



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

**BECKBURY
[58BKB]**

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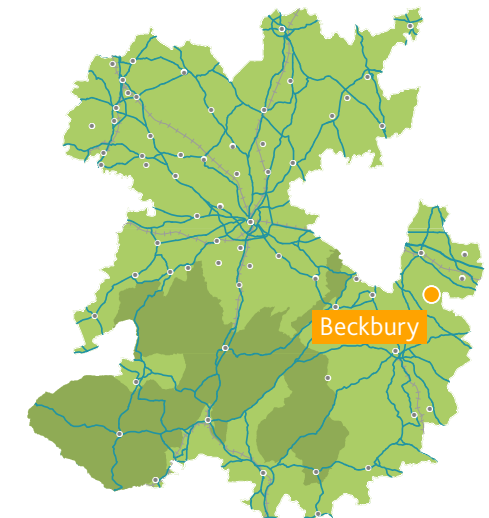
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58. BECKBURY [58BKB]



LOCATION AND DESCRIPTION

Beckbury is a village and civil parish in the east of Shropshire. The village is 13km south east of Telford and is close to the Staffordshire border. It is bounded on the west partly by the River Worfe and its tributary Mad Brook. Beckbury is a medieval settlement which saw expansion after the Second World War and was later made a Conservation Area. The population of Beckbury is. This settlement has been divided into 3 parcels for the purpose of this study.



BECKBURY A [58BKB-A]

LOCATION AND CHARACTER

This parcel is located to the north west of Beckbury and the local road, Ryton Road, runs through the east of the parcel. Other local roads form the southern boundaries, of which one is also the route of the Cross Britain Way, however, these are the only publicly accessible routes within the parcel. The parcel is characterised by open fields with hedgerows and fences, with blocks of woodland to its north and western boundaries. The parcel includes part of the north west edge of the Conservation Area.



1. FENCES DIVIDE UP THE LARGER FIELDS, WHERE VIEWS ARE STILL OPEN



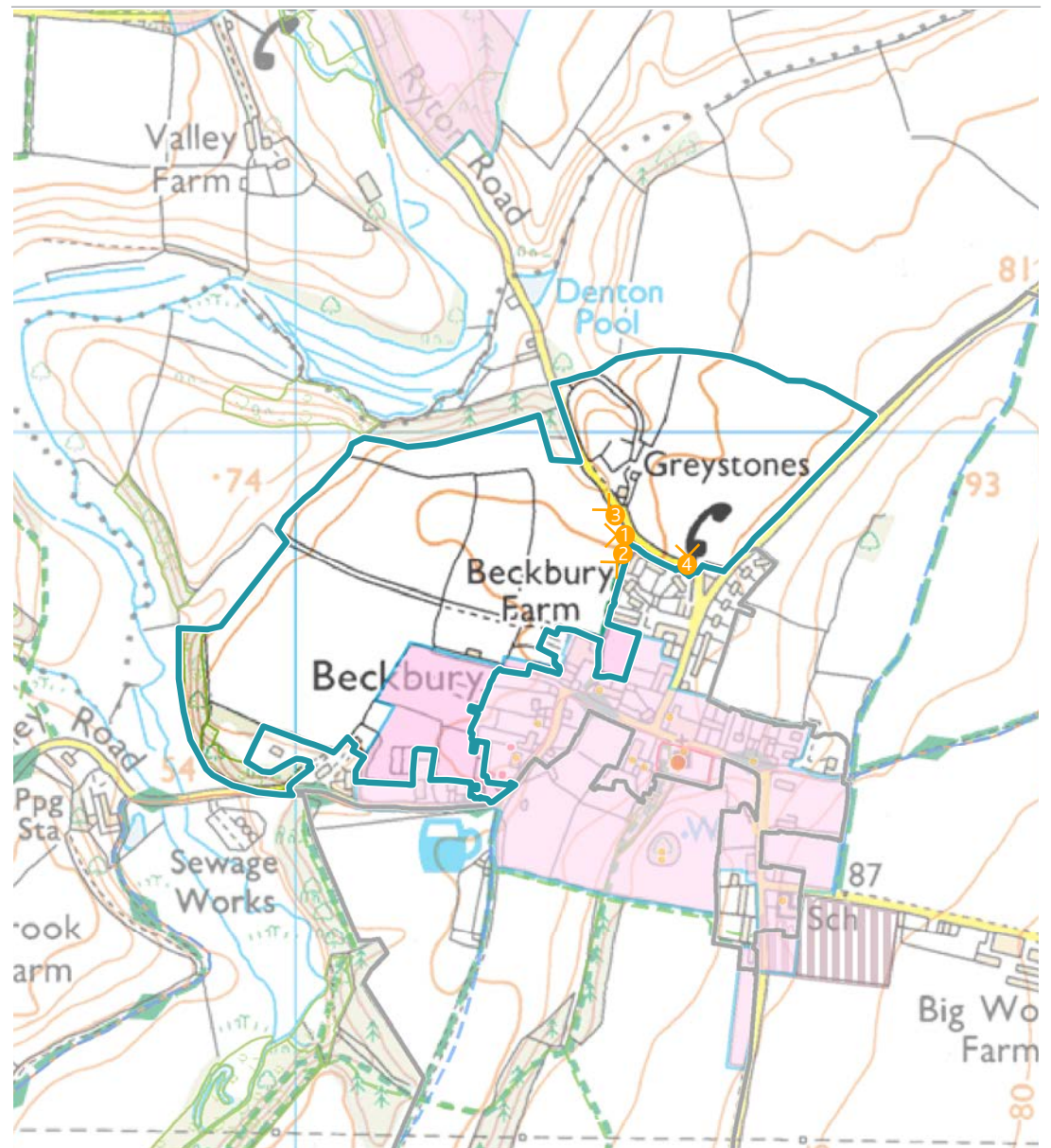
2. AGRICULTURAL BUILDINGS AND AN OVERHEAD POWER LINE IN THE DISTANCE



3. VIEWS OUT ARE SCREENED IN PLACES BY WOODLAND WITH GLIMPSED VIEWS OF THE AONB



4. VIEWS SLIGHTLY MORE OPEN AND ELEVATED IN THE EAST OF THE PARCEL



LANDSCAPE

LANDSCAPE VALUE

This parcel has a typical rural and moderate strength of character in moderate condition. Beckbury Conservation Area encroaches into the south edge of the parcel, however this is the only designation present within the parcel boundary. There are limited designations outside of the parcel which include the Conservation Area and some listed buildings and Tree Preservation Orders within Beckbury itself. The Cross Britain Way runs along a very short section of the southern boundary, however apart from this, there are no PRoW elsewhere in the parcel. There are no particularly strong physical features within the parcel and the landscape does not make an important contribution to the enjoyment of the area.

LANDSCAPE SUSCEPTIBILITY

This is a typical rural landscape of a regular pattern and small, medium and large scale arable and pasture fields. The gently rolling landscape has a medium sense of place and some sense of tranquility that would be vulnerable loss due to noise associated with development. The woodlands along the northern and western boundaries form strong elements within the landscape, which are particularly susceptible to change as they are irreplaceable in the short to medium term. However, vegetation within the main body of the parcel is limited as hedgerows have been replaced with fences in places or larger fields have been divided up into small linear fields by fences. Existing settlement is very limited within the parcel, with a single farmstead located in the north east of the parcel, along Ryton Road and change to this discrete settlement pattern would be noticeable.

LANDSCAPE SENSITIVITY

Although there are large areas of the parcel which do not contain much vegetation or have any designations, the Conservation Area in the south east of the parcel and the woodland along the north and west boundaries increase the sensitivity of the parcel. Therefore 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
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

There are views towards the Shropshire Hills AONB from the far east of the parcel where landform is higher, however views towards the AONB are screened from a large area of the parcel due to the woodland along the boundaries limiting views out. The parcel does not take in the special qualities of the AONB and is at a distance and so does not contribute to its setting. There are views towards the Conservation Area at Beckbury which forms the edge of settlement and contains listed properties. The landscape is intact, with some degradation of hedgerows and limited visual detractors. These visual detractors include a small number of agricultural buildings and an overhead power line in the distance.

VISUAL SUSCEPTIBILITY

Views within the parcel are very open, however for the majority of the parcel, intervisibility with the surrounding landscape is limited due to vegetation along the roads or the blocks of woodland along the boundaries. Views towards the surrounding landscape open up to the east of the parcel, where views become more elevated and development would be noticeable within the view. There is intervisibility with parcel C, along the eastern road boundary, which is not as well vegetated as the rest of the boundaries and there is intervisibility with the settlement edge and Conservation Area, with some filtering from vegetation within gardens. The parcel forms part of a skyline in places, however this is when viewed close up and is not representative of the majority of the parcel. The level of access through the parcel is occasional and limited to the local road, Ryton Road. There are no views from the Cross Britain Way towards the parcel, due to intervening woodland. Receptors using local roads are typically of a lower susceptibility, the residential receptors, including those on the settlement edge, are of a higher susceptibility to changes to their surroundings.

VISUAL SENSITIVITY

Although views within the parcel itself are very open, the vegetation along the boundaries limits views out to the surroundings. Therefore the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment. However, it should be noted that sensitivity will be higher to the east of the parcel, where boundary vegetation is reduced and there are views towards the AONB.



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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BECKBURY B [58BKB-B]

LOCATION AND CHARACTER

This parcel is located to the south of Beckbury and is bound by two local roads, of which the latter is also the route of the Cross Britain Way. Highford Lane runs through the centre of the parcel, however this is a very small road leading to fields. There is a strong network of PRoW running throughout the parcel and the River Worfe and Mad Brook runs to the west, outside of the parcel. The parcel is characterised by large fields, contained by generous woodland cover, particularly a strip of woodland through the centre of the parcel and the woodland within the Conservation Area.



1. PARKLAND LANDSCAPE WITHIN THE CONSERVATION AREA IN THE NORTH



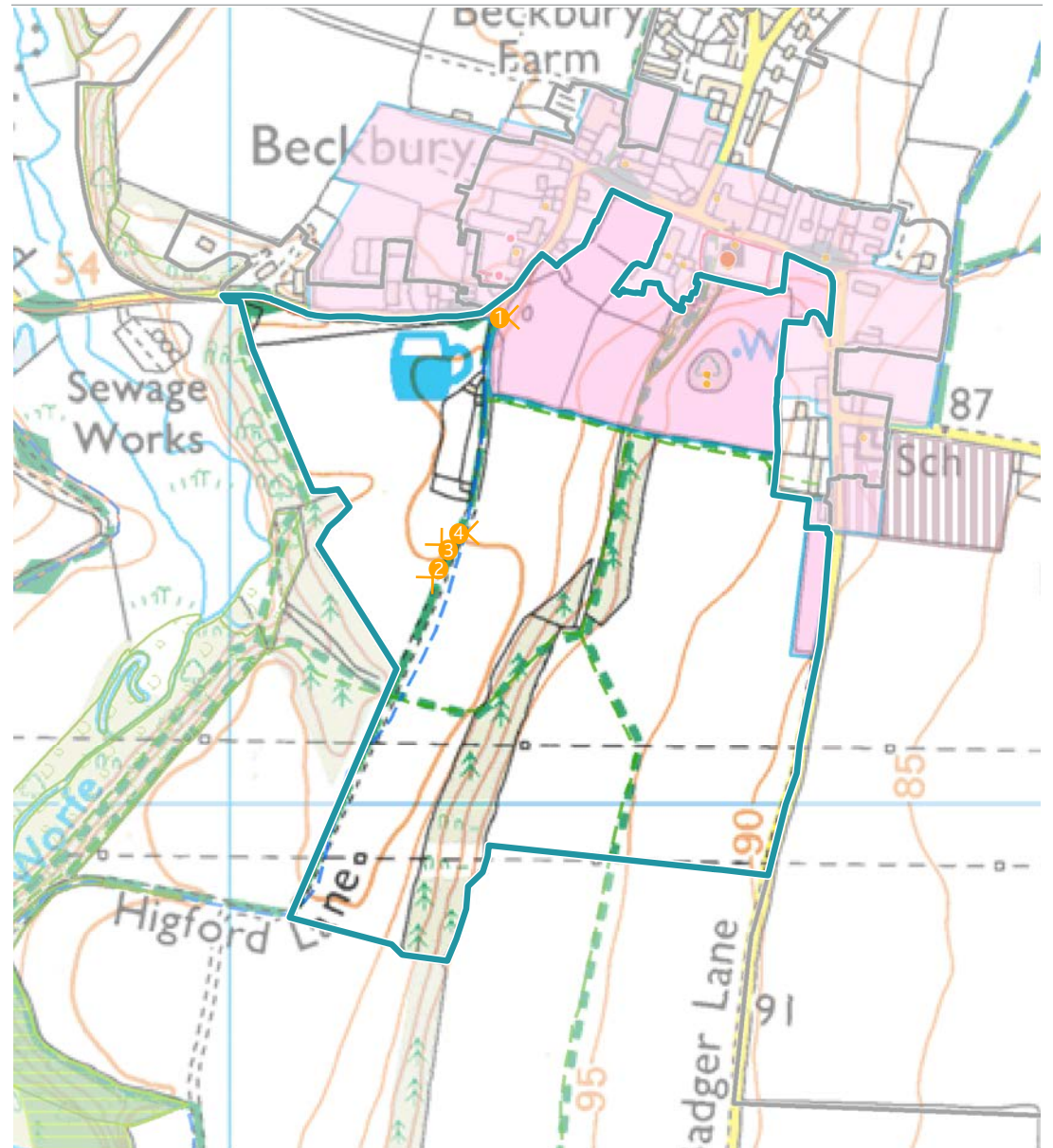
2. WOODLAND ALONG THE WESTERN BOUNDARY SCREENS VIEWS, WITH GLIMPSED VIEWS OF AONB



3. OVERHEAD POWER LINE PROMINENT WITHIN THE OPEN LANDSCAPE



4. WOODLAND BELT RUNNING THROUGH THE CENTRE OF THE PARCEL FORMS A VISUAL BARRIER



LANDSCAPE

LANDSCAPE VALUE

This parcel has a strong parkland character within the Conservation Area to the north, however there is a typical rural character throughout the majority of the parcel. The parcel is in moderate to good condition. Beckbury Conservation Area covers the northern section of the parcel and includes two listed buildings, this part of the parcel is heavily linked to St. Milburga's Church and the landscape of Beckbury itself. There is a well connected network of PRoW throughout which link Beckbury to the River Worfe and Mad Brook to the west. The linear block of woodland running through the centre of the parcel adds to nature conservation value. The landscape does make an important contribution to the enjoyment of the area due to the strong network of PRoW throughout the parcel and the Cross Britain Way which is located along the northern boundary.

LANDSCAPE SUSCEPTIBILITY

This is a varied landscape of both large and small scale arable fields and grassland. The smaller scale fields are located to the north within the Conservation Area with larger arable fields for the remainder of the parcel. This gently rolling landscape becomes steeper within the central woodland belt and along the boundary to the west and would be more susceptible to change in ground level as a result of development. There is a strong sense of place within the northern section of the parcel that would be susceptible to loss of quality and a typical rural character elsewhere. There is some sense of remoteness and tranquility within the parcel derived from generous woodland cover that forms strong elements in the landscape and define the rural character and are particularly susceptible as they are irreplaceable in the short to medium term. Existing settlement is limited within the parcel, however there are a few residential properties along the northern end of Highford Lane.

LANDSCAPE SENSITIVITY

A large proportion of the parcel is occupied by large fields, without a particularly high landscape value, however the woodland and the Conservation Area increase the sensitivity of the parcel. Therefore 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
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

There are very small, glimpsed views towards the Shropshire Hills AONB from within the parcel, however the majority of views out are screened by woodland and the views of the AONB are not representative of the majority of the parcel. The parcel does not take in the special qualities of the AONB and does not contribute to the setting of this AONB. There are also views towards the Conservation Area within Beckbury, which has generous tree cover and therefore views are filtered. The landscape is intact, particularly in the Conservation Area, however the removal of hedgerows in the rest of the parcel and detractors lead to some level of degradation. The main detractors are two large overhead power lines with pylon towers which run across the open landscape in the south and are prominent in views.

VISUAL SUSCEPTIBILITY

Views within the Conservation Area are limited due to vegetation filtering views, however within the larger fields in the majority of the parcel, views are more open and elevated in places. Such open views would be more susceptible to change as a result of noticeable development. The linear belt of woodland through the centre of the parcel creates a visual barrier, screening views between the west and east side of the parcel, and the woodland along the western boundary screens views further west towards the AONB. Due to vegetation along the northern boundary, there is limited intervisibility with parcel A, however views towards parcel C are very open and long distance. The parcel does form a skyline when viewed from Badger Road along the eastern boundary, however the fields to the west of the woodland belt do not. The level of access is occasional, with the main access being by users of the PRoW, which are of a higher susceptibility.

VISUAL SENSITIVITY

There are areas which are more open to the east, however the majority of the parcel is well screened from its surroundings by blocks of woodland. Therefore the views experienced are of medium sensitivity to change arising from new housing and a 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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BECKBURY C [58BKB-C]

LOCATION AND CHARACTER

This parcel is located to the east of Beckbury and the local road, Snowdon Lane runs through the centre of the parcel and two further local roads are located along the western boundary, Caynton Road and Badger Lane. There are limited PRoW in the northern half of the parcel, one of which is the Cross Britain Way. The landscape character is defined by open, large scale fields with limited vegetation cover and the overhead power line and pylon towers heavily influences the character, particularly to the southern half.



1. OVERHEAD POWERLINES GREATLY DETRACT FROM THE PARCELS VISUAL VALUE



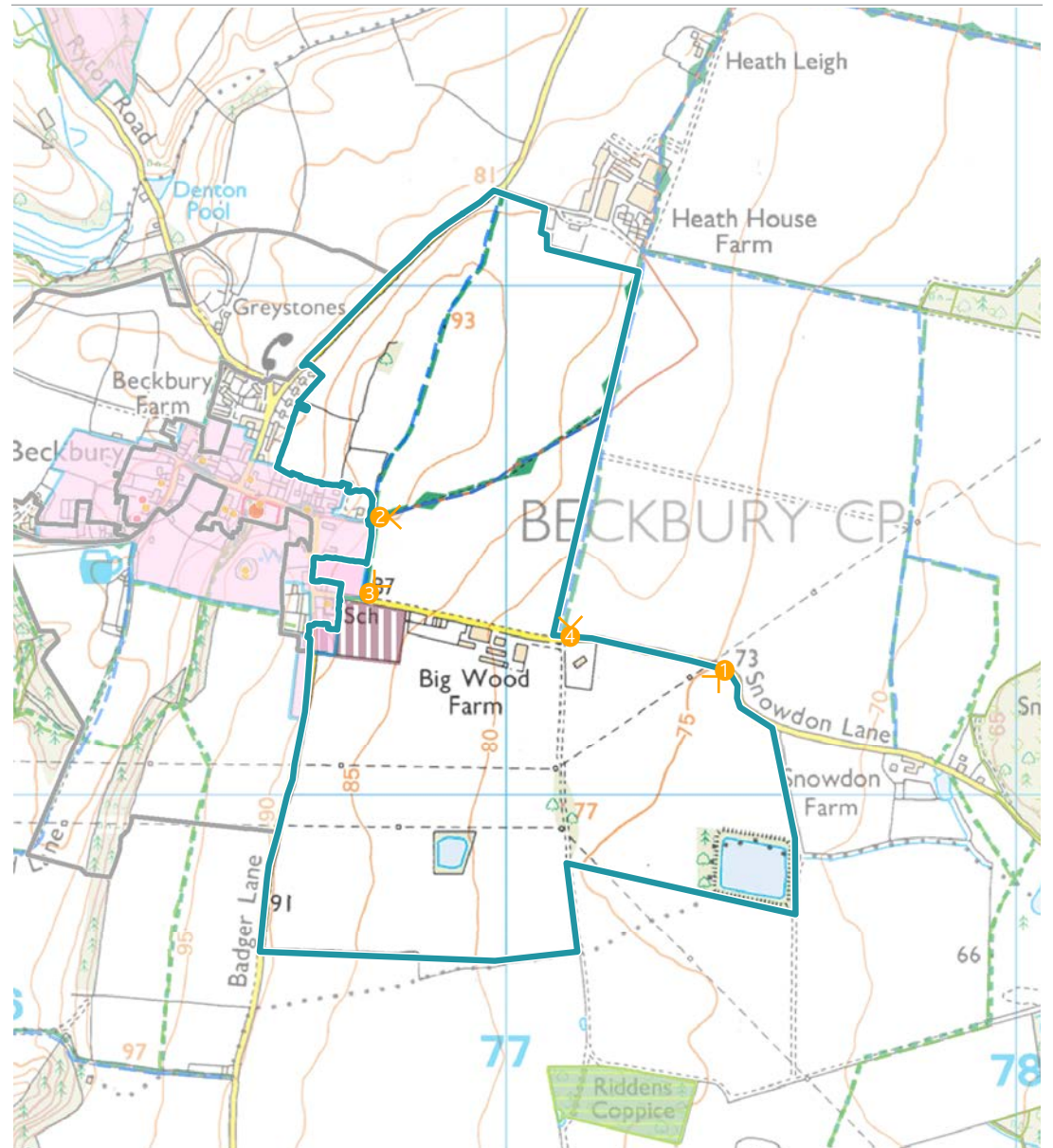
2. LARGE, OPEN ARABLE FIELDS WITH LONG DISTANCE VIEWS TO THE EAST



3. VEGETATION LIMITS RELATIONSHIP BETWEEN THE PARCEL AND CONSERVATION AREA



4. OPEN, MORE ELEVATED, LANDSCAPE IN THE NORTH OF THE PARCEL



LANDSCAPE

LANDSCAPE VALUE

This parcel has a slightly eroded rural character and is in moderate condition. The Conservation Area within Beckbury encroaches into the parcel very slightly, however the remainder of the parcel does not have any designations. The Cross Britain Way runs through the northern half of the parcel along with a PRoW, however through the rest of the parcel access is limited. There are no particularly strong physical features and tree cover is sparse throughout the parcel. The quality of the landscape is low but does make some contribution to the enjoyment of the area, although this is limited to the northern half of the parcel.

LANDSCAPE SUSCEPTIBILITY

This is a landscape of simple shaped large scale arable farmland. This gently rolling landscape is slightly higher in the northern half where there is a high point. There is a medium to slightly eroded sense of place due to lack of features or vegetation and the landscape is of a typical rural character. There is some sense of remoteness and tranquility however this is influenced by the presence of pylon towers. The vegetation within the parcel is limited to the edge of settlement and hedgerows are sparse and no longer characteristic of the landscape with a few remaining only along the road but not within the fields due to agricultural intensification. Development could facilitate an improvement in rural character and restore a smaller scale pattern with planting to aid integration. Existing settlement is also sparse, with a single farmstead located along Snowdon Lane in the centre of the parcel. Due to the vegetation cover along the settlement edge there is not much relationship between the Conservation Area and the parcel.

LANDSCAPE SENSITIVITY

There are limited designations and although a small section of Conservation Area encroaches into the parcel, this does not have much relationship with the parcel itself. Vegetation throughout this parcel is also sparse. Therefore the sensitivity of the landscape to change arising from new housing is medium-low and to employment is medium-low.



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

There is some relationship between the parcel and the AONB, as there are long distance views from the high point in the north. However, these views are not representative of the majority of the landscape and the parcel itself does not take in the special qualities of the AONB and does not contribute to its setting. Views towards the Conservation Area are well screened by vegetation along the settlement edge. There are long distance views to the east over undesignated landscape. The landscape is intact with the main detracting elements being agricultural buildings, pylon towers and overhead lines which run through the south side of the parcel. The overhead power lines are visible for a long distance, as well as being located directly overhead of the parcel and are prominent within this open landscape, reducing the scenic quality.

VISUAL SUSCEPTIBILITY

Views throughout the parcel are open and in the northern section, slightly elevated and development would be noticeable across the view. However, although open within the parcel, views out to the west are limited due to the tree cover within Beckbury itself and the linear belt of woodland through parcel B, screening views out towards the AONB and from the Conservation. Views west towards the AONB are slightly more open in the north, however this is only for a small area by the road, before landform screens views. There are open views between the parcel and parcels B and A, however views towards the settlement are limited due to tree cover along the settlement boundary and are not particularly scenic due to presence of detracting elements. The parcel does form part of a skyline in places. The level of access through the parcel is occasional, with the main access being down Snowdon Lane, which is of a low susceptibility. However users of the Cross Britain Way would be of a higher susceptibility.

VISUAL SENSITIVITY

Although there are views towards the AONB from the north of the parcel, these views are at a distance and do not represent the majority of the parcel. The boundary of the Conservation Area is well screened and although the landscape is open, scenic quality is reduced by lack of natural features and detracting elements of pylon towers and overhead lines which means views experienced are of medium-low sensitivity to change arising from new housing and a medium sensitivity to change arising from employment.



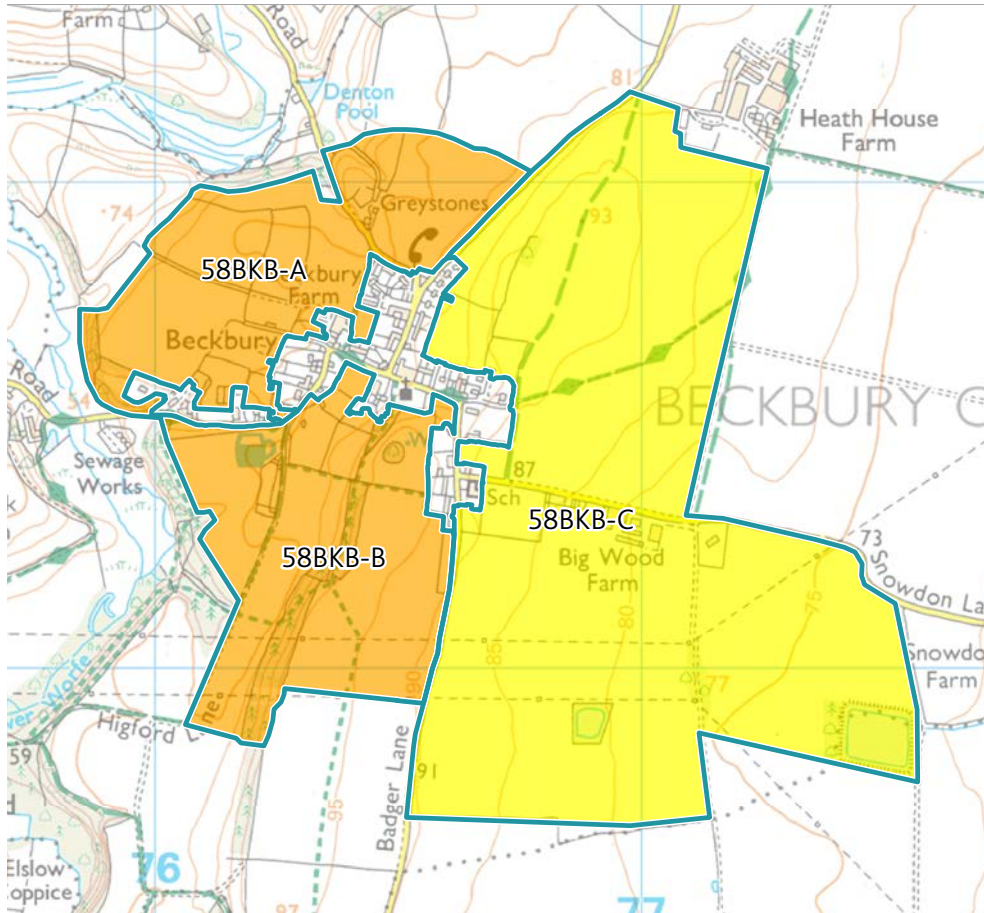
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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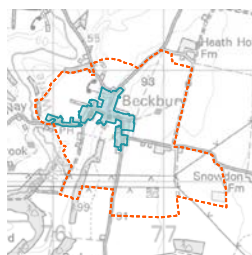
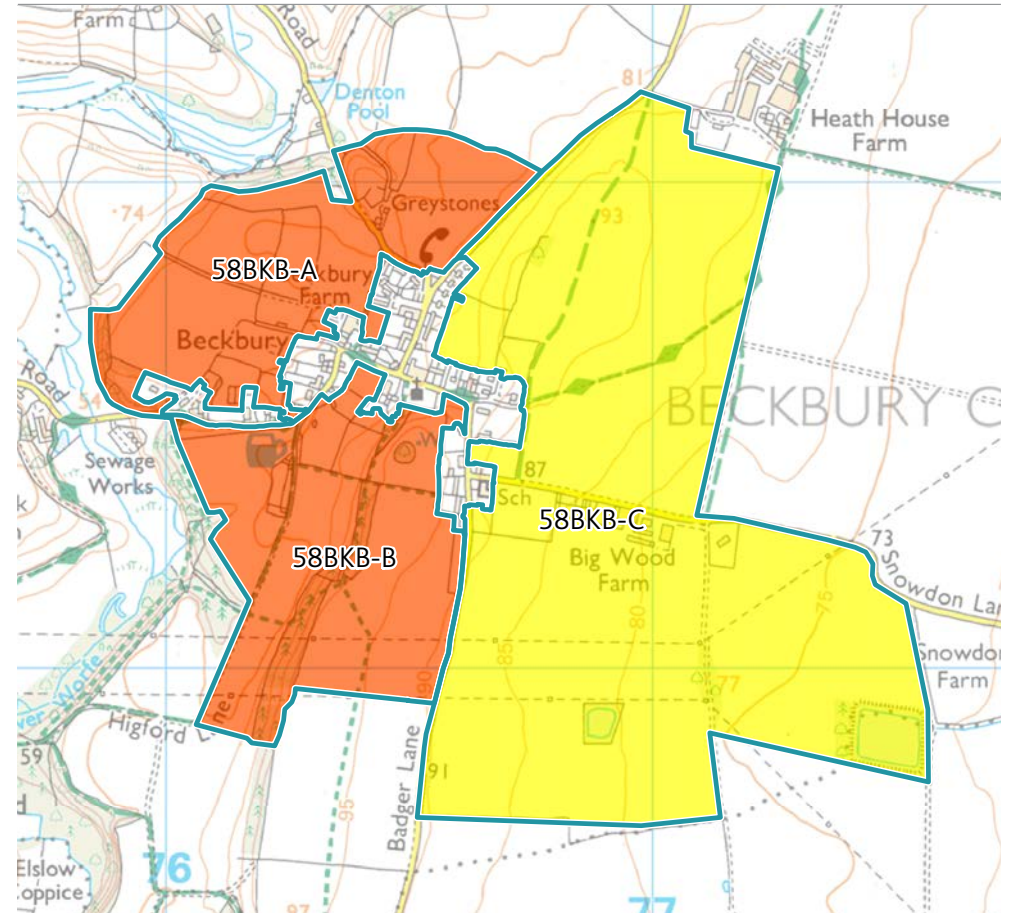
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BECKBURY LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

 VERY HIGH

 HIGH

 MEDIUM-HIGH

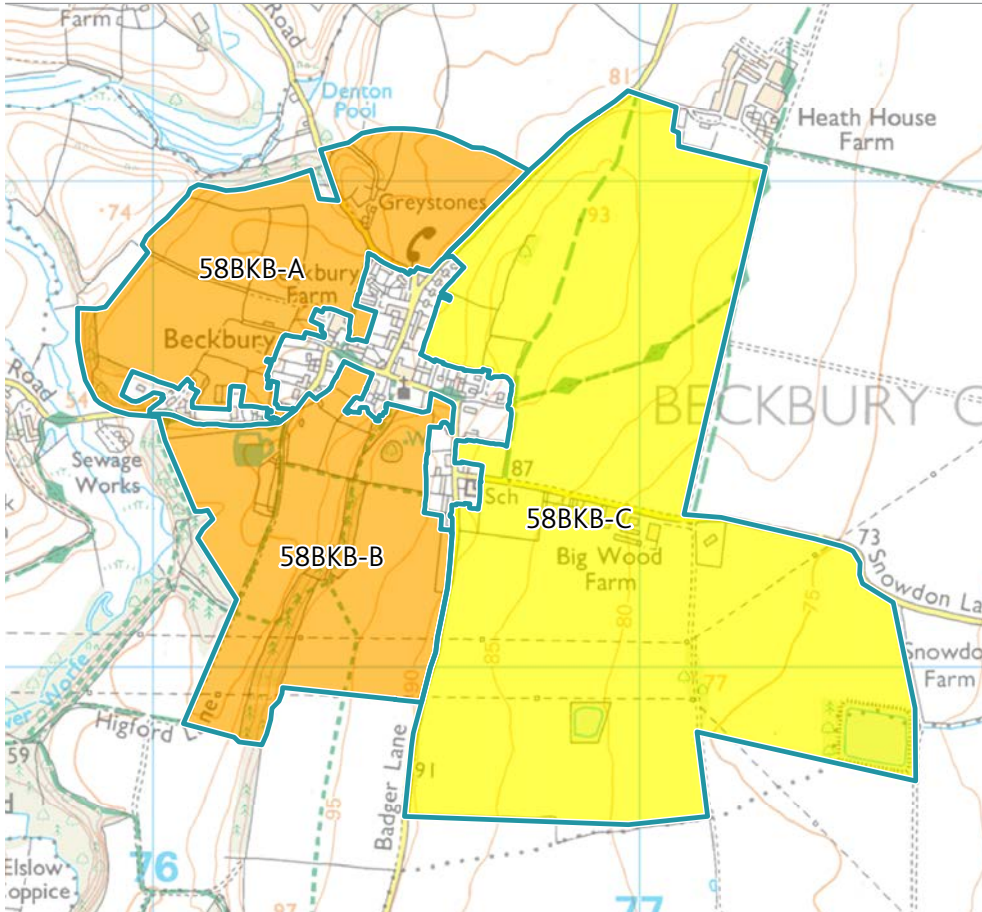
 MEDIUM

 MEDIUM-LOW

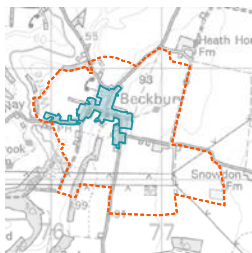
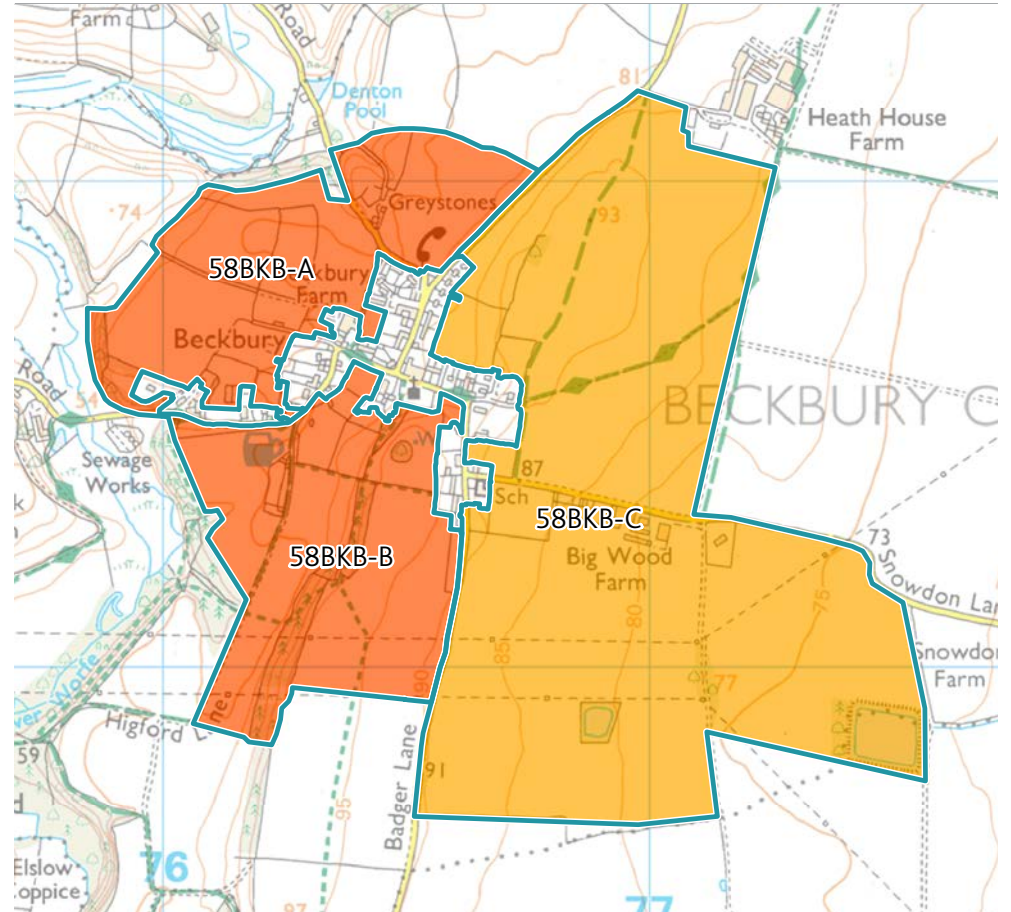
 LOW

BECKBURY VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

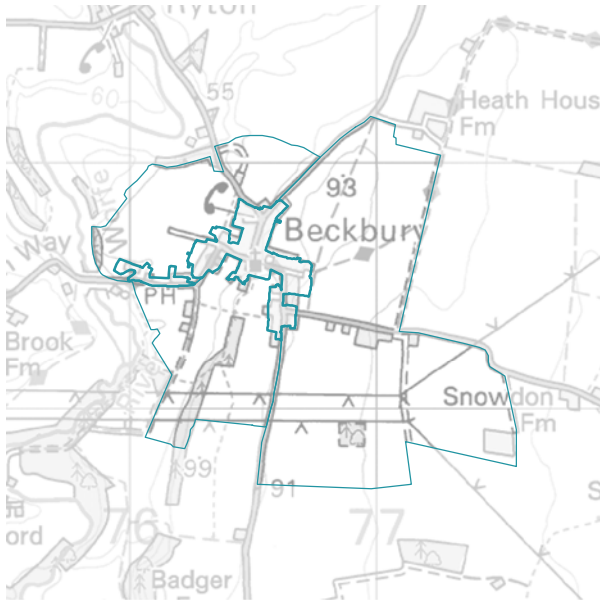
MEDIUM-LOW

LOW









DESIGN GUIDANCE FOR BECKBURY

[58BKB]

3 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

