GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

LONGDEN
[62LGD]

28 11 2018—REVISION 01

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62. LONGDEN [62LGD]

LOCATION AND DESCRIPTION

Longden is a village and civil parish in Shropshire. It is located approximately 8km south west of Shropshire's county town Shrewsbury. The settlement is a residential and farming community. Longden has a population of 240. This settlement has been divided into 4 parcels for the purpose of this study.

LONGDEN A [62LGD-A]

LOCATION AND CHARACTER

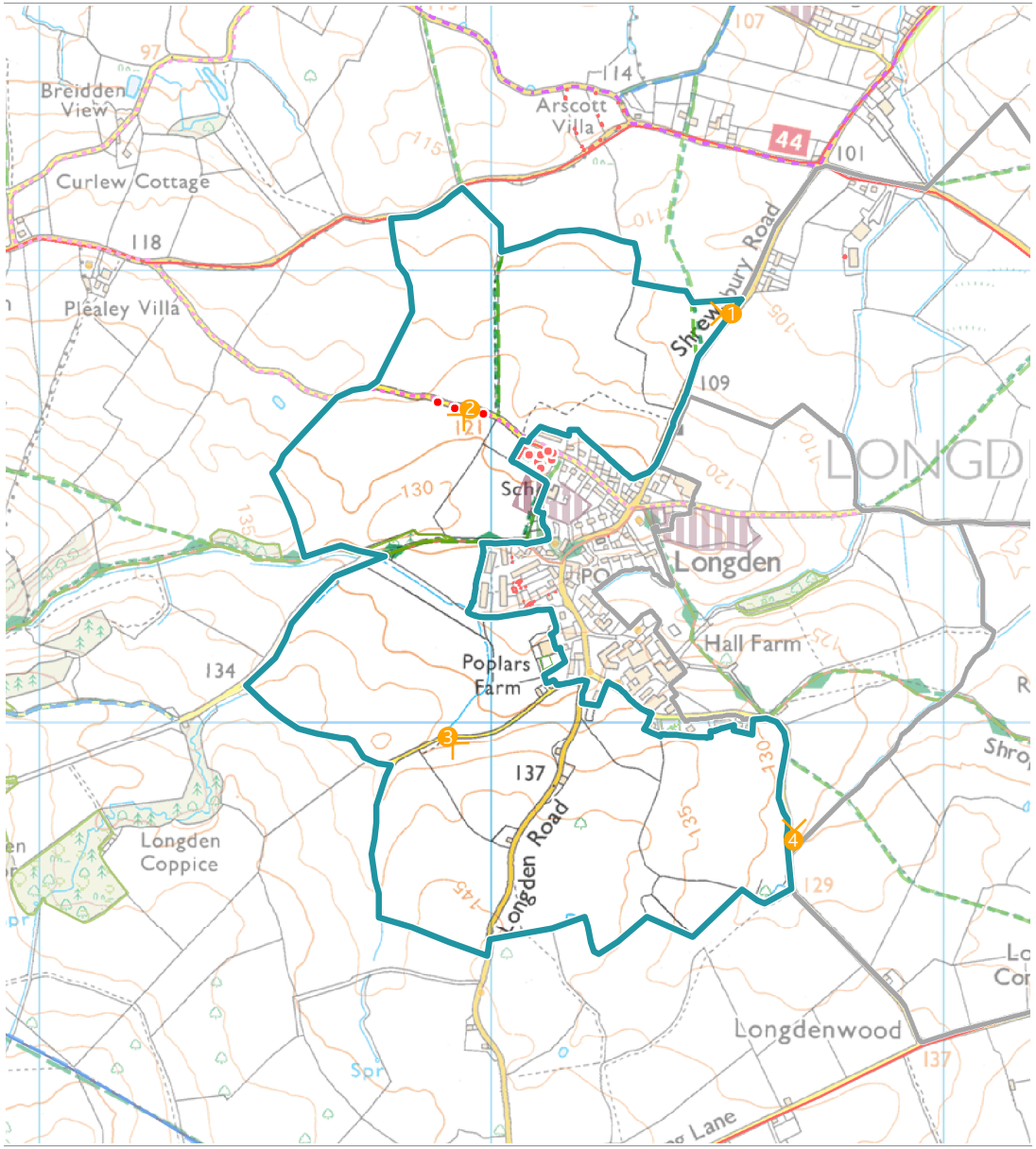
Parcel A surrounds the north, south and west of Longden. It is intersected by a number of minor roads and includes the Shropshire Way and Shropshire Cycleway. The landform is gentling rolling and undulating in places and landuse is a mixture of intensive arable and livestock production. Minor roads are tree lined and there are intact hedgerows and hedgerow trees. The settlement pattern is nucleated within Londgen and settlement within the parcel is sparse.

1. VIEW NORTH WEST FROM LONGDEN ROAD ACROSS ARABLE FIELDS

2. LONG DISTANCE VIEWS SOUTH WEST TOWARDS AONB FROM ROAD OFF LITTLE BARNYARD

3. VIEW SOUTH EAST FROM UNNAMED ROAD

4. VIEW NORTH OF SETTLEMENT EDGE FROM SUMMERHOUSE LANE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of medium scale and intensive mixed use fields. There are no landscape designations which could increase landscape value. The parcel makes an important contribution to the enjoyment of the area as the Shropshire Way and Shropshire Cycleway run through it. The high presence of hedgerow trees and scattered field trees, adds to the nature conservation value of the parcel and contributes to rural character.

LANDSCAPE SUSCEPTIBILITY

This is a medium scale landscape of irregular open mixed use fields over gentling rolling and undulating lanform. The landscape is of a typical rural setting associated with the Shropshire landscape, however it 'borrows' the setting of the adjacent parkland landscape to the west. There is a sense of remoteness and tranquility despite agricultural intensification along PRoW and away from the local roads. The road leading to Longden Manor is tree lined and forms a strong element in the landscape the would be vulnerable to loss of features as a result of development. Elsewhere, hedgerows are intact and there are many hedgerow trees. The existing settlement edge is abrupt and integrated in some places.

LANDSCAPE SENSITIVITY

This is a typical rural landscape of agricultural use with recreational features including Shropshire Cycleway and Shropshire Way and some parkland characteristics. 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

There are views to the Shropshire Hills AONB from within this parcel that lies some 2km to the west. There are long distance views towards the west which includes rising hills and woodland blocks. The parcel takes in few of the special qualities of the AONB. The landscape is intact with detractors limited to overhead power lines.

VISUAL SUSCEPTIBILITY

Views from within this parcel are open and elevated upon the rolling landform and would be vulnerable to noticeable change as a result of development. They are mostly long distance glimpsed views of the Shropshire Hills AONB. There is intervisibility to parcel B and C, however these views are restricted to small areas due to the intervening settlement. A good level of tree cover contributes to filtering some views across the otherwise open landscape. Although the rolling landscape gains some views, it is also advantageous in limiting view. Receptors include road users, PRoW users, residents at the settlement edge and users of the Shropshire Cycleway and Shropshire Way. Residential receptors at the settlement edge, and recreational receptors using the Shropshire Cycleway and Shropshire Way, are typically more susceptible to change to their surroundings.

VISUAL SENSITIVITY

This is a typical rural gently rolling and undulating landscape which gains glimpsed views towards the AONB. Overall, the views experienced are of medium-high sensitivity to change arising from new housing and high from employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LONGDEN B [62LGD-B]

LOCATION AND CHARACTER

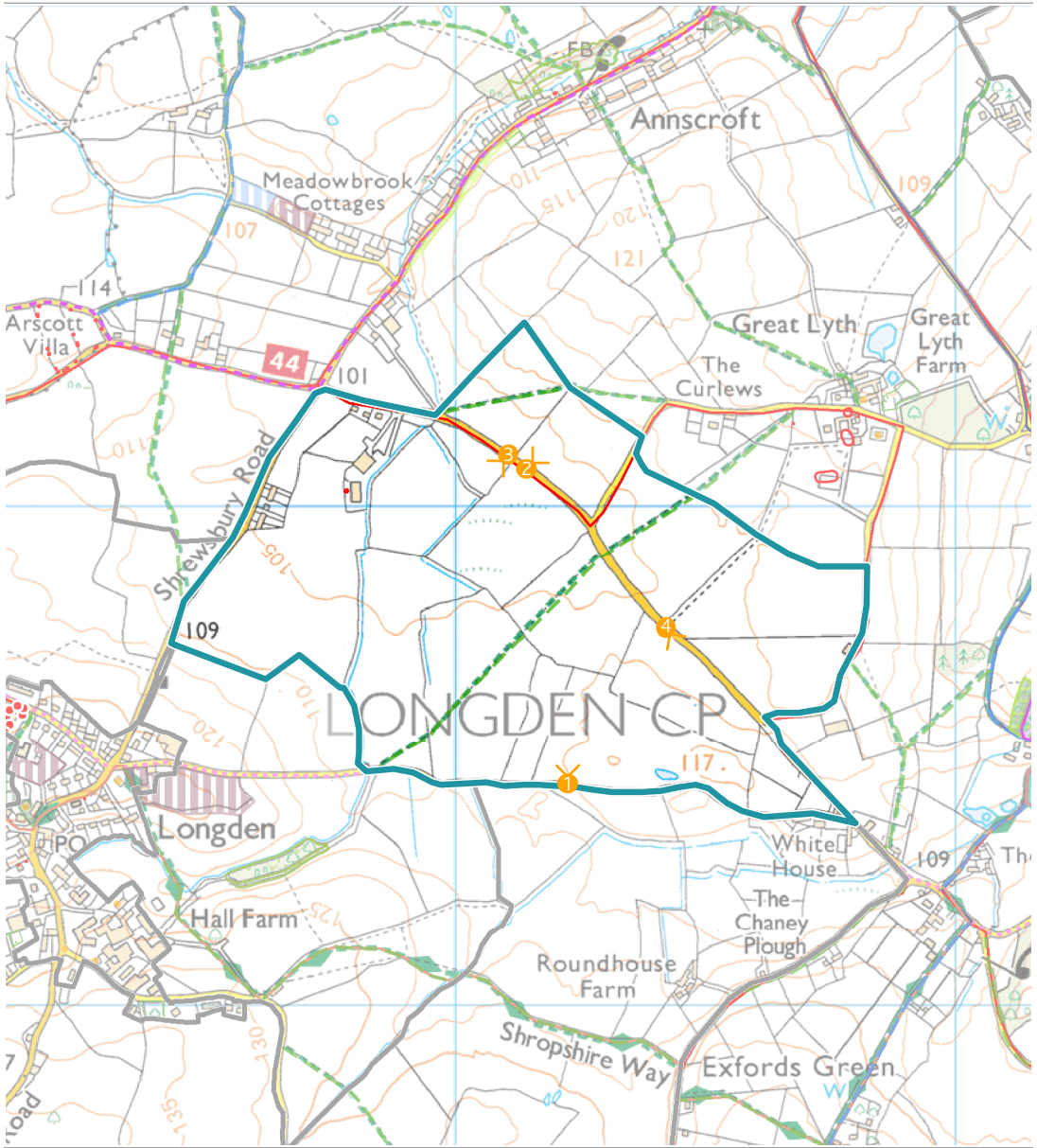
Parcel B is located to the north east of the settlement of Longden and is disconnected from the settlement edge. Its western boundary is defined by Shrewsbury Road. There is a single PRoW connecting Longden to Great Lyth in the north east. Land use is a mixture of intensive arable and livestock production. The hedgerows are intact and include a number of hedgerow trees. Settlement pattern is clustered with dispersed hamlets in the north western corner of the parcel.

1. VIEW NORTH FROM UNNAMED ROAD

2. LONG DISTANCE VIEWS NORTH EAST FROM UNNAMED ROAD

3. LONG DISTANCE VIEWS SOUTH WEST FROM UNNAMED ROAD

4. FROM UNNAMED ROAD, VIEWS SOUTH EAST



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character of medium scale irregular and regular shaped fields. There are a number of areas highlighted as containing TPO's that enhance the rural character and add to nature conservation value. Robust hedgerows and interconnecting ditches add further value. The Shropshire Cycleway bounds the southern edge of the parcel and therefore contributes to the enjoyment of the area. There are also PRoW which contribute to the informal recreational value of the area.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular and regular medium scale fields of mixed use agriculture. The landscape is gently rolling with a high point in the south east that would be vulnerable to changes in ground profile associated with development. The landscape has a moderate sense of place, typical of the rural landscape. There is a sense of remoteness with settlement concentrated in the north west corner of the parcel and the remaining area being undeveloped. The landscape has some sense of tranquility, which would be vulnerable to erosion due to visual disturbance of new development. However, this sense of remoteness is reduced in proximity to the Farriers Business Centre and the road network. The hedgerows are intact and include a number of hedgerow trees. To the east of the parcel, the landuse is predominately paddocks which are associated with Manorfields Farm horse boarding stables.

LANDSCAPE SENSITIVITY

This is a typical intact rural landscape of gently rolling landform with little settled influence and including Shropshire Cycleway. Overall, the sensitivity of the landscape to change arising from new housing is medium and from 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 have no association with the Shropshire Hills AONB due to intervening factors such settlement, hedgerow trees and the rolling landform. Therefore, the parcel does not take in the special qualities of this AONB despite it being some 2km away. There are long distance views across the extent of the parcel, however these are not of any designated value. The landscape is intact, with the main detracting element being views to buildings at Farriers Business Centre. Other detracting elements include overhead power lines, which are concentrated in the north of the parcel.

VISUAL SUSCEPTIBILITY

There are open long distance views to the south west of the parcel across the gently rolling landscape that would be vulnerable to noticeable change from development. Field boundaries of hedgerow and hedgerow trees provide some degree of screening. There is intervisibility with parcels A, C and D; where they bound along main roads. The level of access within this parcel is frequent, with a road network roughly along its extent. However, the views experienced would be transient in nature. Including road users, other receptors are users of the PRoW, users of the Shropshire Cycleway, and residents within the sensitivity parcel. Development would be noticeable within the landscape as there are long distance views. The residents and users of the Shropshire Cycleway are typically more susceptible to change to their surroundings.

VISUAL SENSITIVITY

This is a typical rural landscape with intact hedgerow and hedgerow trees. There are long distance views which are experienced by a number of receptors. Overall, the views experienced are of medium-high sensitivity to change arising from new housing and high to employment.

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

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

LONGDEN C [62LGD-C]

LOCATION AND CHARACTER

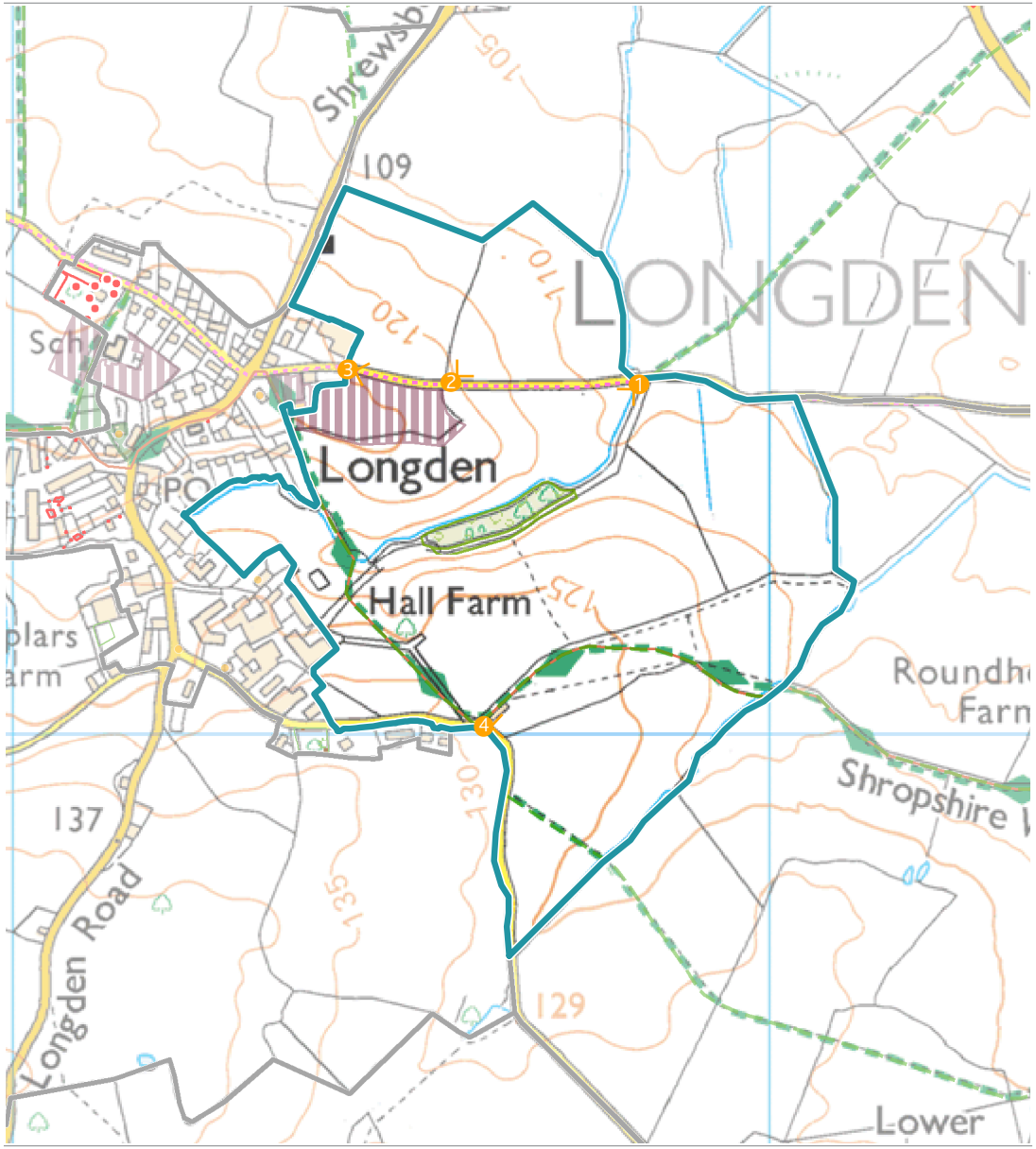
Parcel C is located directly to the east of the settlement of Longden. The Shropshire Cycleway and the Shropshire Way intersect the parcel. The landscape is undulating and forms a high point at a confluence of PRoW and the Shropshire way. This pastoral landscape is relatively wooded with woodland blocks and hedgerow trees. The settlement pattern is defined by the village of Longden to the west.

1. VIEW SOUTHWEST ACROSS RURAL LANDSCAPE FROM UNNAMED ROAD

2. LONG DISTANCE VIEWS NORTH EAST FROM UNNAMED ROAD

3. VIEW SOUTH EAST ACROSS RECREATION GROUNDS FROM UNNAMED ROAD

4. FROM SUMMERHOUSE LANE, LONG DISTANCE VIEWS EAST



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character of small and medium scale irregular shaped fields. There is a linear woodland block which adds to the wooded character of the parcel and contributes to nature conservation value, particular with its associated stream and riparian habitat and connections to surrounding hedgerows. There is a recreation ground and PRoW including the Shropshire Way which also add to the overall enjoyment of the area and recreation value.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular small and medium scale fields of pastoral use. The landscape is undulating and rises to the south west and development here would potentially alter landscape character. There is a moderate sense of place; typical of the rural landscape. There is a sense of remoteness toward the north east of the parcel, however it is reduced in closer proximity to the settlement edge, particularly adjacent to the buildings associated with Jones Farm. A linear woodland block forms a strong element in the landscape that would be vulnerable to loss of features as a result of development. The existing settlement edge comprises farm buildings and properties along Longden Road. The settlement edge is relatively well integrated with tree planting to back gardens aiding transition from settlement to fields.

LANDSCAPE SENSITIVITY

This is a typical intact rural landscape of undulating landform, which rises to the south west and includes Shropshire Cycleway and Shropshire Way. Overall, the sensitivity of the landscape to change arising from new housing is medium and from 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 have no association with the Shropshire Hills AONB due to intervening factors such settlement, hedgerow trees and the undulating landform. Therefore, the parcel does not take in the special qualities of this AONB; despite it being some 2km away. Views across the parcel itself are glimpsed due to the intervening undulating landform and tree planting. The landscape is intact, with the main detracting element being views to large farm buildings.

VISUAL SUSCEPTIBILITY

There are limited views throughout the parcel, where the undulating landform and tree planting acts as a visual barrier. Development on the higher ground would be noticeable in the view, with development typically better screened a lowers within areas of existing planting. There is intervisibility with the wider landscape however, including long distance views to parcels A, B and D; where they bound along main roads. The level of access within this parcel is frequent. Receptors include users of the PRoW, users of the Shropshire Cycleway and Shropshire Way, residents at the settlement edge and users of the roads. Residential receptors at the settlement edge, and recreational receptors using the Shropshire Cycleway and Shropshire Way are typically more susceptible to changes in their surroundings. However, the landscape benefits from the screening afforded by the undulating landform and tree planting.

VISUAL SENSITIVITY

This is a typical rural landscape with visually contained views within the parcel. Overall, the views experienced are of medium sensitivity to change arising from new housing and medium high from new employment.

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH

LONGDEN D [62LGD-D]

LOCATION AND CHARACTER

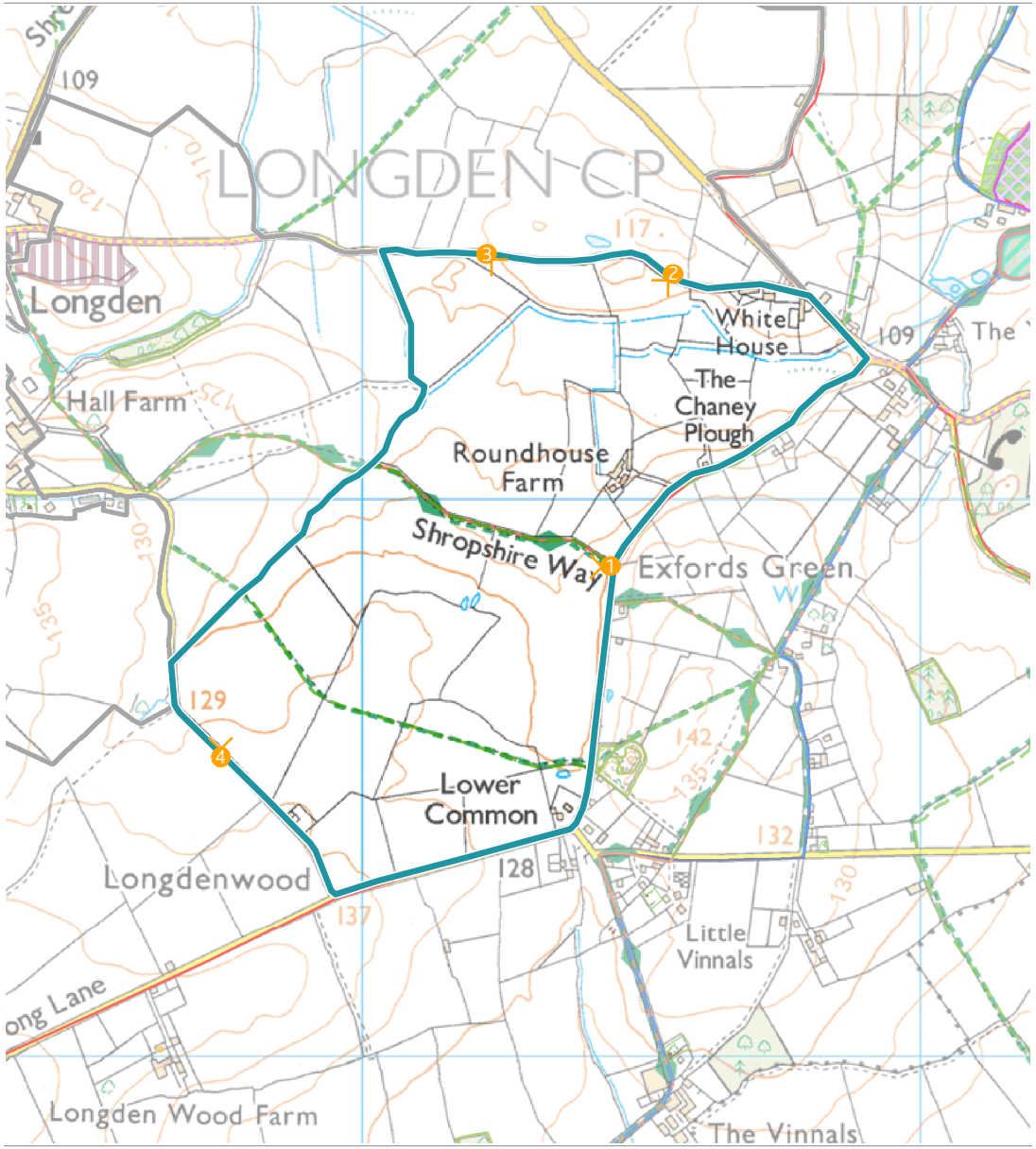
Parcel D is located to the south east of the settlement of Longden and has limited association with the settlement edge. The north and south of the parcel are defined by minor roads. The Shropshire Cycleway forms the northern boundary of the parcel and the Shropshire Way intersects the centre of the parcel. The landscape is gently rolling which progresses to gently rise higher to the south west. Hedgerows are intact with a number of hedgerow trees and the settlement pattern consists of isolated farmsteads.

1. FROM UNNAMED ROAD, LONG DISTANCE VIEWS WEST ACROSS ARABLE FIELDS

2. LONG DISTANCE VIEWS SOUTH WEST FROM UNNAMED ROAD

3. VIEW SOUTH EAST FROM UNNAMED ROAD

4. LONG DISTANCE VIEWS NORTH FROM SUMMERHOUSE LANE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character of small and medium scale irregular shaped fields. The Shropshire Cycleway forms the northern boundary of the parcel and the Shropshire Way intersects the centre of the parcel adding to the enjoyment of the area and recreational value. Hedgerow boundaries are relatively robust with good connectivity and presence of hedgerow trees. Nature conservation value is further enhanced by presence of several streams, ditches and scattered ponds. Historical value is sparse and there are few prominent features within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of irregular small and medium scale fields of mixed use agriculture. The landscape is gently rolling which progresses to rise to the south west and would be vulnerable to changes in profile as a result of development. The landscape has a moderate sense of place, typical of the rural landscape and sense of remoteness that would be vulnerable to loss or erosion from noise and visual disturbance associated with development. Settlement is limited to isolated farmsteads and changes to this discrete settlement pattern would be noticeable. This sense of tranquility is vulnerable to erosion due to visual disturbance from new development. The hedgerows and hedgerow trees are intact and form strong elements in the landscape and define the rural character and would be vulnerable to loss of features as they are irreplaceable in the short to medium term.

LANDSCAPE SENSITIVITY

This is a typical intact rural landscape of undulating landform, which rises to the south west and includes the Shropshire Cycleway and Shropshire Way. Overall, the sensitivity of the landscape to change arising from new housing is medium and from 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

There are views to the Shropshire Hills AONB from within this parcel. There are long distance views towards the west which includes rising hills and woodland blocks. The parcel however, does not take in the special qualities of the AONB, because although there is some visibility, the views are glimpsed because of intervening trees. The landscape is intact with visual detractors limited to overhead lines.

VISUAL SUSCEPTIBILITY

There are long distance views across the parcel towards higher landform in the wider landscape and including the AONB in the west. This is due to the gently rolling landscape where views are gained from higher points and development on this higher landform or within open views would be particularly noticeable. From some points, hedgerows and hedgerow trees filter the long distance views. There is intervisibility with the wider landscape, including long distance views to parcels B and C. The level of access within this parcel is frequent. Receptors include users of the PRoW, users of the Shropshire Cycleway, users of the Shropshire Way, residents within the parcel and users of the roads. Residential receptors within the parcel, particularly dispersed and isolated properties and recreational receptors using the Shropshire Cycleway and Shropshire Way, are typically more susceptible to changes in their surroundings.

VISUAL SENSITIVITY

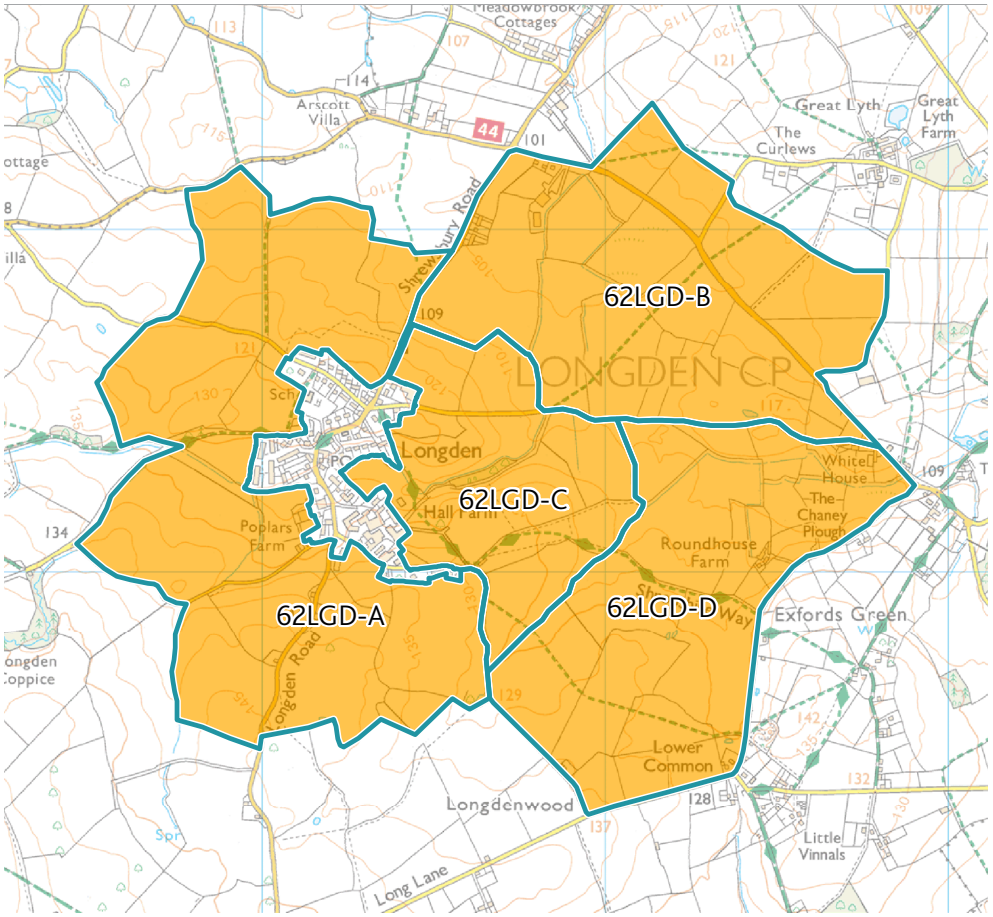
This is a typical rural landscape with long distance views and although sensitive receptors are low in number many of the views are open and extend over long distances. Overall, the views experienced are of medium-high sensitivity to change arising from new housing and high from new employment.

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

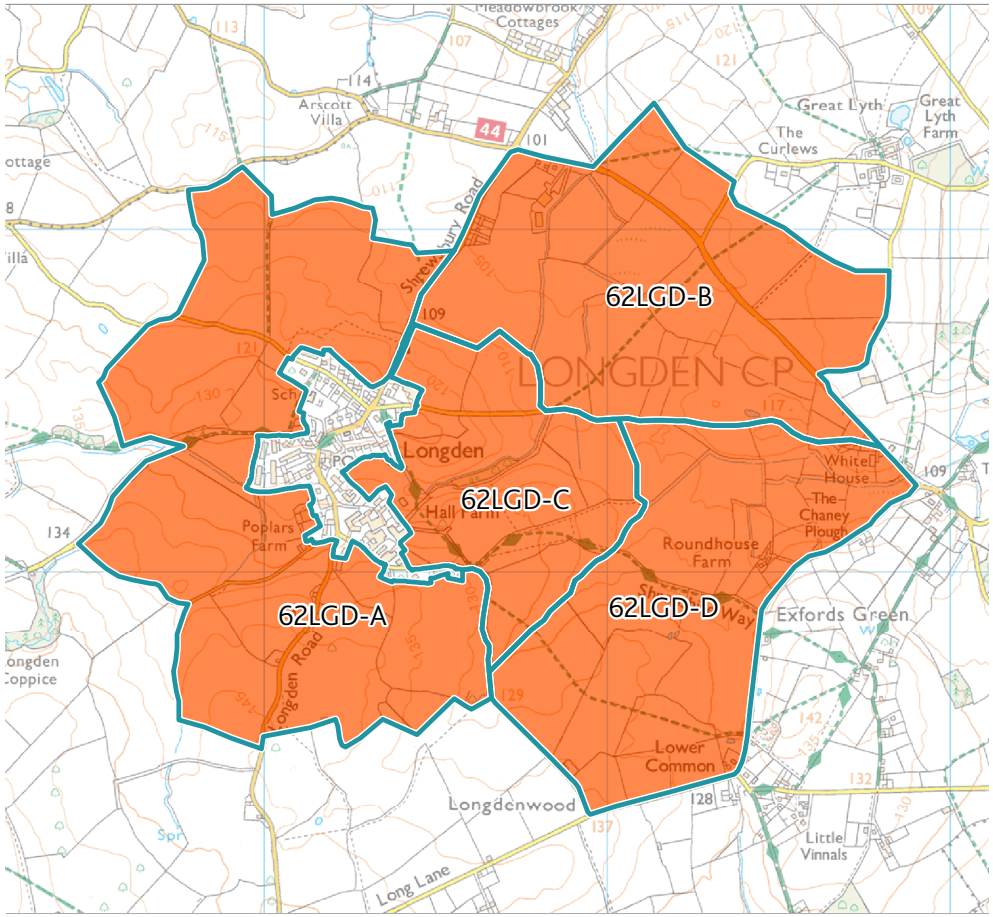
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	**HIGH**	VERY HIGH

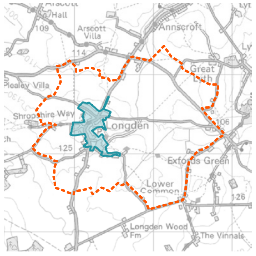
LONGDEN LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT





KEY:

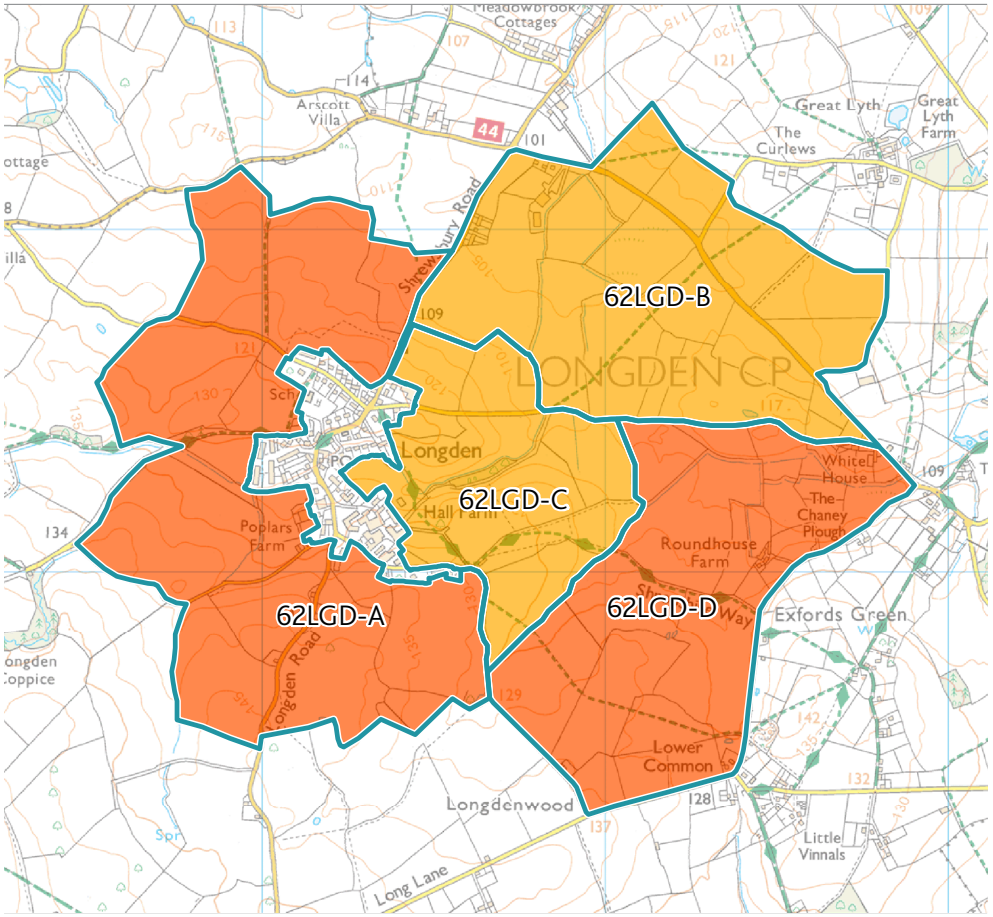
SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

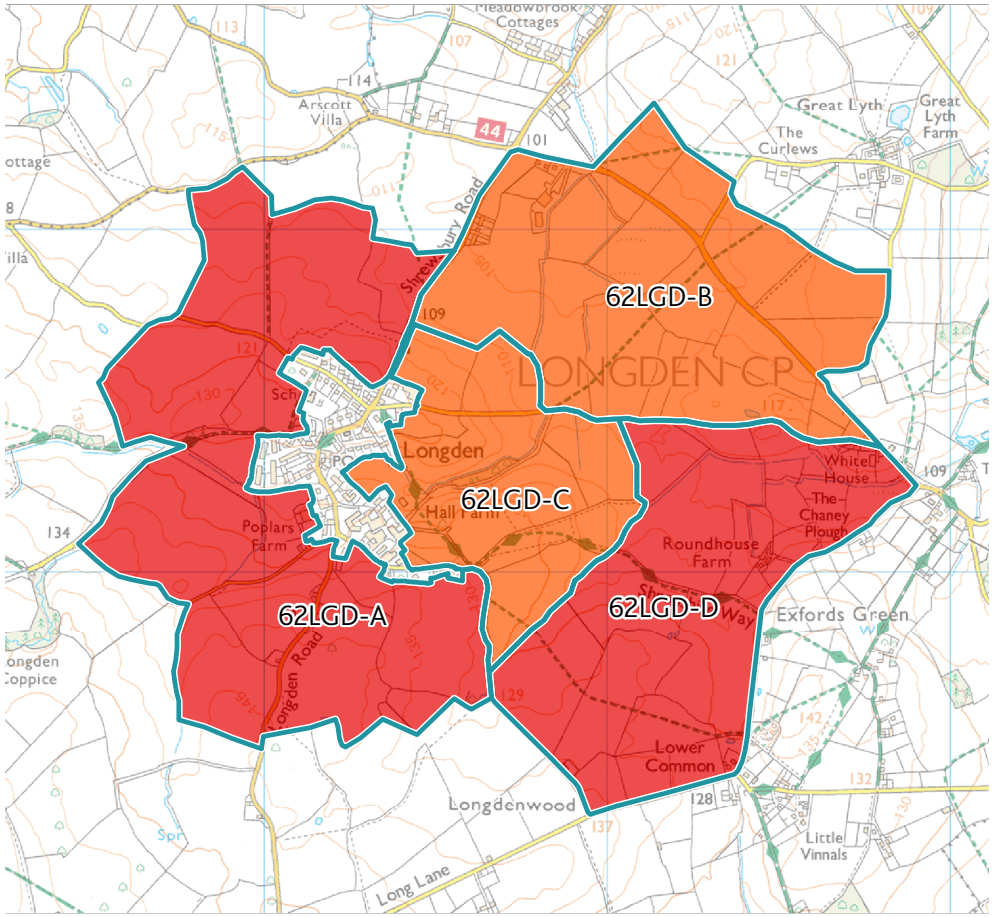
- VERY HIGH
- HIGH
- MEDIUM-HIGH
- MEDIUM
- MEDIUM-LOW
- LOW

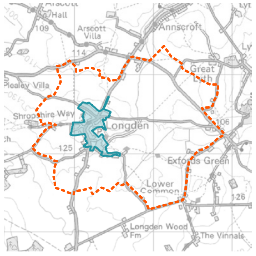
LONGDEN VISUAL SENSITIVITY

HOUSING



EMPLOYMENT





KEY:

SENSITIVITY PARCEL

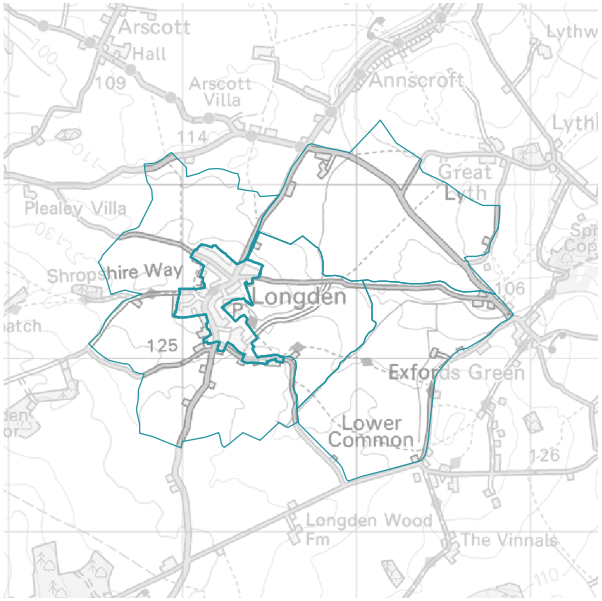
VISUAL SENSITIVITY:

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

DESIGN GUIDANCE FOR LONGDEN

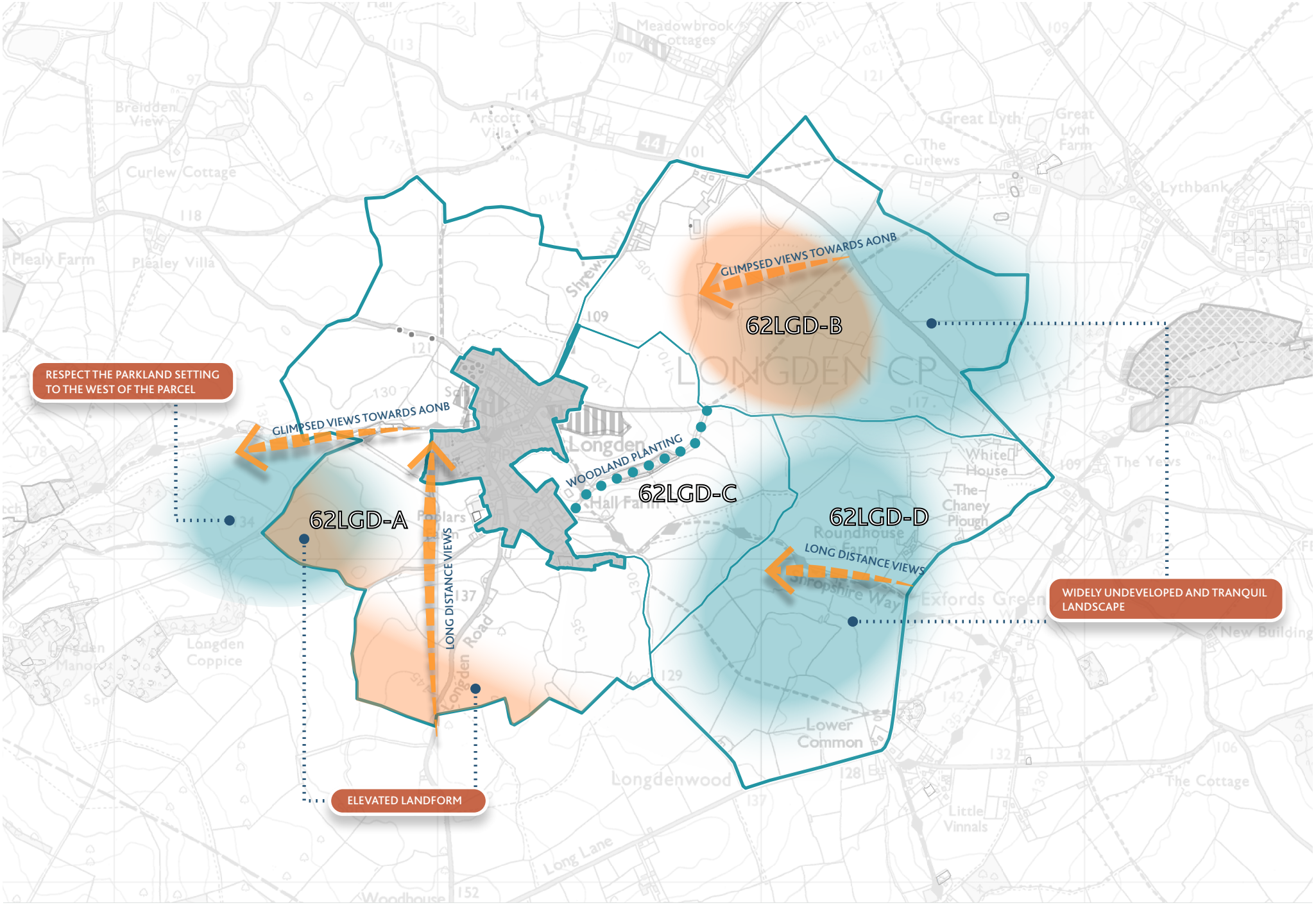
[62LGD]

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



RESPECT THE PARKLAND SETTING TO THE WEST OF THE PARCEL
GLIMPSED VIEWS TOWARDS AONB
GLIMPSED VIEWS TOWARDS AONB
62LGD-A
62LGD-B
62LGD-C
62LGD-D
WOODLAND PLANTING
LONG DISTANCE VIEWS
LONG DISTANCE VIEWS
WIDELY UNDEVELOPED AND TRANQUIL LANDSCAPE
ELEVATED LANDFORM
LONGDEN CP
Longden
Longdenwood
Lower Common
Exfords Green
Shropshire Way
Longden Road
Shrewsbury Road
Longden Coppice
Longden Manor
Curlew Cottage
Plealy Farm
Plealey Villa
Breidden View
Arscott Villa
Meadowbrook Cottages
Great Lyth
Great Lyth Farm
The Curlews
Lythbank
White House
The Chaney Plough
Roundhouse Farm
Hall Farm
Poplars
The Yews
New Building
The Cottage
Little Vinnals
Long Lane
Woodhouse

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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