



GILLESPIES

**TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT
WATERS UPTON [06WAT]**

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06. WATERS UPTON [06WAT]

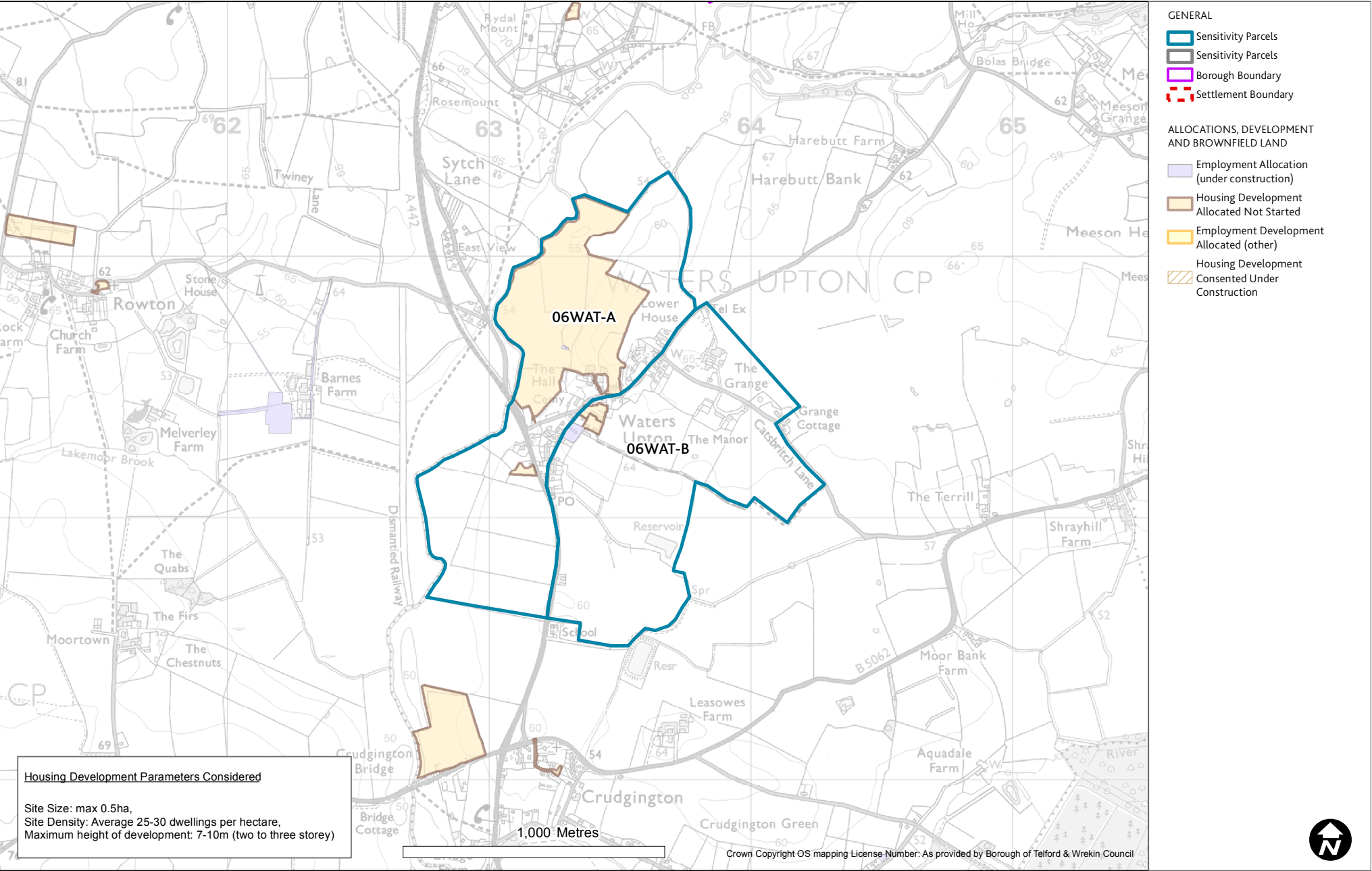


LOCATION AND DESCRIPTION

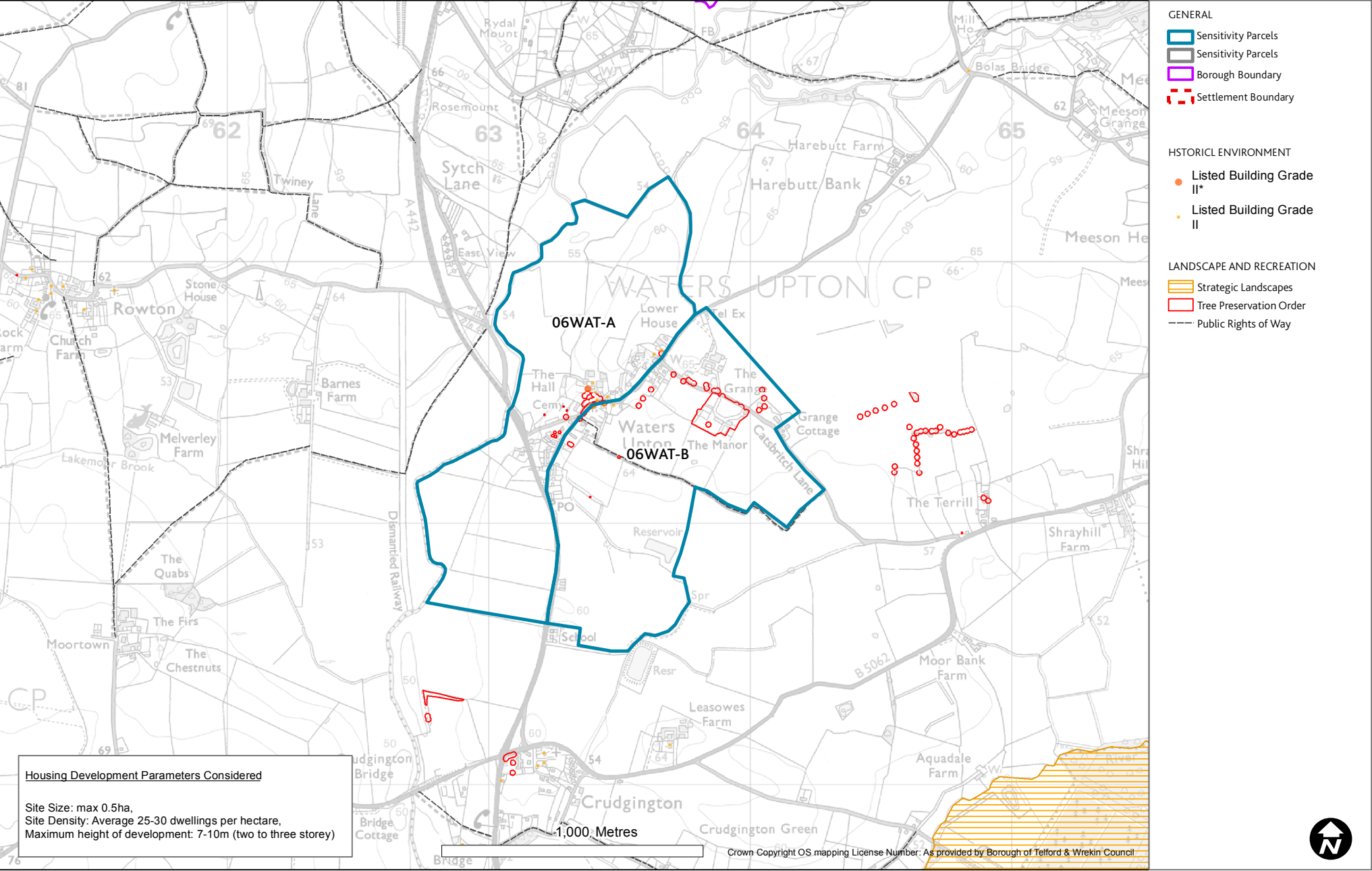
Waters Upton lies some 5km west of Tibberton in the northern part of the borough. It is a small linear village situated along a minor road, close to the A442 where it crosses the River Tern. Although an historic settlement, mentioned in the Domesday Book, it has seen some modern infill expansion, most recently on an area of farmland next to St Michael's Church. This has led to loss of rural character. Older buildings date from the early 1600s, and include The Rectory, The Hall, The Manor and The Grange. St Michael's Church with its pink sandstone walls, tiled roof and short spire, was built in 1865 on the site of a former Georgian church.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



WATERS UPTON A [06WAT-A]

LOCATION AND CHARACTER

This parcel is located to the north and west of Waters Upton and is bordered by Waters Upton Road to the east and the wooded valley of the River Tern to the west. The parcel includes the north and western parts of Waters Upton, including a cluster of listed buildings. It is bisected by the A442. The parcel is characterised by a patchwork of irregular hedged fields, which vary in scale and in places have been amalgamated with loss of hedgerows. These are mainly in arable use, with some pasture. Landform is broadly flat to the west of the A442, rising gently to the north east of the parcel. Tree cover is found in small blocks set amongst the settlement and along roads and the river. There are no PRoW.



1. FROM SYTCH LANE, VIEW SOUTHEAST ACROSS ROLLING ARABLE FARMLAND TOWARDS PATH OF RIVER TERN



2. VIEW NORTH, FROM PINFOLD CROFT ACROSS PASTORAL FIELDS AND FENCE FIELD BOUNDARIES



3. VIEW EAST, FROM SYTCH LANE ACROSS ARABLE FIELDS AND RISING TOPOGRAPHY



4. FROM A442, VIEW NORTHWEST ACROSS ARABLE FARMLAND TOWARDS WOODLAND ALONG FORMER RAILWAY LINE

LANDSCAPE

LANDSCAPE VALUE

Although mainly rural in character, this parcel is locally influenced by proximity to the A442 corridor. The landscape is generally in poor to moderate condition. There are no nature conservation designations within the parcel. Riparian vegetation along the River Tern is intermittent but where it exists it adds to natural value together with a small number of robust hedgerows with hedgerow trees and a small block of deciduous woodland to the east. The amenity value of trees within the village is reflected by the presence of several TPOs. There is historic interest to the east where there is a cluster of listed buildings within the historic core of the settlement. Recreational value is low with no PRoW within the parcel, but one running parallel with the western edge of the parcel on the opposite side of the River Tern.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of generally irregular pattern which is small to medium in scale. Larger more open arable fields are found in the south and north, whereas to the centre of the parcel the field scale is much smaller with a mix of pasture, hay meadows and pony paddocks. Outside of the village, tree cover is relatively sparse and mainly limited to a few hedgerow and riverside trees. Landform comprises a flat floodplain associated with the River Tern to the south and west and rises to the north east. The floodplain occupies a shallow sided valley in the northern part of the parcel and widens out to the south. There is some sense of place and of tranquillity associated with the river corridor, however this is reduced close to the A442. Field boundaries vary in terms of form and management throughout the parcel with a number of fragmented, overgrown and unmanaged hedgerows, post and rail fences, post and wire fences and open ditches. A high coverage of trees within and on the edge of the village provides good integration with the surrounding farmland.

LANDSCAPE SENSITIVITY

Historic interest increases sensitivity to the central part of the parcel in association with listed buildings. 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.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied. There are some longer distance views to the south from the large open arable fields in the southernmost portion of the parcel, whereas elsewhere views are more contained, filtered and channelled by landform and vegetation. There is some intervisibility between the parcel and the settlement edge to the east with boundary vegetation filtering these views in places. There is limited intervisibility with Waters Upton Parcel B to the south. Due to the rising landform in the north east, some parts of the parcel form a local skyline and would be vulnerable to the introduction of new features within the view. With the exception of a short section of the busy A442 crossing the centre of the parcel, access is restricted to the roads running along and towards south east boundary rather than 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.

VISUAL SENSITIVITY

The lower lying, central parts of the parcel are much more visually contained than the larger more open fields to the south and the more elevated landform to the north. 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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WATERS UPTON B [06WAT-B]

LOCATION AND CHARACTER

This parcel is located to the south of Waters Upton and is bordered by the A442 to the west and by a series of small watercourses to the south. It includes the southern edge of the Waters Upton, including a small number of listed buildings, which lies to the south of Waters Upton Road along which this linear settlement is located. The land slopes gently down to the south west, while land use comprises medium scale arable fields and pastures bounded by hedgerows with occasional hedgerow trees. Further tree cover is found in small blocks and linear belts alongside the A442, around a small reservoir to the south of the parcel, and along the course of the minor watercourses. There is one ProW which follows the route of a local road.



1. FROM A442, VIEW NORTH ACROSS ARABLE FIELD AND TOWARDS SETTLEMENT EDGE



2. FROM PROW, VIEW SOUTH ACROSS ARABLE FARMLAND TOWARDS THE WREKIN IN DISTANCE



3. FROM PROW, VIEW NORTHWEST ACROSS ARABLE FIELD TOWARDS MODERN HOUSING DEVELOPMENT ALONG SETTLEMENT EDGE OF WATERS UPTON



4. FROM PROW, VIEW NORTH TOWARDS HOUSING ALONG CATSBRITCH LANE

LANDSCAPE

LANDSCAPE VALUE

Although mainly rural in character, this parcel is locally influenced by proximity to the A442 corridor. The landscape is typically in good condition. There are no nature conservation designations within the parcel. Riparian vegetation along a small watercourse and around a reservoir adds to natural value together with a number of robust hedgerows with hedgerow trees. The amenity value of trees along the edge of the village is reflected by the presence of several TPOs. There is historic interest to the west where there is a cluster of listed buildings within the historic core of the settlement. Recreational value is relatively low with just one PRow within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is generally a homogenous landscape of mainly medium scale arable fields which are relatively regular and simple in pattern. Landform is fairly flat with levels rising slightly towards the centre and north west of the parcel. There is some sense of place and of tranquillity away from the A442. Hedgerows are generally robust with frequent hedgerow trees. There are also some riparian trees along a small watercourse and a couple of field corner copses. Vegetation cover would be vulnerable to loss as a result of development. Existing settlement comprises properties within the village to the north west and some isolated residential properties along Catsbritch Lane to the north. The existing settlement is generally well integrated into the landscape of the parcel. Crudginton Primary School lies in isolation adjacent to the A442 just outside the southern edge of the parcel.

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.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are somewhat varied with some long distance, panoramic views to the south afforded from the slightly more elevated landform closer to the settlement, whereas elsewhere views are slightly more contained, filtered and channelled by landform and vegetation. There is some intervisibility between the parcel and the settlement edge to the north west but limited intervisibility with Waters Upton Parcel A to the south. Due to the rising landform to the north west, some parts of the parcel form a local skyline and would be vulnerable to the introduction of new features within the view. With the exception of a short section of Catsbritch Lane crossing the northernmost part of the parcel, access is restricted to the roads running along the north western boundary rather than 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.

VISUAL SENSITIVITY

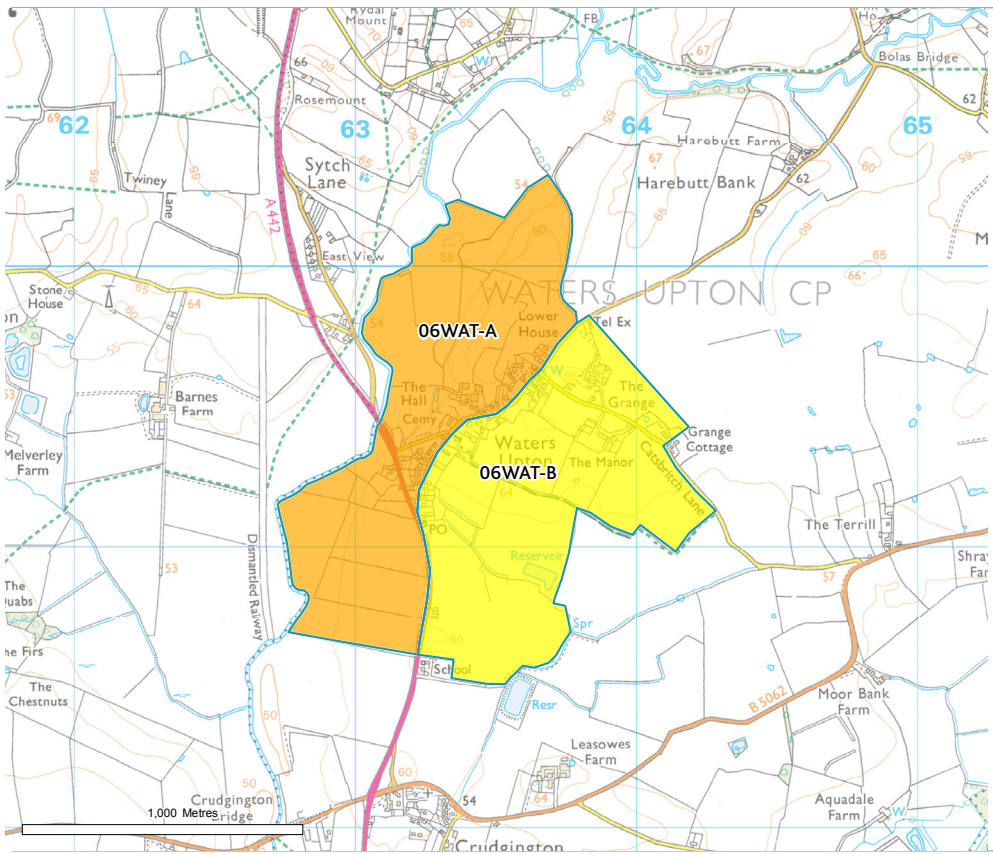
There are some locally scenic views within the parcel and towards the Shropshire Hills AONB, which combined with the spread of sensitive receptors across the parcel means views experienced are overall of medium sensitivity to change arising from new housing. The lower lying part of the parcel to the south is of slightly lower sensitivity



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







HOUSING



KEY:

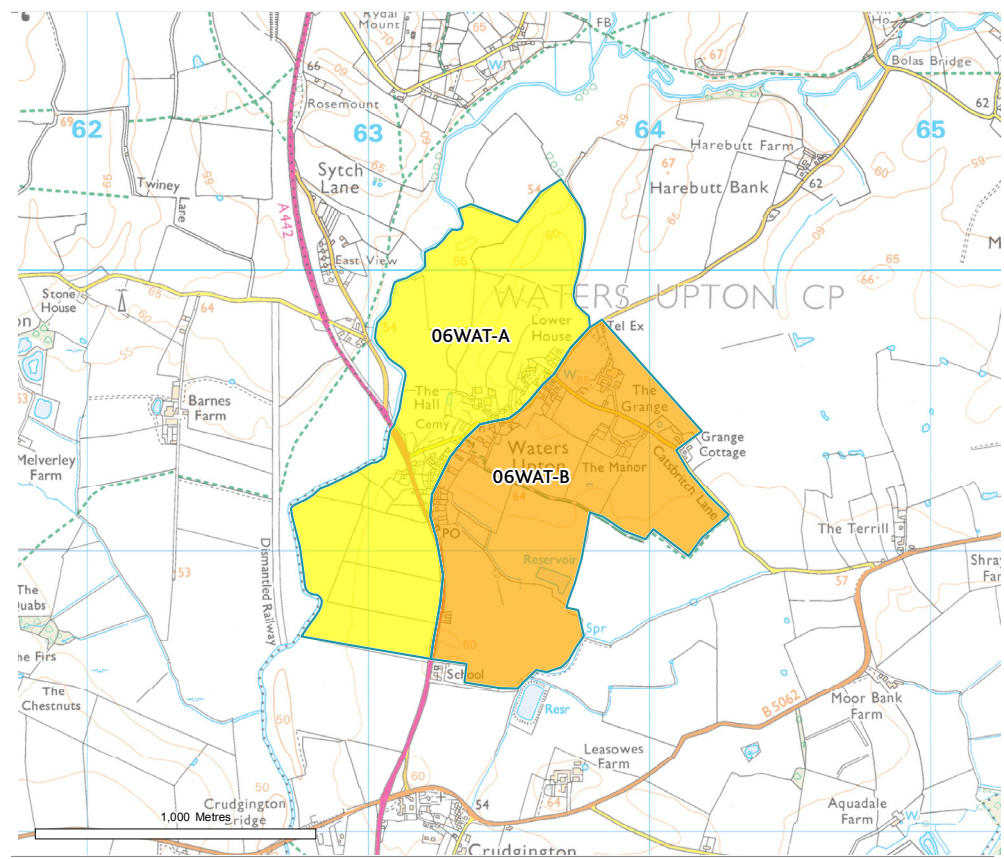
 SENSITIVITY PARCEL

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

WATERS UPTON GUIDANCE AND MITIGATION CONSIDERATIONS

