

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

TELFORD

[O1TEL]

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01. TELFORD [01TEL]

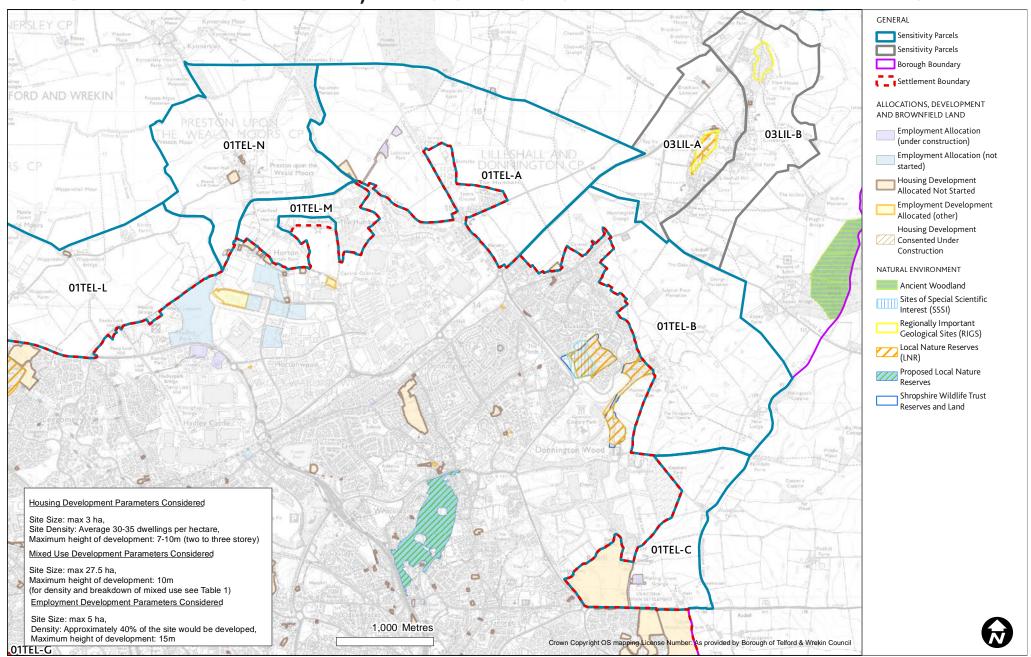


LOCATION AND DESCRIPTION

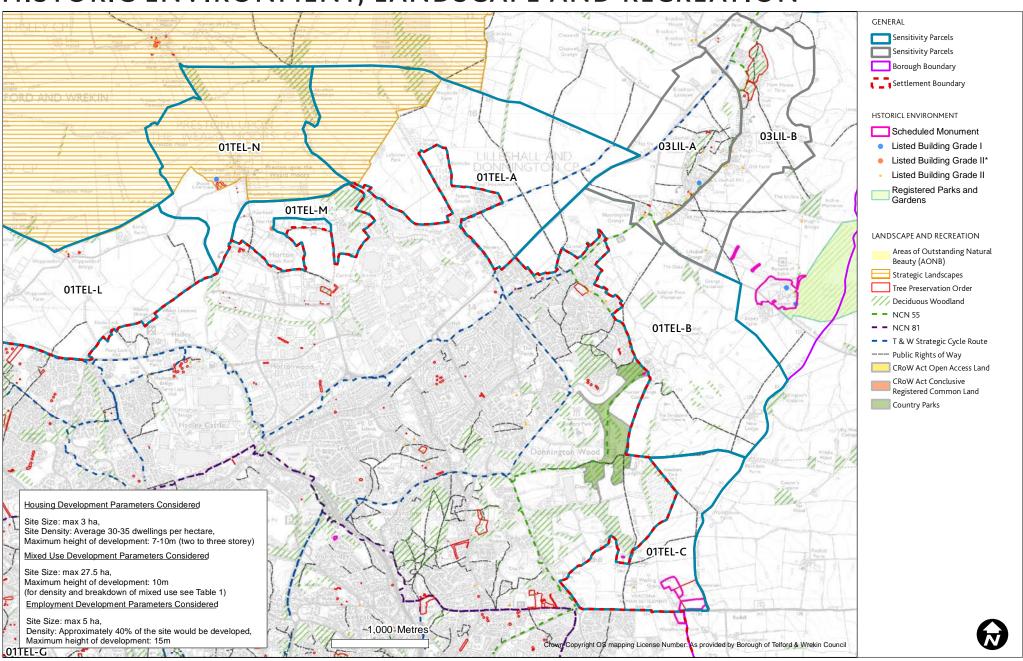
Telford lies some 21km east of Shrewsbury. It is the largest and fastest-growing settlement in the borough. Named after the celebrated road builder, civil engineer and architect, Thomas Telford, the new town was planned and developed from the 1960s up until the early 1990s, on previously industrial and agricultural land and through the merging of smaller settlements, including Oakengates, Madeley and Dawley. The market town of Wellington lies at the north west edge of Telford and is considered in this study. On Telford's southern boundary is the dramatic scenery of Ironbridge Gorge, a popular tourist destination and UNESCO World Heritage Site due to the contribution to the Industrial Revolution. To the north of the town are the low-lying and remote landscapes of the Weald Moors.



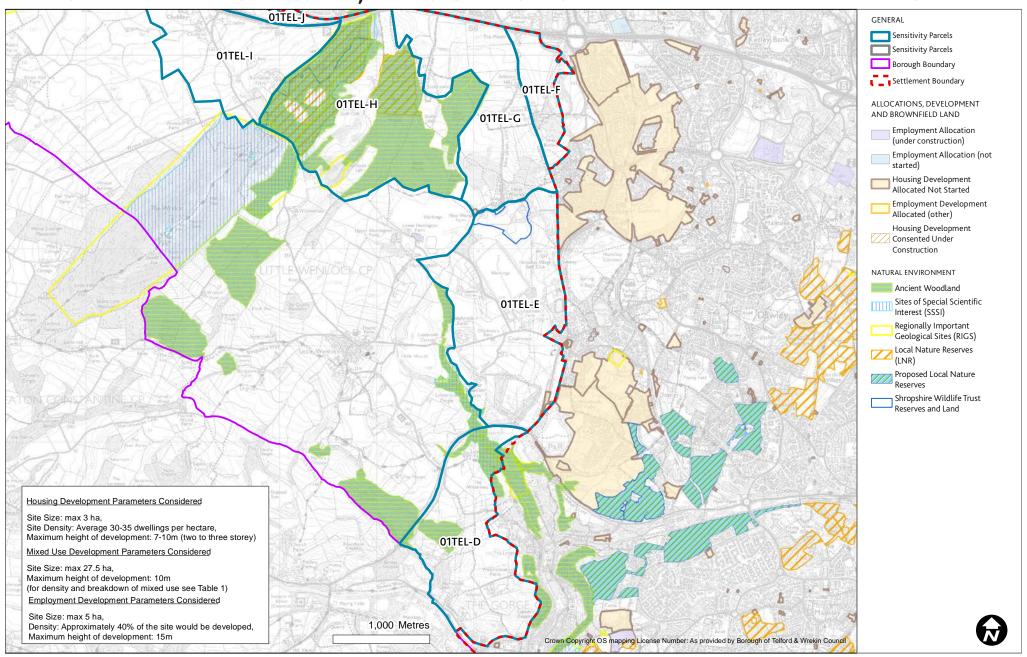
NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



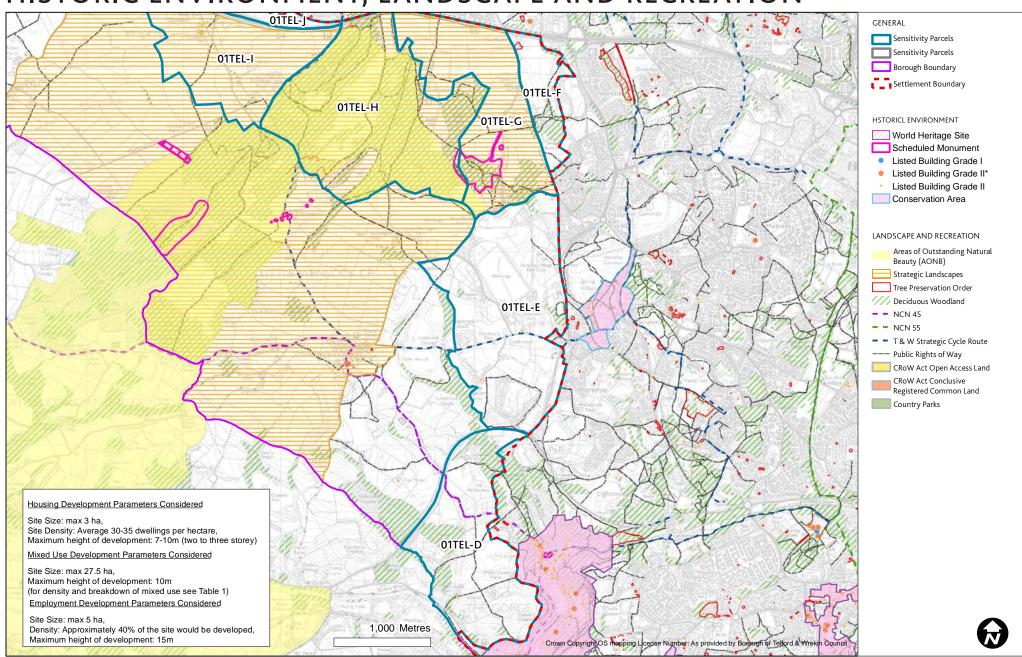
HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



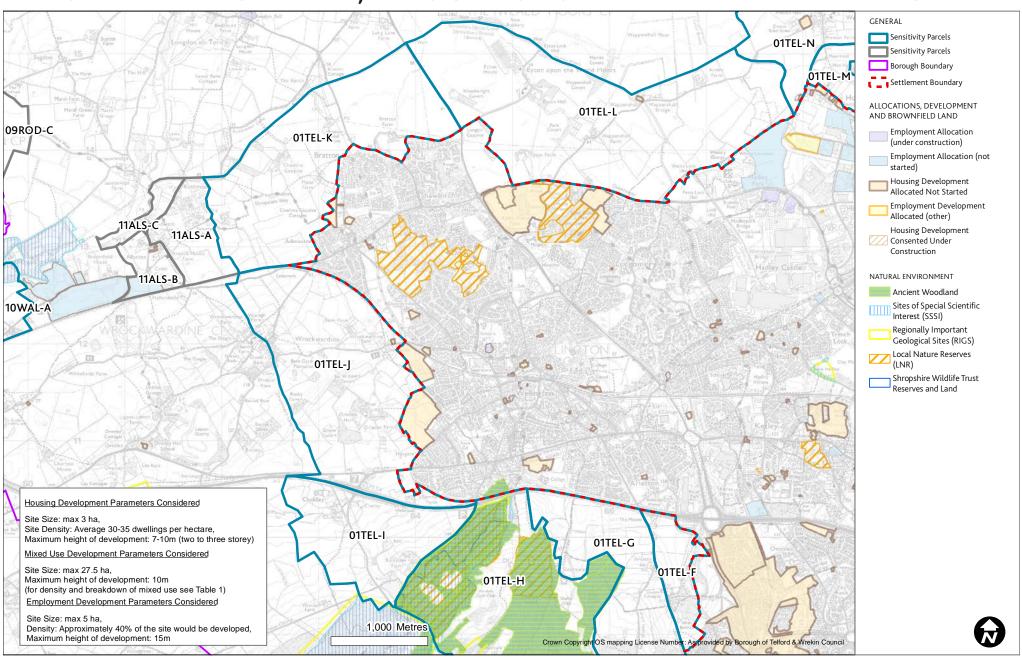
NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



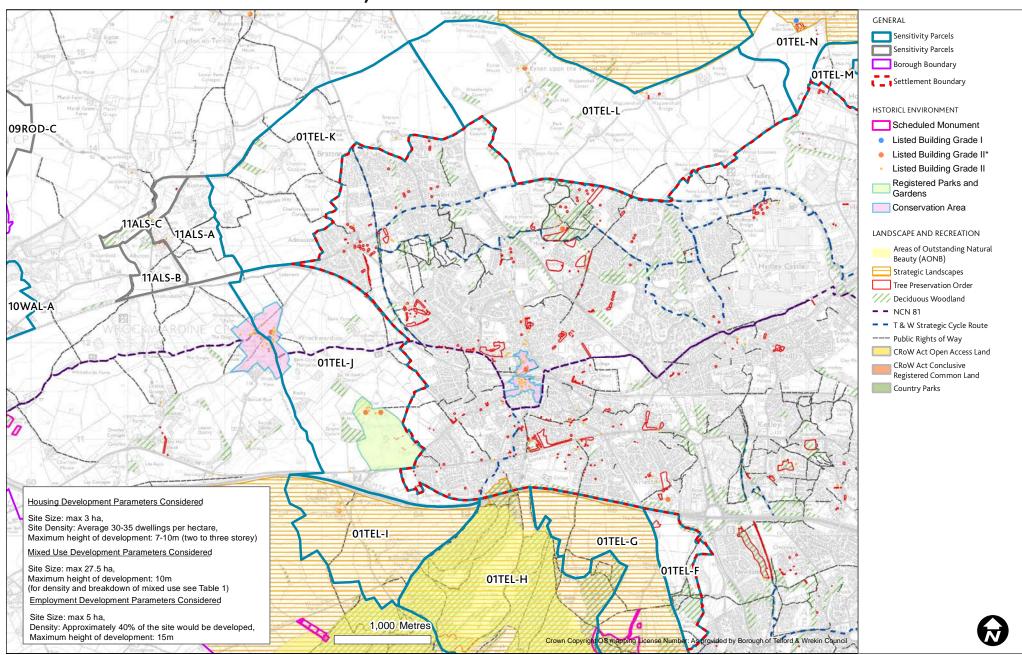
HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



TELFORD A [01TEL-A]

LOCATION AND CHARACTER

This parcel is located to the north east of Telford and is bordered by the A518 to the east, Kynnersley Drive and Whitegates to the north, and the Humber Brook/ Aqueduct Plantation to the west. The western extent of the parcel is allocated as Strategic Landscape. Several PRoW cross the parcel in a broadly north-south orientation. The parcel is largely characterised by gently undulating arable fields of varying scale bounded by hedgerows. Several small watercourses flow through the parcel. A strategic Telford and Wrekin Cycle Route is located to the east. There are a few PRoW to the central and eastern parts of the parcel. A sewage works is located off Donnington Drive.





1. FROM RICHARDS ROAD, VIEW SOUTHEAST TOWARDS LILLESHALL MONUMENT



2. FROM KYNNERSLEY DRIVE, VIEW SOUTHWEST TOWARDS THE WREKIN IN DISTANCE



3. FROM KYNNERSLEY DRIVE, VIEW SOUTH TOWARDS SHELTERBELT PLANTING



4. FROM KYNNERSLEY DRIVE, VIEW SOUTH ACROSS ARABLE FARMLAND

LANDSCAPE VALUE

The western third of the parcel is designated as part of the Weald Moors Strategic Landscape, of which the characteristics of low lying topography, tree-lined streams and ditches are expressed in the parcel. Strength of character varies but is stronger in the central part of the parcel where fields are smaller and enclosed by hedgerows, hedgerow trees and woodland. However the easternmost part of the parcel has value in providing part of the wider landscape setting for Lilleshall Hill and Monument and in providing rural separation break between Telford and Lilleshall. Quality and condition also varies within the parcel and is considered to be slightly higher in association with the smaller fields and woodland in the central part of the parcel. The parcel makes some contribution to the enjoyment of the area with PRoW and a strategic cycle way following Richards Road. Natural value is low and limited to woodland at the north edge of the parcel. There is no apparent historical value and there are no particularly strong physical features within the parcel.

LANDSCAPE SUSCEPTIBILITY

Landform is flat with no susceptible topographical features. The central portion of the parcel with its smaller scale field pattern and higher coverage of hedgerows and hedgerow trees is more susceptible to change than the larger scale, more open landscapes to the east and west. There is little sense of place and rural quality varies due to influence from the settlement edge. Sense of tranquillity is higher in the west of the parcel where the Strategic Landscape designation extends. Tranquillity and susceptibility in the rest of the parcel is reduced by a pylon line and presence of the A518. The settlement edge of Newport comprises residential and commercial development. It has an abrupt relationship to the parcel with the settlement edge adjoining large scale fields with little vegetation or transition of scale. The barracks and a sewage works along Donnington Drive have a particular incongruous setting within the farmland.

LANDSCAPE SENSITIVITY

Overall this is a landscape of lower susceptibility however the Strategic Landscape designation increases landscape value in the west of the parcel and the easternmost part of the parcel has value in being a rural break between Telford and Lilleshall. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium-High, and from employment is considered to be Medium-High.



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

VISUAL

VISUAL VALUE

The Wrekin is visible at a distance to the south west, and Lilleshall Hill and Monument are clearly visible to the north east of the parcel. They are seen as high points in the context of a flat rural landscape around the settlement edge of Telford.

VISUAL SUSCEPTIBILITY

There are long views across open fields, sometimes framed by trees, which are characteristic of views within the Weald Moors Strategic Landscape. The parcel has intervisibility with the settlement edge of Telford, Telford Parcel B and Lilleshall Parcel A. Boundary vegetation filters views to the edge of Telford. Trees and woodland within the parcel form part of the skyline, and there are longer distance views to Lilleshall Hill and The Wrekin forming more distant distinctive skyline features outside the parcel. There is limited public access through the parcel, with the main access being along the roads around the boundaries and Donnington Drive which bisects the parcel. Road receptors are generally of a lower susceptibility to change across the view, however residential receptors at the settlement edge and recreational receptors using the PRoW are typically highly susceptible to changes to their surroundings. The parcel forms part of the wider rural landscape setting to views from Lilleshall Hill which has frequent recreational receptors and is highly visually susceptible. The main detracting element in views is a pylon line running across the centre of the parcel.

VISUAL SENSITIVITY

The open and long nature of views, along with intervisibility to Lilleshall Hill makes this parcel visually susceptible to the larger scale development of mixed use and employment. There is also, however, the context of commercial development at the settlement edge of Telford and views to the existing residential edge. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium-High, and from employment is considered to be High.



	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
2	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
- '] [LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH



TELFORD B [01TEL-B]

LOCATION AND CHARACTER

This parcel is located to the north east of Telford and is bordered by the A518 to the north west and the borough boundary to the south east. The landform gently rises to the south east. Much of the southern part of the parcel is covered by the Shropshire Golf Course. The remaining landscape is characterised by irregular arable fields of varying size, becoming smaller in scale and with more complete hedgerow boundaries to the west. The parcel is interspersed with small blocks of woodland and drained by some small watercourses. There are a few PRoW although National Cycle Route 55 crosses north westerly part of the parcel.





VIEW SOUTHEAST FROM WELLINGTON ROAD,
 ACROSS PREDOMINANTLY FLAT MIXED FARMLAND



2. VIEW SOUTHWEST, FROM WITHIN SHROPSHIRE GOLF COURSE



3. VIEW SOUTHWEST, FROM JUNCTION OF LODGE ROAD AND LILLYHURST ROAD



4. VIEW SOUTHWEST, FROM LILLYHURST ROAD TOWARDS LILLESHALL MONUMENT

LANDSCAPE VALUE

This a landscape of varied character due to differences in land use between arable farmland and a golf course. Quality and condition is more consistent, with some robust hedgerows, deciduous woodland blocks, vegetation within the golf course and ponds providing natural connectivity value. The northern portion of the parcel has value in providing part of the extended landscape setting for Lilleshall Hill and Monument. Lilleshall Abbey and Lilleshall Hall Registered Park and Garden lie to the east of the parcel however the parcel does not provide any landscape setting to either designation. Granville Country Park lies to west of the parcel, but again does not have a relationship to the landscape of the parcel with the exception of a PRoW connecting to the Park through The Shropshire Golf Centre. The parcel makes a contribution to the enjoyment of the area with two PRoW connecting Telford with the surrounding rural landscape, and the NCN 55 running across the north of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of flat to gently rising and undulating topography, with a combination of a simple pattern of large scale arable farmland and a more complex pattern of a golf course and smaller scale fields at the settlement edge. Where present, field boundaries are intact and there is a high level of tree cover due to woodland planting in the golf course. Woodland within the parcel is susceptible to change. There is weak sense of place associated with larger scale arable fields, and a stronger sense of place associated with the managed parkland character of the golf course. Tranquillity is reduced by the A518 in the north of the parcel. The settlement edge is typically well integrated with the parcel due to presence of boundary vegetation and smaller scale field pattern.

LANDSCAPE SENSITIVITY

The presence of woodland vegetation and smaller scale field pattern are particularly susceptible to change, however there are no designations in the parcel. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium, from mixed use is considered to be Medium-High, and from employment is considered to be High.



VISUAL

VISUAL VALUE

Lilleshall Hill can be seen from the parcel, and views from Lilleshall Hill take in the northern portion of the parcel, and the settlement edge of Telford, which appears softened by a high coverage of woodland and trees. As such the parcel has value in being part of the rural setting in views from Lilleshall Hill.

VISUAL SUSCEPTIBILITY

There is intervisibility with Lilleshall Parcel A, and views to and from Lilleshall Hill are susceptible to change. The north of the parcel has intervisibility with Telford Parcel A. Views within the northern portion of the parcel are typically open, but are more contained within and around the golf course. The parcel itself does not form part of the skyline, and the skyline visible from the parcel is partially developed with views to the settlement edge of Telford being filtered by vegetation. There is a scenic quality afforded by a rural landscape, with the only detractors being wood pole overhead lines and the A518. Higher susceptibility receptors in the parcel include recreational receptors on the PRoW and NCN55. It is considered that users of the golf course do not rely on the wider landscape for enjoyment of views, as woodland planting encloses views within the golf course. Road receptors on the A518 and minor roads are generally of a lower susceptibility to a change in view.

VISUAL SENSITIVITY

There are scenic views to and from Lilleshall Hill and the northern portion of the parcel has visual value in providing a rural setting to views from Lilleshall Hill. As such the northern portion of the parcel is of higher visual sensitivity. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium-High, and from employment is considered to be High.



TELFORD C [01TEL-C]

LOCATION AND CHARACTER

This parcel is located to the east of Telford and is bordered by the A5 to the south and borough boundary to the east. Land use comprises undulating, medium scale arable fields enclosed by hedgerows but also includes the former Granville Colliery and a former landfill site (now partially restored but with some areas still being remediated), crematorium and sheds associated with an LPG autogas station. There is a large Local Plan housing allocation to the south west. The parcel has limited accessibility with a single PRoW. Two Scheduled Monuments are located to the south of the parcel.





VIEW EAST FROM GRANGE LANE, TOWARDS
 COMMUNICATION MAST AND SCHEDULED ANCIENT
 MONUMENT



2. FROM GRANGE LANE, VIEW NORTHEAST TOWARDS LANDFILL SITE



3. VIEW WEST FROM GRANGE LANE, ACROSS ROLLING ARABLE FIELDS



4. VIEW NORTHWEST, FROM PROW ALONG GRANVILLE ROAD

LANDSCAPE VALUE

This parcel has a somewhat degraded rural character, and landscape condition varies due to changes in land cover with the presence the former Granville Colliery and a former landfill site (now partially restored but with some areas still being remediated). The rarer element of this parcel is the site of VXACONA Roman Settlement, and also Watling Street (the A5) which forms the southern boundary to the parcel, albeit that these are influenced by the presence of a telecoms tower. Historic value is otherwise limited to one listed building at Watling Street Grange. There are no other designations within the parcel. Natural connectivity is limited to a patchy hedgerow network, which partly connects into the woodland outside of the parcel and the Local Nature Reserve at Granville Country Park. Just outside the central part of the parcel, a caravan park called The Windings occupies a wooded setting in what was once Grange Colliery. In the south east corner of the site, Telford Crematorium sits somewhat incongruously in the rural farmland. The value of the parcel is also affected by land west of Grange Lane being allocated for housing development and a small employment allocation at Watling Street Grange.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of rolling landform, which is steep in the northeast and south east corners of the parcel. Overlying this is an irregular land cover of mixed farmland and open semi industrial land of low susceptibility. There is a weak sense of place and an eroded rural quality due to the former landfill, which also affects tranquillity. Hedgerow and tree cover is patchy and variable in condition. The parcel has a disconnected relationship to the settlement edge of Telford due to the presence of well treed road corridors, including the A5 and A640. The crematorium, which lies to the north of the A5 has a discordant relationship with the surrounding farmland and with the settlement edge.

LANDSCAPE SENSITIVITY

This parcel is affected by the presence of former landfill and allocation for new housing development west of Grange Lane. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium, and from employment is considered to be Medium. The more steeply sloping landform to the south east and north east of the parcel is more sensitive to change, as is the site of the VXACONA Roman Settlement and its surrounding area.



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

VISUAL

VISUAL VALUE

The parcel is visible in long distance views from Lilleshall Hill. There are no particularly scenic views within the parcel and no evidence of regionally/ locally valued views. There are long distance views from the more elevated land to the north of the parcel, particularly from the track north of Woodhouse Farm

VISUAL SUSCEPTIBILITY

Generally views are very variable within the parcel, from more open and elevated views in the north east and south, to enclosed in the north west and around the semi industrial land. Development on the more elevated parts of the parcel would be visible from Lilleshall Hill. While these views are at a distance, the larger scale development of mixed use or employment would potentially be very noticeable. Housing is unlikely to be perceptible if screened by planting. The landform within the parcel forms part of the skyline with a telecoms tower west of the crematorium prominent on the skyline. Scenic quality is affected by this tower, by the former landfill and by the crematorium. There is some presence of higher susceptibility recreational receptors on PRoWs and residential receptors at dispersed properties. Lower susceptibility receptors typically include road users and people at their place of work.

VISUAL SENSITIVITY

The parcel has value in views from Lilleshall Hill as part of a wider rural landscape, however susceptibility within the parcel is reduced by the presence of detractors in views and the allocation for new housing development in the south west of the parcel. Overall, the visual sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium, and from employment is considered to be Medium-High.







TELFORD D [01TEL-D]

LOCATION AND CHARACTER

This parcel is located to the south west of Telford and is bordered by the River Severn to the south west and the A4169 on embankment to the north west. Land use comprises steeply sloping pastures enclosed by hedgerows and trees. There are frequent blocks of woodland, including a linear belt of woodland along the A4169 embankment. Timber Wood and the steep wooded valley of Loamhole Brook are located to the north and north east, both of which are Ancient Woodland. There are also four areas of RIGS to the north. Ironbridge power station is prominent in views to the south. There are several PRoW, including the Severn Way and Rope Walk. National Cycle Route 45 crosses the north of the parcel.





1. VIEW SOUTH, FROM PROW ACROSS PASTORAL FIELDS



2. FROM COALBROOKDALE ROAD, VIEW SOUTH WEST TOWARDS FORMER POWER STATION



3. VIEW EAST FROM COALBROOKDALE ROAD, ACROSS ENCLOSED PASTORAL FIELD



4. FROM COALBROOKDALE ROAD, VIEW NORTHEAST ACROSS UNDULATING LANDSCAPE

LANDSCAPE VALUE

This parcel is well wooded and in moderate condition. The south east part of the parcel abuts the Ironbridge Gorge World Heritage Site and Conservation Area. Areas of Ancient Woodland and Lydebrook Dingle Site of Special Scientific Interest to the north add to nature conservation value. The Shropshire Way crosses the northern part of the parcel as does NCN 45 and the Severn Way follows part of the south west boundary. Other PRoW frequently traverse the parcel, connecting into the wider network. Recreational, natural and historic value are relatively high. The blocks of woodland and strongly undulating landform are notable landscape features. Despite the presence of detractors including several pylon lines that connect to a redundant power station to the south, the parcel does make an important contribution to the enjoyment of the area. The existing power station site is currently undergoing demolitions and is subject to planning applications in connection with minerals and waste removal process which would dramatically alter the levels in parts of the site followed by the potential redevelopment of the site for housing with some employment.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular, small to medium scale deciduous woodland and mixed pastoral farmland with some horse paddocks. The landform comprises strongly undulating and steep sided gorge slopes with some small plateaus to the north and centre of the parcel. It is susceptible to noticeable alterations in ground levels. There is a strong sense of place and some sense of tranquillity which is locally reduced by pylon lines. Hedgerows vary in terms of form and management throughout the parcel with many overgrown and containing a high number of trees. Vegetation cover is vulnerable to development. Existing settlement within the parcel comprises a small number of residential properties off Strethill Road and isolated farmsteads and properties to the edges of the parcel.

LANDSCAPE SENSITIVITY

The landform and vegetation cover, some of which is ancient in origin, is particularly susceptible to change. Overall, the landscape sensitivity to change arising from new housing is high, to mixed use is high and to employment is very high.



VISUAL

VISUAL VALUE

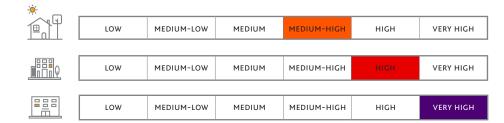
There are views towards the Shropshire Hills AONB from parts of the parcel, particularly from the higher slopes. These views include the distinctive landform of The Wrekin which lies approximately 2km away. The landscape is generally intact, although some fragmented hedgerows reduce this slightly. The main detracting elements within the parcel are pylon lines, which connect to a redundant power station, visible to the south just outside the parcel. The pylons are most visible on the higher landform and are seen against the skyline in places. Due to the undulating nature and strong pattern of tree cover within the parcel there are some scenic views, albeit the pylons do detract in places. Although there is limited intervisibility between the parcel and the Ironbridge Gorge World Heritage Site, it does form part of its wider landscape setting.

VISUAL SUSCEPTIBILITY

Views throughout the parcel vary from elevated, long distance views on the higher slopes to shorter distance views often foreshortened and filtered by landform and vegetation in lower areas. There is some intervisibility between the parcel and the settlement edge and limited intervisibility with Telford Parcel E to the north. Boundary vegetation filters these views in places. Due to its elevation, the parcel does form part of a skyline. Although pylons already disrupt the skyline it would be vulnerable to the introduction of new urbanising features within the view. There is little road access through the parcel, with the main access being along the boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to visual change. Residential receptors and recreational receptors using the Shropshire Way NCN 45 and the PRoW network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are some scenic views within the parcel and towards the Shropshire Hills AONB and The Wrekin. Combined with the distribution of sensitive receptors across the parcel, this means that the views experienced are of medium-high sensitivity to change arising from new housing, high to mixed use and very high to employment.



TELFORD E [01TEL-E]

LOCATION AND CHARACTER

This parcel is located to the east of Telford and is bordered by the A4169 to the south and A5223 to the east. The parcel includes Coalmoor Road, which is the main transport link between Telford and Little Wenlock and also forms part of the Telford and Wrekin Strategic Cycle Route. To the south of Coalmoor Road, the parcel is characterised by undulating pastures interspersed with blocks of woodland and farmsteads. To the north, land uses are more urban fringe in character and include a landfill site, garden centre and a golf course. A few PROW cross the parcel.





1. VIEW EAST FROM COALBROOKDALE ROAD, TOWARDS PARCEL



2. FROM COALMOOR LANE, VIEW SOUTH WEST ACROSS UNDULATING LANDSCAPE



3. FROM COALMOOR LANE, VIEW EAST TOWARDS PYLON LINE



4. VIEW NORTH FROM DOG IN THE LANE, TOWARDS THE WREKIN

LANDSCAPE VALUE

This parcel is of a weakened and inconsistent character, which varies in condition, influenced by the A5223 and a pylon line to the east together with a mixture of farmland, restored open cast mining and landfill sites, and a golf course. A pylon line and main road have an urbanising influence to the east of the parcel. A waste sorting facility and large modern farm complex are also located to the centre and west. Other than Lower Coalmoor Farm, which is Grade II listed, there are few features of historic value, and recreational value is limited. Telford and Wrekin strategic cycle route follows the route of a minor road through the centre of the parcel, but there are only a few PRoW. Natural value is limited to several discrete areas of deciduous tree cover, a number of ponds and mixed tree, scrub and grassland cover typically associated with former landfill sites.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular pattern which is generally medium in scale. Landcover comprises a mix of arable fields and pastures, deciduous woodland, areas of mixed woodland, scrub and rough grassland and more intensively managed grassland and vegetation associated with a golf course in the north. Landform is typically gently rolling with steeper landform found to the north east and south west, the entire parcel sits in an elevated location associated with landform rising up to The Wrekin in the north. Locally the landform has been disturbed by historic open cast mining activity and landfill operations across the area. Overall sense of place is weakened and rural character is eroded, as is tranquillity, particularly to the east. The relationship with the residential settlement edge east of the A5223 is abrupt, with the exception of a small area of housing located to the west of the roundabout associated with the A5223.

LANDSCAPE SENSITIVITY

This gently rolling landform with mixed land use is not considered particularly susceptible to change, in particular to the east. Overall, the landscape sensitivity to change arising from new housing is low, to mixed use is medium-low and to employment is medium.

<u>*</u>						
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL

VISUAL VALUE

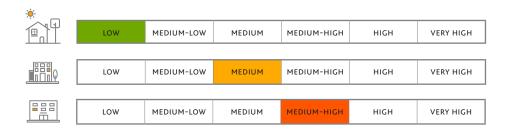
There are views towards the Shropshire Hills AONB from parts of the parcel; particularly from the more open and elevated areas to the west. These views include the distinctive landform of The Wrekin. The parcel does not take in the special qualities of the AONB. Much of this parcel displays a discordant landscape with artificial landforms, restored former landfill sites and large agricultural, commercial buildings and associated infrastructure visible in places. Pylon lines to the east are the main detracting elements within the parcel. These are visible against the skyline in places. Hedgerows are intact in places, but absent elsewhere. There are some scenic views out of the parcel to the north west towards undulating farmland associated with the Strategic Landscape.

VISUAL SUSCEPTIBILITY

Views throughout the parcel vary. Intervening vegetation and landform typically contain and foreshorten views to the east. The western portion of the parcel has more open views due to the elevated and sloping topography; however this part of the parcel has limited accessibility, and receptors are mainly car users. There is little intervisibility between the parcel and the settlement edge and Telford Parcels F and G to the north and limited intervisibility with Telford Parcel E to the south. Although pylons already disrupt the skyline it would be vulnerable to the introduction of new urbanising features within the view. With the exception of the local road linking Coalmoor and Little Wenlock there is little road access through the parcel, with most of the public access being along the boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to visual change. Residential receptors and recreational receptors using the PRoW and the Telford and Wrekin strategic cycle route are typically more highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

Views within the parcel are not particularly notable in terms of scenic quality, however there are some scenic views out towards the AONB and the Wrekin. There are relatively few high sensitivity receptors within the parcel. Overall views experienced are of low sensitivity to change arising from new housing, medium to mixed use and medium-high to employment.



TELFORD F [01TEL-F]

LOCATION AND CHARACTER

This parcel is located to the west of Telford and is bordered by the M54 to the north, Ketley Brook to the east and Dawley Road to the west. The parcel is characterised by eastward sloping, medium-scale arable fields enclosed by hedgerows. The central part of the parcel is enclosed by large woodlands and features Lawley Furnaces Travellers Site. Several PROW cross the parcel.





VIEW WEST FROM GLENDALE, TOWARDS
 SETTLEMENT EDGE AND WOODLAND ALONG
 KETLEY BROOK



2. FROM DAWLEY ROAD, VIEW NORTHEAST TOWARDS TELFORD SETTLEMENT EDGE



3. VIEW WEST FROM ARLESTON LANE, ACROSS PASTORAL FIELDS AND WOODLAND



4. FROM DAWLEY ROAD, VIEW EAST ACROSS
ROUGH GRASSLAND FIELD, TOWARDS TELFORD
SETTLEMENT EDGE

LANDSCAPE VALUE

This small parcel is of a weakened and inconsistent character, which varies in condition and quality, and is influenced by the nearby urban area of Telford, the M54 motorway junction and busy roads, and also a pylon line which crosses the parcel. The parcel covers a former mining and blast furnace site, which has been substantially been restored and planted. A traveller site is situated within the woodland. Natural value is limited to an area of deciduous woodland to the south of the parcel, the hedgerow network and woodland along the M54 corridor to the north. Several PRoW cross the parcel and serve to connect residential areas on the edge of Telford to the recreationally valued landscapes of the adjacent Strategic Landscape and The Wrekin at the northern end of the Shropshire Hills AONB.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular pattern which is generally medium in scale. Landcover comprises mixed pastoral and arable fields, deciduous woodland (around Ketley Brook traveller site) and areas of mixed woodland (associated with road embankments). The landform typically slopes upwards in a westerly direction towards Arleston Hill, The Ercall and The Wrekin beyond. Overall sense of place is weakened due to rural character being eroded, as is tranquillity. The relationship with the residential settlement edge to the south is abrupt, whereas to the east it is partially integrated. The M54 severs the parcel from the urban area of Telford to the north.

VISUAL

VISUAL VALUE

There are views towards the northern end of the Shropshire Hills AONB from parts of the parcel. These views include the distinctive landform of The WrekinOn the whole the landscape is relatively intact with the main detracting elements being pylon lines, which in places are seen on the skyline.

VISUAL SUSCEPTIBILITY

Views vary throughout the parcel due to landform and vegetation. Hedgerows and woodland, together with sloping landform typically foreshorten and contain views westwards to within the field boundaries. Views to the east are more open but not particularly far reaching, and take in grassland, vegetation and residential areas associated with landform sloping back up to the east such as towards Dawley Bank within the western edge of Telford. There is little intervisibility between the parcel and the settlement edge and Telford Parcel E to the south and limited intervisibility with Telford Parcel G to the west. The parcel itself does not form a skyline. There are some views from the east outside the parcel towards The Wrekin within which the rising landform and fields within the parcel to the west are visible. There is no road access through the parcel, with roads running along the boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to visual change. Residential receptors and recreational receptors using the PRoW are typically more highly susceptible to changes to their surroundings.

LANDSCAPE SENSITIVITY

This sloping landform with mixed land use is not considered particularly susceptible to change, in particular to the south and in lower lying areas. Overall, the landscape sensitivity to change arising from new housing is low, to mixed use is medium-low and to employment is medium-high.



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

VISUAL SENSITIVITY

Views within the parcel are not particularly notable in terms of scenic quality, however there are some scenic views from the east outside the parcel which take in parts of the parcel looking towards the AONB and The Wrekin. There are relatively few high sensitivity receptors within the parcel. Overall views experienced are of medium-low sensitivity to change arising from new housing, medium to mixed use and high to employment.







TELFORD G [01TEL-G]

LOCATION AND CHARACTER

This parcel is located to the west of Telford and south of Wellington and is bordered by the M54 to the north. The entire parcel is allocated as Strategic Landscape. A small part of the Shropshire Hills AONB falls within its south western extent. The parcel comprises medium scale arable fields enclosed by hedgerows. These slope relatively steeply down to the north east, allowing long views to the north. Large blocks of woodland are located to the south. The parcel also includes the small settlements of New Works and Arleston Hill. A network of lanes and PROW cross the parcel, which includes a former landfill site that now forms the Smalley Hill (Shropshire Wildlife Trust Site). A large Scheduled Monument is located to the south west.





FROM NEW WORKS LANE, VIEW EAST ACROSS
PASTORAL FARMLAND, TOWARDS TELFORD
SETTLEMENT EDGE



2. FROM PROW, VIEW NORTHWEST ACROSS ROUGH GRASSLAND FIELD AND WOODLAND



3. VIEW NORTH FROM PROW ACROSS ENCLOSED PASTORAL FIELD



4. VIEW SOUTHWEST FROM PROW ACROSS ENCLOSED PASTORAL FIELD

LANDSCAPE VALUE

This parcel has a relatively strong rural character despite proximity to Telford. It is in good condition and is valued as part of the setting to The Wrekin and The Ercall which lie to the west within the Shropshire Hills AONB. The entire parcel lies within the Strategic Landscape and the south west corner falls within the Shropshire Hills AONB. A Scheduled Monument associated with historic mining activity and two relatively large blocks of deciduous woodland, together with scrub and rough grazing, to the south add to historic and nature conservation value. North of the Scheduled Monument, a large area of restored former fireclay and coal open cast mine is now gently rolling pasture crossed by ProW. Recreational value is relatively high as reflected by a small visitor car park to the south of New Works Lane and network of PRoW which traverse the parcel, connecting into the wider network and to residential areas of Telford to both the north and east. The parcel makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular, medium scale mixed farmland with some relatively large blocks of deciduous woodland. Landform is generally rolling, with steeper slopes to the east and west. There is a strong sense of place and, although the northern edge of the parcel is defined by the M54, there is a sense of tranquillity elsewhere. Field boundaries vary in terms throughout the parcel from a mix of overgrown and managed hedgerows to post and wire fences. There is a high coverage of field boundary trees to the north west. Vegetation cover to the south would be vulnerable to development. Existing settlement within the parcel comprises a cluster of residential properties off Dawley Road and New Works Lane with a greater cluster of properties to the south at the junction of New Works Lane and Church Hill. The parcel is disconnected from the settlement edge of Telford due to the M54 corridor.

LANDSCAPE SENSITIVITY

This function and value of this parcel as part of the setting to the Shropshire Hills AONB means it is sensitive to change. Overall, the landscape sensitivity to change arising from new housing is high, to mixed use is very high and to employment is very high.



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

VISUAL

VISUAL VALUE

There are immediate views to and from this parcel and the Shropshire Hills AONB. The parcel takes in some of the special qualities of the AONB with part of the parcel falling within the AONB boundary. The landscape is generally intact and is visually valued as part of the setting of the AONB. A pylon line crosses the south east corner of the parcel and detracts from visual amenity in some localised views toward the south east but more often than not views are filtered and partially screened by vegetation. The undulating landform and strong pattern of tree cover within and immediately adjacent to the parcel affords some scenic views albeit that pylons are a detractor in places. Long reaching views over Telford and beyond are available from higher slopes to the south.

VISUAL SUSCEPTIBILITY

Views throughout the parcel vary. From the higher slopes to the south there are elevated long distance views, whilst to the north west, views are foreshortened by landform and vegetation. Vegetation associated with the M54 corridor prevents immediate intervisibility between the parcel and the settlement edge. There is limited intervisibility with Telford Parcel F to the east as boundary vegetation filters these views in places. The parcel itself does not form a prominent skyline although parts of the parcel may form local skylines. There are mid to long distance views over parts of the parcel from the east (outside the parcel) towards The Wrekin and The Ercall where the landscape is seen as part of the wider setting to these distinctive landforms. These parts would be more vulnerable to the introduction of new features within these views. Only one local lane passes through the parcel with two local roads running along the south and east boundaries. Road users are generally of a lower susceptibility to visual change. Residential receptors and recreational receptors using the PRoW and visiting the AONB are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are some scenic views within the parcel and towards the AONB, most notably The Wrekin and The Ercall hills, which combined with the spread of sensitive receptors across the parcel means views experienced are of high sensitivity to change arising from new housing, very high to mixed use and very high to employment.





TELFORD H [01TEL-H]

LOCATION AND CHARACTER

This parcel is located west of Telford and to the south of Wellington and is bordered by the M54 to the north. The entire parcel is allocated as Strategic Landscape. Most of the steeply undulating and well wooded landscape is included within the Shropshire Hills AONB, and also includes The Ercall and Limekiln Wood Local Wildlife Site. The parcel includes larges areas of Ancient Woodland and The Ercall is designated as SSSI and RIGS. The more manicured landscape of Wrekin Golf Club is also contained within the parcel. The parcel is well connected by PRoW including the Shropshire Way long distance path.





1. VIEW NORTH, FROM PROW WITHIN WOODLAND



2. VIEW SOUTHEAST FROM GOLF LINKS LANE, ACROSS WREKIN GOLF COURSE



3. FROM PROW, VIEW SOUTHWEST WITHIN ERCALL WOOD



4. FROM PARKING AREA, VIEW NORTHWEST TOWARDS FORMER QUARRIED ROCK FACE

LANDSCAPE VALUE

This parcel is of a distinctively wooded character, in good condition and falls almost entirely within the Shropshire Hills AONB and Wrekin Forest Strategic Landscape. Nature conservation value is very high as indicated by extensive areas of Ancient Woodland, The Wrekin and The Ercall Site of Special Scientific Interest, Limekiln Wood Local Nature Reserve and The Ercall and Lawrence's Hill. Ercall Hill is also a local geological site. Recreational value is also very high, as the Shropshire Way runs from the Wrekin and along the Ercall to the west of the parcel and elsewhere there is a dense network of PRoW. The distinctive wooded hills are strong features not only this immediate landscape but within the county.

LANDSCAPE SUSCEPTIBILITY

This generally homogenous landscape is simple in pattern, comprising extensive tracts of deciduous woodland which are punctuated by a golf course and a few small pastures and hay meadows. Landform comprises strongly undulating and steep sided hill slopes and incised valleys. The distinctive steep slopes and hilly landform are susceptible to noticeable alterations in ground levels. There is a strong sense of place and tranquillity, which is vulnerable to loss or erosion due to disturbance from new development. Vegetation cover would also be vulnerable to development. A small cluster of residential properties and an isolated farmstead lie just within the northern edge of the parcel in the small hamlet of Steeraway, at the southern end of Limekiln Lane. The parcel is disconnected from the settlement edge of Telford by the M54 corridor.

VISUAL

VISUAL VALUE

Much of the parcel falls within the Shropshire Hills AONB. The parcel includes the distinctive landform of The Ercall, which is viewed against the developed backdrop of Telford and farmland beyond from the promoted viewpoint on The Wrekin. The distinctive and highly prominent landform of The Ercall is also frequently viewed in association with The Wrekin from many parts of the wider landscape. These two hills are considered to be a regional landmark. The parcel takes in the special qualities of the AONB and views are typically highly valued. Due to the distinctive landform and very strong pattern of tree cover within the parcel there are many scenic views towards the parcel.

VISUAL SUSCEPTIBILITY

Within the parcel itself, views are often channelled, framed and foreshortened by trees, woodland and landform. Some long distance views are however afforded from high ground on The Ercall. Although there is good intervisibility with the wider landscape and townscape of Telford, views between the parcel and the immediate settlement edge and adjacent parcels, is limited by the high tree cover. The parcel forms a notable part of a skyline, which would be vulnerable to the introduction of new urbanising features. With the exception of Golf Links Lane there is no road access through the parcel, the main access is along the western and southern boundaries. Road users are generally of a lower susceptibility to visual change. Residential receptors and recreational receptors using the extensive PRoW and Shropshire Way are typically highly susceptible to changes to their surroundings.

LANDSCAPE SENSITIVITY

The distinctive landform and heavily wooded nature of this parcel is highly susceptible to change; particularly the Ancient Woodland. Overall, the landscape sensitivity to change arising from new housing is very high, to mixed use is very high and to employment is very high.



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

VISUAL SENSITIVITY

There are scenic views to and within the parcel, which combined with the dispersed pattern of sensitive receptors across the parcel means views experienced are of very high sensitivity to change arising from new housing, very high to mixed use and very high to employment.



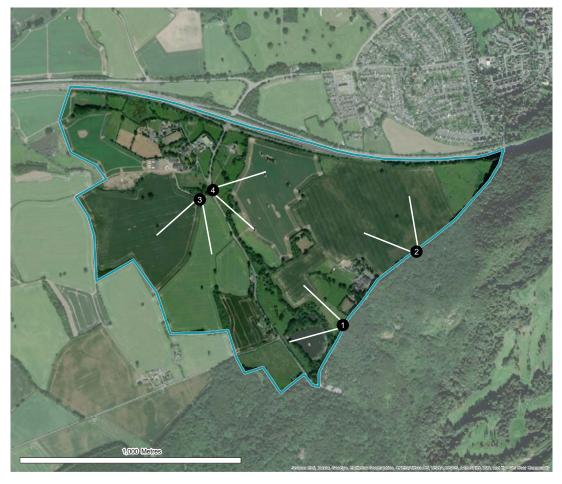




TELFORD I [01TEL-I]

LOCATION AND CHARACTER

This parcel is located to the west of Telford and is bordered by the M54 to the north. The entire parcel is allocated as Strategic Landscape It includes Cluddley to the north and Buckatree Farm Hall hotel and cottages to the south east. There are a cluster of listed buildings at Cluddley. The entire parcel is allocated as a Strategic Landscape. The land rises to the south and land use comprises medium to large scale arable fields enclosed by hedgerows. A reservoir is located to the south and several tree-lined watercourses flow through the parcel. The parcel is crossed by minor roads and a small number of PRoW.





1. FROM PROW ALONG ERCALL LANE, VIEW WEST ACROSS PASTORAL FARMLAND AND WOODLAND EDGE



2. FROM PROW ALONG ERCALL LANE, VIEW NORTH WEST ACROSS ROLLING ARABLE FARMLAND



3. FROM PROW, VIEW SOUTHWEST TOWARDS THE WREKIN IN DISTANCE



4. FROM B5061, VIEW ACROSS ENCLOSED PASTORAL FARMLAND

LANDSCAPE VALUE

This parcel has a slightly eroded rural character being influenced by the adjacent M54 and A5 corridor. Landscape condition varies from moderate to good. The parcel falls entirely within the Wrekin Forest Strategic Landscape and is valued as part of the setting of The Ercall and The Wrekin, both of which are within the northern end of the Shropshire Hills AONB. Historic interest includes a cluster of Grade II and II* listed buildings in the small hamlet of Cluddley. There are no formally recognised areas of natural value within the parcel but there is some connectivity associated with riparian vegetation and deciduous woodland associated with Buckatree Farm Reservoir (adjacent to Ercall Woods) and a small watercourse in the centre of the parcel. A number of veteran field and hedgerow trees are also present. A small section of the Shropshire Way follows a local road along part of the south west edge of the parcel. Elsewhere there is just one PROW which links Cluddley to The Wrekin.

LANDSCAPE SUSCEPTIBILITY

This a varied landscape of irregular pattern and scale ranging from the intimate scale historic field pattern around Cluddley in the north west to large scale arable fields to the west and east of the parcel. There are two covered reservoirs and one open reservoir within the parcel. The landform, which is undulating in the north east of the parcel progressively rises more steeply in a south easterly direction towards The Ercall and The Wrekin. The landform is susceptible to change arising from development. Tranquillity is greatly reduced in proximity to the M54 and A5 corridor. To the north east, the M54 is in cutting and has less influence on character but moving west it runs at grade and then rises on embankment above the surrounding farmland. Isolated residential properties are found along the local road running through the parcel and in the small hamlet of Cluddley. The parcel is disconnected from the settlement edge of Telford by the M54 corridor.

LANDSCAPE SENSITIVITY

This function and value of this parcel as part of the setting to the Shropshire Hills AONB means it is sensitive to change. Overall, the landscape sensitivity to change arising from new housing is medium-high, to mixed use is high and to employment is very high.



VISUAL

VISUAL VALUE

There are immediate views to and from this parcel and the Shropshire Hills AONB. The landscape is generally intact and is visually valued as part of the setting of the AONB. The M54 and A5 corridor detracts from visual amenity in some views toward the north, whereas views to the south towards the heavily wooded and prominent landform of The Ercall and The Wrekin are much more scenic. The parcel takes in the special qualities of the AONB in these views.

VISUAL SUSCEPTIBILITY

Within the parcel itself, and particularly within the smaller scale farmland, views are often filtered, framed and foreshortened by hedgerows, hedgerow and field trees, pockets of woodland and landform. Some long distance views to the north are afforded from the higher ground in the south. The parcel itself does not form a skyline. There is some intervisibility between the elevated fields to the south of the parcel and the wider landscape to the north (including parts of Telford Parcel J). These parts of the parcel in particular are viewed as part of the setting of the distinctive landforms of The Ercall and the Wrekin within the Shropshire Hills AONB and are vulnerable to the introduction of new urbanising features. The local lane, which passes through the centre of the parcel, and Ercall Lane to the south are two of the main roads used by visitors and residents of Telford to access the popular visitor destination of The Ercall and The Wrekin. Visitors using these roads, together with residential receptors and the recreational receptors using the PRoW and visiting the AONB, are typically highly susceptible to changes to their surroundings. There is limited intervisibility between the parcel and the settlement edge and Telford Parcel H, due to the M54 corridor to the north and high level of tree cover to the south.

VISUAL SENSITIVITY

This function and value of this parcel as part of the visual setting to the Shropshire Hills AONB means it is sensitive to change. Overall, the landscape sensitivity to change arising from new housing is medium-high, to mixed use is very high and to employment is very high.



TELFORD J [01TEL-J]

LOCATION AND CHARACTER

This parcel is located to the west of Wellington. The A5 forms its boundary to the south with the curve of the Telford to Shrewsbury to Telford railway line defining its boundary to the north. Wrockwardine Conservation Area is located near its western edge. Several roads, National Cycle Route 81 and the Shropshire Way long distance path cross the parcel. Land use is mainly medium scale, undulating arable fields enclosed by hedgerows and interspersed with small blocks of woodland. Several watercourses drain the farmland. Orleton Park (Registered Park and Garden) is located to the south east. There are clusters of listed buildings at Orleton Hall and at Wrockwardine.





FROM STATION ROAD, VIEW NORTHEAST ACROSS

MIXED FARMLAND



2. FROM HAYGATE ROAD, VIEW NORTHWEST ACROSS PARKLAND AND CRICKET PITCH



3. FROM NATIONAL CYCLE ROUTE 81, VIEW SOUTHEAST TOWARDS THE WREKIN IN DISTANCE



4. FROM DRUMMERY LANE, VIEW NORTHEAST ACROSS ARABLE FARMLAND, TOWARDS EDGE OF PARKLAND

LANDSCAPE VALUE

This parcel is of a stronger rural character to the north whereas the southern half is influenced by a designed formal parkland and the expanding suburban edges of Telford and the M54/ A5 main road and B5061 road corridors. The landscape is generally in moderate to good condition. There are no nature conservation designations within the parcel, however, riparian vegetation along watercourses and mixed blocks of woodland, veteran trees, robust hedgerows and ponds add to natural connectivity. Historic value is high to the south and west as reflected by the presence of Orleton Hall Grade II Registered Park and Garden and listed buildings to the south and Wrockwardine Conservation Area and its cluster of listed buildings to the west. NCN 81 and the Shropshire Way run through the centre of the parcel. Elsewhere there are few other PRoW.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of irregular pattern and generally medium in scale. Landform is undulating with levels rising towards the small village of Wrokwardine to the west where susceptibility increases. There is some sense of place and of tranquillity, however this is reduced in closer proximity to the M54/A5 and B5061 road corridors. Hedgerows vary in terms of management throughout the parcel but many are intact, although with notably few hedgerow trees. Vegetation cover would be vulnerable to loss as a result of development. With the exception of part of the small historic village of Wrockwardine, existing settlement comprises very few isolated residential properties which are accessed from a few minor roads. A rail line to the north forms an abrupt and disconnected relationship between the parcel and the settlement edge, whereas to the south east the settlement edge is more integrated.

LANDSCAPE SENSITIVITY

Historic interest increases sensitivity to the south and west. Overall, the landscape sensitivity to change arising from new housing is medium, to mixed use is medium-high and to employment is medium-high.



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

VISUAL

VISUAL VALUE

There are views towards the Shropshire Hills AONB, particularly from higher slopes. These views include the distinctive and heavily wooded landform of The Ercall and The Wrekin within the Shropshire Hills AONB. The landscape is generally scenic and rural with few detracting elements.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are varied with some long distance, panoramic views to the north, east and south afforded from Wrockwardine, 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 south east, as well as Telford Parcels I and K, however boundary vegetation filters these views in places. Due to the undulating landform and slightly elevated position of Wrockwardine, this part of the parcel does form a skyline and would be vulnerable to the introduction of new features within the view. There is frequent access along Wrokwardine Road in the centre but elsewhere access is restricted to the roads running along and towards the boundaries rather than within the parcel itself. Road users are generally of a lower susceptibility to change across the view, however, users of Wrokwardine Road also include people using NCN 81 and the Shropshire Way. Residential receptors are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are scenic views within the parcel and towards the Shropshire Hills AONB, which combined with the distribution of sensitive receptors across the parcel means views experienced are of medium sensitivity to change arising from new housing, medium-high to mixed use and medium-high to employment.







TELFORD K [01TEL-K]

LOCATION AND CHARACTER

This parcel is located to the north west of Telford and is bordered by Shrewsbury to Telford rail line to the south and Rushmore Lane to the north. The parcel comprises largely flat, medium scale arable fields bounded by hedgerows with intermittent trees. Small blocks of woodland are more prevalent to the north. The parcel is crossed by a number of PRoW, including the Shropshire Way long distance path. Part of the Shrewsbury and Newport Canal is located to the north east. A network of overhead lines is noticeable in views to the north.





1. VIEW SOUTHEAST FROM PROW, ACROSS ARABLE FIELD TOWARDS TELFORD SETTLEMENT EDGE



2. FROM PROW, VIEW SOUTHWEST ACROSS PREDOMINANTLY FLAT ARABLE FARMLAND



3. VIEW NORTHWEST, FROM BRATTON ROAD TOWARDS PYLON LINE



4. FROM PROW, VIEW SOUTHWEST ACROSS ROUGH GRASSLAND TOWARDS THE WREKIN

LANDSCAPE VALUE

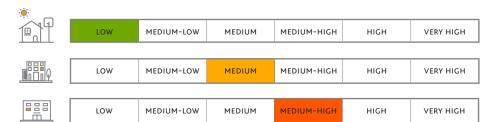
This parcel has a rural character which is slightly degraded by the presence of pylons, proximity to the residential edge of Telford, and amalgamation of arable fields. A sewage works adjoins the parcel to the west. Strength of character varies within the parcel and is stronger in association with smaller scale fields to the west. Designations are limited to one Grade II listed building at Bratton Farm. There is some natural connectivity with a patchy network of hedgerows and small blocks of woodland, including Cheshire Coppice in the north of the parcel. A meandering belt of trees follows the course of a small stream in the south of the parcel and vegetation along a disused section of the Shrewsbury and Newport Canal follows the north western boundary of the parcel. The western half of the parcel makes a contribution to the enjoyment of the area with the Shropshire Way, nearby Silkin Way and a small network of PRoW, which provide access from the residential area into the farmland.

LANDSCAPE SUSCEPTIBILITY

The parcel has a consistently flat topography with a simple and regular landscape pattern of arable fields and pastures. Field size varies from small to medium in the west of the parcel to large in the east of the parcel. There is a low level of tree cover, hedgerows in varying condition, and intermittent boundary trees. There is a weak sense of place, albeit the landscape does have a relationship to the setting of The Wrekin. Rural character is eroded by the presence of pylons. There is some sense of tranquillity on the Shropshire Way and on PRoW in the west of the parcel, however it is reduced to the south of the parcel by a rail line and to the east of the parcel by the A5223. Smaller scale fields with boundary trees on the western edge of Bratton combined with garden vegetation provides some integration of the parcel with the settlement edge.

LANDSCAPE SENSITIVITY

This parcel has low landscape value with few features of natural value or designations, and is influenced by energy infrastructure and proximity to the edge of Telford. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium, and from employment is considered to be Medium-High. It should be noted that landscape sensitivity is lower in the east portion of the parcel.



VISUAL

VISUAL VALUE

There are views to The Wrekin from the west of the parcel, including from the Shropshire Way. The presence of the Shropshire Way and the Silkin Way provide evidence that recreational receptors value local views.

VISUAL SUSCEPTIBILITY

Views across the parcel are typically long and open, although some views being foreshortened around smaller scale fields with hedgerow boundaries. Rising landform at the south western edge of the parcel leads to views to The Wrekin and the parcel is intervisible with the settlement edge of Telford. From the northern edge of the parcel, the lower lying topography and vegetation along drainage channels means that there is little intervisibility with much of the wider landscape. Scenic quality is affected by visual detractors including a pylon line and the nearby sewage works. There is recreational access via the small network of PRoW, the Shropshire Way, and the Silkin Way, which lies just outside the parcel. Road receptors on the A5223 and B5063 are generally of a lower susceptibility to change across the view, however residential receptors and recreational receptors using the PRoW typically highly susceptible to changes to their surroundings. The scenic views to The Wrekin are visible from the Shropshire Way in the west of the parcel.

VISUAL SENSITIVITY

While there are scenic views to The Wrekin for recreational receptors, there are also detracting elements of infrastructure in views of a landscape with a somewhat eroded rural character. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium, and from employment is considered to be Medium-High. It should be noted that views to The Wrekin from the Shropshire Way in the west of the parcel are of higher sensitivity.



TELFORD L [01TEL-L]

LOCATION AND CHARACTER

This parcel is located to the north of Telford and is bordered by the Shrewsbury and Newport Canal to the north. The small settlement of Eyton upon the Weald Moors is located to the north west where there are a number of listed buildings, in addition to a cluster at Wappenshall. The parcel is characterised by medium to large scale arable fields enclosed by hedgerows with intermittent trees. Several large farmsteads are connected by a network of local roads. It is a broadly flat and open landscape, with some enclosure provided by linear belts of woodland to the west. There are a small number of PRoW.





1. VIEW SOUTHWEST FROM UNNAMED ROAD, ACROSS ARABLE FARMLAND



2. FROM A442, VIEW NORTHEAST ACROSS GENTLY ROLLING AGRICULTURAL LANDSCAPE



3. VIEW SOUTH, FROM UNNAMED ROAD, TOWARDS THE WREKIN



4. VIEW SOUTHEAST, FROM UNNAMED ROAD,
ACROSS ROUGH GRASSLAND TOWARDS TELFORD
SETTLEMENT EDGE IN DISTANCE

LANDSCAPE VALUE

This parcel has some strength of character which is generally consistent throughout the parcel. There are pockets of stronger positive character associated with Listed buildings at Eyton upon the Weald Moors and Wappenshall Bridge, and rectilinear woodland coverts in the western portion of the parcel. Quality and condition is considered to be moderate overall, but locally higher in association with the Listed buildings and woodland. The vegetated corridor of the disused Shrewsbury and Newport Canal and Hurley Brook run along the northern edge of the parcel, beyond which is the Weald Moors Strategic Landscape, of which the characteristics of low lying topography, and tree-lined streams and ditches. This parcel has value in providing a rural landscape buffer between Telford and the Strategic Landscape. The parcel makes some contribution to the enjoyment of the area with the presence of two PRoW.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape comprising a mix of field sizes and shapes interspersed with small rectilinear woodlands, and linear tree belts. There is a higher coverage of woodland, including veteran trees, around Eyton Hall and along the settlement edge at south of the A442 just outside the parcel. Field boundaries are formed by hedgerows in varying condition, while hedgerow trees are more common to the south east of the parcel. The northern boundary adjoining the Weald Moors Strategic Landscape, is susceptible to change, together with the landscape setting to Listed buildings at Eyton upon the Weald Moors and Wappenshall Bridge, and woodland copses. There is a stronger sense of place associated with the landscape around the Listed Buildings and woodland copses. The presence of a pylon line running east to west through the parcel and allocated employment development abutting the south east and south west corners of the parcel diminishes rural character across the southern part of the parcel. The existing settlement edge is disconnected from the parcel but will encroach with the allocation of employment development adjacent the south east corner of the parcel.

LANDSCAPE SENSITIVITY

This larger scale flat landscape which is influenced by the settlement edge of Telford indicates lower susceptibility to change, however there are pockets of higher landscape value associate with Listed buildings and the parcel provides a valuable buffer to the Weald Moors Strategic Landscape. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium, and from employment is considered to be Medium.



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

VISUAL

VISUAL VALUE

Views of higher scenic value within the parcel are associated with listed buildings and their local landscape setting. There are no apparent regional or locally valued views, with the exception of a long distance view to The Wrekin with the context of pylons in the foreground.

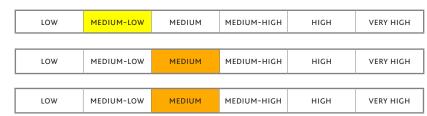
VISUAL SUSCEPTIBILITY

Views across the parcel are typically open, though more foreshortened in the west of the parcel by woodland copses and woodland along watercourses. There is intervisibility with the settlement edge of Telford, the western edge of Telford Parcel N and the eastern edge of Telford Parcel K. Large scale employment buildings are visible from the south east edge of the parcel in the Hortonwood development, and will be visible in closer proximity when the employment allocation is completed to the east of Queensway School. There is scenic quality associated with the rural landscape, listed buildings, and woodland copses, however it is eroded by visual detractors of pylons and employment development. Access within the parcel is considered to be infrequent on minor roads with receptors generally of a lower susceptibility to change across the view. Residential receptors are typically highly susceptible to changes to their surroundings. Long distance views to The Wrekin are susceptible to change however there is already presence of pylons in the view.

VISUAL SENSITIVITY

There are open views across the parcel however numbers of higher susceptibility receptors are low and views are already influenced by energy and employment development. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium, and from employment is considered to be Medium.







TELFORD M [01TEL-M]

LOCATION AND CHARACTER

This parcel is located to the north of Telford, located to the north of an industrial estate at Hortonwood. To the south west, and adjacent to Horton, land use comprises small scale pastures enclosed by hedgerows and mature trees. To the north and surrounding Hoo Hall, the fields become larger and are in arable production. To the east, the parcel is characterised by the large blocks of woodland which form the setting of Hoo Farm Animal Kingdom. There are a small number of PRoW.





1. VIEW NORTH, FROM HORTON LANE ACROSS ENCLOSED PASTORAL FIELDS



2. FROM EAST VIEW ROAD, VIEW SOUTH WEST TOWARDS THE WREKIN IN DISTANCE



3. FROM EAST VIEW ROAD, VIEW SOUTH EAST TOWARDS COMMERCIAL BUILDINGS ALONG TELFORD SETTLEMENT EDGE



4. FROM HUMBER LANE, VIEW EAST ACROSS ENCLOSED PASTORAL FIELDS

LANDSCAPE VALUE

This small parcel has mixed strength of character and condition. Areas of more poorly managed grazing land contrast with the better condition of small enclosed pastoral fields and larger arable fields with well managed boundaries. The Weald Moors Strategic Landscape adjoins the northern boundary of the parcel and as such the parcel has value in providing a landscape buffer between large scale development at the edge of Telford and the Weald Moors Strategic Landscape. The Grade II* listed Hoo Hall lies within the parcel although is surrounded by woodland so has a very localised landscape setting. There is recreational access to the parcel on one PRoW and Hoo Farm Animal Kingdom is located in the east of the parcel. Natural connectivity value is provided by deciduous woodland, hedgerow boundaries and vegetation along Crow Brook.

LANDSCAPE SUSCEPTIBILITY

The landform of the parcel is gently rolling with an irregular landscape pattern and varied scale. Landcover is also varied with arable farmland and pastures, deciduous woodland and plantation woodland. Field boundaries vary in condition and are gappy or absent across much of the central part of the parcel. The south western portion of the parcel has the strongest pattern. Here as a network of hedgerows with hedgerow trees defines an area of small rectilinear fields to the north of Horton Lane. Sense of place varies and while the rural quality is stronger around these smaller scale fields, across much of the parcel it has been diminished by the presence of plantation woodland, large scale farm buildings, and the nearby Hortonwood Industrial Park on the edge of Telford. Sense of tranquillity is affected by a pylon line in the east of the parcel and proximity to the industrial park.

VISUAL

VISUAL VALUE

There are no apparent regional or locally valued views, with the exception of a long distance view to The Wrekin, which is seen in the context of residential properties at Horton in the foreground.

VISUAL SUSCEPTIBILITY

Views within the parcel are often contained by woodland or field boundary vegetation, however the northern and eastern edge of the parcel along Humber Lane has open views to Telford Parcel N, including to land designated as part of the Weald Moors Strategic Landscape. This boundary with the Strategic Landscape is visually highly susceptible to change. The southern skyline of the parcel is partially developed with filtered views to Hortonwood Industrial Estate, which together with a pylon line in the east of the parcel are visual detractors. Higher susceptibility receptors in the parcel are residential receptors at Horton and Hoo Hall, and a high frequency of receptors in a concentrated location at Hoo Farm Animal Kingdom (albeit immediate views from the farm are screened by woodland). Lower susceptibility receptors are considered to be those travelling on minor roads at the parcel boundaries.

LANDSCAPE SENSITIVITY

While varied in character and quality this parcel has value in providing a landscape buffer between large scale development on the edge of Telford and the Weald Moors Strategic Landscape. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-Low, from mixed use is considered to be Medium-High, and from employment is considered to be High.

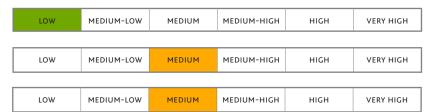


LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH		VERY HIGH

VISUAL SENSITIVITY

This parcel has open views to the Weald Moors Strategic Landscape however sensitivity is also influenced by proximity to Hortonwood Industrial Estate on the edge of Telford. Overall, the visual sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium, and from employment is considered to be Medium. It should be noted the visual relationship of the parcel to the Weald Moors Strategic Landscape and residential properties at Horton is of higher sensitivity.





TELFORD N [01TEL-N]

LOCATION AND CHARACTER

GILLESPIES

This parcel is located to the north of Telford and is bordered by Crow Brook to the west and Humber Brook to the east. The northern and central parts of the parcel are allocated as Strategic Landscape. The parcel is characterised by largely flat arable fields of varying scale, bounded by hedgerows. The landscape is relatively open and provides a rural setting for Preston upon the Weald Moors, which is located centrally within the parcel and includes a small number of listed buildings. Small blocks of woodland and linear belts of trees along the course of Strine Brook provide some enclosure to the north and several small waterbodies are located to the north east of the parcel. A network of local roads cross the farmland but there are no PRoW.





VIEW SOUTHEAST, FROM UNNAMED ROAD,
 ACROSS ARABLE FARMLAND TOWARDS TELFORD
 SETTLEMENT EDGE



2. VIEW SOUTHWEST FROM KYNNERSELY, ACROSS PASTORAL FIELDS TOWARDS THE WREKIN



3. FROM KYNNERSELY, VIEW NORTHEAST TOWARDS
WELL INTEGRATED SETTLEMENT EDGE OF PRESTON
UPON THE WEALD MOORS



4. VIEW ACROSS PASTORAL FARMLAND TO WOODLAND ALONG STRINE BROOKS

LANDSCAPE

LANDSCAPE VALUE

This parcel is of a strong rural character and the special qualities of the Weald Moors Strategic Landscape are expressed in semi natural habitats along streams and ditches, a well treed landscape, hedgerow field boundaries, the nucleated village of Preston upon the Weald Moors, agricultural land use, historic buildings, limited road network, and a relatively tranquil area. There is high historic value in the parcel with the present of Grade I listed Preston Hospital and a number of other Grade II Listed buildings in Preston upon the Weald Moors. The parcel provides part of the landscape setting to Preston Hospital with a strong relationship between the building and fields to the north. Natural connectivity value is provided by waterbodies, including the remnants of disused Shrewsbury and Newport Canal, woodland in the north of the parcel, vegetation along several small watercourses, and a network of hedgerows with occasional hedgerow trees across the remainder of the farmland. The landscape makes some contribution to the enjoyment of the area with a PRoW along Kynnersley Drive.

LANDSCAPE SUSCEPTIBILITY

Landform is flat with no distinctive geomorphic features, other than the watercourses including Strine Brook, Crow Brook and Humber Brook, and a simple but irregular pattern of arable fields, woodland, and drainage ditches. Hedgerows are typically intact with occasional boundary trees. There is a strong sense of place and rural quality associated with the mix of arable fields and woodland, and the presence of listed buildings. Sense of tranquillity is also strong, with only minor roads accessing the parcel. The relationship of the settlement edge with Preston upon the Weald Moors is partially integrated by vegetation and the pattern of smaller scale hedged fields. There is a more abrupt relationship to Preston Grade I Listed Preston Hospital meaning that fields to the north provide a landscape setting for the hospital and as such making this landscape susceptible to change.

LANDSCAPE SENSITIVITY

This parcel has high landscape value due to the Strategic Landscape designation and presence of listed buildings for which the parcel provides a landscape setting. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-High, from mixed use is considered to be High, and from employment is considered to be High.



VISUAL

VISUAL VALUE

Views within the parcel are typically scenic, particularly around the Grade I Listed Preston Hospital, which displays many of the special qualities of the Weald Moors Strategic Landscape. There are views to The Wrekin from the western half of the parcel, which take in the AONB special qualities of hills and landform.

VISUAL SUSCEPTIBILITY

There are long distance views south west from the parcel to The Wrekin, and some views take in both The Wrekin and the Grade I Listed Preston Hospital, making these views highly susceptible to change. Away from the woodland, views within the parcel are open and comprise a mix of mid to long distance views. There is intervisibility with the settlement edge of Preston upon the Weald Moors and Parcel A. Visual detractors are limited to wood pole overhead lines and some large farm buildings close to the eastern boundary of the parcel. Road receptors on minor roads in the parcel are generally of a lower susceptibility to change across the view, however residential receptors are typically highly susceptible to changes to their surroundings. Level of access is considered to be infrequent due to only one PRoW at the north edge of the parcel and otherwise access via minor roads.

VISUAL SENSITIVITY

Scenic views are associated with the Grade I Listed Preston Hospital and The Wrekin, and views take in many of the special qualities of the Weald Moors Strategic Landscape. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-high, from mixed use is considered to be Very-High, and from employment is considered to be High.

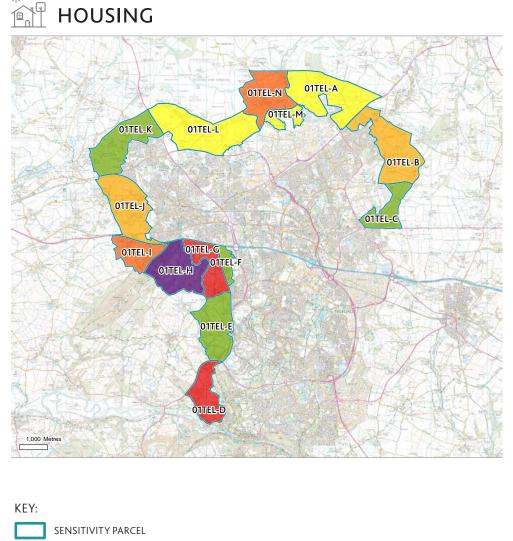




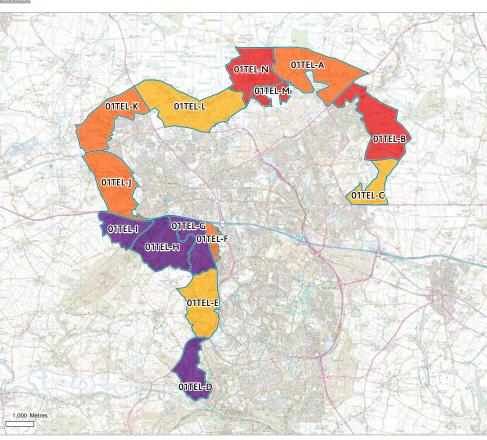
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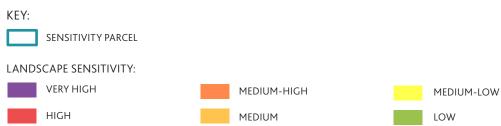
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SETTLEMENT LANDSCAPE SENSITIVITY

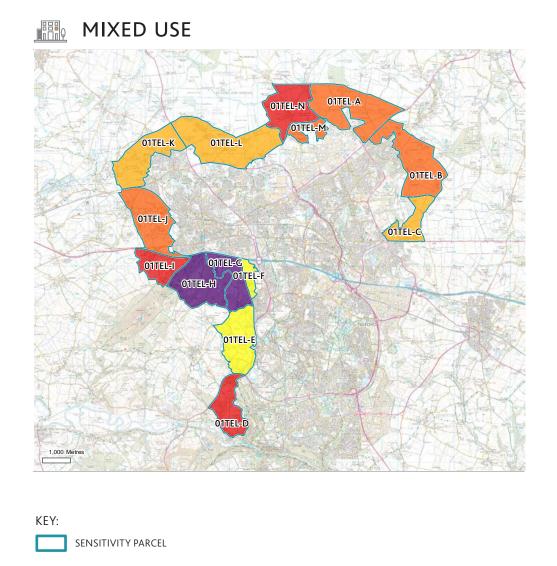








SETTLEMENT LANDSCAPE SENSITIVITY



MEDIUM-HIGH

MEDIUM



MEDIUM-LOW

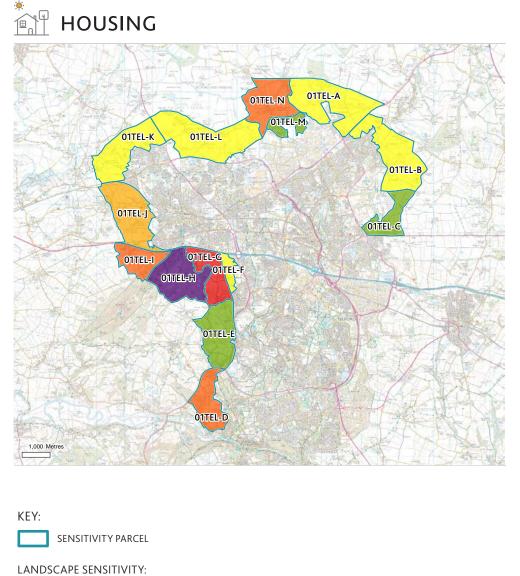
LOW

VISUAL SENSITIVITY:

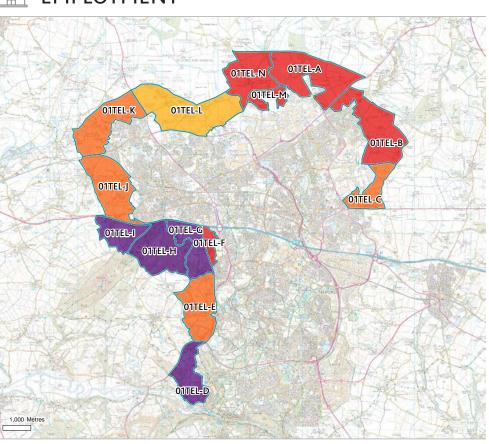
VERY HIGH

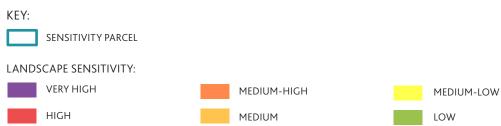
HIGH

SETTLEMENT VISUAL SENSITIVITY

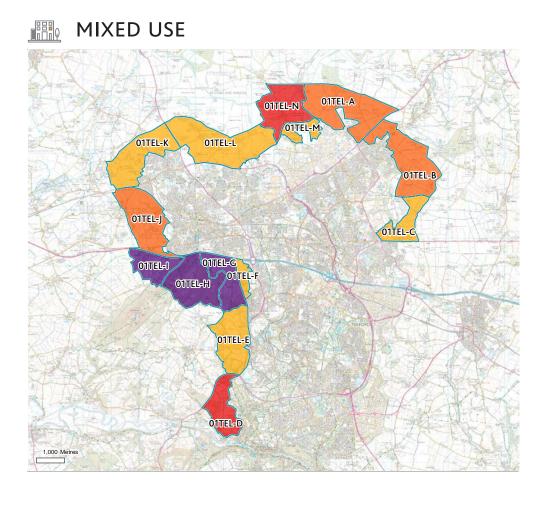


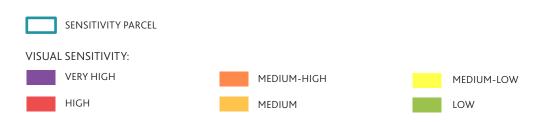




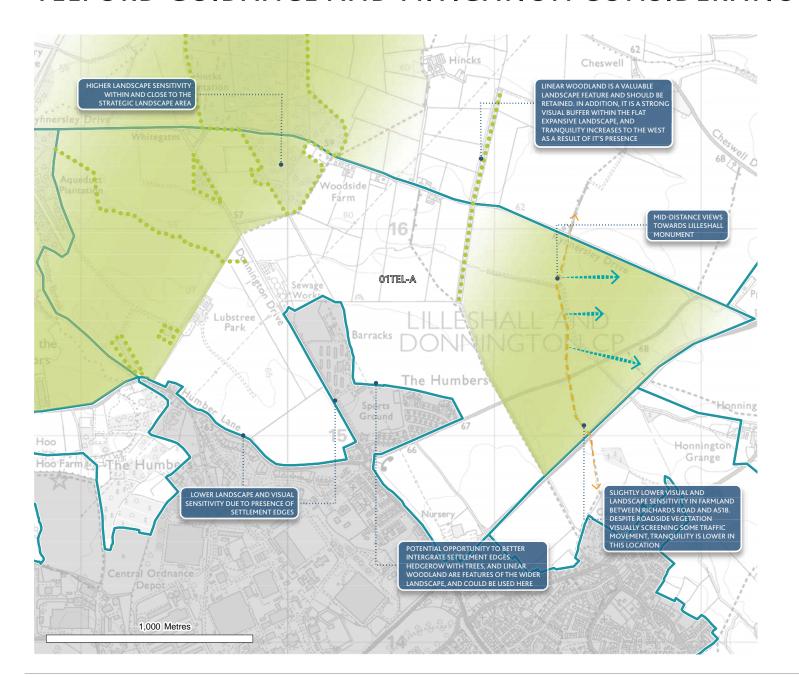


SETTLEMENT VISUAL SENSITIVITY

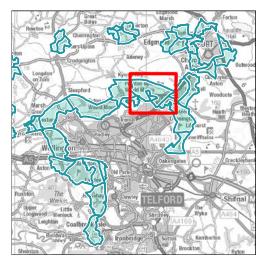




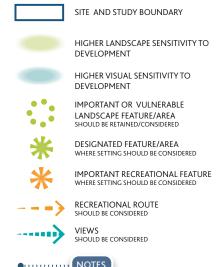
TELFORD GUIDANCE AND MITIGATION CONSIDERATIONS

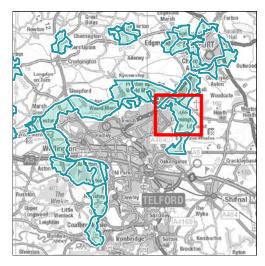


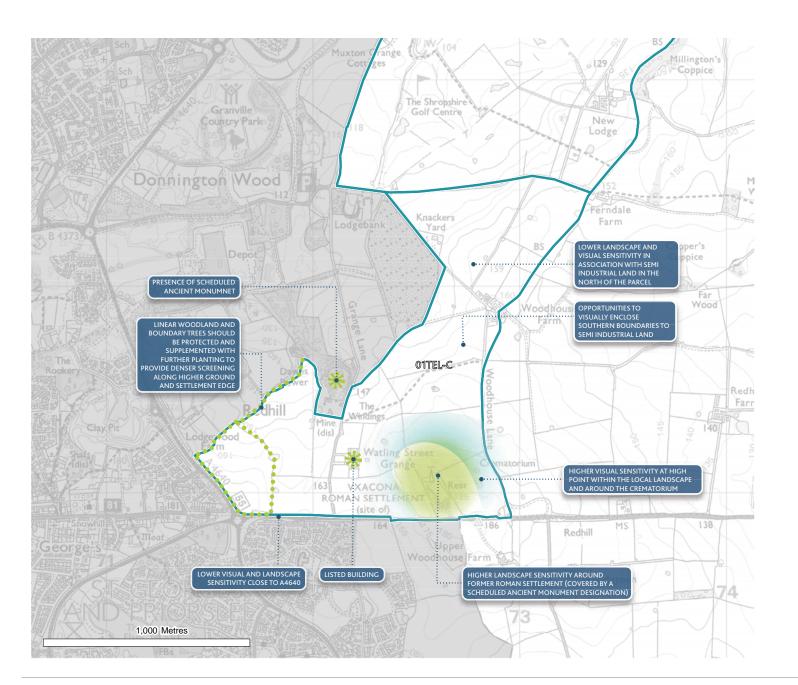


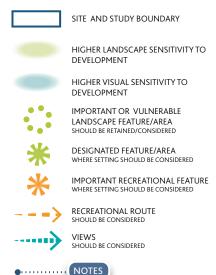


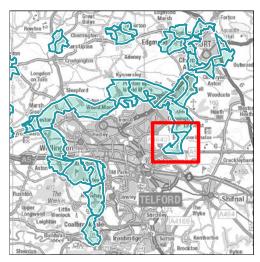


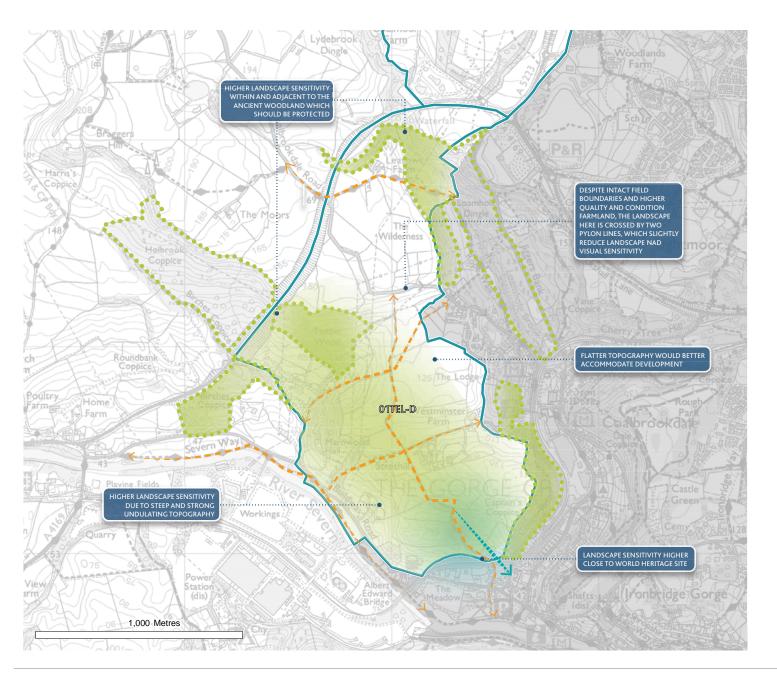


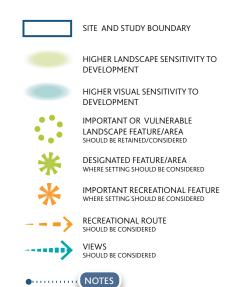


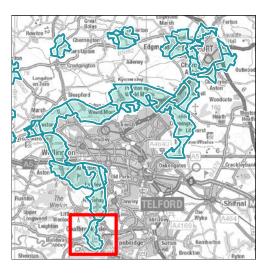


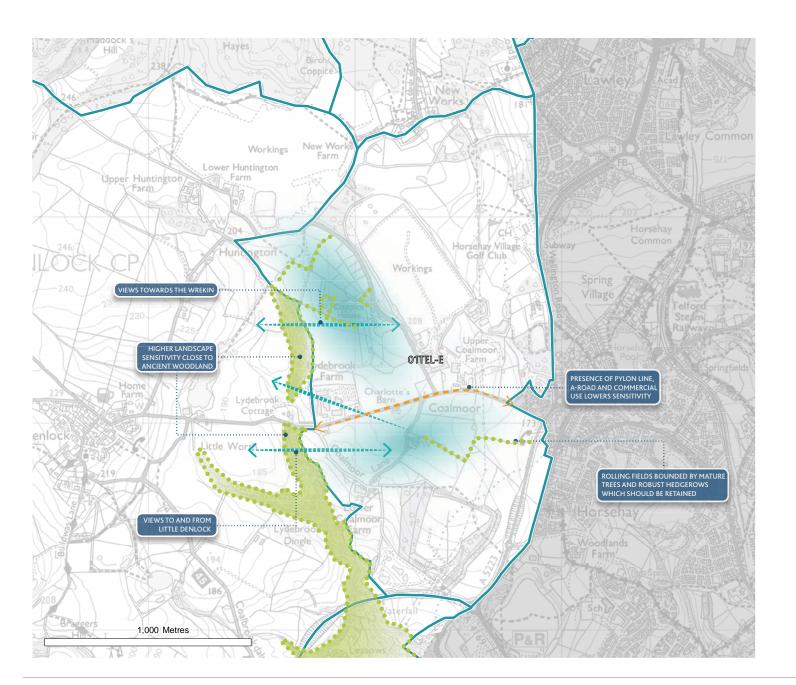


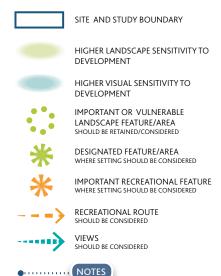


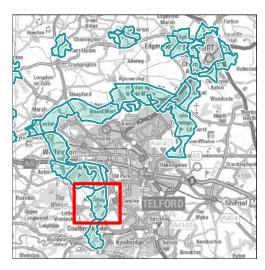


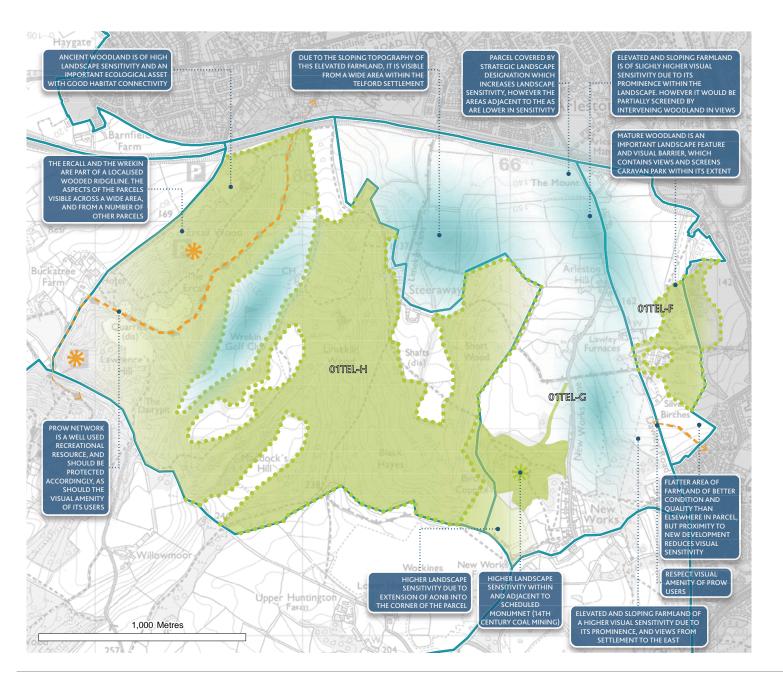




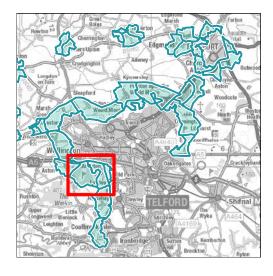


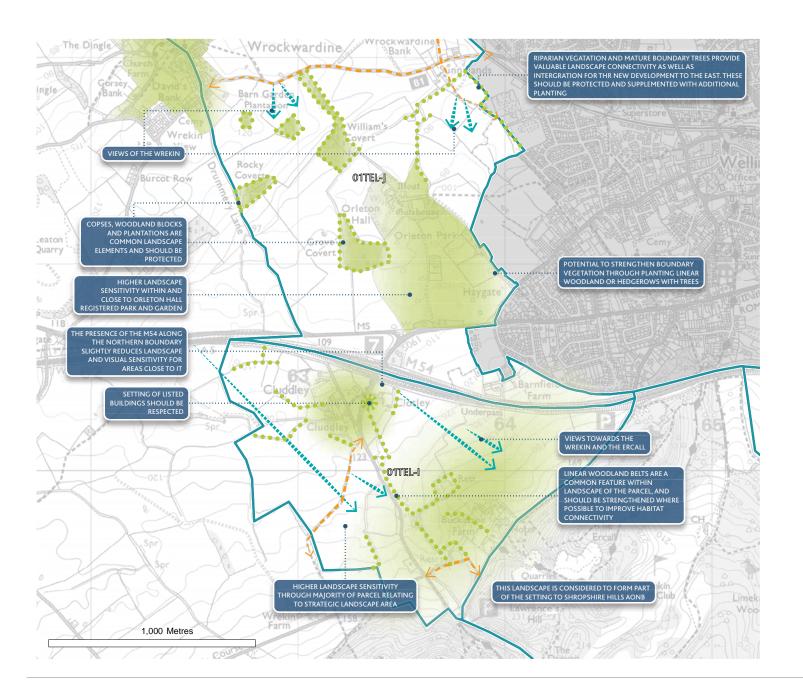


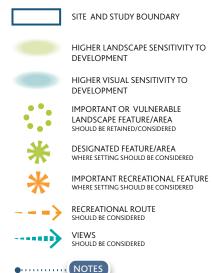


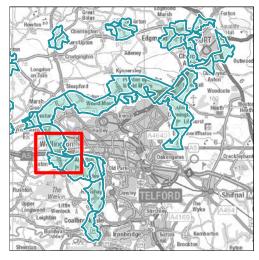


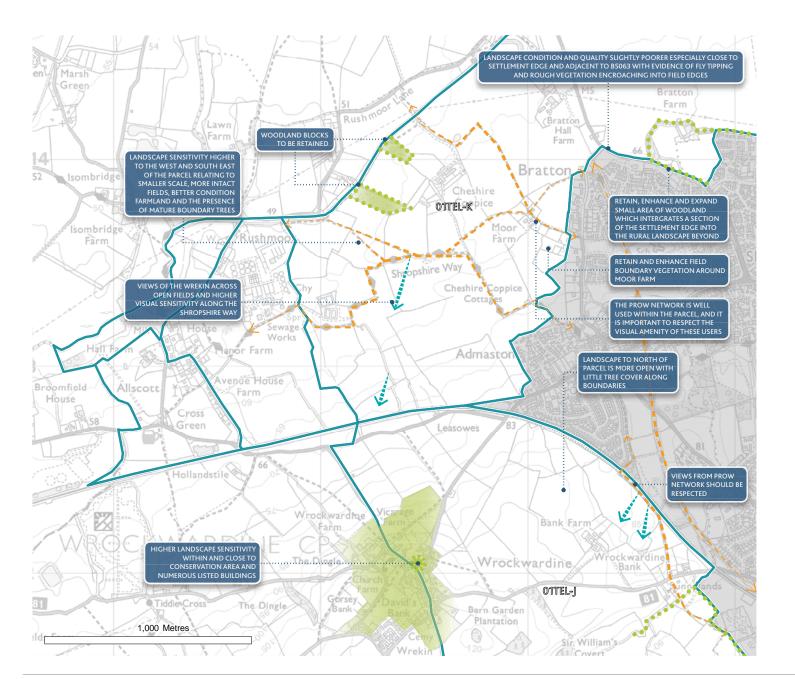




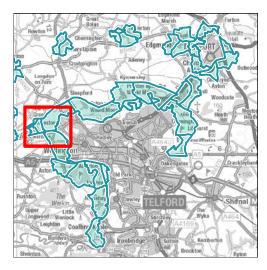


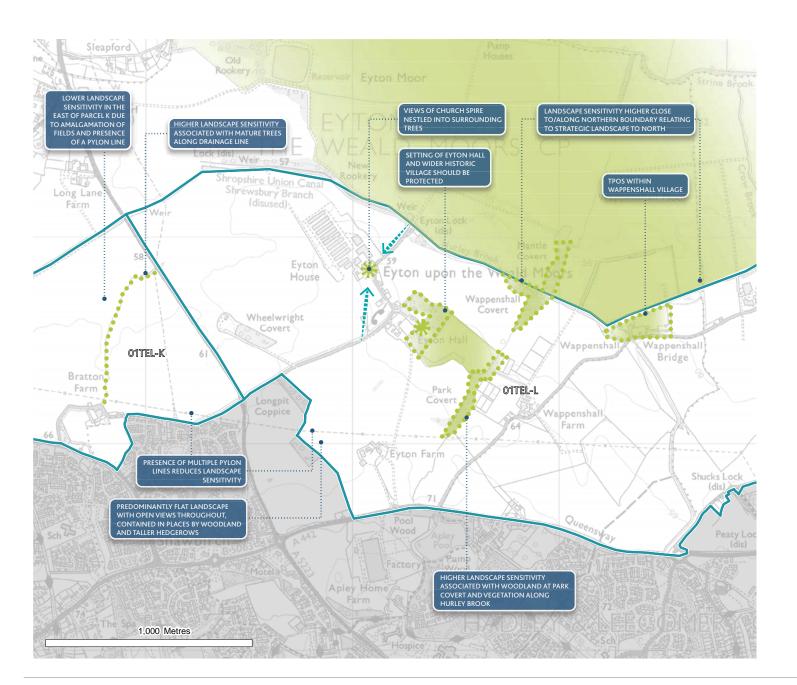


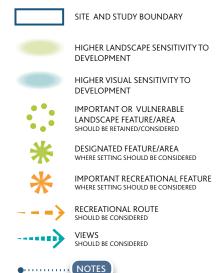


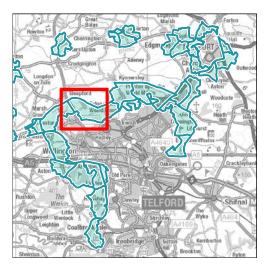


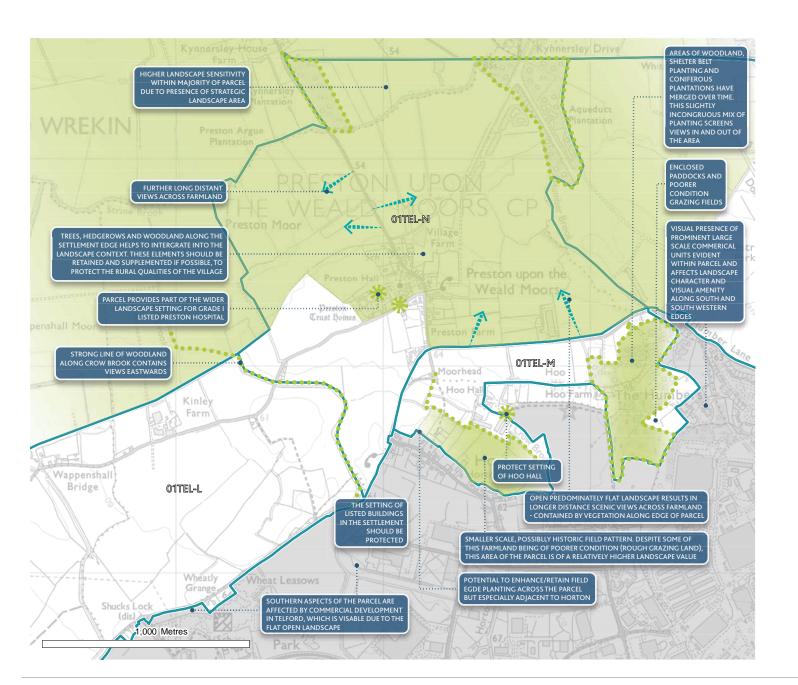


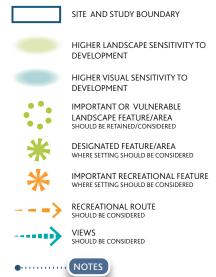


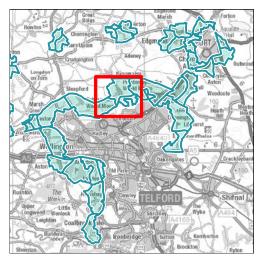












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REVISION NO:	ISSUE DATE:	PREPARED BY:	APPROVED BY:
	30/09/2020	RG, MH, KH, PM, LB	
	13/11/2020	KH, LB	RG

London | Oxford | Manchester | Leeds | Abu Dhabi

P11473-00-001-700

TELFORD AND WREKIN LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT