



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

COCKSHUTT
[29CSH]

CONTENTS

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

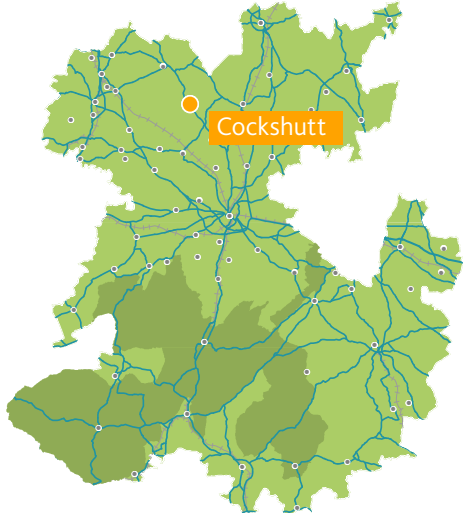
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29. COCKSHUTT [29CSH]



LOCATION AND DESCRIPTION

Cockshutt is a village in north Shropshire. It has a church that was completed in 1777 which is notable for its unusually slim tower. It was the first village in the country to receive a large grant from the Millennium Commission to support the opening of a new village hall in 1997. Cockshutt has a population of 600 and has been divided into 2 parcels for the purpose of this study.



COCKSHUTT A [29CSH-A]

LOCATION AND CHARACTER

This parcel is located to the north of Cockshutt, to the south of Cross Mere. The A528 runs along the south western boundary and several local roads run through the parcel and along the south eastern boundary. There is a strong network of PRoW throughout the parcel. The parcel is characterised by mixed agricultural landuse.



1. AGRICULTURAL BUILDINGS FORM DETRACTING ELEMENTS WITHIN THE LANDSCAPE



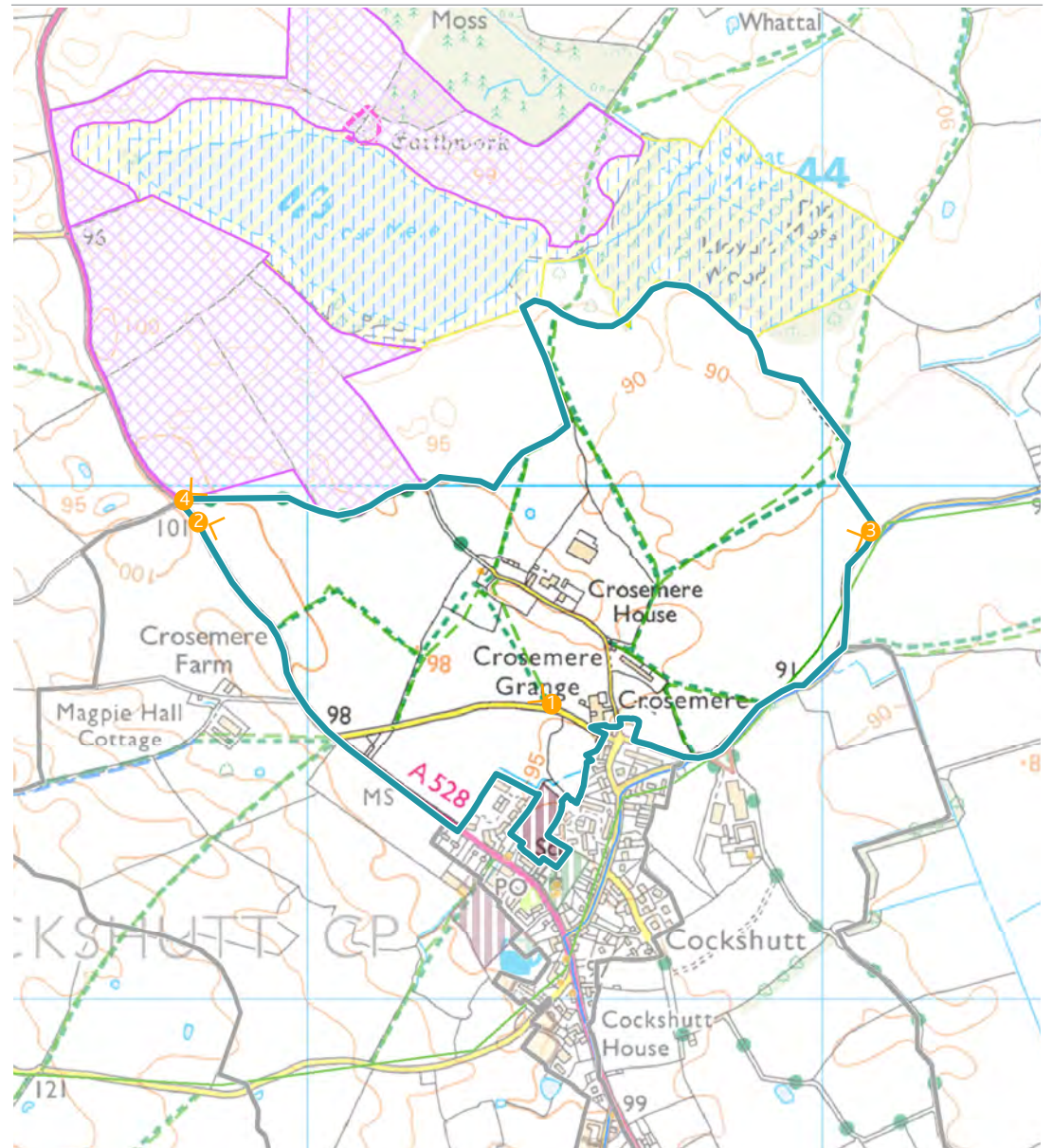
2. VIEWS TOWARDS CROSS MERE



3. VIEWS ACROSS FIELDS WITH FENCES REPLACING HEDGEROWS IN PLACES



4. VIEWS OF LARGE SCALE ARABLE FIELDS



LANDSCAPE

LANDSCAPE VALUE

The parcel is of a typical rural character and in moderate condition. There are no designations within the parcel itself, however there are a number on the northern boundary at Cross Mere and Lloyds Wood. This area is designated as a RAMSAR site and SSSI. The fields surrounding Cross Mere are designated as a Local Wildlife Site and contain a Scheduled Monument adding to the historic value of the parcel. Within the parcel itself there is a strong network of PRoW, of which several join into the designated features to the north of the parcel. There is one grade II listed building in the centre of the parcel. There are no particularly strong physical features, however due to the extensive PRoW network, the landscape does make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of an irregular pattern of large to medium scale arable and pastoral fields. This gently rolling landscape has a medium sense of place and there is some sense of remoteness and tranquility, which is reduced with closer proximity to the A528. Hedgerows are intact within the landscape, however there are some which have been replaced by fences and would be susceptible to further loss. There is minimal tree cover, however there are some trees along the settlement boundary and on the northern boundary, outside of the parcel at Lloyd's Wood. Existing settlement consists of large farmsteads, most notably at Crossmere House.

LANDSCAPE SENSITIVITY

This is a typical rural landscape, however the network of PRoW connecting into the high value landscapes at Lloyd Wood and Cross Mere increase the sensitivity of the parcel. Overall, the landscape sensitivity to change arising from new housing is Medium and to 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
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VISUAL

VISUAL VALUE

This parcel is not associated with the Shropshire Hills AONB as it is located over 20km away. There are however views towards the important nature conservation sites at Cross Mere and Lloyds Wood, however these are designated for their wildlife importance rather than visual value. St Simon and St Jude Church is visible within Cockshutt and is a focal point on the skyline. The landscape is intact and the main detracting elements are large agricultural buildings.

VISUAL SUSCEPTIBILITY

Views throughout this parcel are open, however woodland at Lloyd Wood to the north of the parcel screens views out to the north east. Hedgerows are generally low with the occasional tree filtering views in places, however generally vegetation within the parcel does not screen views and changes as a result of development would be particularly noticeable. There is some intervisibility with the settlement edge, with some filtering from trees within the curtilage of properties. There is intervisibility with parcel A, however these views filtered by roadside vegetation on the eastern side of the parcel and views are more open between the parcels to the west. The parcel itself does not form part of a skyline and the level of access through the parcel is frequent, with an increased access level along the A road on the boundary. Although the road receptors are of a low susceptibility, the users of the extensive PRoW network and residential receptors of dispersed farmsteads are of a higher susceptibility.

VISUAL SENSITIVITY

Views throughout the parcel are open and experienced by users of the extensive PRoW and although the agricultural sheds are detracting elements, 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
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COCKSHUTT B [29CSH-B]

LOCATION AND CHARACTER

This parcel wraps around the west, south and east of Cockshutt and the A528 runs along the northern boundary and through the centre of the parcel. There are also several local roads running through and on the boundary of the parcel. There are several PRoW, and a local cycle route, particularly in the western half of the parcel. The parcel is characterised by mixed farmland and robust network of hedgerows, with shelterbelts to the south and east.



1. PARCEL IS VISIBLE AS PART OF THE SKYLINE



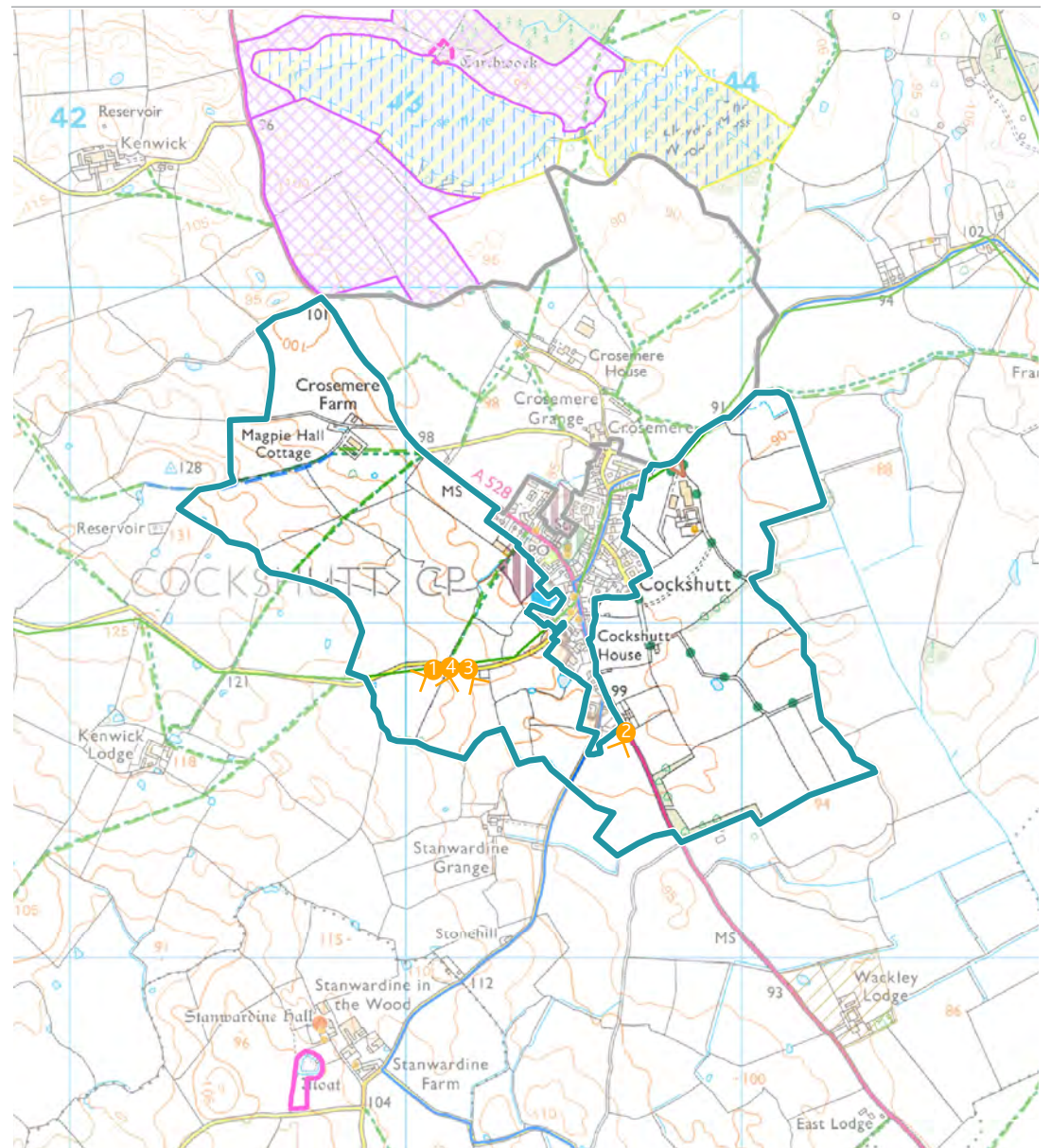
2. HEDGEROWS HAVE BEEN REPLACED BY FENCES IN SOME PLACES



3. LARGE FIELDS, WHERE VEGETATION IN THE DISTANCE SCREENS OUTWARD VIEWS



4. ARABLE FARMLAND IN THE SOUTH



LANDSCAPE

LANDSCAPE VALUE

This parcel has a typical rural character and is in moderate condition. There are a limited number of designations within the parcel which include small number of grade II listed buildings and a small triangle of CRoW land along the local road to the north eastern side of the parcel. The PRoW network extends east to west, with reduced connectivity in the south and recreational value is further enhanced by the local cycle routes. There are no particularly strong physical features within the parcel.

LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of an irregular pattern of small to medium scale arable and pastoral fields and open grassland. This gently rolling landscape is slightly flatter towards the eastern side of the parcel and there is a medium sense of place with some sense of remoteness and tranquility which is reduced towards the A road. The shelterbelts, hedgerows and hedgerow trees form strong elements in the landscape and would be vulnerable to loss as a result of development being irreplaceable in the short to medium term. Erosion of hedgerows and replacement by fences is apparent in places. There are several areas of shelterbelt tree planting along the A528 which enclose the fields and add to landscape character and some sense of tranquility away from major roads. Existing settlement consists of residential properties along the A528 and farmsteads scattered within the landscape that would be vulnerable to noticeable changes in settlement pattern.

LANDSCAPE SENSITIVITY

There are a limited number of designated features within the parcel, however tree and hedgerow cover contribute to landscape character and increase the sensitivity of the parcel. Overall, the landscape sensitivity to change arising from new housing is Medium and to 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
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VISUAL

VISUAL VALUE

Views within this parcel are not associated with the Shropshire Hills AONB and long distance views out of the parcel are limited by the landform and tree cover surrounding and within the parcel. The landscape is intact and there are few detractors within the parcel, the main detractors being the A road and agricultural sheds.

VISUAL SUSCEPTIBILITY

The majority of this parcel is open with some elevated areas to the west and some filtering by hedgerows and hedgerow trees. However views become slightly more enclosed with limited views inwards and outwards to the east side of the parcel where vegetation cover increases. Development could be accommodated in such areas and benefit from mature tree cover however this should be balanced against loss of potentially scenic views from sensitive recreational and residential receptors. There are occasional fields, such as located adjacent to the shelterbelt planting which are visually screened from the surrounding landscape. The parcel does form part of a skyline in places, particularly to the west of the parcel and would be vulnerable to introduction of new features within the view. The level of access is frequent, focussed around the A528. Road users are frequent, however, the residential receptors and users of the PRoW and cycle routes are of a higher susceptibility to changes in their surroundings.

VISUAL SENSITIVITY

Views are over a landscape of a typical rural character with some views enclosed and contained by vegetation. However, there are areas where low tree cover allows more open views that combined with sensitivity of receptors means views experienced are of Medium sensitivity to change arising from new housing and Medium-High sensitivity to change arising from employment.



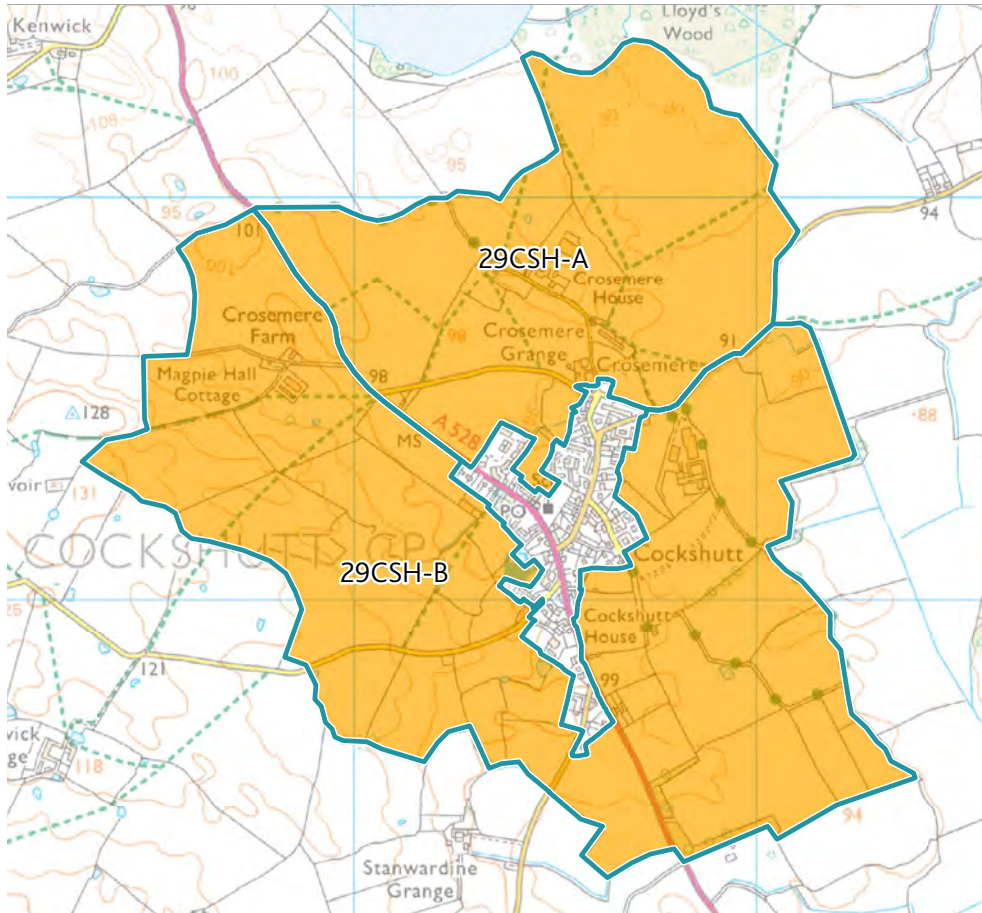
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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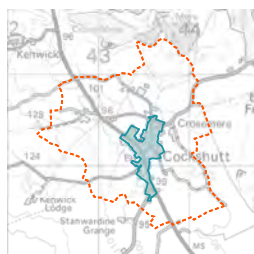
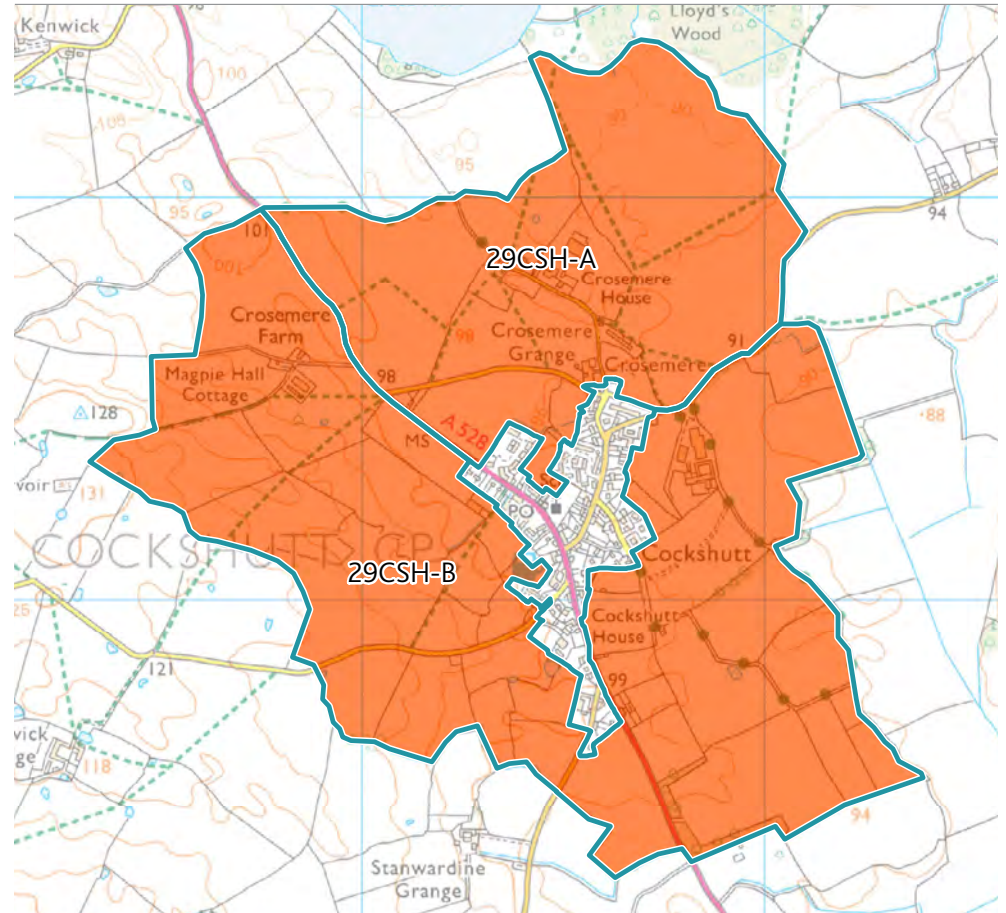
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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COCKSHUTT LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

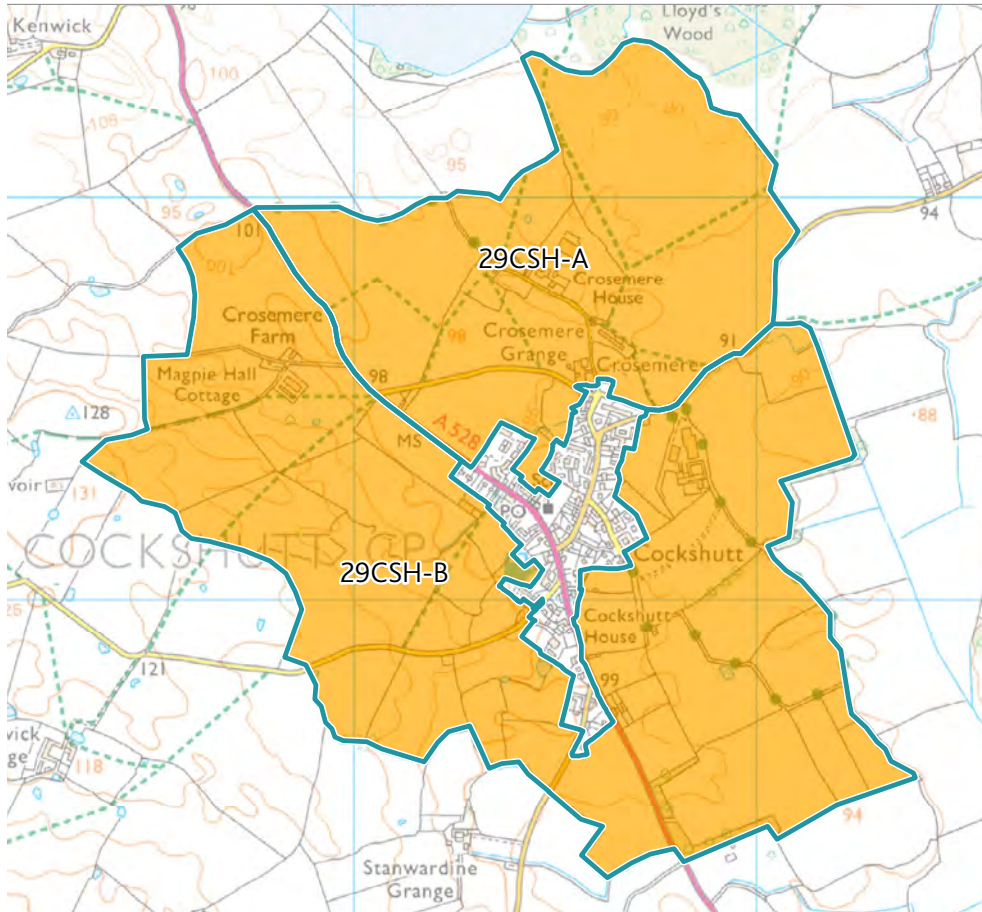
 MEDIUM

 MEDIUM-LOW

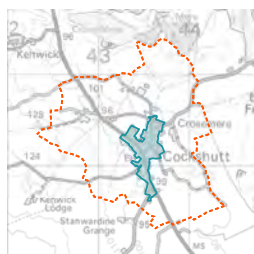
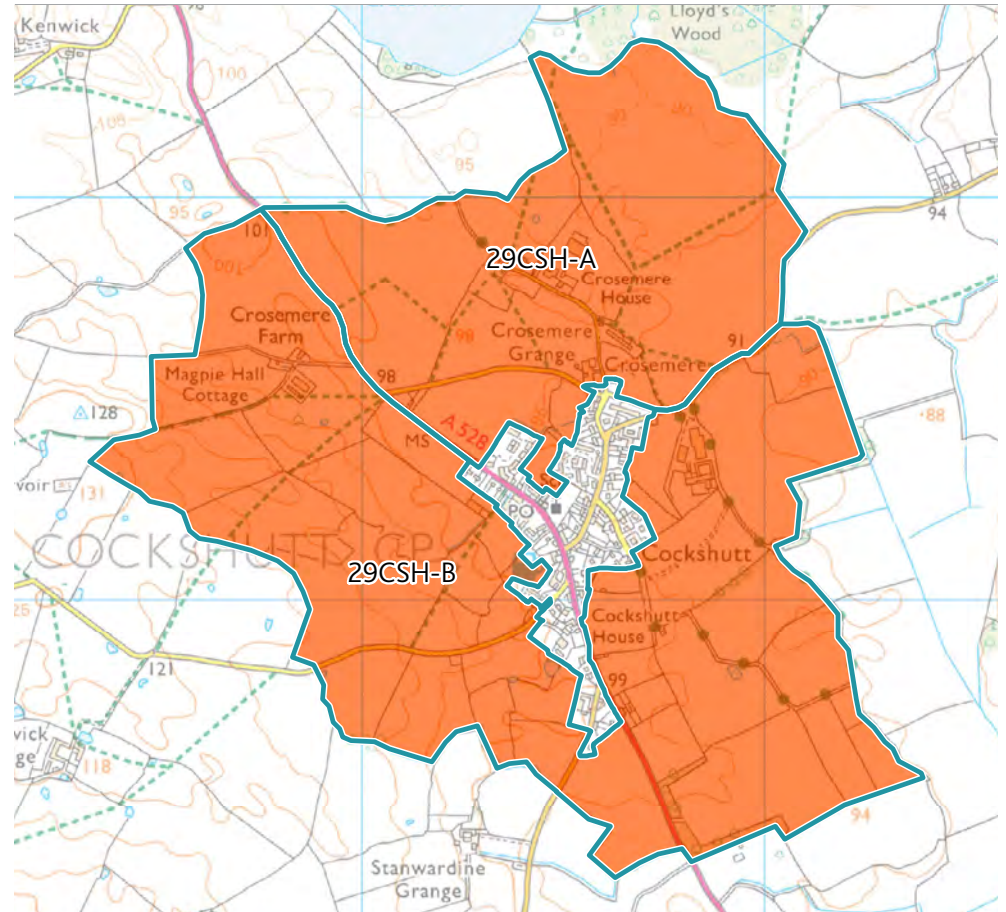
 LOW

COCKSHUTT VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

 MEDIUM

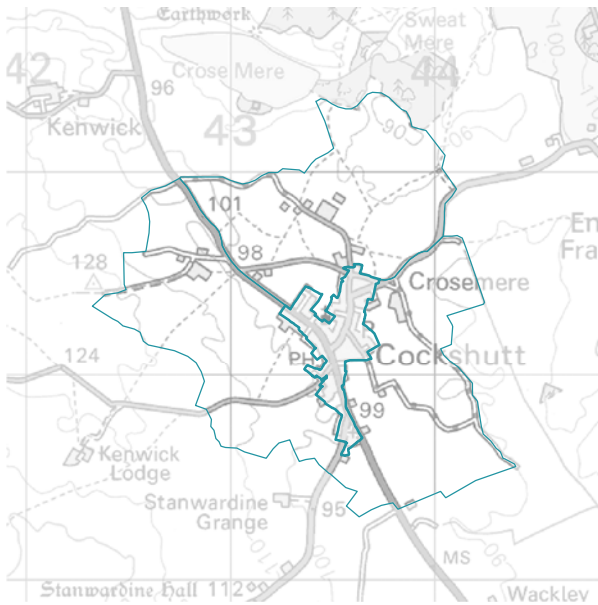
 MEDIUM-LOW

 LOW









DESIGN GUIDANCE FOR COCKSHUTT

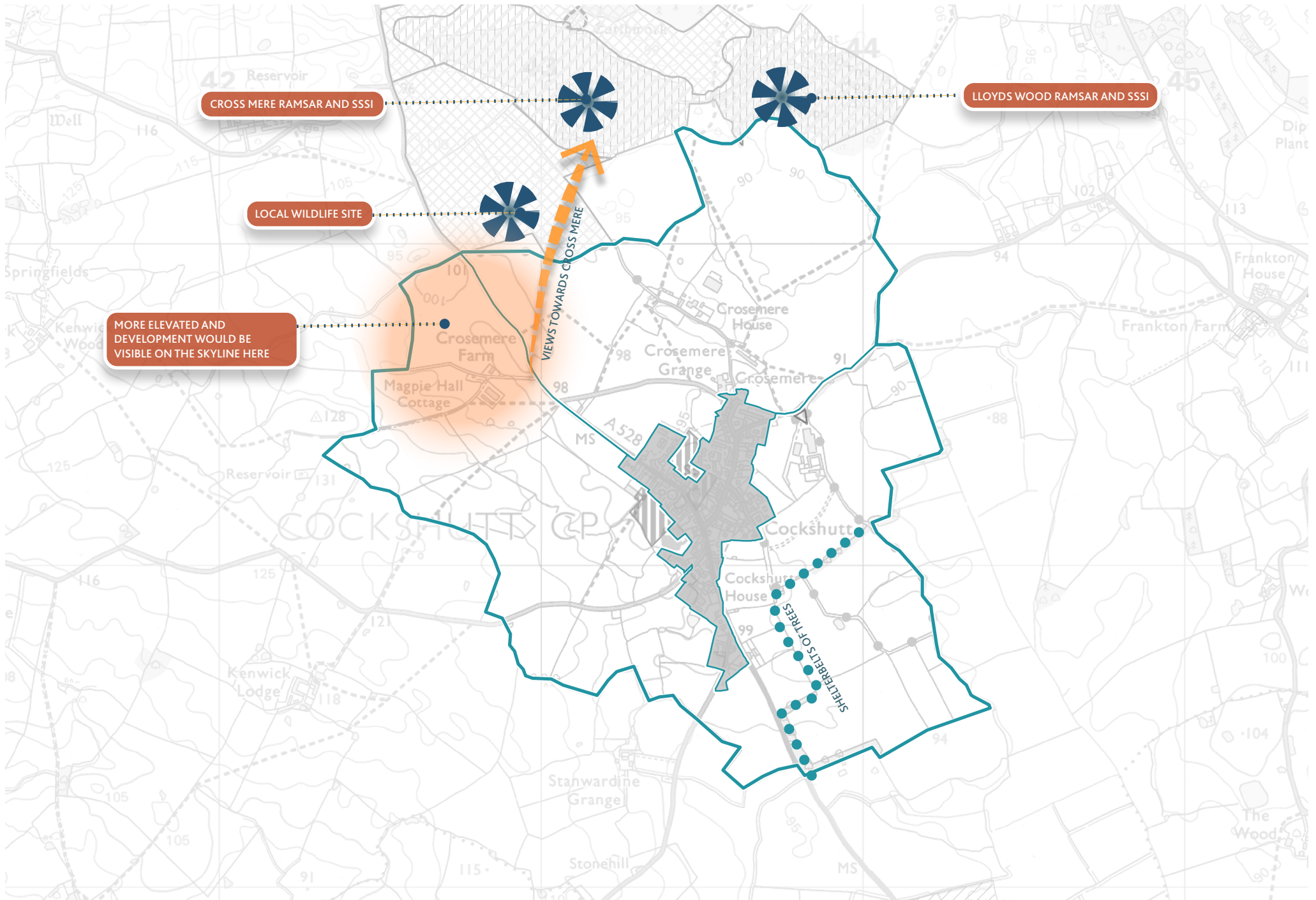
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2 SENSITIVITY PARCELS



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



CROSS MERE RAMSAR AND SSSI

LLOYDS WOOD RAMSAR AND SSSI

LOCAL WILDLIFE SITE

MORE ELEVATED AND DEVELOPMENT WOULD BE VISIBLE ON THE SKYLINE HERE

VIEWS TOWARDS CROSS MERE

SHelterbelt of TREES

