



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

BISHOP'S CASTLE
[08BSH]

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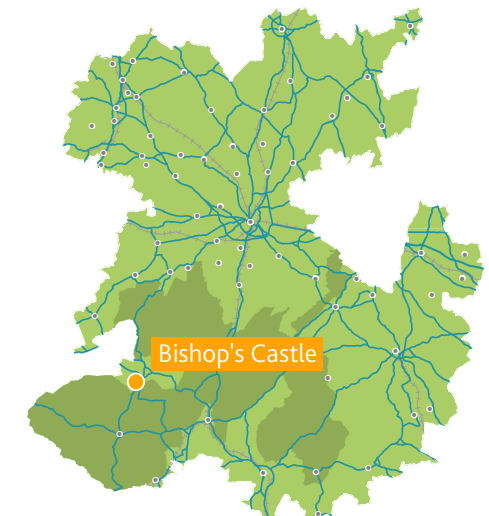
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08. BISHOP'S CASTLE [08BSH]



LOCATION AND DESCRIPTION

Bishop's Castle is a small market town in south west Shropshire, not far from the Wales-England border. It has a population of 1,700. The town is within an agricultural area and has become known for its alternative community of musicians, artists and writers. Surrounding the town is hillwalking country. Bishop's castle was originally built to defend the village from the Welsh in Saxon times. This parcel has been divided into 2 parcels for the purpose of this study.



BISHOP'S CASTLE A [08BSH-A]

LOCATION AND CHARACTER

Parcel A is located to the west of Bishop's Castle and lies within 1km of the Shropshire Hills AONB that wraps around the settlement edge to the east, south and west. The parcel consists of undulating hills which are overlain by a small regular field pattern of fairly strong rural character. Dense linear tree coverage is common along roadsides and field boundaries, with further scattered field and hedgerow trees throughout the parcel. Nucleated hamlets and small properties are sparse and primarily associated with Bishop's Castle.



1. VIEWS FROM B4384 TOWARDS PARCEL B



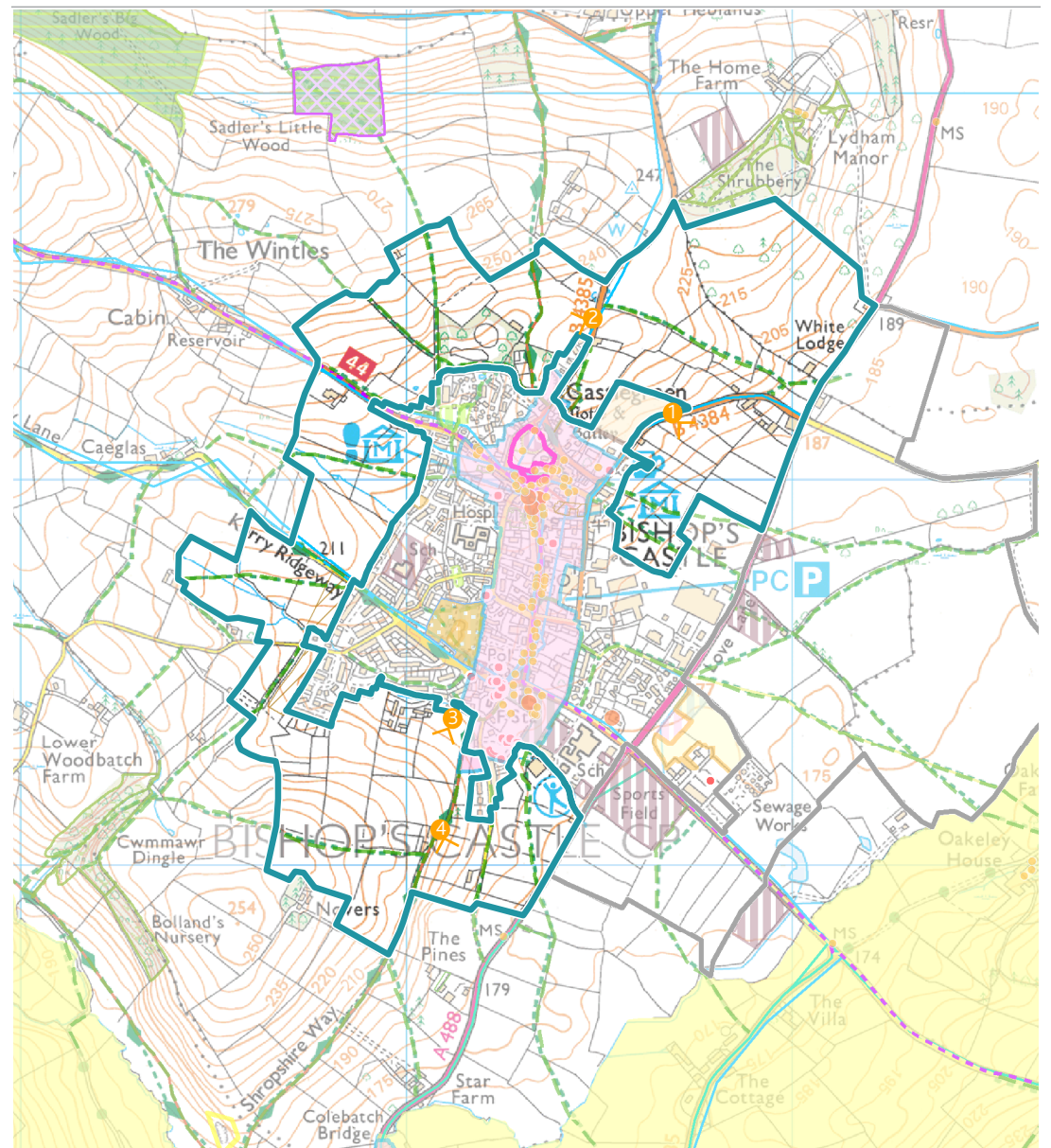
2. VIEWS FROM B4385, LOOKING OVER THE NORTH OF THE PARCEL



3. VIEW LOOKING SOUTH OVER PARCEL FROM THE EDGE OF BISHOP'S CASTLE SETTLEMENT



4. VIEW SOUTHEAST OVER SOUTHEAST OF PARCEL FROM SHROPSHIRE WAY REGIONAL TRAIL



LANDSCAPE

LANDSCAPE VALUE

This parcel has a positive and strong character and landscape of moderately good quality and condition and takes in some of the special qualities of the AONB. The undulating topography adds to the distinctive character of the parcel, and simple regular historic field patterns are apparent to the north east and south east of the parcel. Elsewhere historic value is relatively low, with features more apparent within the settlement of Bishop's Castle and beyond the parcel boundaries. Nature conservation value is derived from the well-connected and established network of trees and hedgerows. An extensive PRoW network connects beyond the parcel and includes National Cycle Route 44, Kerry Ridgeway and Shropshire Way runs through the parcel, adding to recreational value. There is a very small portion of Bishop's Castle Conservation Area within the parcel towards the south.

LANDSCAPE SUSCEPTIBILITY

The landform of the parcel is undulating over a wider southeast facing slope and would be particularly susceptible to changes in ground profile as a result of development. The medium scale field pattern of typically enclosed farmland has a medium level of tree cover at field boundaries, and some areas of broadleaved woodland. The scale becomes more intimate at the partially integrated south settlement edge but is at risk of further fragmentation as a result of development. Hedgerows are generally intact but gappy in places and such features would be susceptible to loss or erosion being irreplaceable in the short to medium term. There is a fairly strong sense of tranquility that contributes to sense of place that could be eroded by noise or visual disturbance. Development is sparse within the parcel, with isolated properties and dispersed farmsteads forming the main settlement type and employment land use not characteristic of the area.

LANDSCAPE SENSITIVITY

The parcel has some typical rural characteristics and sense of tranquility that could be reduced as a result of development, that combined with the distinctive undulating land form means overall, the sensitivity of the landscape to new housing development is medium and to new employment is medium-high.



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

VISUAL

VISUAL VALUE

The parcel is within 1km of the Shropshire Hills AONB, and takes in the scenic qualities with medium range and long distance views. There is a small portion of Bishop Castle Conservation Area within the parcel however views are confined to short length of the settlement edge. The border with Wales is 1.8km northwest of the parcel and elevated views from high points at Aston Hill towards the settlement tend to be limited by intervening landform and vegetation.

VISUAL SUSCEPTIBILITY

General visibility in the parcel varies from visually contained at lower levels to elevated and open as the ground rises and falls. Views from such undulating landform are particularly susceptible to noticeable changes or interruptions within the view as a result of development, with localised skylines formed. Dense overgrown hedgerows contain views along roads within the parcel, however, along PRoW views open up and are framed by landform. The sloping landform affords clear views to and from parcel B and elevated long distance views from PRoW in the parcel. Scenic quality increases away from the settlement edge as more of the AONB forms part of the view. Sensitive residential receptors at settlement edge and recreational receptors using the extensive PRoW network and National Cycle Route are typically highly susceptible to changes to their surroundings. There is a constant level of access by road users along the A488 parcel boundary.

VISUAL SENSITIVITY

Views to and from the parcel offer some visual value with views of the AONB available from several view points along the extensive PRoW network, with open visibility between the settlement edge and Parcel B, that combined with sensitivity of receptors means overall, views experienced are of medium sensitivity to new housing development and medium-high sensitivity to new employment.



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



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

BISHOP'S CASTLE B [08BSH-B]

LOCATION AND CHARACTER

Parcel B is located to the east of Bishop's Castle and lies within 1km of the Shropshire Hills AONB that wraps around the settlement edge to the east, south and west. The A488 forms the west parcel boundary with the remainder following field boundaries and local roads. The mixed agricultural system of intensive arable and pasture, exploits the flatter ground of the floodplain that forms the character of the parcel with land distinctly rising to the west and east beyond the parcel boundaries. Agricultural expansion has caused hedgerow loss in the parcel, and tree cover is sparse.



1. VIEW FROM PARCEL A TOWARDS PARCEL B



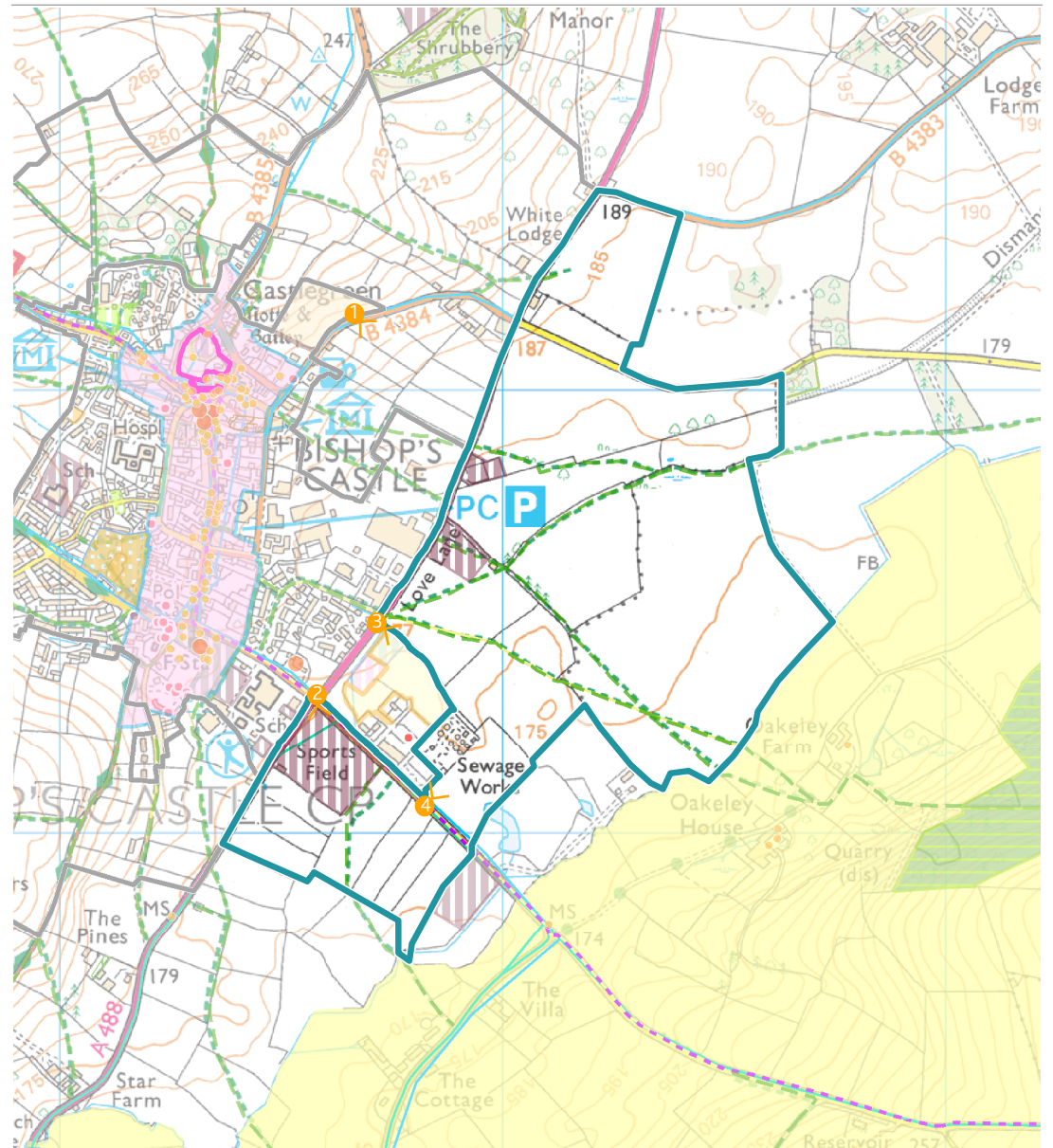
2. VIEW SOUTH OVER SMALL SCALE LINEAR FIELD ENCLOSURE WITHIN PARCEL B



3. VIEW SOUTHEAST FROM A488 ALONG THE PARCELS NORTH-WESTERN BOUNDARY



4. LONG DISTANCE VIEW LOOKING FROM SOUTHEAST TO NORTHWEST OVER ARABLE FIELDS



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of typical rural character and condition with robust hedgerows and good connectivity, although field expansion has resulted in some loss of hedgerows. To the south, simple and distinctly regular field boundaries appear to have historic value and continue in this pattern into parcel A. Historic, features are otherwise sparse and concentrated within the settlement. In isolation the parcel does not contribute to the special qualities of the AONB, lacking notable natural and geological features, and there is a continuation of large fields into the AONB to the southeast. The PRoW network and sports fields offer local recreation value and contribute to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

The variation in field size and scale of landscape pattern throughout the parcel indicates intensification of farming practices, with smaller historic field patterns and robust hedgerows to the south west particularly susceptible to loss or erosion as a result of development. Overall there is a low level of tree cover apart from linear features along field boundaries and these are not common in the parcel. There is some sense of place derived from the typical rural quality and tranquility in the parcel however these are limited by the presence of agricultural sheds and employment uses at the settlement edge. The relationship between the parcel and the settlement is slightly disjointed and abrupt due to the A488 forming a distinct corridor to the edge of Bishop's Castle.

LANDSCAPE SENSITIVITY

This parcel has some typical rural qualities, however agricultural intensification and has reduced the strength of character and there is little association with the AONB, which itself around Bishop's Castle has an eroded character, meaning overall, the sensitivity of the landscape to new housing is medium-low and to employment is medium.



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

VISUAL VALUE

The parcel is within 1km of the Shropshire Hills AONB, and takes in some of the scenic qualities with medium range and long distance views. However, the parcel expresses few of the scenic qualities of the AONB being of typical rural quality.

VISUAL SUSCEPTIBILITY

Views to and from the parcel are open, with a high level of intervisibility between Bishops Castle and Parcel A. Views within the parcel are not particularly high quality or scenic value. Despite there being PROW within the parcel that offer views out to the AONB these do not appear to be in frequent recreational use. The views from rising land of parcel A are prominent and would be susceptible to noticeable changes as a result of development. The parcel does not form part of a skyline or contain any visual foci. Typical receptors in parcel are those of constant access along the main and minor roads and recreational receptors to the south west and using PRoW, however numbers of sensitive residential receptors are low.

VISUAL SENSITIVITY

Views into and from the AONB are of typical rural quality and do not take in many of the special qualities apart from at a longer distance which combined with the low number of sensitive residential receptors means that views experienced are of medium-low sensitivity to new housing and medium sensitivity to new employment.



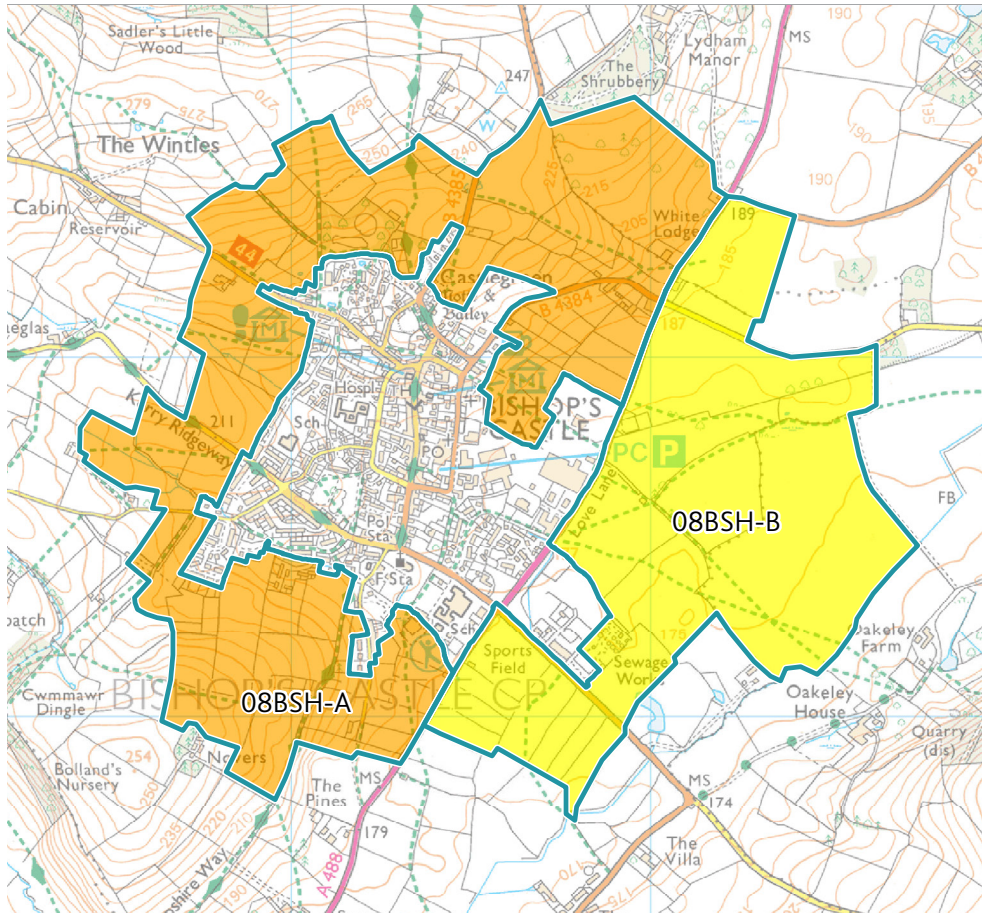
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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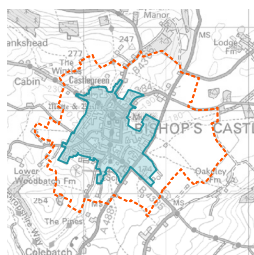
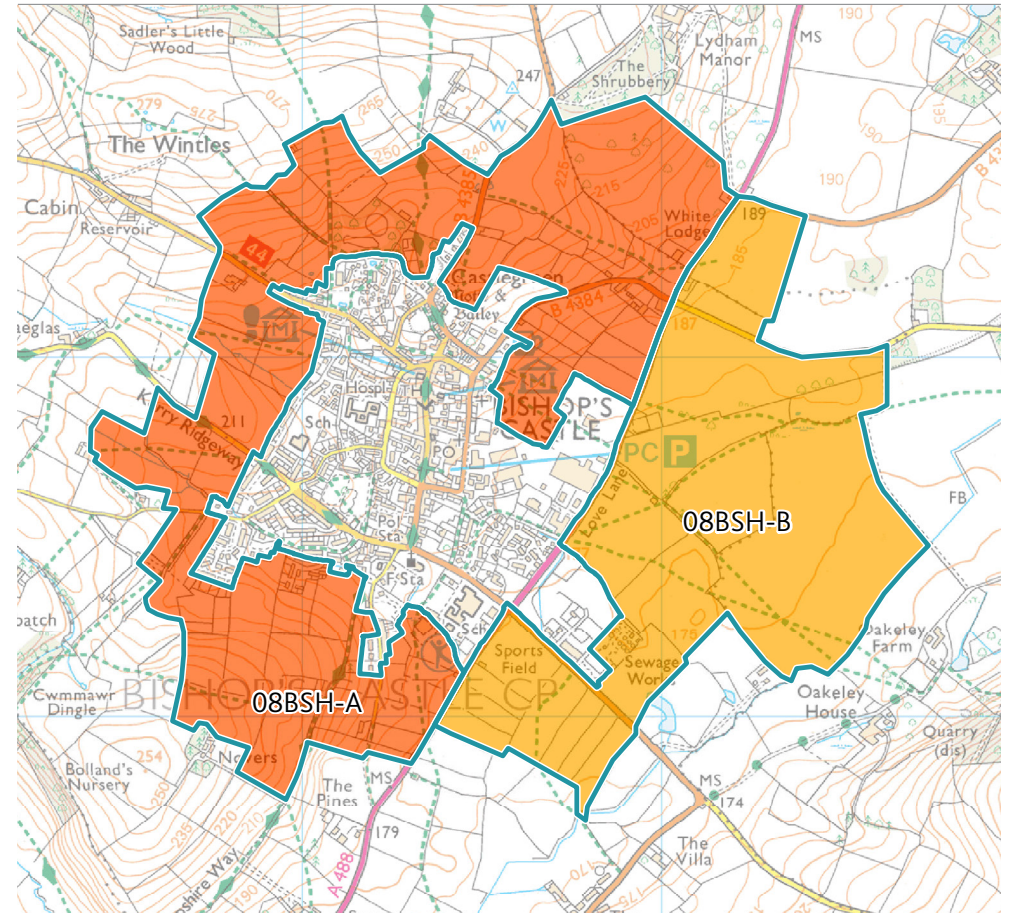
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BISHOP'S CASTLE LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

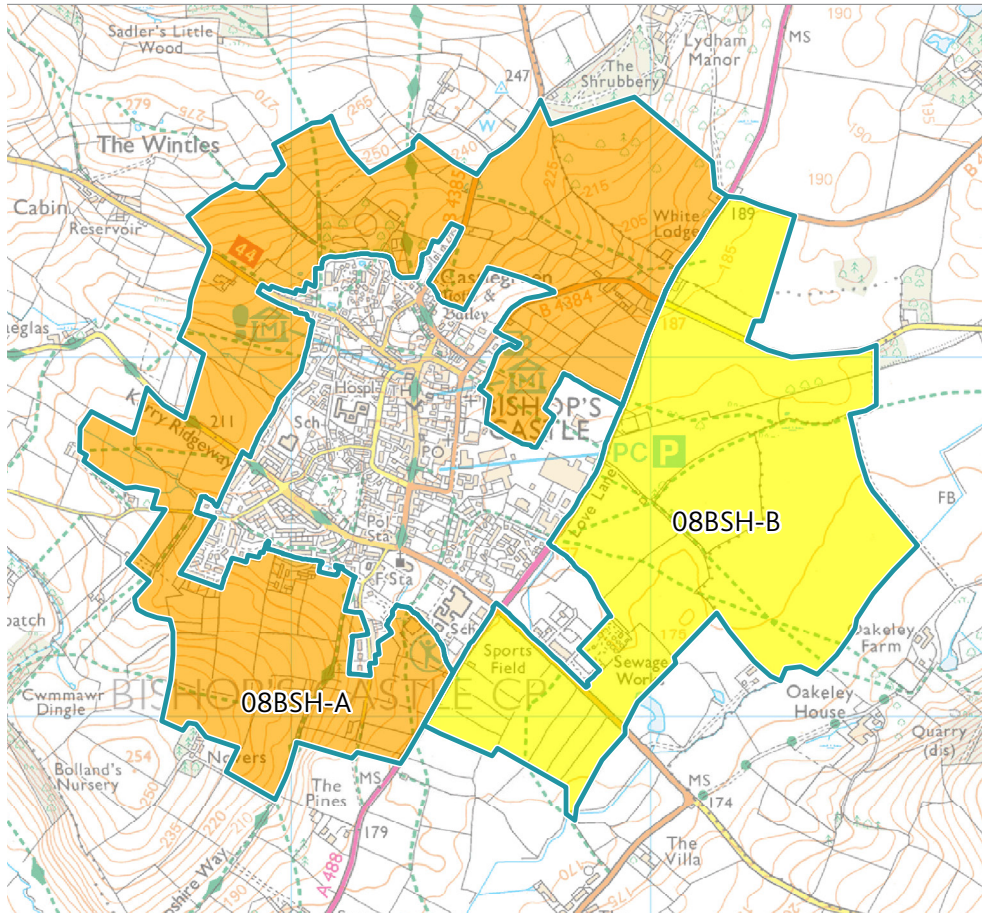
HIGH

MEDIUM

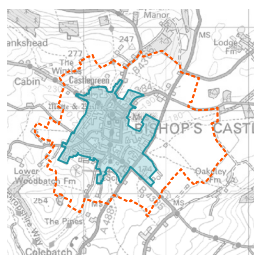
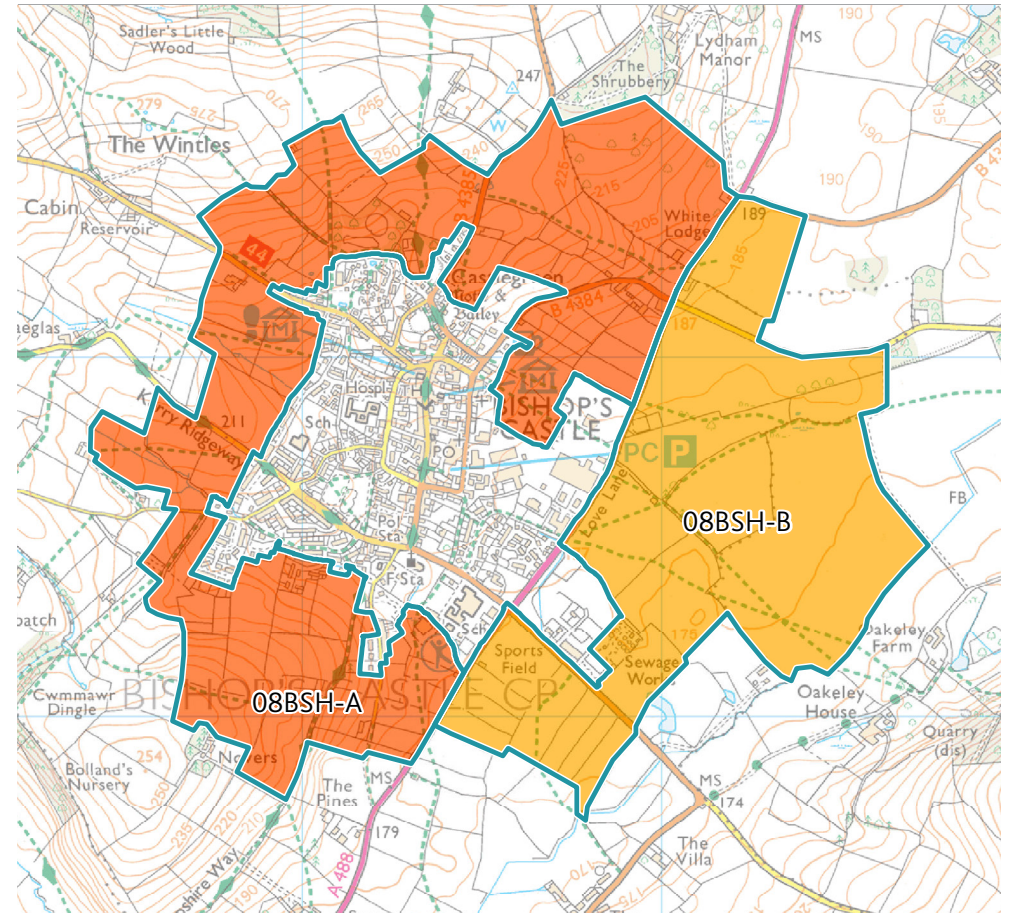
LOW

BISHOP'S CASTLE VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

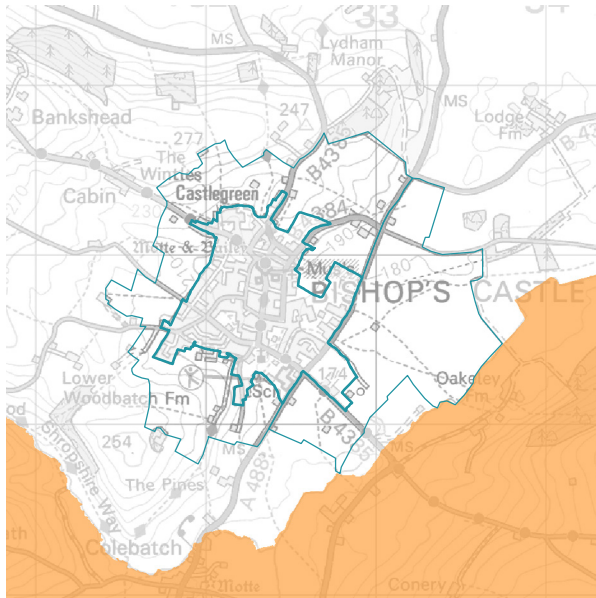
MEDIUM

LOW

DESIGN GUIDANCE FOR BISHOP'S CASTLE









[08BSH]

2 SENSITIVITY PARCELS



AONB

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

