



GILLESPIES

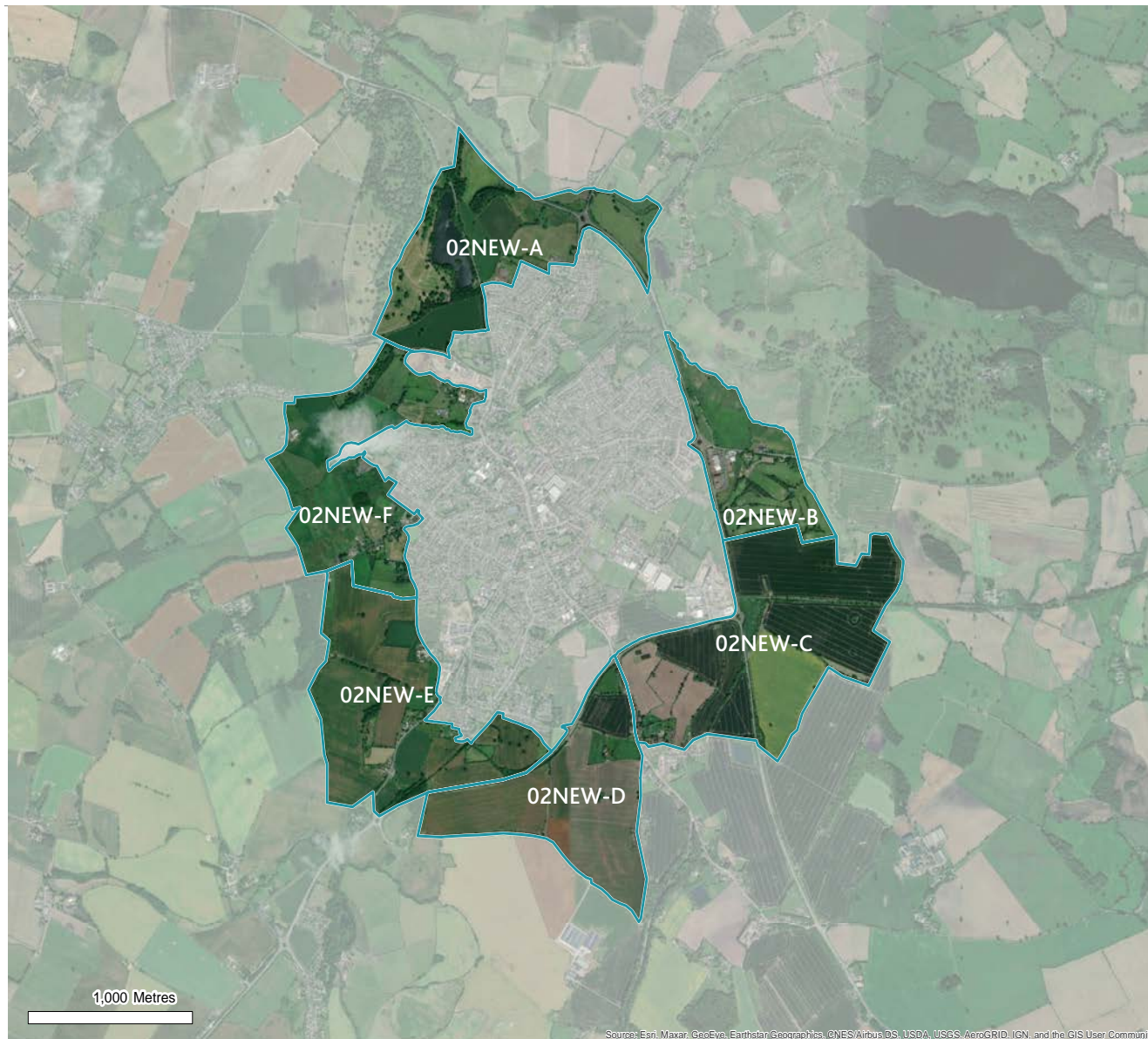
**TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT
NEWPORT [02NEW]**

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02. NEWPORT [02NEW]

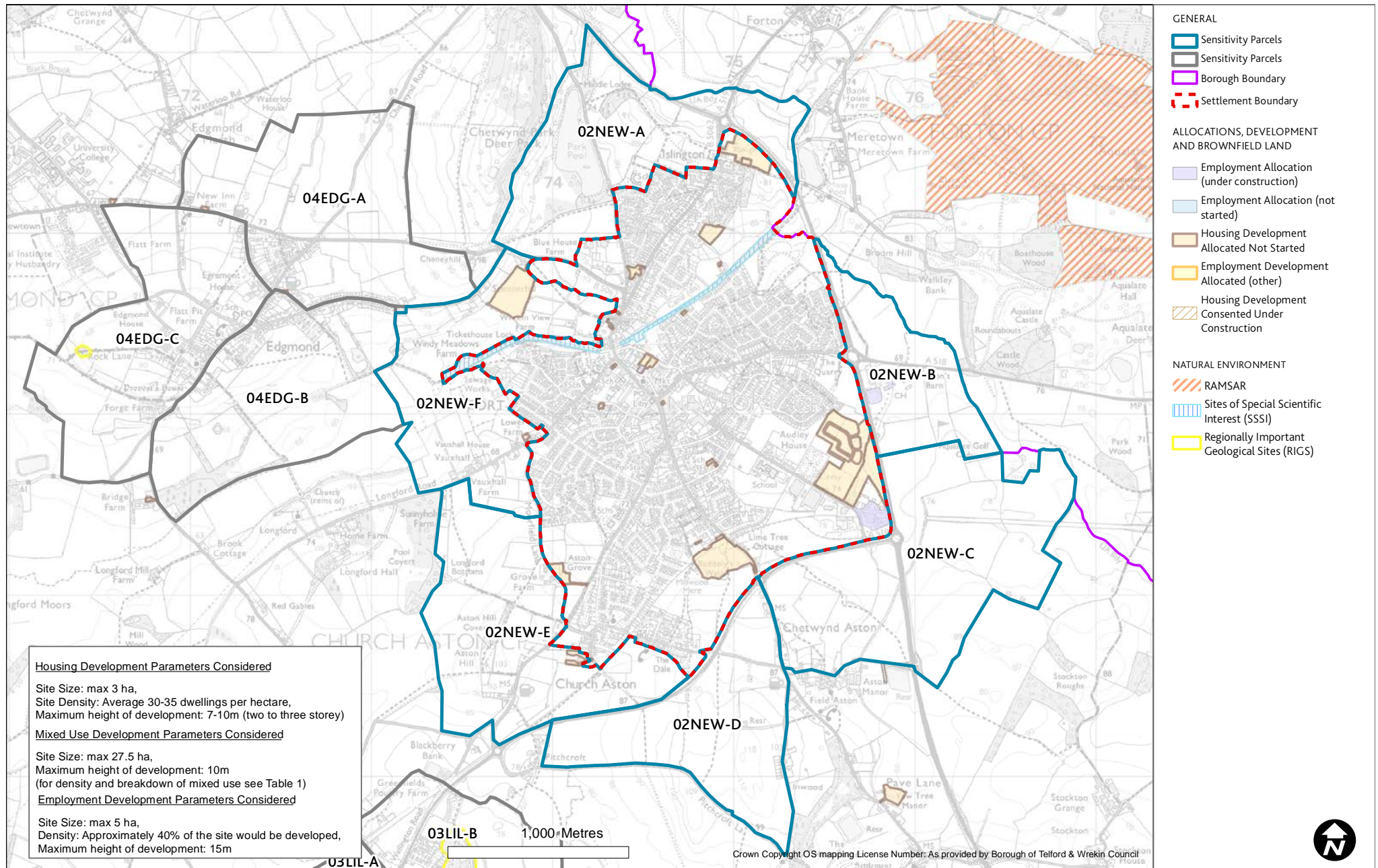


LOCATION AND DESCRIPTION

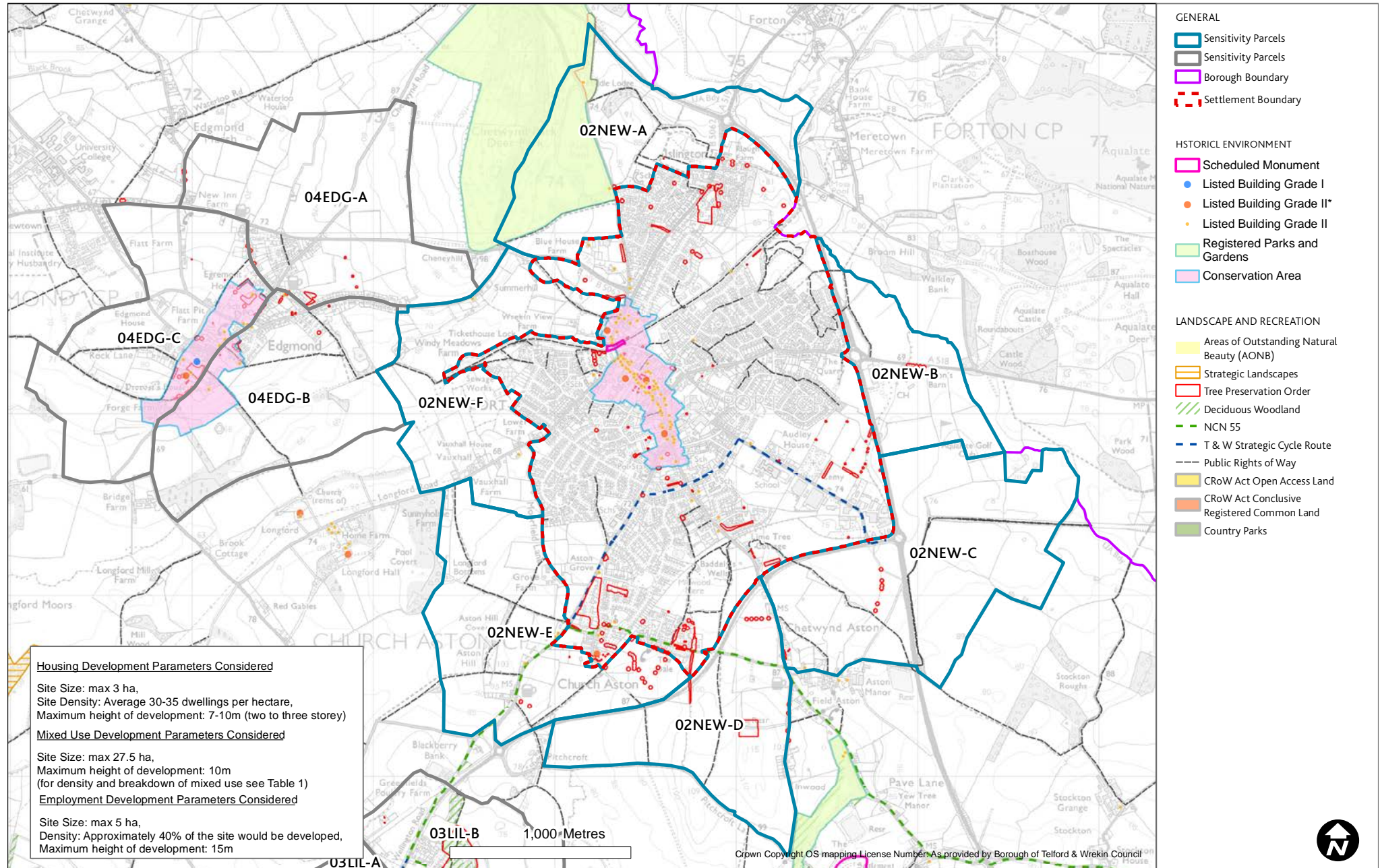
The market town of Newport is located within the north east part of the borough, some 10km north of Telford and immediately east of the low-lying and remote wetland landscapes of the Weald Moors. The three fishes in the town's crest denote a time when the moors formed a significant part of its medieval fisheries. Newport is the second largest town in the borough and dates back to Norman times when a settlement was first established close to the Roman Road between Colchester and Chester. Historic Chetwynd Park estate and Park Pool lies to the north. The villages of Church Aston and Chetwynd Aston adjoin the southern edge of the town, but remain in separate parishes.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



NEWPORT A [02NEW-A]

LOCATION AND CHARACTER

This parcel is located to the north of Newport and is bordered to the west by The Scaur escarpment. The parcel is characterised by steeply undulating landform. Land use comprises a mix of arable, pastoral and recreational fields and sports pitches, crossed by roads including the A519/ B5062 junction and the A41, which runs close to and forms part of its north eastern boundary. Small blocks and linear belts of woodland are common and the eastern part of Chetwyn Park Deer Park (Registered Park and Garden), including Park Pool, fall within the western part of the parcel. There is a good PRoW network.



1. FROM A519, VIEW WEST ACROSS GRAZING FIELDS AND RIPARIAN VEGETATION ALONG THE RIVER MEESE



2. FROM PROW, ACROSS PASTORAL FIELD TOWARDS RECREATIONAL GROUND



3. FROM CHESTER ROAD, ACROSS PARK POOL AND PARKLAND OF CHETWYN PARK



4. FROM PROW, ACROSS RECREATIONAL GROUND TOWARDS TELFORD SETTLEMENT EDGE

LANDSCAPE

LANDSCAPE VALUE

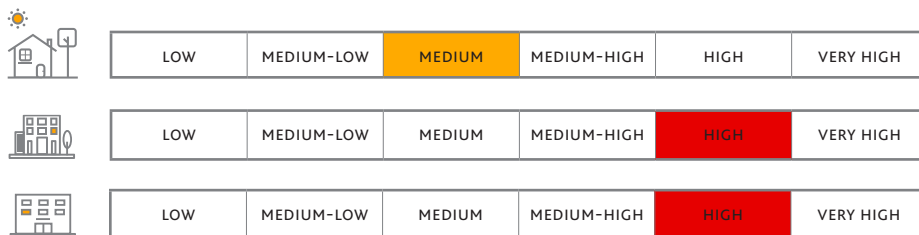
This parcel is of varied strength of character and condition. The presence of Chetwynd Park Registered Park and Garden and Park Pool in the western portion of the parcel provides a strong parkland character and influence on arable fields to the south, which form the setting for Chetwynd Knoll Grade II listed building. In addition to historic value this portion of the parcel provides natural connectivity with the pond, woodland, and veteran trees. The well treed corridor of the River Meese defines part of the north east boundary of the parcel and flows into Aqualate Mere Ramsar site (outside the parcel). The eastern portion of the parcel, which wraps around the north eastern edge of Islington, loses strength of character and condition, and is quite distinct from the western portion of the parcel due to a localised high point near Middle Lodge which provides a topographical separation. There is recreational value with the presence of PRow within the parcel.

LANDSCAPE SUSCEPTIBILITY

The western and central portion of the parcel has higher landscape susceptibility due to the undulating landform, irregular pattern, parkland, high level of tree cover and strong sense of place. All of these elements are associated with Chetwynd Park Registered Park and Garden and its immediate landscape setting. Rural quality is eroded in the eastern portion of the parcel with modifications to the landform for sport pitches at Islington and loss of field boundaries. The immediate parcel boundary to the River Meese is of higher landscape susceptibility. Sense of tranquillity reduces in proximity to the A41 although the road itself sits within a wooded corridor. The relationship to the settlement edge varies, with the edge generally well screened but relatively abrupt.

LANDSCAPE SENSITIVITY

The historic landscape of the Registered Park and Garden, and its immediate setting (Including undulating landform to the east) is particularly susceptible to change, however, there are areas in the eastern portion of the parcel which could accommodate housing development. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium, from mixed use is considered to be High, and from employment is considered to be High.



VISUAL

VISUAL VALUE

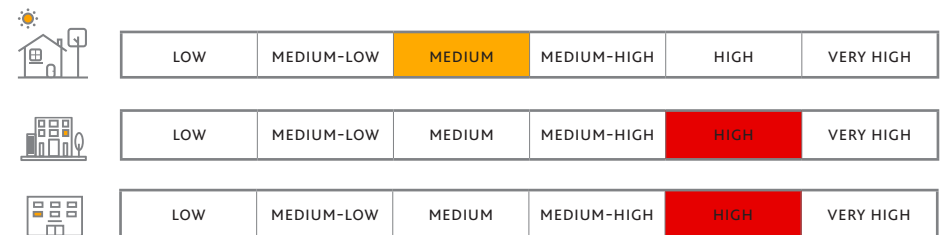
Views within the western portion of the parcel are of high scenic quality in association with Chetwynd Park Registered Park and Garden. Visual value is much reduced in the eastern portion of the parcel.

VISUAL SUSCEPTIBILITY

Views are very varied through the parcel. They are relatively contained around Chetwynd Park Registered Park and Garden, due to enclosing landform and woodland. Likewise they are also contained around the sports pitches at Islington and the lower-lying land north of the A41. Views become more open and long distance from PRow to the north west of Islington, where the landform slopes down to the A41. Scenic quality varies, as does the type of view, with much higher quality views associated with Chetwynd Park Registered Park and Garden and its immediate setting. The main detracting element within the parcel is the A41 and poorer quality grazing land to the north of the A41. Vegetation filters views to much of the settlement edge. Topography within the parcel forms part of the skyline, with the highest landform in the centre of the parcel. Road receptors on the A41 are generally of a lower susceptibility to change across the view, however residential receptors at the settlement edge and recreational receptors using the PRow south and east of Chetwynd Park are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are varied susceptibility of views, and higher visual value in the western portion of the parcel. Overall, the visual sensitivity to change arising from new housing is considered to be Medium, from mixed use is considered to be High, and from employment is considered to be High.



NEWPORT B [02NEW-B]

LOCATION AND CHARACTER

This parcel is located to the north east of Newport and is bordered to the west by the A41 and to the north and east by the borough boundary, which is marked by a small stream. The A518 runs east-west through the central part of the parcel. To the south of the A518, the land rises gently to the south and land use includes a large retail park and the Aqualate Golf Club. To the north of the A518, a watercourse encloses a small area of arable farmland. The remaining part of the parcel is mainly rough pasture. Several PRoW lie to the north of the A518.



1. FROM PROW, ACROSS PASTORAL FIELDS



2. VIEW SOUTH, FROM WALKLEY BANK ACROSS PASTORAL FIELDS TOWARDS TELFORD SETTLEMENT EDGE



3. FROM A518, VIEW NORTH ACROSS ROUGH PASTORAL FIELDS



4. VIEW SOUTHEAST, FROM A518 TOWARDS COMMERCIAL DEVELOPMENT AND WOODED EDGE OF GOLF COURSE

LANDSCAPE

LANDSCAPE VALUE




This parcel is of weakened and inconsistent character, being influenced by the A41 road corridor together with a mixed landcover of unmanaged grassland/ poorer quality fields, and the presence of a golf course with evergreen tree cover. There are no features of historic value, and recreational value is limited to one PRoW close to the A41. Natural value is limited to tree cover in and around the golf course, much of which is evergreen species and maturing tree planting.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape with an irregular but simple landcover pattern. Landscape features are limited to a highly managed and modified golf course landscape and woodland boundary planting. In addition to the manicured landscape of the golf course, land cover comprises arable fields and pastures with little enclosure. Sense of place is weak and rural character is eroded due to presence of the A41, a large Premier Inn development, and large scale fields with minimal boundary features. The infrastructure also contributes to low tranquillity. The relationship with the settlement edge west of the A41 is abrupt, with employment and multiple storey buildings.

LANDSCAPE SENSITIVITY

This landscape is considered to be of low value and low susceptibility to change, and there is precedence of mixed use development to the west of the A41 as well as within the parcel at the Premier Inn. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Low, and from employment is considered to be Low.

	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 no views within the parcel of high scenic quality, and no evidence of regionally/ locally valued views, or views to important landscapes or sites.

VISUAL SUSCEPTIBILITY

Views within the parcel are typically visually contained due to trees around the golf course, presence of the A41, and gently rising landform to the north of the parcel. The skyline to the west of the parcel is partially developed with mixed use buildings and the Premier Inn on the A518 being prominent in views. These elements form detractors in views. Typically higher susceptibility recreational receptors are limited due to the presence of only one PRoW for which the location close to the A41 is of low scenic quality. Views of golf course users are contained to within the golf course. Road receptors are generally of a lower susceptibility to change across the view.

VISUAL SENSITIVITY

There are no scenic views and relatively few higher susceptibility receptors in 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-Low, and from employment is considered to be Medium-Low.

	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

NEWPORT C [02NEW-C]

LOCATION AND CHARACTER

This parcel is located to the south east of Newport and is bordered by the A518 to the north west. Land use comprises gently undulating arable farmland enclosed by hedgerows with intermittent trees. The A41 crosses the parcel in a broadly north south orientation. To the east of the A41, the fields are larger, which creates a more open landscape than the farmland to the west, where the arable fields are smaller, particularly around the north eastern edge of Chetwyn Aston. A small network of PRoW is located to the west of the A41.



1. FROM A41, VIEW EAST ACROSS ARABLE FARMLAND



2. VIEW SOUTHEAST, FROM CHETWYND ASTON ACROSS ARABLE FIELDS



3. FROM PROW, VIEW NORTHEAST ACROSS GENTLY ROLLING ROUGH GRASSLAND AND ARABLE FARMLAND



4. FROM PROW, VIEW WEST ACROSS ARABLE FARMLAND TOWARDS CHETWYN ASTON SETTLEMENT EDGE

LANDSCAPE

LANDSCAPE VALUE




This parcel is of weakened to moderate strength of character, with strength of character increasing in proximity to Chetwynd Aston due to the presence of listed buildings and a rural village character. Mixed use development west of the A41 and north of the A518 has an influence on the northern and western boundaries of the parcel, which reduces landscape value. There is some nature conservation value in the western portion of the parcel with the presence of TPOs and robust hedgerows. The parcel makes some contribution to the enjoyment of the area with the presence of PRowS in the western portion of the parcel and the NCN 55 and Way for the Millennium trail crossing the north of the parcel. The value of the landscape east of the A41 is lower than to the west.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape with a simple large scale pattern of open arable fields to the east of the A41. To the west of the A41, the arable farmland is gently rolling with a medium scale pattern, which becomes smaller in scale around the edge of Chetwynd Aston. These smaller scale of fields with their robust field boundary hedgerows and hedgerow trees are of higher landscape susceptibility. There is a sense of place associated with the village character of Chetwynd Aston and the landscape setting of the village is vulnerable to change. To the east of the A41 there is little sense of place as the landscape is dominated by a large scale pattern of flat and open arable fields with few trees or hedgerows other than along the shallow cutting of the dismantled rail line to the north of the parcel and along the former lane which ran north from Chetwynd Aston prior to construction of the A41. The relationship to the settlement edge of Newport is abrupt or disconnected, with the presence of mixed use development west of the A41 and north of the A518.

LANDSCAPE SENSITIVITY

Landscape sensitivity is higher at the north edge of Chetwynd Aston and reduces to the east of the A41. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium-Low, and from employment is considered to be Medium-Low.

	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 no views within the parcel of high scenic quality, and no evidence of regionally/ locally valued views, or views to important landscapes or sites.

VISUAL SUSCEPTIBILITY

Views within the parcel are typically open, with longer distance views east across arable farmland. There is intervisibility with the settlement edge, filtered by vegetation, and the edge of Newport Parcels B and D. Skyline views from the parcel are a mix of rural and developed, with mixed use development present to the north of the A518 and west of the A41. Overall scenic quality is considered to be low, however locally higher in association with listed buildings and the northern edge of Chetwynd Aston. There is occasional recreational access through the parcel on PRow, the NCN 55 and Way for the Millennium trail. There is frequent access on A roads through the parcel. Road receptors are generally of a lower susceptibility to change across the view, however residential receptors at Chetwynd Aston and recreational receptors using the PRow are typically highly susceptible to changes to their surroundings. The main detracting elements are the A41 in the parcel and mixed use development at the edge of the parcel (north of the A518).

VISUAL SENSITIVITY

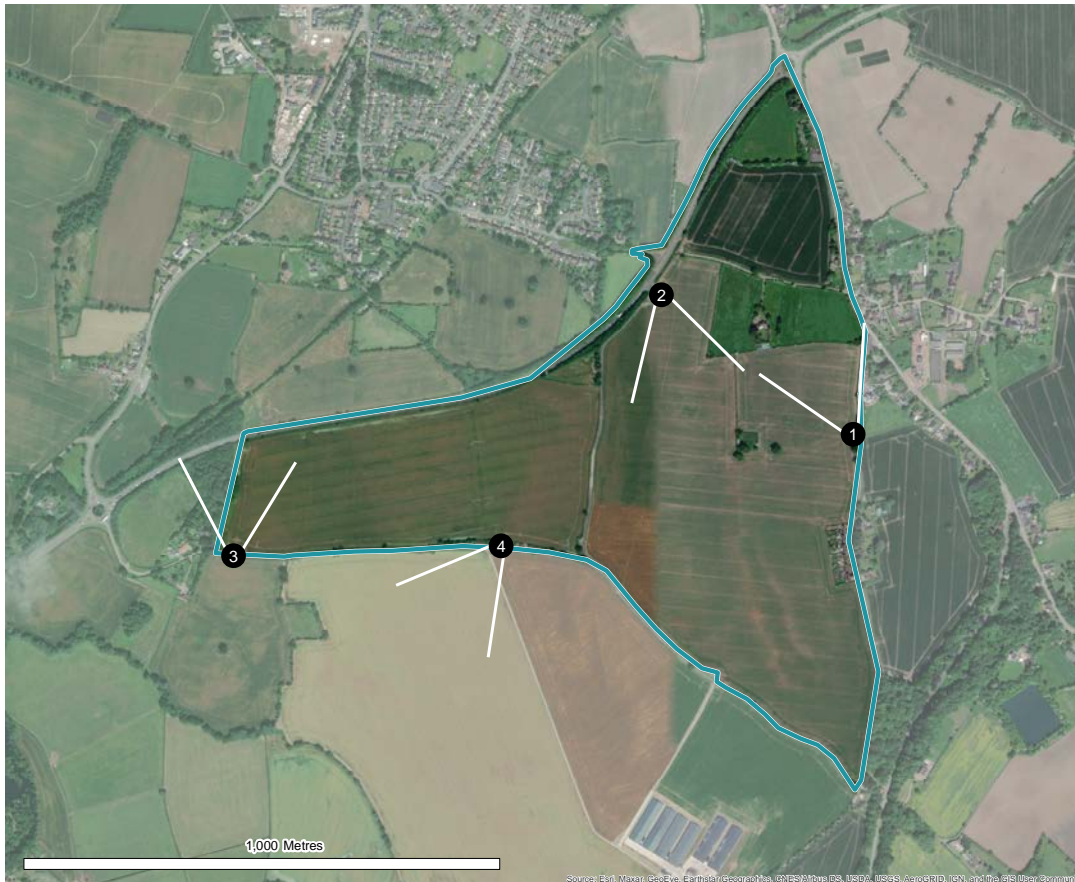
There are no views of high scenic quality in the parcel, and visual susceptibility is concentrated in the west of the parcel in association with residents at Chetwynd Aston and PRowS. Visual susceptibility in the east of the parcel is limited to recreational users on NCN 55 and the Way for the Millennium trail. Overall, the visual sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium-Low, and from employment is considered to be Medium-Low.

	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

NEWPORT D [02NEW-D]

LOCATION AND CHARACTER

This parcel is located to the south of Newport and is bordered to the north by the A518. It includes a row of houses along Pitchcroft Lane to the south and the small linear settlement at Inwood on Littlehales road to the east. The western edge of Chetwynd Aston is also located within the parcel to the north east. Much of the parcel comprises a single farmstead surrounded by large scale arable fields enclosed by the A518 to the north and local roads to the south and east. The land rises gently to a high point to the south east. Tree cover is limited to occasional field and hedgerow trees and linear belts of trees along roads. National Cycle Route 55 crosses the parcel to the north and there are several PRoW.



1. FROM LITTLEHALES ROAD, VIEW NORTH ACROSS



2. FROM A518, VIEW SOUTH ACROSS RISING ARABLE FIELD



3. VIEW NORTH, FROM PITCHCROFT LANE ACROSS ARABLE FIELD TOWARDS WOODLAND AND A518



4. VIEW NORTH FROM PITCHCROFT LANE, TOWARDS LILLESBALL MONUMENT IN DISTANCE

LANDSCAPE

LANDSCAPE VALUE




This parcel is of weakened rural character and poorer condition, due to the large scale of the intensive arable farmland and minimal natural features. Designations in the parcel are limited to some TPOs in the centre and north of the parcel, and apart from this there is little natural connectivity. This is in contrast to the Lilleshall Hall Registered Park and Garden designation which borders the south east corner of the parcel and comprises a wooded driveway. The landscape makes some contribution to the enjoyment of the area with two PRoW in the west of the parcel, and NCN 55 crossing the northern part of the parcel. The strongest feature of the parcel is the landform, which gently rises to a high point in the south east corner.

LANDSCAPE SUSCEPTIBILITY

The landform is a susceptible feature, with land rising gradually to a highpoint in the south east corner of the parcel. Landscape pattern is very simple, and landscape scale is large to very large, due to the amalgamation of fields and loss of field boundary vegetation. Sense of place is weak and rural character is eroded due to the dominance of arable fields. There is some sense of tranquillity on Pitchcroft Lane, however this reduces in proximity to the A518. The parcel is disconnected from the residential edge of Church Aston by woodland and the A518. The residential edge of Chetwynd Aston is partially integrated with the parcel due to presence of trees and vegetation along property boundaries. Residential properties at Inwood are not integrated with the parcel and are standalone.

LANDSCAPE SENSITIVITY

The rising landform, TPOs, and boundary to Lilleshall Hall Registered Park and Garden are susceptible to change, however the parcel overall has a very uniform landscape of large to very large fields with minimal natural features. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium-Low, 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




There are no views within the parcel of high scenic quality, and no evidence of regionally/ locally valued views. There are attractive views south east to the wooded driveway setting of Lilleshall Hall Registered Park and Garden.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and elevated. There is intervisibility between the parcel and the settlement edge of Newport (to large scale mixed use buildings), residential properties at Inwood, and residential properties along the western edge of Chetwynd Aston. Grade II listed Little Hales Manor House can be seen from Pitchcroft Lane, however, it is surrounded by large scale modern farm buildings which reduces the visual susceptibility. The parcel is intervisible with Newport Parcel C and E, as well as Lilleshall Parcel A and Lilleshall Hill. Topography within the parcel forms an undeveloped rural skyline and would be vulnerable to the introduction of new features within the view. The visual relationship to Lilleshall Hill is also susceptible. There is occasional recreational access through the parcel on PRoW, NCN 55, and minor roads. There is frequent access on the A518 at the western edge of the parcel. Road receptors 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.

VISUAL SENSITIVITY

Views through the parcel are susceptible due to being open and elevated, which is considered in combination with the relatively low number of sensitive recreational receptors. It should be noted that the southern edge of the parcel has higher visual sensitivity due to the intervisibility with Lilleshall Hill. 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.

	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

NEWPORT E [02NEW-E]

LOCATION AND CHARACTER

This parcel is located to the south west of Newport and is bordered by the A518 to the south. Land use comprises arable fields of varying sizes enclosed by hedgerows and trees. Small blocks and linear belts of woodland are characteristic of the parcel along with frequent field trees. Clusters of properties are found along Wellington Road and individual farmsteads and properties are dispersed throughout the farmland. National Cycle Route 55 follows Wellington Road and there are several PRow.



1. VIEW WEST, FROM PROW ACROSS ARABLE FIELDS AND ROUGH GRASSLAND



2. FROM PROW, VIEW NORTH ACROSS ARABLE FIELD TOWARDS WOODLAND AND MATURE TREES



3. VIEW SOUTH, FROM PROW ACROSS ROLLING ARABLE FIELDS TOWARDS SETTLEMENT AT CHURCH ASTON



4. VIEW NORTH, FROM PROW ACROSS ROLLING ARABLE FIELDS TOWARDS NEWPORT SETTLEMENT EDGE

LANDSCAPE

LANDSCAPE VALUE




This parcel has a positive and moderate strength of character overall. Character is stronger in association with Aston Hill Covert in the central part of the parcel and a cluster of TPOs in the eastern corner of the parcel. Aston Hill is a distinctive high point in the local landscape and a number of PRoW access the hill indicating that the landscape of the parcel contributes to the enjoyment of the area. There is natural connectivity with the presence of robust hedgerows, woodland at Aston Hill Covert, and aforementioned TPOs. One Grade II listed building lies within the parcel on Wellington Road, one Grade II* Listed building lies at the southern edge of Church Aston, and Longford Hall Estate lies outside the north west of the parcel, however, the parcel does not provide a landscape setting for these buildings.

LANDSCAPE SUSCEPTIBILITY

Landform in the parcel rises gently towards Aston Hill, which is susceptible to change being a distinctive highpoint in the local landscape. Landscape pattern is irregular and varies in scale, from smaller fields in the east of the parcel to two large amalgamated fields in the north and west of the parcel. Arable fields are the main land cover with a small area of woodland and grassland at Aston Hill Covert. There is a higher level of boundary trees in the east of the parcel, and hedgerows are typically intact. A stronger sense of place and tranquillity is associated with Aston Hill. In the wider parcel, the sense of place weakens and tranquillity is affected by the A518 at the eastern edge of the parcel. The southern settlement edge of Church Aston is partially integrated with the parcel through planting at property boundaries. There is a more abrupt relationship to the settlement edge with properties along Moorfield Lane.

LANDSCAPE SENSITIVITY

The distinctive landform of Aston Hill, Aston Hill Covert and the cluster of TPOs in the east of the parcel are particularly susceptible to change. This is considered in combination with large scale fields in the north and west of the parcel, which have minimal natural features. 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 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 rural views from Aston Hill which are considered to be of scenic quality. Observation of regular access on PRoWs suggests this is a locally important viewpoint. Chetwynd Park Registered Park and Garden is visible outside the parcel to the north, as is Lilleshall Hill to the south west, and there are distant views to The Wrekin to the south west which takes in the special qualities of hills and landform in the Shropshire Hills AONB.

VISUAL SUSCEPTIBILITY

Views from Aston Hill are elevated, open, and framed. They are more directed towards the settlement edge of Newport, however users of PRoWs accessing the hill take in views of Chetwynd Park Registered Park and Garden to the north, Lilleshall Hill and The Wrekin to the south west. Aston Hill forms a rural skyline within the parcel. Away from Aston Hill, views are open across the large fields in the north and west of the parcel, and more enclosed in the east of the parcel due to boundary vegetation. There is considered to be scenic quality in the parcel, detracted from by plantation forest, which forms part of the Longford Hall Estate to the north west of the parcel. Recreational access through the parcel to Aston Hill is via the PRoW network, which connects to Aston Hill, and minor roads on the edge of Newport. Road receptors are generally of a lower susceptibility to change across the view, however users of the PRoW network are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

There are scenic views from Aston Hill, which is of local recreational value and is sensitive to a change in view. It is noted that these views take in the settlement edge of Newport as well as the rural landscape of the parcel. 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 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

NEWPORT F [02NEW-F]

LOCATION AND CHARACTER

This parcel is located to the west of Newport and comprises an area of farmland that generally rises to the north, becoming steeper towards Summerhill where the parcel is bordered by Newport Road. Part of the eastern boundary is formed by a sewage works and disused canal (also a SSSI). The farmland is characterised by a mix of arable fields and pastures, some of which have been amalgamated, with loss of hedgerows and trees. Longford Road crosses the parcel to the south where the small settlement of Vauxhall is located. Individual farmsteads and properties are sparsely dispersed throughout the farmland. There are a small number of PRoW.



1. FROM LONGFORD ROAD, VIEW NORTH ACROSS PASTORAL FARMLAND TOWARDS RISING TOPOGRAPHY WITHIN CHETWYN PARK DEER PARK



2. FROM NEWPORT ROAD, ELEVATED VIEW SOUTHWEST ACROSS ARABLE FIELD, TOWARDS WOODLAND WITHIN PARCEL



3. FROM RECREATIONAL OPEN SPACE, VIEW SOUTHWEST ACROSS ROUGH GRASSLAND



4. FROM RECREATIONAL OPEN SPACE, VIEW SOUTHEAST ACROSS PADDOCKS

LANDSCAPE

LANDSCAPE VALUE




This parcel is of a weakened rural character and moderate to poor condition. Field boundaries are degraded and there are areas of poor quality grazing, semi derelict land and urban fringe activities including a sewage plant. The northern corner of the parcel is allocated for housing and the settlement edge already has an influence on the character of the north of the parcel. The disused Shrewsbury and Newport Canal runs along the southern edge of the parcel and is designated as SSSI. Natural connectivity is limited to this SSSI and woodland around Summerhill. There is a rectilinear plantation woodland south of the sewage plant but this is not likely to be of high ecological value. The landscape of the parcel makes some contribution to the recreational enjoyment of the area with the presence of PRoW. Historic value is present at the east corner of the parcel with Newport Conservation Area and listed buildings, however residential development along Green Lane and Wrekin View Farm enclose the Conservation Area and as such it has little relationship to a wider landscape setting.

LANDSCAPE SUSCEPTIBILITY

Landform is flat to gently rising along the northern edge of the parcel along Newport Road, and this rising landform is more susceptible to change. Landscape pattern is irregular but overall simple, with more complexity around woodland at Summerhill and trees along Newport Canal SSSI. The majority of land cover in the parcel is open pastoral farmland and rough grazing, with few hedgerows or hedgerow trees although tree cover increases south of Longform Lane. Land use is strongly influenced by areas of horse paddocks and associated small scale buildings in the east corner of the parcel. The parcel has little sense of place and rural quality is weakened by the lack of natural structure or connectivity. There is, however, some sense of tranquillity. The relationship to the settlement edge is overall well integrated by trees along Newport Canal, however it becomes more abrupt to residential properties on the B5062 at the north edge of the parcel. The parcel provides a rural buffer to Edgmond.

LANDSCAPE SENSITIVITY

The SSSI and woodland are particularly susceptible to change, however the landscape of the parcel otherwise comprises open pastoral farmland, and rough grazing. Overall, the landscape sensitivity to change arising from new housing is considered to be Low, from mixed use is considered to be Medium-Low, and from employment is considered to be High. It should be noted that the full scale of employment development under consideration would not be appropriate in this parcel due to the north west parts of the parcel providing a rural buffer between Newport and Edgmond.

	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 no views within the parcel of high scenic quality, and no evidence of regionally/ locally valued views. There are some views to the wooded hill of Chetwynd Park Registered Park and Garden to the north of the parcel.

VISUAL SUSCEPTIBILITY

Views are typically open but contained within the parcel. As such there is intervisibility with Edgmond Parcel A and B. There is also some visibility to Newport Parcel A and E. There is a partially developed skyline to the north of the parcel with the edge of Edgmond visible on the slightly higher ground to the north west. Wood pole overhead lines, pylon lines, and farm sheds are detractors in views. Higher susceptibility receptors in the parcel are users of the two PRoW and residents at the settlement edge. Lower susceptibility receptors are those travelling on roads or at places of work.

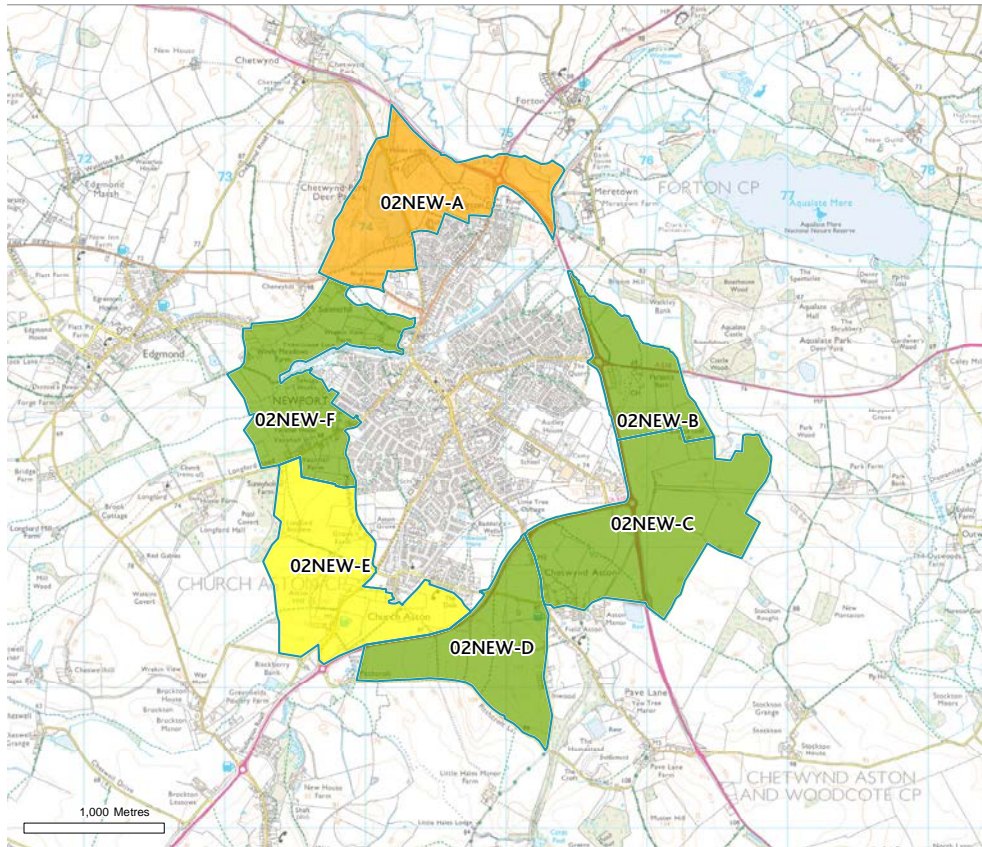
VISUAL SENSITIVITY

Views are relatively contained within the parcel, there are low numbers of higher sensitivity recreation receptors, and views to much of the settlement edge are filtered by vegetation. 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 High.

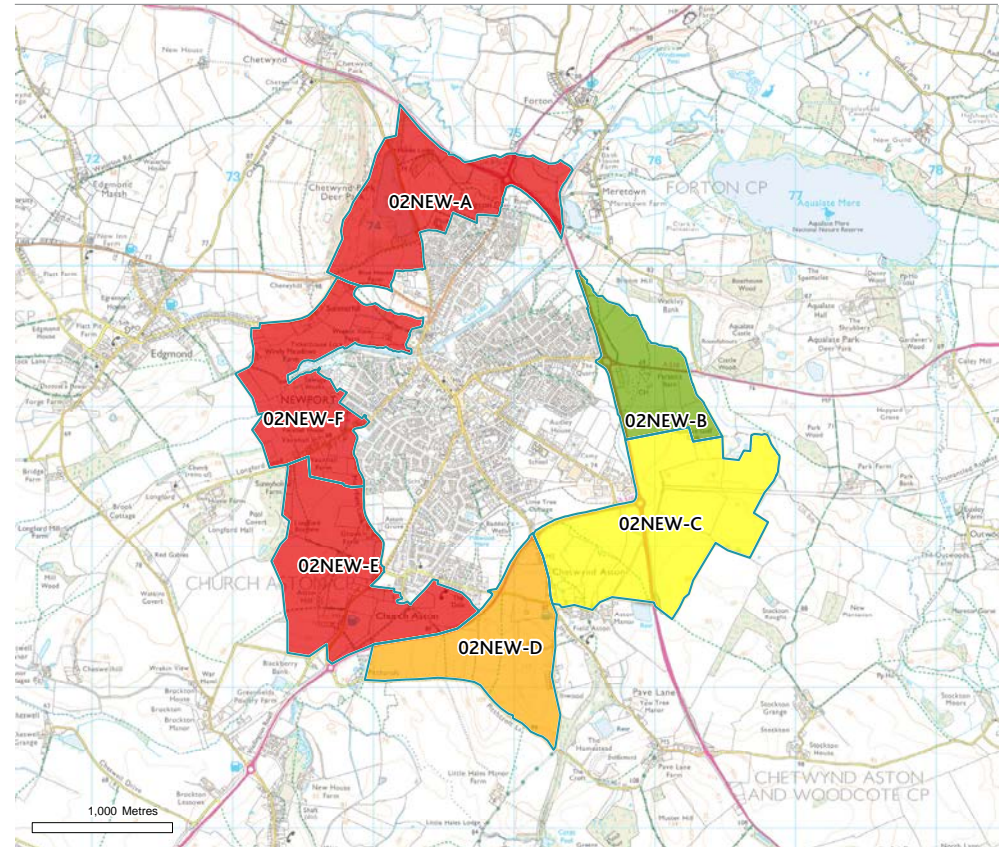
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
	LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

SETTLEMENT LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

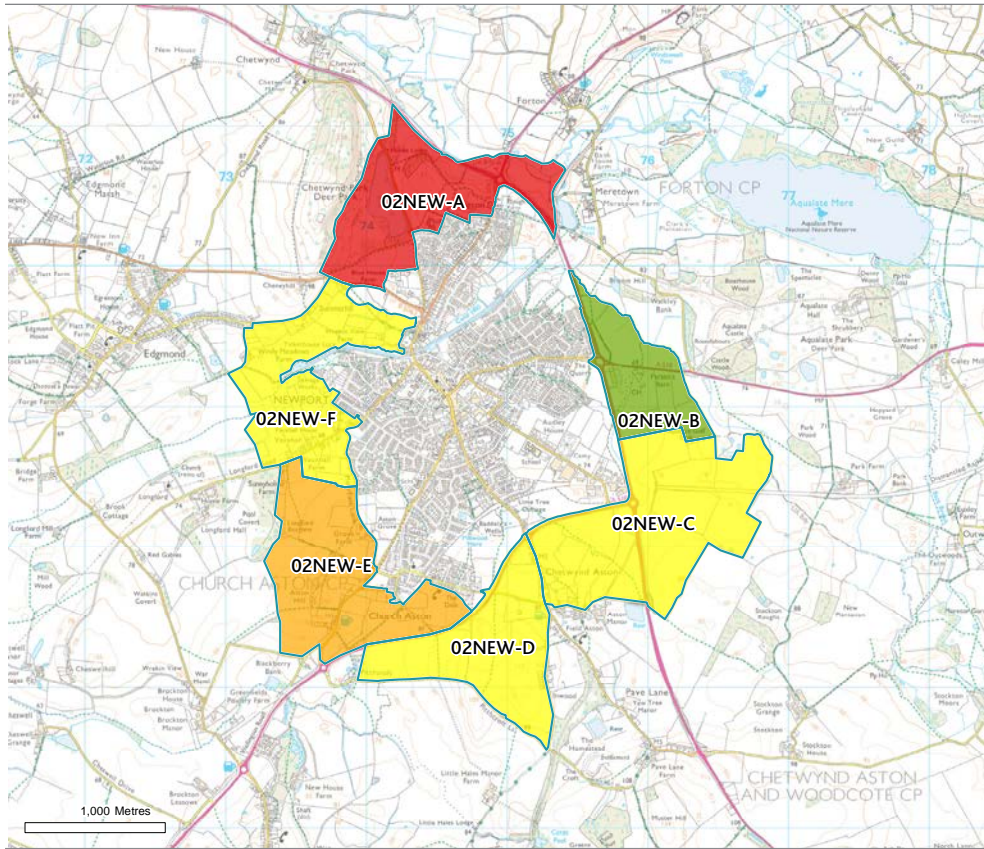
LANDSCAPE SENSITIVITY:

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

SETTLEMENT LANDSCAPE SENSITIVITY









MIXED USE



KEY:

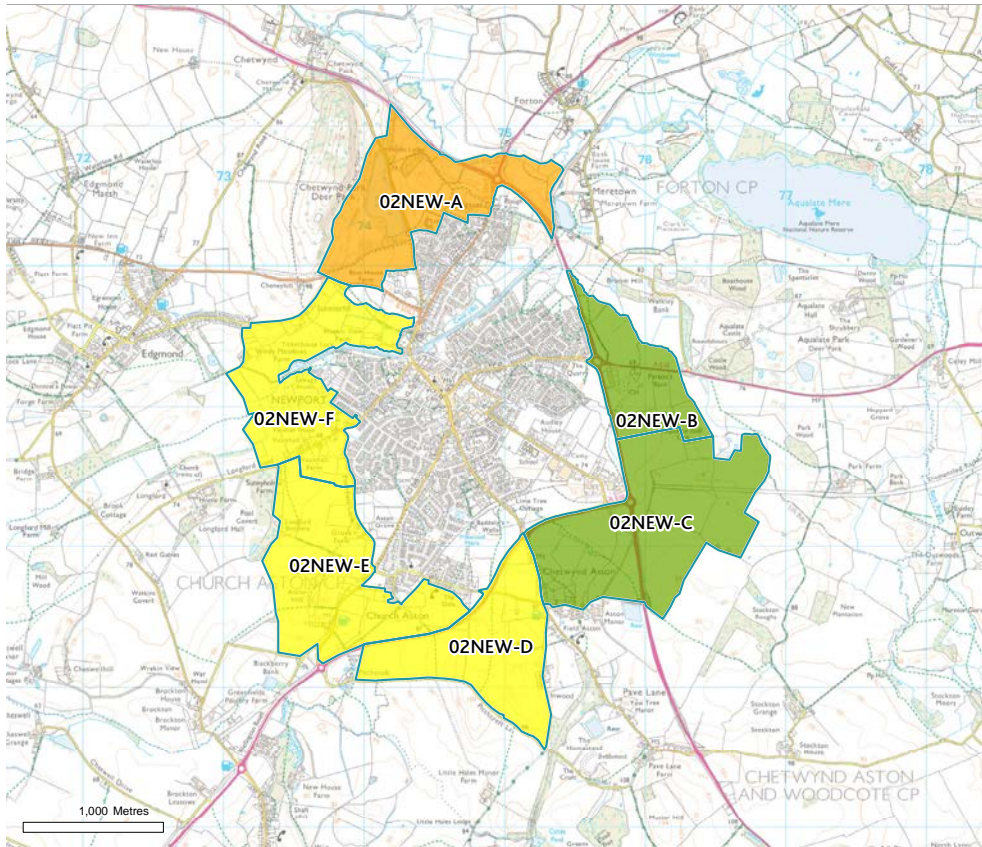
 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

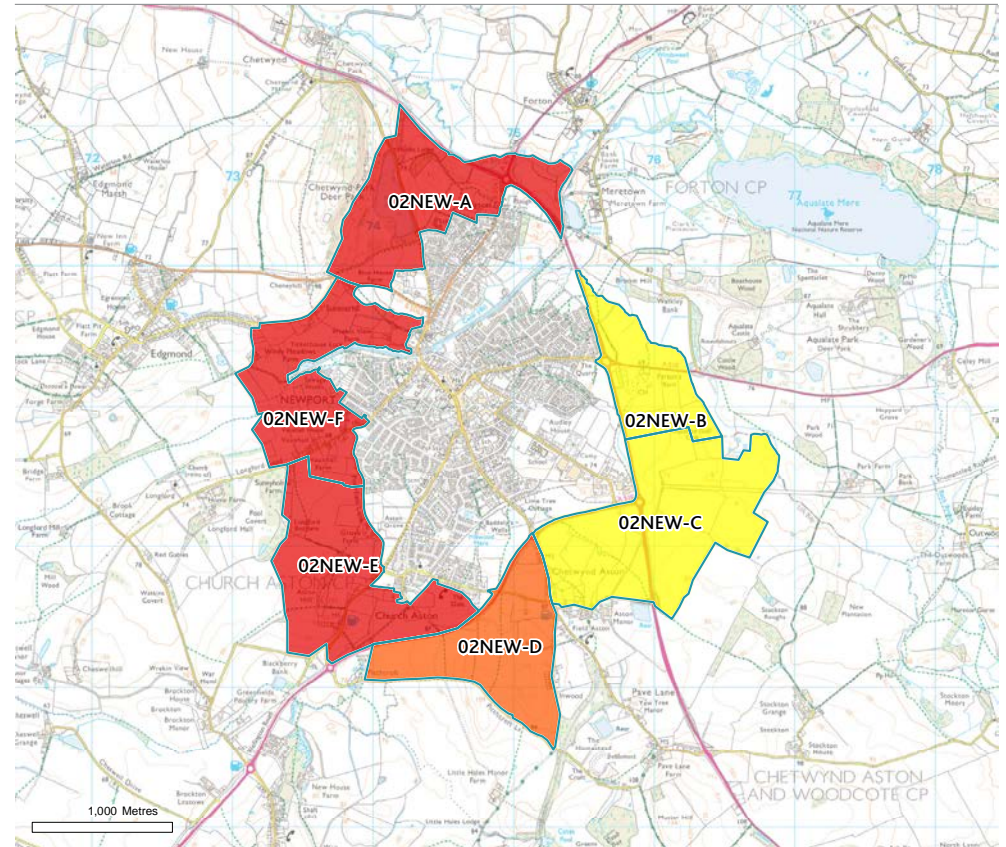
 VERY HIGH	 MEDIUM-HIGH	 MEDIUM-LOW
 HIGH	 MEDIUM	 LOW

SETTLEMENT VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

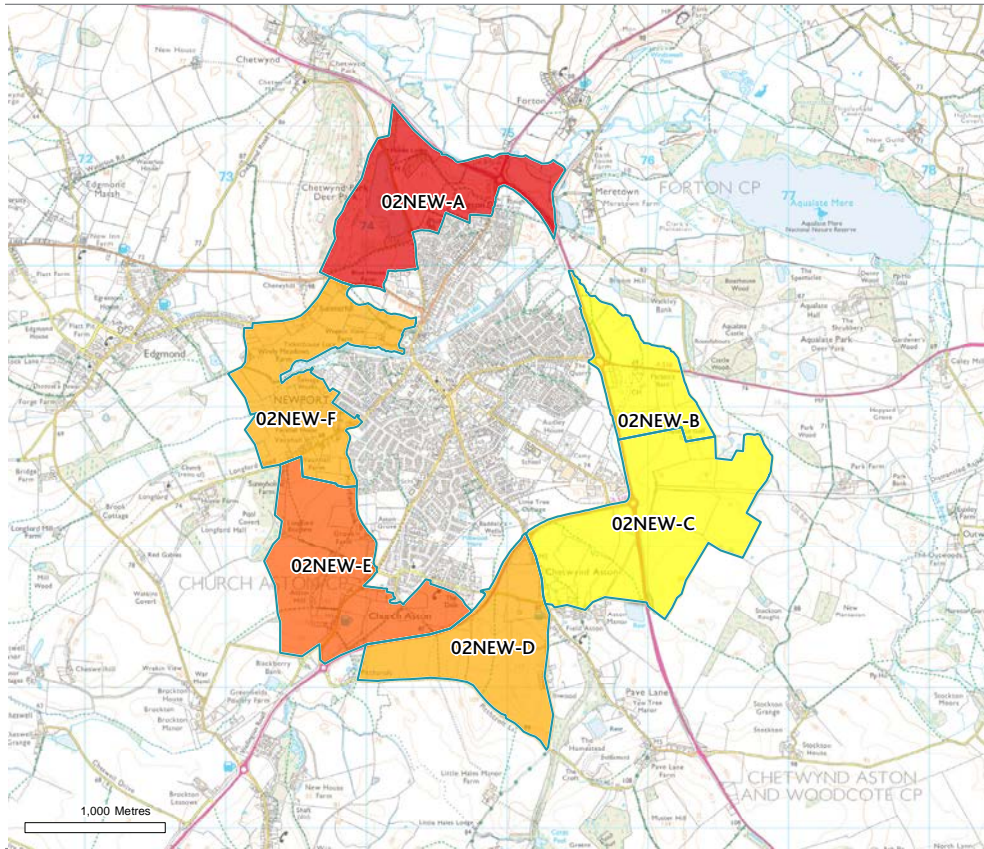
LANDSCAPE SENSITIVITY:

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

SETTLEMENT VISUAL SENSITIVITY









MIXED USE



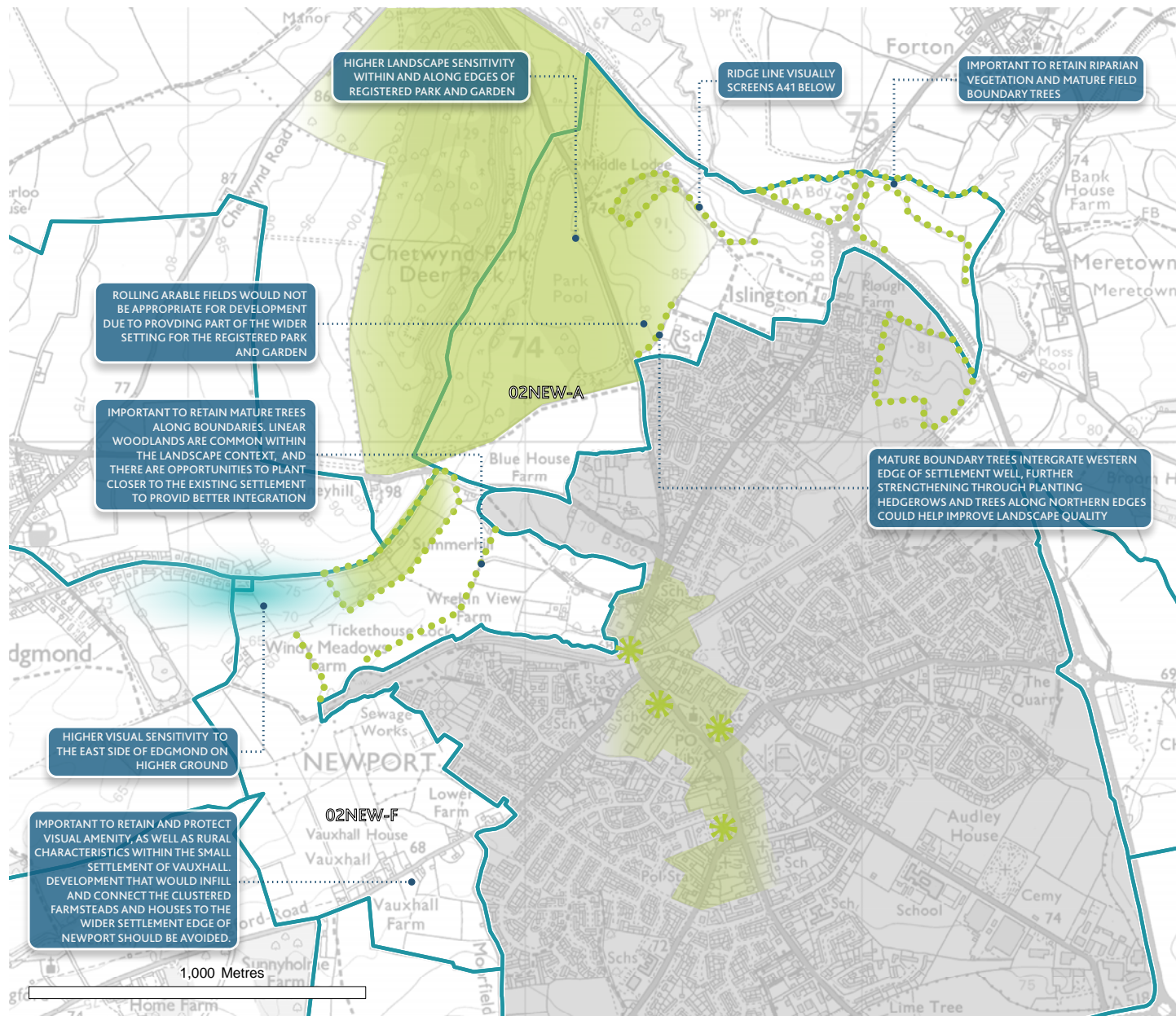
KEY:

 SENSITIVITY PARCEL

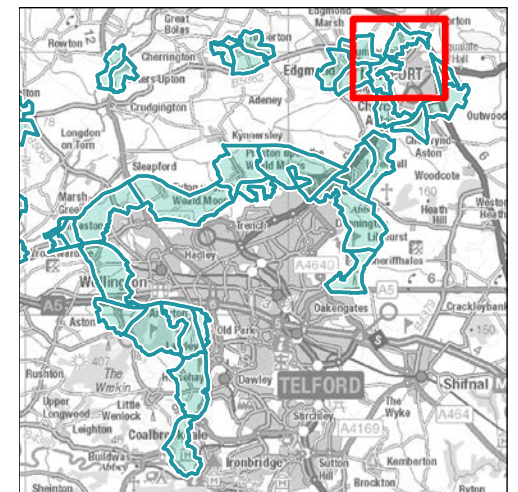
VISUAL SENSITIVITY:

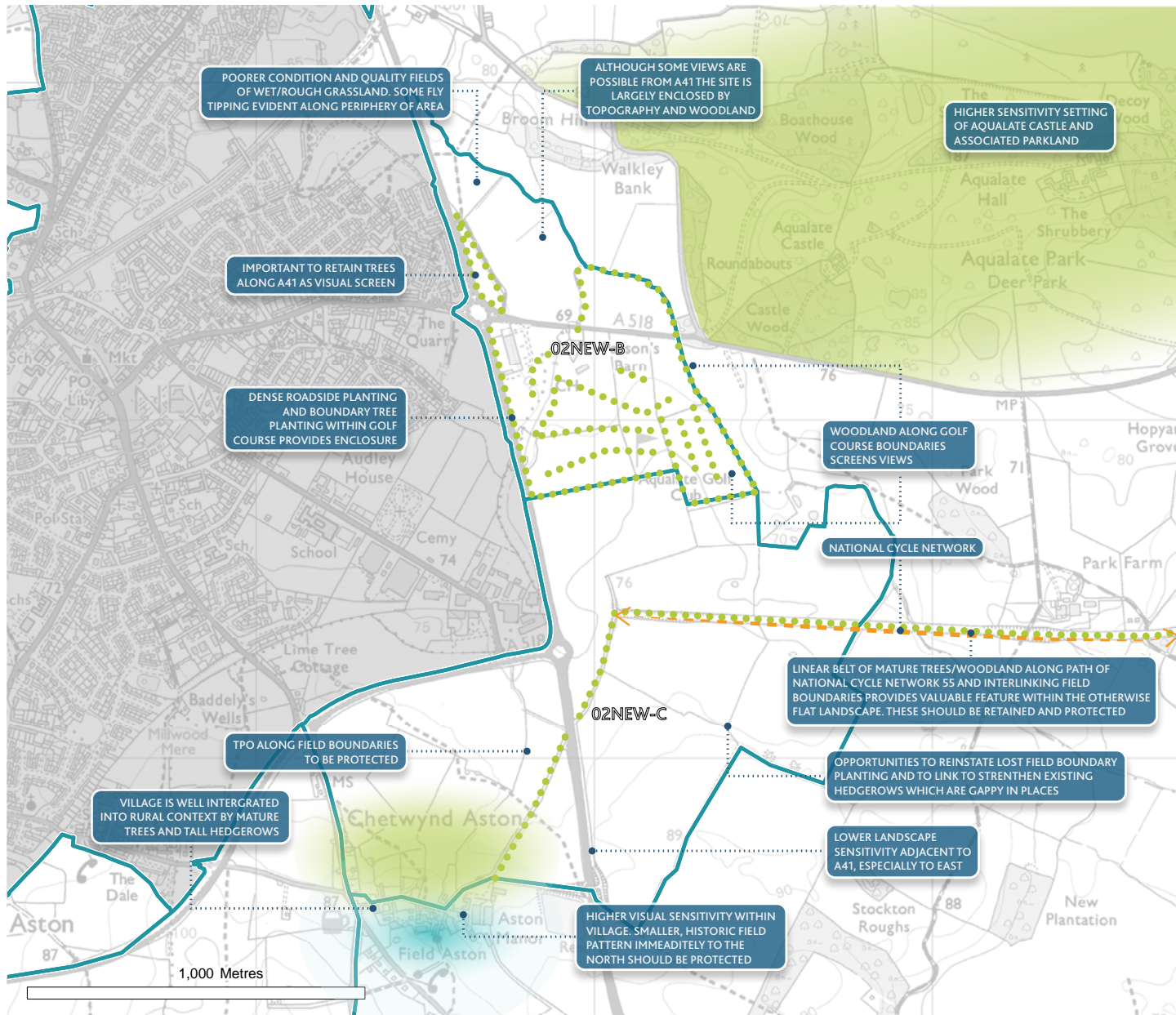
 VERY HIGH	 MEDIUM-HIGH	 MEDIUM-LOW
 HIGH	 MEDIUM	 LOW

NEWPORT GUIDANCE AND MITIGATION CONSIDERATIONS

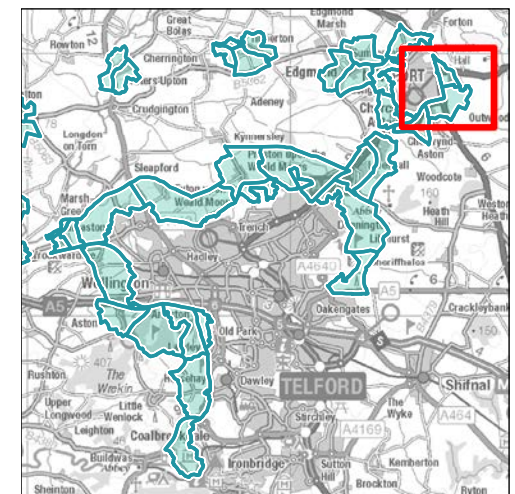


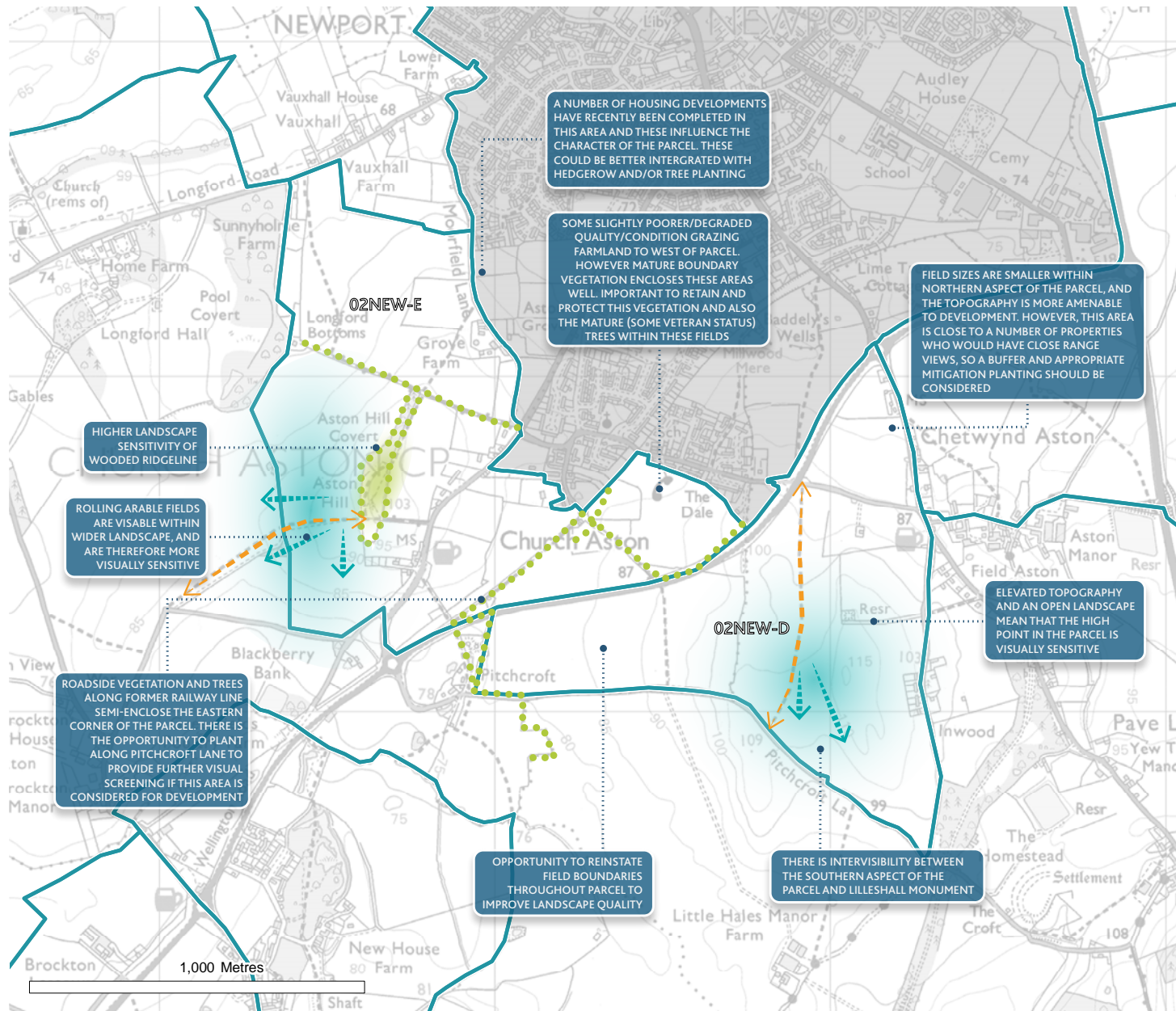
- SITE AND STUDY BOUNDARY
- HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
- HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
- IMPORTANT OR VULNERABLE LANDSCAPE FEATURE/AREA SHOULD BE RETAINED/CONSIDERED
- DESIGNATED FEATURE/AREA WHERE SETTING SHOULD BE CONSIDERED
- IMPORTANT RECREATIONAL FEATURE WHERE SETTING SHOULD BE CONSIDERED
- RECREATIONAL ROUTE SHOULD BE CONSIDERED
- VIEWS SHOULD BE CONSIDERED
- NOTES














- SITE AND STUDY BOUNDARY
- HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
- HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
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- RECREATIONAL ROUTE SHOULD BE CONSIDERED
- VIEWS SHOULD BE CONSIDERED
- NOTES





-  SITE AND STUDY BOUNDARY
-  HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
-  HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
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-  NOTES

