



GILLESPIES

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT
TIBBERTON [05TIB]

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05. TIBBERTON [05TIB]



LOCATION AND DESCRIPTION

Lying some 6.5km west of Newport, Tibberton is a small village located in the north of the borough on the south side of the River Meese in an area of large-scale and low-lying farmland. It comprises a mix of older buildings, typically dating back to the 17th century, and newer detached and semi-detached properties, set back from the road in large gardens. The housing areas and roads are situated around a central area of school playing fields and small rectilinear hedged pastures. A high coverage of trees and hedgerows gives the village a verdant and rural quality, particularly along its north eastern boundary where woodland along the River Meese extends into the settlement edge.



GENERAL

- Sensitivity Parcels
- Sensitivity Parcels
- Borough Boundary

ALLOCATIONS, DEVELOPMENT AND BROWNFIELD LAND

- Employment Allocation (under construction)
- Housing Development Allocated Not Started
- Employment Development Allocated (other)
- Housing Development Consented Under Construction

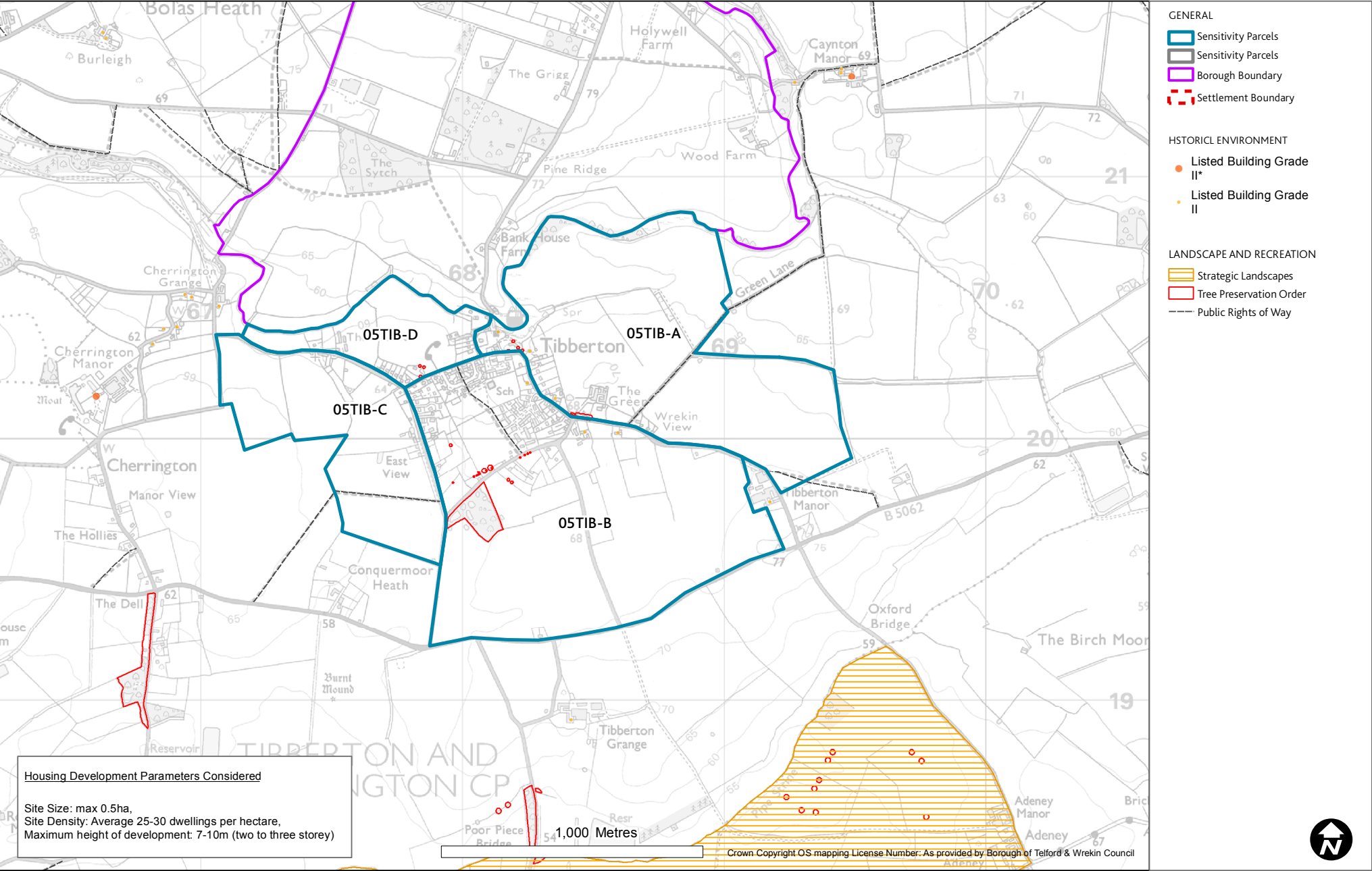
Housing Development Parameters Considered

- Site Size: max 0.5ha,
- Site Density: Average 25-30 dwellings per hectare,
- Maximum height of development: 7-10m (two to three storey)

1,000 Metres

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HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



TIBBERTON A [05TIB-A]

LOCATION AND CHARACTER

This parcel is located to the east of Tibberton and is bordered by the River Meese to the north. It includes the part of the village to the north east and east of Cherrington Road and includes a small number of listed buildings. Beyond the settlement edge, the landform is mainly flat and land use comprises medium to large scale arable fields enclosed by hedgerows and trees, some of which have been lost to field amalgamation. Green Lane bisects the farmland and is followed by the only PRoW within the parcel.



1. FROM PROW, VIEW WEST ACROSS ARABLE FARMLAND



2. FROM PROW, VIEW SOUTHEAST ACROSS ARABLE FARMLAND AND WOOD POLE LINE



3. VIEW NORTH, FROM PROW ACROSS ARABLE FIELDS TOWARDS RIPARIAN WOODLAND ALONG RIVER MEESE



4. FROM CHERRINGTON ROAD, VIEW NORTHWEST ACROSS PREDOMINANTLY FLAT LANDSCAPE TOWARDS RISING TOPOGRAPHY WITHIN CHETWYN PARK

LANDSCAPE

LANDSCAPE VALUE

This parcel is of a strong rural character and is in moderate condition. There are no nature conservation designations within the parcel although a traditional orchard adds localised value to the west and riparian vegetation along the banks of the River Meese contributes to natural value to the north. There is historic interest to the west within the settlement edge where there are several listed buildings. Recreational value is relatively low just one PRow running along Green Lane, a farmers access track, which runs through the centre of the parcel.

LANDSCAPE SUSCEPTIBILITY

Away from the residential properties and gardens this is generally a homogenous landscape of simple shaped medium to large scale arable fields which are bounded by hedgerows to the north but open to the south. Woodland along the sinuous course of the River Meese adds interest to the north. Landform is relatively flat with levels rising slightly towards the settlement to the south west and sloping down towards the river to the north. There is some sense of place and of tranquillity in particular to the north of Green Lane. Where they exist hedgerows are generally intact and include hedgerow trees, including a small liner belt of woodland in the centre of the parcel. Vegetation cover would be vulnerable to loss as a result of development. Settlement within the parcel is focussed to the south west which takes in residential properties of Tibberton, a church and a pub. The perceived settlement edge is partially integrated into the landscape through garden vegetation.

LANDSCAPE SENSITIVITY

Overall, the landscape sensitivity to change arising from new housing is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within the parcel have no association with the Shropshire Hills AONB. The landscape of this parcel is relatively intact, with the only detracting elements being wood pole overhead lines to the south.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied. There are some longer distance views from the more open southern part of the parcel, whereas to the north of Green Lane views are much more contained, filtered and channelled by landform and vegetation. There is some intervisibility between the parcel and the settlement edge, although these are filtered by a high coverage of garden vegetation. The southern parts of the parcel have some intervisibility with adjacent Tibberton Parcel B, particularly away from the village. This parcel does not form a skyline. There is frequent access into Tibberton along the minor road which follows the south western boundary of the parcel, but no road access within the parcel itself. Road users are generally of a lower susceptibility to change across the view. Residential and recreational receptors are typically highly susceptible to changes to their surroundings, though views from these receptors are typically filtered.

VISUAL SENSITIVITY

The northern part of the parcel is much more visually contained than the south. Views experienced are generally of medium-low sensitivity to change arising from new housing.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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TIBBERTON B [05TIB-B]

LOCATION AND CHARACTER

This parcel includes most of Tibberton, which is located to the north of the parcel and is bordered by the B5062 to the south. There are a small number of listed buildings. The village forms a rectangular layout around Cherrington Road and Back Lane and includes an area of small hedged fields, which are allocated in the Local Plan for housing development. To the south of Plantation Road, is an area of mainly flat, arable fields, which are typically small scale with intact hedgerows and frequent trees immediately adjacent to the settlement, but become larger and more open to the south. A block of woodland adjacent to Plantation Road contains several small ponds. There is one PRoW located to the north of the parcel.



1. FROM CHERRINGTON ROAD, VIEW SOUTH ACROSS ARABLE FIELDS TOWARDS THE WREKIN IN DISTANCE



2. FROM HAY STREET, VIEW NORTH ACROSS ARABLE FARMLAND



3. VIEW SOUTHWEST, ACROSS PADDOCKS AND GAPPY BOUNDARY HEDGEROWS



4. FROM HAY STREET, VIEW EAST ACROSS PADDOCKS

LANDSCAPE

LANDSCAPE VALUE

This parcel is of rural character, predominantly comprising mainly arable farmland with some small pastures. The landscape is generally in moderate condition. An area of new housing development occupies two of the former pastures to the west of the parcel and there are also a number of additional housing allocations to the north of the parcel, in close proximity to the existing settlement. There is some historic interest to the north east where there are several listed buildings. There are no nature conservation designations within the parcel although an area of deciduous woodland and small ponds to the west and network of robust hedgerows with hedgerow trees around the smaller scale fields adds to the nature conservation value. The amenity value of tree cover is also reflected by the presence of a number of TPOs, including an Area TPO around the woodland with ponds to the west. There is just one PRoW within the parcel, this runs through the centre of the main residential area thus the landscape to the south away from this PRoW from here makes little contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

Away from the settlement in the north, this is a varied landscape of irregular pattern and contrasting scale. Three large arable fields cover the majority of the parcel adjoining the B5062 to the south. To the north there are a number of intimate to small scale fields comprising a mix of arable, rough grassland or pasture with pony paddocks. Landform slopes very gently up into the centre and south of the parcel which is slightly elevated. There is some sense of tranquillity, however this is reduced in closer proximity to the B5062 road corridor. Hedgerows vary in terms of management throughout the parcel. The woodland block and hedgerows to the north form relatively strong elements in this landscape and would be vulnerable to loss as a result of development. With the exception of a couple of isolated properties on the B5062 and the local road into Tibberton the existing settlement pattern is focused within the village of Tibberton which has an integrated relationship with the adjacent landscape.

LANDSCAPE SENSITIVITY

Overall, the landscape sensitivity to change arising from new housing is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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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, other than some wood pole overhead lines.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied. Some long distance views are afforded from the large scale open fields in the south, whereas in the north views are much more contained, filtered and channelled by vegetation. There is limited intervisibility between the landscape of the parcel and the settlement edge because boundary vegetation screens and filters views. Although the parcel does not form a prominent or distinctive skyline, the shallow convex nature of the landform to the south means that in some views this part of the parcel is seen as a largely undeveloped skyline which would be vulnerable to the introduction of new features within the view. There is occasional access along Hay Street in the centre of the parcel and more frequent access along Plantation Road along which residential properties are located. Elsewhere access is 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.

VISUAL SENSITIVITY

Views within the northern parts of the parcel are generally well contained within the parcel, whereas to the south there are longer distance views across the open farmland. This, combined with the limited distribution of sensitive receptors across the parcel, means views experienced are of medium-low sensitivity to change arising from new housing.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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TIBBERTON C [05TIB-C]

LOCATION AND CHARACTER

This parcel is located to the west of Tibberton and is bordered by local roads to the north, east and north west. It includes the western edge of the village to the south of Cherrington Road and west of Back Lane. Landform is largely flat, and land use comprises arable farmland. Fields are typically smaller with more intact hedgerows, close to the settlement, but become larger in scale with loss of hedgerow boundaries to the south and west. Hedgerows trees are sparse. There is one PRoW located to the south of the parcel.



1. VIEW WEST FROM BACK LANE, ACROSS PASTORAL FIELDS AND MANAGED HEDGEROW BOUNDARIES



2. FROM CHERRINGTON ROAD, VIEW SOUTHEAST ACROSS ARABLE FARMLAND



3. VIEW SOUTHEAST, FROM CHERRINGTON ROAD



4. VIEW SOUTH, FROM CHERRINGTON ROAD ACROSS ROUGH GRASSLAND FIELD

LANDSCAPE

LANDSCAPE VALUE

This parcel is of rural character and is generally in moderate condition. There are no nature conservation or historic designations within the parcel and, with the exception of scattered boundary trees, there is limited tree cover. A small pond and associated small pocket of vegetation and robust hedgerows with intermittent hedgerow trees provide some natural value. There is just one PRow within the parcel. This route doesn't connect to any wider network, which indicates that the farmland makes little contribution to the recreational enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

Away from the residential properties and gardens along the eastern edge of the parcel, this is generally a homogenous landscape of simple shaped medium scale arable fields, bounded by hedgerows. The exception to this is a small cluster of intimate scale pastures and pony paddocks to the north of the parcel. Landform very gently slopes up into the south west of the parcel. There is some sense of tranquillity, however this is reduced in closer proximity to the B5062 road corridor to the south. Hedgerows are generally well managed and intact and are frequently punctuated with hedgerow trees. A couple of small pockets of trees are found in field corners and around a small pond to the centre of the parcel. Vegetation cover would be vulnerable to loss as a result of development. With the exception of a small cluster of properties to the north, the existing settlement pattern is focused towards the core of the village of Tibberton which has a partially integrated relationship with the adjacent landscape of Tibberton Parcel C.

LANDSCAPE SENSITIVITY

Overall, the landscape sensitivity to change arising from new housing is medium-low.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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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, other than some wood pole overhead lines.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied. There are some long distance views to the south from higher ground within the large scale open fields to the south of the parcel. There are also some longer distance views to the north from higher ground in the west. Views within the north eastern part of the parcel are slightly more contained, filtered and channelled by vegetation. There is some intervisibility between the landscape of the parcel and the settlement edge, although boundary vegetation typically screens and filters views. Although the parcel does not form a prominent or distinctive skyline, the gradually rising landform of the open fields to the south and west foreshortens some views, meaning that in some views the outer edges of these parts of the parcel are seen as a largely undeveloped skyline. This would be vulnerable to the introduction of new features within the view. There is frequent access along Back Lane, the local road into Tibberton along the north east boundary of the parcel but no road access within the parcel itself. Road users are generally of a lower susceptibility to change across the view. Residential and recreational receptors are typically highly susceptible to changes to their surroundings, though views from residential receptors are typically filtered.

VISUAL SENSITIVITY

The north eastern parts of the parcel are generally more visually contained, whereas to the south and west views are more open and far reaching. This combined with the limited spread of sensitive receptors across the parcel means views experienced are of medium-low sensitivity to change arising from new housing.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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TIBBERTON D [05TIB-D]

LOCATION AND CHARACTER

This parcel is located to the north of Cherrington Road and is bordered by the wooded corridor of the River Meese, which forms the borough boundary. It includes the northern edge of Tibberton, beyond which is an area of mainly flat and open arable fields and pastures of varying scale, enclosed by the woodland along the river valley to the north. There are no PRow.



1. FROM CHERRINGTON ROAD, VIEW EAST ACROSS ARABLE FIELDS AND RIPARIAN WOODLAND ALONG RIVER MEESE



2. VIEW NORTH FROM CHERRINGTON ROAD, ACROSS ARABLE FARMLAND



3. VIEW NORTHEAST, FROM CHERRINGTON ROAD ACROSS ROUGH GRASSLAND



4. FROM MILL LANE, VIEW SOUTHWEST ACROSS PADDOCKS TOWARDS RIVER MEESE

LANDSCAPE

LANDSCAPE VALUE

This parcel is of a rural character and is in moderate condition. There are no historic or nature conservation designations within the parcel although riparian vegetation along the banks of the River Meese adds to natural value to the north. There are a small number of TPO's in the south. There are no PRoW within or immediately adjacent to the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape comprising simple shaped but mixed scale arable fields, pastures and hay meadows running alongside the River Meese corridor. The parcel forms part of the north facing slopes of the shallow valley of the River Meese, with landform gently slopes down to the river in the north. There is some sense of place and of tranquillity in association with the river corridor. Hedgerows are generally intact and contain some hedgerow trees. Vegetation cover would be vulnerable to loss as a result of development. With the exception of a small cluster of properties to the west, the existing settlement pattern is focused towards the core of the village of Tibberton which has a partially integrated relationship with the adjacent landscape of Tibberton Parcel D.

LANDSCAPE SENSITIVITY

Overall, the landscape sensitivity to change arising from new housing is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within the parcel have no association with the Shropshire Hills AONB. The landscape of this parcel is relatively intact, and there are some locally attractive, mid distance views looking out to the north over the river and beyond.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied but are on the whole contained within the shallow valley of the River Meese. Views in the east and west are more contained, filtered and channelled by landform and vegetation with some slightly longer distance views over and beyond the larger fields to the centre of the parcel, though these are foreshortened by vegetation and rising landform to the north of the river. There is some intervisibility between the parcel and the settlement edge, however boundary vegetation filters these views in places. There is no intervisibility with adjacent Tibberton Parcel A and limited intervisibility with adjacent Tibberton Parcel C because views are screened and filtered by boundary vegetation. This parcel does not form a skyline. There is frequent access along the local road into Tibberton which runs along the southern boundary of the parcel and along Mill Lane which crosses the river and forms the eastern boundary to the parcel. There is no road access within the parcel itself. Road users are generally of a lower susceptibility to change across the view. Residential receptors are typically highly susceptible to changes to their surroundings, though views from these receptors are typically filtered.

VISUAL SENSITIVITY

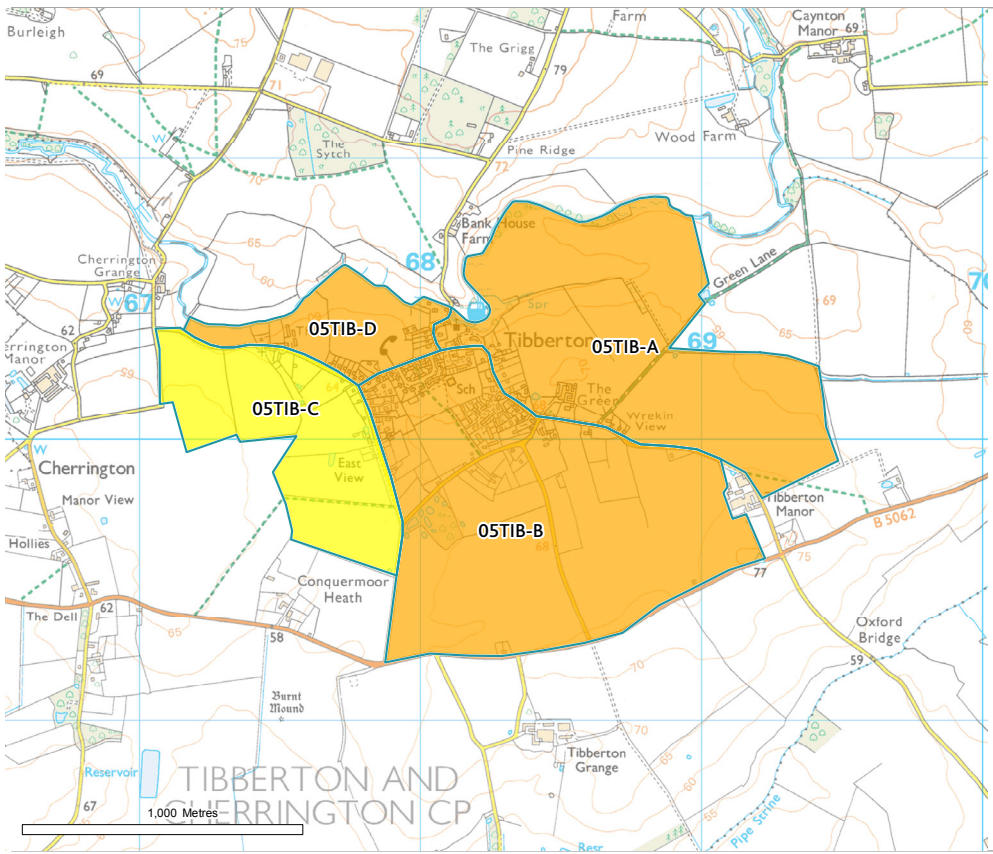
Views are typically contained within the shallow river valley of the River Meese with views often being limited and foreshortened by vegetation and rising landform north of the river. Overall, views experienced are of medium-low sensitivity to change arising from new housing.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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SETTLEMENT LANDSCAPE SENSITIVITY

HOUSING



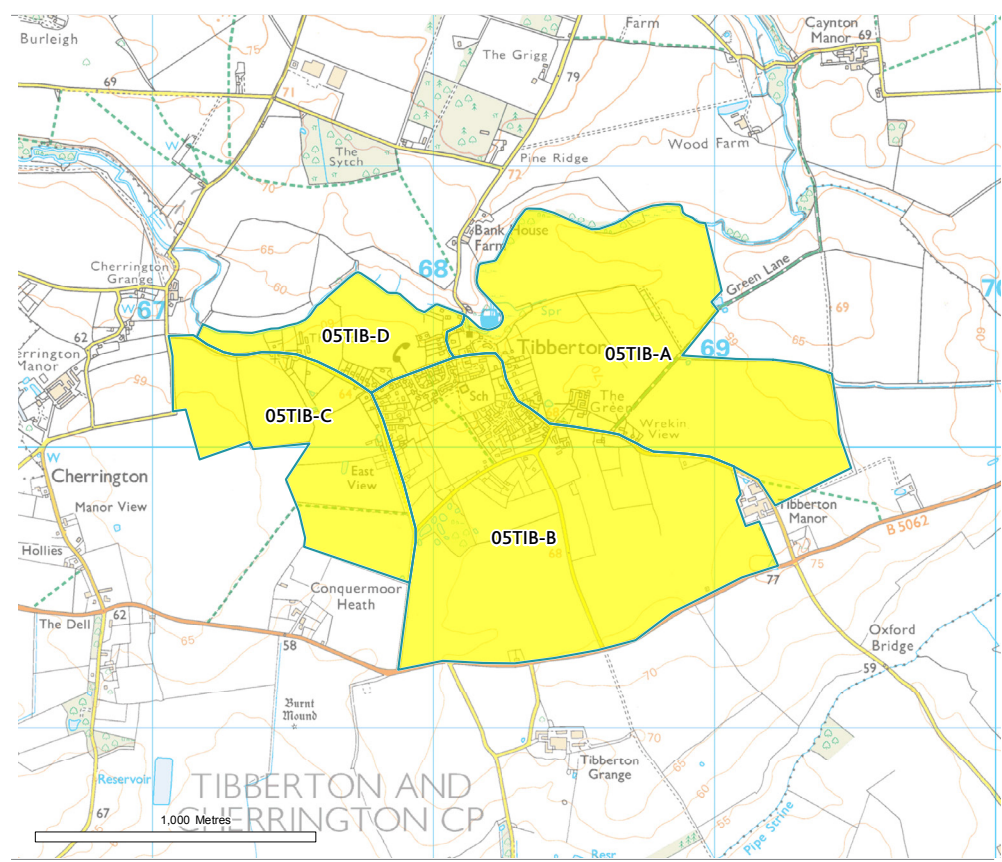
KEY:
 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH	 MEDIUM-HIGH	 MEDIUM-LOW
 HIGH	 MEDIUM	 LOW

SETTLEMENT VISUAL SENSITIVITY

HOUSING



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH	 MEDIUM-HIGH	 MEDIUM-LOW
 HIGH	 MEDIUM	 LOW

05TIB-A

SETTLEMENT EDGE IS, IN PLACES, WELL INTEGRATED WITH LANDSCAPE CONTEXT DUE TO HEDGEROWS AND GARDEN TREES

HIGHER LANDSCAPE SENSITIVITY CLOSE TO CLUSTER OF LISTED BUILDINGS

RIPARIAN WOODLAND IS AN IMPORTANT LANDSCAPE FEATURE AND AS SUCH THERE IS A HIGHER LANDSCAPE SENSITIVITY WITHIN/ALONG THE EDGES OF THIS PLANTING. ANY DEVELOPMENT SHOULD BE BUFFERED FROM THIS AREA

OPPORTUNITIES TO REINSTATE LOST FIELD BOUNDARIES AND PROVIDE HABITAT CONNECTIVITY TO RIPARIAN WOODLAND

LINEAR WOODLAND /MATURE TREE BELTS TO BE PROTECTED AND IF POSSIBLE SUPPLEMENTED BY FURTHER PLANTING

PROW IS A WELL USED LOCAL RECREATIONAL RESOURCE, AND AS SUCH THE VISUAL AMENITY OF ITS USERS SHOULD BE PROTECTED

05TIB-B

PREDOMINANTLY FLAT LANDSCAPE WITH OPEN VIEWS. OPPORTUNITY TO REINSTATE FIELD BOUNDARIES (WITH HEDGEROWS/TREES) TO HELP WITH LANDSCAPE CONNECTIVITY

OPEN VIEWS ACROSS FLAT/GENTLY ROLLING FARMLAND

05TIB-C

IMPORTANT TO RETAIN AND PROTECT TPO-ED TREES. OPPORTUNITY TO IMPROVE HABITAT CONNECTIVITY BY STRENGTHENING FIELD BOUNDARIES WITH FURTHER TREES AND ADDING LINEAR WOODLAND, WHICH ARE COMMON LANDSCAPE ELEMENTS WITHIN THE PARCEL

05TIB-D

HIGHER LANDSCAPE SENSITIVITY ALONG THIS ASPECT OF THE RIVER MESE. RIPARIAN VEGETATION IS SPARCER HERE COMPARED TO WESTERN AREAS, BUT THE SCENIC QUALITIES REMAIN. A BUFFER SHOULD BE IMPLEMENTED BETWEEN THE RIVER AND ANY PROPOSED DEVELOPMENT TO PROTECT THESE QUALITIES

SLIGHTLY SMALLER (POSSIBLY HISTORIC) SCALE AND INTACT FIELDS OF RELATIVELY HIGHER LANDSCAPE VALUE

1,000 Metres

