

TELFORD AND WREKIN LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT RODINGTON & RODINGTON HEATH [09ROD]

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01. RODINGTON & RODINGTON HEATH [09ROD]

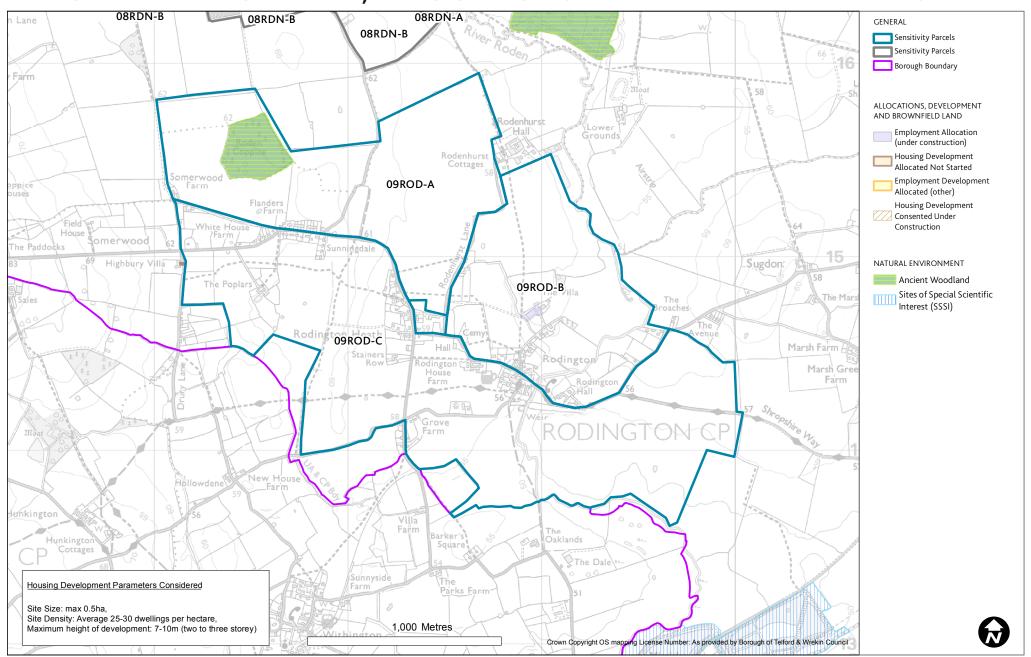


LOCATION AND DESCRIPTION

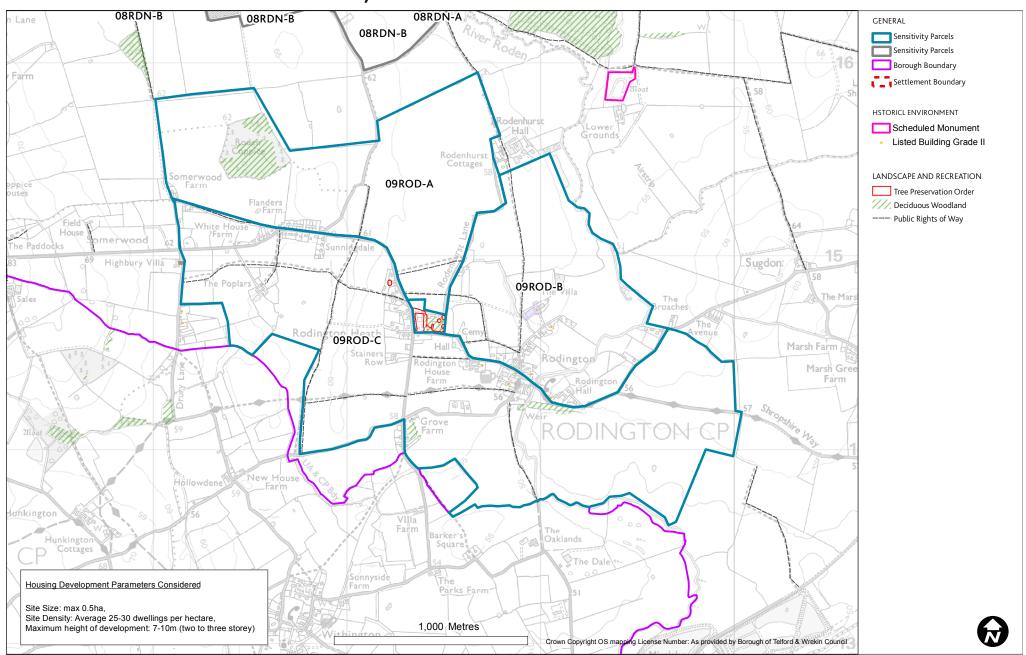
Rodington and Rodington Heath are two small linear villages, located in the northern part of the borough, which have partially coalesced through housing development along Rodington Road. The village comprises a variety of housing styles and ages, including several listed buildings, the earliest of which are timber framed. St George's Church was extensively re-built in the 19th century in traditional red brick with stone dressings and tiled spire. Beyond the housing, the absence of trees in the large-scale open farmland affords long distance views towards the Wrekin. The wooded corridor of the River Roden flows through Rodington and the remains of the disused Shrewsbury and Newport Canal are visible in some of the nearby fields to the south.



NATURAL ENVIRONMENT, ALLOCATIONS AND PERMITTED DEVELOPMENT



HISTORIC ENVIRONMENT, LANDSCAPE AND RECREATION



RODINGTON & RODINGTON HEATH A [09ROD-A]

LOCATION AND CHARACTER

This parcel is located to the north of Rodington and west of Rodenhurst Hall and is bordered by the local roads to the south, east and west. It includes properties along the northern edge of Somerwood , located to the south of the parcel and Somerwood Farm located to the west. Land use mainly comprises medium to large scale, gently undulating arable fields enclosed by hedgerows with trees. Further tree cover is found along the roadside verges, while Roden Coppice is an Ancient Woodland located within fields to the west. A local road and several PRoW cross the parcel.





VIEW SOUTHEAST, FROM RURAL LANE ACROSS
 ARABLE FARMLAND TOWARDS THE WREKIN IN
 DISTANCE



3. FROM PROW, VIEW EAST ACROSS ARABLE FARMLAND TOWARDS ROBUST HEDGEROW BOUNDARIES AND MATURE HEDGEROW TREES



2. VIEW WEST, FROM RURAL LANE ACROSS OPEN ARABLE FIELDS TOWARDS RODEN COPPICE



4. FROM PROW, VIEW WEST TOWARDS WOOD POLE LINE AND RODEN COPPICE

LANDSCAPE

LANDSCAPE VALUE

This parcel has a moderate strength of rural character. A consistent quality and condition throughout the parcel derives from the well managed arable fields and hedged boundaries. Designations within the parcel are limited to Ancient Woodland at Roden Coppice. This woodland has high natural and historic value, however, it is an isolated area of woodland and has few field boundaries to connect it to the wider landscape. Parts of the parcel make some contribution to the enjoyment of the area with a section of PROW along the eastern boundary linking to PROW along the River Roden in the north and the Shropshire Way to the south. Small sections of PROW in the south east form part of wider PROW connections between Rodington and Rodington Heath Parcel B.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape with no distinctive topographical features, and a simple pattern of large scale arable farmland. Tree cover is low overall, however, there is an area of Ancient Woodland at Roden Coppice which is highly susceptible to change. There are few field boundaries due to the scale of fields but where present they comprise intact hedgerows. There is some sense of tranquillity in the parcel but overall there is a weak sense of place. The relationship of the parcel to the linear settlement edge of Rodington Heath is relatively abrupt where small scale residential gardens back onto large scale arable fields.

VISUAL

VISUAL VALUE

Views within the parcel do not have a strong association with the Shropshire Hills AONB which lies over 7km away, however, the distinctive landmarks of The Ercall and The Wrekin are distantly visible from the eastern portion of the parcel. Any change within the parcel is unlikely to be perceptible from The Wrekin.

VISUAL SUSCEPTIBILITY

Views within the parcel are typically open and frequently long distance, including south to The Wrekin. Roden Coppice provides some visual containment in the west of the parcel. This woodland is a distinctive feature on the skyline of an otherwise flat landscape and as such is susceptible to development. Views south to the settlement edge of Rodington Heath are filtered by garden boundary vegetation. The parcel also has some intervisibility with the western edge of Rodington and Rodington Heath Parcel B and the northern edge of Parcel C. The only detracting element within views is a wood pole overhead line. Higher susceptibility receptors include residents at the settlement edge of Rodington Heath and recreational users on PRoW. Lower susceptibility receptors include users of minor roads and people working at commercial premises at Rodenhurst Hall.

LANDSCAPE SENSITIVITY

The large scale flat landscape of the parcel with few natural features is considered alongside the presence of an area of Ancient Woodland at Roden Coppice, which is noted to be of high sensitivity to change. 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
2011	HEDION LOW	HEDIOH	THEBIOTI THIGH	111011	VERT IIIGH

VISUAL SENSITIVITY

While views are open within the parcel, and to the wider landscape, the settlement edge is visible in the context of views and there are no highly scenic views within the parcel itself. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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RODINGTON & RODINGTON HEATH B [09ROD-B]

LOCATION AND CHARACTER

This parcel extends north from Rodington to Rodenhurst Hall and is bordered by Rodenhurst Lane to the west and the River Roden to the east. The landform is gently undulating and includes two shallow valleys formed by the River Roden and one of its tributaries. The northern part of Rodington is located to the south of the parcel, with Church Road extending the settlement northwards. Several large farmsteads are dispersed through the farmland. The mainly arable fields vary in size and shape and are typically enclosed by hedgerows and trees. Field trees and small blocks of woodland are scattered across the farmland. Further tree cover is found along the roadside verges, around properties and along the River Roden. Several PROW cross the parcel.





FROM RODENHURST LANE, VIEW SOUTHEAST
ACROSS OPEN ARABLE FIELD TOWARDS THE WREKIN
IN DISTANCE



3. VIEW NORTH, FROM CHURCH LANE ACROSS PADDOCK TOWARDS FARMSTEAD



2. FROM RODENHURST LANE, VIEW SOUTH ACROSS PADDOCK AND ROUGH GRASSLAND



4. FROM RODINGTON ROAD, VIEW NORTHEAST
ACROSS RIVER RODEN AND RIPARIAN VEGETATION,
ROUGH GRASSLAND AND PASTORAL FIELDS

LANDSCAPE

LANDSCAPE VALUE

Strength of character, quality and condition vary within this parcel but generally become weaker to the north. The River Roden runs through the south east corner of the parcel and natural connectivity is stronger in the southern part of the parcel with riparian vegetation along the river, more frequent hedgerows, and scattered field trees. A number of Grade II listed buildings are present in the settlement of Rodington and those at the end of Church Road have smaller arable fields and veteran trees as part of their landscape setting. PRoW passing through the parcel make a contribution to the enjoyment of the area and the Shropshire Ways follows Rodington Road along the southern edge of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a flat to gently rolling landscape with the landform sloping down to the River Roden. Landscape pattern is irregular and complex around the River Roden and includes smaller scale fields along the river corridor, which are susceptible to change. Landscape pattern is simpler in the north of the parcel with one large scale arable field. Field boundaries are a mix of intact and gappy hedgerows, typically with a high coverage of hedgerow trees. There is a sense of place associated with the river and some sense of tranquillity within the parcel. The north eastern residential edge of Rodington is well integrated into the surrounding landscape with smaller scale property and boundary vegetation. In comparison, the more modern properties at the western edge of Rodington, have an abrupt relationship to a larger scale arable field.

VISUAL

VISUAL VALUE

Views within the parcel do not have a strong association with the Shropshire Hills AONB which lies over 7km away, however, the distinctive landmarks of The Wrekin and The Ercall visible from the southern portion of the parcel. These open views are available from the Shropshire Way which follows Rodington Road.

VISUAL SUSCEPTIBILITY

Views vary within the parcel, being more contained around the well treed River Roden to more open in the north of the parcel and along the southern edge of the parcel. Parts of the parcel have intervisibility with the eastern edge of Rodington and Rodington Heath Parcel A and the north of Parcel C, as well as intervisibility to residential properties along the northern edge of Rodington. There is some scenic quality associated with the farmland, relatively high tree cover, and open views south to The Wrekin. There is occasional access through the parcel on PROW with the main access being along minor roads at parcel boundaries rather than through the parcel itself. Road users are generally of a lower susceptibility to change across the view whilst residential receptors and recreational receptors using the PROW typically highly susceptible to changes to their surroundings.

LANDSCAPE SENSITIVITY

The smaller scale and more complex landscape pattern around the River Roden and surrounding fields is of higher landscape sensitivity to change but 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
2011	HEDION LOW	HEDIOH	THEBIOTI THIGH	111011	VERT IIIGH

VISUAL SENSITIVITY

The open views from PRoW in the north of the parcel and open views south to The Wrekin from the Shropshire Way are considered alongside the more contained views around the River Roden. Any change within the parcel is unlikely to be perceptible from The Wrekin. Overall, the visual sensitivity to change arising from new housing is considered to be Medium-Low.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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RODINGTON & RODINGTON HEATH C [09ROD-C]

LOCATION AND CHARACTER

This parcel is located to the south of Somerwood, Rodington Hearth and Rodington and is bordered by the borough boundary to the south. It includes the edges of the three settlements together with several farmsteads, which are dispersed throughout the surrounding arable farmland. Fields are smaller to the west, where they are enclosed by a mix of hedgerows and post and wire fences, and become larger to the east with fewer hedgerows. the landform is generally flat or undulating. Tree cover in the form of small blocks of woodland and linear tree belts along the River Roden, provide some enclosure and often form the horizon. Several PRoW, including the Shropshire Way long distance path, cross the parcel.





VIEW SOUTHEAST, FROM PROW ACROSS OPEN
 ARABLE FARMLAND TOWARDS THE WREKIN IN
 DISTANCE



3. FROM HUNKINGTON LANE, VIEW SOUTHEAST ACROSS ARABLE FIELDS AND MATURE TREES ALONG EDGE OF SETTLEMENT



2. VIEW SOUTHEAST, FROM PROW ACROSS OPEN ARABLE FARMLAND TOWARDS THE WREKIN IN DISTANCE



4. VIEW SOUTH, FROM WALCOTT LANE ACROSS PASTORAL FIELDS



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a varied strength of character and moderate to good condition. There is a contrast between the larger fields across the eastern half of the parcel and the smaller fields to the west. However there is consistency of character in the presence of field boundary trees and trees along drainage channels and the River Roden. Historic value is present in listed buildings at the southern edge of Rodington for which the adjacent arable field provides part of the landscape setting for these buildings. Scattered veteran trees, field boundary trees, and riparian vegetation along the River Roden provide natural connectivity value in the parcel. The parcel makes a contribution to the enjoyment of the area with the Shropshire Way traversing much of the parcel and a strong network of PRoW throughout the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a flat landscape with localised level change around the River Roden. An irregular but simple pattern is formed by varying scales of arable fields from very large in the east of the parcel to small in the west of the parcel. Land cover comprises arable fields and pasture, and the well treed corridor of the River Roden. The smaller scale field pattern and landscape interface to the River Roden is of higher susceptibility to change. Field boundaries mainly comprise hedgerows with some post and wire fences and scattered boundary trees. There is some sense of place and tranquillity in the context of a large scale rural landscape. The dispersed settlement clusters of Rodington and Rodington Heath are relatively well integrated with the landscape due to the smaller scale field pattern adjacent to properties and garden vegetation.

VISUAL

VISUAL VALUE

Views within the parcel do not have a strong association with the Shropshire Hills AONB which lies over 7km away, however, the distinctive landmarks of The Wrekin and The Ercall visible from the southern portion of the parcel. There are open long distance views from the southern edge of the parcel, including from the Shropshire Way which traverses the parcel.

VISUAL SUSCEPTIBILITY

Views within the parcel are open and long distance, often filtered by the scattered field boundary trees and hedgerows. Long distance views from the Shropshire Way to The Wrekin across an open arable landscape are particularly susceptible to change. However it is considered that change within the parcel is unlikely to be perceptible from The Wrekin. There is intervisibility with the settlement edge of Rodington and Rodington Heath with views filtered by hedgerows and garden boundary planting, and intervisibility with Rodington and Rodington Heath Parcels A and B. The skyline visible from the parcel is rural but with some residential buildings. Higher susceptibility receptors within the parcel include residents at the settlement edge and recreational receptors on the Shropshire Way and PRoW. Lower susceptibility receptors include users of the minor roads.

LANDSCAPE SENSITIVITY

The varying scale of the parcel is considered in combination with the settlement edges of Rodington and Rodington Heath being well integrated with the parcel. 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

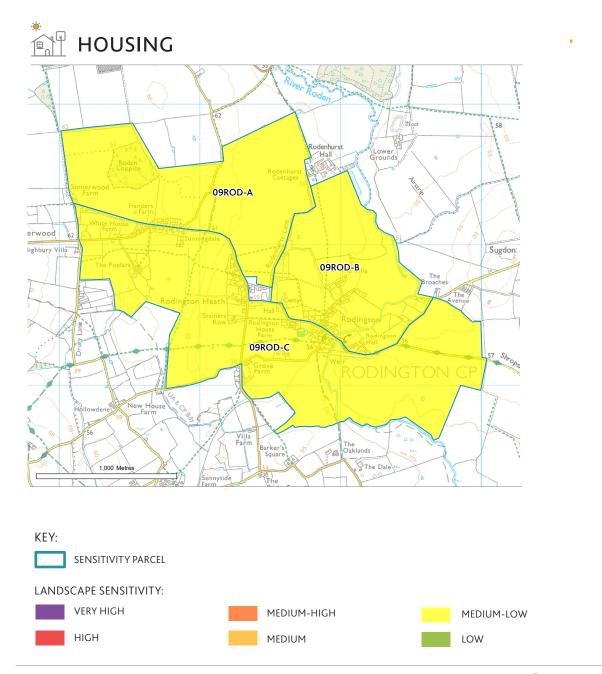
VISUAL SENSITIVITY

There are very open and scenic views across an arable landscape from the Shropshire Way to The Wrekin, which are considered in combination with the relatively low numbers of sensitive receptors and only partial intervisibility between the settlement edge and the farmland. Overall, the visual sensitivity to change arising from new housing is considered to be Medium.

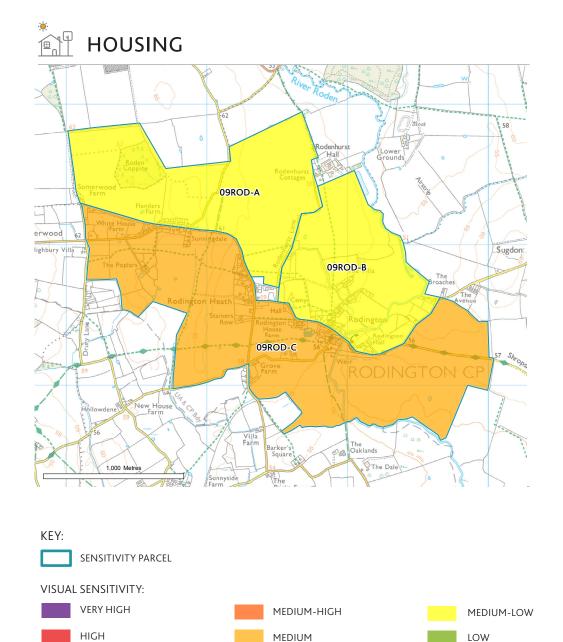


LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

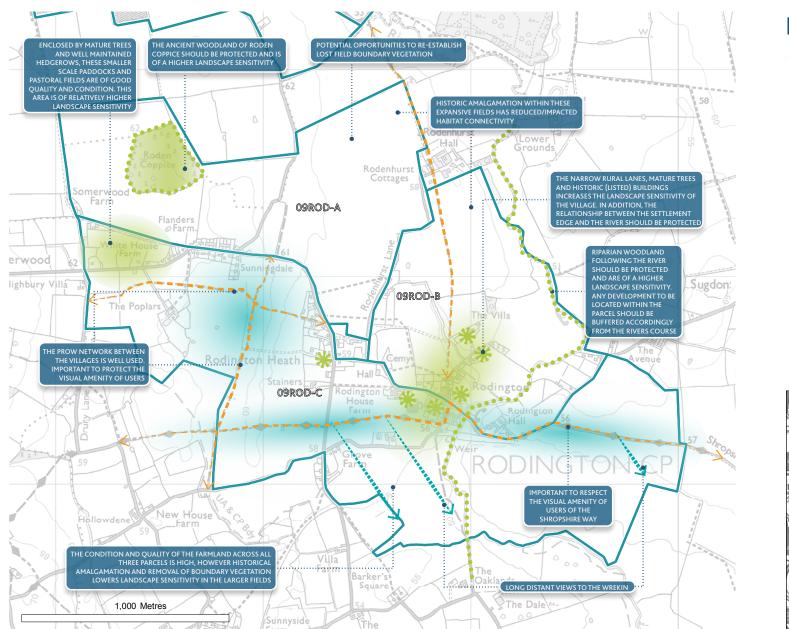
SETTLEMENT LANDSCAPE SENSITIVITY

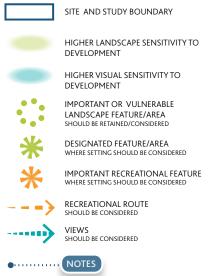


SETTLEMENT VISUAL SENSITIVITY



RODINGTON & RODINGTON HEATH GUIDANCE AND MITIGATION CONSIDERATIONS







Gillespies LLP

5th Floor

riidellix ridust

2 South Darad

Leeds

I S1 50

: +44 (0)1132470550

w: www.gillespies.co.u

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TELFORD AND WREKIN LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT