

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT ALLSCOTT [11ALS]

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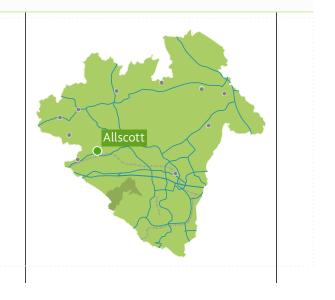
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11. ALLSCOTT [11ALS]

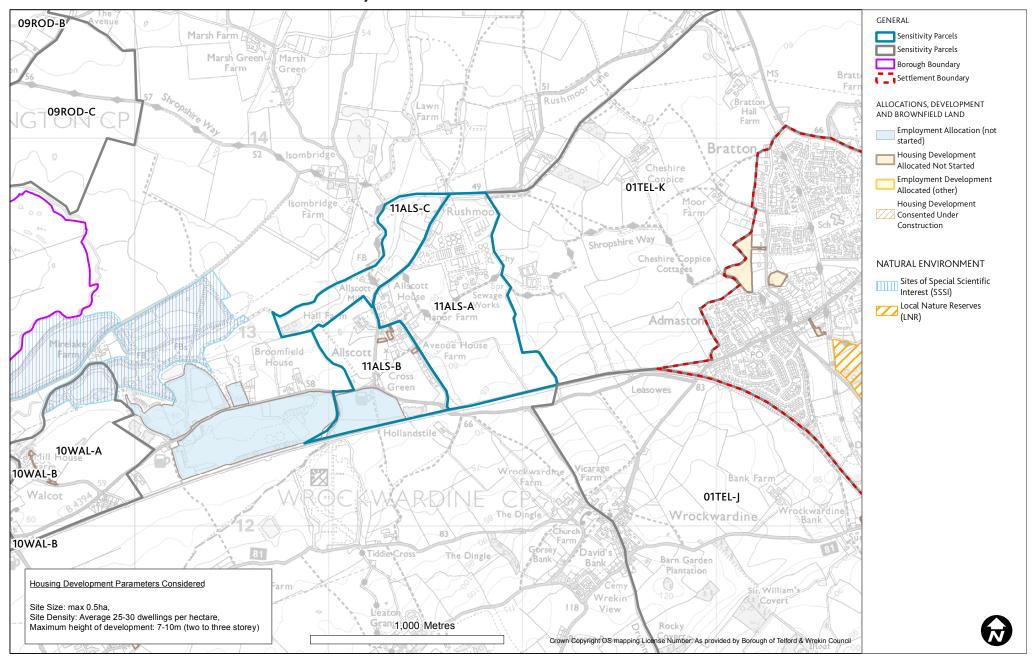


LOCATION AND DESCRIPTION

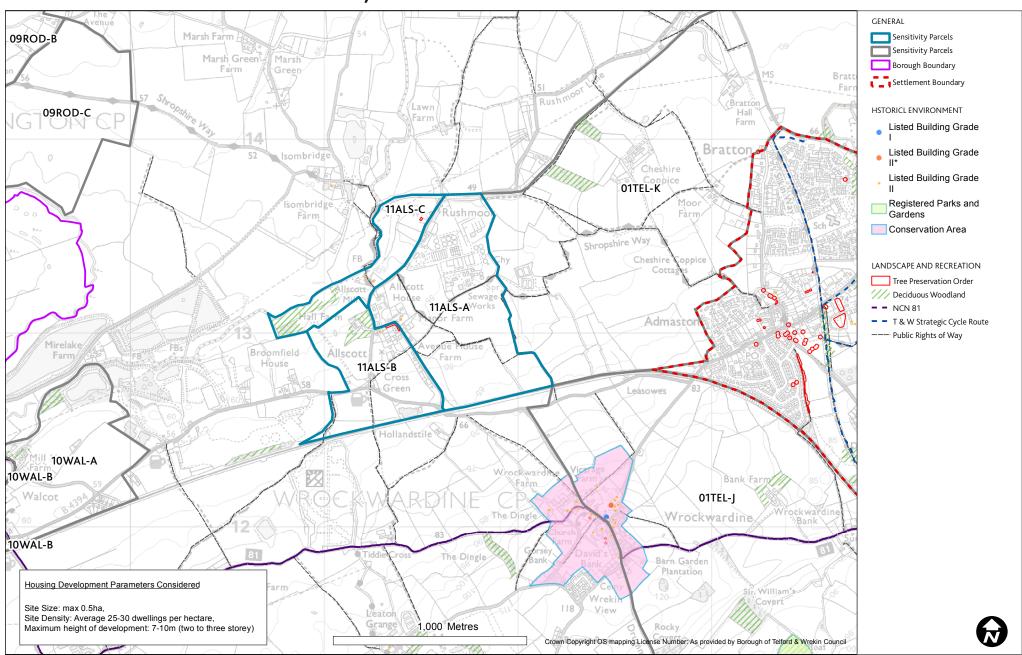
Allscott is a small village lying some 4.8km north west of Wellington. It is compact and well-treed settlement, comprising a mix of older cottages and large detached modern properties, set back from the road in large gardens. Grade II listed Alscott Mill (currently a B&B) is on the site of a former watermill situated between the northern edge of the village and the wooded valley of the River Tern. To the south of the village the large open fields extend towards B4394 and the Shrewsbury to Telford rail line. Occasional commercial properties and a large sewage treatment plant are present on the edge of the village, and an area of mixed use development was under construction at the time of assessment.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



ALLSCOTT A [11ALS-A]

LOCATION AND CHARACTER

This parcel is located east of Allscott and is bordered by the Shrewsbury to Telford rail line to the south, and the large Rushmore Sewage Treatment Plant to the east. It includes the well-treed eastern edge of Allscott. The land rises gently to the south and land use comprises a mix of mainly arable fields, which become larger and more open away from the village. Fields, particularly to the north, are enclosed by hedgerows with some trees, and there are small blocks and linear belts of trees around the properties and the sewage works. Several small watercourses streams flow through the farmland and The Shropshire Way long distance path crosses it to the north.





FROM BACK LANE, VIEW SOUTHEAST ACROSS
 ROUGH GRASSLAND, TOWARDS ARABLE FIELD AND
 WOOD POLE LINE



2. FROM PROW, VIEW WEST TOWARDS SETTLEMENT EDGE OF ALLSCOTT



3. VIEW SOUTH, FROM PROW ACROSS OPEN ARABLE FIELD AND MATURE BOUNDARY TREES



4. FROM PROW, VIEW NORTH INTO SEWAGE TREATMENT WORKS

LANDSCAPE

LANDSCAPE VALUE

This parcel is of varying strength of character and condition due to it comprising arable fields and a large sewage treatment plant. Smaller scale fields with a high coverage of trees and copses are found to the north west of the parcel close to the settlement edge. Designations are limited to a Grade II listed building at Manor Farmhouse. Natural connectivity is provided by veteran trees and robust hedgerows in the north west of the parcel. A large arable field in the south of the parcel has few notable features. The parcel makes some contribution to the recreational enjoyment of the area with the Shropshire Way running through the centre of the parcel. However this section of the Shropshire Way passes through a landscape which is not typical of the more valued features and scenic quality experienced elsewhere along the route.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of flat topography, simple pattern, and a land cover of arable and pastoral farmland. The north east portion of the parcel is taken up by a sewage treatment plant, which is mostly surrounded by belts of trees. Field boundaries comprise a mix of hedgerows in varying condition and fences, with some trees. There is some sense of place at the settlement edge and within the area of smaller fields and tree copses in the north west of the parcel. Rural quality is eroded by the presence of the sewage treatment plant. There is a sense of tranquillity in the settlement and on a short section of the Shropshire Way, however this is diminished by the sewage treatment plant and a rail line at the southern edge of the parcel. The settlement edge is integrated with the surrounding landscape by the smaller scale pattern of fields and woodland copses, and this pattern is susceptible to change.

VISUAL

VISUAL VALUE

There are views to the Shropshire Hills AONB from the southern half of the parcel with the distinctive hills of The Ercall and The Wrekin being just over 3.5km away. Change within the parcel at the scale proposed is unlikely to be perceptible from the AONB. The presence of the Shropshire Way provides evidence that recreational receptors may value local views, albeit the section of the Shropshire Way passing through the parcel does not typify the more valued features of this long distance footpath.

VISUAL SUSCEPTIBILITY

Views vary within the parcel, being open and longer in the south of the parcel to contained or filtered in the north of the parcel. There is intervisibility with the wider landscape to the south, the settlement edge of Allscott, as well as the edges of Allscott Parcel B and C, and the western edge of Telford Parcel K. More open views south which include views to the AONB are susceptible to change. The skyline is rural and formed by fields or tree tops. The main detracting features within the parcel are the sewage treatment plant (generally well screened by vegetation) and the rail line. Higher susceptibility receptors within the parcel include recreational receptors on the Shropshire Way and residential receptors at the settlement edge. Lower susceptibility receptors include users of local roads.

LANDSCAPE SENSITIVITY

This is a flat landscape with limited designations and influenced by the presence of the sewage works. The pattern of fields, woodland, and hedgerows at the settlement edge and to the north west of the parcel is of higher sensitivity. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-Low.

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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL SENSITIVITY

Views to The Wrekin are of higher visual sensitivity however this is considered in balance with elements in the parcel that detract from scenic quality. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low.



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIG	LOW
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ALLSCOTT B [11ALS-B]

LOCATION AND CHARACTER

This parcel is located to the south west of Allscott and is bordered by the Shrewsbury to Telford rail line. The B4394 and a local road cross the parcel. It includes the well-treed western edge of the village and the surrounding arable farmland, which rises gently to the south. An outlying cluster of commercial and residential properties are located to the south west at Cross Green and there are further large scale commercial properties to the south east along Birch Lane and the B4394. Fields are medium to large in scale and enclosed by hedgerows and trees. Further tree cover is provided by the high coverage of blocks and linear belts of woodland along the roadside verges, the Shrewsbury to Telford rail line and around the properties. Several PRoW cross the parcel.





FROM RUSHMOOR LANE, VIEW WEST ACROSS

PASTORAL FIELD TOWARDS WOODLAND ADJACENT
TO RIVER TERN



3. VIEW SOUTHWEST, FROM PROW ACROSS ROLLING PASTORAL FARMLAND TOWARDS SETTLEMENT EDGE



2. FROM JUNCTION OF B4394 AND RUSHMOOR LANE, VIEW SOUTHWEST TOWARDS NEW DEVELOPMENT



4. VIEW NORTH EAST, ACROSS PASTORAL FIELD TOWARDS CONIFEROUS PLANTING ALONG RUSHMOOR LANE

LANDSCAPE

LANDSCAPE VALUE

This parcel has a weakened rural character and moderate condition, being influenced by existing warehouses and allocated employment development in the south of the parcel. Designations are limited to one Grade II listed building within Allscott which does not have a relationship to the wider parcel. The parcel provides some recreational value with one PRoW. Natural connectivity is limited to woodland along the rail line at the southern edge of the parcel, and woodland around a residential property in the north of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a flat to gently rolling landscape with a simple and irregular pattern. Landscape scale is small to medium and land cover comprises arable farmland, allocated employment development, and warehouses. The parcel is influenced by the allocation for employment development, with adjacent warehouses which erodes the rural character of the parcel and reduces the susceptibility to change in the south of the parcel. Sense of tranquillity reduces in the southern half of the parcel due to the presence of a rail line at the southern edge of the parcel, the B4394, and commercial warehouse uses. Field boundaries comprise hedgerows in varying condition and a few boundary trees. The relationship of the settlement edge of Allscott is relatively abrupt in relation to the surrounding landscape, changing from residential properties to medium scale fields.

VISUAL

VISUAL VALUE

There are views to The Wrekin and The Ercall from the southern half of the parcel, however views will be interrupted by allocated employment development and change within the parcel at the scale proposed is unlikely to be perceptible from The Wrekin and The Ercall.

VISUAL SUSCEPTIBILITY

Much of the parcel is visually contained by the settlement edge of Allscott and woodland within Allscott Parcel C. There are views south to The Ercall and The Wrekin from the B4394 but they will be interrupted by the allocated employment development, and this development will further contain views to the south. The parcel is intervisible with the settlement edge, and the western edge of Allscott Parcel A. The skyline to the south of the parcel is partially developed with additional allocated employment development. There are a number of detractors to scenic quality including the B4394, allocated employment development, and existing warehouses. Higher susceptibility receptors include the community at the settlement edge and recreational receptors on one PRoW. Lower susceptibility receptors include users of the B4394. Access to the parcel is considered to be frequent due to the B4394.

LANDSCAPE SENSITIVITY

Due to the weakened rural character of the parcel and influence of employment development the overall landscape sensitivity to change arising from new housing is considered to be Low.

VISUAL SENSITIVITY

Taking into consideration the visual detractors present in the parcel combined with relatively contained views, the overall visual sensitivity to change arising from new housing is considered to be Low.

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LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH



LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

ALLSCOTT C [11ALS-C]

LOCATION AND CHARACTER

This linear parcel is located to the north of Allscott and is bordered by the wooded valley of the River Tern to the north. It comprises the area of gently sloping pastures and woodland between the northern edge of Allscott and the river and includes the former Allscott Mill, which is run as a B&B. The small pastures are bounded by hedgerows with trees. These and the blocks of woodland give the parcel a well-wooded character. The Shropshire Way long distance path crosses the parcel and is the only PRoW.





FROM RUSHMOOR LANE, VIEW NORTHWEST
ACROSS PADDOCK TOWARDS RIPARIAN WOODLAND
ALONG RIVER TERN



3. FROM RUSHMOOR LANE, VIEW NORTH ACROSS ENCLOSED PASTORAL FIELD, TOWARDS RIPARIAN WOODLAND AND PYLON LINE



2. VIEW NORTHEAST, FROM RUSHMOOR LANE TOWARDS LISTED BUILDINGS



4. VIEW NORTH, FROM RUSHMOOR LANE ACROSS ROUGH GRASSLAND FIELD, WOOD POLE LINE AND TOWARDS PYLON LINE

LANDSCAPE

LANDSCAPE VALUE

The parcel has historic value in two Grade II listed buildings at Allscott Mill, which relate to the landscape setting of the edge of Allscott and the River Tern, and provide a strong sense of character to the parcel. Quality and condition is considered to be good with natural connectivity value along the well wooded corridor of the River Tern, deciduous woodland in the west of the parcel, and presence of veteran trees. The parcel makes a contribution to the enjoyment of the area as the Shropshire Way runs along the north edge of the parcel adjacent the River Tern.

LANDSCAPE SUSCEPTIBILITY

This parcel is predominantly flat but with a gentle slope down to the River Tern. Landscape pattern is irregular but simple and the scale of the landscape is small to intimate due to the scale of the fields and containment provided by the high coverage of trees. Land cover comprises pastoral farmland, scrub grassland, and woodland. Grade II listed buildings at Allscott Mill provide a strong sense of place and their landscape setting on the edge of Allscott and the River Tern are susceptible to change. Rural quality and tranquillity is diminished in some areas by a pylon line and rough pasture. The parcel is integrated with the settlement edge of Allscott due to the relationship between Allscott Mill and properties south of Rushmoor Lane.

VISUAL

VISUAL VALUE

There are views of scenic quality to Grade II listed buildings at Allscott Mill and along the River Tern, however in some locations they are influenced by a pylon line to the north of the parcel.

VISUAL SUSCEPTIBILITY

Views within the parcel are typically visually contained and often foreshortened by vegetation. The parcel has intervisibility with the settlement edge of Allscott and with the northern edge of Allscott Parcel A. The skyline visible from the parcel is predominantly treed, and to the north punctuated by pylons which form a detractor in views. Higher susceptibility receptors include residents at the settlement edge of Allscott and recreational receptors on the Shropshire Way. Views experienced by these receptors towards the Grade II Listed buildings at Allscott Mill and along the River Tern are susceptible to change. Lower susceptibility receptors comprise vehicle users of Rushmoor Lane.

LANDSCAPE SENSITIVITY

The presence of good natural connectivity and listed buildings are considered on balance with the parcel having flat landform and areas of scrub grassland and rough pasture. Overall, the landscape sensitivity to change arising from new housing is considered to be Medium-High.

VISUAL SENSITIVITY

While there are views to listed buildings and along the River Tern of higher sensitivity, views are typically contained and are influenced by the presence of a pylon line. Overall, the visual sensitivity to change arising from new housing is considered to be Medium.

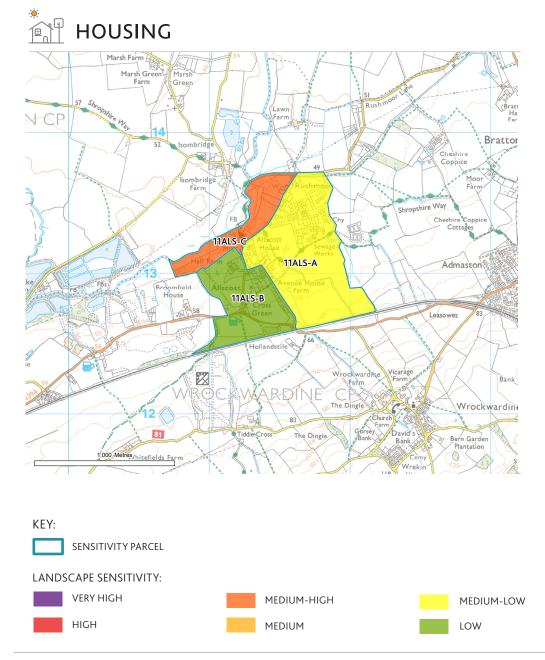
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LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

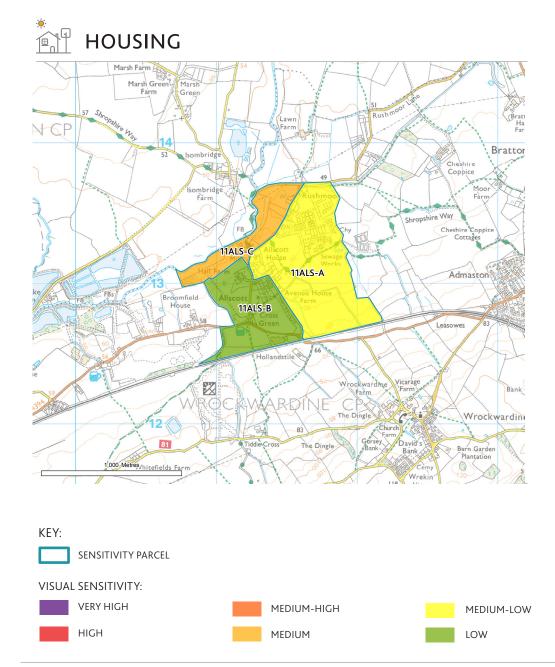


LOW MEDIUM-LOW MEDIUM MEDIUM-HIGH HIGH VERY HIGH

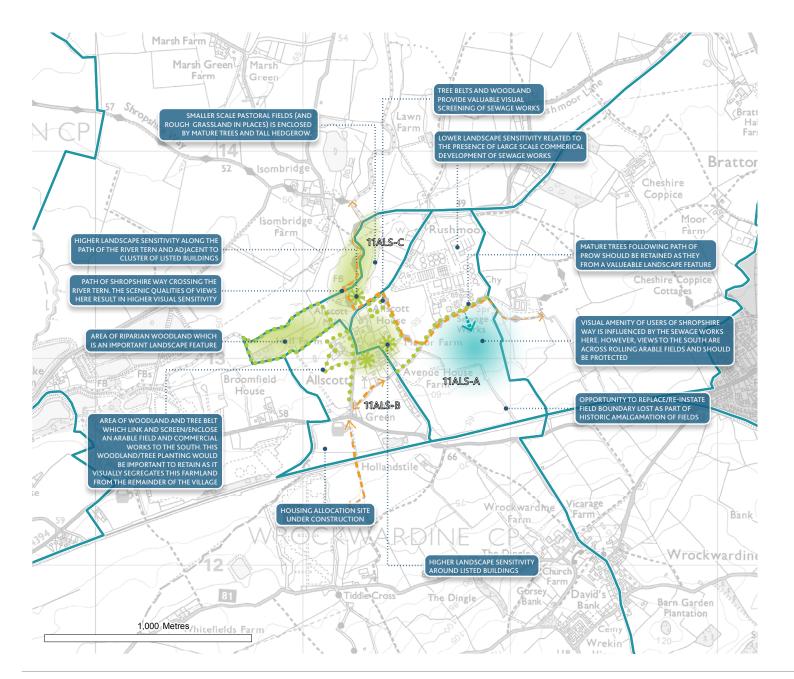
SETTLEMENT LANDSCAPE SENSITIVITY

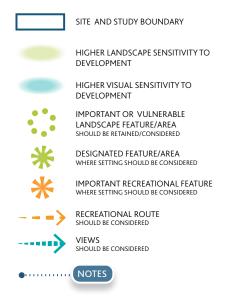


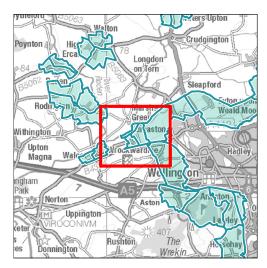
SETTLEMENT VISUAL SENSITIVITY



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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

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P11473-00-001-710

ELFORD AND WREKIN LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT