



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

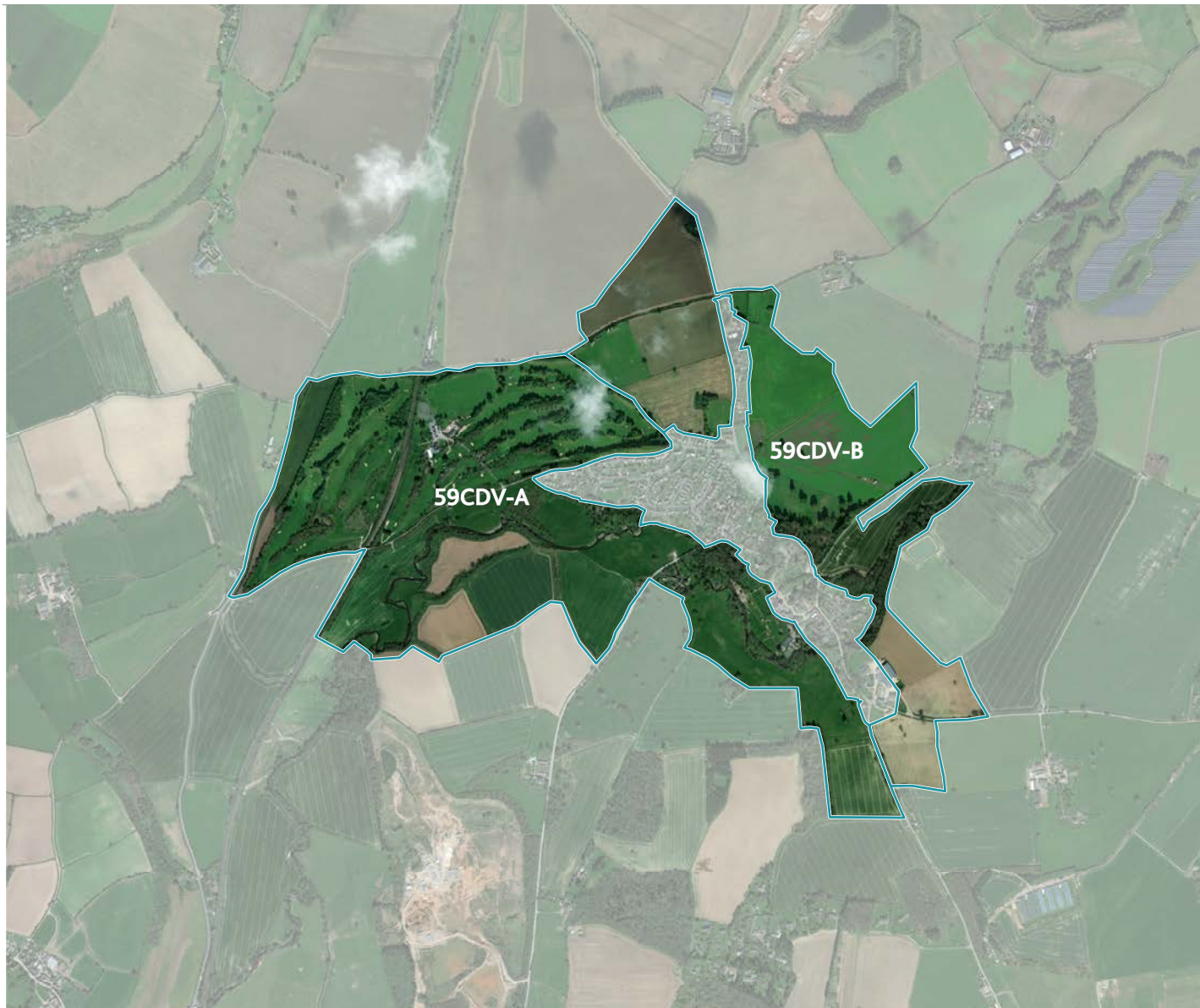
CONDOVER
[59CDV]

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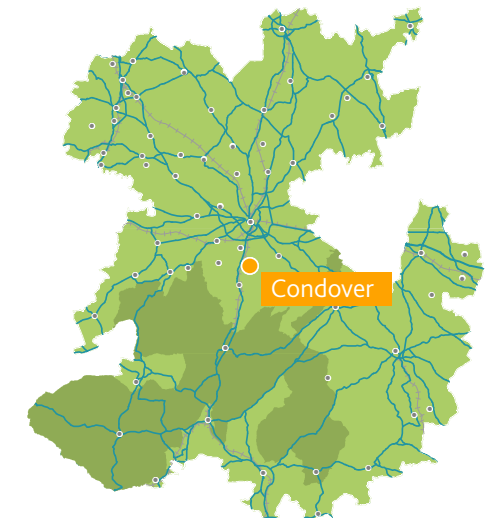
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59. CONDOVER [59CDV]



LOCATION AND DESCRIPTION

Condover is a village and civil parish in Shropshire. It is approximately 8km south of the county town of Shrewsbury and is just east of the A49. Condover is situated in a low lying area, towards the southern end of the Shropshire-Severn plain, and is bisected by the Count Brook – an important local tributary of the River Severn. It is an early medieval settlement. The population of Condover is 140. This settlement has been divided into 2 parcels for the purpose of this study.



CONDOVER A [59CDV-A]

LOCATION AND CHARACTER

Parcel A is located to the west of the settlement of Condover. The A49 defines its western boundary. The flat landform of this river valley landscape steeply rises from the Cound Brook and elsewhere is gently rolling in character. The parcel includes the full extent of Shrewsbury Golf Club and associated PRoW. A railway line intersects the parcel in the west. The parcel is interspersed with predominantly ancient woodland relics, parkland trees and tree cover along the Cound Brook and the golf course.



1. VIEW WEST FROM STATION ROAD TOWARDS CONDOVER WOODLAND PARK



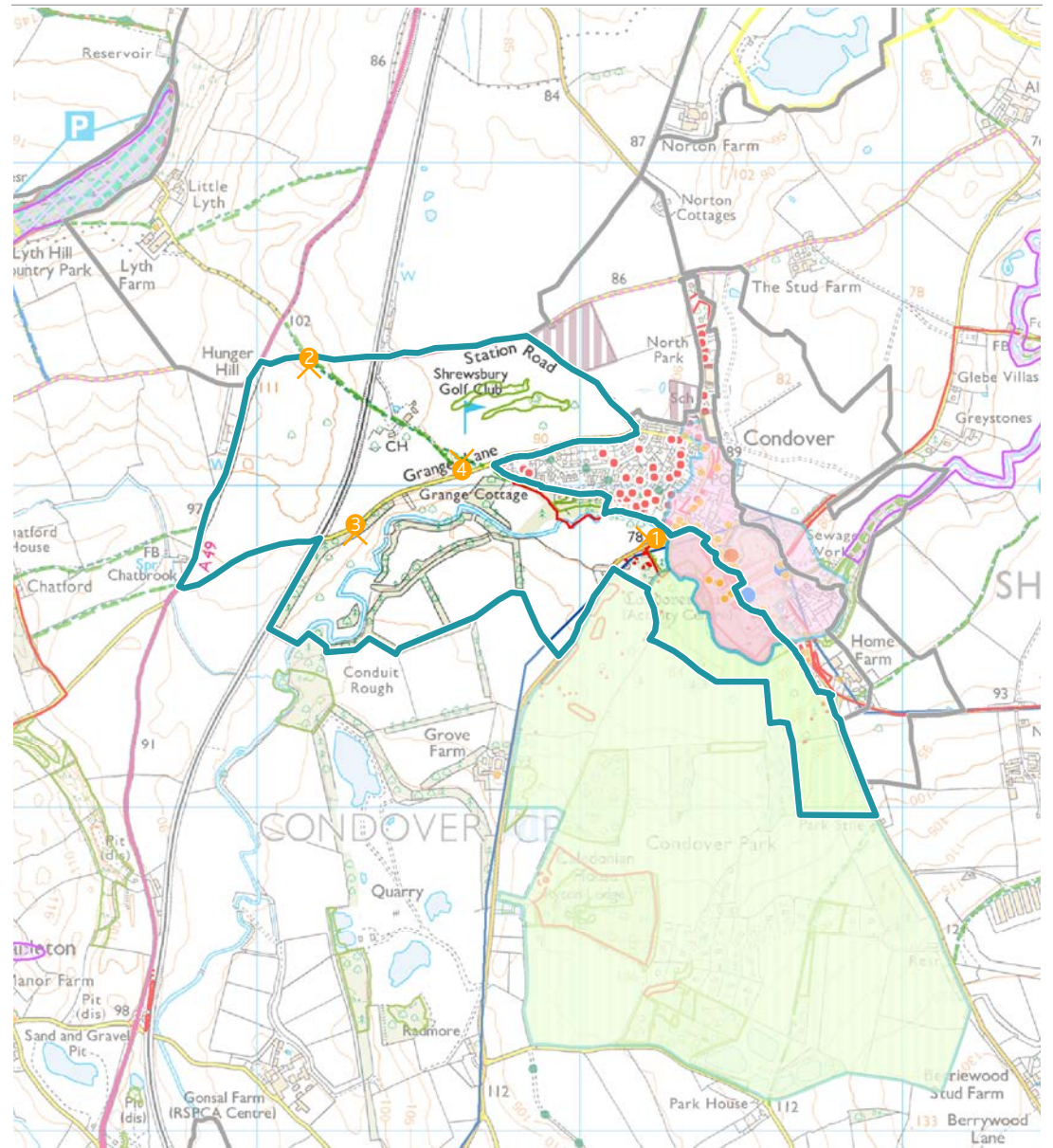
2. FROM STATION ROAD, VIEW SOUTH ACROSS SHREWSBURY GOLD CLUB



3. VIEW SOUTH FROM GRANGE LANE ACROSS THE VALLEY FLOOR



4. FROM GRANGE LANE, VIEW NORTH OF GOLF COURSE ALONG PROW AND ACCESS ROAD



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of positive character and good quality. Shrewsbury Golf Course contributes to the overall recreational enjoyment of the area. A PRoW through the golf course also adds recreational value. There is a Conservation Area designated to the south east of the parcel, which has association with the former Condover Hall and Condover Park located to the south of the parcel. The Cound Brook lies within this river valley and adds geomorphological and nature conservation value. Within the river valley there are a large number of TPO's concentrated in the south east of the parcel along the river corridor and tree cover is generous and defined by shelterbelts to the south.

LANDSCAPE SUSCEPTIBILITY

This is a landscape with no distinctive field pattern due to its landuse as a golf course and the setting of the Cound Brook. The landform is predominately gently rolling which progresses to steeply descend towards the railway and river corridors at the floor of the valley. There is a strong sense of place within the golf course and its associated amenity tree planting, contributing to a high level of tree cover. Such features would be vulnerable to loss and erosion as a result of development. Condover Woodland Park, a number of relatively new planting belts along the river corridor and tree cover associated with the former Condover Hall also contributes to the well wooded character and would be susceptible to changes in character and loss of features. There is some sense of tranquility along the floor of the river valley. The existing settlement edge is well integrated with a degree of tree cover

LANDSCAPE SENSITIVITY

This is a good quality well wooded landscape within the setting of Shrewsbury Golf Course, Cound Brook and Condover Conservation Area. Overall, the sensitivity of the landscape arising from new housing is medium-high and employment is 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

To the south west there are some views towards the Shropshire Hills AONB which lies 6km to the west. The parcel however does not take in any special qualities of the AONB as the views are glimpsed and long distance. There is intervisibility with Condover Park a Registered Park and Garden (RPG) to the south. The Conservation Area is visually contained by substantial tree planting along the Cound Brook. This landscape is intact with the main detractor being the railway line; however in most places the line is screened as it is sunken and lined with trees.

VISUAL SUSCEPTIBILITY

Views within this parcel are mostly visually contained due to the high level of tree cover; particularly within Shrewsbury Golf Course. The nature of the river valley affords open views from Grange Lane across the wooded river valley floor and introduction of development here would be noticeable. There are some glimpsed long distance views to the south west and including views of hills associated with the AONB. There is intervisibility with Parcel B to the south across large arable fields. There is little visual relationship with the Conservation Area as it is visually contained by woodland planting throughout its extent that protects its setting. The level of access within this parcel is frequent, with Shrewsbury Golf Course attracting frequent visitors. Receptors include road users, users of the PRoW, users of the golf course and residents at the settlement edge. The receptors with higher susceptibility to change are users of the golf course and residents, however the views they currently experience have some level of screening as the landscape is well wooded.

VISUAL SENSITIVITY

This is a landscape with distinctive features including Shrewsbury Golf Course, the Cound Brook and Condover Conservation Area with glimpsed views to the AONB and intervisibility with Condover Park. However, views are generally filtered as the landscape is well wooded. Overall, the views experienced are of medium-high sensitivity to change arising from new housing and high 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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CONDOVER B [59CDV-B]

LOCATION AND CHARACTER

Parcel B is located to the north, east and south of the settlement of Condover and includes an area to the west of Station Road. The Shropshire Cycleway intersects the parcel in the north. The landform is mostly flat and progresses to gently rolling in the south overlain by mostly arable production and includes Condover Park, Registered Park and Garden (RPG) and Condover Conservation Area. Woodland cover is moderate including estateland plantations and shelter belts, scattered field and hedgerow trees and amenity planting.



1. LONG DISTANCE VIEWS NORTH WEST ACROSS ARABLE LANDSCAPE FROM UNNAMED ROAD



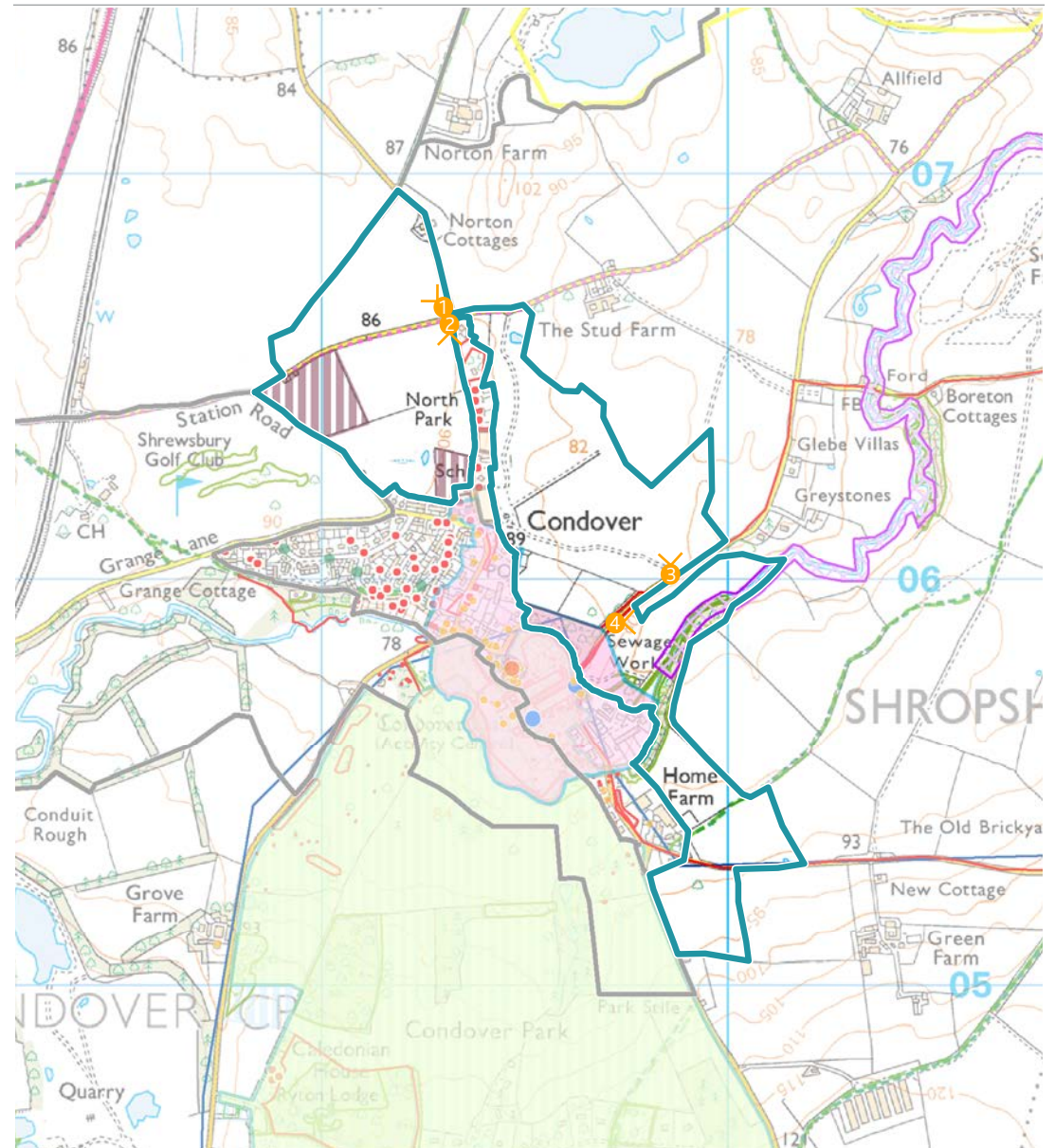
2. FROM UNNAMED ROAD, VIEW SOUTH ACROSS THE ARABLE LANDSCAPE



3. LONG DISTANCE VIEWS NORTH FROM LYONS LANE



4. VIEW EAST FROM LYONS LANE



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of eroded to moderate quality with the cultural pattern experiencing pressure from agricultural intensification. There is a Local Wildlife Site (LWS) to the east of the parcel along the Cound Brook. Condover Conservation Area is designated to the east of the settlement edge, which has association with the former Condover Hall. Condover Park is located beyond the parcel and is designated as a Registered Park and Garden and further adds to historic value. The Cound Brook lies within this river valley and adds geomorphological value and the Local Wildlife Site adds to nature conservation value. Within the river valley there are a large number of TPO's concentrated in the east of the parcel. The Shropshire Cycleway intersects the parcel in the north and combined with two recreational grounds in the north add to the overall enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of regular small and medium scale arable fields with some agricultural intensification. The landform is mostly flat and progresses to gently rolling in the south. There is a medium sense and some sense of tranquility away from the settlement edge in the north. Woodland cover is moderate and consists mostly of estate land plantations. The landscape has seen the introduction of a number of shelter belts to arable fields to the west of Station Road beyond the parcel boundary. Trees in hedgerows and along streams are also scattered as are field trees. Hedgerows are eroded and for the most part field boundaries are defined by fences due to the agricultural intensification of the area and would be vulnerable to further loss. The settlement edge is integrated with a generous degree of tree cover.

LANDSCAPE SENSITIVITY

This is landscape of eroded moderate quality, due to agricultural intensification, with significant natural features including the Local Wildlife Site. Overall, the sensitivity of the landscape to change arising from new housing is medium-low and 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

Views within this parcel have no association with the Shropshire Hills AONB due to intervening landform and planting associated with Condover Quarry and Condover Park. There is intervisibility with Condover Park Registered Park and Garden, which is designated in the adjacent parcel and also to the Local Wildlife Site in the east of the parcel. Overhead power lines are the main detracting elements within the view.

VISUAL SUSCEPTIBILITY

Views within this parcel are extensively open across arable fields due to the loss of a number of hedgerow and hedgerow trees for agricultural intensification and development would be particularly noticeable. There are long distance views to higher landform in the wider landscape to the north west, however the views are of no designated value. There are glimpsed views to Parcel A across Station Road. There is some intervisibility to the land designated as Condover Conservation Area, however views of the settlement is mostly contained by tree planting along the river corridor and enhances and protects the setting. The level of access within this parcel is frequent. The typical receptors for this parcel include residents at the settlement edge, road users, users of the PRoW and users of the outdoor recreational facilities. Residents east of North Park and users of the recreational facilities would be typically susceptible to changes within their immediate surroundings.

VISUAL SENSITIVITY

This is a rural landscape that has experienced some cultural erosion with intervisibility to the Registered Park Garden and Local Wildlife Site, and glimpsed views of the Conservation Area. However, these views are experienced by localised receptors due to the settlement acting as a visual barrier. Overall, the views experienced are of medium sensitivity to change arising from housing and medium-high to employment.



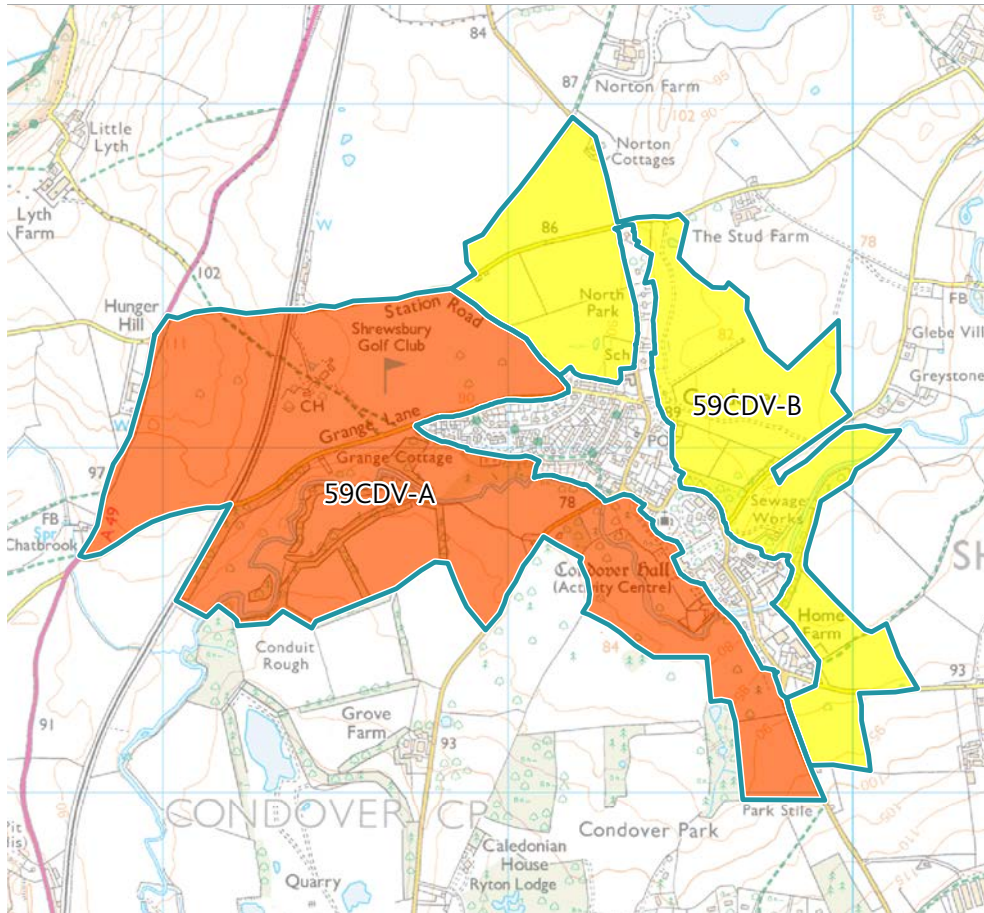
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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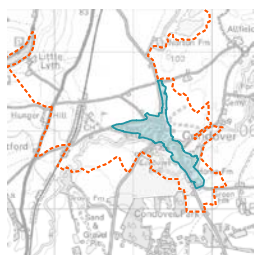
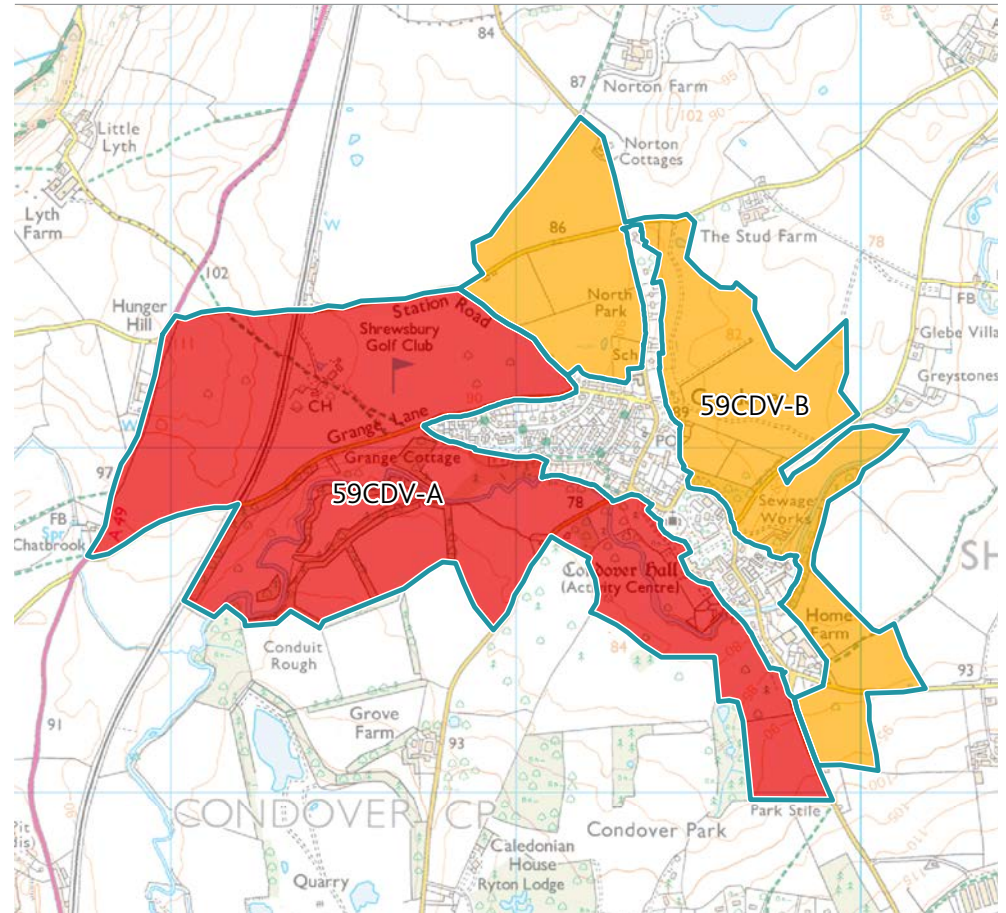
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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CONDOVER LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

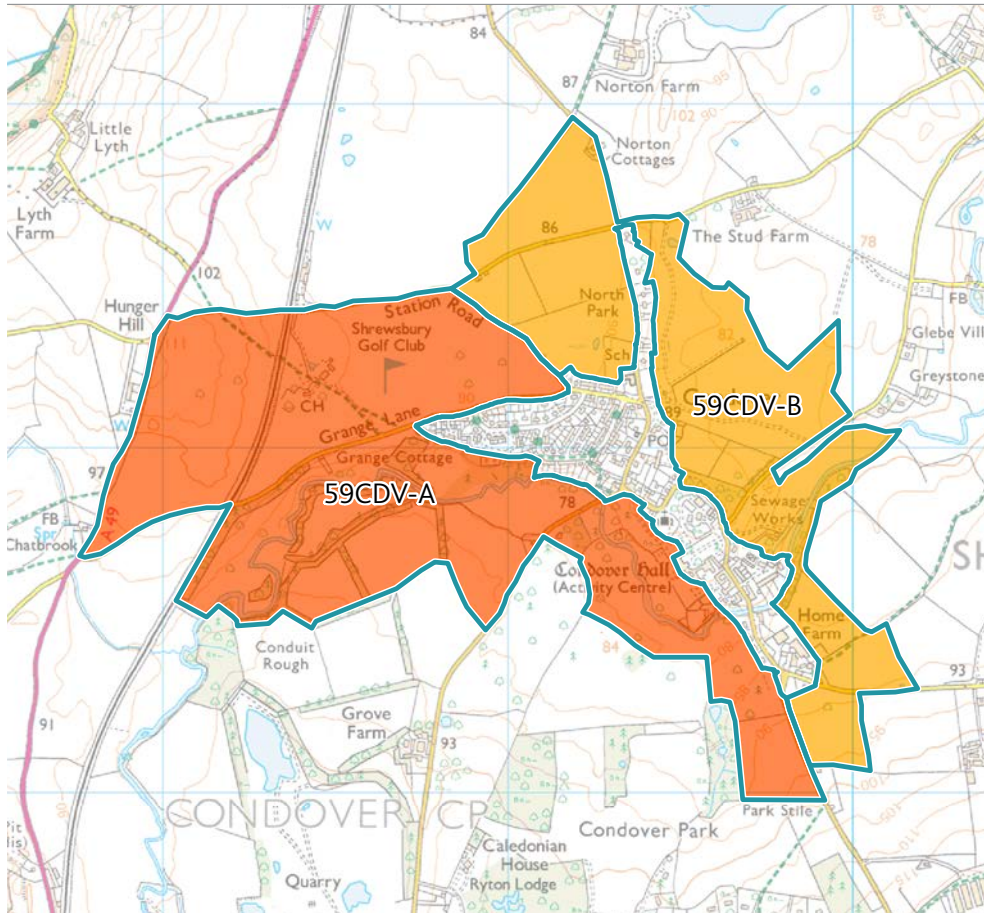
MEDIUM

LOW

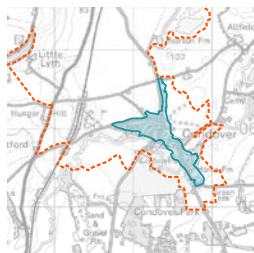
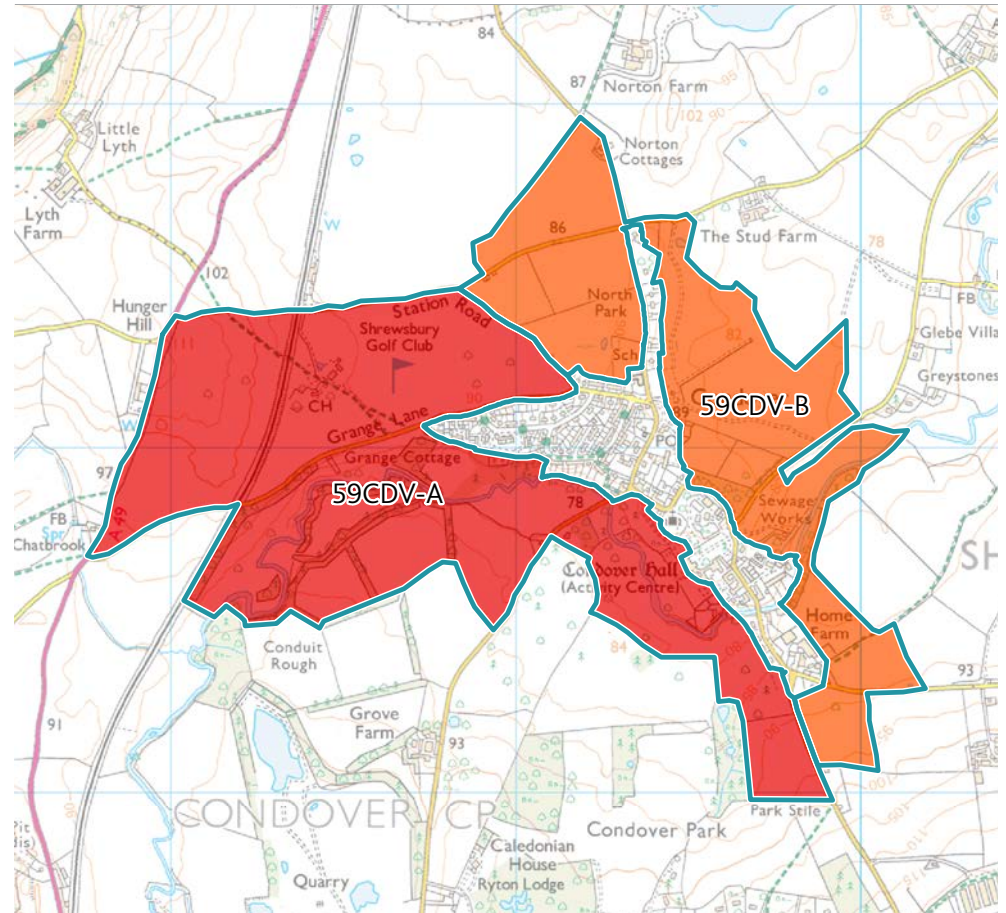
CONDOVER VISUAL SENSITIVITY



HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

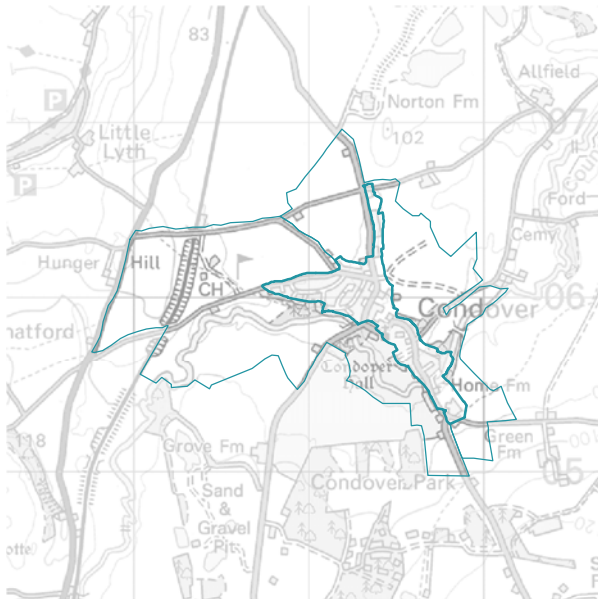
MEDIUM

LOW









DESIGN GUIDANCE FOR CONDOVER

[59CDV]

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

