

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT WALCOT [10WAL]

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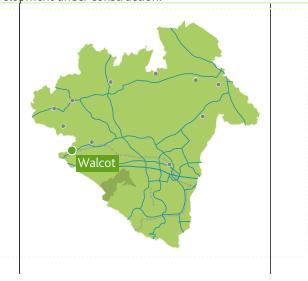
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## 10. WALCOT [10WAL]

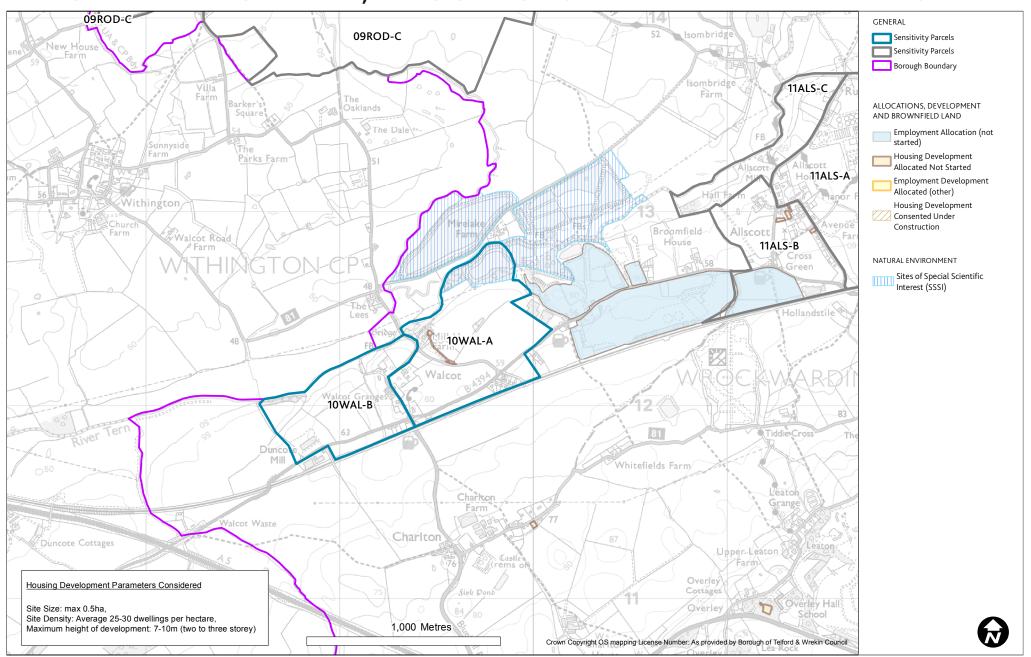


### LOCATION AND DESCRIPTION

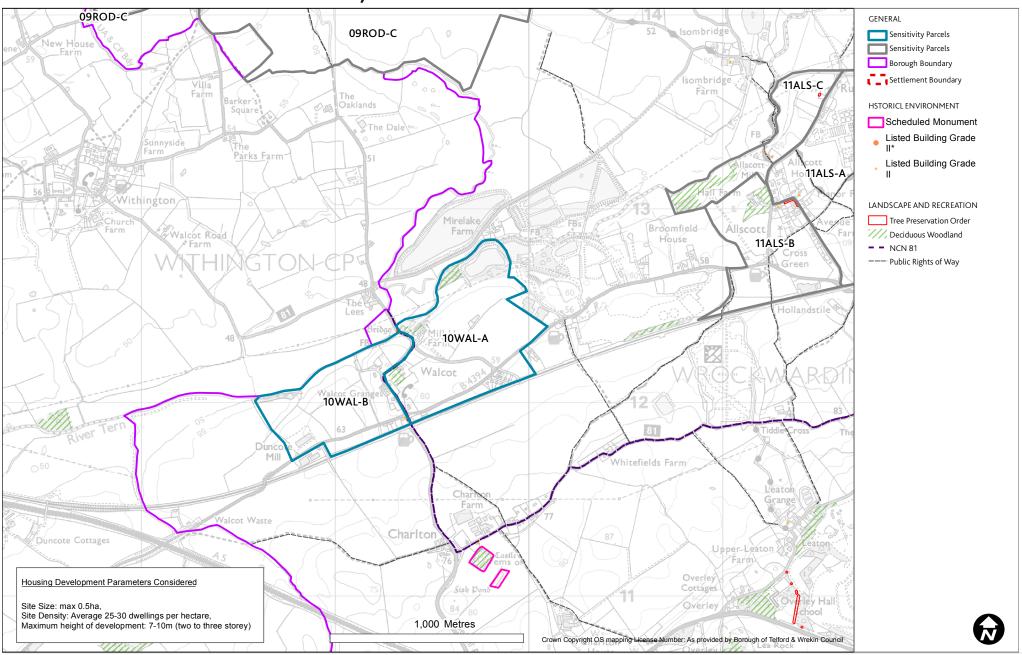
Lying some 10km west of Wellington, Walcot is a small hamlet situated close to the western edge of the borough. The village comprises a few large farms and residential properties set back from the road in a well-treed setting. To the north the farmland slopes gently down to the River Tern, while to the south is the B4394, with the Shrewsbury to Telford rail line beyond. The surrounding large-scale open farmland with few trees, affords long south easterly views towards the distinctive wooded slopes of the Wrekin. The most notable architectural feature of the village is the Walcot Road bridge over the River Tern, which was designed by William Hayward in the mid-18th century. To the east, between Walcot and Allscott, there is an area of mixed use development under construction.



## NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



## HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



## WALCOT A [10WAL-A]

### **LOCATION AND CHARACTER**

This parcel is located east of Walcot and is bordered by the wooded corridor of the River Tern to the north and Shrewsbury-Telford rail line to the south. It includes the eastern edge of Walcot and the surrounding arable fields and pastures. The B4394 and a local road bisect the parcel and a line of pylons crosses the northern part of the parcel. Properties are located along the B4394 to the south and Walcot Road to the west, which also forms part of NCR 81. A mixed use development is underway to the east of Parcel A. The landform is flat or slopes down to the River Tern. The fields are medium scale and in arable cultivation with some rough pasture, and are enclosed by hedgerows and post and wire fence. Tree cover is limited to the roadside verges, around properties and along the River Tern. A large pond surrounded by woodland forms part of the Allscott Settling Ponds SSSI to the north. There are no PRoW.





1. FROM BLUEBELL LANE, VIEW SOUTHWEST
ACROSS PASTORAL FIELDS TOWARDS AGRICULTURAL
SHEDS



3. VIEW SOUTHWEST, FROM BLUEBELL LANE
ACROSS RISING PASTORAL FIELDS, RIVER TERN AND
RIPARIAN VEGETATION



2. FROM BLUEBELL LANE, VIEW NORTHWEST
ACROSS PASTORAL FIELDS TOWARDS SETTLEMENT
EDGE



4. VIEW SOUTH ACROSS RISING PASTORAL FIELDS TOWARDS MATURE TREES AND SETTLEMENT EDGE

### LANDSCAPE

### LANDSCAPE VALUE

This parcel is inconsistent in character, but overall is relatively weak. Both landscape character and quality are higher at the northern edge of the parcel in association with the River Tern, its confluence with the River Roden near Mill House Farm and Allscott Settling Ponds SSSI. Character is weaker across the arable farmland, with their intermittent hedgerows and proximity to the large scale commercial buildings outside the eastern edge of the parcel at Allscott Park. There is good natural connectivity along the River Tern, with presence of the SSSI. There is no apparent recreational or historical value in the parcel.

#### LANDSCAPE SUSCEPTIBILITY

Much of the landform within the parcel is flat, however, susceptibility increases to the north where the landform slopes away steeply towards the River Tern. Landscape scale varies from medium scale arable fields to smaller scale fields associated with the edge of the settlement and along the river corridor. There is little sense of place across much of the parcel due to it being intensive arable farmland with eroded fields boundaries and commercial development at Allscott Park. Sense of place is stronger in association with the River Tern, as is tranquillity, however a pylon line north of the river, the B4394 and a rail line along the southern boundary of the parcel are all detractors. This is a landscape already influenced by development, and while the settlement core of Walcot is well integrated within the landscape, there is isolated development on Meadow Drive and prominent commercial development at Allscott Park. To the east of the parcel, an area of mixed use development is under construction at the time of assessment.

### **VISUAL**

#### VISUAL VALUE

There is scenic quality in association with the River Tern, albeit that some views are influenced by the presence of a pylon line. Views within the parcel do not have a strong association with the Shropshire Hills however the distinctive landmark of The Wrekin is visible from the southern portion of the parcel.

#### VISUAL SUSCEPTIBILITY

The open farmland to the south of the parcel affords long distance views to The Wrekin. Views north within the parcel are foreshortened by vegetation and at lower elevations around the River Tern are contained by landform. There is some visibility of the settlement edge and some intervisibility with Walcot Parcel B although views are typically filtered by vegetation. Scenic quality is reduced by the presence of a pylon line to the north of the parcel, the B4394, rail line, and commercial development at Allscott Park. Access within the parcel is limited to roads, with NCN 81 following the western edge of the parcel. Recreational users of NCN 81 would experience filtered views to the parcel however direction of view is likely to be along the road and away from the parcel. Views from residences along the settlement edge are typically obscured or filtered by vegetation, with the exception of properties on Meadow Drive.

#### LANDSCAPE SENSITIVITY

The northern edge of the parcel along the River Tern is of higher sensitivity despite the presence of the pylon line. Much of the parcel, however, has a weakened rural character and is influenced by commercial and transport development. 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	нідн	VERY HIGH

### VISUAL SENSITIVITY

Long distance and open views to The Wrekin indicate higher visual susceptibility, however, views are also influence by existing transport and commercial development. Any change within the parcel is likely to be imperceptible from the AONB. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	нідн	VERY HIGH

## WALCOT B [10WAL-B]

### **LOCATION AND CHARACTER**

This parcel is located west of Walcot and is bordered by the wooded valley of the River Tern and borough boundary to the north, Shrewsbury to Telford rail line to the south and Walcot Road/ National Cycle Route 812 to the east. It includes the western edge of the small settlement of Walcot, which comprises a few residential properties and the occasional farmstead set within farmland that slopes gently northwards to the River Tern. Immediately around the settlement, the small to medium scale pastures are bounded by hedgerows with trees or post and wire fences. These give way to larger, more open fields, with an area of rough ground surrounding a small pond and a commercial yard housing a number of large storage units on the western edge of the parcel. The B4394 and an line of pylons cross the parcel. There are no PRoW.





VIEW EAST, FROM MEADOW DRIVE ACROSS
GENTLY ROLLING PASTORAL FIELDS AND WOOD
POLE LINE



2. FROM B4394, VIEW NORTH ACROSS PASTORAL FIELD AND WOODLAND TOWARDS PYLON LINE



3. FROM B4394, VIEW NORTH EAST ACROSS
ARABLE FIELDS SEPERATED BY B ROAD, AND
TOWARDS RAILWAY ON SLIGHT EMBANKMENT



4. FROM B4394, VIEW WEST ACROSS ARABLE FIELD AND WOOD POLE LINE, TOWARDS SETTLEMENT

### LANDSCAPE

#### LANDSCAPE VALUE

This parcel is of overall weakened rural character but with stronger character in association with the riparian woodland along the River Tern corridor. Landscape condition is moderate to low, although again is higher in association with the river. Natural connectivity is present along the river where there is a concentration of mature trees and links to surrounding hedgerows. There is no evidence of recreational value and historic value is limited to one Grade II listed building at The Grove Hotel. The River Tern is the landscape feature which has the higher value in the parcel.

#### LANDSCAPE SUSCEPTIBILITY

Landform within the parcel is typically flat, only dropping away steeply in proximity to the River Tern. The landscape, whilst of a simple pattern across much of the parcel, becomes more complex around the area of smaller scale pastures at the settlement edge. Large scale commercial buildings cover the western half of the parcel and contribute to a weak sense of place and eroded rural quality. The presence of the B4395 and rail line reduce the sense of tranquillity. The settlement within the parcel is clustered around the west side of the minor road through Walcot and is a mix of commercial and residential properties.

### VISUAL

#### VISUAL VALUE

Views of scenic value are limited to the River Tern from the minor road through Walcot, however, nearby pylon lines are detracting features to the north of the river. There is no evidence of locally or regionally valued views, and no views to or from important landscape sites.

#### VISUAL SUSCEPTIBILITY

Views are typically focused within the parcel due to the presence of boundary vegetation, however on the minor road at the north edge of the parcel there are more open views to the north of the River Tern. There are some views from higher points of the B4394 to The Wrekin within the Shropshire Hills AONB (to the south), and in the opposite direction to pylon lines north of the River Tern. These views are glimpsed due to road users travelling at speed. There is intervisibility with commercial development at the settlement edge and some intervisibility with Walcot Parcel A. Access through the parcel is limited to roads however recreational receptors, typically highly susceptible to changes to their surroundings, are regular users on the minor road through Walcot as part of the NCN81. Lower susceptibility receptors include users travelling on the road network and those working at commercial buildings.

#### LANDSCAPE SENSITIVITY

The landform and riparian vegetation along the corridor of the River Tern, and smaller scale well treed fields close to the settlement edge are susceptible to change. Much of the parcel is, however, of low sensitivity due to the flat landform and loss of rural quality. Overall, the landscape 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

### **VISUAL SENSITIVITY**

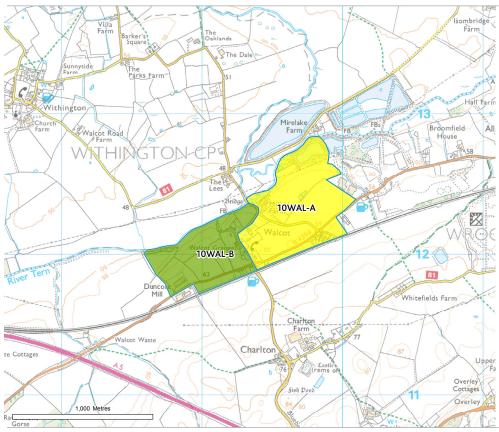
Views within the parcel are influenced by existing commercial development and are typically concentrated within the parcel its self. Overall, the visual sensitivity to change arising from new housing is considered to be Low.



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

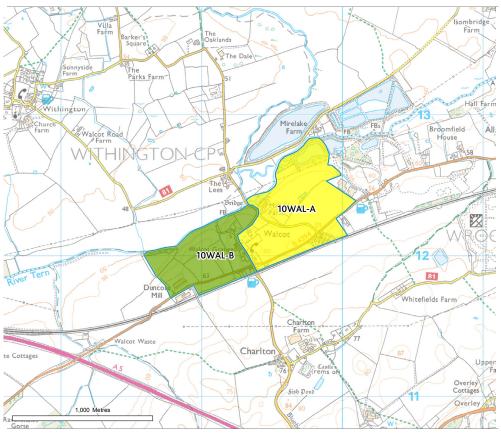
# \* HOUSING





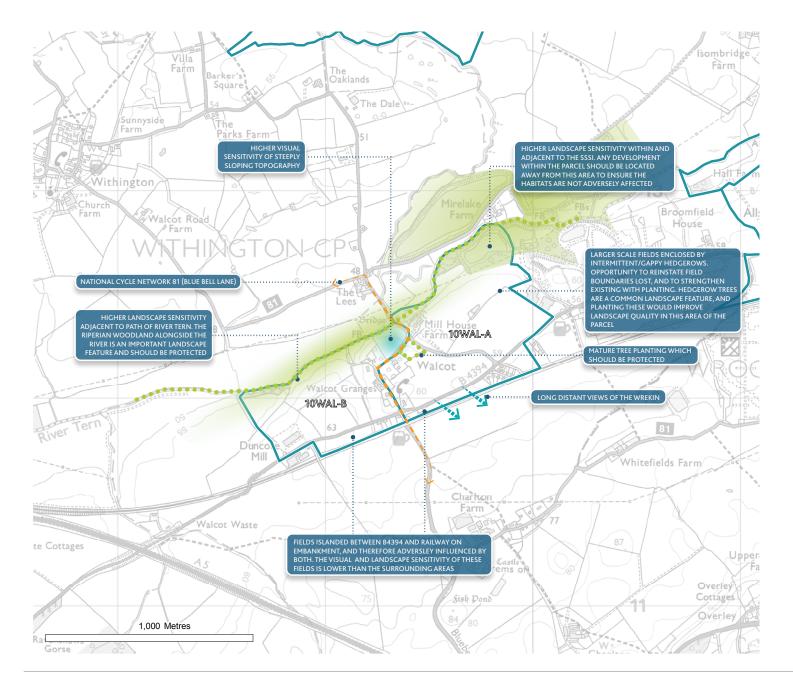
## SETTLEMENT VISUAL SENSITIVITY

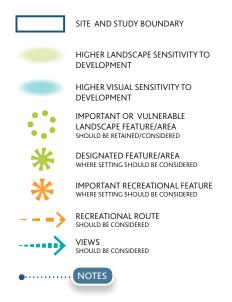


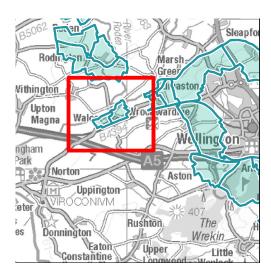




## WALCOT GUIDANCE AND MITIGATION CONSIDERATIONS







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