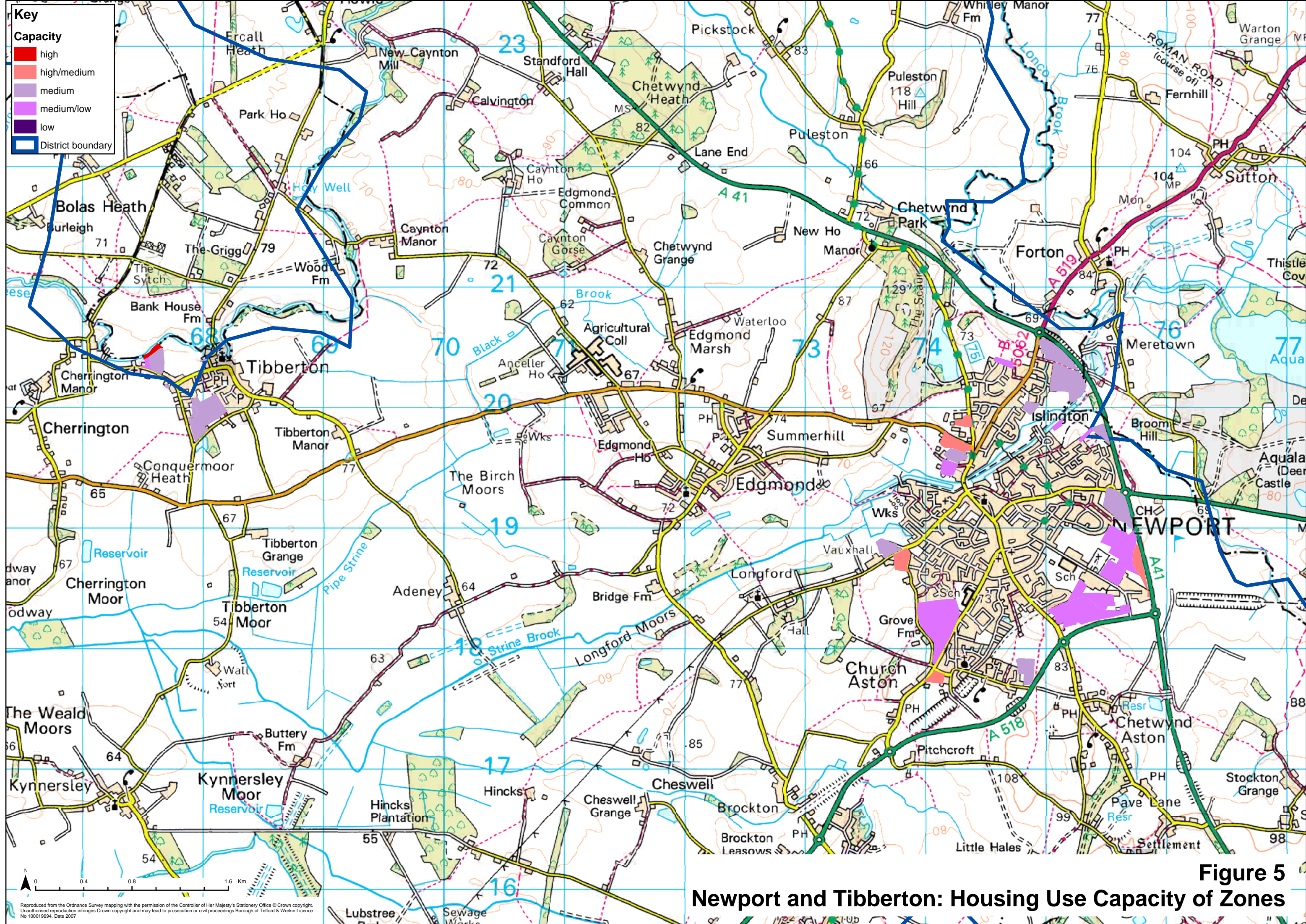
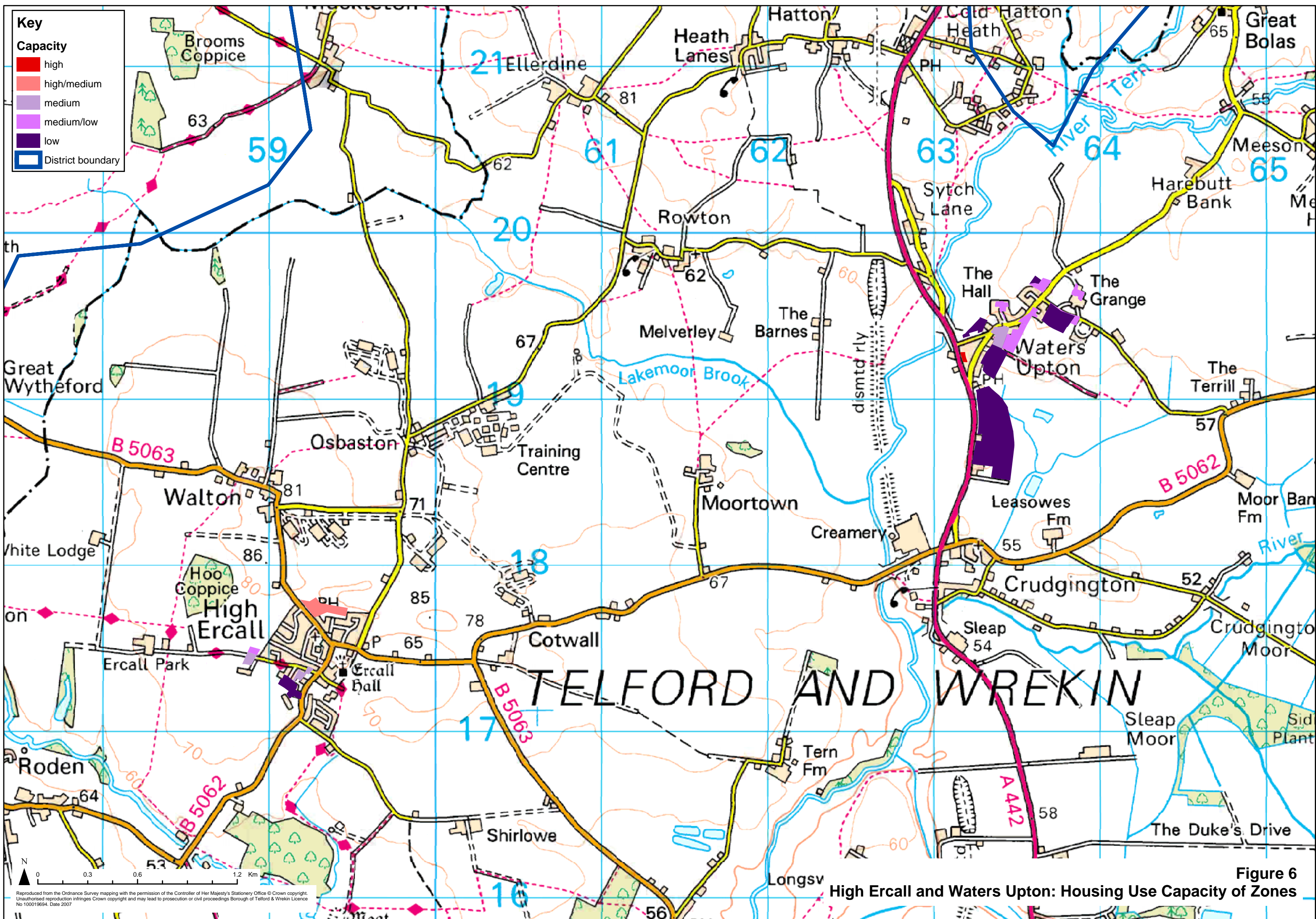


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PART 2

4.0 ZONE SENSITIVITIES AND CAPACITIES

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

Zone Sensitivity and Capacity Summary

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

LDU context

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

Biodiversity

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

Historic

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

Function of area

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

Water

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

Skyline

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

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

Key views

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

Intervisibility

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

Tranquillity

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

Functional relationship of area

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

Visual relationship of area

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

Are adjacent assessed areas mutually reliant?

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

Settlement edge

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

Receptors and sensitivity

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

Potential for improvement of settlement edge and overall mitigation

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