GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

WEST FELTON
[52WFN]

28 11 2018—REVISION 01

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52. WEST FELTON [52WFN]

LOCATION AND DESCRIPTION

West Felton is a village and civil parish in the north west of Shropshire. The settlement originally grew around a Norman castle, whose motte is designated as a Scheduled Monument. The population of West Felton is 1,000. The A5 intercepts the settlement. This settlement has been divided into 4 parcels for the purpose of this study.

WEST FELTON A [52WFN-A]

LOCATION AND CHARACTER

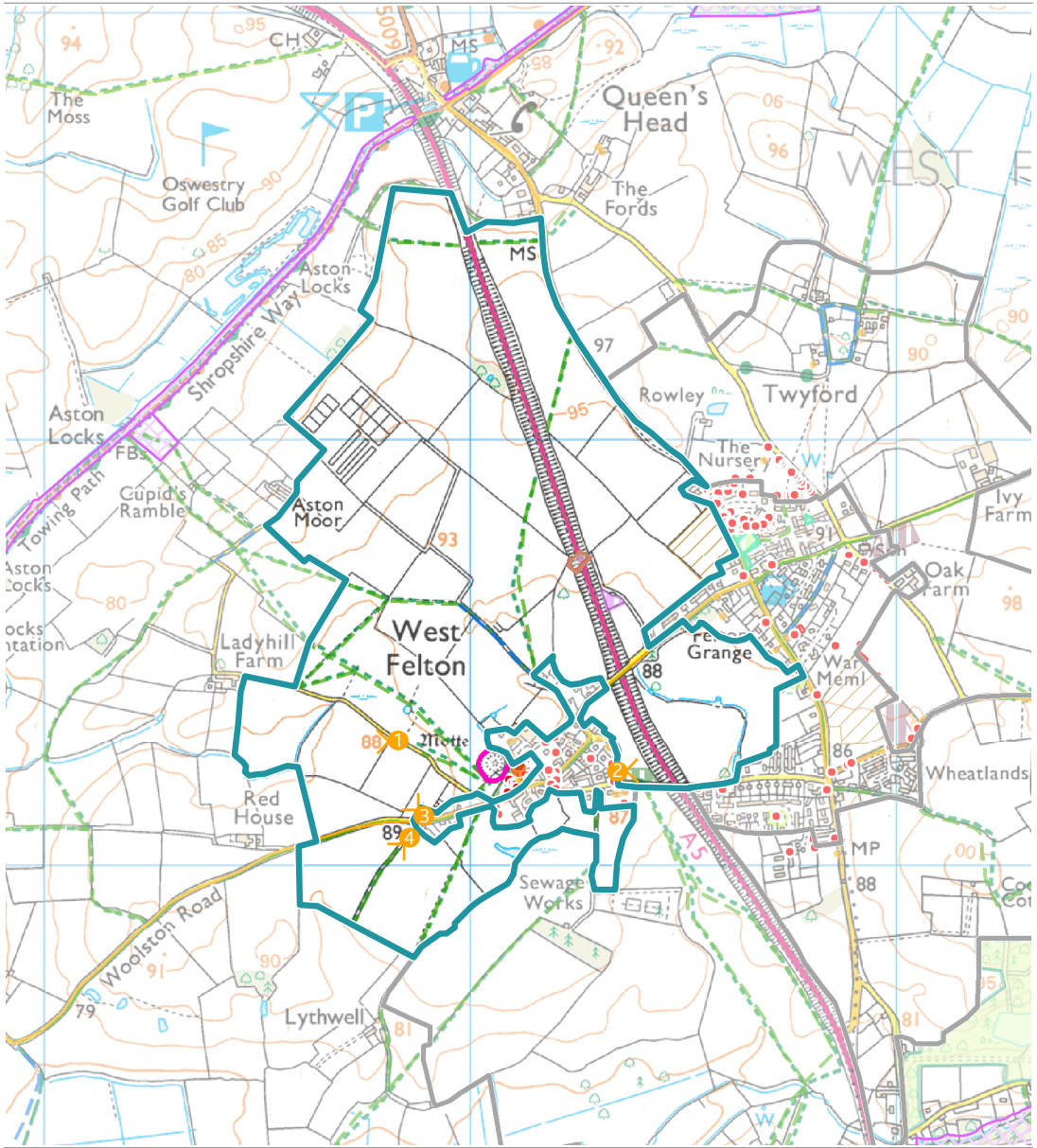
This parcel is located to the west of West Felton and to the south of Queen's Head and the Montgomery Canal. The A5 runs through the centre of the parcel, creating a physical barrier, and local roads form the east and southern boundaries. There is a cluster of PRoW towards the south west of the parcel which connect to the Shropshire Way and the Montgomery Canal to the north. The parcel is characterised by irregular shaped fields with farmland, hedgerows and hedgerow trees.

1. LONG DISTANCE VIEWS OVER HIGHER LANDFORM

2. ENCLOSED FIELDS CLOSER TOWARDS THE SETTLEMENT EDGE

3.. HEDGEROW REMOVAL TO FIELD BOUNDARIES REPLACED BY FENCES. LONG DISTANCE VIEWS OVER

4. THE DISTINCTIVE LANDFORM OF THE BREIDDEN IS VISIBLE IN THE DISTANCE



LANDSCAPE

LANDSCAPE VALUE

This parcel is of a typical rural character and moderate strength of character and condition. There is a cluster of designations along the western settlement edge including a Scheduled Monument – Motte, cluster of grade II and II* buildings, including St. Michael the Archangel Church and a dense coverage of Tree Preservation Orders. This is, however, only covering a very small section of the parcel and the majority of the parcel does not contain any designations. There is a robust network of PRoW in the south east of the parcel that connect to the Shropshrie Way to the north, however elsewhere public access is more limited. The irregular field pattern and robust hedgerow define the landscape character and combined with the small ponds, copses and ditches present, enhance nature conservation value. The A5 is prominent and physically separates the parcel with generous tree cover along its route. The landscape does not make an important contribution to the enjoyment of the area in the north and east of the parcel, compared to the publicly accessible south west which does.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular to regular shaped medium to large scale arable and pastoral fields. The landform is gently rolling and becomes flatter in the south, particularly the south east. There is a medium sense of place and some sense of remoteness and tranquility, however this is reduced in closer proximity to the A5 which runs through the centre of the parcel. Hedgerows are characteristic of the landscape, with occasional hedgerow trees or trees within fields that would be vulnerable to loss as a result of development. There is no settlement located within this parcel and development is limited to a pheasantry in the north west of the parcel. Hedgerows are well connected and development would potentially fragment the established network and habitat pattern.

LANDSCAPE SENSITIVITY

Overall the landscape is of a typical rural character, however the cluster of designations to the south of the parcel increases the sensitivity. Overall, the sensitivity of the landscape to change arising from new housing is medium and to employment is medium-high.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL

VISUAL VALUE

Views within this parcel are not associated with the Shropshire Hills AONB which is over 20km away. There are however long distance views towards higher landform to the west towards the Welsh border and long distance views towards the distinctive landform of The Breidden to the south west. The landscape is intact with the main detracting elements being the A5 through the centre of the parcel.

VISUAL SUSCEPTIBILITY

Views within the parcel are both open and contained in places. Views from slightly higher ground extend over long distances with some filtering from hedgerows and trees. Such views would be vulnerable to noticeable change as a result of development. There are fields, along the settlement edge, which are more enclosed by vegetation. The roadside vegetation and embankments along the A5 create a visual barrier between the east and west of the parcel. There is some intervisibility between the parcel and the settlement edge and between parcels B and D, although there is some filtering in places from vegetation. The parcel does not form part of a skyline and the level of access is frequent, however this is increased in closer proximity to the A5. Views from and to the A5 are well screened and the recreational receptors using the PRoW network have a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

Vegetation screens and filters views in places, however there are long distance views towards landform such as The Breidden. The views from the south of the parcel are more sensitive due to the residential and recreational receptors. Overall, the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

WEST FELTON B [52WFN-B]

LOCATION AND CHARACTER

This parcel is located to the north of West Felton and to the south of Queen's Head. The local roads Holyhead Road, Oak Farm Lane and Tedsmore Road follow the western and southern boundary, respectively, and Twyford Lane and Grimpo Road run through the parcel. There are several PRoW located around the area of Twyford. The parcel is characterised by gently rolling landform overlain by farmland with dense hedgerows and hedgerow trees.

1. AGRICULTURAL BUILDINGS AND STRUCTURES CHARACTERISTIC OF THE LANDSCAPE

2. INTERVISIBILITY WITH THE SETTLEMENT EDGE

3. .VEGETATION ALONG FIELD BOUNDARIES SCREEN VIEWS OUT

4. ENCLOSED LANDSCAPE CLOSER TOWARDS THE SETTLEMENT EDGE

LANDSCAPE

LANDSCAPE VALUE

There is a typical rural character which is in moderate to weak condition. There are a limited number of designations within the parcel, with a few grade II listed buildings, mainly within Twyford contributing to heritage value. There are a large number of Tree Preservation Orders located along Twyford Road and in the south west corner of the parcel. There are a number of PRoW which link into Twyford and a local cycle route along Grimpo Road. In the southern corner of the parcel and along Grimpo Road is a playing field and playground which add to recreational value. There are no particularly strong physical features within the parcel. The landscape contributes slightly to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape which is more irregular in shape in the north and becomes more regular in the south. The arable and pastoral farmland and horse paddocks are of a small to medium scale. The landform is gently rolling to flat throughout and has a medium sense of place and some sense of tranquility. Areas of flatter landform are typically less susceptible to ground level changes as a result of development. The hedgerows and hedgerow trees form strong elements within the landscape that define the rural character and are particularly susceptible to loss as they are irreplaceable in the short to medium term. Existing settlement comprises of the small cluster of houses at Twyford, which includes several farmsteads. Dispersed settlements along local lanes and tracks are more susceptible to noticeable changes to their discrete settlement pattern. There is a further farmstead along Grimpo Lane, which includes large agricultural buildings.

LANDSCAPE SENSITIVITY

Overall the landscape is of typical rural character with a limited number of designations. However, the presence of the hedgerows and hedgerow trees, as well as the small scale pattern, result in a medium sensitivity arising from new housing and employment. Employment is appropriate at some locations within the parcel, due to existing land use and presence of large scale agricultural buildings, however this is balanced against the smaller scale field patterns to the north that would be vulnerable to noticeable change.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL

VISUAL VALUE

Views within this parcel do not have any association with the Shropshire Hills AONB due to its location of over 20km away. There are no views towards designated landscapes and there are limited long distance views, with very well filtered views towards the higher landform in the west, at the Welsh border, from the south of the parcel. Although not designated, adjacent to the parcel is a parkland landscape associated with Tedsmore Hall, which has an avenue of trees leading from the parcel edge to the grade listed hall. These views should be retained and are framed. The landscape is intact and the main detracting elements are the large agricultural buildings associated with the farms and the yard associated with the caravan storage area at Ivy Farm.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are limited, as vegetation cover along the field boundaries, hedgerows and hedgerow trees, screen views out and limit views. There are views between the parcel and parcel A over Holyhead Road and towards parcel C across Tedsmore Road in the south, however the latter is heavily filtered by roadside vegetation. There is intervisibility with the settlement edge of West Felton and with the properties at Twyford. The parcel itself does not form part of a skyline and the level of access through the parcel is occasional, due to the PRoW and local roads running through the parcel. Residential receptors of dispersed properties and recreational receptors using the PRoW are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

The landscape is enclosed with very limited long distance views due to existing hedgerows and hedgerow trees screening views throughout the parcel. Overall, the views experienced are of Medium sensitivity to change arising from new housing and Medium sensitivity to change arising from employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

WEST FELTON C [52WFN-C]

LOCATION AND CHARACTER

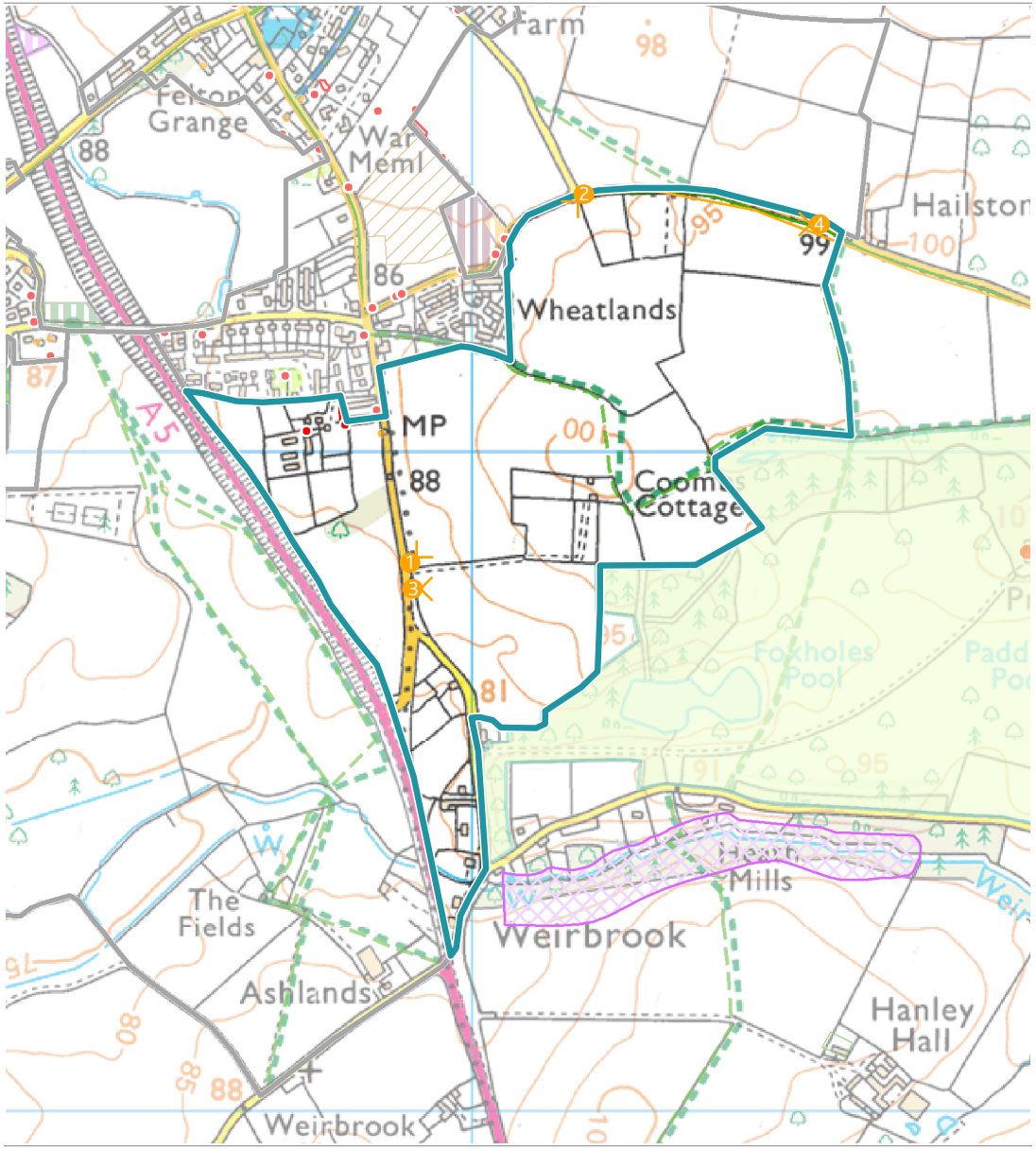
This parcel is located to the south east of West Felton and the north of Weirbrook. A local road, Holyhead Road runs through the parcel connecting West Felton with Weirbrook. The A5 forms the western boundary, a local road, Tedsmore Road, forms the northern boundary and Pradoe Registered Park and Garden forms the south east boundary. The parcel is characterised by farmland with some hedgerows and trees, where the woodland along the edge of Pradoe Registered Park and Garden provides a backdrop to the landscape.

1. LANDSCAPE FORMS PART OF A SKYLINE IN A SMALL AREA OF THE PARCEL

2. GLIMPSED LONG DISTANCE VIEWS TOWARDS LANDFORM ALONG THE WELSH BORDER

3. WOODLAND ALONG THE EDGE OF PRADOE REGISTERED PARK AND GARDEN SCREENS VIEWS

4. ROADSIDE TREES ALONG TEDSMORE ROAD TO THE NORTHERN BOUNDARY



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of a typical rural character and in moderate condition. Hedgerow and tree cover increases to the south of the parcel, creating a more enclosed landscape. There are a limited number of designations within the parcel, with a cluster of Tree Preservation Orders and a grade II listed property in the north west corner of the parcel and a singular PRoW running through the centre of the parcel, connecting up with Pradoe Registered Park and Garden. A local cycle route runs along Tedsmore Road on the northern boundary. There are no notable features within the parcel and the landscape does not make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of irregular pattern medium to large scale pastoral and arable fields. There is a medium sense of place and some sense of remoteness and tranquility, however this is reduced in closer proximity to the A5 along the western boundary. Hedgerows do not form strong features within the landscape, but are robust in places with instances of fence replacements. The woodland along the eastern boundary, within Pradoe Registered Park and Garden, forms a strong element in the landscape and would be particularly susceptible to change, being irreplaceable in the medium term. Existing settlement comprises of a cluster of residential properties to the west of Holyhead Road and a single property in the centre of the parcel. Employment would be inappropriate in the vicinity of the settlement edge due to small to intimate scale field pattern and dispersed properties that would be vulnerable to change as a result of development. The larger scale fields could accommodate small scale employment development, but would need to consider the setting of the Registered Park and Garden to the east potentially requiring an extensive buffer zone.

LANDSCAPE SENSITIVITY

Pradoe Registered Park and Garden is located adjacent to the parcel and there are a few designations within the parcel itself and low levels of vegetation cover. Overall, the sensitivity of the landscape to change arising from new housing is Medium and to employment is Medium.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL

VISUAL VALUE

Views within this parcel are not associated with the Shropshire Hills AONB, due to its location of over 20km away. There are, however, glimpsed views to the west towards higher landform along the Welsh border. The woodland on the edge of Pradoe Registered Park and Gardens is visible, however this woodland screens views further in this eastern direction towards the house and gardens themselves. The landscape is intact and there are limited visual detractors, the main being the A5 which is visible, although filtered, along the western boundary.

VISUAL SUSCEPTIBILITY

Views are generally open through the majority of the parcel and views out of the parcel are well contained by vegetation cover along its boundaries. There is roadside vegetation along the A5 and Tedmore Road and the woodland at Pradoe Registered Park and Garden. Views towards the Welsh borders are screened and filtered by vegetation along the boundaries, with some glimpsed views in between vegetation. Hedgerows within the parcel are generally robust, however some areas the hedgerows are lower and provide views into adjacent fields within the parcel. Due to the higher level of tree cover to the south of the parcel, views are more enclosed here. There is some intervisibility with the settlement edge, with some filtering from curtilage vegetation. Views between adjacent parcels are limited and filtered by roadside vegetation. The parcel forms part of a skyline at the highest point near Coomes Cottage, however this is not representative of the parcel. The level of access within the parcel is occasional, however this is increased along the western boundary due to the presence of the A5. Residential receptors and the users of the PRoW are typically susceptible to changes to their surroundings.

VISUAL SENSITIVITY

Views within the parcel tend to be more open and views out of the parcel are limited by vegetation cover on the boundaries. Overall, the views experienced are of a Medium sensitivity to change arising from new housing and Medium-High sensitivity to change arising from employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

WEST FELTON D [52WFN-D]

LOCATION AND CHARACTER

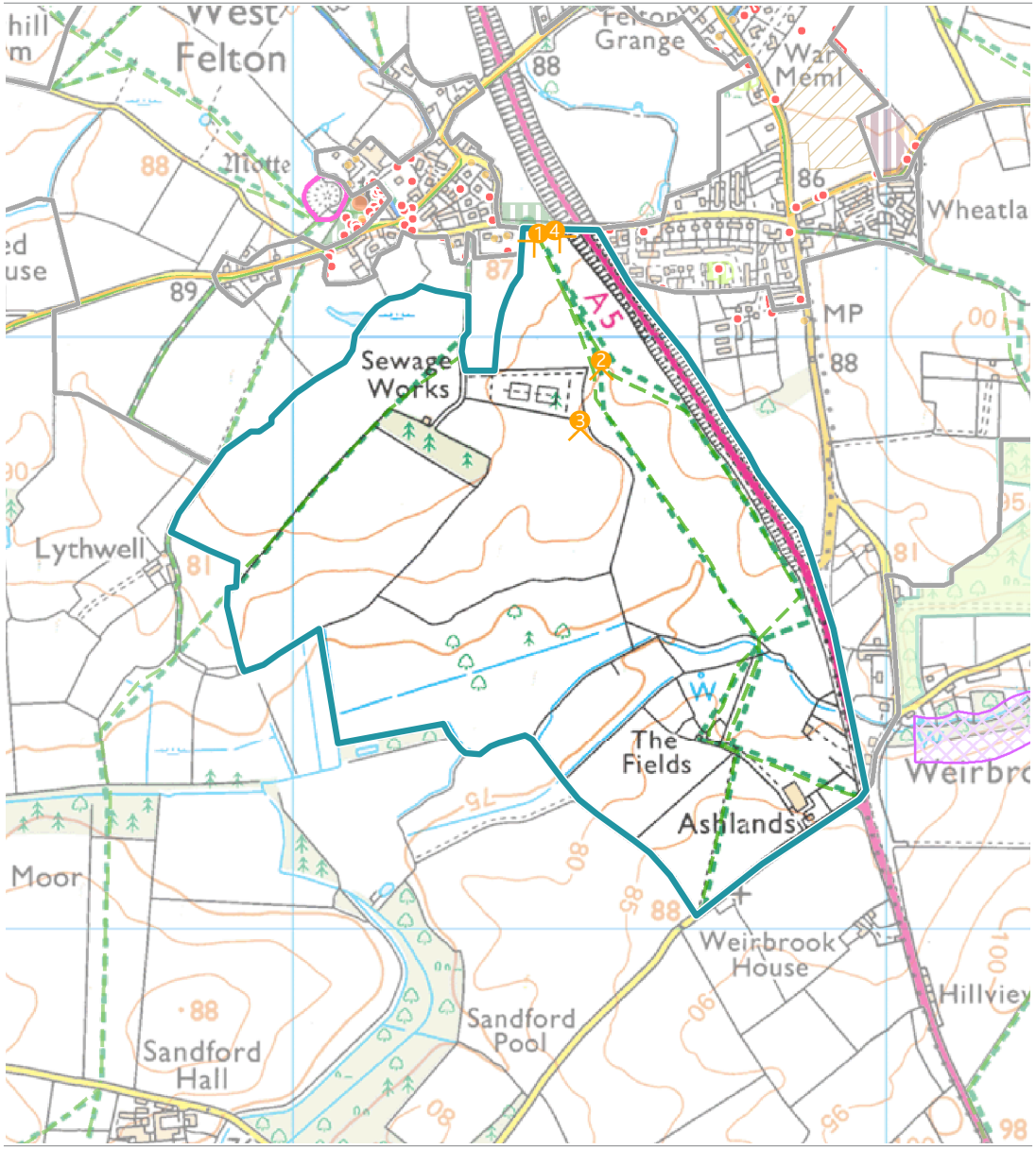
This parcel is located to the south of West Felton and the A5 forms the eastern boundary. Apart from the A5 and a local road along the southern boundary, there are no further roads running through the parcel. There is, however, a strong network of PRoW, particularly to the south and east. The parcel is characterised by large, open fields and intensive farming to the north and by a smaller pattern of fields with hedgerows to the south. A small brook, Weirbrook runs through the south of the parcel.

1. LARGE OVERHEAD WOOD POLE LINE VISIBLE TOWARDS THE NORTHERN BOUNDARY

2. VEGETATION SCREENS AND FILTERS VIEWS OUT INTO THE SURROUNDING LANDSCAPE

3. LANDSCAPE VISIBLE AS PART OF A SKYLINE FROM THE CORNER OF THE SEWAGE WORKS

4. FROM FOX LANE VIEW SOUTH ACROSS THE ARABLE LANDSCAPE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character, which is slightly stronger in the south and weaker in the north due to the field scales and agricultural intensification where hedgerows have been removed. The landscape is in moderate condition, however there are no designations within the parcel itself. There is a strong network of PRoW to the south and east, although the A5 acts as a barrier for these PRoW and limiting access across the parcel to West Felton. A Local Wildlife Site is located to the south east at Weirbrook and small brooks and ditches within the parcel connect into it contributing to nature conservation value. The parcel makes an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This varied landscape has a simple, large scale field pattern to the north and a smaller, irregular field pattern to the south. The land uses is a mixture of arable and pastoral fields and the landform is gently rolling throughout. There is a medium sense of place, which is increased in the south and lower in the north, due to the intensification of agriculture practices and the removal of hedgerows. There is some sense of remoteness and tranquility away from the A5, which particularly affects the Pro network. There is also a sense of separation with the settlement edge as the parcel does not directly adjoin it and the A5 acts as a barrier. In the south of the parcel, the hedgerows and hedgerow trees form strong elements within the landscape and are particularly susceptible to loss as they are irreplaceable in the short to medium term. Existing settlement within the parcel is minimal, with a few properties and farms at the fields and Ashlands. A wastewater treatment works is located in the north of the parcel.

LANDSCAPE SENSITIVITY

Although there are fields in the south which are more vegetated and of a smaller scale, the majority of the parcel is of larger scale and less vegetated character. Overall, the sensitivity of the landscape to change arising from new housing is Medium-Low and to employment is Medium. However, it should be noted that the south of the parcel would be slightly higher in sensitivity.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

VISUAL

VISUAL VALUE

Views within this parcel are not associated with the Shropshire Hills AONB due to its location over 18km to the south. There are long distance views to the south west towards Breidden Hill, and the quarry on the hill side from the more open areas to the north of the parcel, but this is at a distance of approximately 10km away. The parcel is unlikely to affect the setting of this important recreational destination. The landscape is intact, however the wastewater treatment works and a large wood pole overhead power line are detracting elements in the view.

VISUAL SUSCEPTIBILITY

Views vary, however for the majority of the parcel views are open within the parcel and vegetation along the parcel boundary screens views further out into the wider landscape, apart from occasional long distance view when there is a gap in vegetation. In the south of the parcel, within the smaller fields, vegetation along field boundaries enclose views. Due to roadside vegetation along the A5, views towards parcel C are screened. There are however views towards parcel A in the north west, with some filtering from vegetation along the boundary. Intervisibility with the settlement edge is limited due to a high level of tree cover along the edge and within the curtilage of properties. The parcel forms part of a skyline in the north east, however this is not necessarily representative of the majority of the parcel. The level of access through the parcel is frequent along the A5 and along the PRoW in the east, however is more infrequent through the rest of the parcel. The recreational receptors using the PRoW and the small number of residential receptors are of a higher susceptibility to changes to their surroundings.

VISUAL SENSITIVITY

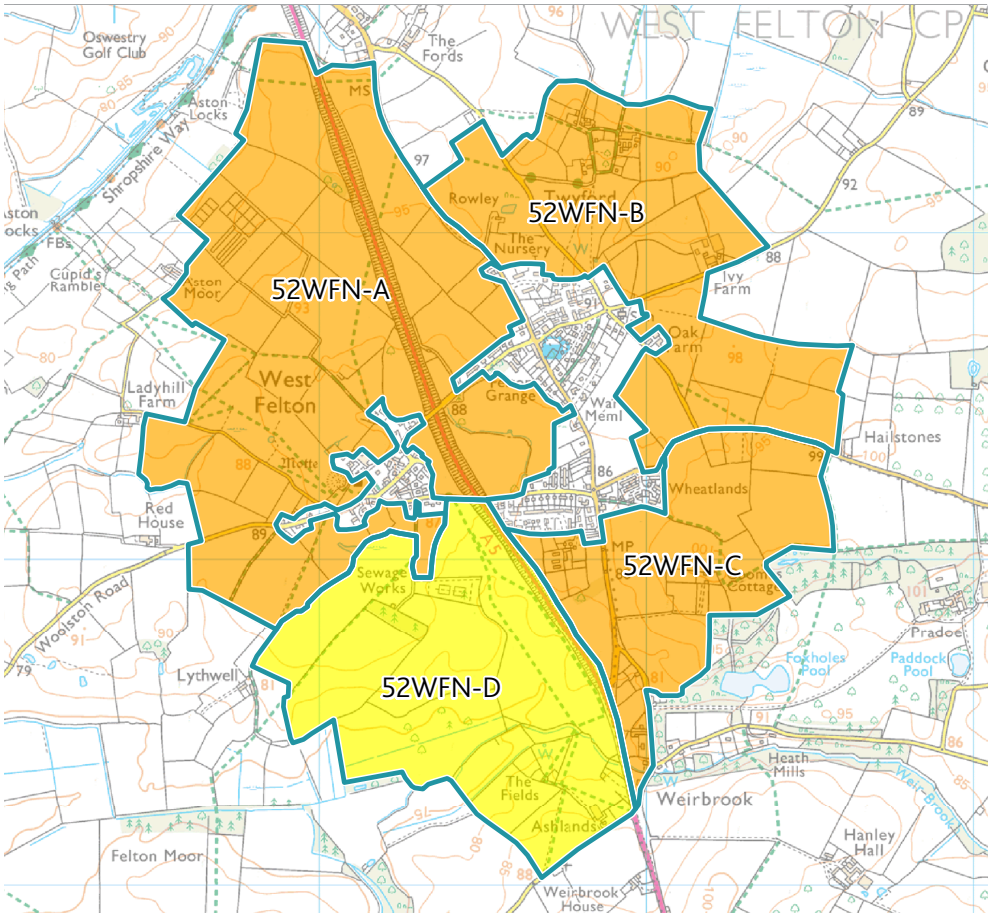
There are distant views towards Breidden Hill but these are unlikely to be sensitive to changes as a result of development within the parcel. Views within the parcel are open, however intervisibility with the surrounding landscape is limited due to vegetation. Overall, the views experienced are of Medium sensitivity to change arising from new housing and Medium-High sensitivity to change arising from employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

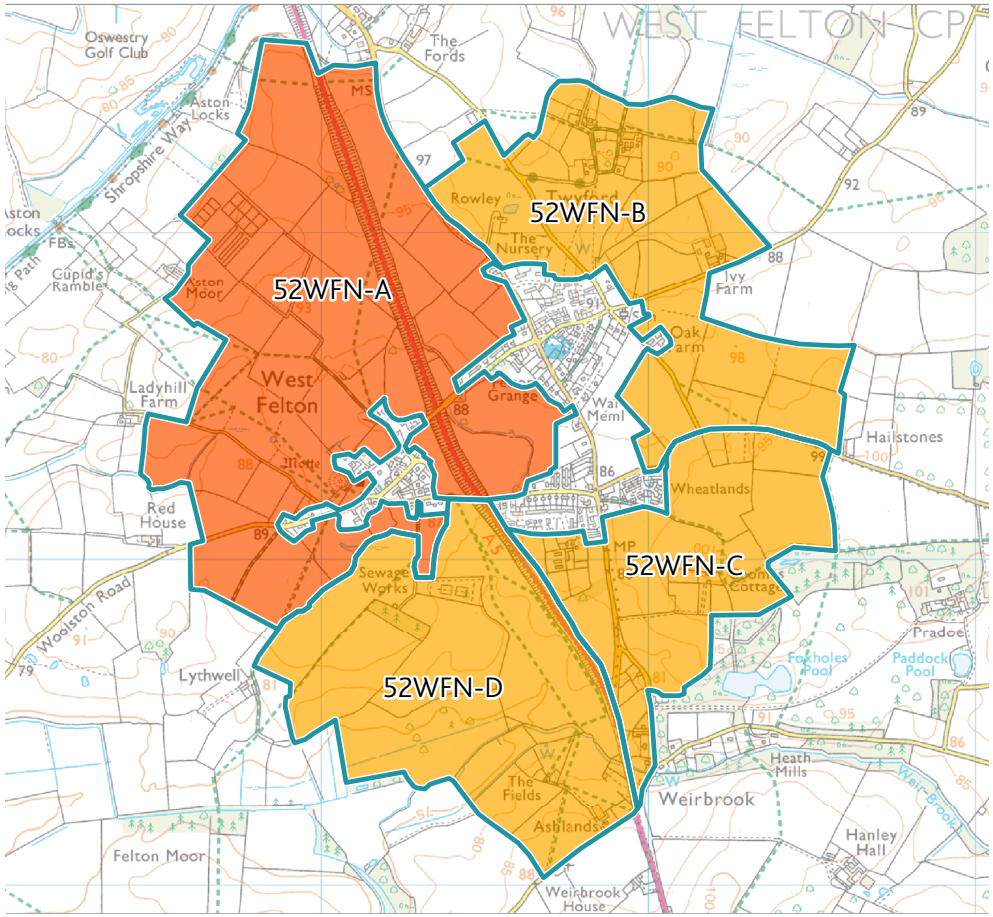
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

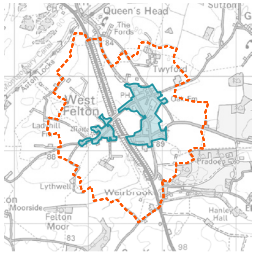
WEST FELTON LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT





KEY:

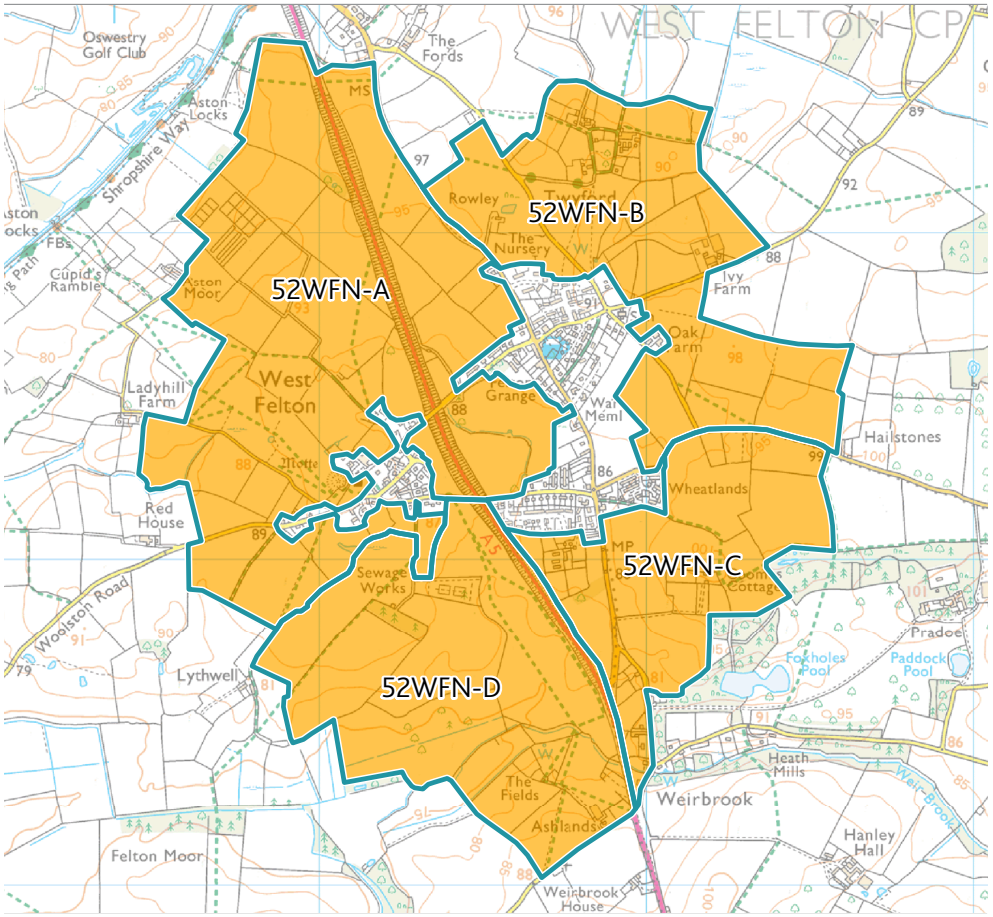
SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

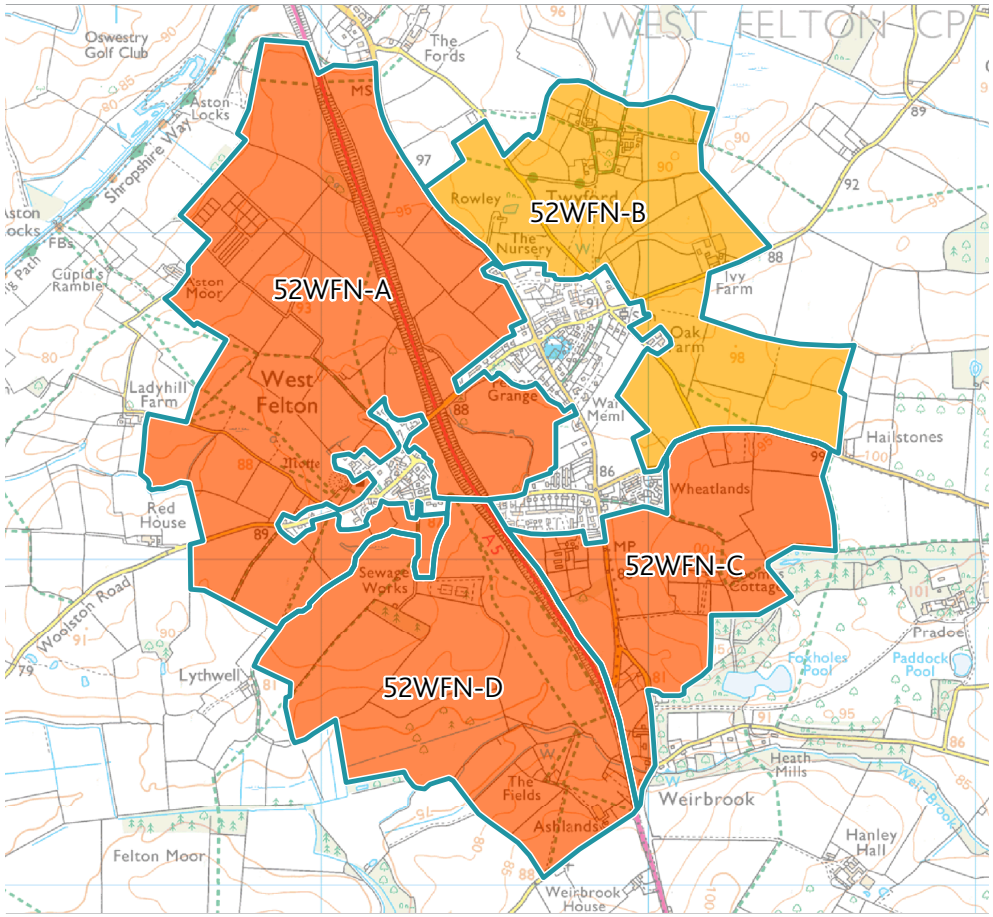
- VERY HIGH
- HIGH
- MEDIUM-HIGH
- MEDIUM
- MEDIUM-LOW
- LOW

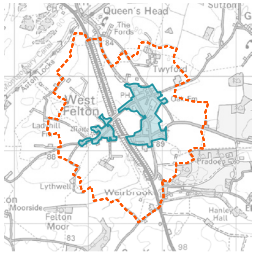
WEST FELTON VISUAL SENSITIVITY

HOUSING



EMPLOYMENT





KEY:

SENSITIVITY PARCEL

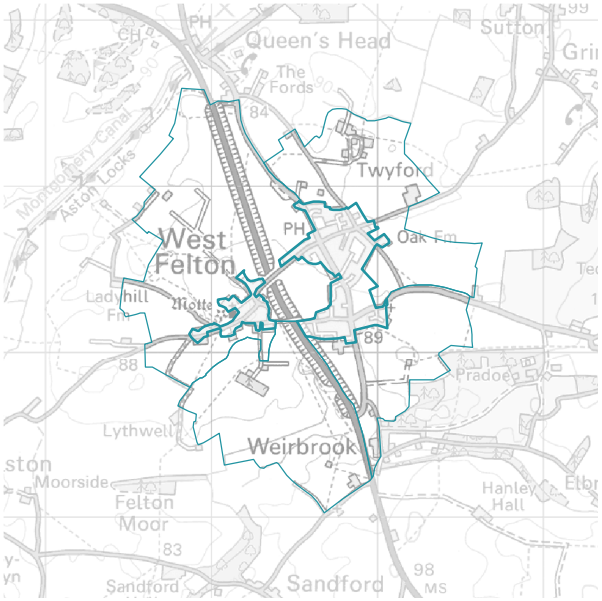
VISUAL SENSITIVITY:

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

DESIGN GUIDANCE FOR WEST FELTON

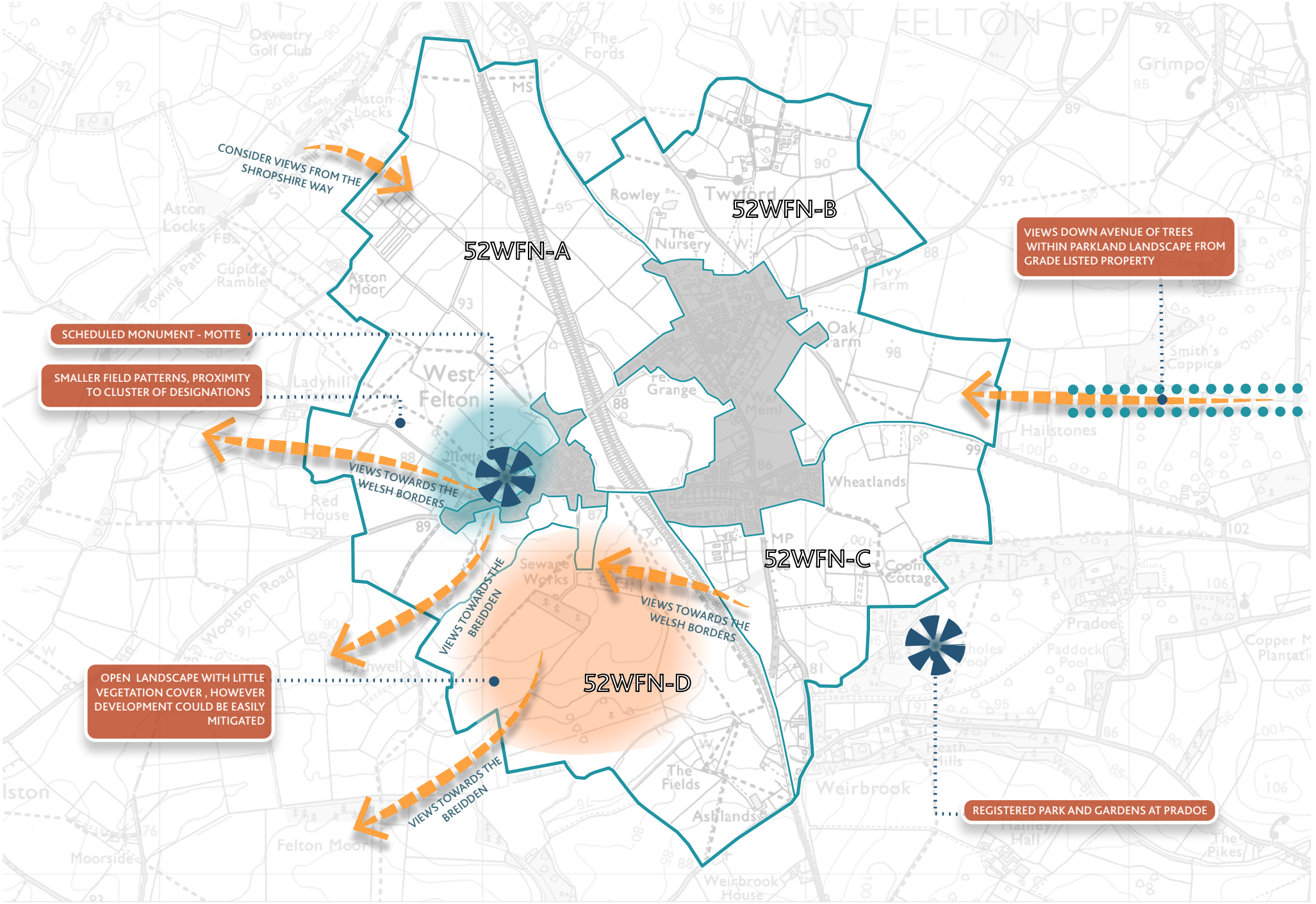
[52WFN]

4 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


CONSIDER VIEWS FROM THE SHROPSHIRE WAY
52WFN-A
52WFN-B
52WFN-C
52WFN-D
VIEWS DOWN AVENUE OF TREES WITHIN PARKLAND LANDSCAPE FROM GRADE LISTED PROPERTY
SCHEDULED MONUMENT - MOTTE
SMALLER FIELD PATTERNS, PROXIMITY TO CLUSTER OF DESIGNATIONS
VIEWS TOWARDS THE WELSH BORDERS
VIEWS TOWARDS THE BREIDDEN
VIEWS TOWARDS THE WELSH BORDERS
VIEWS TOWARDS THE BREIDDEN
OPEN LANDSCAPE WITH LITTLE VEGETATION COVER , HOWEVER DEVELOPMENT COULD BE EASILY MITIGATED
REGISTERED PARK AND GARDENS AT PRADOE

Gillespies
44 Westgate House,
Hale Road, Hale
Cheshire
WA14 2EX

T: +44 (0)161 928 7715
W: www.gillespies.co.uk

London | Oxford | Manchester | Leeds | Abu Dhabi

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SHROPSHIRE LANDSCAPE AND VISUAL SENSITIVITY ASSESSMENT