

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT HIGH ERCALL [07HER]

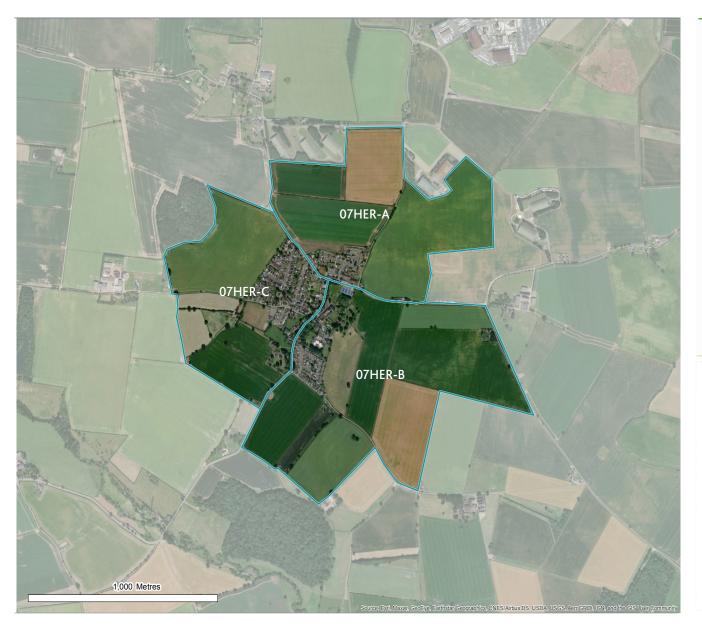
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07. HIGH ERCALL [07HIG]

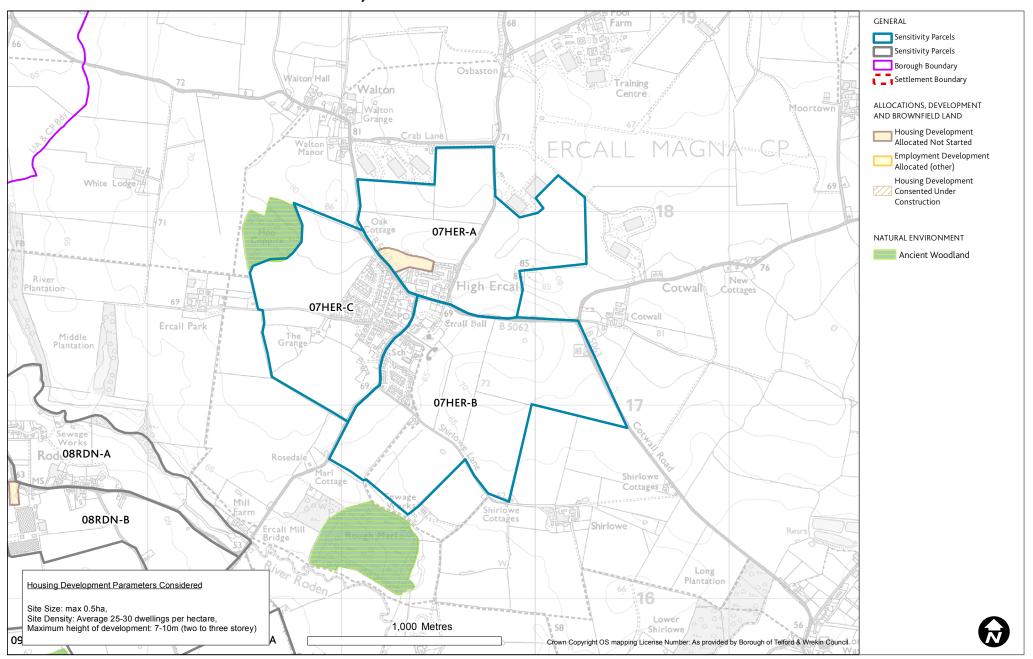


LOCATION AND DESCRIPTION

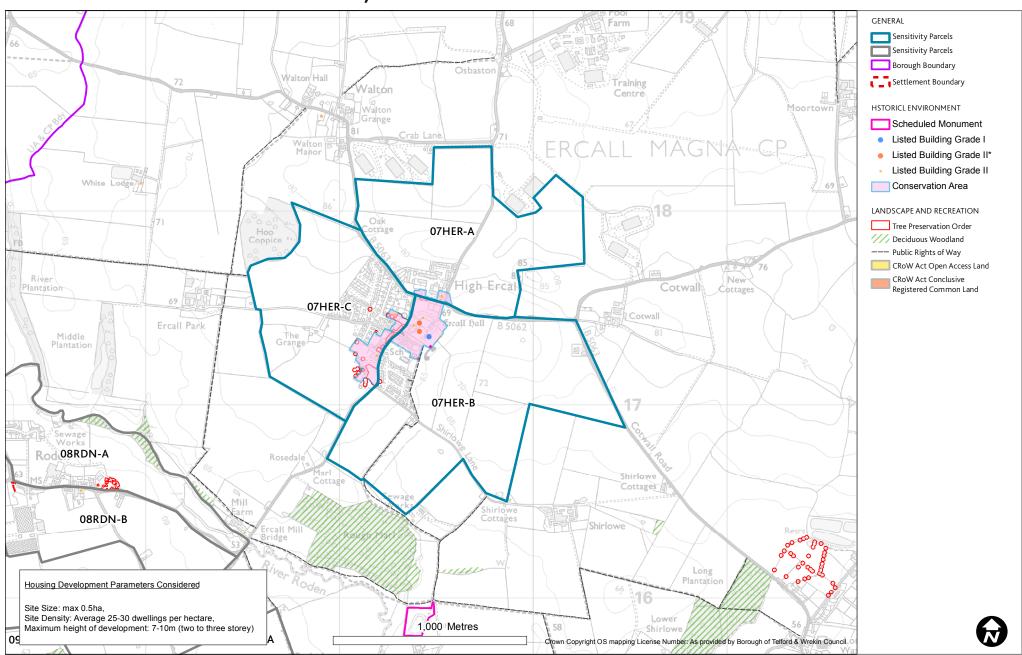
Lying 11km north west of Wellington, High Ercall is located in the north east part of the borough to the east of the River Roden, which flows through the surrounding low lying farmland. The village is compact and comprises 20th century housing development to the north, west and south of the historic core, which is centered on the medieval St Michael's Church and High Ercall Hall. Originally a fortified 13th-century manor, the history and archaeology of the grade II* listed Hall was covered by the 2002 Time Team episode Siege House in Shropshire. On the northern outskirts of the village are the hangars and derelict runways of the former WW2 RAF High Ercall air base.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



HIGH ERCALL A [07HER-A]

LOCATION AND CHARACTER

This parcel is located to the north of High Ercall and is bordered by Crab Lane. It includes the northern edge of the village and the area of arable farmland to the east and north of the B5063 Cotwall Road. Settlement is primarily contained within the boundary formed by the B5063 and Silver Hill, which bisects the parcel. A part of the settlement here falls within a Conservation Area. There is an area with planning permission for housing at the north west edge of existing residential development. The farmland comprises medium to large scale arable fields enclosed by hedgerows. Tree cover is limited to roadside trees and property boundaries, including around some commercial properties located close to the northern boundary. The undulating landform, which rises to the east, and tree cover creates a landscape which varies from enclosed to very open with elevated long distance views. There are no PRoW.





1. FROM SILVER HILL, VIEW SOUTHWEST TOWARDS FORMER AIRCRAFT HANGERS



2. FROM B5063, VIEW NORTHEAST ACROSS GENTLY ROLLING ARABLE FARMLAND



3. VIEW NORTH, FROM B5063 ACROSS RISING ARABLE FIELD TOWARDS SETTLEMENT EDGE



4. VIEW EAST, FROM B5063 ACROSS ARABLE FIELDS AND FARMSTEAD AT COTWALL

LANDSCAPE

LANDSCAPE VALUE

This parcel is of rural character, the rolling landform supporting mainly intensive arable farmland. Several air hangers related to former RAF High Ercall are located immediately to the north of the parcel and have some influence on the otherwise rural character. The landscape is in moderate to good condition. There is some historic interest at the southern end of the parcel around the junction of the B5063 and Silver Hill. Here there are some listed buildings and the north eastern end of High Ercall Conservation Area. There are no nature conservation designations within the parcel and with the exception of some robust hedgerows and occasional hedgerow trees the arable fields provide little natural value. There are no PRoW within the parcel which makes little contribution to the recreational enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a homogenous landscape of regular pattern with simple shaped, medium to large scale fields. Landform is flatter to the north west, becoming steeper to the south east. There is a localised high spot to the east, demarcated by a triangulation point, where susceptibility increases. Tranquillity is diminished in proximity to the B5063 and B5062. Hedgerows are typically robust with few hedgerow trees and no woodland. The relationship between the landscape of the parcel and the settlement edge is abrupt. With the exception of part of the small historic village of High Ercall to the south there is no other settlement in the parcel.

VISUAL

VISUAL VALUE

Views within the parcel do not have a strong association with the Shropshire Hills AONB, which lies over 9km away but the distinctive landforms of The Ercall and The Wrekin are visible in the distance from parts of the parcel. The landscape of this parcel is relatively intact, with few detracting elements except the former air hanger just outside the northern boundary.

VISUAL SUSCEPTIBILITY

There are some long distance views from higher ground but most views within the parcel are foreshortened or channelled by a combination of rolling landform and tree cover outside the parcel. There is some intervisibility between the parcel and the settlement edge to the south, but limited intervisibility between this parcel and High Ercall Parcels B and C. Due to the undulating landform and slightly elevated landform to the north south east, some parts of the parcel form a local skyline and would be vulnerable to the introduction of new features within the view. There is frequent access along the B5063 and B5062 to the west and southern edges and Silver Hill Road in the centre of the parcel. Road users are generally of a lower susceptibility to change across the view, however, residential receptors are typically more highly susceptible to changes to their surroundings.

I ANDSCAPE SENSITIVITY

Historic interest locally increases sensitivity to the south west. Overall, the landscape sensitivity to change arising from new housing is medium-low.

VISUAL SENSITIVITY

Although there are not high numbers of sensitive visual receptors throughout the parcel, the rolling nature of the landform combined with the larger scale fields and localised high points means views experienced are of medium sensitivity to change arising from new housing.



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

HIGH ERCALL B [07HER-B]

LOCATION AND CHARACTER

This parcel is located to the south east of High Ercall and is bordered by the B5062 to the north and the B5063 to the north east. It includes the south eastern part of the village and surrounding arable fields. Much of the settlement within the parcel falls within a Conservation Area and contains a cluster of listed buildings, recreation grounds, church and educational facilities with associated areas of green space. The southern edge of the village comprises modern 20th century housing. The surrounding farmland is characterised by medium scale arable fields enclosed by hedgerows with occasional trees. A local road bisects the parcel. Farmland is gently undulating and rises to the north east, creating an open landscape. A small stream and a pond are found within the lower lying land to the south west. A PRoW is located to the south west of the parcel.





1. FROM B5063, VIEW WEST ACROSS GENTLY ROLLING OPEN ARABLE FARMLAND



3. FROM SHIRLOWE LANE, VIEW WEST ACROSS
ARABLE FIELD TOWARDS HOO COPPICE WOODLAND



2. VIEW NORTHWEST, FROM SHIRLOWE LANE
ACROSS ARABLE FIELDS, ROBUST HEDGEROW
BOUNDARIES AND MATURE TREES ON EDGE OF
SETTLEMENT



4. VIEW EAST, FROM B5062 ACROSS ARABLE FIELDS AND MATURE FIELD BOUNDARY TREES

LANDSCAPE

LANDSCAPE VALUE

This parcel is of rural character, comprising mainly intensive arable farmland. The landscape is in good condition and has historic interest to the north west with listed buildings, a Scheduled Monument and High Ercall Conservation Area. There are no nature conservation designations within the parcel. Robust hedgerows and occasional boundary and field trees add some natural value. A PRoW runs through the western half of the parcel which makes a contribution to the recreational enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

Away from the village edge, this is a fairly homogenous simple landscape pattern of medium scale arable fields, which are mainly bounded by hedgerows, with few trees. Landform is undulating and there is a sense of place in association with High Ercall Conservation Area. Away from the B5062 and B5063 there is also a sense of tranquillity. Hedgerows are generally intact and well managed and tree cover is present in the form of occasional boundary and field trees. The relationship between the parcel and the more modern housing to the south west is abrupt whereas to the north, trees around High Ercall Hall and St Michaels Church as well as within the wider Conservation Area better integrate the settlement edge into the wider landscape.

VISUAL

VISUAL VALUE

There are views towards Shropshire Hills AONB from the High Ercall Conservation Area which are locally valued. These views of the AONB comprise the distinctive and heavily wooded landform of The Ercall and The Wrekin. The landscape is generally intact, with few detracting elements. There are attractive views towards the Conservation Area from the B5063 Cotwall Road to the north and from the local PRoW to the south.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied with some longer distance more open views out towards the south east but with views in other directions typically being more framed and foreshortened by landform and vegetation. There is intervisibility between the parcel and the settlement edge, but limited intervisibility with adjacent High Ercall Parcels A and C. Due to the undulating landform parts of the parcel form local, undeveloped skylines and these would be vulnerable to the introduction of new features within the view. There is frequent access along Shirlowe Lane to the south but elsewhere access is restricted to the B5062 and B5063 along the north and east parcel boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to change across the view, however, users local PRoW and residential receptors are typically highly susceptible to changes to their surroundings.

LANDSCAPE SENSITIVITY

The northern part of the parcel is valued as the landscape setting to High Ercall Conservation Area with historic interest increasing sensitivity in particular to the north west. Overall, the landscape sensitivity to change arising from new housing is medium-high.

VISUAL SENSITIVITY

There are scenic views within the parcel and towards the Shropshire Hills AONB, which combined with the spread of sensitive receptors across the parcel means views experienced are of mediumhigh sensitivity to change arising from new housing.



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

HIGH ERCALL C [07HER-C]

LOCATION AND CHARACTER

GILLESPIES

This parcel is located to the south west of High Ercall and is bordered by the Hoo Coppice (Ancient Woodland) to the north west. It includes the south western part of the village and surrounding arable fields, which are located to the south west of the B5063 and west of Shrewsbury Road. The southern part of the settlement within the parcel falls within a Conservation Area, including a small number of listed buildings, and an area of recreation grounds. More modern housing is located to the north. Outside of the settlement to the west, the parcel comprises flat arable farmland, which starts to rise to the north. Fields are small to medium in scale and are enclosed by hedgerows with occasional trees. An isolated farmstead is centrally located within the parcel. This is an open landscape with some long distance views to the south. There are no PRoW.





1. FROM B5062, VIEW NORTHWEST ACROSS EDGE OF ARABLE FIELD



2. VIEW WEST ACROSS RECREATIONAL GROUNDS, TOWARDS WOODLAND



3. VIEW NORTH, ACROSS ARABLE FIELDS TOWARDS HOO COPICE WOODLAND



4. FROM B5062, VIEW SOUTHWEST ACROSS
ARABLE FARMLAND TOWARDS SETTLEMENT EDGE

LANDSCAPE

LANDSCAPE VALUE

This parcel is of rural character and mainly comprises arable farmland but with some pastures and a recreation ground close to the village. The landscape is in good condition and has historic interest to the south east in relation to listed buildings and High Ercall Conservation Area. There are no nature conservation designations within the parcel. Robust hedgerows and frequent scattered boundary trees add some natural value to the southern half of the parcel and a large bock of ancient woodland lies outside but immediately adjacent to the north west boundary. Several TPOs are associated with the edge of the Conservation Area to the south east. There are no PROW in this parcel.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular pattern and varying scale. A large arable field and 20th Century housing defines the northern part of the parcel with smaller scale mixed fields around the Conservation Area to the south. Landform is relatively flat with slopes becoming slightly steeper to the north. There is some sense of place and of tranquillity, however this is reduced close to the B5062 and B5063. Hedgerows are generally well managed and intact and include a high number of hedgerow trees to the south. Vegetation cover in this part of the parcel would be vulnerable to loss as a result of development. The relationship between the parcel and the more modern housing to the north east is abrupt whereas to the south east, trees within the Conservation Area better integrate the settlement edge into the wider landscape.

VISUAL

VISUAL VALUE

Views within the parcel do not have a strong association with the Shropshire Hills AONB, which lies over 9km away but the distinctive landforms of The Ercall and The Wrekin are visible in the distance from parts of the parcel. The landscape of this parcel is relatively intact, with few detracting elements.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied with more filtered and channelled views in the south due to the smaller field scale and higher coverage of hedgerows and trees. Although the northern half of the parcel is more open, comprising one large arable field, views to the north are foreshortened by landform. There is intervisibility between the parcel and the settlement edge to the north east and some also in the south east, but there is limited intervisibility with adjacent High Ercall Parcels A and B. The parcel does not form a skyline. Access is largely restricted to the roads running along the boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to change across the view, however, residential receptors are typically highly susceptible to changes to their surroundings.

LANDSCAPE SENSITIVITY

Historic interest increases sensitivity to the south east, whereas a lack of landscape features and elements in the north reduce sensitivity. Overall, the landscape sensitivity to change arising from new housing is medium.

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LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

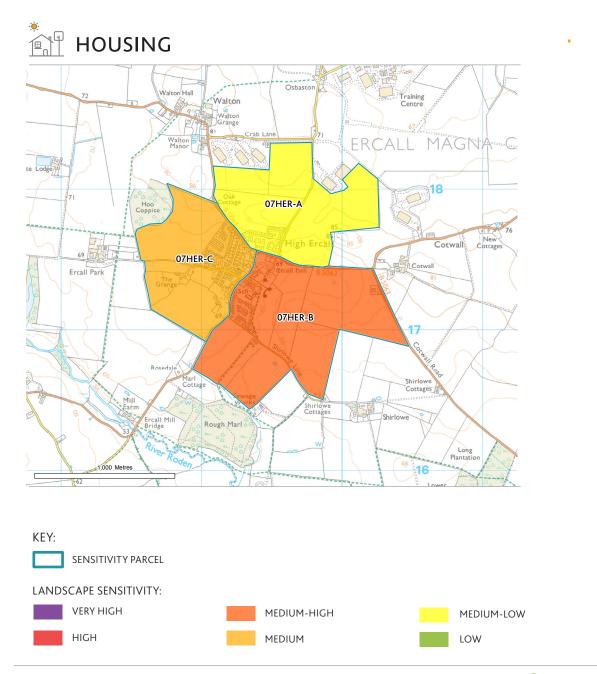
VISUAL SENSITIVITY

There are some attractive views within the parcel, particularly in relation to the Conservation Area, which combined with the distribution of sensitive receptors across the parcel, means views experienced are of medium sensitivity to change arising from new housing.

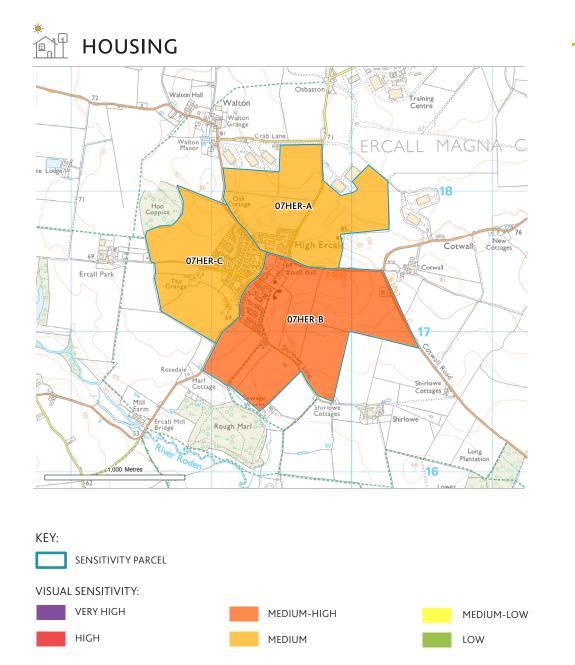


LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

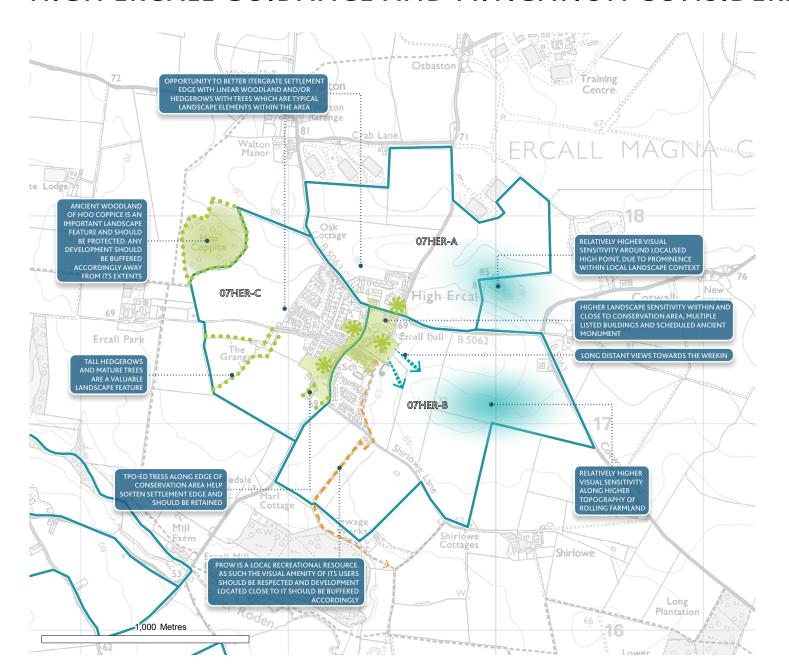
SETTLEMENT LANDSCAPE SENSITIVITY

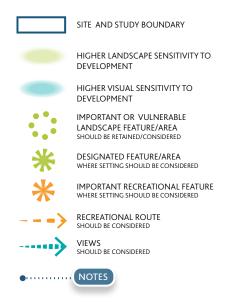


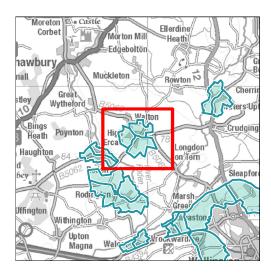
SETTLEMENT VISUAL SENSITIVITY



HIGH ERCALL GUIDANCE AND MITIGATION CONSIDERATIONS







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TELFORD AND WREKIN LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT