The latter housing is fairly well screened by a young tree belt/outgrown hedge. The housing to the south east is more visible, especially the caravan park, when viewed from the A442 approaching the town. A listed building to the south backs onto the area. Overall, the area currently appears in poor condition and has the characteristics of urban fringe and is not a positive introduction to the town.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is in its association with the wider landscape and the listed building to the south. It is susceptible to development due to its openness and any development would significantly extend the settlement boundary into an open landscape along the A442. Development therefore may be more suitable in the medium-long term to allow advance tree screening on the two northern boundaries to reduce impact on the landscape to the north and on users of the A442. Also care would need to be taken to address the listed building to the south.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 504

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☒ Recreation ☐ Other ☐

Comments horse pasture and some cultivation

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ rear of listed building to south

Landmarks -

Detractors A442 main road adjacent

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments A442 and clear views of adjacent settlement reduce tranquillity

Functional relationship of area...

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

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

Comments the area appears to be managed separately from the adjacent fields and has

no public access. Part is used by the caravan park for dumping/other uses.

Visual relationship of area...

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge neutral **Form of edge** moderately indented

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

trees in hedgerows

Site sensitivity summary

Description The site lies on very gently sloping land on the north eastern edge of Telford. It is mainly used for horse pasture/exercising with a small amount of soft fruit production and a field used informally for dumping and other uses associated with the adjacent caravan park. The area appears to have been used for arable in the past. The site is bounded by low hedge to the north east, an outgrown hedge associated with the A442 to the north west which means it is most visible from the A442 approaching from the north. It is bounded by housing to the south east and south west. The latter housing is fairly well screened by a young tree belt/outgrown hedge. The housing to the south east is more visible, especially the caravan park, when viewed from the A442 approaching the town. A listed building to the south backs onto the area. Overall, the area currently appears in poor condition and has the characteristics of urban fringe and is not a positive introduction to the town.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site's value is in its association with the wider landscape and the listed building to the south. It is susceptible to development due to its openness and any development would significantly extend the settlement boundary into an open landscape along the A442. Development therefore may be more suitable in the medium-long term to allow advance tree screening on the two northern boundaries to reduce impact on the landscape to the north and on users of the A442. Also care would need to be taken to address the listed building to the south.

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 144

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☒ Recreation ☐ Other ☐

Comments horse pasture and some cultivation

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ rear of listed building to south

Landmarks -

Detractors A442 main road adjacent

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments A442 and clear views of adjacent settlement reduce tranquillity

Functional relationship of area...

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

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

Comments the area appears to be managed separately from the adjacent fields and has

no public access. Part is used by the caravan park for dumping/other uses.

Visual relationship of area...

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

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

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

trees in hedgerows

Site sensitivity summary

Description	Meadow/pasture on very gently sloping land on the north eastern edge of Telford. The site is bounded by a low hedge to the north east and north west which means it is visible from the A442 approaching from the north, although this view is limited to an extent by a mixed plantation to the north. It is bounded by a caravan park to the south west which enjoys views of Lilleshall Hill across it. It is bounded by housing to the south east which is partially screened by a mature garden vegetation including trees.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The value of the site is in its hedgerows and contribution to the wider landscape and mitigating the urban edge. It has susceptibility to development on the basis that development would be more visible to the wider landscape and from the A442. The site has some potential for housing providing it is better screened from the north west from views from the A442 through implementation of a tree planting belt. Developing the site would significantly affect the amenity of the adjacent caravan park. Significant advance planting between the site and any development would be a minimum requirement.</p>

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 351

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ view from caravan site to Lilleshall Hill

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the field lies on the edge of the settlement which is a permanent caravan park to the south west and linear development to the south east. Both of these overlook the site from rear elevations. The southern field appears to be fairly enclosed by vegetation while the northern field forms has a mix of low and outgrown hedgerows on its north western and north eastern boundaries.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

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

Receptors and sensitivity

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

Comments adjacent residents and nearby A442 road users

Potential for improvement of settlement edge and overall mitigation

encourage trees in northern hedgerows

Site sensitivity summary

Description Part of an arable field which extends into the adjacent area TWMu3-74 on a sloping minor valley side. The area is not accessible on public highway and is not widely visible but lies in the middle of open countryside just west of Lilleshall Grove. The latter can be seen from the west and is seen as an isolated dwelling. The area was not visited because there is no public access- long views, aerial photos and constraints and OS mapping have supported the conclusions.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping minor valley side
Ground Type	Localised disturbed gleyed soils	arable
Land cover	Ancient pastoral farmlands	low cut hedges
Settlement pattern	Mining with small farms	small
	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> -
Ecological sensitivity	Moderate	<input type="checkbox"/> -
Visual sensitivity	Moderate	<input type="checkbox"/> -

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

Function of Area

SHLAA No. 405

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments sloping valley side with low hedges

Noise sources

Views of development some Presence of people rare

Tranquillity

Summary high/medium

Comments area in open countryside

Functional relationship of area...

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

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

Comments part of field that extends west into Mu3-74 and is managed as part of a wider landholding

Visual relationship of area...

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

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

Comments in open countryside away from settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐
Nature of edge Form of edge
Comments n/a

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
	high

Comments Lilleshall Grove adjacent

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site has a gently rolling topography forming a low summit between the watercourses that run along its northern and south western edges. It is located between the north eastern edge of Telford and the settlement of Lilleshall with its distinctive hill and monument. The landcover is mainly arable with a small area of grassland. Tree cover is limited to two rectilinear deciduous plantations and a line of riparian trees along the valley floor to the south west. The area forms part of the wider countryside and is fairly inaccessible apart from one public footpath which links Muxton to the wider landscape. There are some views from the area of the urban edge.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>This is an agricultural area where the combination of woodlands, pasture and watercourses mean that the area has a slightly higher ecological value than the wider landscape of which it forms an important part. It is also susceptible to change due to its openness, its location beyond the existing settlement boundary and as a significant part of the green buffer between Telford and Lilleshall. It is considered very sensitive to housing development as any development here would be an intrusion into the open countryside.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Medium-large

Designations

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

SHLAA No. 405

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments arable, woodland, pasture

Diversity simple

Water

Presence of Water ☒ Comment watercourses to the north and south

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks views across site to Lilleshall Hill and monument

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

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

public footpath running through it linking into the settlement

Visual relationship of area...

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

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

Comments the site lies outside any settlement and is linked to the wider landscape between Telford and Lilleshall

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 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/medium
roads/rail/cycleways	medium

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	The area consists of a three small paddocks and three larger paddocks. The former are enclosed by thin hedges, some outgrown with some trees while the latter are generally enclosed by hedges with one open to the north east. One field appears to be used for horse jumping with associated buildings. The fields lie on very gently sloping valley sides with views out towards Lilleshall to the north east. Estate and ribbon development housing lie on the north west and south west sides and views are possible from houses across the fields especially towards the north east. Overall, this is a pleasant fine-grained landscape.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is in its small scale pattern and hedgerows which complement the surrounding landscape and help integrate the settlement edge. However, this enclosure assists in providing potential screening for housing development. The susceptibility to change lies in the hedgerows and existing trees themselves which should be retained and enhanced with tree planting on the north eastern boundaries. The recent housing has reduced the potential effect of development on the site on the listed Muxton House.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed Muxton House nearby
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SHLAA No. 446,630

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the area bounds the settlement with an intimate character but has some role as part of the wider visual setting of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments adjacent estate housing and new housing by the listed Muxton House

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
	high/medium

Comments adjacent residents

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input checked="" type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input checked="" type="checkbox"/> RAMSAR <input type="checkbox"/> Local Nature Reserve woodland and County Wildlife Site adjacent	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> -
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SHLAA No. 204

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity

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

Key views

To settlement ☐ -

From settlement ☐ only above view

Landmarks -

Detractors small pylon in field

Intervisibility

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

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

Noise sources

other

Views of development some Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

...with adjacent assessed area? none

Corridor? ☐

Comments the field appears to be managed as part of a wider landholding and there is no public access

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? none

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

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

Receptors and sensitivity

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

Comments adjacent cottages [2], golfers and minor road users main receptors

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 601

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments cultivated land

Diversity diverse

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads people

Views of development one side 180 Presence of people

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

Visual relationship of area...

...with adjacent assessed area? some

Setting? ☐

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge	neutral	Form of edge	smooth/linear
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Comments adjacent estate housing behind road along western edge of site

Receptors and sensitivity

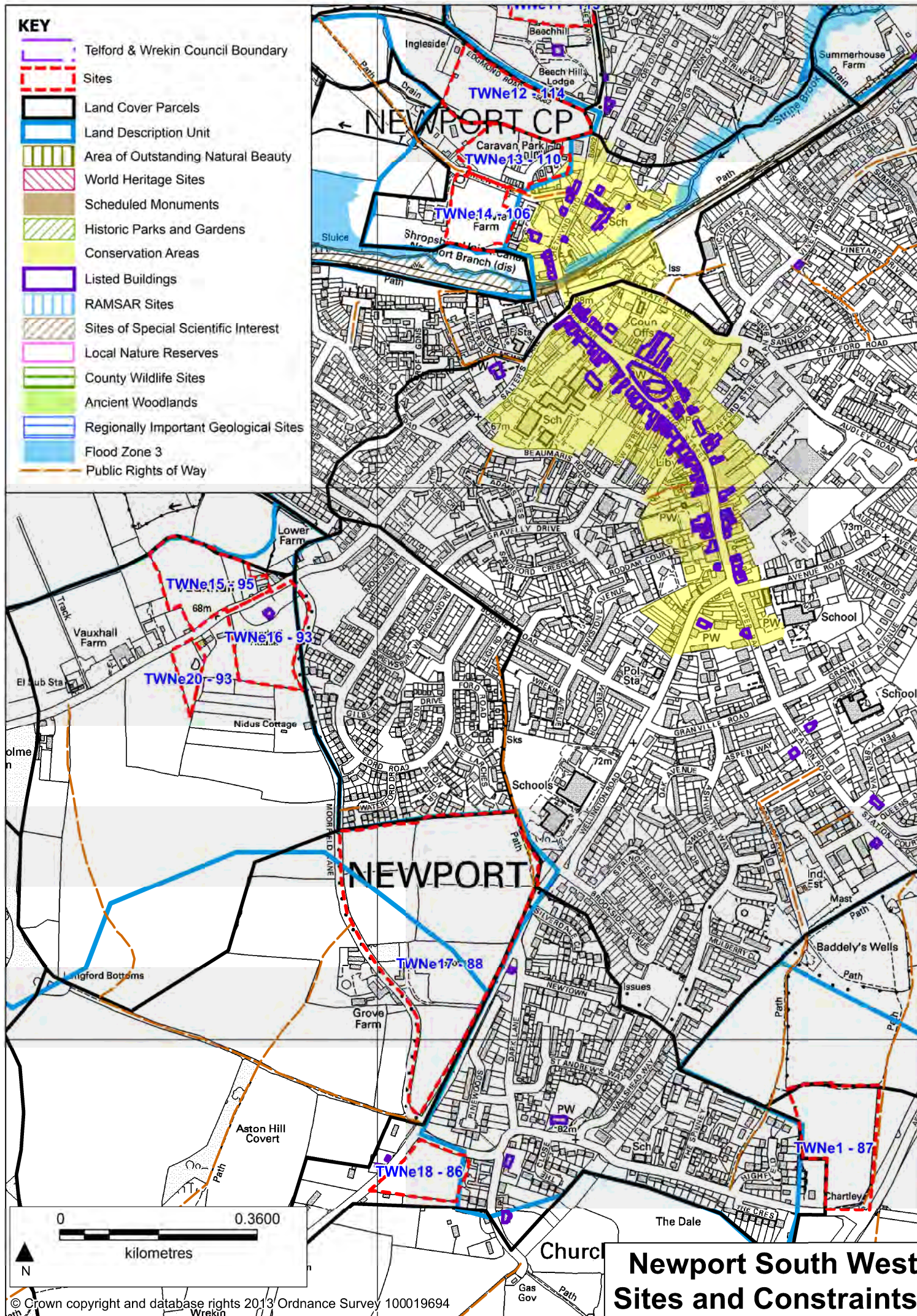
Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments adjacent residents and road users

Potential for improvement of settlement edge and overall mitigation

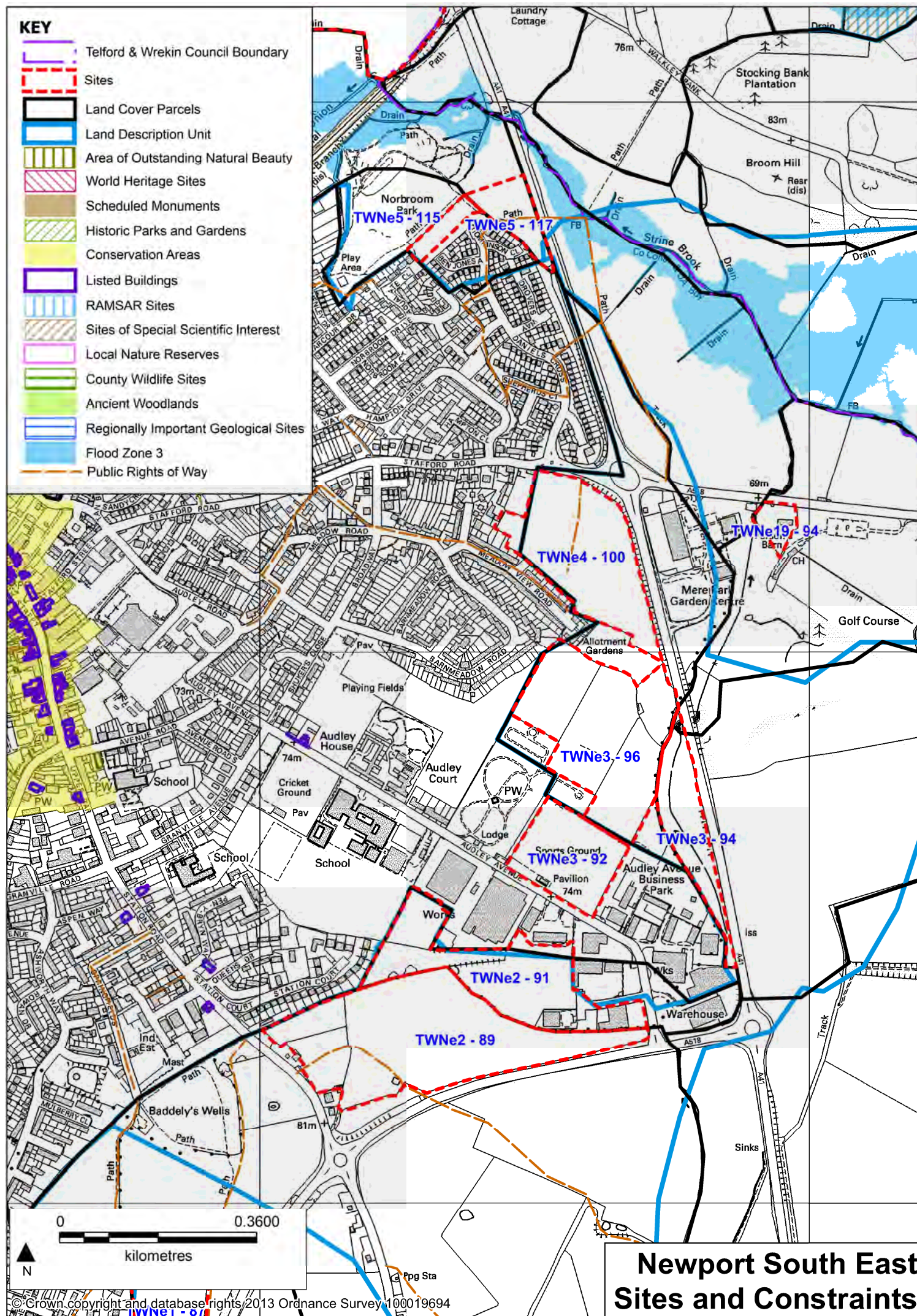
—

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



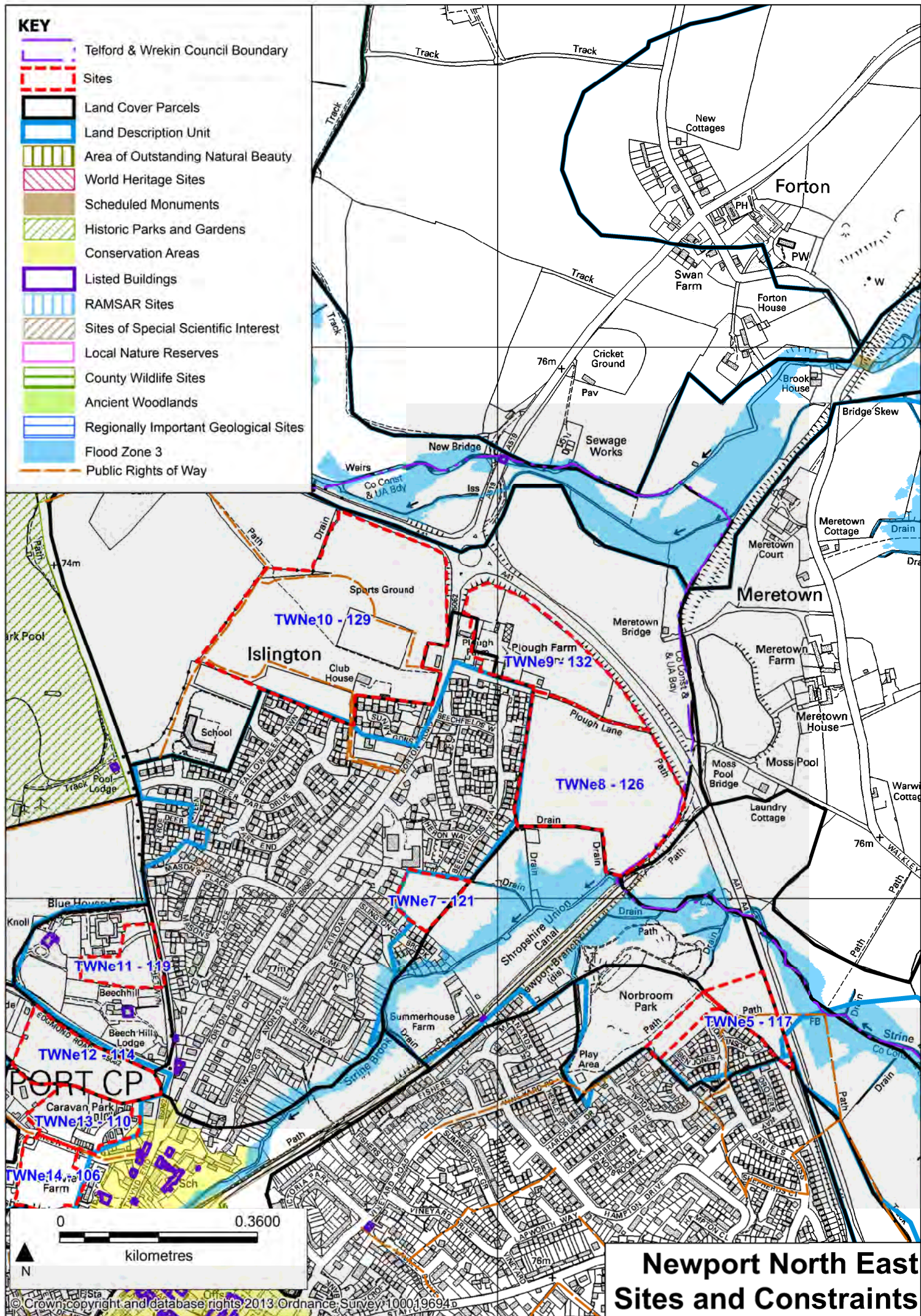
Newport South West Sites and Constraints

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

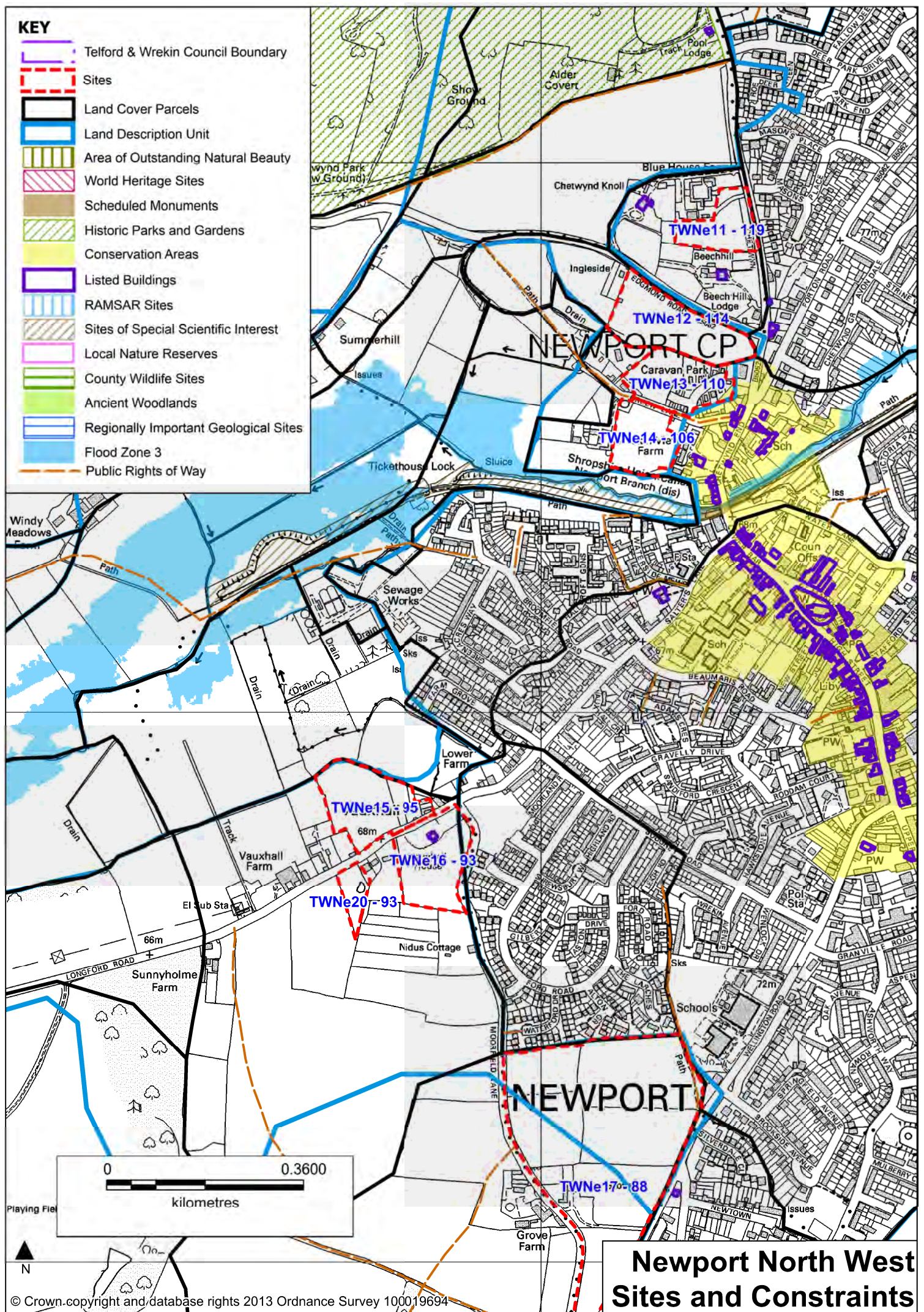


Newport South East Sites and Constraints

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



Newport North East Sites and Constraints



Site sensitivity summary

Description	The site lies on the south eastern edge of Church Aston close to the highest point in the combined settlement. It is a gently sloping north facing field in arable land use. The settlement edge to the west is a mature tree boundary of a large garden with a 20th century housing estate beyond, with houses overlooking the northern part of the field. There is a low hedge to the north and a mix of outgrown and low cut hedges to the east and south. The bypass to the east has maturing deciduous vegetation of tree and hedge species and noise from this reduces the area's tranquillity. There are long views from the field to the north over the settlement and views from the southern approach road towards the site on the upper rising slopes to the treed skyline. There are glimpse views of the area from the bypass and lane to the south. Houses to the west overlook the northern part of the field and footpath users also overlook the site. Views from other directions are limited.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site has value as part of the rural setting of the settlement on rising land at the highest part of the settlement edge, which with adjacent trees and hedges has a positive character as an edge containing development. This land is susceptible to development due to its rising character with development likely to be prominent in views from the north east, and any access highly visible from the south adjacent to the bypass. This would not be desirable, as the settlement is well hidden in the vicinity at present. There are likely to be sites less sensitive than this around Newport. Should it be developed it should be in association with other land to the north so an integrated approach to layout, open space and access could be taken, protecting the more sensitive areas. Any development on the site should have a native deciduous screen to the south and east, also with mitigation to the north if carried out in isolation.</p>

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 342

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable field

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

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

Key views

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

From settlement ☐ -

Landmarks -

Detractors A518 minor detractor to east

Intervisibility

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

Comments views to north but across town

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

...with adjacent assessed area? none

Corridor? ☐

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

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments adjacent large property with estate to west is visible in winter but very well mitigated by strong tree planting

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description The site lies on the southern edge of the settlement with the bypass to the south and main southern approach road to the west. It consists of two flat pastoral fields with outgrown hedges with some trees to the west, and a large arable field to the east. This has a residual field pond with some willow to the south west and well treed boundary and low cut hedge along the bypass boundary. The north eastern boundary is a strong parish boundary hedge with trees and a woodland lies to the north. Industry and commercial development is noticeable to the north east and has a negative visual effect on the area. Housing to the north forms a linear edge and overlooks the fields. The site is important as a setting for the southern approach to the town and forms a pleasant backcloth to the semi-rural houses on the road to the west. A footpath through the site appears to be little used. The site appears not to have a strong relationship with the landscape to the south beyond the bypass with its hedges and trees.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 448,597

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture and arable

Diversity simple

Water

Presence of Water ☐ Comment small field pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ adjacent houses to north and east overlook area

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

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

Intervisibility

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

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

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Corridor? ☐

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

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments if this site is developed site TWNe2-91 to the east may not be tenable, and would be surrounded by development.

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

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

Potential for improvement of settlement edge and overall mitigation

management of hedgerows to thicken up and encourage trees in hedgerows

Site sensitivity summary

Description	The area consists of two flat open areas separated by a deciduous woodland belt. The medium/large field to the east is grassland with a treed hedge (a parish boundary) to the south and commercial development to the east and north. The area to the north west is highly enclosed and not publicly visible and appears to be bare ground surrounded by grass bunds apparently used as part of the commercial area to the north. It lies adjacent to school playing fields to the west. The woodland acts as a positive backdrop to the adjacent development and has possible conservation interest. The commercial buildings to the north and east dominate the character of the area, especially the Mornflakes silos which are almost overwhelming. The bypass lies to the south and further reduces the area's tranquillity.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>The area's value is in the woodland which may have ecological value and acts as a strong backcloth and screen. The susceptibility to housing development is mainly the possible erosion of the woodland which should be retained and enhanced. The main field to the south east has potential for housing provided strong woodland belts are placed against the adjacent development. However, further commercial development would be more appropriate, particularly adjacent to the Mornflake silo. Development of the north east parcel would also appear to be more appropriate as commercial development due to its strong existing character.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 616,448

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments pasture and woodland

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ -

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

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

Intervisibility

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

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

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

Visual relationship of area...

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

Are adjacent assessed areas mutually reliant...

...functionally? ☒

Settlement edge

Nature of edge	negative	Form of edge	moderately indented
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Receptors and sensitivity

Potential for improvement of settlement edge and overall mitigation

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Site sensitivity summary

Description	This site is an arable field with a fairly flat landform, fronted by a steel fenced strip of hard standing and bounded by commercial/industrial development to the south and east. The boundary with the cemetery is well treed with willows and conifers and the northern boundary is lined by lombardy poplars. The area is not widely visible due to its enclosure by other land uses, including the cemetery which is well maintained and very enclosed by tall trees. Traffic on the bypass is very audible. The road to the south has been modified to prevent the mixing of commercial and residential traffic.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>The area has limited value other than its relationship with the cemetery and its trees and has a limited susceptibility to change from new development. This possibly should be low level commercial development with limited potential for noise generation as an alternative to housing in this primarily commercial area. Issues related to the setting of the cemetery would thus need to be considered carefully, and discussed with cemetery users to ensure that they do not feel a sense of intrusion from any new development. Consideration would be needed to replace the short lived trees around the boundary with suitable native species in a phased management plan.</p>

LDU context

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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 439

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable farmland - former playing fields

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors industry large grain silo to south is main focus of views in area [a detractor]

Intervisibility

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

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

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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

wider landholding

Visual relationship of area...

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

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

Comments setting to adjacent 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 buildings are detractors, although cemetery provides a positive edge

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments visitors to the cemetery are the most sensitive receptors

Potential for improvement of settlement edge and overall mitigation

replace lombardy poplars with native tree species

Site sensitivity summary

Description	This flat low lying field is segment shaped with a small watercourse running through it and forming the focus of ecological interest on the site. The area is poorly drained with a rough unimproved sward which may have some conservation interest. It lies adjacent to the busy A41 with an outgrown hedge partially screening the area, but the noise from the road still reduces tranquillity. A well treed, outgrown hedge marking a parish boundary to the west is a positive feature, but does not screen adequately a yard with machinery to the south west which is a detractor.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The area is a fragment of the adjoining rural parish of Chetwynd Aston that has been 'cut off' by the A41 bypass. It has value in ecological terms as it is low lying and only semi-improved with a watercourse running through it. It is susceptible to change from housing development due to its shape of the site and its location along with its characteristics. Overall this makes the site sensitive and it should preferably be managed carefully to regenerate into a patch of semi-natural woodland. This would help to screen any potential new development to the west.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

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

SHLAA No. 723

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☒ Comment small watercourse runs through the field

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ -

Landmarks -

Detractors adjacent yard with heavy machinery to south west

Intervisibility

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

Comments flat and enclosed

Noise sources

roads industry

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

Comments the area does not lie adjacent to the residential part of the settlement- just a commercial estate outlier. It forms part of a wedge of land between the A41 and town.

Are adjacent assessed areas mutually reliant...... visually? ☐...functionally? ☐**Comments** -Settlement edgePre 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 detractorReceptors and sensitivity**Receptors****Sensitivity**

roads/rail/cycleways

medium

medium

Comments adjacent users of the A41Potential for improvement of settlement edge and overall mitigation

grazing/mowing appropriately

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Small-medium

Designations

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

SHLAA No. 439

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ part of open land between settlement and A41

From settlement ☐ views from adjacent cemetery to the south

Landmarks -

Detractors adjacent yard with heavy machinery to south east

Intervisibility

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

Comments fairly flat and enclosed

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

Comments the area may be managed along with the adjacent areas although the regime differs. There is no public access apart from a footpath in the north

western corner linking housing to the adjacent open space.

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 a 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

-

Site sensitivity summary

Description	An arable field on slightly rising ground, adjoining the A41bypass to the east and the old A518 approach to the town to the north. The field is bounded by outgrown hedges on all sides with some trees in the bypass planting and is overlooked by housing to the north, south and west, as well as allotments to the south. The noise from the adjoining roads and the many views to the urban edge greatly reduce the tranquillity of the site. Any structures on the northern, or eastern boundaries of the site would be locally prominent to road users. A nursery complex and pub/hotel lie beyond the road to the east, influencing the character of this edge.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>This site has limited value apart from providing a pleasant semi-rural approach and setting to the settlement. It has susceptibility to change from new housing development as it is slightly above the adjoining roads and any new development would be prominent if located close to the north/east boundaries. Therefore if developed, development should be set back from the north and north eastern edge and additional planting carried out to mitigate effects. There are also a number of more mature trees around the edge of the site which also should be protected.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock vales and valleys	gently rolling lowland
Ground Type	Localised impoverished sandy soils	miscanthus/arable
Land cover	Arable farmlands	outgrown hedges on all sides with trees in bypass planting to the east and trees to the north
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input type="checkbox"/> -
Ecological sensitivity	Low	<input type="checkbox"/> -
Visual sensitivity	Moderate	<input type="checkbox"/> -

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 416

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity

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

Key views

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

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? limited

Corridor? ☐

Comments the area may be managed along with the adjacent areas although the intensity of management differs. There is a public footpath into the site, as well as informal 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 modern estate housing, with a standard straight edge, to north and south. There is a more indented edge to the west with larger gardens.

Receptors and sensitivity

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

Comments adjacent motorists on A41 and A518, along with adjoining residents and allotment users to south

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of a small simple rectangle of rough grassland in the process of becoming scrubbed over. It is slightly sloping, with a strong outgrown hedge separating it from the playing field beyond its north western boundary. On its eastern boundary it adjoins site TWNe 5-117, which is cut grass, while its other boundaries abut recent housing which forms the current extent of built development in this part of Newport. A tree lies in its south western corner.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>This site appears to be of relatively low value apart from its tree and hedge cover, unless overriding biodiversity interest can be demonstrated. It has low susceptibility to housing provided the vegetation is retained to screen from the open space to the north and a positive edge is designed to the east. Any development should create a clear and well defined edge to the existing settlement, with good access to the adjoining park without detracting from the integrity of the existing open space.</p>

LDU context

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

LCP context

Land Use	Urban - amenity
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 19

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

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

Diversity uniform

Water

Presence of Water ☐ **Comment** -

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads noise from A41

Intervisibility

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

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

Noise sources

roads

Views of development many 270 **Presence of people** frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

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

Site sensitivity summary

Description	This site consists of a triangular piece of damp grassland adjoining the A41, which is used as informal open space. It is low-lying, adjacent to a wetland area, and generally screened from the road by a fairly thick deciduous hedgerow. A footpath crosses the site, which is clearly visible from adjacent housing and which provides access to this recreational/amenity space.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site's value is its recreational use as part of a wider open space network to the north and west, although it lacks tranquillity due to the adjacent A41. Its location as part of the valley floor and its wet area and hedges are also of value, the latter screening the road from housing. However, the site is reasonably well contained and although new housing would be visible from the adjacent A41, this could be mitigated by increasing the density of tree planting along the eastern boundary of the site. Housing on this site would significantly reduce the immediate access that local residents have to open space, as well as reducing their visual amenity. Access from existing housing to open space to the north should be retained, and this low lying area should continue to be managed for nature conservation and recreation.</p>

LDU context

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

LCP context

Land Use	Urban - amenity
Field Pattern	Sub-regular
Field Size	Small-medium

Designations

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

SHLAA No. 19

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

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

Diversity uniform

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41 along eastern boundary

Intervisibility

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

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

Noise sources

roads people

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments busy road adjacent

Functional relationship of area...

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

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

Comments site is used for informal recreation linking with recreational ground to the

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 open space to 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 housing edge partly mitigated by old outgrown hedgerow

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; apparently well used footpaths within site; partly visible from road

Potential for improvement of settlement edge and overall mitigation

add trees to increase density of planting along eastern boundary

Site sensitivity summary

Description	This site consists of part of an area of rough grassland, on the edge of a floodplain, lacking a south-eastern boundary apart from a fence but distinguished mainly by its sloping topography. As the land rises, it is surrounded on three sides by recent housing and is the only undeveloped pocket along this part of the valley side to the north-east of the town centre. It thus acts as a link between the rural floodplain and the settlement edge but, although possibly used for informal recreation, has no footpaths within it, and views from the canalside footpath are obscured by wetland vegetation.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>This site's value is limited. Its susceptibility to development is its rising, open character but this has limited visibility to the north. Development of this site would not detract from the wider landscape, as wetland vegetation provides a dense screen at all times of the year. However, it would be important to protect and conserve the adjacent ditchline alders.</p>

LDU context

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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 485

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough ground, formerly pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium

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

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

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
urban residents	high/medium
long distance/public footpaths	high/medium
rural residents	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

-

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 374

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough grassland

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors major roads A41 bypass

Intervisibility

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

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

Noise sources

roads

Tranquillity

Summary medium/low**Comments** constant low level noise from traffic on A41

Functional relationship of area...

...with settlement none**...with wider landscape** limited**...with adjacent assessed area?** some**Corridor?** ☐**Comments** the area is relatively unmanaged, possibly indicating hope value, similar to site to north, but contrasting to wider landscape

Visual relationship of area...

...with settlement some**...with wider landscape** some**...with adjacent assessed area?** limited**Setting?** ☐**Comments** within wider landscape the site has upstanding glacial deposit terrain enclosing the floodplain and echoing the rising parkland of Aqualate Park to east and forming backcloth to valley floor

Are adjacent assessed areas mutually reliant...

... visually? ☐**...functionally?** ☐**Comments** -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒**Nature of edge** neutral**Form of edge** smooth/linear**Comments** the settlement edge is linear, partly mitigated by young planting, set down the slope and therefore not widely visible

Receptors and sensitivity

Receptors**Sensitivity**

urban residents

high/medium

roads/rail/cycleways

high/medium

long distance/public footpaths

high

Comments the footpath along the south eastern edge on former Shropshire Union Canal line links to canal side walks and settlement centre. Adjacent residents overlook site.

Potential for improvement of settlement edge and overall mitigation

land management, such as grazing

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium

Justification

The site has limited intrinsic value apart from hedgerows and some trees. Its susceptibility to housing development is in its location above the valley floor to the north and visibility from the bypass. It also would extend the settlement's development to the east partly enclosing the more sensitive site to the south with its distinctive topography. Housing would be appropriate, particularly in the western half of the site, where it abuts some individual dwellings along the northern side of a no-through-road lane, if visibility and noise issues can be addressed. Development in the eastern half of the site, adjacent to the road boundary, would be visible from the area to the north and from the A41, so should be set back, with increased buffer planting for screening and to address noise issues (with/without acoustic screens) along the A41 boundary. The easternmost triangle of the site should possibly be turned into woodland/open space to limit the easterly spread of the site and minimise effects.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	fairly flat but above adjacent valley sides and floodplain to the north
Ground Type	Localised impoverished sandy soils	rough ground and horse paddocks, formerly plant nursery: derelict glasshouses
Land cover	Arable farmlands	relic ornamental trees and shrubs
Settlement pattern	Clustered with estate farms	medium, with small scale enclosures at western end
	LDU level	Agree?
Cultural sensitivity	Moderate	<input type="checkbox"/> low due to previous use as a nursery
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate as higher than valley bottom and not entirely enclosed

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 617

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments abandoned nursery

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings Forton House to north

Detractors major roads A41 junction

Intervisibility

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

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

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium/low

Comments proximity to the bypass/A41 and its junction with Forton Road along with the character of the site reduces tranquillity

Functional relationship of area...

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

...with adjacent assessed area? none

Corridor? ☐

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

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

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

Receptors and sensitivity

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

Comments receptors are mainly adjacent residents, road users on the A41 and B5062 and rural residents at a distance

Potential for improvement of settlement edge and overall mitigation

alternative uses of this derelict site would be an improvement

Site sensitivity summary

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

**Landscape
Sensitivity
to Housing**

Evaluation: medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	sloping with man-made terraces to the north with steeper slopes in places
Ground Type	Localised impoverished sandy soils	rugby pitches with associated clubhouse and rough ground separated by hedge
Land cover	Arable farmlands	outgrown hedges to north and eastern boundaries and low deciduous hedge separating the rough grass paddock from the pitches
Settlement pattern	Clustered with estate farms	medium and small
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> sports ground
Ecological sensitivity	Low	<input checked="" type="checkbox"/> neglected rough ground

Visual sensitivity Low

☒ edge of large open area, abutting housing

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 373,755

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments sports ground and fallow field

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

people roads

Views of development many 270

Presence of people frequent

Tranquillity

Summary medium

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

Functional relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

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

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge smooth/linear

Comments housing estate, fenced to site boundary which is partly mitigated by the internal site hedge

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

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

Potential for improvement of settlement edge and overall mitigation

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

Site sensitivity summary

Description This site lies towards the northern edge of Newport and consists of a small area of rough grassland, a dense hedgerow on the southern boundary and a narrow treebelt along the roadside. The area in which it lies is of significance on several counts: it reads within the wider landscape as an outlier of a historic park - Chetwynd Park - being separated from it by part of an arable field and with a lodge immediately to its south; there are two listed buildings in close proximity - Chetwynd Knoll and Beech Hill Lodge. Blue House Farm is also a notable structure; the site frontage forms part of the approach to Newport from the north. However, the dense vegetation around the houses in this LCP acts as a screen and does not permit this site to provide views to and from the wider landscape.

**Landscape
Sensitivity
to Housing**

Evaluation: high/medium

Justification

This site's value is in its contribution to the setting and proximity to the adjacent listed buildings and the historic character of the semi-parkland/wooded area. Its susceptibility to change is the effect on this character and the visibility from the adjacent road. The site could accommodate a single large house, set in its own grounds, provided it was set well back from the road and retained all existing site vegetation and the redbrick structures along the western boundary. Careful attention would be required to (a) avoid detrimental impacts on the adjacent listed buildings, (b) careful design of any garden boundaries so as to be in character, and (c) improvement of the road frontage, with formalisation and appropriate management of the tree belt and restoration of the double stepped bank in engineering brick along the roadside. These measures would serve to enhance the approach to the town on this side.

LDU context

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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 332

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments rough grass possibly formerly in agricultural production

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

Comments fairly busy road adjacent

Functional relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? none

Corridor? ☐

Comments the area appears unused and has no public access. The small LCP within which this site lies is an outlier of the Chetwynd Park estate, having a lodge at its southern end and an arable field wrapping around its northern and western sides

Visual relationship of area...

...with settlement some

...with wider landscape none

...with adjacent assessed area? none

Setting? ☐

Comments the site lies on the northern approach to Newport. A glimpsed view into the site is possible from the road to the east, but the site is screened within the wider landscape by dense vegetation associated with the adjacent listed buildings.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

improved site management, including tree belt to roadside

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

SHLAA No. 352

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☒ Comment drainage ditch

Skyline

Prominence/ importance not applicable Complexity

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

Key views

To settlement ☐ -

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

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium

Comments fairly busy road adjacent

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments the site forms part of the wider farmed landscape coming into the settlement

Visual relationship of area...

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

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

Comments provides views out to wider landscape from settlement, but not of significance from countryside towards town. Views from the adjacent site are limited by intermittent conifers.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge smooth/linear

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

Receptors and sensitivity

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

Comments most sensitive receptors are residents in listed buildings to north and Conservation Area to south east. Permanent caravan site to the south also has views.

Potential for improvement of settlement edge and overall mitigation

management to increase biodiversity

Site sensitivity summary

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

**Landscape
Sensitivity
to Housing**

Evaluation: medium

Justification

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

LDU context

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

LCP context

Land Use Urban

Field Pattern

Field Size

Designations

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

SHLAA No. 478

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☒

Comments amenity - static and mobile caravan park

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments strong permeable vegetation on northern boundary allows views of existing mobile homes; tall red brick wall to part of southern boundary (possibly to east also)

Noise sources

people

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

...with settlement none ...with wider landscape none
...with adjacent assessed area? none Corridor? ☐
Comments site is managed as a self-contained unit

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 both the site and TWNe12-114 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, where there are 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

Site sensitivity summary

Description	This site consists of subdivided horse paddocks on the western edge of the settlement, accessed via the Conservation Area and of very limited visibility from the town, or the wider landscape by virtue of dense boundary vegetation. The land use relates to the wider landscape of the floodplain, although this site is set just above the 100-year floodplain area. Bungalows just outside the Conservation Area are the main dwellings to have views into the site.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>This site has a low inherent value with the main issue being the narrowness and character of Green Lane through the Conservation Area. The site itself's susceptibility to change is also limited due to screening on most sides and low value of pasture and so it appears to be appropriate for housing development, with two caveats: that the screening vegetation, especially that along the southern boundary to the canal, should be retained and managed, and that any issues regarding access to the site would need to be resolved. There appears to be no alternative to the current route along Green Lane, but if the site were to be used for new housing this could have a detrimental impact on the setting of houses within the Conservation Area. Any such issues would need to be resolved including through consultation with existing urban residents.</p>

LDU context

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

LCP context

Land Use	Urban
Field Pattern	
Field Size	
Designations	

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> canal to south is SSSI	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> accessed through nearby Conservation Area
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SHLAA No. 456

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments horse paddocks

Diversity simple

Water

Presence of Water ☒ **Comment** small pond in north west corner

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

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

Tranquillity

Summary high/medium

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

Functional relationship of area...

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

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

Comments the site is managed in a similar way to adjoining pastoral farmland, but unlike adjoining site it 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 are 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/medium
roads/rail/cycleways	medium

Comments access road through Conservation Area becomes a track beyond the site entrance. Very limited and filtered views from edge of Conservation Area.

Potential for improvement of settlement edge and overall mitigation

southern boundary vegetation should be retained and managed

Site sensitivity summary

Description	This site consists of a medium/large sub-regular pasture field, a smaller field partly used for storage and a dwelling/curtilage. Outgrown hedgerows lie to the north and west with a cut hedge to the Longford Lane frontage. The site is set amid similar farmland on the western edge of Newport and within incremental, partly rural, ribbon development with gaps out from the settlement edge into the wider landscape. There is a sewage works to the north, beyond a prominent copse, but apparent in views from the west.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site is susceptible to development because it provides a rural gap between the dwellings and farmsteads on the road. This assists in supporting the rural open countryside character of the area and also the moderately open view from the west. The site has limited intrinsic landscape value, although forms part of the wider landscape. However, as this site is part of the rural rather than the urban landscape, development would have a negative impact on views of the settlement from the west. There may be some justification for development that does not extend further north than the existing boundaries to adjacent dwellings. Development of the area to the north of this, up to the site boundary, would have a detrimental impact on the wider landscape and would urbanise this intrinsically rural edge. Any development on Longford Lane should retain significant gaps either of paddock or garden and be rural, rather than urban in character, reflecting the older dwellings on the road, not recent additions.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	gently sloping down to the north west
Ground Type	Wet claylands	improved grassland and dwelling/curtilage
Land cover	Arable farmlands	overgrown hedge boundary to north and west, low hedge to roadside to south with some trees associated with dwelling curtilage
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

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

Designations

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

SHLAA No. 20

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture fields and dwelling/curtilage

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ noticeable rather than key

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium

Comments fairly quiet edge of settlement rural area

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? limited

Corridor? ☐

Comments the site is in similar land use and management to the surrounding area with no public access; the dwelling is separate from the main settlement

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of a medium/large sub-regular pasture field, a smaller field partly used for storage and a dwelling/curtilage. Outgrown hedgerows lie to the north and west with a cut hedge to the Longford Lane frontage. The site is set amid similar farmland on the western edge of Newport and within incremental, partly rural, ribbon development with gaps out from the settlement edge into the wider landscape. There is a sewage works to the north, beyond a prominent copse, but apparent in views from the west.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The site is susceptible to development because it provides a rural gap between the dwellings and farmsteads on the road. This assists in supporting the rural open countryside character of the area and also the moderately open view from the west. The site has limited intrinsic landscape value, although forms part of the wider landscape. However, as this site is part of the rural rather than the urban landscape, development would have a negative impact on views of the settlement from the west. There may be some justification for development that does not extend further north than the existing boundaries to adjacent dwellings. Development of the area to the north of this, up to the site boundary, would have a detrimental impact on the wider landscape and would urbanise this intrinsically rural edge. Any development on Longford Lane should retain significant gaps either of paddock or garden and be rural, rather than urban in character, reflecting the older dwellings on the road, not recent additions.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	gently sloping down to the north west
Ground Type	Wet claylands	improved grassland and dwelling/curtilage
Land cover	Arable farmlands	overgrown hedge boundary to north and west, low hedge to roadside to south with some trees associated with dwelling curtilage
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

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

Designations

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

SHLAA No. 717

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture fields and dwelling/curtilage

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ noticeable rather than key

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium

Comments fairly quiet edge of settlement rural area

Functional relationship of area...

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

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

Comments the site is in similar land use and management to the surrounding area with no public access; the dwelling is separate from the main settlement

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments no

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of a listed building- Vauxhall House - a single late 18th house/early 19th century house set in well treed grounds - and a pasture field with strong hedges. It is set on ground sloping down from the south west which forms a local skyline from the settlement edge and is a distinctive local feature from the adjacent recreational area. There is a mix of traditional cottages and ribbon housing development to the south west.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The value of the site derives from the listed building which is in good condition and well maintained, as are its grounds, which form a positive introduction to the settlement. The susceptibility to housing is in its open context to the listed building and forming part of open countryside. This site is outside the settlement edge, is locally distinctive and marks the transition from urban to rural landscape. The site is therefore very sensitive to change through housing development.</p>

LDU context

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

LCP context

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

Designations

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

- - Vauxhall House is a listed building

SHLAA No. 481

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity complex

Comments the site forms a local skyline for the recreation/open space to the north east, with the house is set against rising ground

Key views

To settlement ☐ -

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

Landmarks listed building is a minor local landmark

Detractors -

Intervisibility

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

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

Noise sources

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium

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

Functional relationship of area...

...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. The site acts as a setting to the listed building.

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 public open space 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

Site sensitivity summary

Description	The area is a large triangular site consisting of mixed farmland around a large residential curtilage of Aston Grove. It forms the north-eastern facing slope of a gentle ridge rising from 72 - 85m. This slope continues to rise beyond the site to the south and west. This means that while the site is visible from the north and east (ie. from the settlement) it is not generally visible from the wider countryside. Hedgerows are generally low cut and only those to the south have substantial trees within them. Aston Grove is well screened by a mix of trees including some conifers which give it an urban fringe character. While it is fairly enclosed to the south, therefore, the area becomes more open northwards, where the north-western edge forms a local skyline. The southern edge coincides with development within a walled parkland/garden to the east. This signifies the edge of the settlement proper [Church Aston].
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>The site's value is in its setting to the listed building to the east, and in its mature trees and hedges. It has a limited susceptibility to change from new housing development as it faces into the settlement and is not visible to the wider landscape, although the field to the south acts as part of the gateway to the settlement. As the road to the east provides a positive approach to the town, the road frontage and in particular that on the southernmost tip of the site should be softened and the area opposite the listed building at the Dark Lane junction should be carefully treated.</p>

LDU context

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

LCP context

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

Designations

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

Function of Area

SHLAA No. 721,722,724

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mixed farmland

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ views from housing to the north and east

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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/regimented and does not form a positive urban 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

Encourage trees in hedgerows on boundaries

Site sensitivity summary

Description	The site is a gently sloping pastoral field on the south-eastern rural approach to the settlement. Tall cut hedgerows define its northern, eastern and western boundaries. The southern boundary is a mix of trees, outgrown hedge and fence, allowing filtered views out to the countryside beyond the adjacent property. There are views to the converted barn complex to the east which still retains a semi-rural character and provides a positive edge to the settlement, whereas the housing estate to the north of the site provides a clearly defined edge to the settlement proper. Linear roadside development occurs on the south-western approach to the site and is either rural in character and listed, ie two tiny thatched cottages, or widely spaced suburban dwellings in large gardens.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value is in its role as part of the rural landscape approach to the settlement which complements the nearby listed cottages and converted farm complex. It is susceptible to change as it effectively lies beyond the clearly defined edge to the settlement proper along the northern edge of the site and due to its visibility on the southern approach. It is therefore sensitive to housing development.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Soft rock lowlands	gently sloping
Ground Type	Localised impoverished sandy soils	pasture
Land cover	Urban	occasional trees off site to the south, with tall cut hedges along the northern and western boundaries
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> -
Ecological sensitivity	Urban	<input type="checkbox"/> -
Visual sensitivity	Urban	<input type="checkbox"/> -

LCP context

Land Use	Urban
Field Pattern	
Field Size	

Designations

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

SHLAA No. 329

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ field overlooked by converted farm complex and listed buildings to the west

Landmarks the thatched cottages to the west are locally noticeable

Detractors shed to south western corner

Intervisibility

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

Comments overlooked by roads on two sides and by dwellings

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

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 just 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 forms a positive edge to the settlement and imparts a semi-rural character. The presence of the housing to the north is mitigated by vegetation and hedgerows. The semi-rural development on the road to the west is distinctive.

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

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

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	River valleys	flat
Ground Type	Wet claylands	dwelling curtilage with large house and surrounding vegetation
Land cover	Arable farmlands	limes on frontage and conifers (leyland cypress) on other boundaries
Settlement pattern	Clustered with estate farms	small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Regular

Field Size

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
-	-	Aqualate Park some distance to the north/east is an historic ornamental and deer park (although apparently not registered) with listed buildings

SHLAA No. 458

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments dwelling curtilage

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

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

Detractors -

Intervisibility

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

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

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

Visual relationship of area...

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

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge negative Form of edge moderately indented
Comments the nearby garden centre is an untidy and visually incoherent outlier to the settlement which does not properly address the A518

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

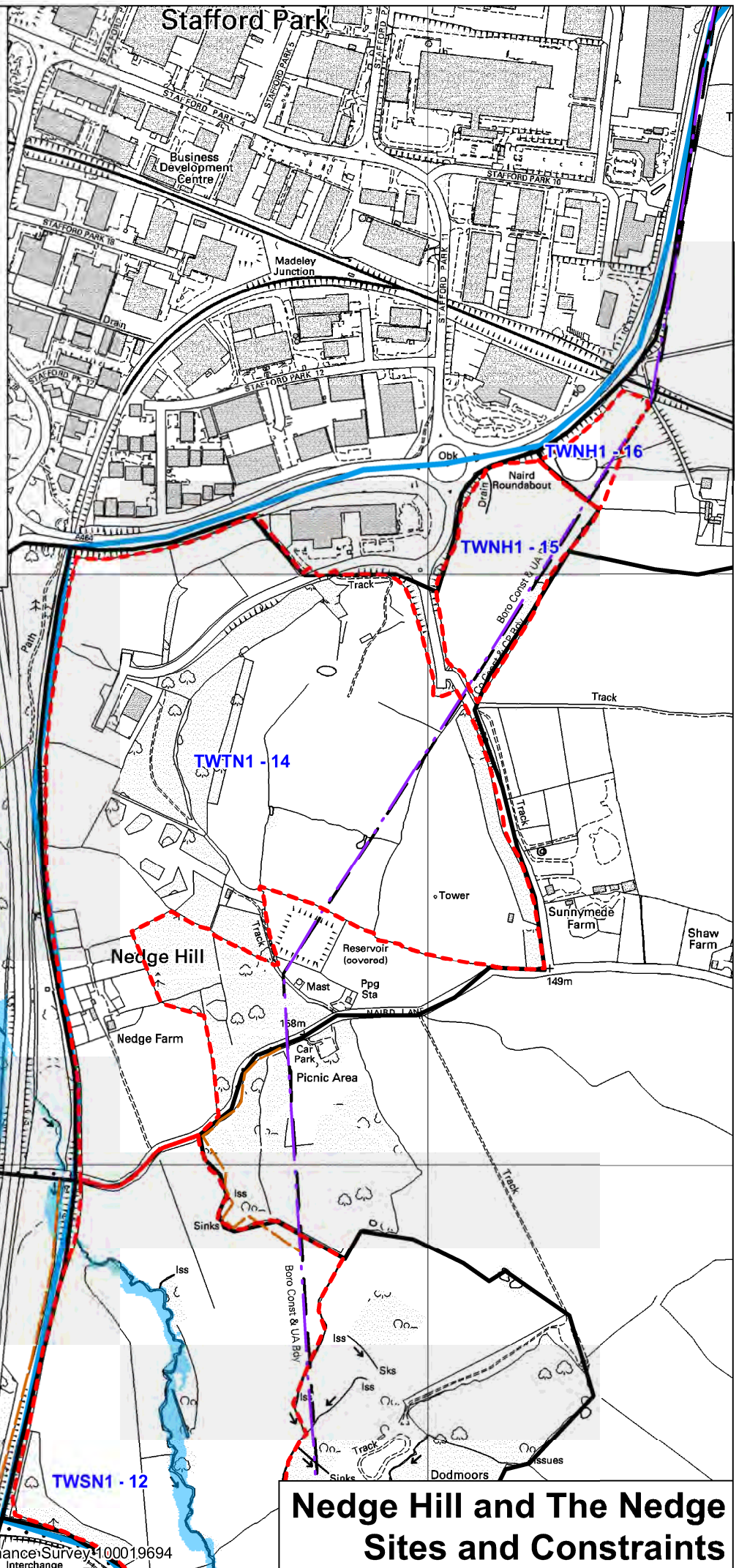
Comments adjacent road users have filtered views in through the road edge lime trees

Potential for improvement of settlement edge and overall mitigation

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

KEY

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



Nedge Hill and The Nedge Sites and Constraints

Site sensitivity summary

Description This site consists of a single arable field on the southern edge of Stafford Park, separated from it by the A464. It rises fairly steeply to the south away from the road and is prominent when viewed from the A464 travelling south from the Castle Farm Interchange and is visible to the wider landscape to the north east. It is partly screened from the west by amenity planting along the road embankments and a service road off the Obelisk roundabout and it is partly screened from the east by a narrow young planted woodland belt along its eastern boundary. Its northern boundary to pasture is fenced. The planting along the eastern boundary acts as a strong visual dividing line between the site and the farmed landscape to the east but the site is also divided from the commercial development to the west by planting and an access road. Visually the site forms part of the wider landscape and part of Nedge Hill to the south although there is visual connection with the commercial areas adjacent.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is primarily in its tree cover and association with Nedge Hill. It is susceptible to housing development as it is prominent when viewed from the north and does not have a visual connection to any other housing. This would make any housing development appear isolated and incongruous in landscape terms. There is also potential for the skyline to be affected if development reached the southern end of the site. The narrow planting belt to the east, while screening views from further east has no effect on views from the north.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping down to north east
Ground Type	Localised shallow brown soils	arable
Land cover	Estate farmlands	narrow woodland belt along eastern edge; young woodland edge to western/northern boundary
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

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

SHLAA No. 107

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments single arable field

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks structures obelisk roundabout adjacent

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

Intervisibility

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

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

Noise sources

roads

Views of development one side 180 Presence of people occasional

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

...with adjacent assessed area? limited

Corridor? ☐

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

Visual relationship of area...

...with settlement none

...with wider landscape limited

...with adjacent assessed area? some

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments entirely commercial with prominent buildings with little architectural merit

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

roads/rail/cycleways

high

Comments residents at Blythbury Farm may have filtered views into the site; road users along the A464 have views approaching site from the north

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	Part of a small horse pasture on a valley floor which runs east to Blythbury Farm. There is a large well vegetated pond with watercourse running east. The road is screened by mature shrubs on embankment although there would be intervisibility between high sided vehicles on the road and the site and of structures on this site from the road. The railway on embankment to the north would also allow views into the site. The site is clearly separated from the employment area to the north and west by the road and is part of open countryside related to the rural farm though being in relatively poor condition. The pond and watercourse are positive landscape features.
Landscape Sensitivity to Housing	Evaluation: high/medium Justification The site has some value in terms of its watercourse and pond. It is susceptible to change as it is visually and physically part of the wider countryside associated with Blythbury Farmhouse and outside the clear settlement boundary of the bypass. This site is therefore very sensitive to housing development.

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Irregular
Field Size	Medium-large

Designations

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

SHLAA No. 107

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral

Diversity simple

Water

Presence of Water ☒ Comment large field pond

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ on rail approach to town

Landmarks -

Detractors employment area to west and busy A road

Intervisibility

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

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

Noise sources

roads

Views of development one side 180 Presence of people frequent

Tranquillity

Summary medium/low

Comments A464 adjacent and presence of employment area to west

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments entirely commercial with prominent buildings with little architectural merit

Receptors and sensitivity

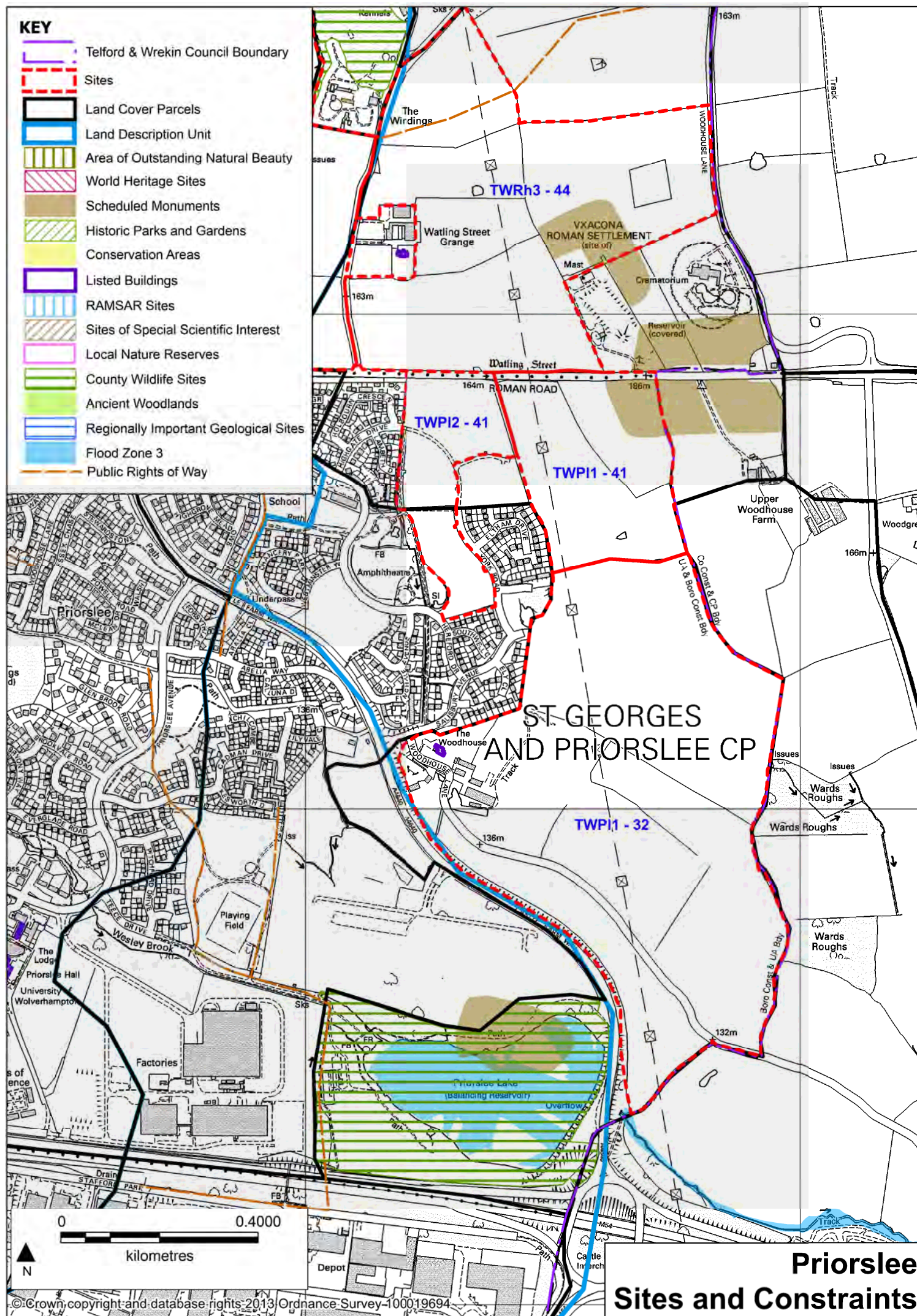
Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

Potential for improvement of settlement edge and overall mitigation

pond planting eg willows

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



Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

The site's value is as open countryside with a strong sloping landform rising to the north, with some fine trees. It is susceptible to change due to its elevation and open aspect to the east and also to the west, with its central ridge acting as an attractive, green, rural local skyline and backcloth. Development of most of this site would be a major intrusion into open countryside, as well as a loss of arable farmland. Re-development of the derelict farm buildings could be accommodated without significant impact on the site or the wider landscape, providing the trees around the pond and farmhouse were retained and the setting of the listed building was respected. Should development be allowed to expand beyond the farm complex, then the ridgeline should be kept free of housing, wooded and used to restrict development to the lower south western part of the site.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	undulating valley side and minor ridge with slopes falling to the south west and south east
Ground Type	Localised shallow brown soils	arable farmland
Land cover	Estate farmlands	many isolated mature trees and some grown-out hedgerows
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> medium around listed farmhouse at western end of site
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high visibility within wider landscape

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

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

SHLAA No. 386

Function of Area

Pastoral ☐ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☐

Comments large arable fields bound by gappy, or grown-out hedges, with farmhouse and derelict farm buildings

Diversity simple

Water

Presence of Water ☒ **Comment** pond associated with farm buildings

Skyline

Prominence/ importance prominent **Complexity** simple

Comments the local skyline from the south west is marked by a low ridge running in a north-west/south-east direction, approximately halfway along the north-south axis of the site

Key views

To settlement ☐ -

From settlement ☐ -

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

Detractors -

Intervisibility

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

Comments woodland and dense rows of trees along the eastern boundary filter views of the wider landscape to the east, even in winter, but there is a high degree of intervisibility with the wider landscape due to elevation, including the A4640, which is partly in cutting along the south western edge of the site, and Priorslee Lake to the south west.

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? significant

Corridor? ☐

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

Visual relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? limited

Setting? ☒

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒

C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

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

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

viewpoints

high/medium

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

and users of the road driving north.

Potential for improvement of settlement edge and overall mitigation

reinstate hedgerows and encourage trees in hedgerows

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

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

SHLAA No. 386

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☒ Comment small field pond

Skyline

Prominence/ importance prominent Complexity simple

Comments eastern boundary forms part of hill skyline

Key views

To settlement ☐ settlement visible at lower level

From settlement ☐ this hill contains views out from adjoining urban edge

Landmarks -

Detractors wireless mast to north

Intervisibility

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

Comments widely visible hillside especially from south and west

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? some

Corridor? ☐

Comments farmed as part of a wider landholding which may include the site to the south, with no public access

Visual relationship of area...

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

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

Comments forms part of prominent skyline to the east of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments part of same steep hillside

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge moderately indented

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

more tree cover in hedgerows

Site sensitivity summary

Description	The site comprises two medium sized fields sloping gently to the west, forming part of the lower slopes of a hill which rises more steeply to the east. The fields have overgrown hedgerows and few trees, apart from a recently planted mixed species belt of trees along the A5 to the north. The area is bounded by development, especially to the south, with views out to the wider countryside limited to those contained by the hill to the east.
Landscape Sensitivity to Housing	<p>Evaluation: medium/low</p> <p>Justification</p> <p>This sites value is limited to its hedgerows, trees and ditch to the west. Its susceptibility to change is from views from the hill to the east but it would be seen against the existing housing which surrounds its southern part, and it lies at a lower level on gentle slopes with tree screening to the north. The site would therefore be suitable for new housing development. Any new development should pay particular attention to the design of the eastern edge which should form the boundary to the settlement with strong native tree planting in character with the landscape, including oaks, replacing the inappropriate birches over time.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	gently rolling
Ground Type	Localised shallow brown soils	grassland
Land cover	Urban	mixed young woodland belt along A5 and scattered field boundary trees, mainly to the south; birches are planted in the western boundary
Settlement pattern	Urban	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use	Urban
Field Pattern	Sub-regular
Field Size	

Designations

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

SHLAA No. 130,391,604

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments formerly cultivated farmland; now appears to be unmanaged

Diversity uniform

Water

Presence of Water ☒ Comment ditch along western edge

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

roads people

Views of development many 270 Presence of people

Tranquillity

Summary medium/low

Comments bounded by development and adjoins busy A5 to the north

Functional relationship of area...

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

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

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

used for informal recreation

Visual relationship of area...

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

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

Comments site still appears to be an area of farmland, but also appears to be awaiting development

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 linear estate edge on three sides with little mitigation at present

Receptors and sensitivity

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

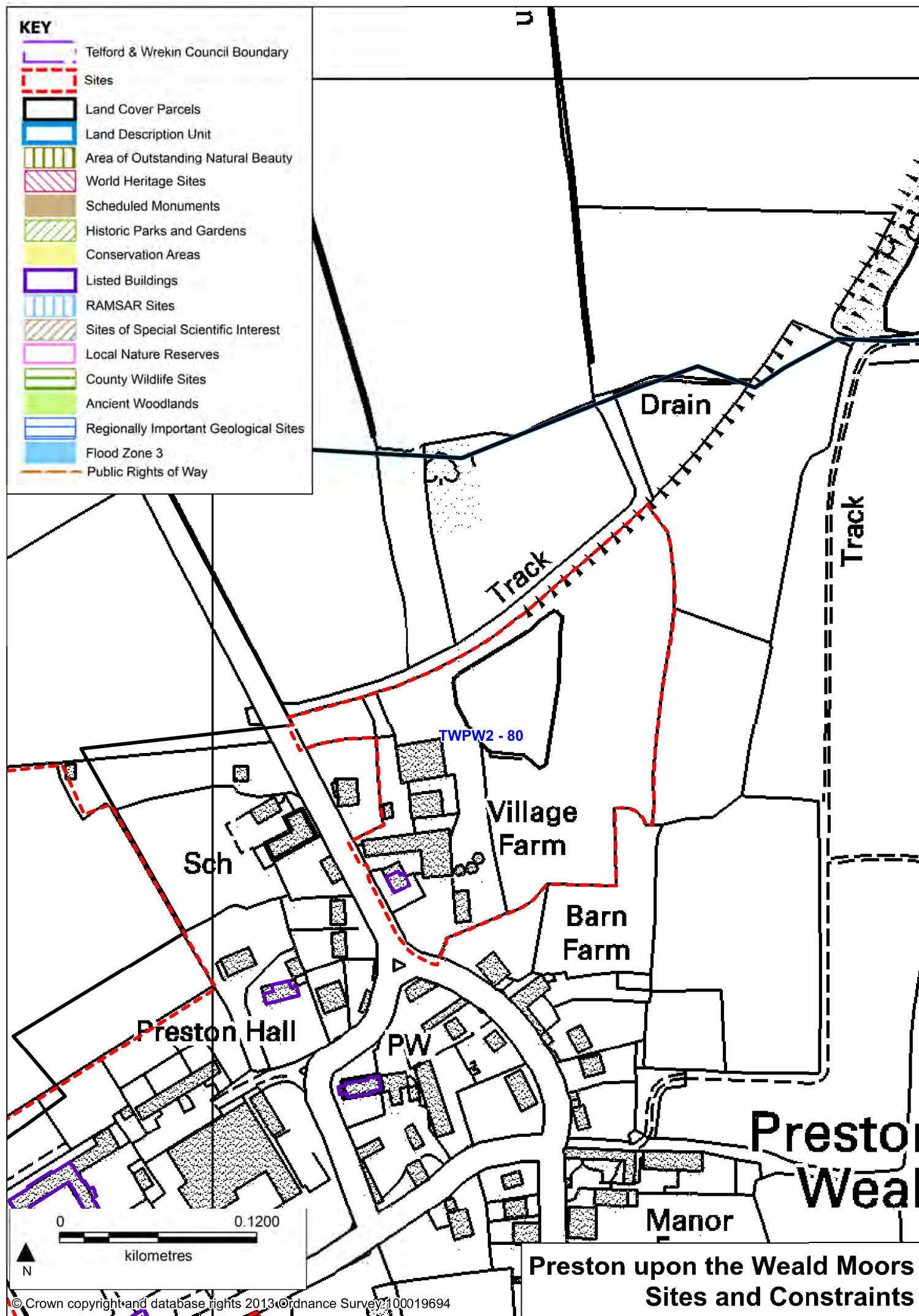
Comments adjacent residents to south and west and road users on the A5

Potential for improvement of settlement edge and overall mitigation

-

KEY

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



Site sensitivity summary

Description	A traditional farm complex with a listed farmhouse located on rising ground on the edge of the settlement. The complex is rural in character with a hierarchy of built forms, and walls and hedges on the street frontage. Two ponds lie to the north east with edge vegetation and some scrubby trees. The eastern boundary to the pasture is outgrown with mature trees. The site is visible approaching from the moors to the north and forms part of a rural settlement view with Preston Trust Homes to the south east. The pattern of the built form of the settlement is essentially linear.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value lies in its listed building, traditional farm complex and old field pattern, vegetation and ponds. It is susceptible to housing development as a prominent rural traditional farm complex on the edge of the settlement on rising ground. Development would adversely affect the linear rural character of the settlement.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

SHLAA No. 455

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm complex and pasture

Diversity diverse

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☐ -

Landmarks Preston Trust Homes to south east

Detractors -

Intervisibility

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

Comments from road approach from north

Noise sources

roads people

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

Comments area lies adjacent to settlement school in otherwise quiet settlement

Functional relationship of area...

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

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

Comments a traditional farm complex at the northern entrance to the settlement

including listed farm house. Farm clearly related to wider landscape.

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge positive Form of edge highly indented

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

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

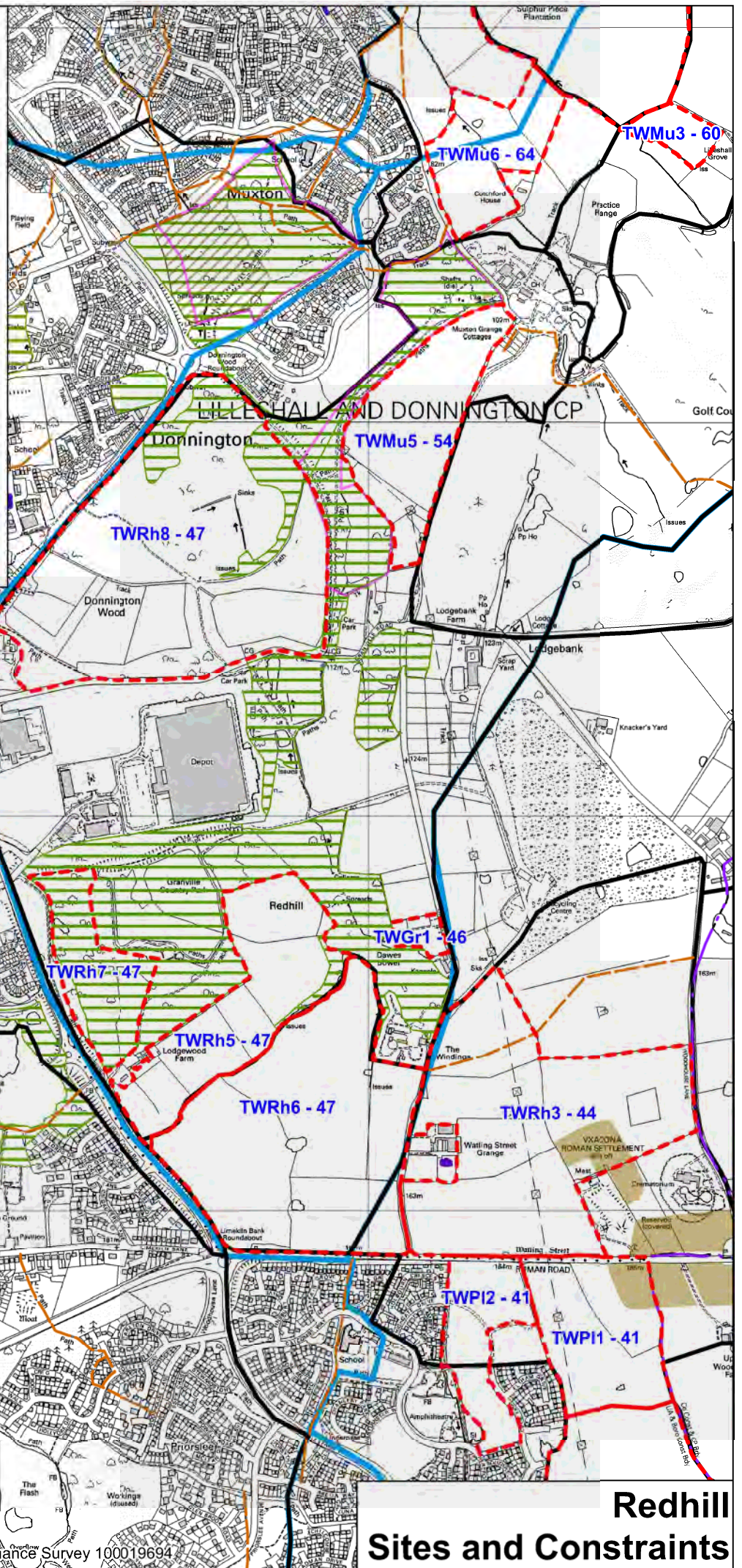
Comments adjacent residents, school users and road users

Potential for improvement of settlement edge and overall mitigation

improve maintenance of farm storage buildings

KEY

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



Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	sloping hillside and hilltop
Ground Type	Localised shallow brown soils	permanent/improved pasture and an arable field at southern end
Land cover	Estate farmlands	woodland to west with relic gappy hedges and scattered trees as boundaries
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high on hillside slope and summit

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input checked="" type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> County Wildlife Site bordering site to the west	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input checked="" type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> scheduled monument (Vxacona Roman settlement) on summit of hill. Site surrounds farmstead with listed farmhouse at Watling Street Grange
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SHLAA No. 113,729

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mixed farmland

Diversity simple

Water

Presence of Water ☒ **Comment** small field ponds

Skyline

Prominence/ importance prominent **Complexity**

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

Key views

To settlement ☐ -

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

Landmarks -

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

Intervisibility

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

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

Noise sources

roads

Views of development some **Presence of people** frequent

Tranquillity

Summary medium/low

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

also evidence of organised recreational activity, possibly trail biking, at the northern end of the site.

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 and has public footpath crossing northern part of site

Visual relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments is located away from the settlement; forms part of hill that extends into adjacent site to the south

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

urban residents

high/medium

Comments main rural residents live in Watling Street Grange, while many road users on adjacent A5 (Watling Street). urban edge residents to west may also get a view

Potential for improvement of settlement edge and overall mitigation

hedgerow and tree cover improvement

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium

Justification

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

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Hard rock uplands	gently sloping valley side
Ground Type		Localised disturbed gleyed soils	hard standings and storage with some buildings and one mown grass field to the north
Land cover		Ancient pastoral farmlands	strong woodland cover to east and outgrown irregular hedges with trees especially on south east boundary
Settlement pattern	Mining with small farms		medium
	LDU level	Agree?	
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>	
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>	
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>	

LCP context

Land Use Farmland

Field Pattern Regular

Field Size Medium-large

Designations

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

SHLAA No. 265

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

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

Landmarks -

Detractors the recycling and composting site with its structures and waste tip is a detractor

Intervisibility

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

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

Noise sources

roads industry

Views of development some Presence of people constant

Tranquillity

Summary low

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

very limited except in the northern field

Functional relationship of area...

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

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

Comments the area is almost all managed separately from surrounding land

Visual relationship of area...

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

...with adjacent assessed area? limited 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

-

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	valley side sloping from the south west to the north east
Ground Type	Localised disturbed gleyed soils	arable with grass strips
Land cover	Ancient pastoral farmlands	limited tree cover, mostly associated with field ponds and internal field boundaries, and along major boundary to the north west
Settlement pattern	Mining with small farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Medium-large

Designations

Landscape	Biodiversity	Historic/Archaeology
AONB <input type="checkbox"/>	100 Year Floodplain <input type="checkbox"/>	Conservation Area <input type="checkbox"/>
ASLC <input type="checkbox"/>	SSSI <input type="checkbox"/>	WHS <input type="checkbox"/>
Green Network <input type="checkbox"/>	Wildlife Site <input checked="" type="checkbox"/>	SMs <input type="checkbox"/>
Open Space <input type="checkbox"/>	Ancient Woods <input type="checkbox"/>	Historic P and G <input type="checkbox"/>
Public Right of Way <input type="checkbox"/>	LNR <input type="checkbox"/>	RIGS <input type="checkbox"/>
Comments		
-	County Wildlife Site bounds the site to the north east	listed farmhouse at Watling Street Grange to the east- although this is orientated to be primarily south facing. the winding gear at the Windings is a scheduled monument

Function of Area

SHLAA No. 658

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☒ Comment field ponds

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

To settlement ☐ -

From settlement ☐ -

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

Detractors other recycling depot to the north, busy roads adjacent

Intervisibility

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

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

Noise sources

roads industry

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments the presence of roads and adjacent recycling site reduce tranquillity

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 a wider landholding

Visual relationship of area...

...with settlement limited ...with wider landscape significant
...with adjacent assessed area? significant Setting? ☐
Comments forms part of a sweeping stretch of open landscape falling then rising to the east (TWRh3-44)

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

Comments adjacent road users and nearby residents, along with public footpath users to the east are the main receptors. Users of the adjacent Windings caravan site would also have significant views in.

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

Description	The site has an apparently complex landform of small hillocks, steep slopes to the east and embankments of made up ground to the west, and overall rising to the south. This appears to be derived from previous mining or industrial use and associated infrastructure, modifying the natural undulating landform. There is a low lying valley rising to the south. Extensive secondary woodland covers the majority of the site, relieved only by occasional grass or heather areas and by a larger rough grass area to the east. The whole site has a county wildlife site designation which continues east into the adjacent Granville Country Park. There are tarmaced footpaths which run on the northern and western edges of the site but these are in poor repair, and a disused road access. Overall, the site has an urban fringe character with evidence of rubbish dumping. Tranquillity is available deep into the site within enclosed areas but reduces closer to the road and where there is dumping.
Landscape Sensitivity to Housing	<p>Evaluation: medium</p> <p>Justification</p> <p>The value of the site is in its County Wildlife Site status and role as access to the country park and as a well treed edge to the urban area. The mosaic of secondary woodland and rough grass on the complex landform contributes to the character of the wider area, although feels neglected and is susceptible to change. A commercial area lies to the north and housing is limited to the other side of the B5060 to the west. The only potential for housing on the site may be in a small part of the lower lying northern part of the site but would not relate to the adjacent commercial uses and would feel isolated and cut off from other housing areas. It would also damage the Wildlife Site which is highly undesirable. If this area were to be developed, funds should be used to help manage the rest of the area more positively for access, recreation, landscape character and wildlife. The connections into the existing housing should be renewed.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock uplands	disturbed ground with dry valley rising to the south with steep slopes up to the east and with localised mounds and embankments, such as by the road to the west
Ground Type	Localised disturbed gleyed soils	mainly secondary woodland with open areas of rough grass
Land cover	Ancient pastoral farmlands	secondary woodland with older trees on eastern slopes
Settlement pattern	Mining with small farms	small scale spaces
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/>
Ecological sensitivity	Moderate	<input type="checkbox"/> wildlife site status implies higher ecological value
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Land Use Rough

Field Pattern

Field Size

Designations

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

SHLAA No. 77,266

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments disused land with woodland, plantings and rough grass

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity simple

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

Key views

To settlement ☐ -From settlement ☐ -

Landmarks -

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

Intervisibility

Site observation medium

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

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

Noise sources

roads

Views of development many 270

Presence of people infrequent

Tranquillity

Summary medium

Comments the B5060 reduces the tranquillity through noise, although it is fairly well screened, and the dumping reduces tranquillity, but within the woodland there is potential for some tranquillity

Functional relationship of area...

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

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

Comments there is a footpath that links the site to the housing to the east over the road. The site acts as part of a corridor of wildlife sites around this part of Telford.

Visual relationship of area...

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

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

Comments housing to the west has limited views over the area. The raised landform of the eastern part of the site is apparent to 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 neutral Form of edge smooth/linear

Comments the housing edge is defined by the B5060 and mitigated by some planting

Receptors and sensitivity

Receptors

Sensitivity

Comments the main receptors are users of the Granville Country Park, the adjacent footpath and road users on the B5060 and isolated rural residents to the south

Potential for improvement of settlement edge and overall mitigation

woodland management and control of tipping

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: medium

Justification

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

LDU context

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

LCP context

Land Use Rough

Field Pattern

Field Size

Designations

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

SHLAA No. 407

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☒

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

Diversity diverse

Water

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

Skyline

Prominence/ importance apparent Complexity complex

Comments various landforms form local skylines within the site

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

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

Intervisibility

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

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

Noise sources

roads

Views of development many 270

Presence of people infrequent

Tranquillity

Summary medium

Comments the adjacent B5060 road is a noise source on the north western boundary and the urban fringe character of the site including dumping reduces the tranquillity although in sheltered parts of the site there is some tranquillity

Functional relationship of area...

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

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

Comments there are footpaths that link the site to the housing to the east under the road. The site acts as part of a corridor of wildlife sites around this part of Telford.

Visual relationship of area...

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

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

Comments housing to the north west has views over the area. Raised landform to the east limits the visual connection of the site to 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 neutral Form of edge smooth/linear

Comments the housing edge is defined mainly by the B5060 and mitigated by some planting, although recent housing lies to the north, behind a substantial belt of trees

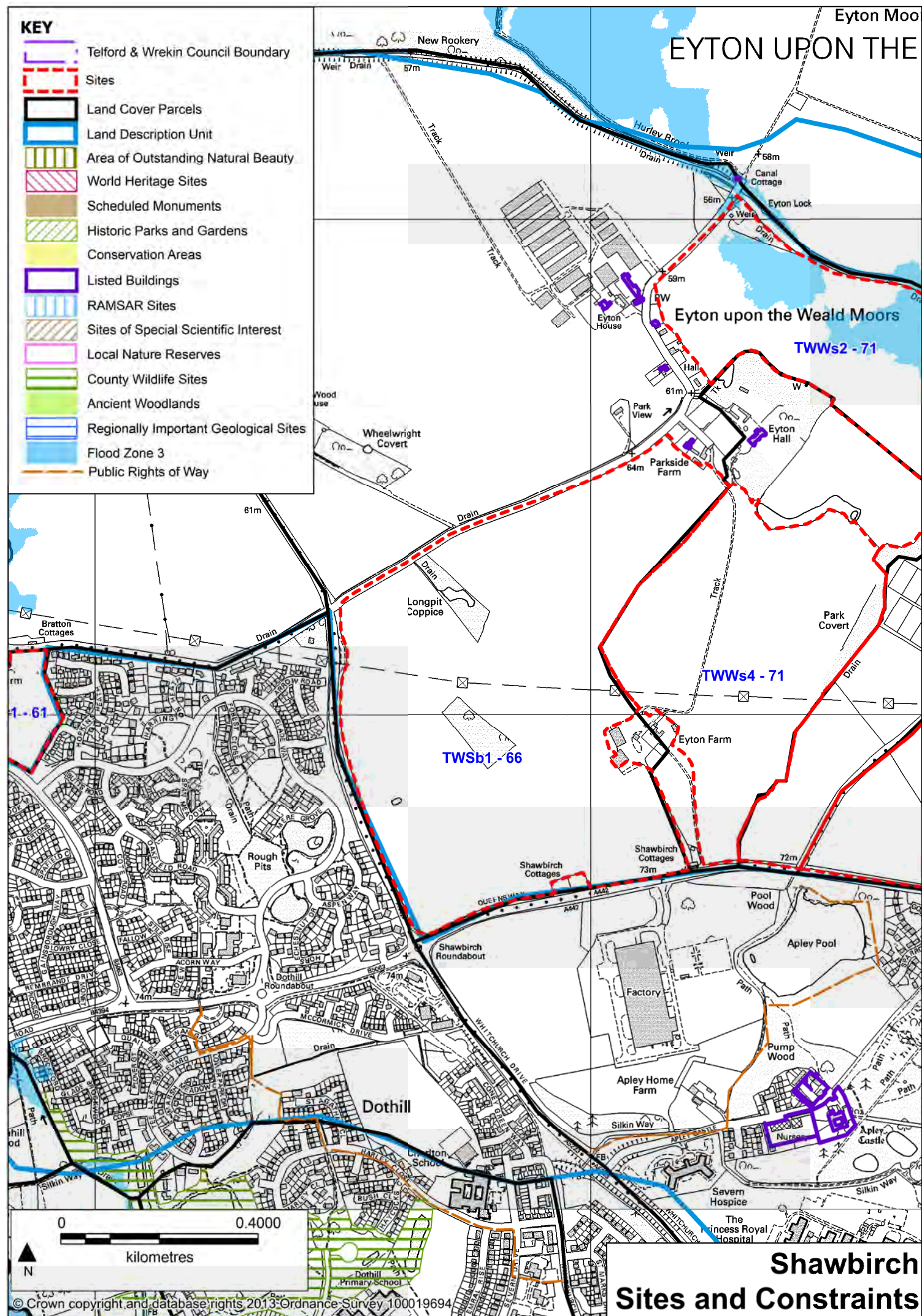
Receptors and sensitivity

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

Comments the main receptors are users of the Country Park and Nature Reserve, road users on the B5060 and isolated rural residents to the east

Potential for improvement of settlement edge and overall mitigation

improved management of paths/access and removal/control of rubbish/dumping



Site sensitivity summary

Description The site is part of a very large arable field sloping gently northwards. It is bounded by the busy A442 to the west and south and by a minor road to the north. Two rectilinear deciduous tree belts divide the site partially screening and framing views but low cut hedges on the other boundaries give it an open, sweeping character. Housing to the west is hidden generally by trees but a factory to the south on higher land is noticeable in views from the north. Long views are possible to the Weald Moors to the north with glimpse views to Eyton and its listed buildings. The site provides part of the setting to Eyton and separates this rural settlement from Telford. Road users and residents of Eyton are the main receptors.

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

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

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

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

SHLAA No. 153,518

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable with tree belts

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

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

Landmarks -

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

Intervisibility

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

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

Noise sources

roads

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the area is in view of the settlement of Telford 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. The north eastern part of the site forms part of the setting to the rural settlement of Eyton.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

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

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

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

Receptors and sensitivity

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

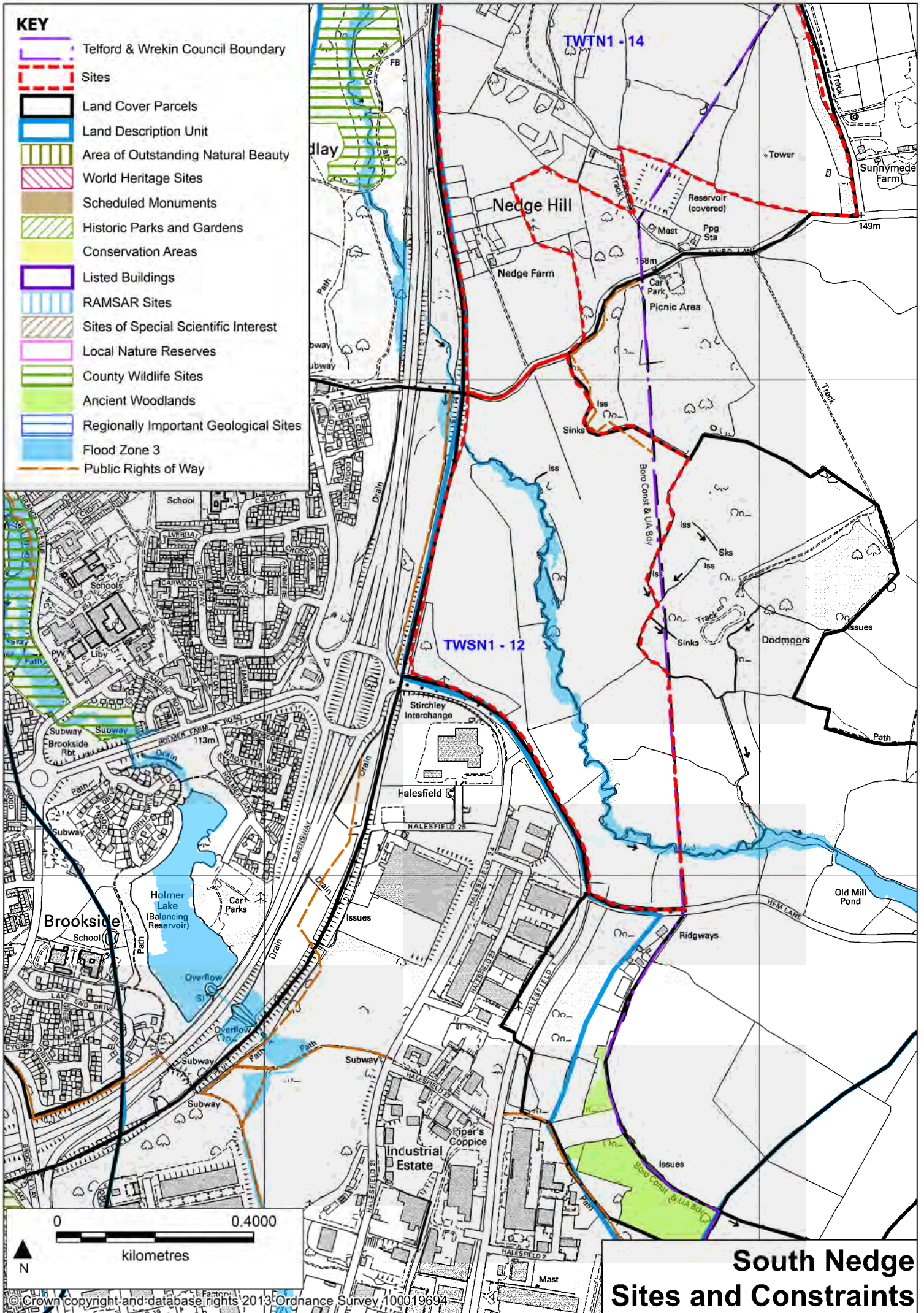
Comments few receptors except users of A442 and residents of Eyton and Shawbirch

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows and divide very large field up to reduce scale, possibly with additional tree belts

KEY

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



**South Nedge
Sites and Constraints**

Site sensitivity summary

Description	This site consists of a valley with a well defined stream corridor on the eastern edge of Stirchley, forming an attractive rural buffer to the Telford conurbation. It is in mixed farming cultivation, mainly pastoral, with riparian woodland along the stream corridor and blocks of woodland and plantation along its western and southern boundaries. The rounded wooded hills to the east including Nedge Hill provide a scenic backdrop containing the valley.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>This site's value is in its stream corridor, riparian woodland, landform and pattern which results in an attractive scenic quality and sense of place, combined with the wooded hill backcloth to the east. It is susceptible to change such as housing development due to its rural character and views down the valley which is well screened from the urban edge, although the Weber building is prominent in views southwards. The site is also physically separated from Stirchley by the A442 and the railway. In addition, the presence of the stream corridor, valley landform, floodplain and woodland would limit any development potential to two lozenges whose development would remain isolated from any settlement.</p>

LDU context

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

LCP context

Land Use	Farmland
Field Pattern	Irregular
Field Size	Small-medium

Designations

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

SHLAA No. 229,605-8,612

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

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

Diversity diverse

Water

Presence of Water ☒ Comment stream

Skyline

Prominence/ importance prominent Complexity simple

Comments the local skyline consists of associated with the site

Key views

To settlement ☐ -

From settlement ☐ -

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

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

Intervisibility

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

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

Noise sources

roads

Views of development some

Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

...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

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 there is a continuum in the valley form

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge neutral **Form of edge** moderately indented
Comments no residential settlement edge lies adjacent to the site, but some commercial development abuts the 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

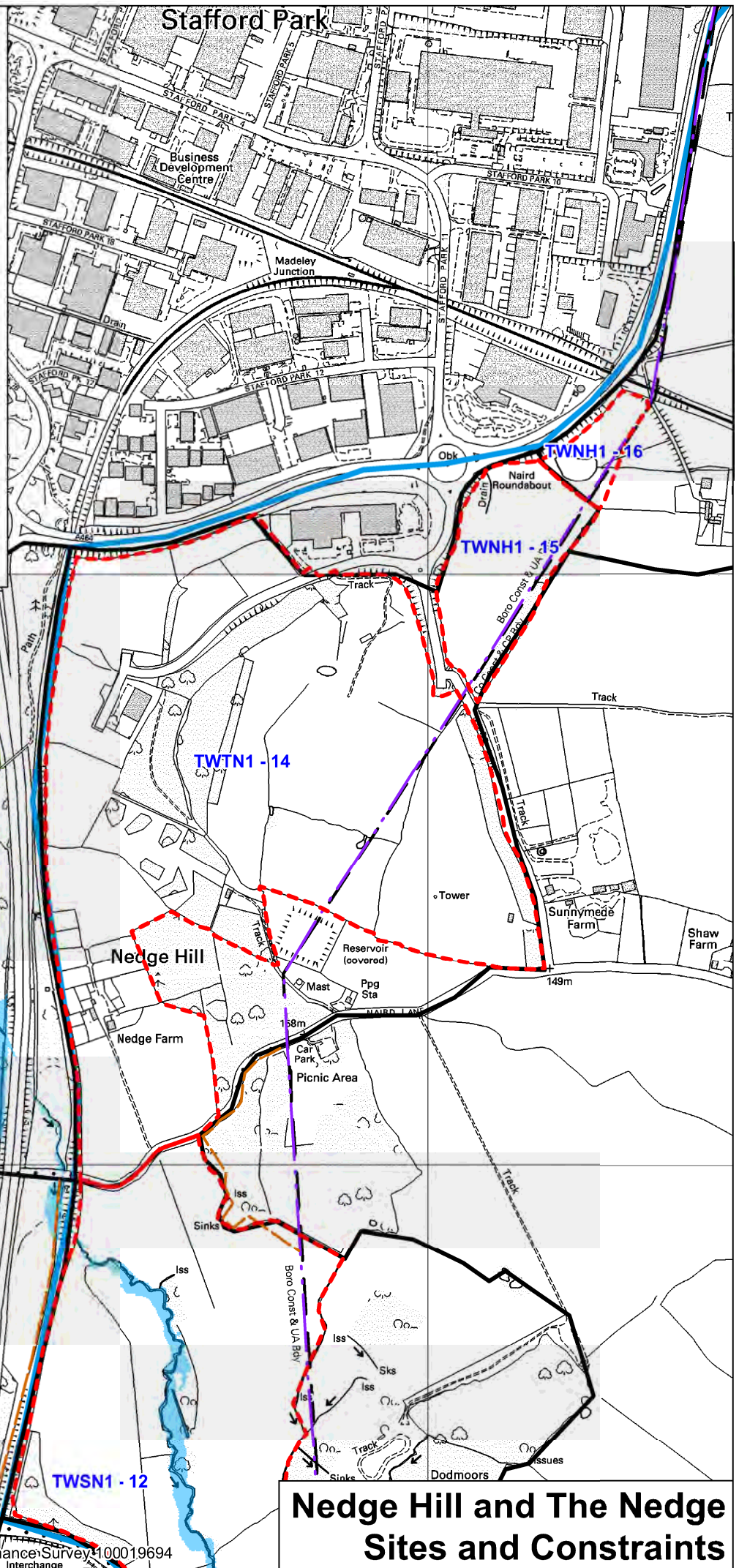
Comments Nedge Farm is intervisible with this site and acts as a focus for northerly views. Urban residents have no direct views into site but have long-distance views of the upper slopes along the eastern boundary. Road users have glimpsed and some open views through boundary vegetation. There is a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

Potential for improvement of settlement edge and overall mitigation

-

KEY

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



Nedge Hill and The Nedge Sites and Constraints

Site sensitivity summary

Description This site lies on the eastern edge of the Telford conurbation, east of Randlay and south of Stafford Park. It consists of a shallow wooded ridge edged to east and west by mainly pastoral farmland, rising to the south to a pronounced high point at Nedge Hill (which is excluded from the site). It is of variably flat to sloping landform, with a variety of land uses: some arable fields and some rough ground or scrub and wet grassland, as well as pasture fields with many individual oaks, forestry and recent mixed deciduous woodland. It is sparsely developed, with one farm at its southern end and one commercial development within its north western quadrant, which is surrounded by horse pasture on generally flat ground. The eastern part of the site relates more clearly to the wider landscape to the east particularly along its southern boundary which forms the skyline in views from the south, such as from the nearby Nedge Hill picnic area. The narrow belt of young woodland planting forms a screen to the east. The wooded slopes and crest of Nedge Hill are prominent within the local landscape and extend as a local feature into the adjacent site to the south, forming one of the most attractive edges to the Telford conurbation and a rural backdrop when viewed from areas to the west.

**Landscape
Sensitivity
to Housing**

Evaluation: medium

Justification

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

LDU context

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

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

LCP context

Land Use Farmland

Field Pattern Irregular

Field Size Medium-large

Designations

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

SHLAA No. 379

Function of Area

Pastoral ☒ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☐

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

Diversity diverse

Water

Presence of Water ☒ **Comment** isolated small ponds

Skyline

Prominence/ importance apparent

Complexity simple

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

Key views

To settlement ☐ -

From settlement ☒ slopes of Nedge Hill

Landmarks -

Detractors major roads A442 and railway along western edge

Intervisibility

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

Comments Nedge Hill is locally prominent although parts of the site are at lower levels

and are less widely visible

Noise sources

roads

Views of development one side 180

Presence of people frequent

Tranquillity

Summary medium

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

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☒

Comments the site has some functional relationship with the settlement in terms of road access and commercial development. The rest of the site functions as part of the wider farmed landscape, particularly with regard to the adjacent site to the south, which is also mainly in pastoral cultivation.

Visual relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? significant

Setting? ☒

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

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

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

roads/rail/cycleways

medium

long distance/public footpaths

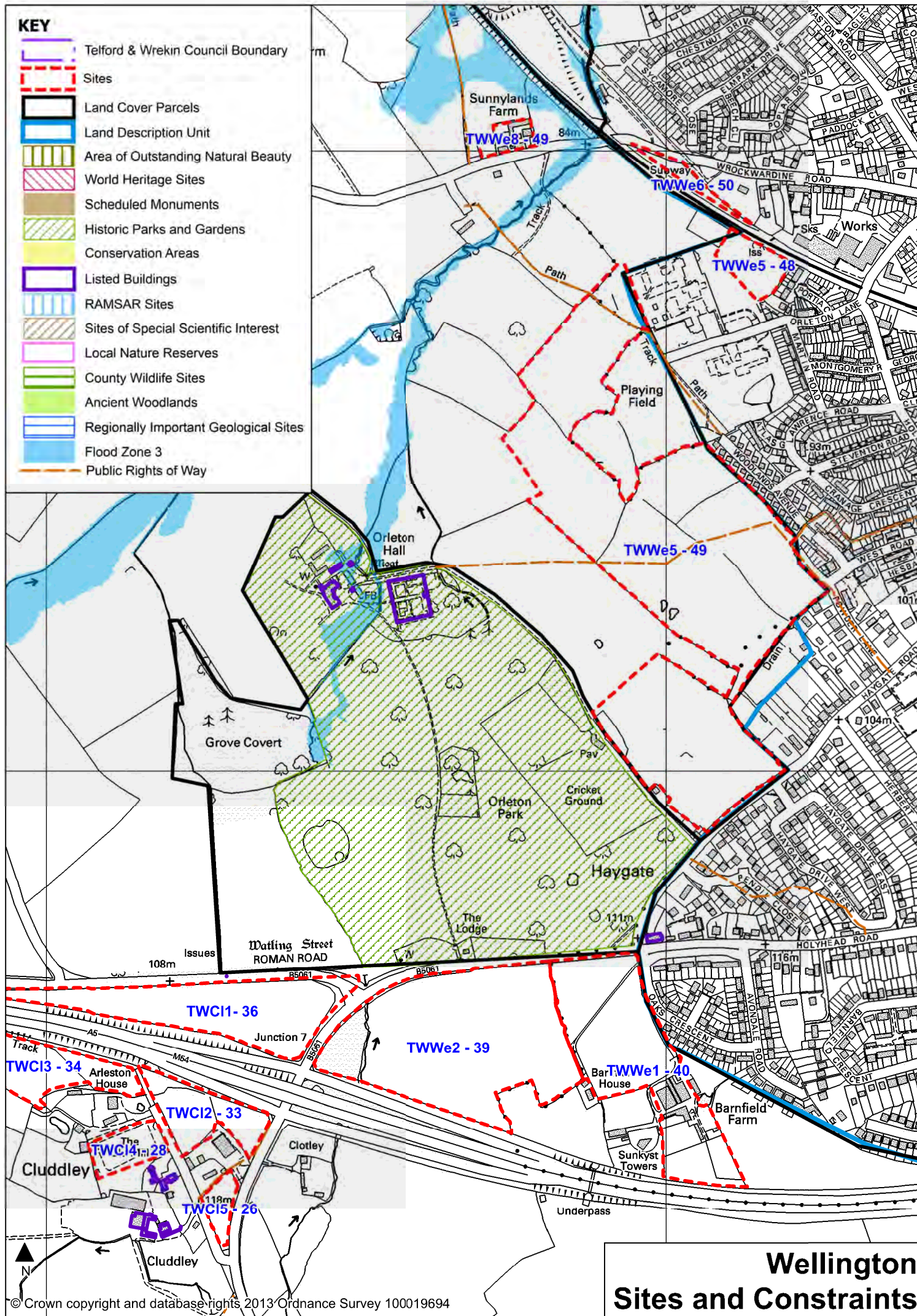
high/medium

Comments there is one rural residence - Nedge Farm - within the site and another - Sunnymede Farm - adjacent to its eastern boundary; one commercial property lies adjacent to its northern edge and another lies within the site in its north western quadrant. Urban residents in Randlay have very slight filtered views during winter months only , due to density and extent of vegetation. Road users will have only winter-months glimpsed views through vegetation. There is a public footpath along a small part of the southern edge of the site and the south eastern boundary trees are visible on the skyline from the Nedge Hill picnic area.

Potential for improvement of settlement edge and overall mitigation

-

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



Wellington Sites and Constraints

Site sensitivity summary

Description This site consists of two small pasture fields with low hedges separated by a track to the north and pasture fields/horse paddocks to the south, separated by a 'farm' complex with many corrugated iron buildings. It is situated on the south western edge of Wellington, and to the south of Orleton Park, a historic house and parkland. The B5061 runs along its northern boundary and the M54 runs along its southern extent. There are clear views of the Wrekin in the Shropshire Hills AONB across the site and a listed building, the Old Orleton Inn on the north eastern corner of the site. The building complex at Barnfield Farm appears to be disused in part with many corrugated iron buildings and structures in rusted and poor condition. External areas are used for informal storage of caravans and other vehicles and there appear to be stables and kennels to the south. Mature trees contribute to the character of the site, and also help to screen the building structures especially from the north and within the complex. Outgrown hedges and leyland cypress trees border the site to the south. Sunkyst Towers which, although not listed, is a locally distinctive dwelling, and Barnfield House, an attractive rural dwelling lie to the west.

**Landscape
Sensitivity
to Housing**

Evaluation: high/medium

Justification

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

LDU context

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

Cultural sensitivity Low ☒

Ecological sensitivity Very low ☐ moderate - pasture and fine mature/veteran trees

Visual sensitivity Moderate ☒

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

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

Function of Area

SHLAA No. 450,507

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

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

Diversity diverse

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity -

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

Key views

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

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

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

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

Detractors major roads M54/A5 elevated interchange

Intervisibility

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

Comments intervisibility to local features such as the listed building of the Old Orleton Inn and historic parkland edge as well as to wider landscape, including the Wrekin

Noise sources

roads

Views of development many 270 **Presence of people** infrequent

Tranquillity

Summary low

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

Functional relationship of area...

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

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

Comments the site appears to be managed separately from the site to the west and has no public access

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

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

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

Receptors and sensitivity

Receptors

Sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	This site consists of a large arable field with an area of woodland at its western end. It is located on the south western side of Wellington, adjacent to the M54/A5 elevated section interchange and with the B5061 along its northern boundary, separating it from the historic parkland and boundary treebelts of Orleton Park. It functions both as part of the wider farmed landscape, which is clearly visible to the north west, and as the foreground setting for both this side of Wellington and Orleton Park, with stone estate walls, a lodge and boundary tree belts clearly visible.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value lies in its contribution to the wider setting and rural context of Orleton Park on the western approach to the settlement. It allows a virtually uninterrupted rural visual connection between the wooded hills of the AONB around the Wrekin to the south and the Park, although the intervening roads do have some effect. The woodland to the west is also of some value as a landscape feature. The site is susceptible to development due to its generally open character as well as its intervisibility with the adjacent approach roads and the M54. Housing development on this site would mark a significant extension of Wellington into the open countryside to the west of the town and would compromise the setting of a historic parkland. Development would also be subject to significant noise impact from the motorway intersection and traffic on the B5061, which is a busy road.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	gently sloping down to the north
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	area of woodland at western end
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> moderate - woodland at western end
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

LCP context

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

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments the Shropshire Hills AONB lies to the south and south east around the Wrekin	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> Orleton Park registered historic park and the listed Old Orleton Inn lie to the north
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Function of Area
SHLAA No. 494

Pastoral ☐
Arable ☒
Horticulture ☐
Recreation ☐
Other ☐

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

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable
Complexity -

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

Key views

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

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

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

Detractors major roads M54/A5 elevated section interchange

Intervisibility

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

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

Noise sources

roads

Views of development one side 180
Presence of people infrequent

Tranquillity

Summary low

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

Functional relationship of area...

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

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

Comments the site functions as part of the wider farmed landscape and may be part of the Orleton estate. The adjacent site to the east is pasture, while the site to the west is also in arable cultivation

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments continued visually as open approach corridor to settlement by TWWe1-40 to east and TWCl1-36 to the west

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

-

Site sensitivity summary

Description	A derelict site, formerly part of a secondary school, with a mix of overgrown scrub, grass and some trees forming a good screen on the northern boundary. The site slopes gently east towards the railway and settlement edge. The vegetation screens much of the site from the settlement and railway and to the north and from the wider countryside. A very limited number of houses to the east overlook the site over their back gardens.
Landscape Sensitivity to Housing	Evaluation: medium/low Justification As a brownfield site it has limited value apart from the trees on site. It lies close into the urban edge and is not widely visible. It has potential for housing development but the tree cover to the north and north west should be retained and enhanced if at all possible,

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	gently sloping to east
Ground Type	Loamy gleyed soils	mix of semi-mature trees and rough grass
Land cover	Urban	mix of mature trees especially on north eastern boundary
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> urban- should be low
Ecological sensitivity	Urban	<input type="checkbox"/> urban- should be low-moderate as overgrown site
Visual sensitivity	Urban	<input type="checkbox"/> urban- should be low

LCP context

Land Use	Urban - amenity
Field Pattern	
Field Size	

Designations

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

Function of Area

SHLAA No. 690

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments part of derelict secondary school site

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ adjacent houses to south east overlook site obliquely

Landmarks -

Detractors -

Intervisibility

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

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

Noise sources

other

Views of development many 270 Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

Comments the site is overlooked by a few houses some obliquely but is screened from the wider countryside to the west and north.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒
Nature of edge neutral Form of edge moderately indented
Comments the settlement edge is not widely visible and is screened by vegetation on this site

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

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

Site sensitivity summary

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

**Landscape
Sensitivity
to Housing**

Evaluation: high/medium

Justification

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

LDU context

Landscape characteristics		LDU scale	Site comments
Physiographic		Hard rock rolling lowlands	very gently sloping valley side falling to the north
Ground Type		Loamy gleyed soils	arable and rough grassland/woodland
Land cover		Arable farmlands	very few trees, some to the north around small area of rough ground and mature trees, mostly oak, in fields and some in low cut hedgerows
Settlement pattern		Clustered with estate farms	medium-large
	LDU level	Agree?	
Cultural sensitivity	Low	<input checked="" type="checkbox"/>	
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>	
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>	

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

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

SHLAA No. 56,394**Function of Area**
Pastoral ☐ **Arable** ☒ **Horticulture** ☐ **Recreation** ☐ **Other** ☒
Comments arable and rough ground**Diversity** simple**Water****Presence of Water** ☒ **Comment** two small field ponds**Skyline****Prominence/ importance** not applicable **Complexity****Comments** -**Key views****To settlement** ☐ -**From settlement** ☐ area overlooked by adjacent estate housing although some at lower level to east**Landmarks** Orleton Hall in trees to the west**Detractors** -**Intervisibility****Site observation** high **...to key features** ☐ **...from key place** ☐**Comments** visibility medium high as low hedges allow views from higher land to north west and any structures would be visible from west and south around Haygate.**Noise sources**

people

Views of development many 270**Presence of people** infrequent

Tranquillity

Summary medium

Comments though relatively quiet, housing development is visible to the south and east and the site is crossed and bordered by public footpaths. Haygate Road lies to the south.

Functional relationship of area...

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? none

Corridor? ☐

Comments the land appears to be managed as part of a wider landholding, possibly the estate, and has some public access in the form of public footpaths [although the path to Orleton Hall appears little used as it terminates at the Hall].

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? limited

Setting? ☒

Comments the area forms part of a buffer between Orleton Hall and its formal parkland and the urban settlement of Wellington. It is overlooked by some houses.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

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

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

rural residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments the site is overlooked by adjacent urban residents, rural residents with longer views, possibly including Orleton Hall, users of the public footpaths and glimpse views from the roads to the north west and south.

Potential for improvement of settlement edge and overall mitigation

encourage native tree cover along hedgerows

Site sensitivity summary

Description This site consists of a narrow band of sloping horse pasture with small stable squeezed between the built edge of Wellington and the railway, which screens views into and out of the open countryside. The site is partly screened from the settlement by a medium height, dense, well maintained hedge, although part of the boundary is open. The boundary to the railway is also fenced, but with unsightly steel security fencing. At the eastern end of the site there are numerous trees providing screening for local housing and a dense strip of rough scrub and regenerating trees against the road. The site has an urban edge character and is not part of the wider open countryside.

Landscape Sensitivity to Housing

Evaluation: medium/low

Justification

This site is not part of the wider landscape, from which it is screened by the railway, and has an urban edge character. There is adjacent housing and the site is quite well screened. Should development be permitted, then only a few houses could be accommodated on this narrow site, and they should be single storey or low level, to prevent visual intrusion into the wider landscape above the railway. Hedges should be retained and increased where possible along the road edge. The potential impact on the public footpath at a lower level should be taken into consideration in the layout of the site.

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	flat at northern end, sloping in southern half to south
Ground Type	Loamy gleyed soils	pasture with timber stable, fences and hedge
Land cover	Urban	some on boundary
Settlement pattern	Urban	small
	LDU level	Agree?
Cultural sensitivity	Urban	<input type="checkbox"/> low
Ecological sensitivity	Urban	<input type="checkbox"/> low
Visual sensitivity	Urban	<input type="checkbox"/> low

LCP context

Land Use Urban - amenity

Field Pattern

Field Size

Designations

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

SHLAA No. 81

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single pasture field used for horse grazing

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity -

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors stable is minor detractor

Intervisibility

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

Comments visible from Wrockwardine Road and the railway; not visible from public footpath, which is in cutting. Partly screened from wider landscape by railway planting

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium/low

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

Functional relationship of area...

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

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

Comments the site is managed as a self contained unit

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 trees in the wooded open space and garden to the east

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 along Silkin Way to the north 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

-

Site sensitivity summary

Description	The site is a small farmstead with an elegant farmhouse and a tight cluster of farm buildings to the east, some red brick and some steelclad. The farm buildings appear to be in some disrepair. The complex lies on a small spur protruding into the valley to the east and so the farm buildings are prominent locally from the north, east and south. The farmhouse forms an attractive feature on the lane (Wrockwardine Road) approaching from the west. The largest shed to the north is a slight detractor. The adjacent oak trees help integrate the complex into the landscape and it appears to fit well into the place in terms of scale and character although the condition of the buildings and the scale of the tin shed are not desirable.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site has value as a small farm complex with an elegant farmhouse which is in character and scale with the surrounding landscape. The susceptibility of the site to development is in its locally prominent location on a steeply sloping spur in open countryside away from the settlement. The farmhouse is a very positive and attractive western end to the complex and development west of this would be highly inappropriate. There may be some potential for careful barn conversions/re-creations, creating a new better scale northern building, but possibly reflecting the character of the dual pitch brick building within the site, at an appropriate scale.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Hard rock rolling lowlands	located on steeply sloping minor spur above stream valley to the east
Ground Type	Loamy gleyed soils	farmstead with small scale associated farm buildings
Land cover	Arable farmlands	limited trees on boundaries with most important being a hedgerow oak on the lane to the east
Settlement pattern	Clustered with estate farms	very small
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input type="checkbox"/> high/moderate due to local prominence

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Small-medium

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> -
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SHLAA No. 741

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments farm complex

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance prominent Complexity complex

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

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks the farm buildings form a local landmark feature

Detractors -

Intervisibility

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

Comments the farm complex is highly visible locally

Noise sources

Views of development some

Presence of people infrequent

Tranquillity

Summary high/medium

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

Functional relationship of area...

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

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

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

operation but may have some connection

Visual relationship of area...

...with settlement none

...with wider landscape significant

...with adjacent assessed area? none

Setting? ☐

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐

C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

long distance/public footpaths

high

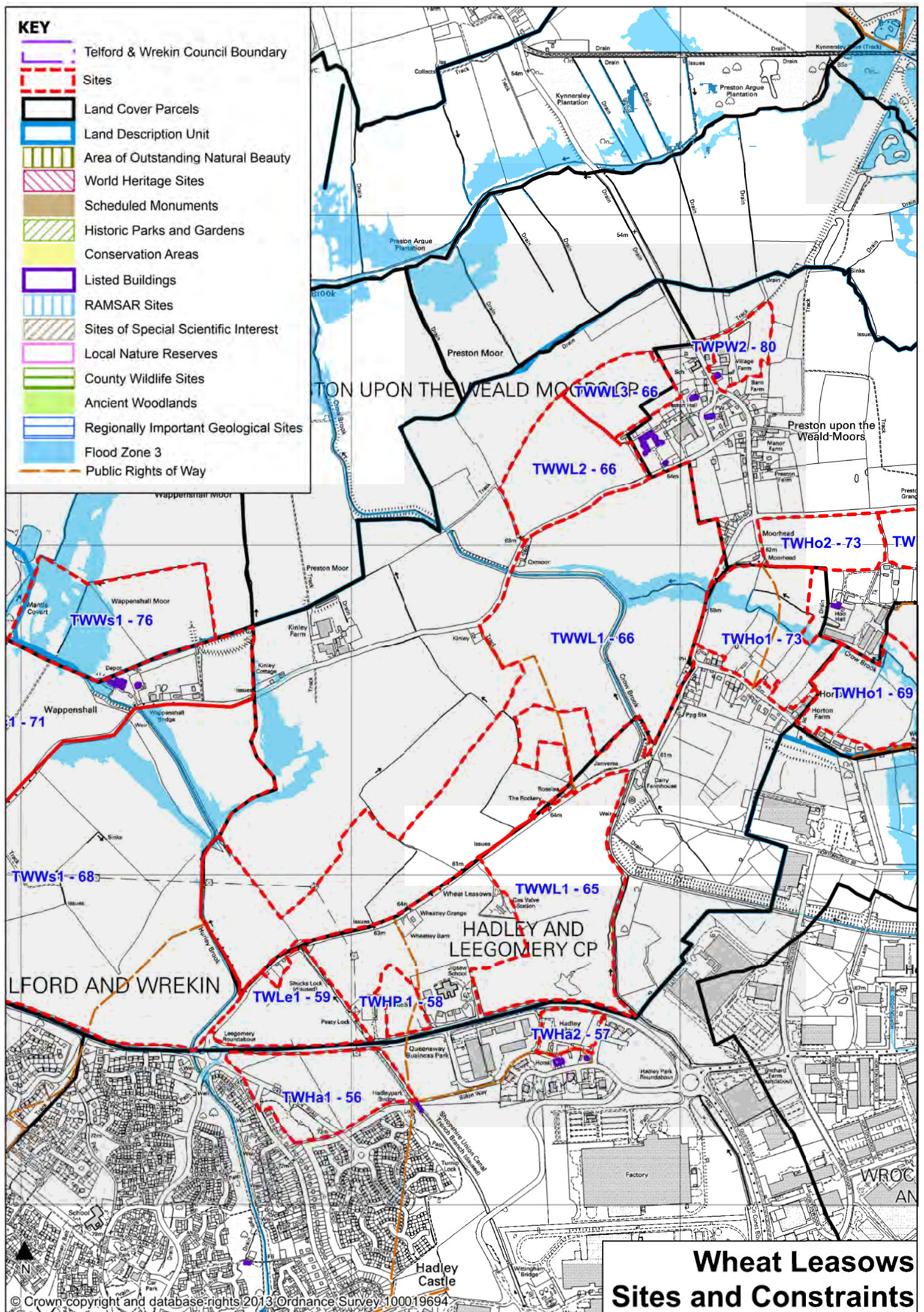
roads/rail/cycleways

high/medium

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

Potential for improvement of settlement edge and overall mitigation

improve the management of the buildings bringing into beneficial use



Site sensitivity summary

Description This site consists of about 50% of a large, gently undulating arable field on the northern edge of Hadley and lying between the A442 to the south and Humber Lane to the north. It has a few relic hedgerows and hedgerow oaks. A few rural houses lie immediately to the north of the site, where there are extensive views over the Moors to the north. Along the western boundary there is a gas valve station and a residential school, while in winter there are views through woodland belts to large structures to the east. To the south, deciduous trees and conifers provide some screening against the A442, but there are views of an hotel and former windmill, with pasture fields forming their frontage to the road. The site acts as an important buffer between the settlement edge and the moors. Tranquillity is limited to the south due primarily to the road, but increases to the north.

Landscape Sensitivity to Housing

Evaluation: medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	gently undulating, falling to the north
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	woodland along eastern boundary; small copse near southern boundary, where there are several conifers along road edge; relic hedgerow, now semi-mature oaks, at right angles to western boundary
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input type="checkbox"/> low - arable farmland and relic hedgerows and trees
Visual sensitivity	Low	<input type="checkbox"/> moderate - visible from Humber Lane, and from some parts of settlement edge, although good screening along much of A442 frontage and to east

Land Use Farmland**Field Pattern** Sub-regular**Field Size** Medium-large

Designations

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

SHLAA No. 414

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐**Comments** part of very extensive arable field with some other land uses**Diversity** simple

Water

Presence of Water ☒ **Comment** watercourse abutting eastern boundary

Skyline

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

Key views

To settlement ☐ -**From settlement** ☐ -**Landmarks** structures windmill at Hadley Park visible across A442**Detractors** major roads A442

Intervisibility

Site observation medium **...to key features** ☐ **...from key place** ☐**Comments** the area is visible to the flatter land to the north

Noise sources

roads

Views of development many 270**Presence of people** infrequent

Tranquillity

Summary medium/low**Comments** busy road and views of development on many sides, makes southern edge

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. The windmill to the south is a local landmark.

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

-

Site sensitivity summary

Description	A large area of relatively flat arable farmland sloping to the watercourses and associated floodplains to the east and west (Crow Brook and Hurley Brook) which run into the Weald Moors. Preston on the Weald Moors with its Grade 1 listed Preston Trust Homes lies at a slightly higher level to the north east, forming the skyline. The area is bounded to the west by the Hurley Brook and now disused Shropshire Union Canal [Trench Branch] with outgrown hedges and tree cover and associated floodplain. The tree cover along the Crow Brook is very strong and mixed and has yet to achieve maturity. Elsewhere is relatively open with low cut hedgerows and some hedgerow trees- mainly oak. The area is rural in character and becomes increasingly tranquil away from the A442 and the pylons, to the north and east. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value is in its rural character associated with the Weald Moors, its increasing tranquillity towards the Moors, its relationship with the canal and the listed buildings to the north in Preston and its watercourse corridors and floodplains. The Shropshire Union Canal and Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced. The susceptibility to change is in its open countryside character away from the settlement edge. The floodplain within the site also is a constraint to development.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	relatively flat rising slightly to Preston upon Weald Moors to the north
Ground Type	Loamy gleyed soils	arable in irregular fields with one field of pasture
Land cover	Arable farmlands	trees in hedgerows- mostly oaks with strong riparian mixed tree belt along Crow Brook.
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate - visible from Humber Lane, and from some parts of settlement edges to the north and east

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

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

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

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable with one field of pasture

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

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

From settlement ☒ views from around Preston Trust Homes south

Landmarks buildings Preston Trust Homes to the north

Detractors pylons pylons/powerlines in south western corner

Intervisibility

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

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

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge highly indented

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	on gentle crest of landform rising above the surrounding level Weald Moors
Ground Type	Loamy gleyed soils	arable in semi-regular field boundaries
Land cover	Arable farmlands	isolated field boundary oaks remaining
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate to high- on minor crest visible from lower lying land to the north and south

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Medium-large

Designations

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

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent Complexity simple

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

Key views

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

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

Landmarks buildings Preston Trust Homes adjacent

Detractors -

Intervisibility

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

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

Noise sources

Views of development some Presence of people infrequent

Tranquillity

Summary high/medium

Comments in rural location adjacent to rural listed buildings

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

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

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge positive **Form of edge** highly indented

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

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

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

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

Site sensitivity summary

Description	An arable field lying on the northern slopes of a gentle rise above the Preston Weald Moors. The field is bounded by low cut hedgerows which are discontinuous and there are some remnant oak trees. The Grade 1 listed Preston Trust Homes lie adjacent to the south and there are views to and from this across the site. The area is rural in character and is tranquil, associated with a small settlement. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside.
Landscape Sensitivity to Housing	<p>Evaluation: high</p> <p>Justification</p> <p>The site's value is as part of the setting for the Preston Trust Homes with views across it, contributing to a positive approach to the settlement from the north. It is susceptible to development as is located on the slopes of a minor rise which is important in the context of Weald Moors as a local skyline and it is visible in conjunction with the distinctive listed buildings. Overall, it is highly sensitive to housing development.</p>

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	sloping from a gentle crest of landform rising above the surrounding level Weald Moors
Ground Type	Loamy gleyed soils	arable in semi-regular field boundaries
Land cover	Arable farmlands	isolated field boundary oaks remaining
Settlement pattern	Clustered with estate farms	medium-large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate- on minor hill slopes visible from lower lying land to the north

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Small-medium

Designations

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

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable

Diversity simple

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance apparent

Complexity complex

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

Key views

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

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

Landmarks buildings Preston Trust Homes adjacent

Detractors -

Intervisibility

Site observation high

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

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

Noise sources

Views of development some

Presence of people infrequent

Tranquillity

Summary high/medium

Comments in rural location adjacent to rural listed buildings

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

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

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? significant

Setting? ☒

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

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

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

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge positive **Form of edge** moderately indented

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

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
roads/rail/cycleways	high

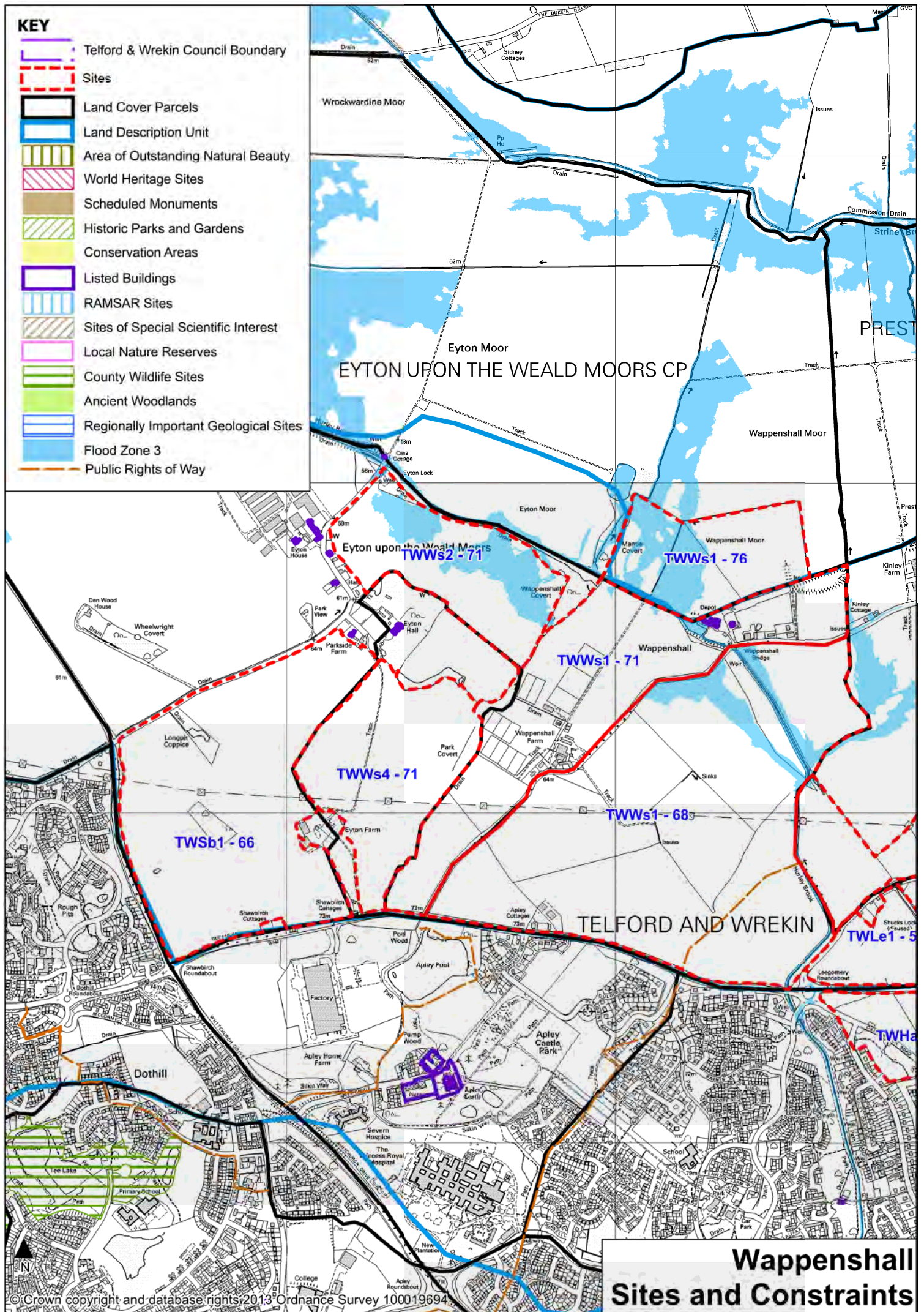
Comments small number of rural residents to the south and east, and users of the rural road to the north

Potential for improvement of settlement edge and overall mitigation

encourage trees in hedgerows

KEY

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



Wappenshall Sites and Constraints

Site sensitivity summary

Description	An area of undulating mixed farmland sloping north to the floodplain and level Weald Moors. The area is bounded to the east by the Hurley Brook and now disused Shropshire Union Canal [Trench Branch] with outgrown hedges and tree cover and associated floodplain. Elsewhere is relatively open with low cut hedgerows or fences. The A442 and Apley Castle Park lie to the south forming a strong boundary to the settlement, and the latter has an avenue and formal axis which has a sight line directly across this area. The area becomes more tranquil away from the road. There are long views north to the Weald Moors across this essentially unspoilt area of open countryside.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value is that it is crossed by a formal view axis from the listed Apley Castle park which is a popular park and important feature on the northern edge of the new town. Also its value is in its increasing tranquillity towards the Moors in open countryside and its relationship with the canal and its listed buildings to the north in Wappenshall. Apley Park's boundary with its stone wall, combined with the A442 is a strong boundary to the town and extending north at this point would adversely affect this clear boundary. The Shropshire Union Canal and Hurley Brook are potentially important recreational and nature conservation corridors out of the town which should be conserved and enhanced. The susceptibility to change of the site is its open countryside character. The floodplain within the site also is a constraint to development. Overall, the site is sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside.</p>

LDU context

<u>Landscape characteristics</u>	<u>LDU scale</u>	<u>Site comments</u>
Physiographic	Glacial vales and valleys	undulating lowland gradually sloping north to floodplain and level ground
Ground Type	Loamy gleyed soils	mixed farming
Land cover	Arable farmlands	very limited tree cover mainly confined to small trees and overgrown hedgerows along disused canal / Hurley Brook and a few well cut hedgerows
Settlement pattern	Clustered with estate farms	medium- large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate because the area is visible from the north and open to east and part of west

LCP context

Land Use Farmland

Field Pattern Sub-regular

Field Size Large

Designations

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

SHLAA No. 361,611

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments mixed farmland with specialist poultry rearing

Diversity simple

Water

Presence of Water ☒ Comment canal

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☒ the area lies north of Apley Castle Park and there is a view corridor from a lime avenue across this site

Landmarks Apley Castle Park to the south

Detractors pylons pylons/power line crosses area

Intervisibility

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

Comments part of tranche of land open to north, east and west

Noise sources

roads

Views of development one side 180 Presence of people infrequent

Tranquillity

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

Functional relationship of area...

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

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

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/medium

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

Site sensitivity summary

Description	An area of undulating mixed farmland with low cut hedges sloping north to the floodplain and level moors and including Wappenshall and Wappenshall Farm. The former is a small settlement located on the now disused Shopshire Union Canal Shrewsbury Branch with listed buildings related to this former use. A turning basin is located by the settlement . There are a strong belt of deciduous trees on the eastern and part of the northern boundary which screens the area to an extent from the west. Overall, the area is fairly unspoilt countryside running north of distinct boundary of the A442 and Apley Castle Park.
Landscape Sensitivity to Housing	<p>Evaluation: high/medium</p> <p>Justification</p> <p>The site's value is in its increasing tranquillity towards the Moors in open countryside and its relationship with the canal and its listed buildings around the canal turning basin. It is susceptible to development due to its character of open countryside north of the strong limit of Apley Park and the A442 sloping down to the Moors. It forms part of a wider spread of countryside to the east and west. Overall, the site is sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside.</p>

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	undulating lowland gradually sloping north to floodplain and level ground
Ground Type	Loamy gleyed soils	mixed farming
Land cover	Arable farmlands	strong deciduous tree belt to the east, around farm and along canal
Settlement pattern	Clustered with estate farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input type="checkbox"/> low- woodland and hedgerows are likely to have some value
Visual sensitivity	Low	<input type="checkbox"/> moderate because the area is visible from the north and open to east and part of west

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Large

Designations

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

- - listed buildings at Wappenshall

SHLAA No. 361,610

Function of Area

Pastoral ☒ Arable ☒ Horticulture ☐ Recreation ☐ Other ☒

Comments mixed farmland including specialist poultry rearing and Wappenshall settlement

Diversity diverse

Water

Presence of Water ☒ Comment disused Shropshire Union canal to north

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors pylons pylons/powerline cross area to the south

Intervisibility

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

Comments part of tranche of land open to north, east and west

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

Comments the A442 to the south is a noise source but this reduces to the north

Functional relationship of area...

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

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

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

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 gently undulating land running towards Weald Moors

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments this area would not be developed in isolation from areas to the east or west

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

-

Site sensitivity summary

Description	Isolated pastures/meadows in the Wappenshall Moor with drainage ditches partly used for game bird rearing. The site is located north of the disused Shropshire Union Shrewsbury Branch canal and the small settlement of Wappenshall. A large part of the area to the west is in the 100 year floodplain. Views in are screened by strong hedgerows and belts of trees to the south. Its relationship with the settlement is limited by this cover and the area exhibits a tranquil and remote character. The area is part of the Weald Moors and is very much part of open countryside.
Landscape Sensitivity to Housing	<p>Evaluation: high</p> <p>Justification</p> <p>The site's value is in its tranquil location in the Weald Moors in open countryside and its relationship with the canal and proximity to listed buildings to the south. It is susceptible to change as it is in open countryside, exhibits the characteristics of the Wappenshall Moor of which it is a part, is partly floodplain and has a very limited relationship with the rural, isolated settlement of Wappenshall. Overall, the site is highly sensitive to new housing development which would adversely affect its character as part of a stretch of open sweeping countryside linking into the Moors.</p>

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	River valleys	levels
Ground Type	Fenland	pasture/meadow
Land cover	Arable farmlands	tree belt to the west
Settlement pattern	Meadow and marsh	medium-large
	LDU level	Agree?
Cultural sensitivity	Moderate	<input checked="" type="checkbox"/> -
Ecological sensitivity	Moderate	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the north

LCP context

Land Use	Farmland
Field Pattern	Regular
Field Size	Large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input checked="" type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed building to the south- former canal wharf at Wappenshall
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SHLAA No. 361

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture/meadow and game bird rearing

Diversity simple

Water

Presence of Water ☒ Comment field ditches and former Shropshire Union canal on south western boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

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

Comments views across moors to north

Noise sources

Views of development some Presence of people rare

Tranquillity

Summary high/medium

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

Functional relationship of area...

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

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

Comments the area is likely to be managed as part of the same landholding as TWWs1-71 to the south

Visual relationship of area...

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

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

Comments screened from south by hedgerow and clumps of trees but relatively open 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 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

-

Site sensitivity summary

Description	The site is a large arable field sloping gently northwards. Originally it formed parkland related to Eyton House to the south but its character has been modified with the removal of vegetation for agriculture. The site is bounded by the disused Shropshire Canal Shrewsbury Branch with associated lock and trees to the north, Eyton Hall in its wooded grounds and parkland and Eyton to the south, Wappenshall Covert to the east and a low hedgerow to the west. The strong tree cover on most boundaries give some enclosure although the field is large and open. The site provides an important part of the setting to Eyton and its church linking it to the Weald Moors and canal. The site has virtually no intervisibility with Telford due to intervening tree cover. Residents of Eyton and farmworkers are the main receptors.
Landscape Sensitivity to Housing	<p>Evaluation: high</p> <p>Justification</p> <p>The site's value is in its former park use, the tree belts which frame views and as part of the setting to the rural settlement of Eyton with its listed buildings including its church and as part of the canal corridor. The site is tranquil and highly rural. Its susceptibility is its openness and location in countryside well away from the main settlement edge. Overall, the site is highly sensitive to new housing development which would adversely affect its character as part of open sweeping countryside running into and forming part of Weald Moors. The site is also substantially in floodplain.</p>

LDU context

<u>Landscape characteristics</u>	LDU scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	Wappenshall Covert adjacent to the north east and riparian trees to the north. Bounded by mature parkland trees around Eyton Hall to the south and Eyton and Eyton House Farm to the south west.
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Very low	<input checked="" type="checkbox"/>
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the south east and west

LCP context

Land Use	Farmland
Field Pattern	Sub-regular
Field Size	Large

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input checked="" type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed buildings adjacent in Eyton including church and Eyton Hall
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SHLAA No. 519

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable with tree belts

Diversity simple

Water

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

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☒ views to church adjacent to site
From settlement ☒ views from church across site to canal and levels
Landmarks churches listed church adjacent
Detractors -

Intervisibility

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

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

Noise sources

Views of development some Presence of people occasional

Tranquillity

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

Functional relationship of area...

...with settlement none ...with wider landscape some
...with adjacent assessed area? some Corridor? ☒
Comments part of floodplain corridor in parts

Visual relationship of area...

...with settlement significant ...with wider landscape some
...with adjacent assessed area? some Setting? ☒
Comments the site forms part of the continuum of agricultural land out to the moors to the north. The site forms part of the setting to the rural settlement of Eyton with its church and Eyton Hall.

Are adjacent assessed areas mutually reliant...

... visually? ☐
...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ C20-21 edge ☐

Nature of edge Form of edge

Comments Eyton settlement edge is positive with red brick buildings, some listed, set within a moderately vegetated edge, especially around the hall.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
	high

Comments very few receptors- residents of Eyton

Potential for improvement of settlement edge and overall mitigation

reinstate hedge along road

Site sensitivity summary

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

Landscape Sensitivity to Housing

Evaluation: high/medium

Justification

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

LDU context

Landscape characteristics	LDU scale	Site comments
Physiographic	Glacial vales and valleys	very gently sloping lowland
Ground Type	Loamy gleyed soils	arable
Land cover	Arable farmlands	Park Covert to the east and remnant oaks within site. Bounded by mature parkland trees around Eyton Hall to the north and Eyton Farm to the west
Settlement pattern	Clustered with estate farms	large
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/> -
Ecological sensitivity	Very low	<input checked="" type="checkbox"/> -
Visual sensitivity	Low	<input type="checkbox"/> moderate- low as open to the north and to an extent to the west

LCP context

Land Use Parkland

Field Pattern

Field Size

Designations

Landscape AONB <input type="checkbox"/> ASLC <input type="checkbox"/> Green Network <input type="checkbox"/> Open Space <input type="checkbox"/> Public Right of Way <input type="checkbox"/> Comments -	Biodiversity 100 Year Floodplain <input type="checkbox"/> SSSI <input type="checkbox"/> Wildlife Site <input type="checkbox"/> Ancient Woods <input type="checkbox"/> LNR <input type="checkbox"/> RAMSAR <input type="checkbox"/> -	Historic/Archaeology Conservation Area <input type="checkbox"/> WHS <input type="checkbox"/> SMs <input type="checkbox"/> Historic P and G <input type="checkbox"/> RIGS <input type="checkbox"/> listed buildings adjacent in Eyton including Eyton Hall
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SHLAA No. 518

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☐ Other ☐

Comments arable with tree belts

Diversity simple

Water

Presence of Water ☐ Comment linear pond to the northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

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

Landmarks buildings Eyton House to the north within trees

Detractors pylons powerlines cross the area

Intervisibility

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

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

Noise sources

roads

Views of development some Presence of people infrequent

Tranquillity

Summary medium

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

Functional relationship of area...

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

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

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

Visual relationship of area...

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

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

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

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

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

Settlement edge

Pre C20 edge ☒ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

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

Receptors and sensitivity

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

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

Potential for improvement of settlement edge and overall mitigation

reinstate parkland character

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.

Amenity Planting-	planting to provide environmental benefit such as decorative or screen planting.
Analysis-	the process of dividing up the landscape into its component parts to gain a better understanding of it.
Ancient Woodland-	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent-	object visible in the landscape.
Approach-	the step-by-step process by which landscape assessment is undertaken.
Arable-	land used for growing crops other than grass or woody species.
Assessment-	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape.
Biodiversity-	the variety of life including all the different habitats and species in the world.
Conservation-	the protection and careful management of natural and built resources and the environment.
Carr-	woodland in waterlogged terrain. Characteristic species include alder, willow and willow.
Character-	see Landscape Character.
Characteristics-	elements, features and qualities which make a particular contribution to distinctive character.*
Character Area (CA)-	see landscape character area
Characterisation-	the process of identifying areas of similar character, classifying and mapping them and describing their character.
Complexity-	(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.
Condition-	the degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity.

Coppicing-	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). This is an element of intrinsic/inherent sensitivity described at landscape description unit level.
Cumulative Impacts	the changes caused by a proposed development in <i>addition</i> to other similar developments or as the <i>combined</i> effect of a set of developments, taken together. This may be an on-going process as new applications are made. The assessment of these impacts (a CLVIA) is normally carried out as part of an environmental impact assessment.
Cumulative landscape effects	cumulative effects as defined above on landscape can impact on either the physical fabric, or character of the landscape.
Cumulative visual effects	cumulative effects as defined above on people who have differing sensitivity depending on what they are doing and where they are located.
Distinctiveness	see sense of place
Ecological sensitivity-	reflects the extent of survival and intactness of semi-natural habitats or patches (areas). This is an element of intrinsic/inherent sensitivity described at landscape description unit level.
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 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 character assessment (LCA)	LCA is the process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that

make landscape distinctive. *

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 sensitivity of the site to the particular type of change under consideration. It is derived from susceptibility and value.
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. Some areas will be designated to express their value. Factors can include perceptual qualities, scenic beauty, tranquillity, wildness, sense of place/character, integrity/condition, special cultural associations, the presence of conservation interests, rarity, representativeness, community interest or use, or the existence of a consensus about importance either nationally or locally.
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.
Sensitivity-	see landscape sensitivity.
Sensory-	that which is received through the senses ie sight, hearing, smell, touch.
Settlement-	all dwellings/habitations, whether single or clustered in cities, towns and villages.
Settlement Pattern-	the predominant pattern of settlement in an area.
Subjective-	method of assessment in which personal views and reaction are used in the characterisation process.
Susceptibility (to change)	ability of a particular site or landscape to accommodate a particular type of development without undue consequences for the landscape character or baseline situation and/or the achievement of landscape planning policies and strategies.
Topography-	term used to describe the features of the Earth's surface.
Value-	see landscape value.
Vernacular-	built in the local style, from local materials.
Visual Impacts-	the likely visual effects that would result from a development proposal or change in land management.
Visual sensitivity-	visual sensitivity or 'visibility' is a measure of the degree to which change is likely to cause a visual impact within a particular landscape. This is an element of intrinsic/inherent sensitivity often described at landscape description unit level.

*Natural England, Scottish Natural Heritage and the Countryside Council for Wales (2011), Landscape Character Assessment Guidance (consultation draft).

Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CA	Character area
20c	20 th 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
LCP	Land cover parcel
LDU	Landscape description unit
LNR	Local Nature Reserve
Ramsar site	Wetland site of international importance
SAC	Special Area of Conservation
SAM	Scheduled Monument
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

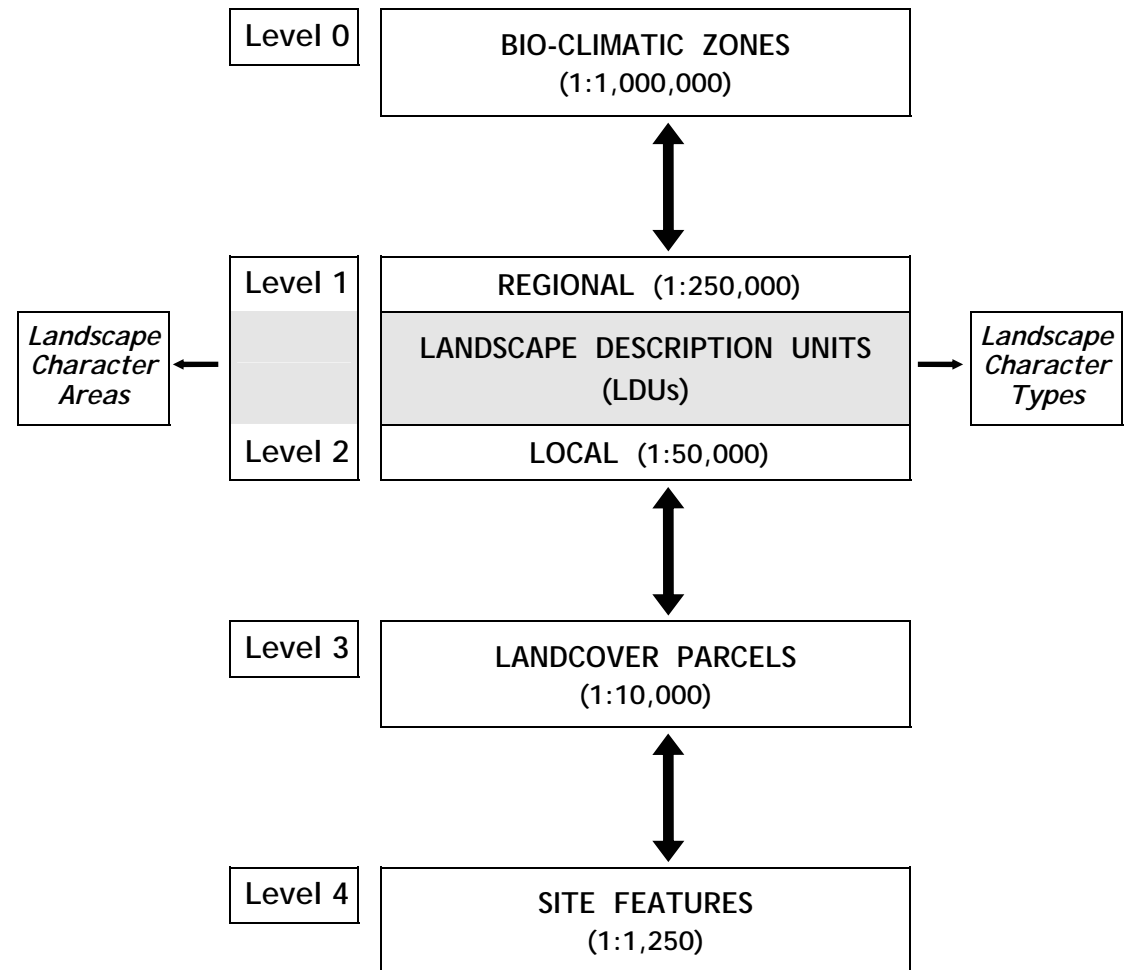


Figure 1 illustrates the relationship between the different levels of assessment. The *landscape scale*, which sits in the middle of the diagram, can be defined as a scale of assessment that is smaller than the global environment, but larger than the individual site. It is the integrating scale, providing 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

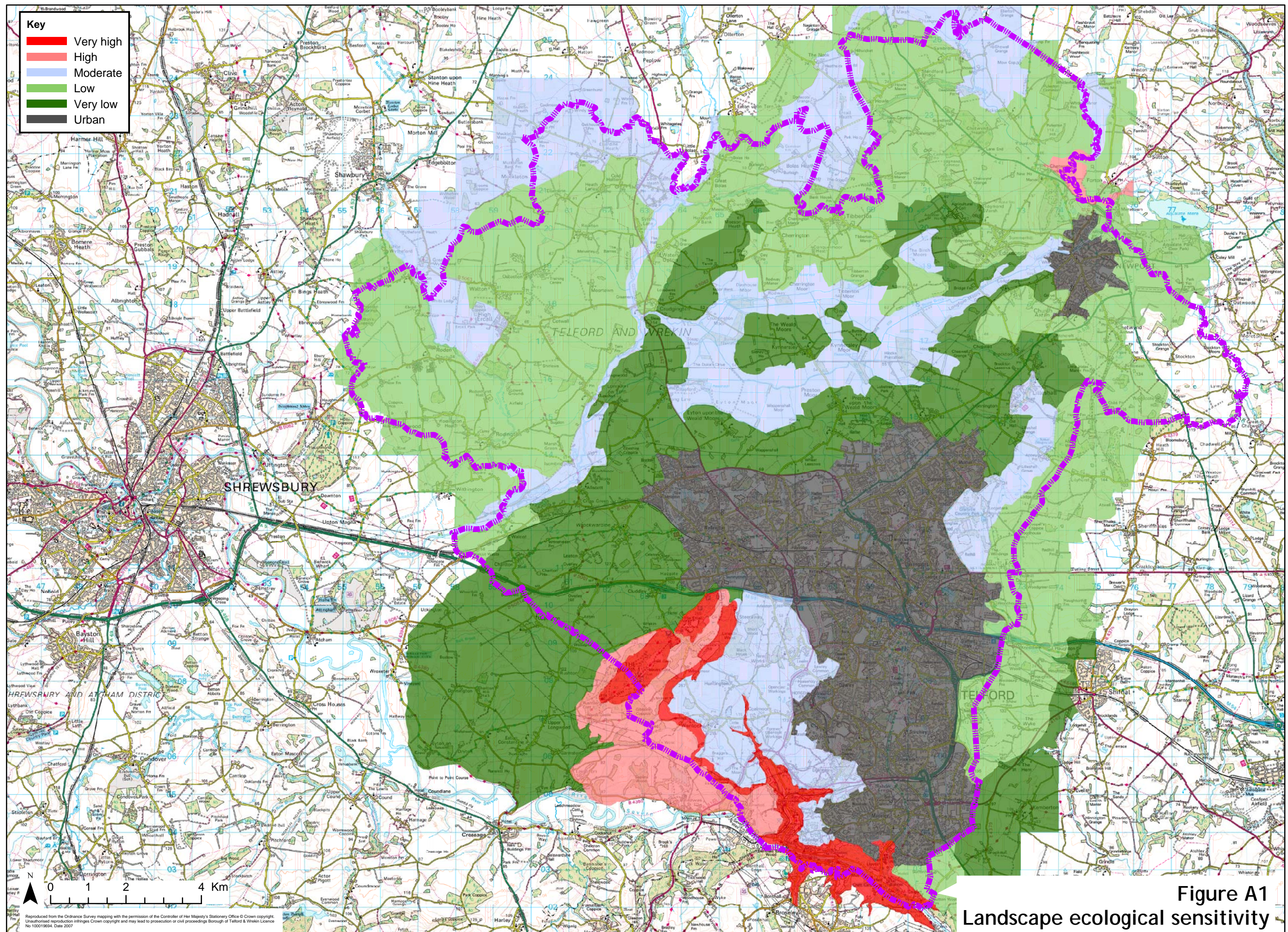
The survey form was developed in partnership with the Steering Group, and was designed to ensure that a structured, consistent recording of information was possible. Character and condition information is collected in distinct sections, in a mixture of guided responses (ie selection from a list of alternatives) 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



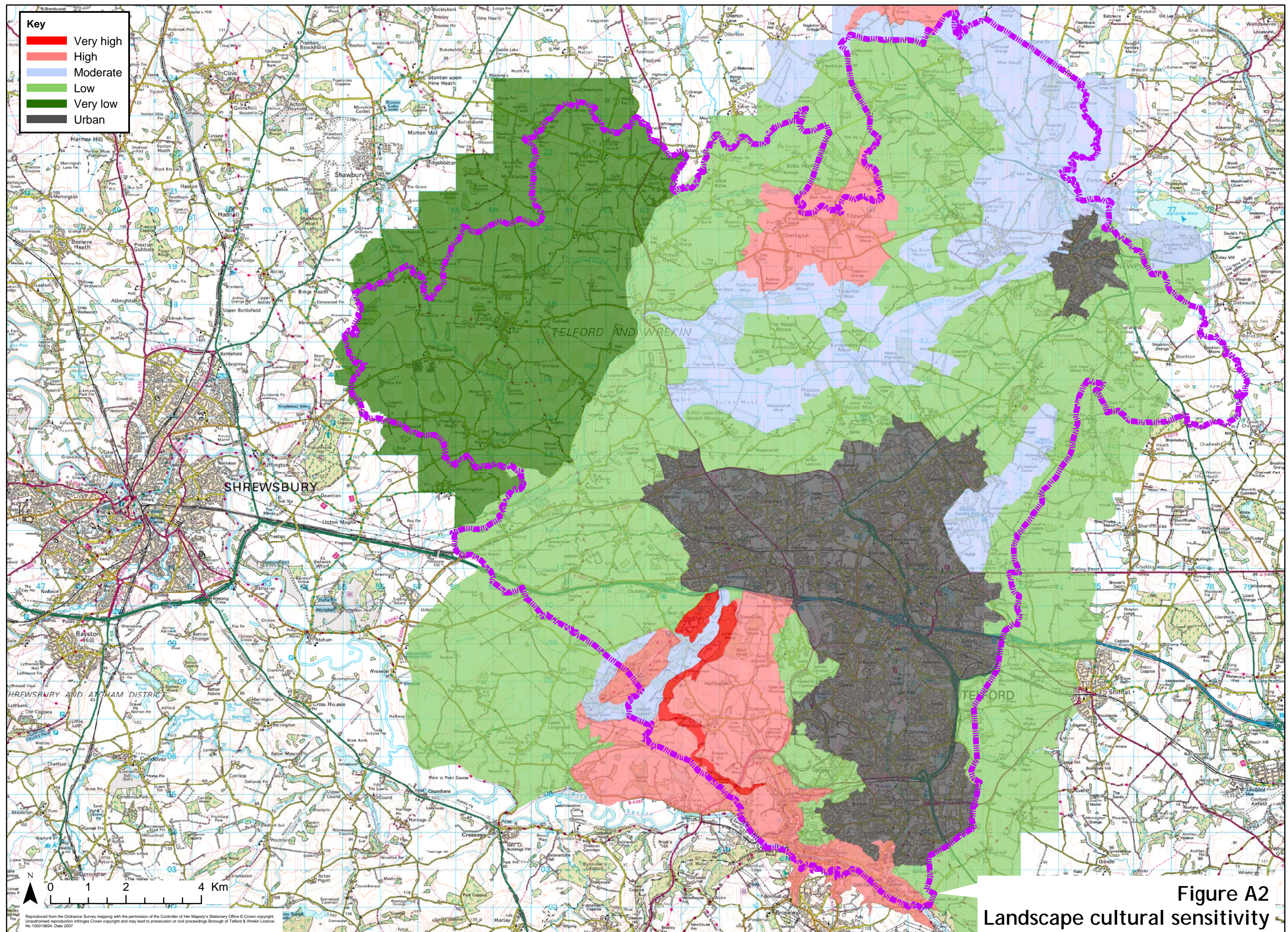


Figure A2
Landscape cultural sensitivity