

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT RODEN [08rdn]

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08. RODEN [08RDN]

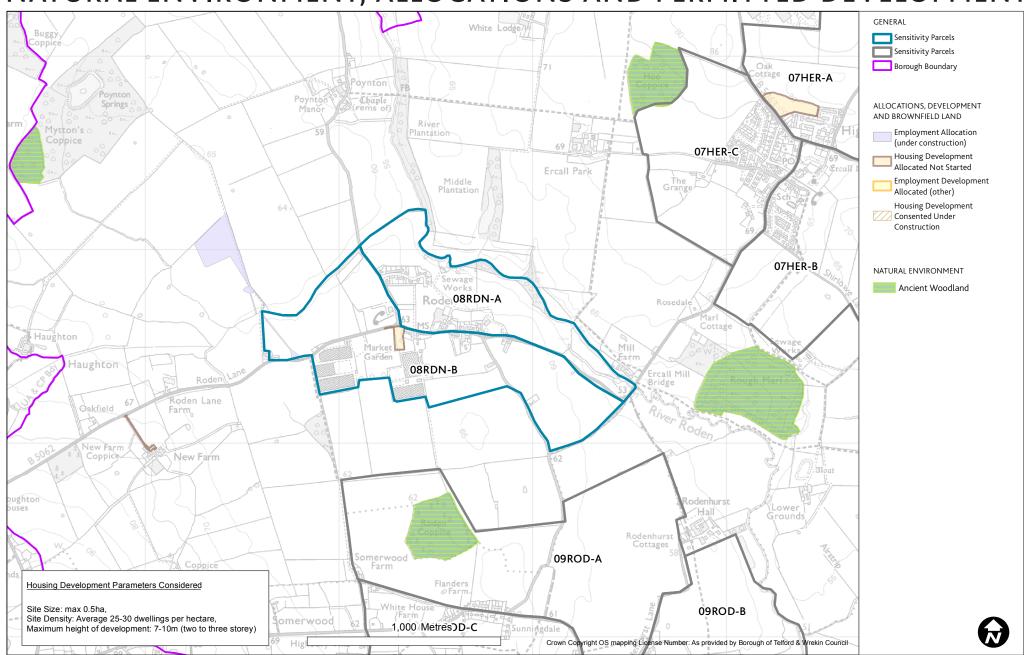


LOCATION AND DESCRIPTION

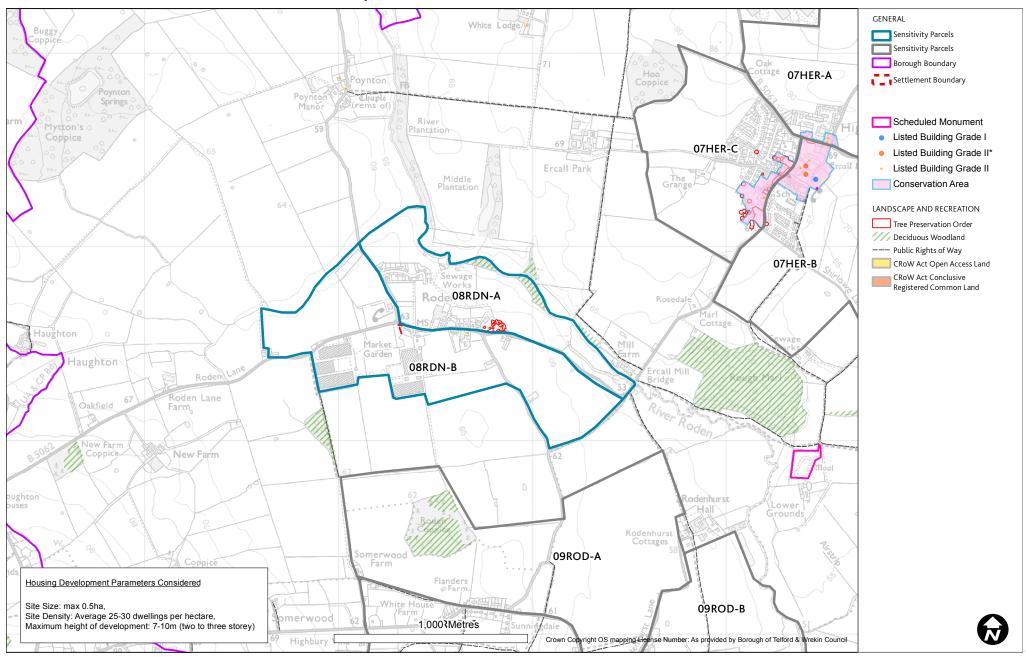
Roden lies some 12km north east of Shrewsbury, close to the wooded valley of the River Roden. It is a small and fragmented settlement where discrete groups of residential properties of varying styles and ages are interspersed with farmland, a timber works, and a commercial plant nursery with large glasshouses. Roden Hall was rebuilt in the 19th century and subsequently became a centre for large-scale tomato production, with acres of heated glasshouses and terraced and semi-detached houses for the workers. The glasshouses have now gone and the Hall with its modern extension, is now a care home. Other historic buildings include the White House, a 16th/17th century timber framed house, and the foundations of a medieval chapel.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



RODEN A [08RND-A]

LOCATION AND CHARACTER

This parcel is located to the north east of Roden and is bordered by the wooded valley of the River Roden to the north and north east. It includes the north eastern part of Roden located east of Poynton Road and north of the B5062. The settlement comprises a row of housing on Marlbrook Way to the north, which is separated from a separate group of houses on the B5062 adjacent to large commercial properties and Roden Hall, which has been extensively extended and is occupied by a care home. The effect is a fragmented settlement separated by small to medium scale, hedged arable fields and pastures. A small sewage works is located to the north of the village. Tree cover is mainly associated with the residential properties and the roadside verges. There are no PRoW.





1. VIEW NORTH, FROM RODEN LANE ACROSS
ROLLING ARABLE FIELDS AND LINEAR WOODLAND



2. VIEW NORTHEAST, FROM RODEN LANE ACROSS PADDOCK TOWARDS EDGE OF SETTLEMENT



3. FROM B5062, VIEW NORTHWEST ACROSS ROLLING ARABLE FIELDS TOWARDS RIPARIAN WOODLAND ALONG RIVER RODEN



4. FROM B5062, VIEW NORTH ACROSS ROUGH
GRASSLAND TOWARDS RIVER RODEN AND RIPARIAN
VEGETATION

GILLESPIES TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

LANDSCAPE

LANDSCAPE VALUE

This parcel has a slightly eroded rural character which is influenced by larger scale buildings at the settlement edge (Roden Hall Nursing Home and Park Timber commercial buildings), and isolated residential development on Marlbrook Way. The River Roden borders the eastern edge of the parcel and landscape quality and condition is higher along this edge. The riparian woodland along the river corridor provides good natural connectivity. Designations within the parcel are limited to a cluster of TPOs around the Roden Hall Nursing Home, and there is little apparent recreational or historical value.

LANDSCAPE SUSCEPTIBILITY

Landform is flat to gently rolling and slopes gently down to the River Roden. There is some simplicity of landscape pattern in arable fields, however the meandering course of the River Roden and the housing around Marlbrook Way create an irregular pattern. Land cover is predominantly arable fields, with some areas of pasture and woodland along the river, where susceptibility is higher. Sense of place is relatively weak and rural quality is eroded by the prominence of the large buildings, the housing around Marlbrook Way and the poorer quality pastoral land. There is some sense of tranquillity away from the settlement. The large scale commercial buildings and lack of vegetation along the settlement boundaries creates an abrupt relationship to the surrounding farmland.

VISUAL

VISUAL VALUE

With the exception of views towards and along the wooded corridor of the River Roden, visual value is of relatively poor quality. Views typically contain built development, either residential properties or larger scale commercial buildings and the Roden Hall Nursing Home.

VISUAL SUSCEPTIBILITY

Views within the parcel are contained to the north by woodland along the River Roden and field boundary trees, and views are typically limited to within the parcel. There some views towards Roden Parcel B, although these are filtered by hedgerows with occasional hedgerow trees. The parcel does not form part of a skyline due to its low lying position. Visual detractors in the parcel include wood pole overhead lines, a sewage works, and commercial buildings at Park Timber. Receptors comprise residents at the settlement edge, who are typically of higher susceptibility to change to their surroundings albeit there is precedence of larger scale development in views, and lower susceptibility receptors travelling on minor roads

LANDSCAPE SENSITIVITY

Eroded strength of character is of lower value and the abrupt relationship of the settlement edge with the wider landscape is of lower susceptibility. The parcel is more susceptible to change along the wooded corridor of the River Roden, but 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 typically contained and include built development. 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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RODEN B [08RND-B]

LOCATION AND CHARACTER

This parcel is located to the south of Roden and is bordered by field boundaries and a local road to the south. It includes the southern edge of Roden to the west of Poynton Road and south of the B5062. The parcel is largely flat and open. Settlement comprises small linear clusters of properties located along the roads, together with the occasional dispersed farmstead. A plant nursery with extensive glasshouses occupies much of the land to the south west. The remaining parts of the parcel to the south east and north west comprise medium to large scale arable fields enclosed by hedgerows. Tree cover is mainly limited to roadside trees and the corridor of the River Roden. There are no PRoW.





1. VIEW SOUTHWEST, FROM RURAL LANE ACROSS FIELD BOUNDARY FENCING AND ARABLE FIELDS



2. VIEW SOUTHEAST, ACROSS RODEN NURSERIES
CARPARK AND PASTORAL FIELDS TOWARDS
SETTLEMENT EDGE



3. VIEW SOUTHWEST, FROM RURAL LANE ACROSS OPEN ROLLING ARABLE FARMLAND



4. VIEW EAST, FROM RURAL LANE TOWARDS
WOODLAND AND THE LOCALISED HIGHPOINT OF
ROUGH MARL

LANDSCAPE

LANDSCAPE VALUE

This parcel has a weakened village edge character as it is strongly influenced by large sheds and buildings associated with Roden Nurseries. Overall quality and condition is considered to be low, as arable fields have minimal boundary vegetation and large areas of land are taken up by the garden centre. There is no recreational access to the parcel and historic value is limited to one listed building, the setting of which does not appear to extend to the wider landscape of the parcel. There are no other notable features.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape. While there is some variation in scale, the landscape pattern is simple and comprises a mix of arable fields with commercial uses including a garden centre and caravan storage. There is little sense of place and rural quality is eroded by the commercial land uses. There is some sense of tranquillity in the east of the parcel, although the presence of wood pole overhead lines reduce the scenic quality. The settlement within the parcel is formed by dispersed clusters of residential properties as well as large buildings associated with Roden Nurseries. Residential buildings have some integration with the surrounding landscape due to smaller scale fields and higher vegetation cover around the properties.

VISUAL

VISUAL VALUE

There are no views within the parcel of high scenic quality. There are some more attractive views outside the parcel to Rough Marl and Roden Coppice Ancient Woodland in the middle distance. From the southern edge of the parcel there are channelled long distance views to distinctive wooded landform of The Wrekin and the Shropshire Hills. The views associated with the AONB take in the special qualities of hills and landform. However it is considered that any change within the parcel would be imperceptible in views from the AONB.

VISUAL SUSCEPTIBILITY

Views within the parcel are typically open and there are views towards Roden Parcel A, although these are filtered by hedgerows with occasional hedgerow trees. The skyline of the parcel is partially developed due to buildings associated with Roden Nurseries. Scenic quality is relatively low, again due to buildings associated with Roden Nurseries and brick chimney infrastructure. Scenic quality is higher is association with views to Ancient Woodland. There are no PRoW and public access is limited to minor roads. Road users are generally of a lower susceptibility to change across the view. Residential receptors are typically highly susceptible to changes to their surroundings, however in this parcel there is already precedence of larger scale development.

LANDSCAPE SENSITIVITY

The relatively week strength of character, together with the mixed land use and flat topography indicate lower sensitivity. 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

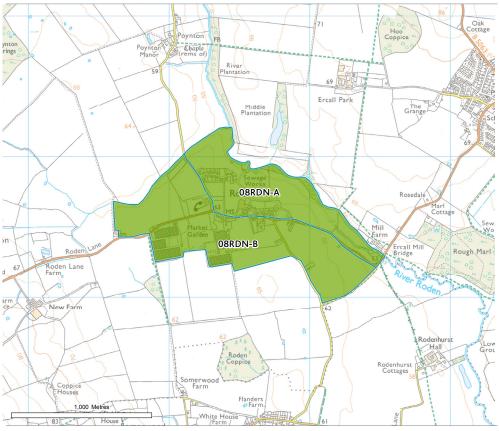
Although there are middle distance views towards designated landscapes, which indicates higher value, views within the parcel are heavily influenced by the existing commercial development. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low.



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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

SETTLEMENT LANDSCAPE SENSITIVITY

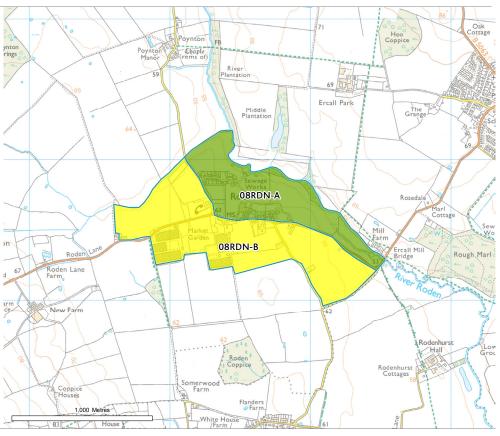


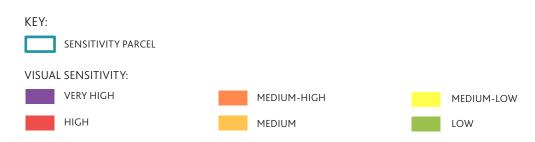




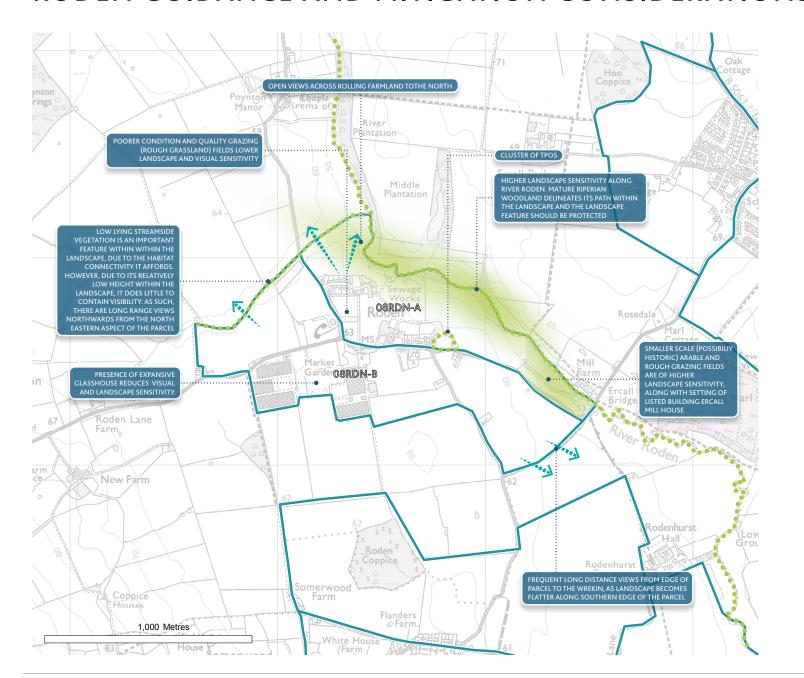
SETTLEMENT VISUAL SENSITIVITY







RODEN GUIDANCE AND MITIGATION CONSIDERATIONS







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TELFORD AND WREKIN LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT