Edgmond Neighbourhood Plan

Landscape Character Assessment

Report

July 2017

Photograph Copyright John Clement 2016

Michael Vout   BA, Dip LA, Dip UD, MAUD, MRTPI CMLI

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Foreword

This document was commissioned by Edgmond Parish Council on 3rd April 2017 to support the Edgmond Neighbourhood Plan.

It has been assisted by valuable discussions with and contributions from the following :

- Edgmond Parish Council Neighbourhood Plan Steering Group
- Protect Heritage Edgmond
- Harper Adams University
- Telford & Wrekin Council

Michael Vout

July 2017

Part A   Introduction

1.   How the document is organised

1.1   This document is organised into four parts :

Part A   Introduction

The purpose of this part of the document is to explain:

- who commissioned the document, why and the aims
- a brief description of the area
- the planning context for the assessment

Part B   Assessment

This is the main part of the document. Its purpose is to identify and analyse the character of the neighbourhood plan area and the character of Edgmond in particular.

Part C   Conclusions and guidance

The purpose of this part of the document is to identify broad principles which would assist in managing development changes in an appropriate way within the neighbourhood plan area.

Part D   Appendix

This part contains maps, photographs and other supporting information.

2.   The commission and its aims

2.1   This document was commissioned by Edgmond Parish Council on 3rd April 2017 with the purpose of identifying the character of the Edgmond Neighbourhood Plan area in support of the Edgmond Neighbourhood plan

2.2   The two core **aims** of the document are :

- To identify and explain the character of the Edgmond Neighbourhood Plan area

- To provide a framework of guidance notes to help manage development in ways that are appropriate to the area

3.   Edgmond Parish

3.1   The Neighbourhood Plan area is the same as the Parish of Edgmond. It is located in the north east of the county of Shropshire approximately 2 miles from Newport and 8 miles from Telford. Since 1974 it has formed part of the Borough of Telford & Wrekin. (See Fig 1)

3.2   It is a rural area with one main village (Edgmond) and a number of small hamlets : Adney, Calvington, Caynton, The Buttery, Edgmond Marsh and Sidlington.

3.3   The Parish is just over 4 miles long from its most westerly point to its most easterly point and approximately 3.5 miles from its most northerly point to its most southerly point. It has an area of approximately 6.5 sq miles.

3.4   The area contains many small rural lanes and footpaths as well as the main Newport to Shrewsbury B5062 which runs east west through the approximate middle of the Parish.

3.5   It is predominantly a gently undulating agricultural landscape of fields at approximately 65 -90 AOD[1] and scattered woodland. The land rises to the east at Chetwynd Park (at approximately 110 AOD) and falls slightly to the south – forming the Strine Brook valley at approximately 60 AOD.

3.6   The village of Edgmond (at a slightly elevated position at between 75 and 85 AOD) has a church, a primary school, a local shop and post office, village hall,

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[1] above ordnance datum

sports facilities and two pubs. It includes a historic core (designated as a Conservation Area) as well as areas of development from different periods.

3.7   The parish contains 19 Listed Buildings, 15 of which are located in Edgmond, and 8 are located in the Edgmond Conservation Area. There are also several Buildings of Local Interest as well as an extensive number of Tree Preservation Orders.

3.8   Key buildings and structures of architectural and historic note in the Parish include[2] :

- St Peter's Church (13th,14th and 15th century)
- Provost's House, Manor House, The Haven and Egremont House and Edgmond Hall (all Listed)
- Half-timbered cottages in Turners Lane
- Victorian drinking fountain (High Street)

3.9   The area includes Harper Adams University. It is a leading specialist University and is recognised in the Telford & Wrekin Local Plan as *a major employer in the rural area, and a major contributor to the rural economy[3]*.. It lies to the north of Edgmond and is composed of a 550 hectare estate containing a variety of both older and contemporary buildings and related University uses.

4.   Planning context

4.1   The assessment has been undertaken within the context of current planning policy. For the purposes of this assessment this is :

- National Planning Policy Framework (NPPF)
- Telford & Wrekin Local Plan[4]
- Edgmond Neighbourhood Plan[5](ENP)

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[2] This list is not exhaustive and there are other important buildings in the parish
[3] Telford & Wrekin Local Plan paragraph 4.1.3.2
[4] At the time of production of this character assessment, local Planning policy is derived from the Telford & Wrekin council's Core Strategy and the Wrekin Local Plan. However, the policies contained in these documents are increasingly out of date and will soon be replaced by new policies containe din the Telford & Wrekin Local Plan.
[5] As of June 2017 the ENP is at pre regulation 15 stage

4.2 The National Planning Policy Framework (NPPF)

The NPPF contains the following key paragraphs relating to design and local character :

Paragraph 56

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

● will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

● optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

● create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

● are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 64

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The NPPF also includes several paragraphs in section 12 Conserving and enhancing the historic environment relating to the protection of heritage assets (including the setting of those assets). Paragraph 129 states the following :

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.3   Telford & Wrekin Local Plan

The Telford & Wrekin Local Plan contains the following key aims, objectives and policies relating to design and local character :

Aim 6: Value the cultural and heritage assets

Objectives:

Objective 25. Achieve high quality urban design which responds to local context and provides opportunities for innovation;

Objective 26. Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin;

Objective 27. Protect and enhance the borough's local distinctiveness

Policy BE 1 Design criteria

The Council will support development which:

i. Respects and responds positively to its context and enhances the quality of the local built and natural environment;

ii. Demonstrates an integrated design approach from the outset combining layout, building form and design, landscape, green infrastructure, surface water management, access and parking;

iii. Respects the landscape setting and topography;

iv. Preserves and reinforces historic street patterns, layouts, traditional frontages and boundary treatments;

v. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;

vi. Promotes good links through the site and to the surrounding area for all users;

vii. Produces a secure environment which is legible, safe, attractive and convenient through the design and orientation of buildings, the integrated provision of hard external spaces, drainage, landscaping, open space and parking;

viii. Produces an environment which facilitates and encourages healthy living;

ix. Facilitates and promotes energy efficiency through layouts and design;

x. Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues; and

xi. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses

Policy BE 2 Residential alterations

The Council will support alterations or extensions to residential buildings where:

i.   The alteration or extension is not disproportionate in size in relation to the existing building/plot and does not substantially alter the character of the dwelling;

ii.   The altered or extended building respects the character of the area;

iii.   The design remains in keeping with the existing building;

iv.   The altered or extended building can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;

v.   The design uses features which are energy, waste and water efficient;

vi.   The design promotes the ability for the residents to remain living independently;

vii.   The alteration or extension will not result in adverse environmental impact such as noise, odour, dust or light upon the immediate area

Policy BE 4 Listed buildings

The Council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building. The Council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

I.   The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;

II.   Its architectural features, both internal and external, are preserved intact;

III.   The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials;

IV.   An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;

V.   Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design;

VI.   The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building;

VII.   The development is of a high quality of design in terms of scale, massing, form, proportions, detailing and materials which is appropriate to the listed building and its context; and

VIII.   The development does not result in the loss of features, such as ancillary buildings, boundary walls, trees and hedgerows or materials that contribute to the character of the setting of the building.

Policy BE 5 Conservation areas

The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

i.   It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;

ii.   The design of any new buildings, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of an area;

iii.   The development would not do justice to the setting and surroundings of a conservation area or would impair views of the area; or

iv.   Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

Applications affecting a conservation   area should identify the significance of the any heritage asset within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

v.   Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint

from   brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and

vi.   Use the heritage asset in a way which complements its conservation significance. The Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal. Development involving the demolition or removal of important parts of a heritage asset or its setting, or which cause substantial harm to it, will only be supported in exceptional circumstances.

Policy BE 6 Buildings of local interest

The Council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The Council will not support development which:

i.   Involves the demolition or partial demolition of buildings of local interest fabric unless replaced by development of equal or better quality;

ii.   Would have an adverse impact upon the character, form and fabric of a buildings of local interest or would remove or mask major features of interest;

iii.   Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

4.4 Edgmond Neighbourhood Plan

The Edgmond Neighbourhood Plan contains the following key aims, objectives and policies relating to design and local character :

VISION

To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place to live, work and visit.

Objective : Local Amenity and Green Spaces

- To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the village and to encourage appropriate management.
- To respect the Conservation Area and support sympathetic design to protect and enhance the Conservation Area for the benefit of the entire community.
- To conserve local open spaces by protecting and enhancing existing open spaces and recreational areas of value to the community whilst ensuring the village retains its rural character.

POLICY RES1: RESIDENTIAL DEVELOPMENT WITHIN EDGMOND VILLAGE

In order to protect the rural character and open aspect of Edgmond village over the Plan period, proposals for new housing development of 1-3 dwellings will only be supported on suitable infill sites where they contribute positively to local character and where they help to meet local housing needs

POLICY RES2: NEW DEVELOPMENT OUTSIDE OF EDGMOND VILLAGE

In order to preserve the current built form of the village, its rural character and identity, to protect the surrounding countryside, prevent further ribbon development and possible merging with other built-up areas, new housing development will be strongly resisted in the open countryside around Edgmond Village. In accordance with policies RES5 and E3 exceptions may be made for suitable appropriate affordable housing schemes and, within the curtilage of Harper Adams University, appropriately designed and located new development will be supported.

POLICY RES3: DESIGN OF NEW HOUSING

Where residential development is permitted in line with policies RES1 and RES2 and the Telford & Wrekin Local Plan, the following criteria are to be met

- It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area;

- It complements the existing external materials seen locally;

- It provides variety in house design and elevation treatment;

- It provides high quality boundary treatment;

- It provides good pedestrian and cycle connections to existing routes;

- It provides adequate storage for bins and recycling;

- It does not result in loss of amenity for neighbouring properties

- Appropriate street lighting is provided if required;

- Traffic generation and parking does not adversely affect road and pedestrian safety. Proposals that exceed the minimum parking standards in Appendix F of the Local Plan will be supported.

POLICY RES4: CONSERVATION OF EDGMOND'S HISTORIC CHARACTER

Development proposals will be expected to protect or enhance the Conservation Area, listed buildings, and other buildings considered to contribute to local or historic interest, together with their settings. In addition, they should promote the locally distinctive character of the village and in particular the character, setting, and appearance of the Edgmond Conservation Area should be preserved or enhanced. Proposals will be supported that:

- make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, plot width and form;

- reinforce local identity by the use of traditional materials;

- retain locally important buildings, structures and open spaces that contribute to Edgmond's rural character;

- use the historic character of the Conservation Area and the buildings within it to inform the design concept for new development;

- where innovative design is proposed, developments should fit sensitively into the village frontage and street scene;

- retain or increase stone walls, tree cover and hedgerows as essential components of the village character;

Developers must provide clear evidence as to how their proposals have taken into account local character and distinctiveness and they must provide detail on the steps taken to produce high quality design that, where appropriate, also conserves and enhances significant heritage assets together with their settings. Proposals that fail to respond adequately to their context will not be supported.

POLICY G2: ECOLOGY AND LANDSCAPE

All development will be expected to protect and enhance features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

POLICY E3: HARPER ADAMS UNIVERSITY

Unless exceptional circumstances indicate otherwise all new University development will take place within the existing boundary (as shown on the policies map and figure 5) and will be appropriately designed and located.

4.5 **Summary**

4.6 The paragraphs, aims, objectives and policies contained in the NPPF, the Telford & Wrekin Local Plan and the Edgmond Neighbourhood Plan recognise the importance of local character in providing an area with local distinctiveness and sense of place as well as the requirement to protect and enhance that local distinctiveness.

4.7 They not only support the value of understanding local character but also how an assessment can help inform and guide how local character can be maintained and enhanced.

Part B Assessment

5.   Introduction

5.1   This assessment has been informed by the principles set out in 'An Approach to Landscape Character Assessment[6] and by the 5 key principles set out in that document :

- *Landscape is everywhere and all landscape and seascape has character;*
- *Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;*
- *The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;*
- *A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;*
- *A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.*

5.2   For the purposes of this assessment and to be in accordance with best practice guidance, the term 'landscape' is defined as :
The term landscape applies equally to natural, rural, urban and peri-urban areas. It concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes.[7]

5.3   The relationship of Landscape and Visual Impact Assessments to this assessment

5.4   Landscape and Visual Impact Assessments are the most commonly used method of evaluating the impact of a development proposal. They adhere to the *Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition (Landscape Institute and Institute for Environmental Management and*

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[6] An Approach to Landscape Character Assessment, Natural England October 2014
[7] An Approach to Landscape Character Assessment, Natural England October 2014

Assessment, 2013). This character assessment of Edgmond Parish provides assistance for those carrying out Landscape and Visual Impact Assessments (LVIA) for development proposals, and can provide a useful tool for planning authorities to use when assessing planning applications.

5.5 **For the purpose of analysis the assessment identifies separate features which contribute and create the local character of Edgmond Parish, however the critical and overriding principles involved in the assessment are:**

- **character is the product of <u>all</u> of the features. In effect – the overall composition and the totality of all of the features**
- **character is the product of the combination of and the relationship between features, in particular – the relationship between buildings, structures and the external context.**

6. The scope of the assessment and how it is organised

6.1 The assessment area is the Edgmond Neighbourhood Plan area (also the area of Edgmond Parish) with particular emphasis on the settlement of Edgmond.

6.2 Character is the product of many interrelated factors including the physical appearance, man made and natural features, local heritage (social as well as physical) and the activities and uses that take place in the area.

6.3 This assessment is concerned with the physical features and attributes (including townscape analysis) of the area.

6.4 The assessment is organised into two types :

- A desk top analysis of **existing and previous Character Assessments**
- A field study **assessment** of the area

7.   Existing and previous character assessments

7.1   The Neighbourhood Plan area is included in the following landscape

character studies and assessments :

- Natural England Character Profile: 61 Shropshire, Cheshire and Staffordshire Plain (NE556)[8]
- The Shropshire Landscape Typology produced by Shropshire Council[9]
- The Edgmond Conservation Area Management Plan[10]
- The Edgmond Conservation Area Appraisal[11]
- Village Appraisal Phase 1 : Village Setting produced by Telford &Wrekin Council (unpublished)
- Village Appraisal Part 2 produced by Telford &Wrekin Council (unpublished)

7.2   A Landscape and Urban Design Appraisal[12] has also been undertaken by

Protect Heritage Edgmond (PHE)

7.3   **Natural England Character Profile: 61 Shropshire, Cheshire and Staffordshire Plain (NE556).**

7.4   This is an assessment of a broad area extending from Chester and Macclesfield in the north to south of Shrewsbury in the south. The key characteristics of this area are :

- Extensive, gently undulating plain, dominated by thick glacial till from the late Pleistocene Period, producing productive, clay soils and exemplifying characteristic glacial landforms including eskers, glacial fans, kettle holes, moraines and a landscape of meres and mosses.
- Prominent discontinuous sandstone ridges of Triassic age, characterised by steep sides and freely draining, generally infertile soil that supports broadleaved and mixed woodland.

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[8] Natural England (previously the Countryside Agency 1999
[9] The Shropshire Landscape Typology Shropshire County Council September 2006
[10] Telford & Wrekin Conservation Area Management Plan August 2009
[11] Telford & Wrekin Council
[12] Edgmond Landscape and Urban Design Appraisal Notes compiled by Duncan Bayliss

- Few woodlands, confined to the area around Northwich and to estates, cloughs and deciduous and mixed woods on the steeper slopes of the wind-swept sandstone ridges. Locally extensive tracts of coniferous woodland and locally distinctive orchards scattered throughout.

- Strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees. Sandstone walls occur on the ridges and estate walls and Cheshire-style (curved topped) metal railing fences occur locally on estates in Cheshire.

- Dairy farming dominates on the plain, with patches of mixed farming and arable in the north and large areas in the south-east.

- Diversity of wetland habitats includes internationally important meres and mosses comprising lowland raised bog, fen, wet woodland, reedbed and standing water, supporting populations of a host of rare wildlife, including some species of national and international importance

- Extensive peat flood plains where flood plain grazing marsh habitats support regionally important populations of breeding waders in areas such as Baggy Moor, Weald Moor and Doxey Marshes.

- Many main rivers and their flood plains lie in this area, including the Dee, Dane, Severn, Penk and Sow. Significant areas of grazing marsh, alluvial flood meadows and hay meadows associated with the rivers Dee, Sow, Gowy and Severn. The area has the highest density of field ponds in western Europe.

- Rich archaeological evidence of iron-age hill forts concentrated on the sandstone ridges and the Weald Moors. Remnant ridge and furrow and moated houses are features of the plain. The Roman road, Watling Street, crosses the plain linking London to Wales via Wroxeter. Chester was an important Roman settlement.

- Regularly spaced, large farmsteads, dispersed hamlets, market towns and many other settlements including Macclesfield and Telford. Timber-frame buildings are a distinctive feature of the plain, often highly decorated in Cheshire, for example, the moated Little Moreton

Hall. The historic towns including Stafford, Shrewsbury and the city of Chester have a wealth of 17th- and 18th-century half-timber, brick and red sandstone buildings.

- Parklands and gardens associated with estates such as Chillington, Trentham, Tatton and Attingham; country houses such as Gawsworth Hall, Arley Hall and Adlington Hall; and fortified manor houses and castles such as at Shrewsbury, Stafford, Beeston, Acton Burnell and Cholmondeley.

- Nationally important reserves of silica sand and salt. Active extraction of salt has developed a locally distinctive landscape of subsidence flashes, particularly around the area of Sandbach. Adjacent to these saline flashes are areas of salt marsh rarely found at inland sites.

- The numerous canals are important for recreation as well as habitat. Several National Cycle Routes and nearly 5,000 km of public rights of way cross the plain. Six National Nature Reserves (NNRs) are scattered throughout, close to large population centres and well used for recreation.

7.5 The Statements of Environmental Opportunity contained in the profile include the following points;

- Restoring important characteristic ancient field boundary patterns and parish boundaries with substantial hedges (SEO1)

- Encouraging the restoration of hedgerows with typical species, by gapping up and planting their accompanying hedgerow trees, adopting appropriate cutting regimes and tagging to extend the age range and species diversity to benefit biodiversity (SEO2)

- Ensuring that new development is informed by and sympathetic to landscape character and quality and contributes, as appropriate, to the conservation of the landscape, having regard to visual impact and local vernacular (SEO2)

- Creating new small-scale, field-sized coverts, following existing patterns to strengthen landscape character and benefit biodiversity (SEO3)

- Planting trees around settlements, along motorways and major highway corridors to screen the visually intrusive urban areas from the surrounding landscape (SEO3)"

7.6   Key observations from the Natural England Character Profile:

7.7   The character profile covers an extensive area and is quite broad in its description. Notwithstanding this, it describes a number of broad characteristics and issues which can be identified in and area relevant to the local area:

- gently undulating plain.
- hedgerows, with dense, mature hedgerow trees. Sandstone walls.
- wetland habitats.
- Large country houses with associated parklands

7.8   The character profile also highlights that *new development is (should be) informed by and sympathetic to landscape character and quality and contributes, as appropriate, to the conservation of the landscape, having regard to visual impact and local vernacular (SEO2).*

7.9   The Shropshire Landscape Typology

7.10   The Shropshire Landscape Typology identifies 27 different landscape types, their distribution and the key characteristics of each type.

7.11   The Edgmond Neighbourhood Plan area includes six Shropshire Landscape Typologies (see fig. A) :
- **Estate Farmlands** (forming the largest part of the Parish including the settlement of Edgmond)
- **Lowland moors**
- **Sandstone estatelands**
- **Principal settled farmlands**
- **Enclosed Lowland Heaths**
- **Sandstone Hills**

7.12   The key characteristics of the **Estate Farmlands** typology are :
- Mixed farming landuse

- Clustered settlement pattern
- Large country houses with associated parklands
- Planned woodland character
- Medium to large scale landscapes with framed views

7.13   The key characteristics of the **Lowlands moors** typology are :

- Flat, low-lying topography
- Peaty soils
- Wet ditches and drains
- Open, unsettled landscape

7.14   The key characteristics of the **Sandstone estatelands** typology are :

- Arable landuse
- Regular field patterns
- Parkland with associated country houses
- Clustered settlement pattern
- Medium – large scale, open landscapes

7.15   The key characteristics of the **Principal settled Farmlands** typology are :

- Mixed farming land use
- Varied pattern of sub-regular,
- Hedged fields

7.16   The key characteristics of the **Enclosed Lowland Heaths** typology are :

- Undulating lowland
- Impoverished, freely draining soils
- Planned woodland character
- Dispersed settlement pattern

7.17   The key characteristics of the **Sandstone Hills** typology are :

- Upstanding sandstone hills
- Light sandy soils
- Woodland on steeper slopes
- Abandoned stone quarries

7.18   Key observations from the Shropshire Landscape Typology :

- The typologies overwhelmingly describe a rural landscape
- Three of the typologies describe the landscape as being 'open' and medium-large scale.

- The Estate Farmlands Typology describes 'clustered' settlement pattern. Whilst later developments (particularly in the second half of the 20th century) have expanded the village, Edgmond historically differs from this as its morphology was (and largely remains) predominantly linear in form.
- Large country houses with associated parklands

7.19 The Edgmond Conservation Area Management Plan

7.20 Edgmond Conservation Area was designated in March 1981 and a Conservation Area Management Plan was produced in August 2009. Fig1 identifies the Conservation Area boundary and all the listed buildings within the boundary.

7.21 Conservation Areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest. Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create a sense of place. It is the character rather than simply the buildings that Conservation Areas status seeks to protect.

7.22 There are approximately 75 properties in the current conservation area boundary in the Edgmond Conservation Area. They (and their related setting[13]) create the dominant character of the conservation area, and range from small yeoman's type cottages and farmsteads to large country houses and grand Victorian villa style properties, the larger properties mostly being set back from the road frontage behind boundaries of traditional sandstone and/or mature planting. Whilst some of these properties in or around the conservation area are of 20th Century construction, the majority are of period character, having origins in the 18th and 19th Century.

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[13] The words in brackets are additional to the Management Plan text. Whilst the Management Plan does not include the words at this point it is clear from the rest of the document eg. *The large plots associated with some of the larger properties within the conservation area should also be preserved as they contribute positively to the conservation area,* (and in the intent of Conservation Area designations) that it is the overall composition of the area that provides its distinction and character.

7.23 The Management Plan highlights the following features in relation to character:

- The interaction of buildings and the spaces around them form the distinctly recognisable area of quality and interest.
- Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create the sense of place and it is the character rather than simply the buildings that the Conservation Areas status seeks to protect
- The significance of mature trees and sandstone boundary walls
- Large plots associated with some of the larger properties (resisting the subdivision of existing residential plots and the importance of retaining gardens and open spaces)
- The variety of styles, the majority dating back from the 18th and 19th centuries.
- Villa style properties set back from the road behind boundaries

7.24 The Edgmond Conservation Area Appraisal (CAA)

7.25 The CAA was produced to provide an assessment and definition of the area's special interest, the actions needed to protect it, to help generate awareness and to encourage local property owners to take the right sort of action for themselves[14].

7.26 The objectives of the Conservation Area Character Appraisal is to :

• improve the understanding of the history and historical context of Edgmond

• provide residents with a clear idea of what should be cared for and made special and what enhancements could be made

• provide the Borough Council with a valuable tool to inform planning decisions.

7.27 The Conservation Area Character Appraisal highlights a number of key features relating to topography, views, vistas, architecture, materials and trees. They include the following :

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[14] CAA March 2007 page 1

- The 'twists and turns' of High Street (which enhances[15]the experience of travelling through the village)
- The enclosing effect of substantial boundary walls of squared sandstone, hedges and mature parkland trees.
- The open area of pasture which also provides panoramic views to the surrounding countryside
- The elevated position of this part of Edgmond which not only provides views *from* Edgmond to the Wrekin but views *to* the village
- The positive contribution to the character of the Conservation Area of fields surrounding Egremont House
- The significant contribution of trees
- The area is predominantly a collection of period buildings from the 17th to 19th century and includes a Grade I listed building (the church of St Peter)
- The area includes a number of 'grand houses' as well as several 'modest' 2 storey cottages from the 19th century

7.28 Key observations of the Conservation Area Appraisal are :

- The interaction of buildings and the spaces around them form the distinctly recognisable area of quality and interest.
- Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create the sense of place
- Views to and from the surrounding countryside
- The enclosing effect of walls, hedges and trees
- The attractive changing spatial experience as you move through the area[16]

7.29 Village Appraisal Phase 1 : Village Setting Telford &Wrekin Council

7.30   This village appraisal examined the setting of villages and settlements (including Edgmond) within the borough ie. the relationship of each settlement to the surrounding landscape. (see appendix 3)

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[15] Enhances = makes the experience interesting
[16] Otherwise known as 'serial vision' (ref Townscape – Gordon Cullen)

7.31   Key observations of this assessment are :

- Large parts of the settlement of Edgmond can be seen from the south (from across the Strine Brook Valley) and from the elevated land to the north east

- Woodland and tree belts in the wider landscape such as those in the Strine Valley screen the village from certain viewpoints

- There is extensive tree cover within the settlement (buildings and vegetation are merged together). This feature becomes progressively less in the east – exposing more of the village to view.

- The village is mostly linear in overall layout – which has the effect of making the village appear to be 'spread over a wide area'.

- The village has a slightly elevated position which means it is relatively prominent (in effect – it can been seen from several locations)

- The approach to Edgmond from the south /south west approach is particularly attractive due to natural gateway and enclosure formed by walls, vegetation and rural buildings

- Harper Adams University contains a collection of large built forms. It is highly visible from the west, north and east and that mature trees help to make it less visible.

7.32   Village Appraisal Part 2 Telford &Wrekin Council

7.33   This appraisal examined the villages from inside (an appraisal of the villages themselves) the , seeking to define their individual character and distinctiveness. (see appendix 3)

7.34   Key observations of this assessment are :

- Edgmond is one of the larger villages in the borough with a strong linear form which has been eroded by recent developments

- With some exceptions it has 'soft' edges[17] which (beneficially) produce a gentler and less harsh relationship with the surrounding countryside

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[17] 'soft edges = where development is low density and is composed of an integrated mix of buildings and vegetation.

- It has a skyline position above the Strine Valley
- It has a historic core containing and surrounded by mature trees
- It includes a number of dominant trees and tree groups (including many which are TPO'd)
- It has narrow lanes with boundary walls which help provide a distinctive character
- It has a number of important walls and hedges
- It identifies three areas as 'potential area for improvement'[18]
- The village is characterised by a mix of buildings and materials - half timbered, brick and stone.

7.35 The Edgmond Landscape and Urban Design Appraisal

7.36   The Edgmond Landscape and Urban Design Appraisal is a position statement from a significant local stakeholder group within Edgmond. It includes opinions about those things which are felt to be appropriate and inappropriate. It is particularly valuable in respect of the following :

- key relationships and issues:

  o The relationships between listed buildings and their settings including open spaces in the Conservation Area
  o The relationship between the Conservation Area and the surrounding countryside.
  o The experience of the landscape and views in approaches to the village
  o The experience of open spaces and buildings within the village and how that contributes to its rural character

- A wealth of photographs which illustrate the issues
- An understanding and explanation of the separate sub areas within Edgmond

7.37 Key observations of the appraisal are :

- That the immediate countryside frames the settlement and helps to create its separation and distinction

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[18] These areas are shown in orange in plan 'Edgmond 2' contained in Appendix 3. The report does not explain why these areas are described as 'potential area for improvement'.

- That the countryside penetrates to the heart of the village – and that this feature is critical to the distinctive rural quality of Edgmond
- That the areas of Edgmond which are both most visually attractive and provide Edgmond with much of its distinctive quality are those where there is a relation between building and landscape ie. the two are inseparable parts of the visual composition.
- That the preservation of the distinctive quality of Edgmond not only requires the protection of buildings of local interest but also protection of the context
- An understanding and explanation of the separate sub areas within Edgmond

8. Assessment

8.1 This part of the Landscape Character Assessment is a field assessment of the of the neighbourhood plan area. Ie. the parish of Edgmond.

8.2 As has been previously explained in section 5, character is the _combined_ product of physical, social and cultural factors including the history of an area. The scope of this assessment is to identify and analyse the physical characteristics of the area which help create the character of Edgmond Parish and the settlement of Edgmond in particular.

8.3 The assessment has examined individual features as well as the combined effects of those features or 'townscape analysis'.

8.4 The assessment has examined the following issues :

- Natural Landscape Character
- Character types
- Street character
- Views and approaches

8.5 Natural Landscape Character(ref to Fig A)

8.6 The overall natural[19] landscape character is described and explained in the assessments undertaken by Natural England and Shropshire Council.(see section 7). The broad nature of the landscape is shown in fig A (along side the map showing the Shropshire Landscape Typology).

8.7 Notwithstanding the Shropshire Landscape Typology, the area can be broadly divided into four different areas :

- The Strine Brook Valley
- The valley of the River Meese
- The extensive slightly undulating (though predominantly flat) land to the north of Edgmond
- The slightly elevated settlement of Edgmond

8.8 The wide Strine Brook valley which leads into the wider (low lying wetland) Weald Moors characterises the far south of the parish and provides a low wetland landscape. This area provides a distinctive landscape helping to

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[19] The tern 'natural' in this context refers to general topography and shape of the landscape

separate the village of Edgmond from the town of Newport to the east. It also provides the southern rural setting to the village.

8.9   The River Meese creates a shallow valley in the north and the boundary to the parish providing extensive views across the parish landscape.

8.10   Although the land rises to the very north of the parish, much of the area is characterised by a level open landscape with extensive views punctuated with woodland groups and trees and small groups of scattered buildings.

8.11   The elevated position of Edgmond is particularly evident from :

- views looking towards the village from across the Strine Brook valley
- when entering the village from the south,
- views looking back to the village from the footpaths to the immediate south of the village
- elevated views from the western end of the village looking south, west and north[20]

8.12   Just beyond the parish boundary the landscape rises to the immediate east at Chetwynd Park (Photograph No.20). This is an important landscape feature as it not only provides elevated views across the parish but distinctly separates the parish from landscape associated with the town of Newport to the east.

8.13   Character types (ref to Fig B)

8.14   For the purpose of this assessment, the settlement character areas[21] have been organised into :

- The subdivisions of Edgmond
- Harper Adams University

8.15   Each area has been assessed according to the following criteria

- Development age
- Density
- Variety
- Green infrastructure
- Distinctiveness

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[20] The footpath decent into remains of the sandstone quarry at Rock Hole is a reminder of the drop in elevation.
[21] Whilst there are other settlement areas with the parish such as Edgmond Marsh, the priority for this study has been the settlement of Edgmond

- Layout
- Style

Criteria	Measurement	Definition
Development age	Period	Although areas often contain buildings of different periods, this is a description of the age(s) which have greatest impact upon the character.
Density	High, medium or low	Density is concerned with the number and relationship of buildings in an area ie. the number of houses in a hectare. It is a relative term. Densities in Shropshire are generally low compared with inner city areas.
Variety	High, medium or low	The degree to which buildings, features and boundaries create a varied and interesting composition
Green Infrastructure	High, medium or low	The extent to which vegetation and open space are integrated with the development and are part of the character of the area
Distinctiveness	High, medium or low	The degree to which buildings, features and boundaries create a distinctive experience – with particular reference to local distinctiveness
Layout	Formal, regular or informal	Arrangement of buildings, curtilages, boundaries and highways
Style	Character type	Terms used to convey the overall character of the place

8.16 The assessment has identified 5 *types* of character area :

- Urban village
- Historic village
- Rural village
- Residential village
- Suburban
- Harper Adams University

The purpose of the names given to each type is to help distinguish each type and are only intended to give an indication of the character of each area. Eg. The 'urban village' has scale, layout views type and quantity of green infrastructure which is related to a village whilst some of the building types include those which could be found in a small town

8.17 The following table provides a broad assessment of each type.

Character type : Urban village		
Development age	19th /early 20th Century	These areas contain the greatest variety of building types and ages. 19th century red brick buildings (and older) provide local landmarks and punctuate the street scene
Density	low	All of this type of development is linear and loosely contiguous. Buildings are mostly set back from the highway – and the effect of enclosure is created by garden boundaries and the occasional older building
Variety	High	There is a high degree of variety created by the eclectic mix of building types, boundaries and green infrastructure
Green Infrastructure	High	Extensive use of hedges as boundaries, extensive garden planting and areas of open space/fields
Distinctiveness	High/ medium	Whilst there are many unique buildings,

		many of buildings are of more standardised design
Layout	Regular	There is general regularity to the layout provided by the linear 'ribbon' development
Style	Urban village	Whilst these areas contain aspects of building types which can be found in small towns, the scale and extent of the development, the volume of green infrastructure, the proximity and views of the surrounding countryside and the presence of countryside within the area – provides a village character

Character type : Historic village		
Development age	17th – 19th Century	The historic core and Conservation Area
Density	low	Despite a low building density, this area contains some of the highest level of enclosure produced by a combination of buildings, boundary walls and vegetation.
Variety	High	The area has a high degree of variety derived from buildings, boundaries, highway quality and vegetation which are rich in form, detail and material
Green Infrastructure	High	Green infrastructure is extensive, it is integrated with the built development and is a key part of the character of the area
Distinctiveness	High	A unique combination of elements which justify the Conservation Area designation
Layout	informal	A stimulating varied townscape
Style	Historic village	Conservation Area

Character type : Rural village		
Development age	18th/ 19th Century	Dominant ages despite the existence of other periods.
Density	High	Very low density related to the quantity of open space
Variety	medium	Compared to other areas – this is not a complex area – being dominated by key buildings, open space and trees
Green Infrastructure	High	High quantity of green infrastructure, Countryside within the area
Distinctiveness	High	A unique and distinctive combination of buildings and landscape
Layout	Regular	Uncomplicated
Style	Rural village	Terms used to convey the overall character of the place

Character type : Residential village		
Development age	20th Century	Mix of buildings from across the 20th century – particularly mid 20th century.
Density	low	Individual buildings with generous gardens
Variety	High/medium	The range of individual buildings and gardens, changing highway vertical and horizontal alignment eg. Robin Lane (vertical and horizontal, Newport road (horizontal) and breaks allowing views to the surrounding countryside creates a high degree of variety
Green Infrastructure	High	The quantity and type of vegetation varies. However there is consistent and extensive use of hedges and garden

		vegetation.
Distinctiveness	medium	Whilst many buildings are not unique, the overall variety continues to provide local distinctiveness
Layout	Regular	Arrangement of buildings, curtilages, boundaries and highways (particularly linear)
Style	Residential village	Overwhelming residential use but with a relaxed semi informal character

Character type : Suburban		
Development age	20th Century	Four areas of development from the mid to late 20th century
Density	Medium/ low	A variety of detached and linked buildings with medium sized gardens
Variety	low	Highly regular layout, regular building design, limited decoration/detailing, limited external boundary treatment, limited enclosure.
Green Infrastructure	low	Open plan gardens and limited integration with buildings
Distinctiveness	low	Highly standardised building design and layout with no local association or links to the rural area.
Layout	Formal /regular	Suburban estate
Style	Suburban	Standardised suburban estate

Character type : Harper Adams University		
Development age	20/21st Century	A mix of buildings from the early 20th century to modern day
Density	medium	The site is primarily composed of 'pavillion' stand alone structures.
Variety	medium	The site contains a wide variety of buildings and structures.
Green	medium	The site contains areas of ornamental

Infrastructure		and recreational open space as well as areas which serve the agricultural and horticultural needs of the university
Distinctiveness	High/medium	The site contains a number of unique building designs. In addition to the very distinctive main administrative block the estate also includes a number of distinctive contemporary designs[22]
Layout	Regular/ informal	Arrangement of buildings are positioned on a loose grid block plan.
Style	Academic/agricultural	The site is based upon a large scale block plan with individual buildings and site functions

8.18   Street character (ref to Appendix C)

8.19   There are at least 21 different street types[23] within the village of Edgmond.

Each type has been assessed according to the following criteria :

- Architecture
- Green infrastructure
- Enclosure
- Public Realm[24]
- Variety
- Distinctiveness
- Style

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[22] Refer to Harper Adams Site design framework
[23] Some streets are divided into different types when circumstance are different
[24] The presence or absence of pavements and street lighting has a significant effect in making a street feel and look rural (no pavements and minimal or no lights), village (minimal pavements and minimal lighting) or urban (pavements on both sides of the highway and bright illumination)

Criteria	Measurement description	Definition
Architecture	Age	Although many streets contain a variety of buildings from different periods, this is a description of the principal age.
Green infrastructure	High, medium or low	An assessment of the contribution and integration of vegetation and open space
Enclosure	High, medium or low	The degree to which buildings and boundaries create a sense of enclosure
Public Realm	Rural, village or urban	The number and type of street features which affect the use, look and feel of the street
Variety	High, medium or low	The degree to which buildings, features and boundaries create a varied and interesting composition
Distinctiveness	High, medium or low	The degree to which buildings, features and boundaries create a distinctive experience
Style	Suburban, urban village, village, cottage ,rural vernacular or polite[25]	Terms used to convey the overall character of the place.

8.20 Views and approaches(ref. Fig D & G)

8.21 The quality of an area is strongly influenced by views and by the way in which a place is approached and entered , in short, how a place is visually experienced and the quality of how, where and when a person arrives in a place.

8.22 Edgmond can be approached from the north, south, east and west (Fig G):

- From the north : Views across a flat landscape (photographs 22 &23)
- From the south : Views across a shallow valley (photograph 42&45)

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[25] Polite in this context means architectural design which is derived from fashionable preferences of the time rather than a product of direct response to locally derived building methods.

- From the east : Views from elevated land (photograph 46)
- From the west : Views across a level/ gently undulating landscape (photograph 47)

8.23 Fig D illustrates the number and variety of different views within and very close to the settlement of Edgmond, buildings which stand out as landmarks and an indication of the quality and type of approach and entry to Edgmond from the surrounding countryside.

8.24 Although there are many buildings and spaces of note within Edgmond (see fig F, H, I & M), the buildings highlighted in fig D are those which memorably stand out either due to their particular prominence and/or the way in which the location, shape and form of the street directs the eye towards those buildings.

8.25 Edgmond is distinguished from the surrounding open countryside by levels of enclosure created by a combination of buildings, boundary walls and vegetation (espacially hedges and trees) which is particularly distinct in the historic core. It is this enclosure (the tunnelling effect) which helps to focus the view upon particular buildings and trees. This effect is further complimented by a series of open spaces which both draw the eye, provide foreground setting and help enliven and bring variety to the spatial quality.

8.26 There are four different 'front door' vehicle entry /arrival points (ref. Fig D)

- Entry/arrival from the west along the B5062.
- Entry/arrival from the east along the B5062.
- Entry/arrival from the north from the B5062
- Entry/arrival from the south

8.27 The mix of buildings and the well maintained hedgerows and grounds of Harper Adams University provides a distinctive change ; from the more open/natural/informal character of the countryside to the more 'enclosed and 'ordered' appearance of the settlement (photograph 41). Despite indications of continued settlement eastwards along the B5062 (a series of separate dwellings, footpath and highway lighting) there is a second main entry point into Edgmond at the junction with Shrewsbury Road, marked by the Lamb public House.

8.28 A visually prominent group of buildings at the Junction of the B5062 and Chetwynd Road provides the change point between wider countryside and settlement when arriving from the east and from the north(photograph 18).

8.29 The approach and entry/arrival to Edgmond from the south is particularly attractive, composed of a series of distinctive view points.(photographs 31,32 & 42). The combination of highway alignment and buildings (shown in photograph 31) form the beginning of a strong contrast between open countryside and the spatially enclosed quality of the historic core of Edgmond producing a very distinct 'gateway'.

8.30 In addition to main (vehicle) entry/arrival points there are a number of smaller 'back door' locations[26] [27]as well many separate locations where pedestrian routes enter the settlement. (Fig D). These 'secondary' routes are equally important (and for pedestrians – more important) in contributing to the experience and character of Edgmond.

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[26] The distinction between 'front door' and back door' is based upon informal observation and surrounding physical characteristics (such as hedgerows or buildings) of those locations, and the function (as main or minor routes through the village) and scale of the highway.

[27] Whilst School Lane/Hillside and Stackyard Lane appear to have a comparatively high levels of vehicle movements (the former due to being used as a short cut route between Edgmond and Harper Adams University and the latter due to the Primary School), their small scale and physical characteristics indicate that these are secondary ('back door') routes into the village.

Part 3 : Conclusions and Guidance

9.1   The purpose of section 8 was to identify and understand the character of the local area and Edgmond by undertaking an assessment of previous and existing character assessments and by undertaking a field assessment of the physical character of the local area.

9.2   The purpose of this section is to distil key issues from section 8 and establish a set of guiding principles which will help respect and enhance local character and safeguard the area from inappropriate development .

9.3   This guidance is primarily concerned with Edgmond (including Harper Adams University) , its relationship with the surrounding landscape and the character and composition of the settlement itself

9.4   Vision

9.5   The guidance contained in this section is predicated on how the community views the future of the area and how new development and change is managed to achieve that vision. This assessment has been produced to support the Edgmond Neighbourhood Plan and therefore its aim is the primary directing vision for this guidance:

To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place

9.6   Notwithstanding the primacy of the Neighbourhood Plan with regard to the purpose of this assessment, other aspirations and visions of key stakeholders also contribute to shaping the area.

Source[28]	Vision
Telford & Wrekin Local Plan	By 2031, Telford & Wrekin will be a healthier, more prosperous and better connected place. It will have a population of approximately 198,000 people. Sustainable development will be focused in Telford and Newport. Communities in the rural and urban area will be supported. The environment and community green spaces will be protected and enhanced. New development and inward investment will provide a high quality of life for all those who live and work in and visit the area.
Edgmond Neighbourhood Plan	To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place
Protect Heritage Edgmond	to protect the rural character of Edgmond village and its heritage assets.
Harper Adams University	[29]that Harper Adams University will be: • Closely engaged with the industries, professions and organisations that comprise the global agri-food chain and the UK rural economy to deliver a high quality and inclusive learning environment that enhances personal development and employability; • A recognised centre of research

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[28] Based upon significant stakeholders and an understanding that the vision contained in the Neighbourhood Plan is an accepted (once the Neighbourhood Plan is 'made') vision of the wider community
[29] Harper Adams University Strategic Plan 2015-2020

	excellence, especially in the application of science and technological advances and; • A trusted source of independent and authoritative commentary to inform public and policy debate on agri-food, animal welfare, land, environmental and rural business matters.

9.7   Overall themes contained in all of the visions affecting the Neighbourhood Plan are the pursuit of a high quality environment and the importance of protecting and enhancing local distinctiveness.

9.8   Whilst the following guidance has been organised into a series of subjects, as previously explained, character is the product of the combination and the relationship of features and each guidance note cannot be seen or applied in isolation but are part of a suite of linked and combined measures.

9.9   Guidance

9.10   As change and new development issues are primarily related to the settlement of Edgmond and Harper Adams University, the guidance is organised into two sections ; **Edgmond and Harper Adams University** and is arranged according to **subject, feature, quality and guidance note**

9.11 Edgmond

Subject	Feature	Quality	Guidance note
Natural landscape	Varied landscape types and views	• Open views towards Edgmond from level landscapes from the north • Views towards Edgmond from the elevated landscape from the east • Views to Edgmond from the south across the Strine Brook valley • The elevated position of Edgmond • Separate distinct settlement within the landscape	• avoid skylines and prominent spurs • avoid open slopes • be in harmony with the landscape when considered from all views • work with the site and make maximum use of existing trees, hedges and landscape features • help maintain local distinction by maintaining clear separation from nearby development : Newport and Harper Adams University
Morphology (the overall form and grain	The overall spatial (buildings, roads and spaces) layout and	• The overall linear form of the settlement. • The erosion of village character by existing	• Respect the overall linear nature of the settlement • Respect the nature and pattern of development in

Subject	Feature	Quality	Guidance note
of the settlement)	development pattern of the settlement	suburban layouts	the settlement • protect features which contribute to the character of the settlement and especially those buildings and settings which have been identified in this assessment and /or are Listed or recorded as being of Local Interest. • resist the location of development in open spaces within the settlement which help create the rural character of the settlement
Style, architecture, Buildings, curtilage and boundaries	The varied types of existing development within the settlement	• The erosion of village character by suburban development types • The variety of different areas of the settlement and the importance and impact of the combined quality of buildings, curtilage and boundaries • Highly distinctive historic core	• respect the existing character of the street (including scale and form, the relationship of buildings to the street and the surrounding landscape

Subject	Feature	Quality	Guidance note
Green infrastructure	The relationship of the settlement to the surrounding landscape and the existence and application of open spaces, trees and vegetation within the village	The significant contribution to the rural character of the village by : • the penetration of countryside into the centre of the village • significant trees and groups of trees within the settlement • significant and substantial use of hedges as garden boundaries	• The retention of key natural features especially those which are key to creating the rural character and link the settlement to the surrounding landscape • Respect character area patterns in terms of garden size and layout .

9.12 Harper Adams University (HAU)

Subject	Feature	Quality	Guidance note
Natural landscape	Varied landscape types and views	• It has a University campus with a mixture of traditional and modern buildings, farm and industrial buildings and associated structures which are larger than domestic scale. • Open views towards HAU from level	• work with the site and make maximum use of existing trees, hedges and landscape features

Subject	Feature	Quality	Guidance note
		landscapes from the north, west and east • Views towards HAU from elevated areas of Edgmond • Maintaining a separate and distinctive campus	
Morphology (the overall form and grain of the settlement)	The overall spatial (buildings, roads and spaces) layout and development pattern of the university	• The predominant 'pavillion' block development pattern • The large scale of many of its structures • The subtle distinction between four areas of the campus	• Maintain and enhance a coherent legible layout
Style, architecture, Buildings, curtilage and boundaries	Varied building types and uses	• The need to provide a modern attractive university campus • The need to provide a functional campus serving a variety of agricultural and horticultural related functions	• respect the impact of the estate and the relationship of buildings to the street and the surrounding landscape
Green infrastructure	The relationship of the university to the surrounding	• The relationship of green infrastructure to the agricultural and horticultural purpose and	• Take into account the relationship with the natural landscape

Subject	Feature	Quality	Guidance note
	landscape and the existence and application of open spaces, trees and vegetation within the campus	functions • The assimilation of the campus within the wider landscape • The use of trees, open spaces and vegetation to create an attractive environment • Establishing a balance between the use of ornamental and 'natural' planting	.

Part 4 : Appendix

- Figures
- Photographs
- Telford & Wrekin Council Village Appraisals
- Edgmond Conservation Area Management Plan and Conservation Area Appraisal