



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

BURFORD
[24BFD]

CONTENTS

- SETTLEMENT OVERVIEW3
- PARCEL A4
- PARCEL B6
- LANDSCAPE SENSITIVITY8
- VISUAL SENSITIVITY9
- DESIGN GUIDANCE10

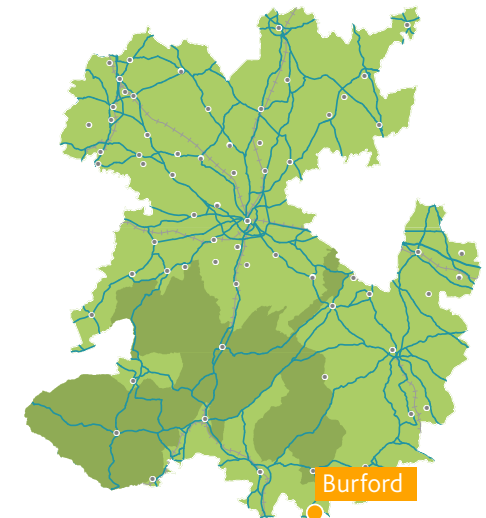
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24. BURFORD [24BFD]



LOCATION AND DESCRIPTION

Burford is a village in the south of Shropshire just north of Tenbury Wells and the A456. It is situated north of the River Teme with the Ledwyche Brook to the west. Where the Ledwyche meets the Teme is notable geographically for many reasons, the main being that it is the most southerly place in Shropshire. A small part of the parish of Burford lies on the other side of the Ledwyche. The population is 1,200. This settlement has been divided into 2 parcels for the purpose of this study.



BURFORD A [24BFD-A]

LOCATION AND CHARACTER

Parcel A lies to the north of Burford and is some 4km south of the AONB. The lower edge of Burford settlement is less than 100m from the edge of Shropshire County, and Tenbury Wells which is in Warwickshire. The parcel boundaries follow local roads, field boundaries and the settlement edge. The steeply undulating topography is a prominent feature of the parcel, the landform having been incised by narrow streams. Clustered and isolated farmsteads and mixed farming are characteristic. There are areas of deciduous woodland often associated with steeper less accessible valley sides.



1. VIEW WESP PARCEL A FORMS A SKYLINE FROM THIS VANTAGE POINT



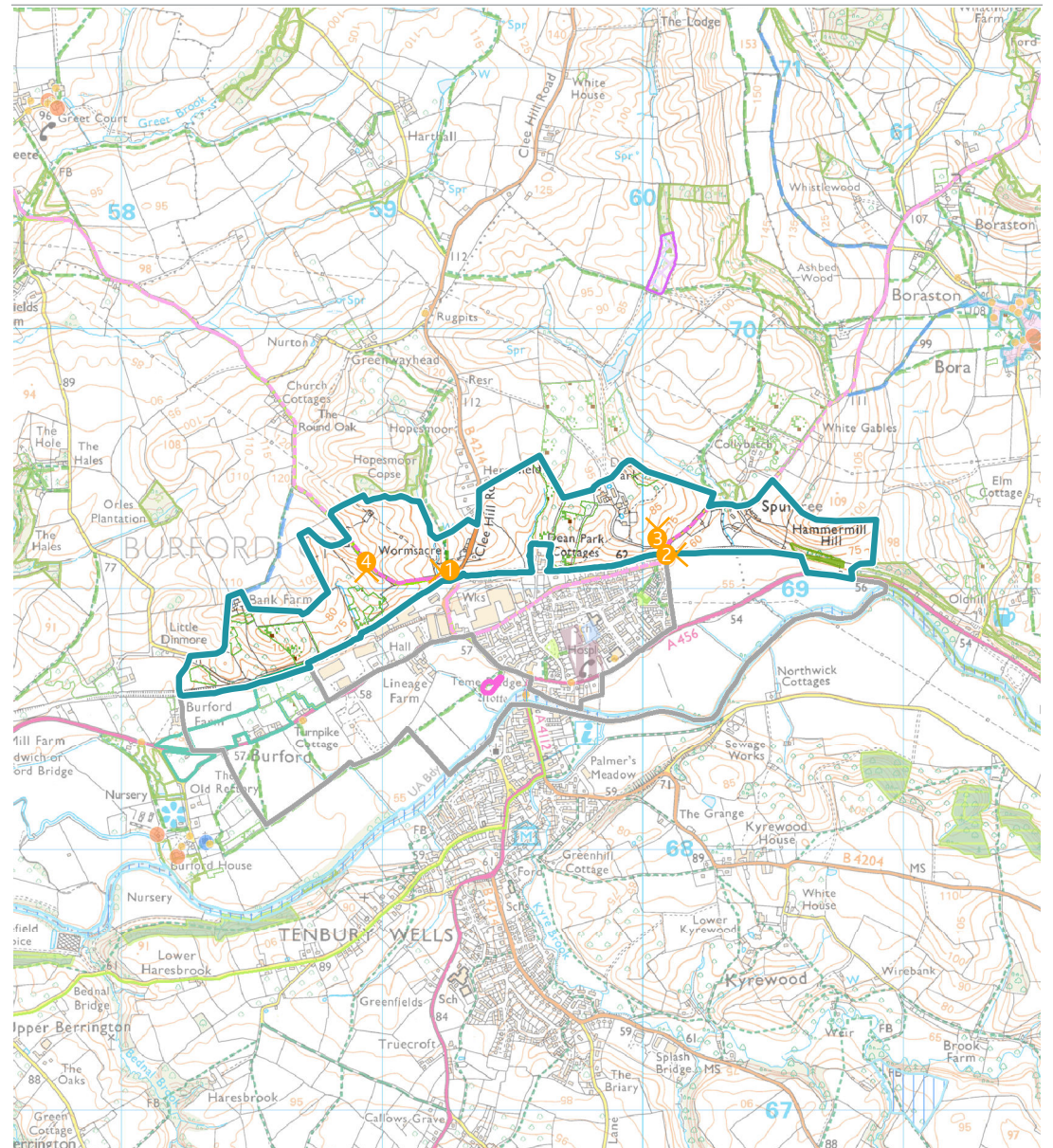
2. FROM MINOR ROAD VIEW EAST TOWARDS RESIDENTIAL AREA AND HILLS BEYOND THE PARCEL



3. VIEW LOOKING NORTH OVER ARABLE FIELDS TO EASTERN SIDE OF PARCEL A



4. VIEW SOUTH OF EXISTING EMPLOYMENT BUILDINGS IN BURFORD AND WARWICKSHIRE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a very strong rural character and is in good condition although there are detracting vertical features and agricultural clutter. The topography is distinctly undulating and incised with generous tree cover and parkland type characteristics. Some hedgerows are gappy and degraded, but there is good connectivity with surrounding habitats, dense deciduous woodland areas and high presence of traditional orchards that cover a large part of the parcel and add to nature conservation value. The Shropshire Cycleway passes through the parcel, however with only one PRoW, recreational value is otherwise low.

LANDSCAPE SUSCEPTIBILITY

The landscape of the parcel is highly vulnerable to development due to its narrow valleys, prominent ridges and distinctive undulating landform. This landform changes to a more rolling nature in the east and is therefore less susceptible to change in ground levels as a result of development. The parcel has a complex and small scale pattern of mixed pastoral farming, generous tree cover and traditional orchards that would be vulnerable to loss of features and general character as a result of development. Field boundaries varied greatly with a high instance of post and wire fence replacements, with hedgerows vulnerable to further loss. Although the southern edge at Burford settlement was often abrupt in nature with instances of overhead lines, overall the parcel had strong sense of place and tranquility.

LANDSCAPE SENSITIVITY

Overall this parcel is highly vulnerable to development as the topography in this parcel is complex creates an intimate pattern. Reprofilng as a result of development would greater alter the character and combined with the generous tree cover and habitat value means the sensitivity of the landscape to change arising from new housing is high and to employment is very high.



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



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

VISUAL

VISUAL VALUE

Views within the parcel, and views to landscapes outside the parcel are not associated with the Shropshire Hills AONB. However the parcel itself displays characteristics that reflect the special qualities of the AONB and has high visual value. There are views of the parcel from Tenbury Wells in Warwickshire, which is a Conservation Area.

VISUAL SUSCEPTIBILITY

Views are elevated, framed and visually contained by topography leading to sudden open views between topography and vegetation that adds to scenic quality. This parcel has views both from and to the settlement of Burford and parcel B, as well as some intervisibility with Tenbury Wells settlement within Warwickshire. The parcel forms part of a skyline in many occasions, and also provides strong visual features that would be highly susceptible to noticeable change in the view. The scenic quality within the parcel is mostly positive however there are detractors including the industrial fringes of Burford, steel lattice towers and overhead lines. The more frequent receptors include inhabitants of Burford, particularly those at the settlement edge, as well as residents within the parcel would typically be highly susceptible to noticeable changes to their surroundings.

VISUAL SENSITIVITY

The parcel has high visual value and variety which contributes to scenic quality which combined with potential skyline effects and visual backdrop to Shropshire from Tenbury Wells in Warwickshire means the views experienced are of medium-high sensitivity to change from new housing and very high sensitivity arising from new employment.



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



| | | | | | |
|-----|------------|--------|-------------|------|-----------|
| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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BURFORD B [24BFD-B]

LOCATION AND CHARACTER

Parcel B lies between Burford to the north, which is in Shropshire, and Tenbury Wells in Warwickshire to the south. The parcel lies directly on the boundary between the two authority boundaries. The A456 runs east west through the parcel and forms part of the north boundary with the settlement edge. Topography within the parcel is flat and distinctive against the steeply undulating landform to the north. Residential dwellings along the A456 are sparse and land use is mostly small scale pastoral fields and orchards. Generous tree cover is associated with the River Teme.



1. FROM PROW VIEW EAST TOWARDS LISTED MOTTE



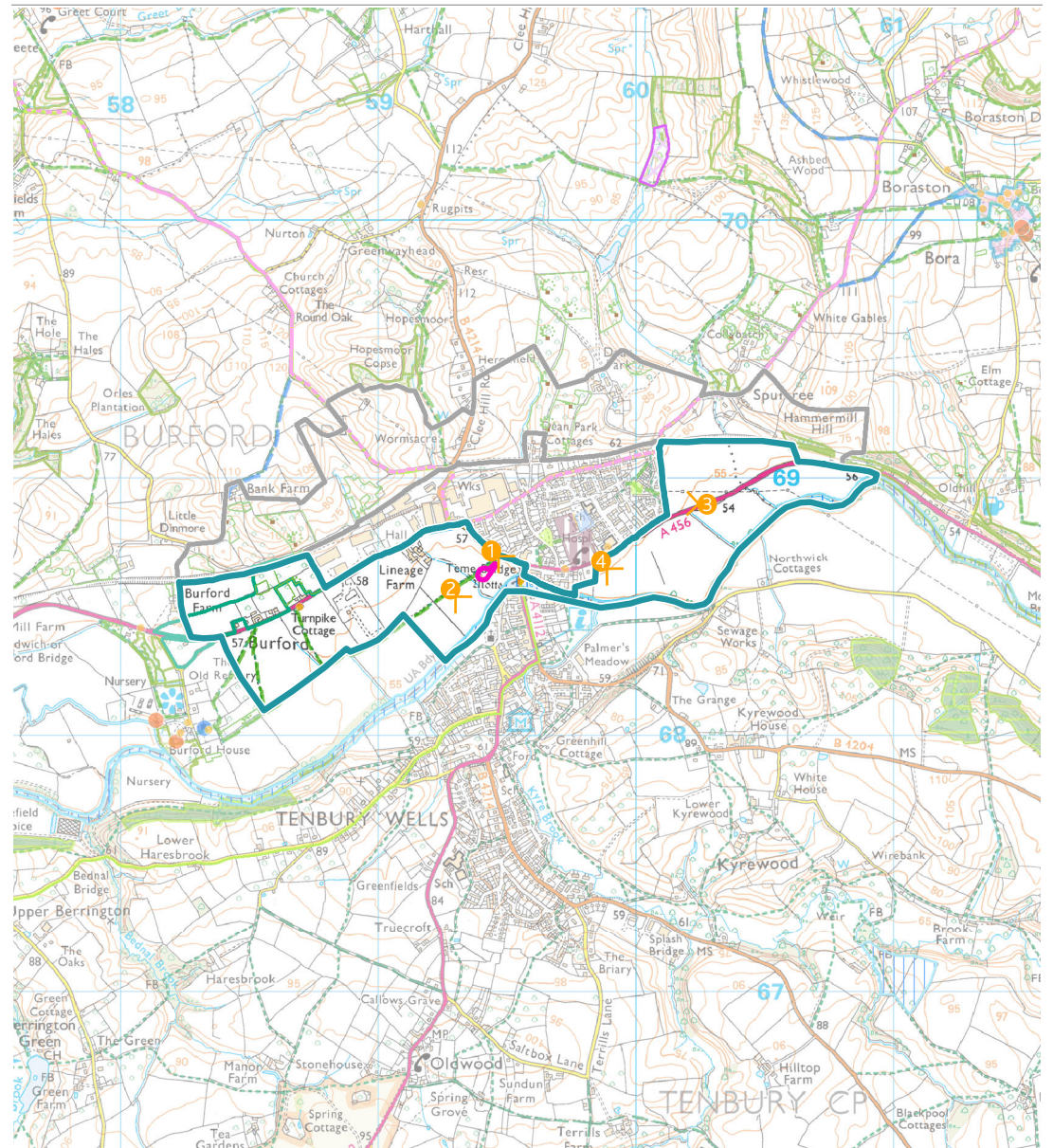
2. VIEW NORTH OF INDUSTRIAL AND RESIDENTIAL BUILDINGS



3. FROM A456 VIEW WEST TOWARDS BURFORD SETTLEMENT EDGE



4. VIEW SOUTH EAST TOWARDS THE RIVER TEME AND WARWICHSIRE



LANDSCAPE

LANDSCAPE VALUE

This parcel has a positive and moderately strong character, quality and condition, although there are some negative elements within the parcel such as wood pole overhead lines. The landform is distinctively flat in association with the River Teme floodplain. The hedgerows in the parcel tend to be gappy, with post and wire fence replacements and a low level of tree cover within the parcel, apart from the riparian habitat of the River Teme which provides very good linear habitat connectivity. There are also instances of veteran trees and traditional orchards that further enhance nature conservation value. There is a motte Scheduled Monument in close proximity to Teme Bridge which runs alongside a Public Right Of Way, that adds to recreational value.

LANDSCAPE SUSCEPTIBILITY

The flat landform is less susceptible to development however consideration should be given to the setting of the river and settlements of both Bucknell and Tenbury that would be vulnerable to change in settlement pattern as a result of development. There is a visual foci of the Motte landform, which is distinctive against the otherwise flat parcel and would be vulnerable to landscape change. Tree cover in the parcel, associated with river corridor and orchards add to landscape character and would be vulnerable to loss. Field boundaries are gappy, with eroded hedgerows, and would be susceptible to further erosion. There is however a relatively strong sense of place, derived from the gateways between the two counties that could be weakened as a result of development, however the abrupt relationship with the settlement edge could be improved and enhanced.

LANDSCAPE SENSITIVITY

This parcel has some sense of place derived from its location at the gateway to two counties and river flood plain setting, which combined with the presence of riparian habitat and good connecting features, means overall the sensitivity of the landscape to change arising from new housing is medium-low and to employment is medium.



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|-----|------------|--------|-------------|------|-----------|



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

VISUAL

VISUAL VALUE

Views within the parcel, and views to landscapes outside the parcel are not associated Shropshire Hills AONB. The parcel does however have strong intervisibility with parcel A, Burford Settlement, and Tenbury Wells which lies adjacent to the parcel across the River Teme in Warwickshire. There is some visibility between the parcel B and the Conservation Area of Tenbury Wells across Teme Bridge within the parcel.

VISUAL SUSCEPTIBILITY

Visibility is relatively open within the parcel due to gappy hedgerows, a flat landform and less tree cover increasing susceptibility to noticeable changes in the view. Views in the northeast of the parcel tended to be more open. There is open visibility with the settlement edge of Burford, and parcel A. The parcel is also intervisible with Tenbury Wells Conservation Area, however this is concealed often by dense tree cover along the River Teme. The parcel does not form part of a skyline, however there are strong visual features of the designated Motte and architecturally interesting buildings in the west. Overall there is a low scenic quality with several detracting elements. There are both minor road, and major roads in the parcel, which are heavily used, and have constant receptors present. Visual susceptibility in relation to the parcel as a gateway between Shropshire and Worcestershire is relatively high.

VISUAL SENSITIVITY

The open visibility of the parcel, particularly in the northeast, makes it vulnerable to noticeable visual changes that combined with the intervisibility between two settlement edges, means overall the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change from new employment.



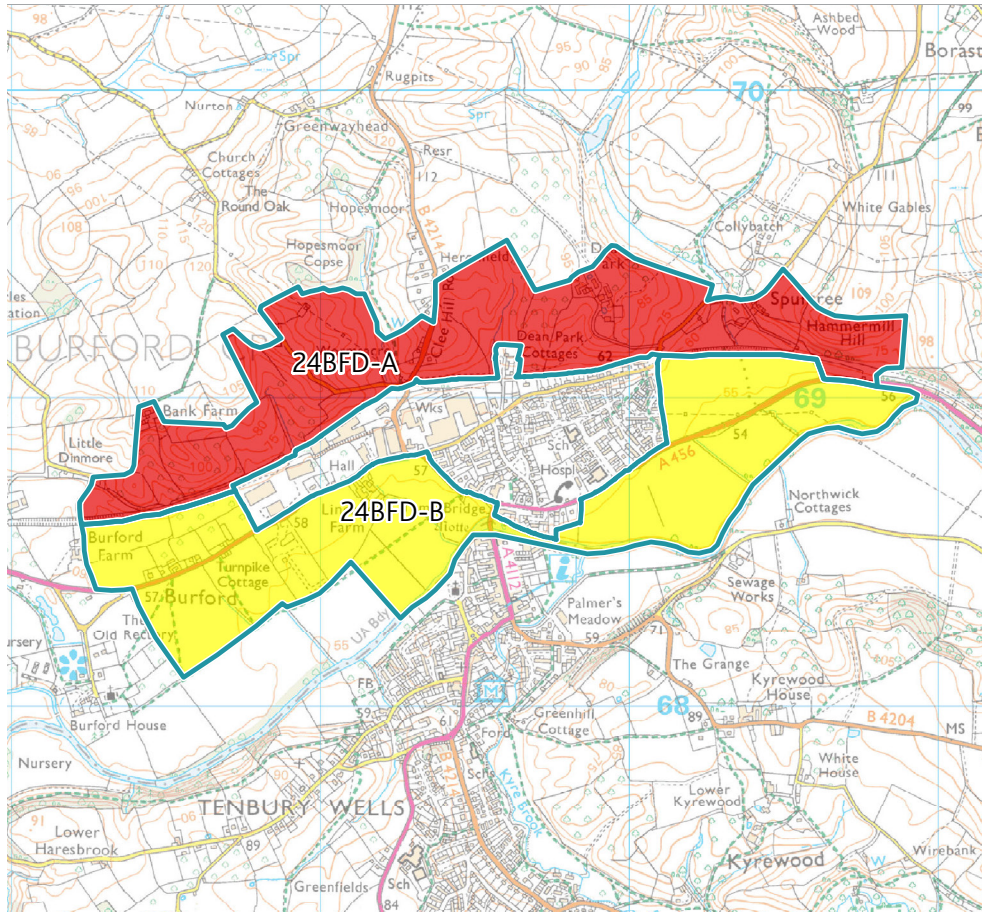
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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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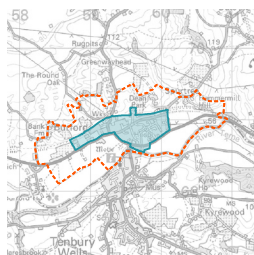
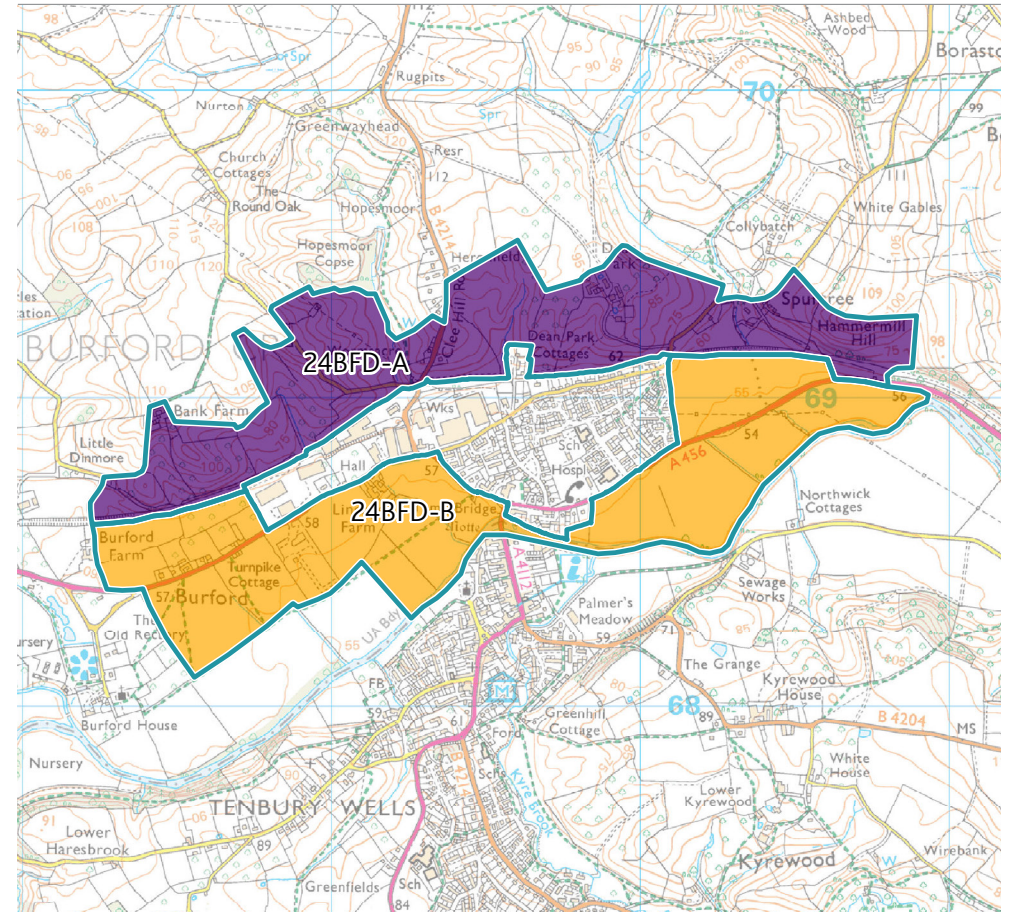
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| LOW | MEDIUM-LOW | MEDIUM | MEDIUM-HIGH | HIGH | VERY HIGH |
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BURFORD LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

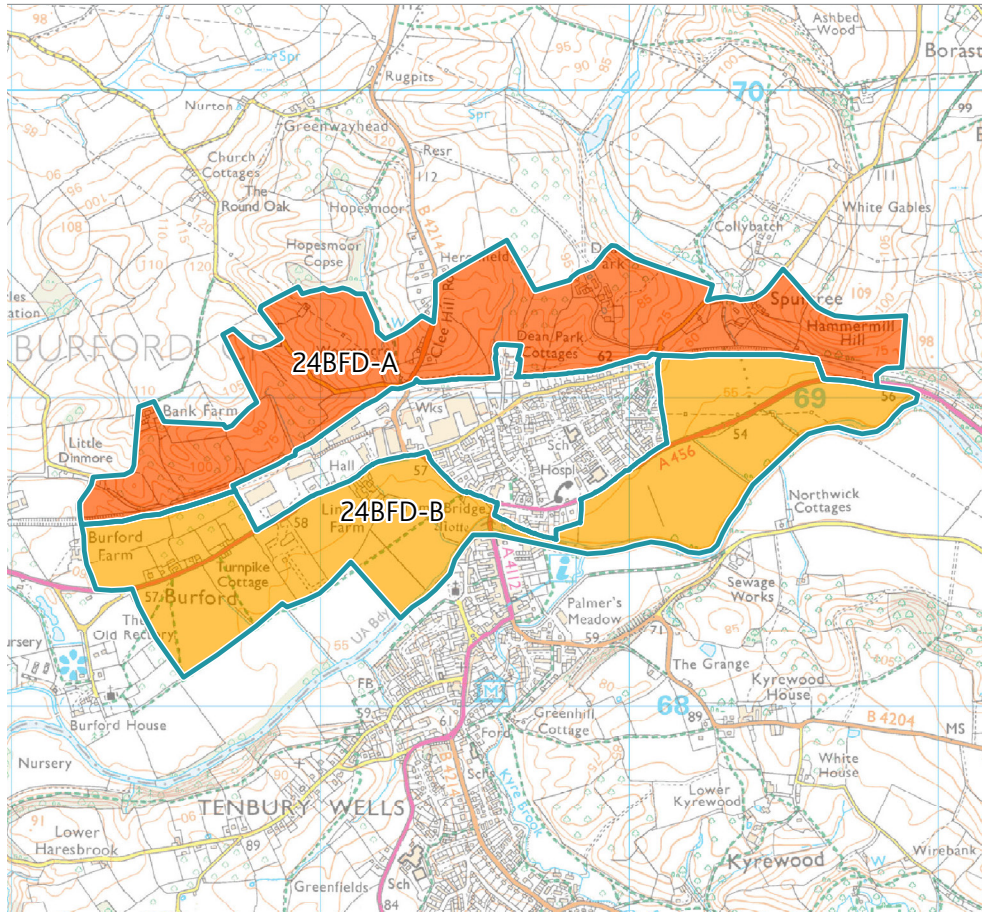
 MEDIUM

 LOW

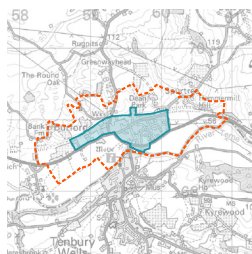
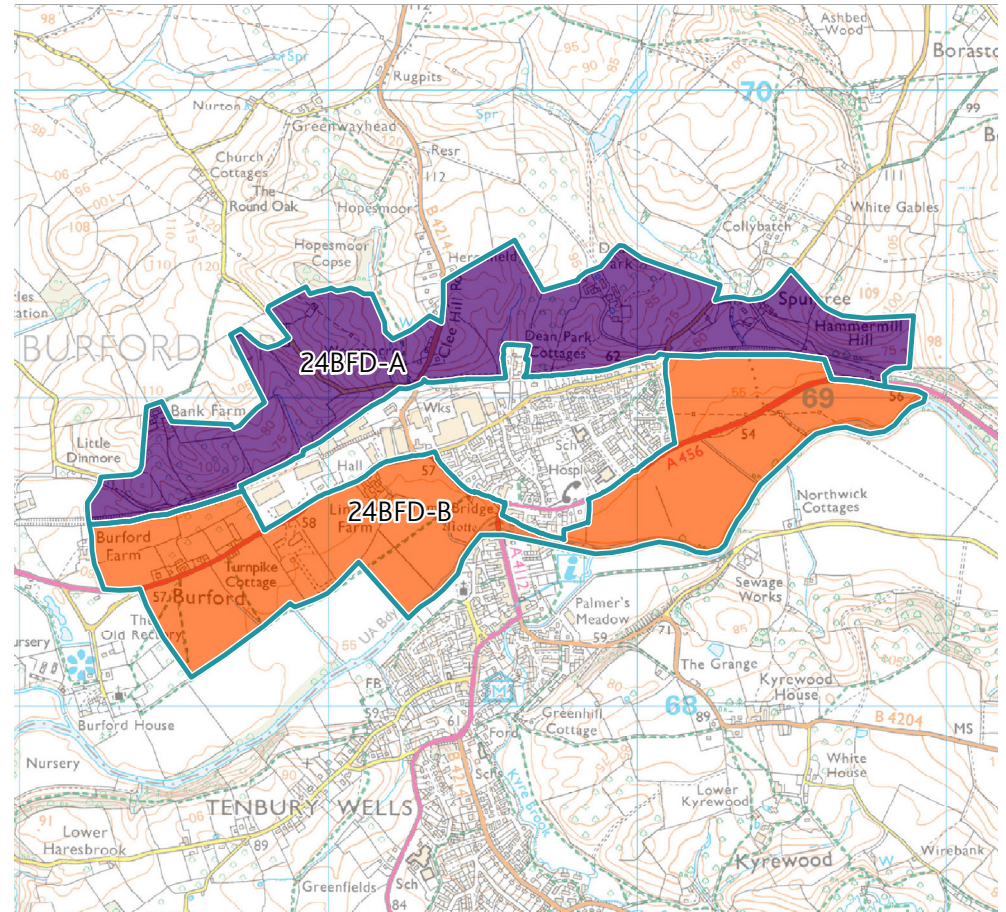
BURFORD VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

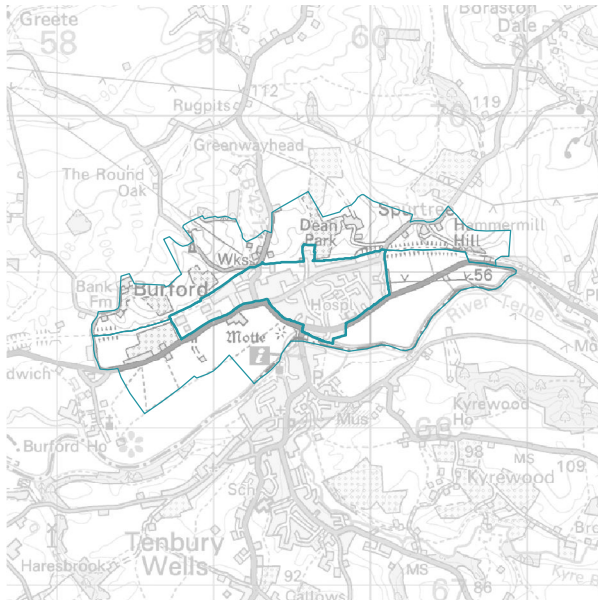
MEDIUM

LOW









DESIGN GUIDANCE FOR BURFORD

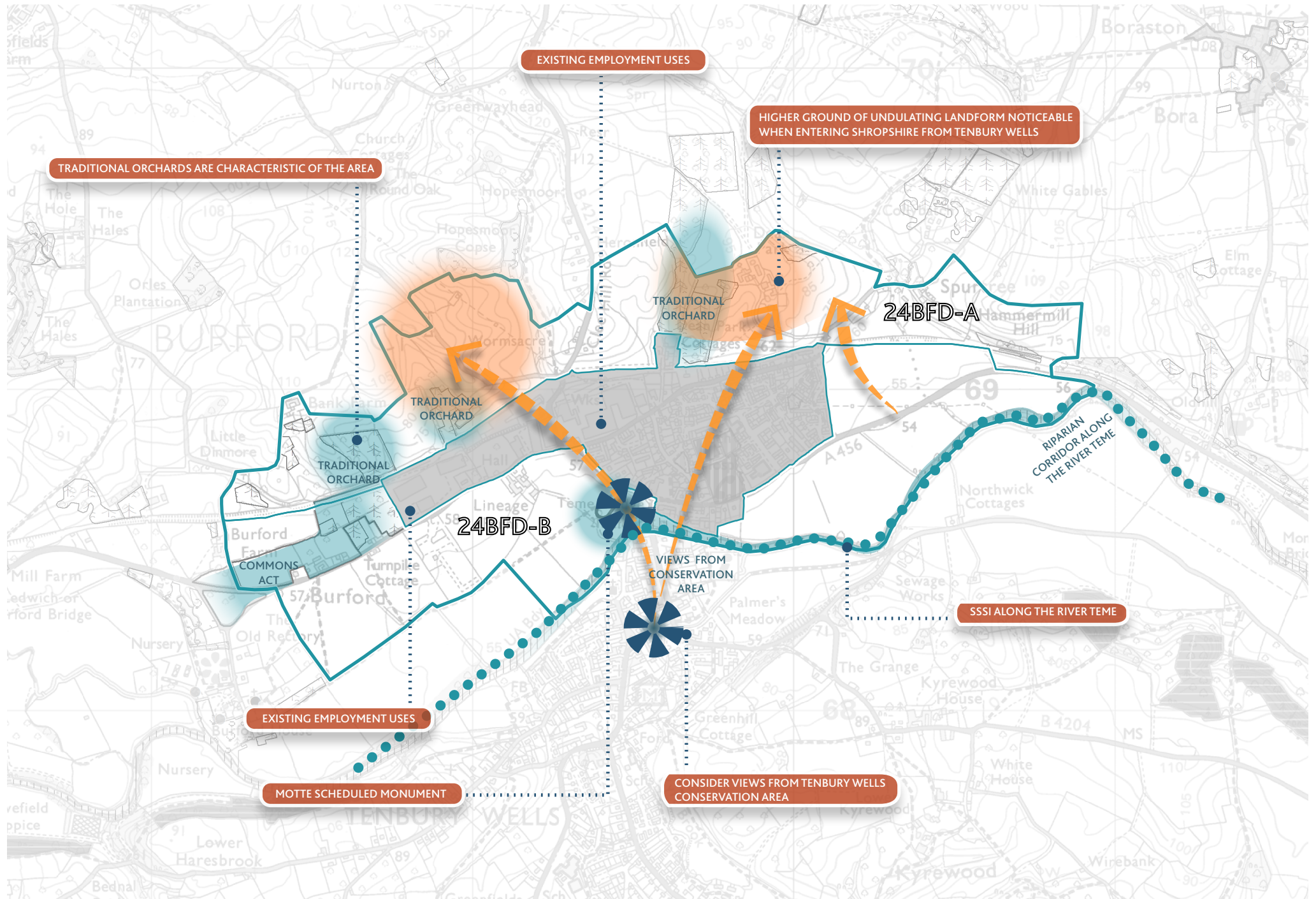
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2 SENSITIVITY PARCELS



KEY

-  PARCEL BOUNDARY
-  SETTLEMENT
-  HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
-  HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
-  VIEWS TO BE PROTECTED
-  DESIGNATED FEATURES WHERE THE SETTING SHOULD BE CONSIDERED
-  VISITOR DESTINATION WHERE THE SETTING SHOULD BE CONSIDERED
-  IMPORTANT LANDSCAPE FEATURE WHICH SHOULD BE RETAINED



EXISTING EMPLOYMENT USES

HIGHER GROUND OF UNDULATING LANDFORM NOTICEABLE WHEN ENTERING SHROPSHIRE FROM TENBURY WELLS

TRADITIONAL ORCHARDS ARE CHARACTERISTIC OF THE AREA

EXISTING EMPLOYMENT USES

MOTTE SCHEDULED MONUMENT

SSSI ALONG THE RIVER TEME

CONSIDER VIEWS FROM TENBURY WELLS CONSERVATION AREA

24BFD-B

24BFD-A

