

## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	Debbie Farrington Cerda Planning Ltd
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#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text" value="9.4"/>	Policy:	<input type="text"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |  |      |                          |     |                                     |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant                     | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| B. Sound                                 | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/>            |
- (Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Comments relate to site selection methodology set out in SA and Site Assessment Environmental Report and appendix Q – Shrewsbury Place Plan Area Site Assessments December 2020 – please see attached Cerda’s Representations to the Regulation 19 which set out our full comments.
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(Please continue on a separate sheet if necessary)

**Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

*Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

Please see attached comments

*(Please continue on a separate sheet if necessary)*

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**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

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No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

To outline concerns surrounding site selection methodology

*(Please continue on a separate sheet if necessary)*

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Signature: DJ Farrington

Date: 19/02/2021

Office Use Only

Part A Reference:

Part B Reference:

## Representation Form

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- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text" value="5.227"/>	Policy:	<input type="text" value="S16.2"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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a) Comment Support is given to this policy which identifies Bayston Hill as a Community Hub Settlement and directs "around 200 dwellings" to it. Residential development will be delivered through any saved identified SAMDev residential or mixed-use allocations; any identified Local Plan residential allocations; any residential development allocated within a Neighbourhood Plan; appropriate small-scale windfall within the settlements boundary where consistent with Community Hub policy SP8 and other relevant policies of the Plan.
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b) Suggested Modification

The Council should commit to the inclusion of reserve sites within the Local Plan review identified to meet housing requirements in the event that the Government's standard methodology is once again amended, or delivery of allocated sites is stalled. This would allow the Local Plan Review to be flexible, to deal with rapid change and to avoid delays and resourcing associated with a partial or wholesale plan review.

The alternative would be to include a policy within the Local Plan requiring the commencement of a separate Site Allocation document to include a series of reserve sites and to be read in conjunction with the Local Plan including adherence to the development strategy. This is the approach that Stratford upon Avon District have committed to.

*(Please continue on a separate sheet if necessary)*

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Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

**To outline concerns surrounding site selection methodology and to assist the Inspector with any queries regarding availability and deliverability of the site to ensure that the plan is positively prepared.**

*(Please continue on a separate sheet if necessary)*

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Signature: DJ Farrington

Date: 19/02/2021

Office Use Only

Part A Reference:

Part B Reference:

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- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text" value="3.52"/>	Policy:	<input type="text" value="SP8"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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a) **Comment**

Support is given to this policy which states that "Community Hubs are considered significant rural service centres and the focus for development within the rural area. As such appropriate development will be permitted on allocated sites and other sustainable sites within the development boundary of Community Hubs, as identified." Criteria to define appropriate development is set out in points a-i. The most notable, being f – which would exclude any proposal that would result in the settlement's residential guideline (200 in the case of Bayston Hill) being exceeded. However, the last sentence of point f refers the reader to Paragraph 3 of Policy SP7 (and any other relevant policies) which **states "the residential guidelines for settlements are a significant policy consideration. Where housing proposals which are otherwise compliant with policies of this Local Plan would lead to the residential development guideline for a settlement being exceeded, having taken account of**

*the number of completions since the start of the plan period as well as any outstanding commitments, including site allocations, regard will be had to all of the following.*

- a. The benefits arising from the proposal, aside from increasing housing supply;*
- b. The likely delivery of the outstanding commitments;*
- c. Any cumulative impacts arising from the development, especially on infrastructure provision; and*
- d. The increase in the number of dwellings relative to the guideline.*

Paragraph 4 goes onto clarify that “additional market housing development outside the settlement development boundaries will be strictly controlled in line with Policy SP10 (which seeks to control market housing outside development boundaries), and will only be considered potentially acceptable when there is clear evidence that the residential development for the guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.”

*(Please continue on a separate sheet if necessary)*

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**b) Suggested Modification**

This positive approach provides an opportunity for development of the site at Bayston Hill to come forward in the event that the council cannot give further consideration to allocation within the emerging Local Plan. It is our understanding that this policy does not fully close the door on the proposals coming forward – particularly as the reasoning set out in paragraph 3.49 and 3.50 which states; **“the guideline is not intended to represent a ceiling on development, but going beyond it by too great a degree could result in unsustainable development.”** And **“the policy also identifies the specific circumstances where consideration will be given to the grant of approval for market housing beyond a defined development boundary. In doing so the policy is clear in the role development boundaries play as a mechanism to positively manage development.”**

This is quite confusing; the policy states that the guideline is not intended as a ceiling on development providing the guideline figure is not exceeded by too great a degree.

The Council should commit to the inclusion of reserve sites within the Local Plan review identified to meet housing requirements in the event that the Government’s standard methodology is once again amended, or delivery of allocated sites is stalled. This would allow the Local Plan Review to be flexible, to deal with rapid change and to avoid delays and resourcing associated with a partial or whole-sale plan review.

The alternative would be to include a policy within the Local Plan requiring the commencement of a separate Site Allocation document to include a series of reserve sites and to be read in conjunction with the Local Plan including adherence to the development strategy. This is the approach that Stratford upon Avon District have committed to.

Office Use Only	Part A Reference:
	Part B Reference:

(Please continue on a separate sheet if necessary)

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(Please tick one box)

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**To outline concerns surrounding site selection methodology and to assist the Inspector with any queries regarding availability and deliverability of the site.**

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Signature: DJ Farrington

Date: 19/02/2021

Office Use Only

Part A Reference:

Part B Reference:





Representations to the Shropshire Local Plan  
Regulation 19

Pre-submission Draft 2016-2038

On behalf of

Gleeson Strategic Land Limited

Job 20.015.



## Introduction

1. Cerda Planning Ltd is instructed to make representations to the Shropshire Local Plan Review – Consultation Regulation 19: Pre-submission Draft Local Plan on behalf of Gleeson Strategic Land Limited.
2. Representations to the previous Regulation 18 consultation set out the Gleeson Strategic Land Limited interests in a significant parcel of land on the south-eastern edge of Bayston Hill. The Council refers to this site as land at Betley Lane East – site reference BAY040 within the Sustainability Appraisal and Site Assessment Environmental Report.
3. These representations primarily relate to the site selection methodology used by the Council in their site sifting process focussing on key issues including landscape, transport, heritage and ecology, identifying that Shropshire Council has incorrectly assessed the site within its Sustainability Appraisal and Site Assessment Environmental Report and as such has undermined its opportunity to assist in delivering strategic growth at Bayston Hill. The Framework states that planning should be genuinely plan-led which should set out a positive vision for the future of an area. The Framework also sets out that Plans should be kept up to date and based on joint working and cooperation to address wider local issues. Plans should provide a practical framework in which decisions on planning applications can be made with a high degree of predictability and efficiency.

## Sustainability Appraisal (SA) and Site Assessment Environmental Report December 2020

4. The Sustainability Appraisal and Site Assessment Environmental Report seeks to illustrate that all sites submitted to the Council has been assessed logically. However, it is our view that the Shropshire Local Plan in its current form fails to conform to the guidance within the NPPF that requires allocations to be based on an adequate, up to date and appropriate evidence base and economic signals which assess the role and function of each settlement and the capacity of these to accommodate new housing and employment growth.
5. These representations will outline how the Council has failed in its duty to provide a robust assessment that demonstrates all sites submitted to the Council have been assessed logically taking on board the available evidence. In particular, serious concerns are raised in relation to the omission of site BAY040 – Land at Bayston Hill.
6. Representations made on Gleeson Strategic Land Limited's behalf at Regulation 18 stage in September 2020 set out that the site is capable of assisting the Council in delivering their housing requirement. However, at that time no clear indication was provided in terms of potential yield, except that it was likely to be much less than that anticipated within the SLAA November 2018 that anticipated a potential yield of 525 dwellings.
7. Having reviewed the Regulation 19 consultation documents, it is clear that whilst the site selection process has been expanded upon, and it is now clear which criteria each of the sites has been assessed against, it is still difficult to understand how the 2 proposed allocations within Bayston Hill were chosen over the application site (as the sites shared similar scores against the objectives set out in the SA as well as similar

conclusions on various anticipated impacts of development on such as visual impact, highway safety and so on.)

8. The Submission Plan consultation provides an opportunity to review and comment on the Sustainability Appraisal which underpins the Local Plan. The Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.
9. In accordance with Article 5(1) of the SEA Directive and regulation 12(2) of the SEA Regulations, the environmental report must identify, describe and evaluate the likely significant effects of the reasonable alternatives to the plan taking into account the objectives and geographical scope of the plan.
10. Alternatives is the SEA/SA stage that has been most consistently challenged at examination/inquiry and in the courts. Three sets of information are needed for each set of alternatives:
  - What reasonable alternatives have been identified and on what basis?
  - How they have been assessed and compared (including how sustainability issues have been considered)?
  - What are the preferred alternatives and why are they preferred over alternatives?
11. The Council has proposed two allocations at Bayston Hill in order to provide the additional around 200 dwellings which the emerging Local Plan directs to the settlement. The sites selected have been through a site sifting process which is set out within the Sustainability Appraisal and Site Assessment Environmental Report (December 2020).
12. Essentially Stage 1 consisted of all the sites included within the SLAA. A strategic screening and review of the sites was carried out and further promoted sites were included to go onto Stages 2a and 2b. Stage 2a consisted of an assessment of the performance of each of the sites against the 16 objectives of SA.
13. Sites were assessed on a settlement basis and compared against each other. Scores for each of the SA objectives above were combined to give an overall numerical value and “score” – Poor, Fair or Good.
14. Relevant criteria have been extracted from the matrix within the SA in relation to each of the proposed allocated sites and the subject site to make comparison of the three sites easier. Only the relevant fields of the full SA matrix have been included at this stage.

Criteria	Criteria description	BAY039	BAY050	BAY040
5	Site boundary within 480m of GP surgery	+	+	+
	Site boundary within 480m of a library	-	+	+
	Site boundary within 480m of outdoor sport	+	+	+
	Site boundary within 480m of amenity green space	0	+	0
6	Site boundary within 480 m of public transport	-	+	+
15	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	0	+	0
Overall score		FAIR -4	GOOD -1	GOOD -3

15. It is difficult to understand why the lower scoring site BAY039 which achieved a FAIR score of -3 was chosen over the site at BAY040 which was attributed a higher score and rating of GOOD.
16. On comparing the positive scores in green above for the 2 proposed allocations and the subject site it is clear to see that BAY040 scored better than the proposed allocation BAY039 in terms of proximity to a library and public transport node with regular services.
17. It is perplexing therefore to understand the SA scoring methodology, which underpins the Council's justification for the sites selected and this itself is concerning.
18. Further discrepancies are highlighted within stage 2b. During this stage each of the sites were screened against size and obvious constraints. The table below compares commentary, conclusions and recommendations made by Council officers in relation to each of the proposed allocation sites and the subject site.

	BAY039	BAY050	BAY040
Coal Authority Area	Yes	Yes	Yes
Mineral safeguarding	Yes	Yes	Yes
Party/wholly in grade 1,2,3 Agricultural land quality	Yes	Yes	Yes
% site in flood zone 1	100%	100%	100%
Landscape considerations	Medium and medium-low	Not assessed	Medium-Low
Visual impact considerations	Medium High and High	Not assessed	High
Highways considerations	Direct access- yes Development to fund new estate road	Direct access – yes. Development to fund new estate road and	Direct access – yes. Assumes development would

	<p>access and review traffic speed and fund any necessary interventions. Deliverable within highway land.</p>	<p>accommodate pedestrian and cycle access.</p>	<p>fund a major access onto the A49. Highways England may require this to be a modification of the Condover junction. Potentially 524 homes. Off-site works are not envisaged being achievable unless the development can secure an attractive direct pedestrian/cycle route into Bayston Hill from the western boundary of the site. The site is effectively detached from Bayston Hill and the facilities and without good pedestrian links would create otherwise avoidable vehicular trips on the Strategic Highway Network.</p>
<p>Ecological considerations</p>	<p>HRA required for NOx pollution from increased traffic. May also be needed for recreational impacts on Bomere, Shomere and Betton Pools and Berrington Pool Ramsar sites. More than 30sqm per bedroom may be required to address recreational issues in the HRA which could reduce numbers of dwellings possible.</p> <p>EclA required to assess the significant boundary and infield trees plus 2 hedgerows and areas of grassland. lizards could be present.</p>	<p>HRA required for NOx pollution from increased traffic. May also be needed for recreational impacts on Bomere, Shomere and Betton Pools and Berrington Pool Ramsar sites. More than 30sqm per bedroom may be required to address recreational issues in the HRA which could reduce numbers of dwellings possible.</p> <p>If priority habitats are present, this area should not be developed.</p> <p>Botanical surveys required. TPO'd trees on site.</p>	<p>HRA required for NOx pollution from increased traffic. May also be needed for recreational impacts on Bomere, Shomere and Betton Pools and Berrington Pool Ramsar sites. More than 30sqm per bedroom may be required to address recreational issues in the HRA which could reduce numbers of dwellings possible.</p> <p>EclA would be required. Protected species likely. Small area in the west could be priority grassland. Mature trees and hedgerows. Significant landscape impact. 2 footpaths present.</p>

			Natural lie of the land could be followed to create a green corridor from the steeper bank though to the northern end. Enhancements could be made.
Heritage considerations	May be some potential for archaeology. Heritage Assessment (archaeological DBA and field evaluation) to be submitted with application.	N/A	Potential negative affect on Scheduled Monument of The Burgs. Heritage Assessment required with application.
Tree considerations	Agricultural land with very significant boundary and hedgerow trees and tree groups. Tree survey/arboricultural report required.	TPO on site	Agricultural land with significant boundary trees and tree groups and hedgerows. Tree Survey, AIA and tree protection plan required.
Public protection comments	No significant constraints noted	Potential to mitigate noise through separation distances, orientation, glazing and boundary treatment.	Noise mitigation available and could include stand off distances, glazing and ventilation, orientation of dwellings, barrier treatment and/or combinations of.
<b>Conclusion of stage 2a SA</b>	FAIR	<b>GOOD</b>	<b>GOOD</b>
Strategic considerations	Site is well related to the built form, with dwellings to the north. Well defined hedgerow field boundaries. 12% site within 20m of a detailed river network. Located within landscape sensitivity parcel which is considered to have medium landscape and medium- high visual sensitivity.	Site is located within the existing built form of the settlement. Site contains an area of identified open space (former school playing field). School surplus to requirements and potential exists for better open space provision on the site through its redevelopment.	The site is very large. The northern end of the site is relatively well related to the built form of the settlement, with dwellings to the north and west. However, due to the point of access, connectivity between the site and the surrounding built form would be very limited. The central and southern elements of the site

	<p>HRA required to assess impact on Ramsar sites. Hedgerows and mature trees may support protected species. Site may have archaeological interest. Site contains grades 1,2 and 3 agricultural land – best and most versatile agricultural land.</p>	<p>Assessment to clearly indicate that the facility/open space is surplus to requirement or its loss replaced by equivalent or better would be required. HRA required to assess NOx pollution from increased road traffic and cumulative impact on Ramsar Sites. Site contains grades 1,2 and 3 agricultural land – best and most versatile agricultural land.</p>	<p>area more sprawling and have a lesser relationship to the existing built form and limited connectivity. Located in a landscape sensitivity parcel which is considered to have high visual sensitivity. Detached from Bayston Hill and facilities and services. The existing highway would need off site works to serve the development of this site, which are not considered achievable as the development cannot deliver an attractive direct pedestrian/cycle route into the town. Without these improvements development of this site would create unavoidable vehicular trips on the strategic road network. There are preferable sites in the settlement which have a better relationship to the built form, well defined boundaries, offer opportunities for planning gain; and benefit from good access into the highway network.</p>
<b>Recommendation</b>	Allocate for residential development for 100 dwellings	Allocate for residential development for 47 dwellings.	Retain as countryside.

19. The text highlighted in blue illustrates the similarities between perceived constraints which could prevent or reduce development on each site coming forward identified by the Council in relation to two proposed housing allocations and the subject site. As is

evident there are common issues which effect all 3 sites including landscape and visual impact, highway safety, impact on heritage assets and ecology.

20. The SA advises that sites did not proceed past Stage 2b to Stage 3 where there
  - is uncertainty about whether the site is available for relevant forms of development. (generally considered to be available where they have been actively promoted through the preparation of the current local plan;
  - strategic assessment of the site has identified a significant physical, heritage and/or environmental constraint (also identified within the SLAA).
21. It was made abundantly clear in Regulation 18 representations that the site is available and that Gleeson Strategic Land Limited have a legal interest in the site for residential purposes.
22. Furthermore, the Council was advised within the Regulation 18 representations that necessary technical and environmental reports had been commissioned to demonstrate that there are no constraints to the development of this site.
23. Based on the above, it is our view that Shropshire Council in failing to assess site BAY040 and its supporting technical information are in clear breach of the above guidance having failed in their duty to review all reasonable alternatives.
24. The National Planning Guidance (NPPG) sets out that a Sustainability Appraisal is a systematic process that must be carried out during the preparation of a Local Plan. The appraisal must set out how sustainable development is achieved, in doing so assessing reasonable alternatives, achieving environmental, economic and social objectives.
25. The SA offers an opportunity to ensure that proposals within the Local Plan are the most appropriate and suitable having assessed reasonable alternatives. It underpins the Local plan and as such its lawfulness is a requirement in the overall plan making process. Importantly guidance sets out that Sustainability Appraisal should be an iterative process informing the Local Plan prior to the completion.
26. In light of this guidance, it is our view that the Council's assessment of alternative sites is fundamentally flawed as they have failed to undertake a comprehensive assessment of the alternatives utilising up to date information in relation to site BAY040.

#### [Site BAY040 Reassessment](#)

27. In order to address the Council's reasoning for dismissing site BAY040, it is important to provide a re-assessment of site BAY040 outlining that the site is suitable for an allocation within the Shropshire Local Plan.
28. To this end, a Vision Statement has been produced and is included as part of these representations. We request that the Council give it proper consideration as a credible and deliverable residential allocation. The document provides a summary of key points and recommendations made within each technical and environmental assessments which were produced by the professional team to inform its content. The document



includes chapters in relation to location, planning history, previous assessment of the site within the SLAA, site constraints and opportunities (ecology and biodiversity, landscape and visual impact, transport, including site access, highway improvements and locational sustainability and heritage.

29. The recommendations and conclusions of each specialist subject has been fed into a Concept Framework Plan. The document demonstrates that the 17.50 hectare site can deliver approximately 250 houses within a development area of 7.40 hectares following the following design and layout principles. It is important to note that all of the concerns raised by officers during the Stage 2b sifting exercise which were fundamental to the decision not to allocate the site for residential use have been dealt with as follows:
30. Landscape and Visual - Aspect Landscape Planning produced a Landscape and Visual Briefing note to provide an overview of the baseline landscape and visual situation and potential landscape and visual effects of the proposed development of the site. A Landscape Opportunities and Constraints Plan was produced which was fed into the final Framework Plan. A site visit was undertaken to appreciate current views of the site from various viewpoints. It concludes that views of the site are limited to the immediate northern and western boundaries as a result of existing development and landform, and from the immediate and local landscape to the east. There are clear opportunities to enhance the degree of enclosure to the site by restoring lost landscape features that would create a green gateway along the A49.
31. It acknowledges that given the scale and location of the site there is a potential risk of adverse landscape and visual effects if the proposals are not carefully and sympathetically designed. However, the development of the site will adopt a high quality, landscape-led approach which will ensure that the proposals can be successfully integrated without significant adverse effects upon the receiving landscape character or visual environment. A series of recommendations are set out which should be included within proposals for the site which have been fed into the Framework Plan.
32. Highways - The complete Technical Note used to inform the Vision Document provided by SCP Transportation Planning is submitted as part of these representations. The Assessment includes a review of accident data for in the vicinity of the site and concludes that it does not represent a material concern in the context of the allocation site. It considers the site to be well located in terms of its accessibility by all the major non-car modes of transport. Facilities and amenities, including bus stops are within acceptable walking distances of the site so that prospective residents will not be wholly reliant on the car.
33. Vehicular access to the site can be achieved through the introduction of a 4-arm priority-controlled compact roundabout, with a 50m ICD, located at the same junction as the existing A49 Hereford Road/Unnamed Road junction (leading to/from Condover). The design of the roundabout is fully in accordance with Design Manual for Roads and Bridges and would provide a significant betterment over the existing situation, whereby the achievable level of forward visibility to the existing give way line and queuing traffic when approaching the junction from Condover falls significantly short of the visibility requirements based on the speed of the road.

34. The roundabout access has been subject to an independent Stage 1 Road Safety Audit which confirms that there are no material safety issues that would prevent the scheme from coming forward, with all matters raised being able to be addressed at detailed design stage. Swept path analysis has also been undertaken which confirms that the movements of a 16.5m articulated HGV could be accommodated providing better HGV access from Condoover.
35. The roundabout will also act a new improved gateway feature entry into Bayston Hill, providing a clear transition between the rural and built- up areas, and would naturally help to calm traffic speeds along the A49, providing additional significant highway benefits.
36. A 2m footway can be provided along the site frontage, between the site access roundabout and the existing pedestrian infrastructure on the A49, and additional connections can be provided onto the footway to improve the permeability of the site. Two Public rights of Way run through the site which provide links to the Lyth Hill Road/Burgs Lane; both will be retained and enhanced to provide pedestrian and cyclist links.
37. To further improve the sites accessibility by bus, it is considered that bus stops could be introduced along the site's frontage on both sides of the A49 which could be utilised by bus service 435 which already passes the site.
38. The trip generating potential of the site has been estimated and detailed capacity assessments have been undertaken at the site access and the Bayston Hill Roundabout. The results show that the site will operate within its practical capacity in the future assessment years, with the proposed allocation in place, and the proposed allocation site will not have a material impact on the operation of the Bayston Hill Roundabout.
39. Ecology - Aspect Ecology produced an Ecological Constraints and Opportunities Note to inform the Vision Document and is also submitted with these representations. They were particularly asked to consider the implications of the site on the nearby Ramsar sites as identified by the Council. It was concluded that the recreational activity arising from the development (approximately 250 dwellings; far less than the 524 dwellings assessed by Council officers at Stage 2b) could largely be absorbed at source. It was also considered unlikely that any future residential development of the site would require ground water abstraction or contribute to ground or surface water pollution subject to the implementation of an appropriately designed drainage strategy. The allocation of the site for residential development is unlikely therefore to be contrary to the conservation objectives of the SAC.
40. The survey confirmed that in terms of habitat the vast majority of species are common and widespread and do not constitute important ecological features. Two hedgerows, two oak trees of potential veteran status and 2 streams were noted on site, all of which constitute high ecological value and would be retained within the proposed development of the site.
41. In terms of impact on fauna, the note concludes that a number of trees have features to provide potential to support roosting bats (these would be retained); no evidence of Badger setts or activity on site; watercourses offered negligible opportunities for Otter

and Water Vole; no suitable breeding aquatic habitat present on site and any terrestrial habitat is of negligible value for Great Crested Newts. No protected or notable bird species was returned from the site itself but foraging and nesting habitat for local birds and Barn Owls were recorded. A rough area of grassland is considered to provide suitable habitat for reptiles including Slow-worm. Further surveys are recommended to accompany any planning application. A series of opportunities were set out which have been fed into the Framework Plan which would bring significant enhancements for biodiversity as part of the development of the site.

42. Heritage - RPS produced a Built Heritage and Archaeology Constraints and Opportunities Assessment to support the Vision Document which fully assesses the impact of development on the site in relation to the Burgs Hillfort Scheduled Monument and Grade II listed buildings in the vicinity of the site. It concludes that development within the site is considered to cause less than substantial harm to the heritage significance of these assets. In addition to this, appropriate master planning may facilitate a reduction in any future assessment of harm.

43. Vision Statement – the document includes a Framework Masterplan which has been derived from constraints and opportunities identified by the professional team through the environmental and technical testing of the site. This plan indicates that the 17.50 hectare site could deliver approximately 250 houses across a development area of 7.40 hectares, whilst having regard to outlined mitigatory measures whilst also deploying the following design and layout principles:

- Active, “outward facing” development;
- Retained hedgerows to be bolstered with native species to increase biodiversity;
- Creation of new habitat for wildlife including native wildflower grassland, shrub and tree planting to deliver habitat enhancements;
- Substantial areas of public open space with children’s play and green corridor links. This will create an enhanced gateway/entrance to the village when approaching from the south and allow a gradual transition within the landscape from open countryside to the edge of the village and built form;
  - A potential SuDs feature to create new breeding habitat for wildlife such as amphibians through the creation of permanent standing water. New areas of tussocky grassland and other shelters would provide additional habitat opportunities and reptiles;
- Retention and improvements to 2 public rights of way which traverse the site;
- New footpath along the site frontage;
- Retention and provision of appropriate standoff buffer to potential Veteran trees;
- Vehicular access to the proposed allocation site can be achieved through the introduction of a 4-arm priority-controlled compact roundabout, with a 50m ICD, located at the same location as the existing A49 Hereford/Unnamed Road junction;
- The proposed roundabout would provide an improved gateway feature into Bayston Hill, providing a clear transition between the rural and built-up areas, and would naturally help to calm traffic speeds on the A49 Hereford Road, providing additional and significant highway safety benefits. It would therefore provide a significant betterment over the existing situation, whereby the achievable level of forward visibility (circa 22m) to the existing give way line and queuing traffic when approaching the junction from Condoover falls significantly short of the visibility requirements (215m) based on the speed of the road.

44. The Vision Statement demonstrates that the site is fully capable of being brought forward to assist the Council in providing much needed market and affordable housing in accordance with the policies of the emerging Local Plan.
45. Using the environmental and technical information within the consultant reports, it is possible to use the Council's scoring system to create a clear and reasonable comparison exercise and effectively re-score site BAY040's SA score. (yellow equals minus score, green positive, 0 neutral). Range of scoring is 2 to -13. Good is 2 to -3, Fair is -4 to -8 and Poor is -9 to -13.

		Council's Score	Cerda's score
Criteria	Criteria description	BAY040	
2	1 km of Ramsar Site	-	-
5	Site boundary within 480m of GP surgery	+	+
	Site boundary within 480m of a primary school	-	-
	Site boundary within 480m of a library	+	+
	Site boundary within 480m of a leisure centre	-	-
	Site boundary within 480m of children's playground	-	+
	Site boundary within 480m of outdoor sport	+	+
	Site boundary within 480m of accessible green space	-	+
	Site boundary within 480m of amenity green space	0	+
6	Site boundary within 480m of public transport	+	+
14	300 metres of a Scheduled monument	-	-
	300 metres of Listed Buildings	-	-
Overall score		GOOD -3	GOOD 2

46. The Council had already scored the site as Good in their SA but attributed the numerical score as -3. Cerda's score has increased to 2, which is still Good (as this is the highest category) and has been adjusted to take account of the fact that the development of the site could include a children's play area and natural open space, which would remove two negative scores due to the current proximity of these facilities in relation to the site.
47. The above comparison clearly highlights that the Council have incorrectly scored the site in connection with children's play and natural open space.
48. The Vision Statement and supporting technical and environmental assessments provide the Council with an opportunity to re-assess the site and to avoid dismissing this site, which is available, suitable, economically viable and deliverable, as residential allocation.
49. A failure to re-assess, it is our view that the Council's preferred strategy is fundamentally flawed and leaves the Council at risk of legal challenge. The shortfalls within scoring go to the heart of the Council's assessment and must be revisited.

## Conclusion

50. These representations to the Shropshire Local Plan have provided an assessment of the emerging Local Plan in relation to the Council's Sustainability Appraisal, its scoring methodology, assessment of reasonable alternatives and reasoning behind, dismissing site BAY040 – land off Betley Lane East, Bayston Hill.
51. It is our view that the Council has failed to properly address reasonable alternatives to the proposed allocations BAY039 and BAY050 within Bayston Hill in clear breach of guidance within the NPPG and SEA Directive. In conducting their assessment of reasonable alternatives, the Council has failed to consider up to date technical information in relation to site BAY040 and have not based their decision on an accurate suitability assessment.
52. These representations and accompanying scoring exercise together with the Vision Statement and supporting environmental and technical reports, as included within the appendices identify that site BAY040 is available, suitable, economically viable and a deliverable site capable of delivering an appropriate amount of housing within the settlement.
53. Site BAY040 should be reconsidered in light of the evidence presented in this report and as a result should be allocated within the Shropshire Local Plan.
54. Gleeson Strategic Land Limited has a well-established history of site promotion with an excellent track record of early housing delivery on sites they secure permission for.

## List of appendices

1. Vision Statement – Cerda Planning, February 2021
2. Built Heritage and Archaeology – Constraints and Opportunities, November 2020
3. Ecological Constraints and Opportunities- Aspect Ecology, December 2020
4. Transport and Access Review Technical Note – SCP Transportation Planning – January 2021
5. Landscape and Visual Briefing Note – Aspect Landscape Planning – December 2020



# Vision Statement

Land at Bayston Hill  
Shropshire

Gleeson Strategic Land Limited

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**Prepared by:**  
Debbie Farrington





# Introduction

# 1.1 Executive Summary

**Cerda Planning has been engaged by Gleeson Strategic Land Limited to promote land at Bayston Hill, Shropshire, for residential development through the forthcoming review of the Shropshire Local Plan 2016 - 2038.**

Gleeson Strategic Land Limited have a legally binding interest in the site, and the purpose of the agreement in place is to bring forward residential development. Gleeson Strategic Land Limited's objectives are, therefore, to bring forward development of the site and assist in meeting the identified housing need requirements in the forthcoming plan period.

The subject site is in single ownership.

This promotional document is underpinned by a series of technical and environmental assessments that have been undertaken to support a residential allocation. These reports identify key issues in relation to the development of the site, and set out how those issues can be successfully integrated.

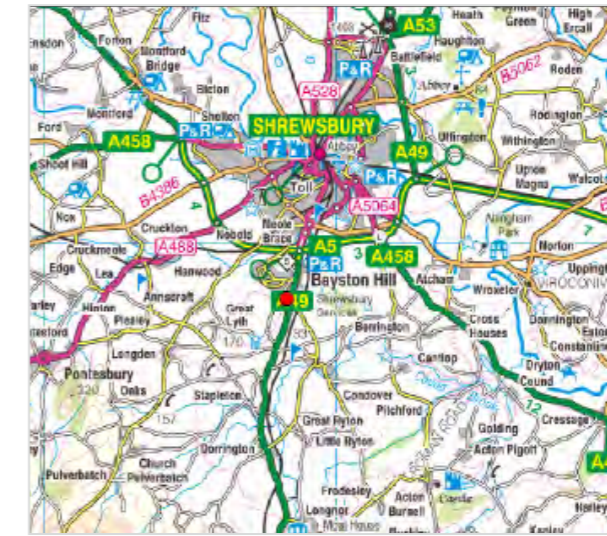
This vision statement has been prepared to raise the profile of the site at Bayston Hill prior to and during the Council's Regulation 19 consultation. Whilst the site was identified as having some potential for residential development within the 2018 SLAA, it seems to have been subsequently dismissed by the Council from further consideration due to a number of known constraints.

All of these constraints and any reasons for refusal associated with a previous application for residential use on the site have been carefully examined by a team of relevant professionals.

This document accordingly sets out their findings in full which in turn have been used to formulate a development framework for the site in order to give assurances to the Council that residential development on the site is without technical constraints and deliverable.

The Council is invited to consider the merits of allocating the site for residential purposes as set out later in the document, which could deliver in the region of 250 new homes in the first phase of the new plan period.

Gleeson Strategic Land Limited would like the opportunity to engage on an ongoing basis with the Council in delivering thoughts for the plan review as part of the iterative and evolutionary plan making process.





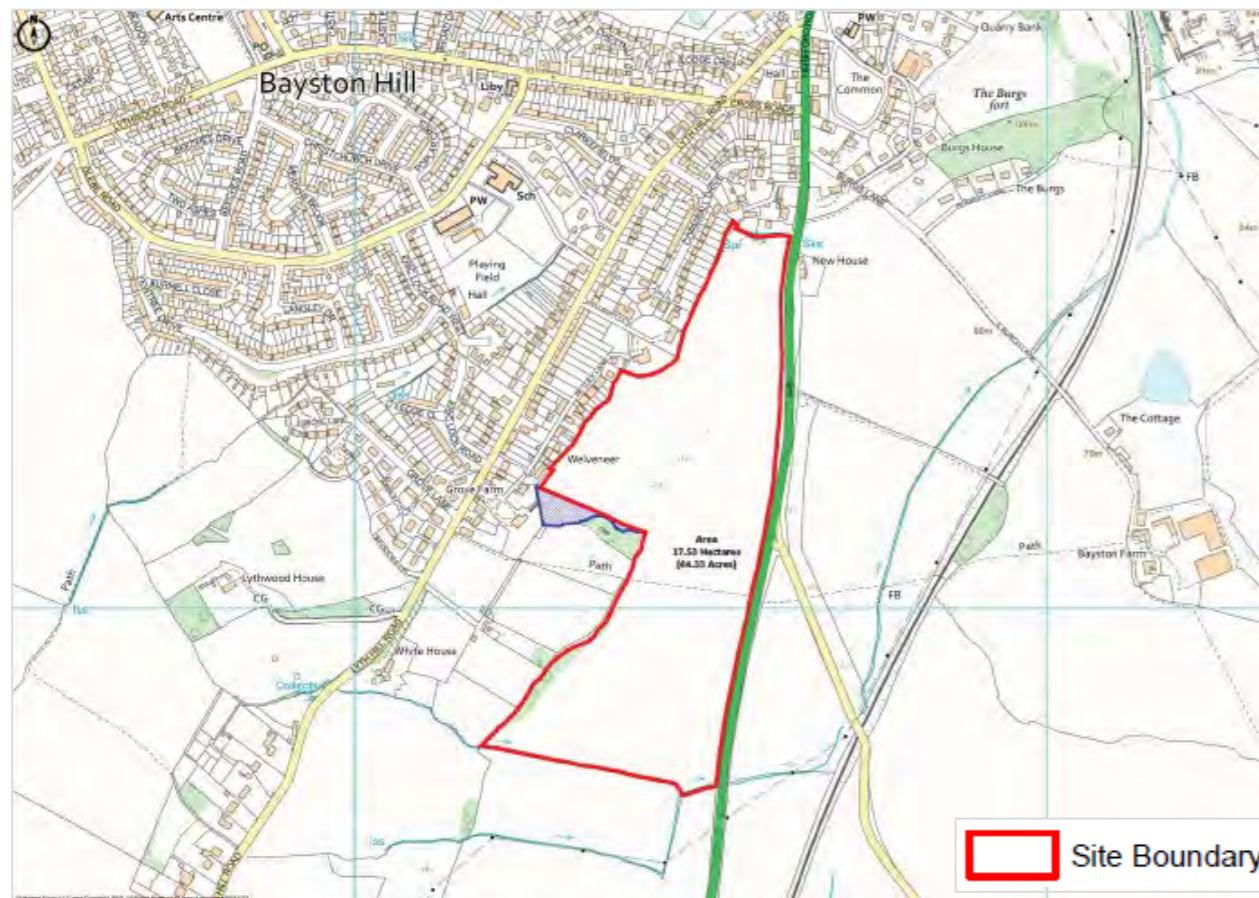
## 1.2 Site Location and Topography

The site is roughly triangular in shape and extends to approximately 17.50 hectares in size. It is situated immediately adjacent to the settlement edge of Bayston Hill to the south-east.

The Hereford Road A49 distributor road runs parallel to the site to the east. The current agricultural access to the site is located adjacent to Underhill, a residential property directly to the north of the site, plus a second gate situated adjacent to the southern boundary.

The majority of the site is currently in use for agricultural purposes. It also comprises areas of rough semi-improved grassland, dense and scattered scrub and tall ruderal vegetation. Two areas of woodland are located in the centre of the site containing mature trees. The site is bound by two hedgerows, a tree belt and two streams. Land falls away across the site from the northwest to the southeast where it joins the A49 at grade.

There is a good range of local services and facilities within close proximity to the site within Bayston Hill. The nearest bus stop is on Lyth Hill Road directly to the west of the site which provides services to Shrewsbury. The nearest railway stations are at Shrewsbury and Church Stretton.





## 1.3 Planning History

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**Outline proposals for residential development (with access) were refused in September 2015 under planning application 14/05556/OUT. Two reasons for refusal were cited as follows:**

*'The proposed development is located within an area defined as open countryside where new dwellings are only permitted where required to accommodate key agricultural, forestry or other essential countryside workers or to meet a local need for affordable housing/accommodation. No such need has been demonstrated in this case and the proposal would lead to sporadic and unsustainable development, promoting rather than reducing the need for vehicular travel to access local services. Accordingly, the proposal fails to comply with adopted policies MD1 and MD7a of SAMDev, policies CS4, CS5, CS6 and CS17 of the Core Strategy; and Central Government Guidance advice contained in the National Planning Policy Framework.*

*Insufficient detailing has been included within the application to provide the Local Planning Authority or the Highways Agency to assess the impacts that an access at the proposed location would have upon the adjacent A49. As such the proposal cannot be adequately assessed in order to ascertain the likely impacts upon highways safety, and as there are concerns in regard to this issue the proposal in its current form is not considered to comply with policies CS6 and CS7 of the Core Strategy or the guidance contained within the NPPF.'*

Bayston Hill has been identified within the emerging Local Plan as a Community Hub, capable of accommodating a proportionate amount of growth. An opportunity through the Plan review to re-draw the settlement boundary for the large village to accommodate additional housing to meet the identified housing need therefore exists.

Any redevelopment on the site would be closely related to the surrounding urban context and provide a softer edge to the main village as indicated on the Framework Plan which has been developed to take account of the constraints as well as the opportunities of the site.

Advice from a highways consultant has been sought in relation to access in and out of the site which would need to be directly from the A49, which is a trunk road. This document sets out the strategy for dealing with access and includes a safety audit.

Notwithstanding the previous refusal of the site for residential purposes, the development of the site would provide a logical extension to the edge of the village and the Council should re-assess its potential in light of the new planning policy context.



# Planning Policy Context

## 2.1 Emerging Local Plan

The current Development Plan in Shropshire consists of the Core Strategy (2011) and the Site Allocations and Management of Development (SAMDev) Plan 2015.

These documents provide the framework for managing development in the County up to 2026. The Plan is being reviewed in accordance with national guidance.

Shropshire District Council is reviewing its Local Plan with the objective of creating a new Local plan to provide the statutory basis for determining planning applications for the district to 2038. Once adopted, it will replace the Core Strategy and SAMDev Plan except for the site allocations which have yet to be delivered.

The Plan review is at a fairly advanced stage having already gone through various consultations since 2017; the latest being the Regulation 19, Pre-Submission Draft which opened on 18th December 2020.

The current version of the Plan (pre-submission) increased its housing requirement to 'around' 30,800 new dwellings over the plan period (2016-2038), which equates to 1400 dwellings per year. It also sets out the delivery of affordable housing remains a priority, with around 7,700 dwellings to be delivered over the plan period.

### Preferred Development Strategy

There is a commitment to ensure that sufficient land is available to achieve growth aspirations and that the availability of land will be kept under review to ensure a continuous supply of suitable sites.

The strategic approach for Shropshire set out within policy SP2 will enable the delivery of development in a sustainable pattern across the District. New development will be focussed in the urban areas at:

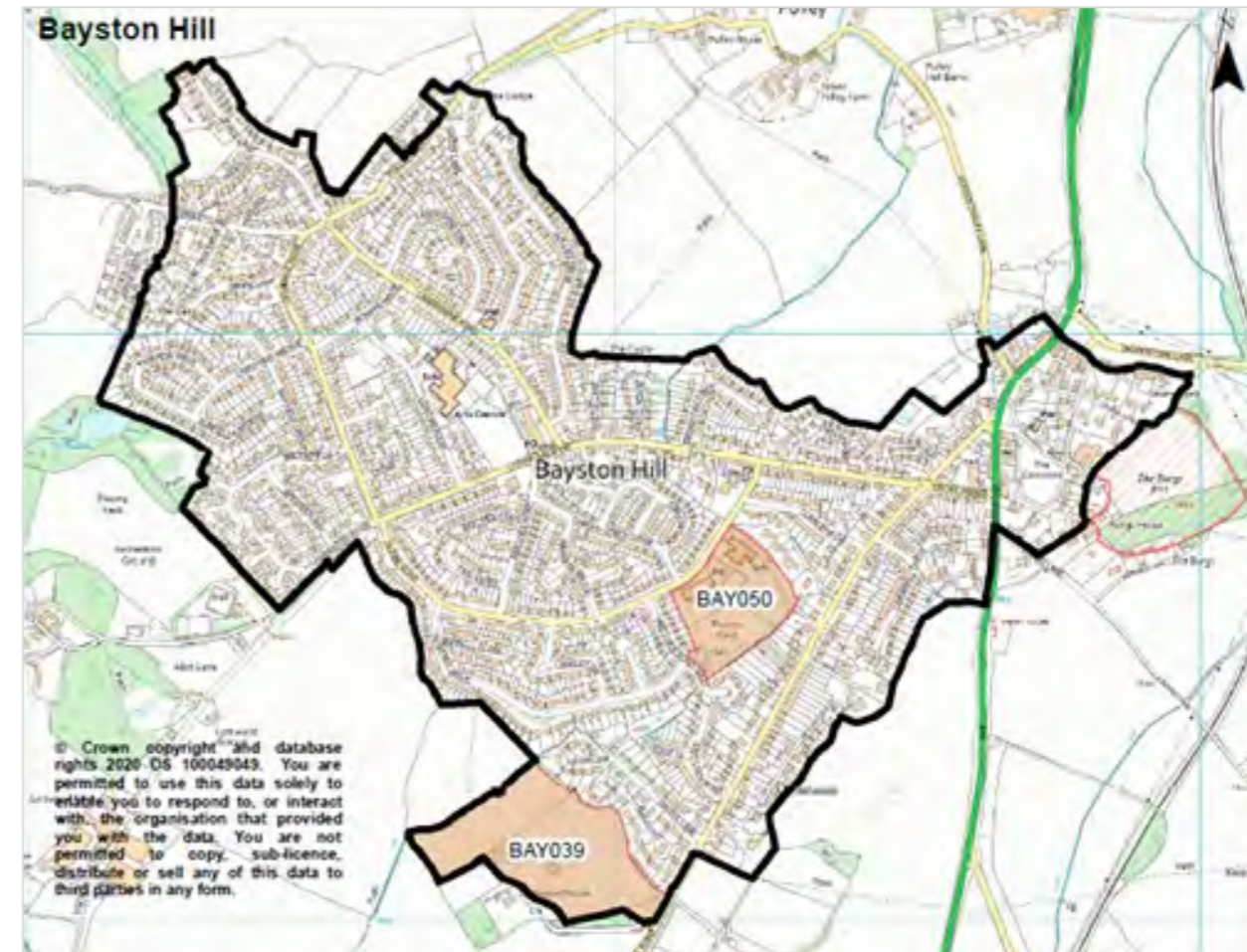
**Shrewsbury (as the strategic centre);**

**Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch (Principal Centres)**

**Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem (Key Centres)**

**Clive Barracks, Tern Hill and the former Ironbridge Power Station (Strategic settlements)**

**RAF Cosford (Strategic Site)**



Proposed allocations within Bayston Hill

The Plan recognises the rurality of much of Shropshire and to ensure the long-term sustainability of rural communities, growth in the urban areas above will be complemented by appropriate new development within Community Hubs. The Shrewsbury Place Plan Area contains a number of Community Hub settlements of which Bayston Hill is one.

Two sites are currently proposed as allocations within Bayston Hill at Land off Lyth Hill Road (BAY039) for 100 dwellings and at the former Oaklands School (BAY050) for 47 dwellings.

This illustrates the fact that the site at Bayston Hill is suitable, available and deliverable and capable of making a valuable contribution to the provision of sustainable housing development, which will assist the Council in its aim of meeting its own and the unmet need of other authorities within the Housing Market Area.

## 2.1 Emerging Local Plan

### Site Assessment

The site is located within the Shrewsbury Place Plan where development is directed to due to its position within the settlement hierarchy and sustainability credentials.

The Shrewsbury Place Plan identifies Bayston Hill within the emerging Plan as a Community Hub and therefore an appropriate location to focus much of the development within the rural area.

The village is described in the SLAA (August 2020) as:

*“Bayston Hill is a relatively compact settlement to the south of Shrewsbury on the A49. In terms of constraints, the settlement is flanked to the west by the Rea Brook, which takes a path along the north western edge of Bayston Hill. To the east, the settlement is again bordered by a watercourse which runs along the length of the village edge, and additionally by the railway line. To the north, the A5/A49 Shrewsbury Bypass separates the village from the southern fringe of Shrewsbury, and the land on either side of the A5 corridor a significant and important gap between the two settlements. There are also several dense tree belts of vegetation covered by Tree Preservation Orders on the north western edge of the settlement and on the south west edge.*

*Due to its close proximity to Shrewsbury, the village has strong links with the town and as a consequence, access to good services, facilities and infrastructure. The settlement is serviced by a frequent bus service running from Monday to Saturday. There are a range of services in the village. There are three shops, post office, two schools and four pubs.”*

Based on the above, in pure planning policy terms, proposals for residential development at the site at Bayston Hill is in accordance with the emerging Plan. There is no reason therefore why the Council should not reconsidered the site as an additional site allocation for residential use in the emerging plan. The Council should give proper consideration of the site at Bayston Hill which could accommodate up to 250 additional dwellings which would provide a buffer and potentially avoid an early review of the Local Plan once adopted.

The remainder of the document will deal with technical and environmental constraints and opportunities.







# Constraints and Opportunities

# 3.1 Ecology and Biodiversity

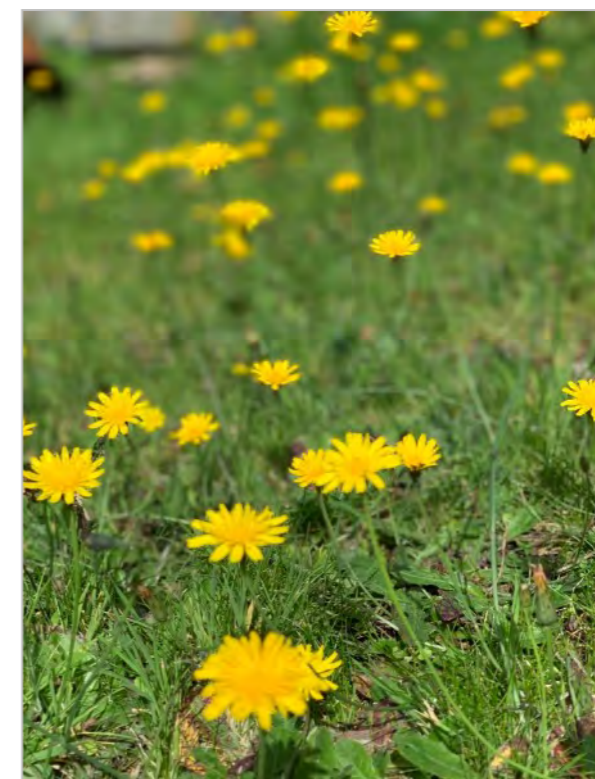
Aspect Ecology was commissioned to undertake an initial ecological and constraints and opportunities appraisal to inform this promotional document.

The site largely comprises mixed arable fields of Wheat and Stubble Turnip with fields left as fallow comprising stubble. The site also contains areas of rough semi-improved grassland, dense and scattered scrub and tall ruderal vegetation. The site is bound by two hedgerows, a tree belt and two streams. The A49 bounds the site to the east. The settlement of Bayston Hill lies to the north and north-west of the site and open countryside lies to the east, south and south-west.

### Overview of the Ecological Status of the Site

Ecological Designations	
Constraint	Low - Moderate
Notes	<p><b>Statutory Designations</b></p> <p>The site itself is not subject to statutory ecological designations. The nearest statutory designation is Midland Meres and Mosses Phase 1 Ramsar underpinned by Bomere, Shomere and Betton Pools Site of Special Scientific Interest (SSSI), located approximately 0.9km to the east of the site. The Ramsar is designated for comprising a diverse range of habitats from open water to raised bog as well as supporting a number of rare plant species associated with wetlands, whereas the SSSI is designated for comprising a mix of open water and peatland, which support several nationally important and notable flora and invertebrate species. The next nearest statutory designation is Rea Brook Valley Local Nature Reserve located approximately 1.5km to the north of the site and designated on the basis of forming a green corridor with a variety of habitats from the open countryside into the heart of Shrewsbury. Additional international designations which lie within 25km of site include Midland Meres and Mosses Phase 2 Ramsar and The Stiperstones &amp; The Hollies Special Area of Conservation (SAC).</p> <p>The Regulation 18 Pre-Submission Draft Shropshire Local Plan 2016 to 2038 Habitats Regulations Assessment (July 2020) identifies a number of potential sensitivities in relation to the Midland Meres and Mosses Phase 1 Ramsar, such as invasive species, recreational disturbance, ground water abstraction and ground &amp; surface water contamination. It is anticipated that recreational activity arising from the development could largely be absorbed at source. It also is considered unlikely that any future residential development of the site would require ground water abstraction or contribute to ground or surface water pollution subject to the implementation of an appropriately designed drainage strategy. As such, allocation of the site for residential development is unlikely to be contrary to the conservation objectives of the SAC.</p> <p><b>Non-statutory Designations</b></p> <p>The site itself is not subject to any non-statutory ecological designations. The only non-statutory designation is Lyth Hill Local Wildlife Site (LWS) located approximately 1.3km to the south-west of the site. The LWS is designated for comprising broadleaved semi-natural woodland, semi-improved grassland, acid grassland and marshy grassland.</p>

Habitats	
Constraint	Low
Notes	<p>The site is dominated by arable fields under active cultivation, with a single stubble field that was fallow at the time of survey. An area of former arable land is present and comprises rough semi-improved grassland with areas of colonising scattered and dense scrub and tall ruderal vegetation. The vast majority of species present within these habitats are common and widespread, albeit a small discrete patch of Corn Spurrey (declining and vulnerable status) was recorded at the south-western corner of the site. Overall, these habitats do not constitute important ecological features, albeit the small population of Corn Spurrey is of note. A total of two hedgerows are present at the south and south-west of the site, both of which are likely to qualify as a Priority Habitat, albeit unlikely to qualify as 'important' under the Hedgerows Regulations 1997 (as amended) and constitute important ecological features at the local level.</p> <p>A number of semi-mature and mature trees are present within the site. A belt of young to semi-mature trees is present at an embankment at the eastern site boundary associated with the A49. Two Oak trees (T1 &amp; T2) of potential veteran status are located within the site. Veteran trees are deemed as 'irreplaceable' and are of inherently high ecological value. The tree belt and veteran trees constitute important ecological features. Two streams bound the site, one at the north (S1) and the other at the south (S2). Stream S2 is partly culverted at its eastern extent. Both streams are approximately 1m wide with steep earth banks (approximately 1m deep) and are lined with trees. Shallow slow flowing water (approximately 5cm deep) was present in both streams at the time of survey. The two streams do not constitute important ecological features.</p>



## 3.1 Ecology and Biodiversity

Fauna	
Constraint	Low
Notes	<p><b>Bats</b> – A number of trees have features that provide potential to support roosting bats. The majority of habitats within the site afford negligible opportunities for roosting bats albeit the hedgerows, streams, and belt of trees offer opportunities for commuting and foraging bats.</p> <p><b>Badger</b> – no Badger setts or evidence of Badger activity was recorded within the site although this species has been recorded in the local area and the habitats within the site provide a foraging resource for this species. Badger may utilise the site for commuting and foraging on an <i>ad hoc</i> basis.</p> <p><b>Otter and Water Vole</b> – the watercourses within the site afford negligible opportunities for Otter and Water Vole albeit these species are known to occur in the local vicinity of the site. The closest record the LRC returned for Otter was located approximately 0.5km to the north of the site, and for Water Vole located approximately 1.5km to the north-west of the site. None of the records returned were associated with the catchments for either of the watercourses within the site.</p> <p><b>Great Crested Newt</b> – no suitable breeding aquatic habitat is present within the site and the vast majority of terrestrial habitat within the site is of negligible value to Great Crested Newts. Nonetheless, suitable terrestrial habitat is present within the site for Great Crested Newt in the form of rough grassland and the tree belt and Great Crested Newt are known to be present within the local area, located approximately 1km to the east of the site.</p> <p><b>Reptiles</b> – the rough grassland provides suitable habitat for reptiles and information returned from the LRC included records of Slow-worm from within the local area.</p> <p><b>Birds</b> – several species of common bird were recorded within the site boundary including Blackbird <i>Turdus merula</i> and Wood Pigeon <i>Columba palumbus</i>. No protected or notable bird species was returned from within the site itself. The site offers foraging and nesting habitat for local birds and potential for nesting Barn Owl was recorded associated with tree (T3) at the south-east of the site and in trees associated with hedgerow H2 at the south-west of the site.</p>

### Recommended further survey work, constraints and mitigation requirements

#### Habitats

The hedgerows, streams and tree belt at the site boundaries as well as the potentially veteran trees present within the site are of elevated ecological interest. As such, these features should be protected, retained and incorporated within a future scheme design where practicable and pollution control measures implemented in order to safeguard the watercourses associated with the site. In addition, the area of Corn Spurrey should be retained or relocated where practicable.

As per Natural England standing advice for ancient or veteran trees, a buffer at least 15 times the diameter of the tree or 5m from the edge of the tree's canopy, whichever is greater, is required for the

area between veteran trees (T2 and T4) and the development area, unless otherwise advised by a suitably qualified arboriculturist. Therefore, subject to the provision of such a buffer, the veteran trees are unlikely to be an overriding constraint to development of the site.

#### Bats

Should any trees of moderate and high suitability for roosting bats require removal to facilitate development, these would need to be subject to further survey work to determine the presence / absence of bats, albeit any loss of bat roosts could be readily mitigated.

#### Otter and Water Vole

Should the future development of the site affect either of the watercourses within the site, it is recommended that presence / absence surveys for Otter and Water Vole are undertaken to inform a suitable mitigation strategy. Nonetheless, the future development of the site provides the opportunity to enhance and buffer the on-site watercourses and the presence of Otter or Water Vole is unlikely to pose a constraint to the future development of the site.

#### Great Crested Newt

Although no breeding habitat is present within the site, a single garden pond, identified on OS mapping, is present approximately 180m to the north-east of the site. This pond however is well separated from the site by two roads, one of which is the heavily used A49, which represents a significant barrier to any Great Crested Newt dispersal. Furthermore, the vast majority of the terrestrial habitat contained within the site is of negligible suitability for this species. As such, it is highly unlikely that Great Crested Newt would be present within the site and accordingly, it is highly unlikely that Great Crested Newt would pose a constraint to the future development of the site.

#### Reptiles

Given the presence of suitable habitats within the site and as reptiles are known to be present in the local area, it is recommended that a presence / absence survey for reptiles be undertaken to inform a mitigation strategy.

Should the presence of reptiles be confirmed then a mitigation strategy would need to be implemented, the methodology of which would be informed by the results. Nonetheless, subject to the implementation of a suitable mitigation strategy, reptiles are unlikely to pose an overriding constraint to development of the site.



## 3.1 Ecology and Biodiversity

### Opportunities & Enhancements

Development of the site presents a number of opportunities to deliver enhancements for biodiversity as summarised below.

#### Habitat creation / enhancement

The development of the site provides the opportunity to enhance existing habitat as well as create new habitat of greater value to wildlife. An ecologically guided management plan should be implemented in order to maximise the biodiversity value of the habitats and features retained by the scheme. Future development of the site provides the opportunity to remove the negative effect of agricultural enrichment which is potentially contributing to additional nutrient loads to the local watercourses.

The retained hedgerows could be bolstered and enhanced by planting additional native species to increase species richness.

Additional species-rich hedgerows could be created at boundaries which do not currently have hedgerows, increasing the ecological connectivity of the site within the local landscape. The formalised open space for recreational purposes could also include features of benefit to wildlife such as flowering lawns and nectar-rich non-native planting, thereby still providing opportunities for wildlife.

#### Bats

Additional opportunities for roosting bats could be provided through the provision of a range of bat boxes for a variety of species as well as for summer and winter roosting. A range of styles for inclusion on both retained trees and newly constructed buildings should be provided. The boxes should be located in close proximity to habitat of benefit to bats.

#### Amphibians and Reptiles

Any sustainable drainage proposals for the site may present the opportunity to provide new breeding habitat for wildlife such as amphibians, through the creation of permanent standing water for example. New areas of tussocky grassland and other shelter features would provide additional habitat opportunities for amphibians and reptiles.

#### Birds

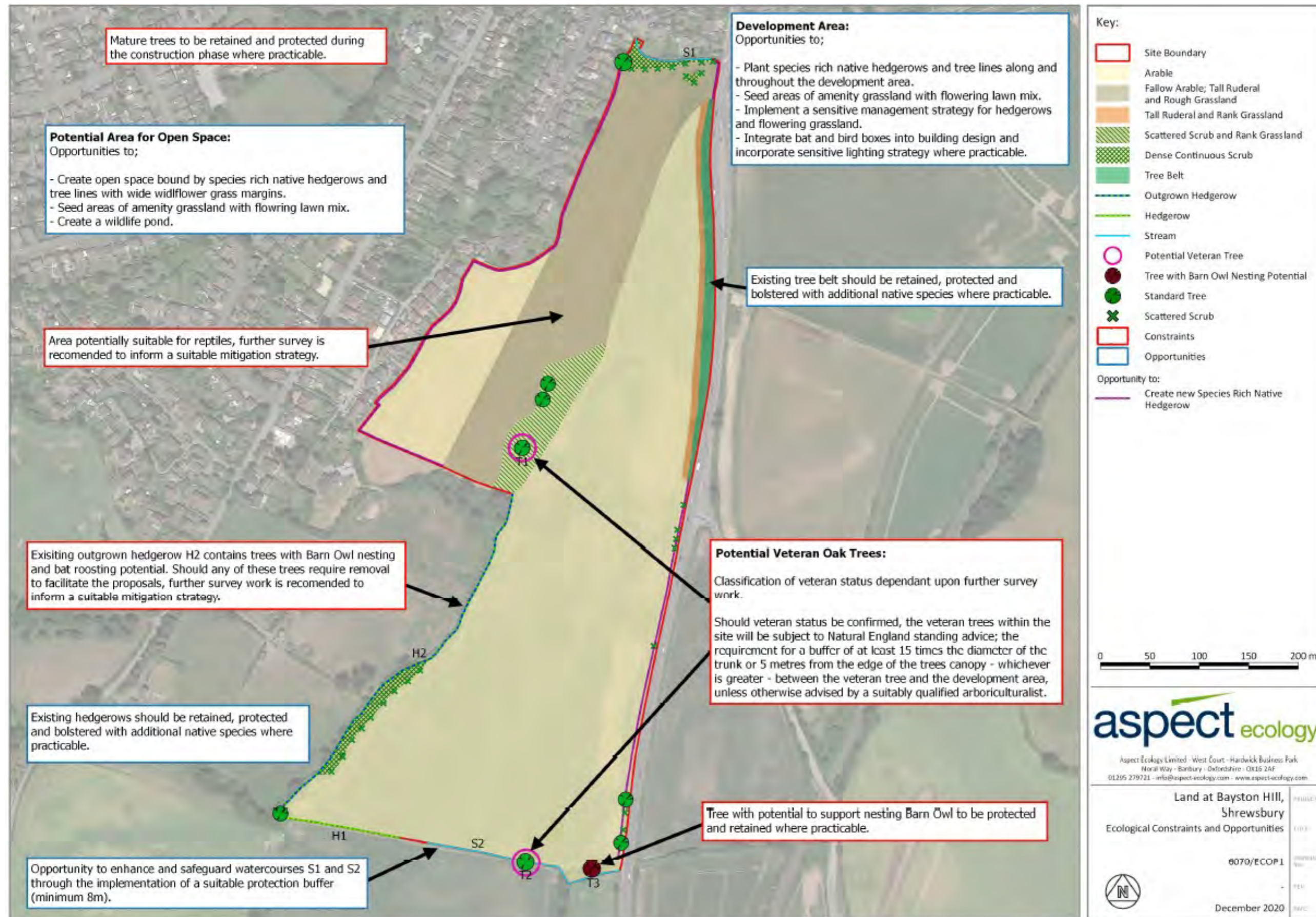
Additional nesting opportunities could be provided through the provision of a range of bird boxes for local species. A range of box styles for inclusion on both retained trees and newly constructed buildings should be provided.

It is concluded, that subject to a sensitive scheme design and implementation of appropriate mitigation measures, guided by future survey work, based on current evidence there are no overriding ecological constraints to development of the site.





# 3.1 Ecology and Biodiversity





## 3.2 Landscape

Aspect Landscape Planning Ltd were instructed to provide a review of the possible landscape and visual matters relating to the site to inform this promotional document. Their technical note provides an overview of the baseline landscape and visual situation and potential landscape and visual effects which has informed the Landscape Opportunities and Constraints Plan.

### Baseline Assessment

The site lies adjacent to the south eastern settlement edge of Bayston Hill, a large village in Shropshire, it is bound to the east by the A49 / Hereford Road, which connects with Shrewsbury, approximately 5km (3 miles) to the north and numerous small towns and villages to the south, including Church Stretton and Ludlow. To the north east of the wider Bayston Hill village, approximately 580m from the site, lies Tarmac Bayston Hill Quarry, with further quarrying activities located within the local area to the east, these contrast with the wider arable landscape and form notable developments / landscape features within the local area.

The site is an irregular shaped linear parcel of land that comprises of arable land. The landform within the site rises from the south eastern corner at approximately 83m Above Ordnance Datum (AOD) to a high point at the western site boundary of 115m AOD. There is a small but pronounced ridge that starts to rise within the centre of the site and runs parallel with the southern section of the western boundary. The landform to the south west continues to rise to a local high point of Lyth Hill, at approximately 165m AOD and to Sharpstone Hill to the north west, at approximately 97m AOD within which lies the quarry, the local and wider landscape to the east at around 85-95m AOD.

For the most part vegetation associated with the site is limited to the site boundaries, the northern section of the eastern boundary is defined by a mature tree belt that aligns the A49/ Hereford Road. Further mature vegetation is found along the small ridge which runs within the centre of the site and the southern part of the western boundary, there are a number of mature trees within this vegetation that contribute to the local landscape character.

The Southern part of the eastern boundary and the southern boundary are relatively open with little to no vegetation. The northern section of the western boundary is defined the rear gardens of existing residential development off Cornwall Drive, Wellbury Close and Betley Lane. There is a significant variance in the boundary treatments to include numerous types of fencing and mature hedgerows. The northern boundary is defined by the domestic rear garden boundaries of two large detached residential dwellings.

There is existing residential development backing onto the north western and western site boundaries, located off Cornwall Drive, Wellbury Close and Betley Lane, respectively, that would have potential views over the site. This existing development and A49 transport corridor surround the site and form an urban backdrop / setting to the site – isolating it from the more open landscape to the east and south.

Insert plans ASP1 & ASP2.

Overall, the immediate and local landform together with the mature vegetation structure and existing built form result in views towards/over the site being limited to the site boundaries, the immediate setting and local area to the east / south east.

### Public Rights or Way (PRoW)

There are two footpaths within the site – PRoW FP0406/14/2 – this runs from Lyth Hill Road , along the southern and eastern boundaries of a number of small horticulture fields to the immediate south west of the Site, the route then enters the site along the western boundary, from here it crosses the large eastern field of the site. The route exits at the eastern boundary, crossing the A49, where it becomes FP0406/15/1, later becoming FP0406/16/1 and passing through the immediate and local arable fieldscape.

PRoW FP0406/28/1 runs parallel within the north western site boundary, along the rear boundaries of existing residential development off Cornwall Drive. The route ends at the north eastern corner of the site.

There is currently a good level of connectivity between the site and the immediate and local landscape. However, the proposed development of the site provides a clear opportunity to deliver a notable enhancement to the existing routes and increase the immediate PRoW network with the provision of additional informal footpaths and routes throughout any proposed public open space.

### Landscape Character

The Shropshire Landscape Typology – September 2006, identifies that the Site is located within the Upstanding Enclosed Commons Landscape Type (LCT), the assessment identifies that the key characteristics as:

- “Upstanding, sloping topography
- Regular to sub-regular pattern of hedged fields
- Medium to large scale landscapes
- Dispersed settlement pattern”

## 3.2 Landscape

The assessment provides a description of the overall character of the LCA as;

*“This landscape type occurs in a limited number of locations in central, western and north-western Shropshire, and is distinguished from the previous landscape types by the lower altitudes at which they occur. They are formed of a mixture of Precambrian (Norbury Hill, Lyth Hill and Bayston Hill) and igneous (Mynd y Bryn) and sedimentary (Rhydycroseau) Ordovician rocks. These strata give rise to landscapes with prominent, upstanding topographies and predominantly poor soils. Pastoral farming of improved grassland represents the most widespread land use, although on Lyth Hill mixed farming is more prominent. Relict patches of rough or acid grassland and moorland survive in places – for example, on the crest of Lyth Hill - and in more marginal locations the landscape is beginning to revert to a pre-enclosure state.*

*The predominant field pattern consists of regular or sub-regular hedged fields, associated with a dispersed pattern of farmsteads. However, a secondary component comprised of small irregular fields associated with cottages and smallholdings can be seen in places.*

*Woodland is largely confined to coverts and tree groups, with some relic ancient woodland on Lyth Hill, whilst additional tree cover is provided by scattered hedgerow trees.*

*These various elements create medium to large scale landscapes, which because of the sloping landform, generally offer open views, even where hedgerow trees are present. The field systems and settlement patterns within this type are characteristic of landscapes derived from former upstanding commons and, in the case of Lyth Hill, woods and commons. Lythwood lay within the medieval Long Forest and was retained by the Crown after 1301, when the extent of Shropshire’s forests was drastically reduced. The irregular and planned field systems were created through successive phases of enclosure between the 16th and 19th centuries. The sub-regular field patterns tend to be earlier, with irregular hedgerows that contain greater numbers of trees. The later planned field systems are characterised by straight hedges with few, if any, hedgerow trees.*

*The areas of smaller fields, associated with cottages and smallholdings, result from ‘encroachment’ onto these commons between the 16th and 18th centuries. The village of Bayston Hill, between Lyth Hill and Sharpstones Hill, originated in this way, although later 20th century housing developments have modified the historic settlement pattern.”*

### Shropshire landscape & visual sensitivity assessment - Bayston Hill

In 2008 White Consultants were commissioned to undertake a landscape sensitivity and capacity assessment for defined areas around the main settlements of the three districts- South Shropshire, Bridgnorth and North Shropshire. This complemented the countywide Landscape Character Assessment by Shropshire County Council and has been used as evidence base for the allocation of sites for development within the Bridgnorth SAMDev Plan.

The study assessed the capacity of the landscape to accommodate housing and employment development, identifying those landscapes that should be protected from development. The study has been carried out at a local level of landscape character assessment based on Landscape description units (LDU) and land cover parcels (LCP). The site is located within the northern part of LDU: Bayston Hill B [20BYH-B].

The study concludes:

#### “LANDSCAPE SENSITIVITY

*This is an intensively farmed landscape with sparse natural features that are at risk of further erosion, especially tree and hedgerow loss. Sensitivity is higher to the north of the parcel where recreation and community facilities are concentrated and to the east along Lyth Road, which means overall the sensitivity of the landscape to change arising from new housing is medium and to employment is medium-high.*

#### VISUAL SENSITIVITY

*This area has an eroded rural character with more sensitive areas to the south and north of the parcel at the settlement edge and recreational facilities and although the larger central area of the parcel is less scenic, there are relatively high numbers of sensitive receptors which means that the views experienced are of medium-high sensitivity to change arising from new housing and high sensitivity to change arising from new employment.”*

### The Visual Environment

Due to the combination of landform, mature vegetation structure within and associated with the site boundaries and built form within the localised setting views of the site are largely restricted to the site, the immediate setting and local area to the east / south east. There are partial views of the site possible when heading north towards the village form along the A49 / Hereford Road, that bounds the eastern site boundary, with views heading south more heavily screened by the existing mature tree belt that defines the northern part of the eastern boundary. Internal views of the site are possible from two footpaths – Footpath FP0406/16/1 which runs along the north western / northern site boundary and Footpath FP0406/14/2 - within the southern part of the site.





## 3.2 Landscape

Beyond the site, views are possible from the immediate area, glimpsed views from a short section of FP0406/14/2, and beyond this point the land and views become heavily restricted by the combination of landform, intervening vegetation and built form. Further partial views towards and over the site are possible from a slightly elevated position along Berries Lane, some 270m to the north east of the site.



To the immediate east of the site the more open nature of the arable landscape allows views towards and over the site taking in the existing settlement edge of Bayston Hill .



As the PRoW extends into the local landscape, which is relatively flat, the site is partially visible in the wider context of the settlement edge – from Bayston Farm, which is a Grade II Listed Building, approximately 550m to the east of the site and from Norton Farm, approximately 890m to the south east of the site.



Beyond this, views of the site are highly restricted by intervening mature vegetation and gently undulating landform to include those from the high ground at Lyth Hill, approximately 935m to the south east.





## 3.2 Landscape

Overall views of the site are limited to the immediate northern and western boundaries as a result of existing development and landform, and from the immediate and local landscape to the east.



There are clear opportunities to enhance the degree of enclosure to the site by restoring lost landscape features that would create a green gateway along the A49 / Hereford Road.

### Landscape and Visual Review and Opportunities & Constraints

Any development within the site should incorporate the following elements:

- Retain and enhance the existing site boundary vegetation as part of the site wide green infrastructure, where possible, creating a characteristic and robust landscape setting for the new development. This would substantially enhance the existing vegetation that defines the site boundaries with additional proposed incidental internal green spaces breaking up the massing of any proposed development and reinforcing the landscape character;
- The site wide green infrastructure, to include native structural planting, should reflect the local

character and mitigate potential harm to; views / the setting of listed building & scheduled monuments within the immediate setting; on the local landscape character; and the visual environment, in particular;

1) Respond to and respect the setting of views from PRow within the site and those located within the immediate and local landscape to the east; and

2) Respond and maintain the character of village, existing residential properties and roads adjacent to the site boundaries;

- Layout to include a significant area of Public Open Space within the southern part of the site and along Hereford Road to maintain and provide an appropriate distance between the proposed development and the site boundaries, this would create an enhanced green gateway / entrance to the village when approaching from the south;
- Create opportunities to increase public access and the integration of the existing PRow within the layout and Public Open Spaces. The enhanced / easily accessible open spaces within the Site would not only assist in the provision of formal and informal recreation facilities but break up the built environment and assist in placemaking;
- Create new, varied habitats that are characteristic of this landscape setting. In particular, native hedgerow, hedgerow tree and woodland planting should be incorporated into the landscaping scheme to reinforce the presence of this characteristic local landscape feature and to increase connectivity between the existing habitats off site;
- Adopt a positive outward looking layout to ensure that the proposals do not appear to be turning their back on the receiving landscape and create an appropriate transition between the built environment and immediate landscape;
- Incorporate a simple palette of materials and architectural detailing that reflect the local vernacular.
- The inclusion of an organic site layout would respond to the setting and provide an enhanced settlement character, that would allow the proposals to be seen as an integrated feature within the context of the wider rural setting.

Overall, it is considered that the proposed landscape treatment, when combined with the existing retained vegetation, would ensure that the proposals benefit from a high degree of physical and visual integration, with the vegetation structure reflecting the local landscape character and providing a high level of visual containment.

The assessment of landscape opportunities and constraints (see over page) would feed into the emerging masterplan to ensure that a sympathetic layout that respects its landscape and visual context can be achieved.



# 3.2 Landscape





## 3.3 Transport

SCP Transport Planning Infrastructure Design were commissioned to provide transport advice and access solutions to support the promotion of the site for residential development.

### EXISTING CONDITIONS

#### Local Highway Network

The A49 Hereford Road fronts the eastern site boundary and locally connects the A5 / A49 Hereford Road / A5112 Hereford Road / Services Access roundabout (referred to as the Bayston Hill Roundabout), to the north, with Church Stretton to the south. The A49 Hereford Road is a trunk road which is subject to the national speed limit in the vicinity of the site, although a change in speed limit to 30mph occurs on the approach to Bayston Hill at the northeast corner of the site. In the immediate vicinity, the A49 Hereford Road has a carriageway width of circa 7m benefiting from regularly spaced lighting columns. There are no footways present on either side of the A49 Hereford Road along the site boundary, however, footways are available on both sides of the road immediately to the north of the site.

A49 Hereford Road / Unnamed Road Junction is a priority-controlled junction located opposite to the centre of the site. The unnamed road, which provides access to Condover, approaches the A49 Hereford Road at an angle of approximately 45° and is a known safety concern for local residents, largely given that the required level of forward visibility to the give way line when approaching the junction from Condover is not achievable.

Bayston Hill Roundabout is located circa 1.2km north of the site and takes the form of a 5- arm roundabout. The majority of the arms are signal controlled and provide a 3-lane approach, however, the services access arm operates under priority control and provides a 2-lane approach. A shared pedestrian / cycleway is provided from the southern A49 Hereford Road arm to the northern A5112 Hereford Road arm around the western side of the Bayston Hill Roundabout, with an uncontrolled dropped kerb crossing over the services access arm and a signal-controlled pedestrian crossing over the A5 (west) arm.

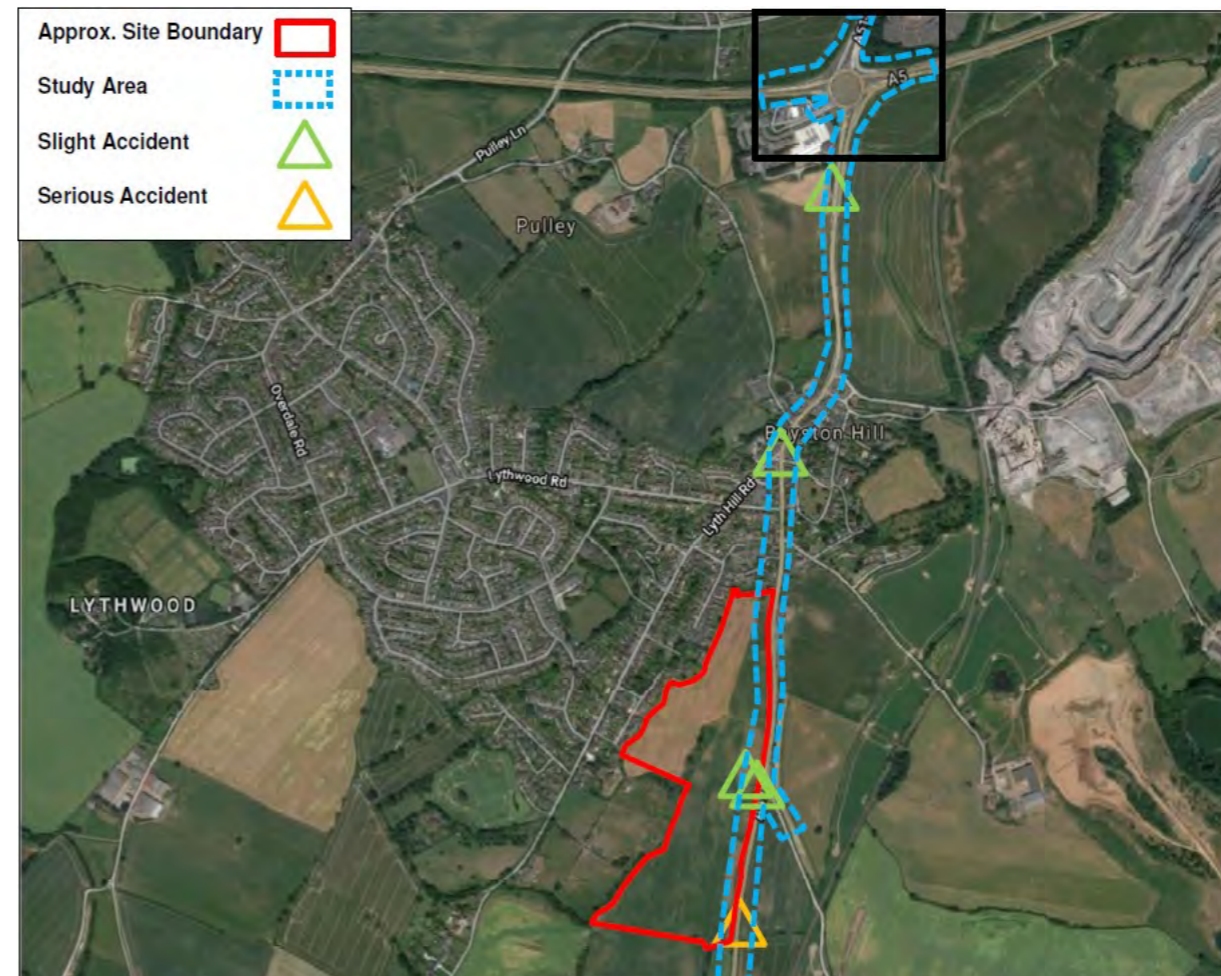
#### Road Safety

The National Planning Practice Guidance (NPPG) 'Transport evidence bases in plan making and decision taking' document states that,

**“Critical locations on the road network with poor accident records should be identified. This is to determine if the proposed development will exacerbate existing problems or, if proposed, whether highway mitigation works or traffic management measures will help to alleviate the problems”.**

In order to identify critical locations on the network with a poor accident record, personal injury accident data has been obtained from the online resource CrashMap for the most recently available 5-yr period.

The location and severity of any accidents within the study area are shown below:



5 Accidents were recorded on the A49 Hereford Road over the 5-year study period; 3 within the immediate vicinity of the site and 2 further north. Of all accidents recorded only one was “serious”. Notwithstanding this, local residents have raised several safety concerns in relation to the A49 Hereford Road/Unnamed Road junction and the section of the A49 Hereford Road in the vicinity of the site, where a fatal accident occurred in 2011 approximately 125m north of the junction. Whilst all accidents are regrettable, the proposed allocation site and associated access arrangements will provide a significant betterment over the existing situation in this location, as detailed later, alleviating any safety concerns.

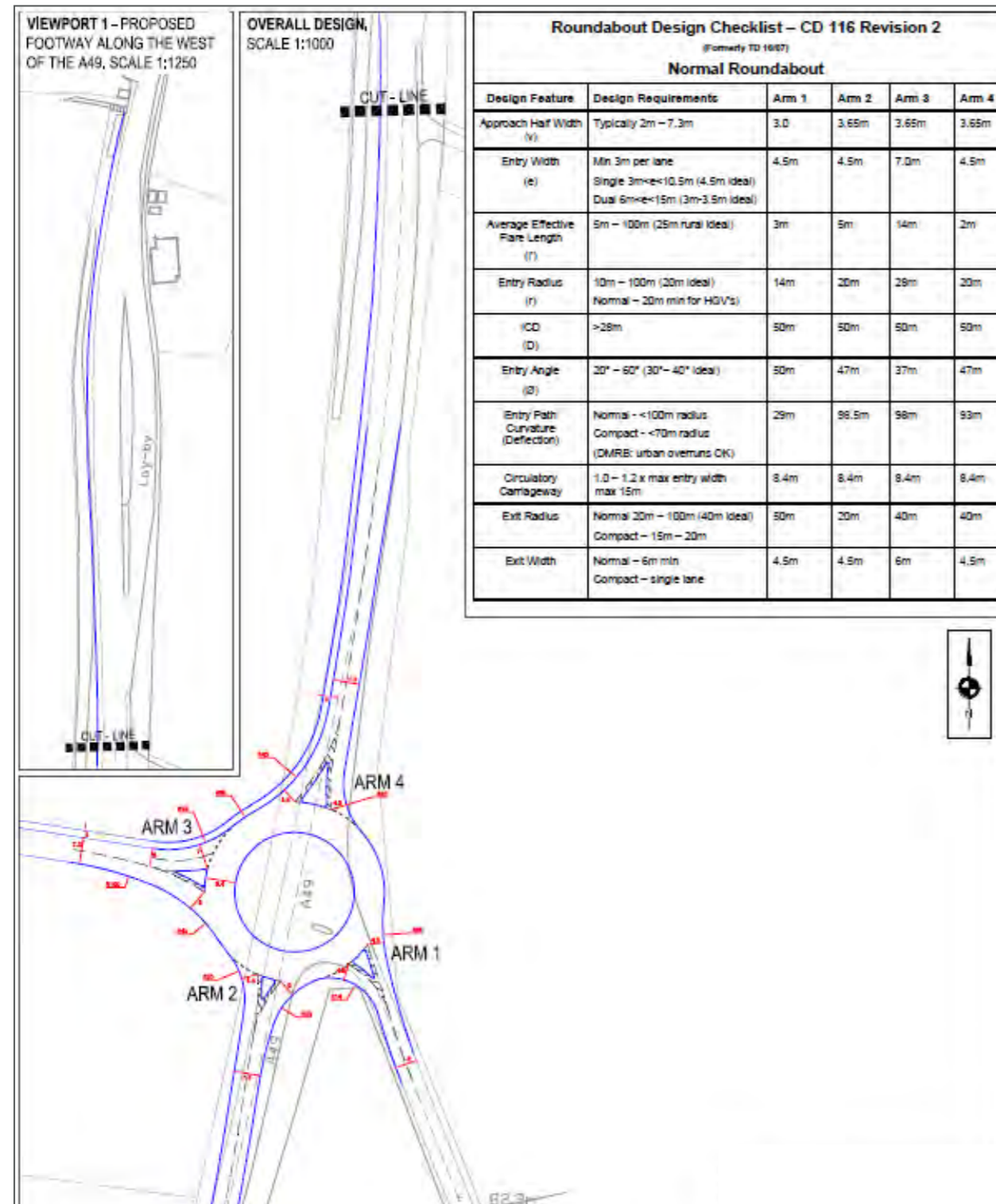
A total of 13 accidents occurred at the Bayston Hill Roundabout over the 5 year period, 12 of which were “slight” and one “serious”. Based on DMRB research, a 5-arm roundabout would be expected to experience around 3.80 accidents a year, 19 over a typical 5-year period. On this basis and given that the number of accidents that occurred at this junction is lower than expected, the recorded accidents do not therefore represent a material concern in the context of the proposed allocation, particularly given that the accidents are sporadic with no specific accident cluster spots.



# 3.3 Transport

## PROPOSED DEVELOPMENT AND ACCESS STRATEGY

Vehicular access to the proposed allocation site can be achieved through the introduction of a 4- arm priority-controlled compact roundabout, with an 50m ICD, replacing the existing A49 Hereford Road / Unnamed Road junction, as shown on drawing number SCP/200728/SK02.



The roundabout has been designed in accordance with the design requirements set out in CD 116 of the Design Manual for Roads and Bridges and would provide a significant betterment over the existing situation, as the required level of forward visibility to the give-way line when approaching the junction from Condover is not achievable. Swept path analysis of the roundabout has been undertaken which confirms that the movements of 16.5m articulated HGVs could be accommodated. The proposed roundabout access has been subject to an independent Stage 1 Road Safety Audit (RSA) which confirms that there are no material safety issues that would prevent the scheme from coming forward. All matters would be addressed within the detailed design of the scheme and submitted within a planning application.

The roundabout would also act as a gateway feature into Bayston Hill, providing a clear transition between rural and built areas, and would help to calm traffic speeds on the A49, providing additional safety benefits.

A 2m footway can be provided along the site frontage, between the roundabout and the existing pedestrian infrastructure on the A49. Additional connections can be provided onto the footway to enhance permeability. To further improve accessibility by bus, new stops could be introduced along the site's frontage on both sides of the A49 which could be utilised by bus service 435 which already passes the site. The specific location of the bus stops can be determined at the planning application stage.

Walking Accessibility: 2km Isochrone





## 3.3 Transport

### Pedestrian Accessibility

The Manual for Streets states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, it goes on to state that this is not an upper limit and that walking offers the greatest potential to replace short car trips, particularly those under 2km.

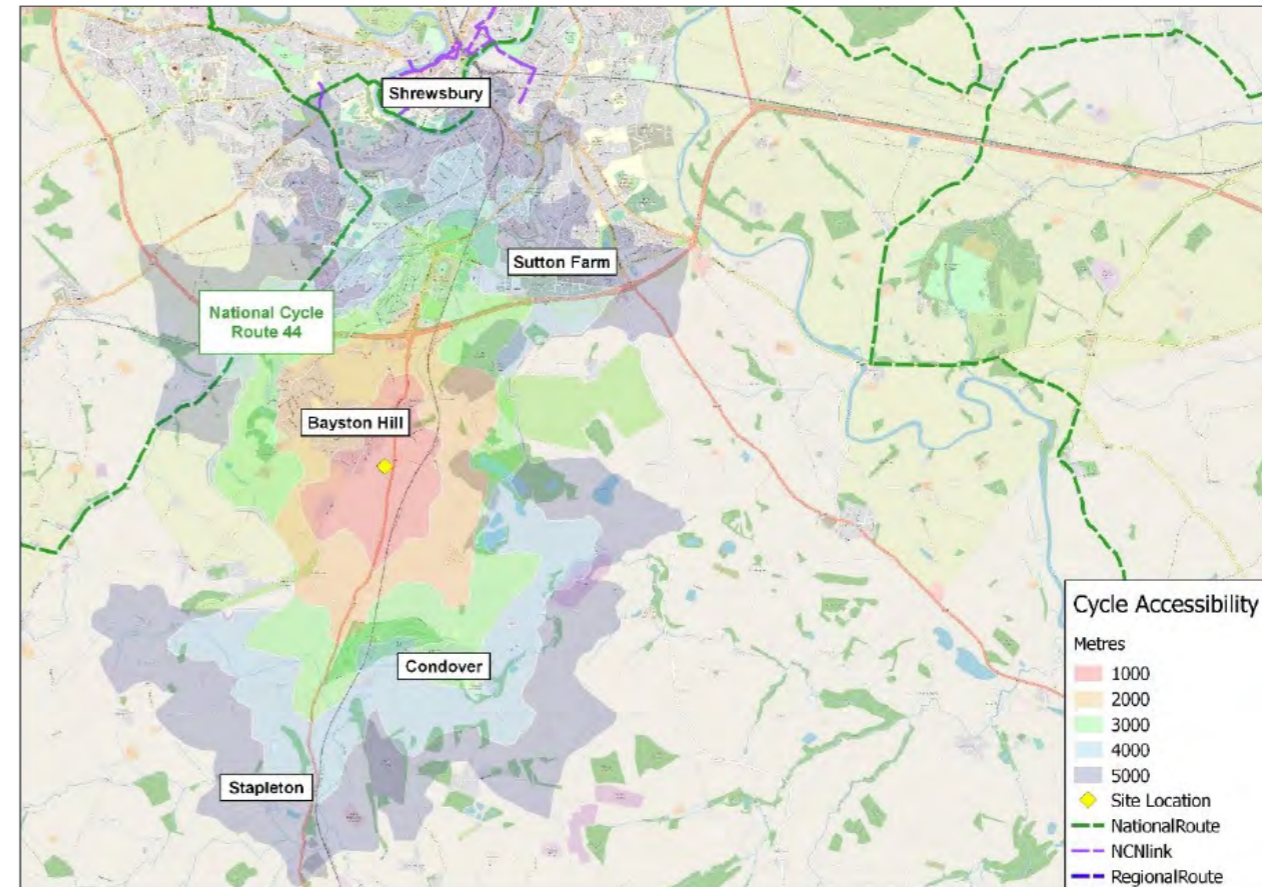
Facility	Details	Distance from the Site
Public House	The Compasses Inn, A49 Hereford Road	650m
Convenience Store	Lyth Hill Stores, Lyth Hill Road	800m
Takeaway	Star Kitchen, Lyth Hill Road	800m
Community Hall	Bayston Hill Memorial Hall, Lyth Hill Road	850m
Public House	Three Fishes, A49 Hereford Road	900m
Library	Bayston Hill Library, Lythwood Road	1.0km
Nursery	Christ Church Pre-School Nursery, Glebe Road	1.3km
Church	Christ Church, Glebe Road	1.3km
Doctors	Beeches Medical Practice, Beeches Road	1.4km
Pharmacy	Rowlands Pharmacy, Lansdowne Road	1.4km
Convenience Store	Spar, Lansdowne Road	1.4km
Post Office	Bayston Hill Post Office, Lansdowne Road	1.4km
ATM	Spar, Lansdowne Road	1.4km
Takeaway	Mahim Indian, Lansdowne Road	1.4km
Primary School	Oak Meadow C of E Primary School, Long Meadow	1.7km
Garden Centre	Dobbies Garden Centre, Bayston Hill Roundabout	1.7km
Takeaway	Starbucks Coffee Subway and Greggs, Bayston Hill Roundabout	1.7km
Restaurant	Little Chef, Bayston Hill Roundabout	1.7km
Takeaway	Burger King, Bayston Hill Roundabout	1.8km
Leisure	Lythwood Sports Complex, Lythwood Road	2.0km

### Facilities within 2km Walk Distance of the Site

The table above indicates the walking distance at 400 metre intervals and the facilities and amenities within the recommended 2km walking distance from the site.

### Cycle Accessibility

Transport policy identifies that cycling represents a realistic and healthy option to use of the private car for making journeys up to 5km as a whole journey or as part of a longer journey by public transport. GIS TRACC software has been used to assess the accessibility of the development by bicycle for a 5km cycle distance from the site, as shown in the following image.



Cycling Accessibility: 5km Distance isochrones

The plan demonstrates that the nearby areas of Bayston Hill, Condover, Stapleton, Sutton Farm and the south of Shrewsbury, amongst others, are all located within the 5km catchment area from the development site. The topography of the area is generally conducive to cycling, so the site is therefore well located to encourage prospective residents to travel for work, leisure and shopping via bicycle.

The plan also demonstrates the sites proximity to National Cycle Route 44 which locally links Pontesbury, to the south-west, with Shrewsbury and National Cycle Route 81 to the North-east.

### Public Transport Accessibility

**BUS** - The nearest bus stop is located on the A49 Hereford Road, approximately 650m (walk distance) north of the centre of the proposed allocation site. In addition, further bus stops are located to the west of the site on Lyth Hill Road which can be accessed via PROW 0406/14/2.

These bus stops are served by the number 27, 435 and 544 busses which provide regular services (in combination), Monday to Saturday, to numerous locations including Shrewsbury, Condover, Dorrington, Church Stretton, Craven Arms and Ludlow, amongst others.



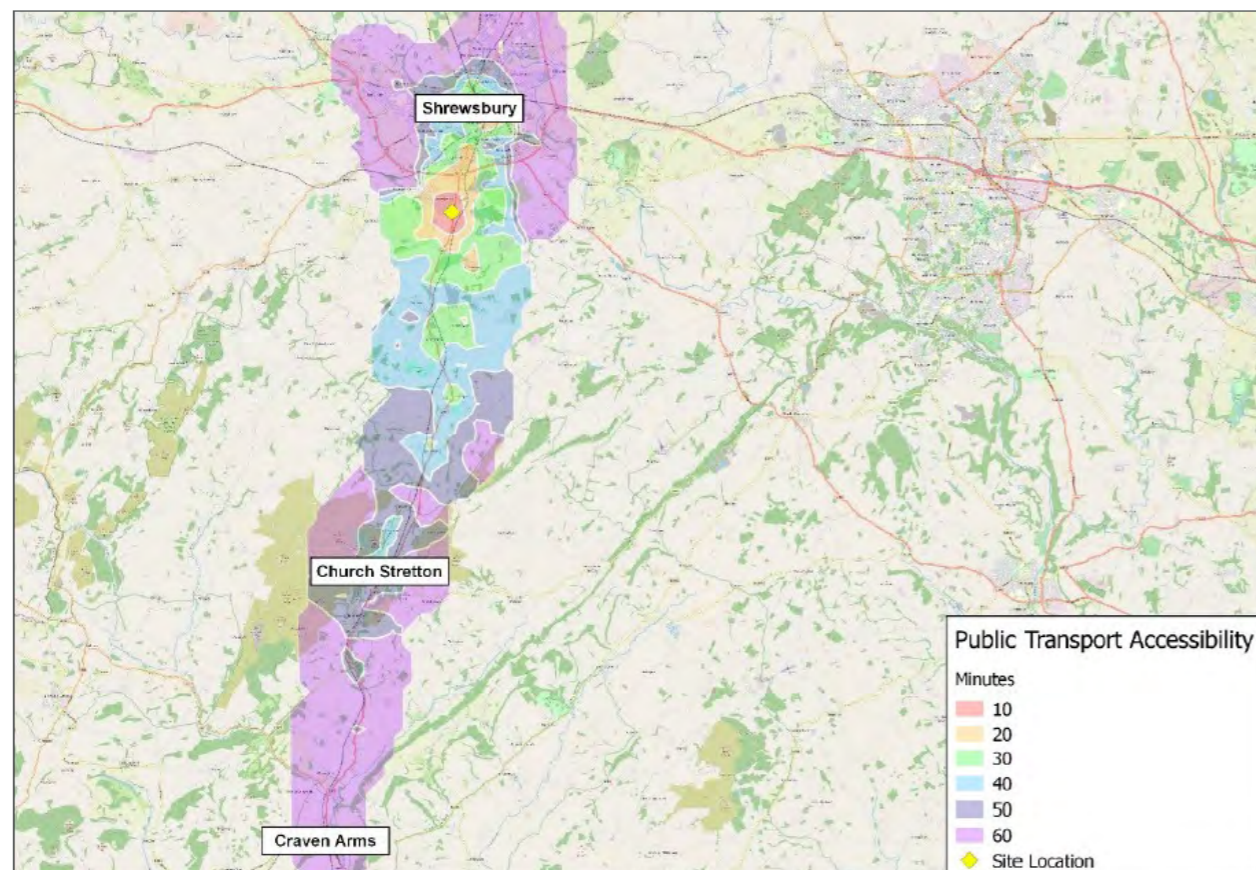
## 3.3 Transport

Although it is recognised that the proximity of the bus stops to the site does not accord with the recommendations within the Chartered Institute of Highways & Transportation's (CIHT's) "Guidelines for Planning for Public Transport in Developments", the site is a short 9-minute walk from the bus stops and there are continuous footways, with the proposed footway improvements, connecting the two locations. The site is therefore considered to be well served by bus services and local areas can be accessed by public transport at a good frequency.

Notwithstanding the above, bus service 435 currently routes along the A49 and it is therefore considered that bus stops would be introduced on both sides of the A49 to further encourage travel by bus.

**TRAIN** - all of the aforementioned bus services terminate at Shrewsbury Bus Station which is located less than a 3-minute walk from Shrewsbury Railway Station. Shrewsbury Railway Station offers regular direct services throughout the week including services to Church Stretton, Wolverhampton, Birmingham, Stockport and Manchester amongst others. In addition, Shrewsbury Park & Ride is located approximately 2.6km (walk distance) north of the site which provides bus services to Shrewsbury town centre and railway station.

The level of accessibility by public transport has been analysed and is shown below, illustrating the distance that can be travelled within 60 minutes by public transport.



**The site is considered to be well located in terms of its accessibility by all the major non-car modes of transport. These findings demonstrate that prospective residents will not be wholly reliant on the private car to travel for to work.**

### ANTICIPATED TRANSPORT IMPACTS

In order to estimate the trip generating potential of the proposed allocation site, average trip rates from the industry-standard TRICS Database (V7.7.3) have been obtained. They have been applied to the 250 dwellings that the proposed allocation site is anticipated to deliver to determine the trip generation.

Mode	Weekday AM Peak Hour (08:00 to 09:00)		Weekday PM Peak Hour (17:00 to 18:00)	
	Arrivals	Departures	Arrivals	Departures
Vehicles	34	90	81	35
Cyclists	3	4	4	2
Pedestrians	9	18	12	6
Public Transport	0	9	4	1

An assessment year of 2021 as well as a future assessment of 5 years (2026) and 10 years (2031) has been adopted. In order to quantify the level of background traffic growth that could occur on the local network between the date of the traffic surveys and the future assessment years.

Assessments using ARCADY and LINSIG software have been undertaken in the 2021, 2026 and 2031 scenarios which include the growthed surveyed flows plus the proposed allocation flows. The results show that the site access will operate within its practical capacity in the future assessment years, with the proposed allocation in place, and the proposed allocation site will not have a material impact on the operation of the Bayston Hill Roundabout.

**The proposed allocation site is not anticipated to have a material impact on the operation of the local highway network, it should also be noted that the assessments carried out are robust given that the COVID-19 pandemic is likely to result in long term effects (i.e. many people continuing to work from home long after the pandemic is over) and therefore, the predicted traffic growth is unlikely to be realised.**



## 3.4 Heritage

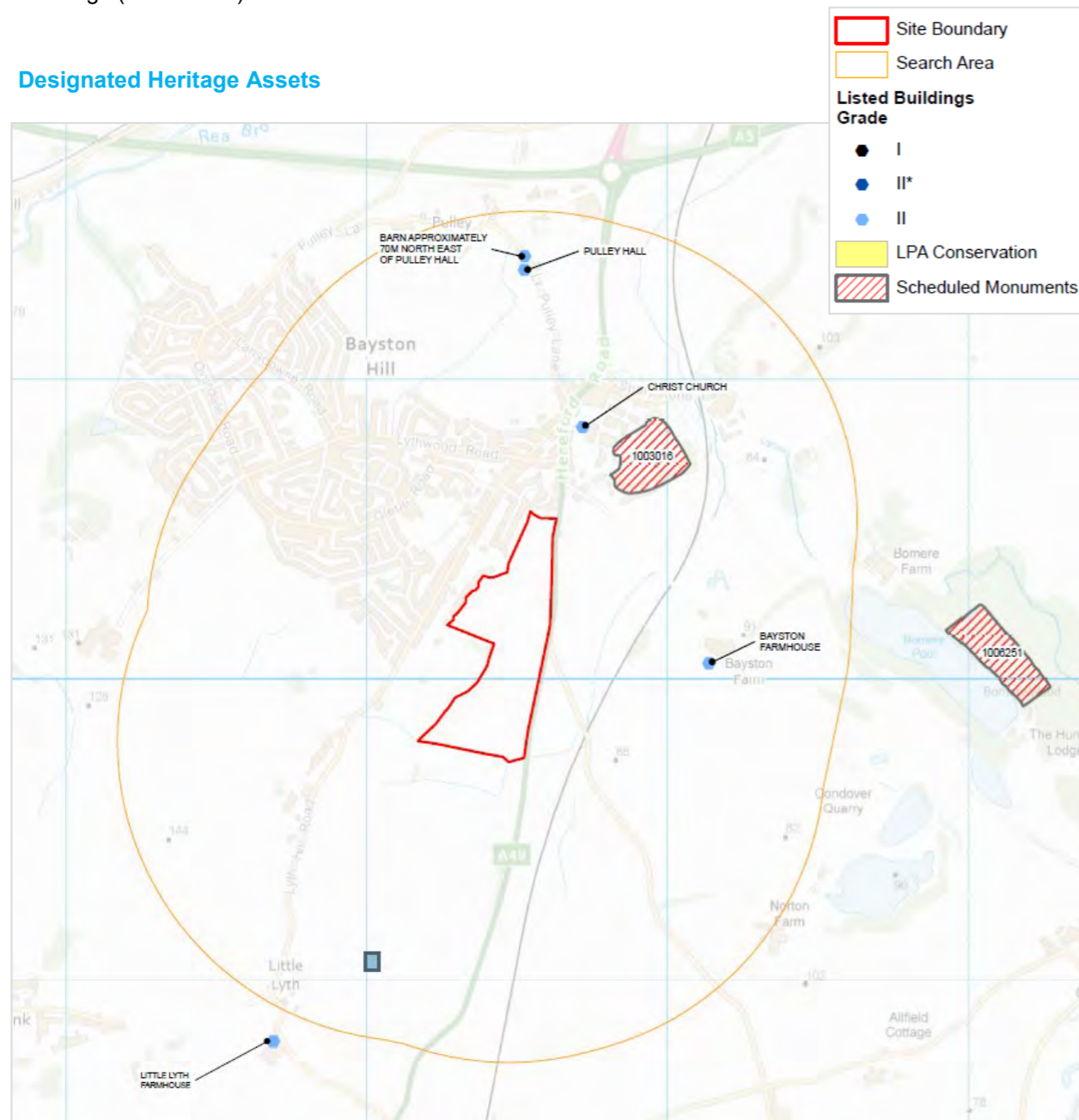
RPS Group have produced a Constraints and Opportunities assessment of the site in order to support this promotion document.

### Designated Heritage Assets

There are no designated heritage assets within the site.

Within 1km search area of the site there are one Scheduled Monument; The Burgs and 4 Listed Buildings (all Grade II)

### Designated Heritage Assets



The Scheduled Monument The Burgs Hillfort is located c.240 north-east of the site at its closest point. It is a small, multivallate, hilltop enclosure, considered to be a rare form of hillfort, being relatively small but having multiple ramparts. It is thought to be of Iron Age origin, but no significant dating evidence has yet been recorded from the site.

The Scheduled Monument is located within an area of localised high ground, and its position can be seen from the majority of the study site, although extensive tree cover present within the Scheduled area screens the majority of the archaeological monument itself. Glimpses of the earthworks could be seen from the northern part of the study site due to winter foliage. It is anticipated that during the summer such glimpsed views would be lost completely. The prominence of the Scheduled Monument in views from the site decreases with distance, with Sharpstone Hill Quarry and the urban environment of Bayston Hill visually dominating views from the southern site boundary towards the Scheduled Monument, rather than topography and vegetation associated with the Monument.

Reciprocal views from the Scheduled Monument towards the site are mixed. From locations within the Scheduled Monument itself, views south-westwards (towards the site) are dominated by the vegetation located within the Scheduled area, the modern development east of the A49 visible in the foreground, and further residential properties visible on the ridge to the west of the site boundary. Through the gaps in the vegetation there is a perception of the study site as green space, although the view is largely



## 3.4 Heritage

filtered by the intervening vegetation. This inconsistent view is anticipated to become more partial following the return of vegetation growth in the spring. The views of the rural areas to the south of the Scheduled area are much more consistent and informative.



View south-west from the scheduled monument towards the site

From the southwestern boundary of the Scheduled area, more consistent views of the study site can be obtained. Residential properties are visually prominent in the foreground, along with the A49 and intervening vegetation in the middle distance. Residential properties adjacent to the western site boundary are less visually prominent. Views of the northern half of the site are of greater prominence, with views of the southern half of the site more influenced by vegetation and higher ground further to the southwest.

The significance of the Scheduled Monument is predominantly derived from its designated area in which lies its archaeological interest (evidential value) in the extant earthworks, below-ground remains and information the site contains regarding date and methods of construction and potential to preserve earlier land surfaces, artefacts, environmental evidence and other features. The upstanding earthworks have an aesthetic value and also an illustrative historical value.

By virtue of the study site forming part of the rural hinterland of the Scheduled Monument, the study site is considered to lie within the setting of the Scheduled Monument, and thus contributes to its aesthetic and historical significance. This contribution is mitigated by views to the southwest of the Monument



View south-west from the southern boundary of the scheduled monument towards the site

being defused by the presence of extensive vegetation and residential development both in the foreground and at distance. It is views to the south of the monument which contribute the greater part of the monument's significance in terms of setting. Based on the above, it is considered the degree to which the study site contributes to the setting of the Monument is modest, at best. In reference to the northern part of the study site, such a contribution decreases with distance travelled.

In general, subject to a detailed assessment of the setting and significance of The Burgs Scheduled Monument, it is anticipated that development has the potential to cause a degree of harm to the significance of the Scheduled Monument as a result of changes within its setting. Development in the northern part of the study site is – in relative terms – more likely to have an adverse impact on the Monument than development in other areas. This would amount to less-than-substantial harm in the context of NPPF paragraph 196, but can be reduced or possibly avoided through incorporation of sensitive design measures as part of the master planning process.



## 3.4 Heritage

Christ Church (Grade II Listed Building, NHLE: 1055072) is located c. 325 metres north-east of the site at the closest point. The site is not visible from the church itself or its immediate setting of 'The Common', a green situated south of the Church, as a result of the intervening topography and built development. Therefore, the proposed development will have no visual or physical impact on this part of the church's setting which provides the strongest positive contribution to its significance.

### Christ Church



The upper-section of the church's tower is visible from the northern part of site, where it is seen rising above Bayston Hill's skyline. However, these form incidental views which provide no contribution to understanding the significance of the Listed Building. Development within the site would be seen in the context of the adjacent existing modern development already present within the church's setting. It is therefore considered that the site comprises a neutral element of the church's wider setting; subject to the informed layout and design of the scheme the development of the site can be designed to protect its significance and would cause no harm.

Bayston Farmhouse (Grade II Listed Building, NHLE: 1366959) is located c. 550 metres to the east of the study site. The Listed Building comprises a fifteenth/seventeenth century and later altered farmhouse, which is surrounded to north by nineteenth century farm buildings. Apart from a quarry located to the north-east of the farmstead, the farmstead is surrounded in all other directions by farmland. The Listed Building is separated from the study site by fields, a railway line, an unnamed B-road and the A49.

Historically, Bayston Farmhouse formed part of the Conover Hall Estate (the Hall is located 2.3km to the south-east of the farm). The Estate was broken up in c.1898 but during the nineteenth century the Bayston Farm farmed up to 300 acres and therefore, it is possible that its land holdings extended over part of the site.

The principal façade of the farmhouse faces south-west, in the direction of the southern end of the site and there is visibility between these areas. Inter-visibility between the farmhouse and the central part of the study site is screened by intervening vegetation on the southern side of the railway cutting. The northern area of the site is visible from the wider farmstead but is seen more within the context of the southern built edge of Bayston. Consequently, the southern part of the study site can be considered to form part of the Listed Building's wider and extensive farmland setting. The intervening railway and roads provide a physical separation between the farmland surrounding the farmhouse and the site however, the termination of the site's farmland by Lyth Hill provides a natural termination within this farmland setting. This change is reinforced by the distant views of isolated houses on top of Lyth Hill.

Development within the southern part of the study site would change part of the Listed Building's setting. However, this area makes less of a contribution than other parts of the Listed Building's farmland setting. Whilst development within the southern part of the site may result in some harm to the significance of the Listed Building, this would amount to less-than-substantial harm and could be reduced or possibly avoided through appropriate master planning of the layout and landscaping of the proposed development.



## 3.4 Heritage

Pulley Hall and Barn approx. 70m north-east of Pulley Hall (Grade II Listed Buildings, NHLE Entries:1295515 and 1366961) are located c.820 and c.870 metres north of the site. The intervening topography and built development of Bayston Hill prevents any inter-visibility between these areas and no evidence of historic functional association has been found between the site and these Listed Buildings. The site is not considered to form part of the settings to these two Listed Buildings and their respective significances will remain unaffected by the proposed development.



Little Lyth Farmhouse (Grade II Listed Building, NHLE: 1366957) is located outside of the search area, at c.1.14km south-south-west of the site. However, a very limited view of the farmhouse's gable and roof and similar visibility of its outbuildings is possible from the southern end of the site. Return views from the Listed Building towards the site are distant and restricted by the hamlet of Little Lyth and the intervening topography of Lyth Hill. The site is not considered to form part of the setting to this Listed Building and its significance would remain unaffected by development of the site.



Little Lyth Farmhouse

### Non- Designated Heritage Assets

There is one non-designated heritage asset recorded within the study site; an undated, although possibly Prehistoric/Roman double ditched enclosure located in the centre of the site, identified as a cropmark during an aerial photography survey (HER 31491). There is no evidence of the enclosure on LiDAR data or Google Earth imagery for the site, nor was there any indication of the features or finds identified during the site visit. On this basis, there is currently no established relationship between the hillfort and the enclosure cropmark located within the study site. However, should further work confirm they are contemporary in date, the site would be considered to have a historic association with the Scheduled Monument.

The site also contains faint trace of former ridge and furrow visible on Google Earth imagery, however, no upstanding earthwork remains were identified on the site during the site visit. Ploughed out ridge and furrow is of no archaeological interest.

There is one record of possibly Iron Age/Roman date held on the HER within the study site; the cropmark of a double ditched rectangular enclosure (HER 31421). Within the search area there eight entries for Iron Age/Roman activity including The Burgs hillfort, an Iron Age hillfort designated as a Scheduled Monument, located c.240m north-east of the site. Four other Iron Age/Roman enclosures, one associated with a possible pit alignment, are recorded in the wider area, c.340m east, c.600m west, c.830m west and c.840m south-east of the site (HER02206, 02430, 02429 & 00400), and part of an Iron Age/Roman field system is also recorded as a cropmark c.990m south-east of the site (HER 02412). Roman pottery kilns (HER 08135), associated with Roman settlement recorded just outside the search area to the north-east, were also found during archaeological excavation c.950m north-east of the site.

Assuming the cropmark recorded on the site represents an Iron/Age/Roman feature, there remains the potential for further associated remains on the site. It is therefore, considered to have an enhanced potential for significant (i.e. non-agricultural) Iron Age/Roman remains.

There are no records of Saxon date within the study site nor the search area. Bayston [Hill] and [Lower] Bayston are mentioned in Domesday Book (1086) indicating their existence from at least the Saxon period; however, the location of the former settlement is currently unknown. It is assumed that the deserted Medieval village of Bayston (HER02710; see para 3.26), and as such the likely location of any Saxon/early Medieval settlement, was located c.550m east of the site on the site of Bayston Farm, although no occupation evidence has been revealed during trenching. On the basis of the lack of Saxon remains recorded in the search area and absence of cropmarks and earthworks recorded or visible on the site, the site is considered to have a low potential for substantial (i.e. non-agricultural) Saxon/Early Medieval remains.



# Concept Framework Plan

# 4.0 Concept Framework Plan

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**The Framework Plan prepared by Vista Architecture and Urban Design has been informed by a thorough understanding of the context within which the proposed development will sit. The constraints and opportunities provide a useful basis for the formulation of a design concept and are summarised below:**

## Constraints

- Access of the A49 Hereford Road; a busy trunk road—highway and pedestrian safety is of paramount importance;
- 2 public right of ways cross through the site;
- Presence of watercourses along the northern and southern boundary and required protection buffer;
- Semi-mature hedgerows along the A49 boundary;
- Residential development along the western boundary - amenity of occupiers will need to be carefully considered;
- Presence of potential Veteran Oaks trees within a central belt will need careful consideration with the incorporation of a suitable buffer;

## Opportunities

- The site could provide circa 250 dwellings with a mix of types and sizes to meet local need including a proportion of affordable housing to meet policy requirement;
- Provision of on site children's play;
- Provide improvements to the existing highway conditions by the provision of a 4-arm roundabout access into the site;
- Sensitively designed site layout to provide outward looking building frontages to the public open space to ensure the proposals provide a suitable development interface to the receiving landscape and create an area of transition between the built environment, the Hereford Road and immediate landscape;
- Outward facing development will create attractive and active building frontage and provide passive surveillance to areas of public realm within the development;
- Existing public rights of ways will be retained within proposed green corridor which will link green zones of open space within the site;
- Areas of open space will provide site wide green infrastructure with opportunities to establish

native wildflower grassland, shrub and tree planting to deliver habitat enhancements;

- Retained Veteran trees within area of open space will reinforce the green infrastructure on site and retain habitat features;
- Existing mature vegetation within and around the site will be retained and strengthened with additional tree planting to provide bio-diversity enhancement;
- Site boundary vegetation and trees will be retained and enhanced;
- A significant area of Public Open Space will be provided as part of the development within the southern part of the site and along Hereford Road. This will create an enhanced gateway/entrance to the village when approaching from the south;
- A potential SuDs feature will present and opportunity to create new breeding habitat for wildlife such as amphibians through the creation of permanent standing water. New areas of tussocky grassland and other shelters would provide additional habitat opportunities and reptiles;
- Existing water courses will be enhanced and protected by a minimum 8m buffer.





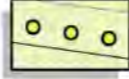
Key considerations during the design process has been to assimilate the proposals into the surroundings and to take account of all identified constraints identified by the consultant team. Landscape and visual and highways impacts in particular have been pivotal to the approach taken and have resulted in the formulation of the Indicative Framework overleaf.













Assessments undertaken by the Ecology and Heritage consultants have confirmed that the Ramsar site and Heritage Assets in the area are not constraints to development of the site and recommended mitigation has been taken into account on the indicative plan.



# 4.0 Concept Framework Plan



-  Red line area 17.50 Ha.
-  Potential southern public open space area 7.30 Ha approx.
-  Proposed area of residential development is 7.40 Ha for upto 250 dwellings.
-  Vehicular access to the proposed site achieved through the introduction of a 4-arm priority-controlled compact roundabout, with an 50m ICD, located at the same location as the existing A49 Hereford Road / Unnamed Road junction.
-  Positive outward looking building frontages are proposed along the linear eastern POS to ensure that the proposals provide a suitable development interface to the receiving landscape and create an appropriate transition between the built environment, Hereford Road and immediate landscape. The outward facing properties will create an attractive and active building frontage and provide passive surveillance to the areas of public realm within the development.
-  Positive outward looking building frontages are proposed along the southern POS to ensure that the proposals provide a suitable development interface to the receiving landscape and create an appropriate transition between the built environment and immediate landscape. The outward facing properties will create an attractive and active building frontage and provide passive surveillance to the areas of public realm within the development.
-  Existing PRoW FP0406/28/1 crossing the site along northern boundary to be retained within proposed green corridor, linking green zones of open space within the site.
-  Existing PRoW FP0406/28/1 crossing the site along northern boundary to be retained within proposed green corridor, linking green zones of open space within the site. Positive outward looking building frontages will ensure enhanced surveillance of existing routes of movement through the site. Linear public open spaces through the development are provided as part of the site wide green infrastructure providing opportunities to establish native wildflower grassland, shrub and tree planting to deliver habitat enhancements.
-  The proposals seek to achieve an outward looking development, with properties fronting onto the linear public open space around existing retained hedgerows and trees within the site. The outward facing properties will create an attractive and active building frontage and provide passive surveillance to the areas of public realm within the development.
-  Existing PRoW FP0406/14/2 crossing through the centre of site east / west to be retained within public open space. Positive outward looking building frontages will ensure enhanced surveillance of existing routes of movement through the site.

-  The southern POS area to include a network of permissive pedestrian and cycle routes that link with existing PRoW's.
-  Potential Veteran Oak trees within site. Should veteran status be confirmed a suitable buffer will be development provided as POS will be provided.
-  Opportunity to provide a children play area within public open space.
-  Existing mature vegetation within and around the site to be retained within areas of public open space and strengthened within additional tree planting to provide bio-diversity enhancement. A suitable buffer to be provided to proposed development.
-  Opportunity to retain and enhance the existing site boundary vegetation as part of the site wide green infrastructure within incidental POS.
-  A significant area of Public Open Space to be provided as part of the development proposals within the southern part of the site and along Hereford Road. This will maintain and provide an appropriate distance between the proposed development and the site boundaries and create an enhanced green gateway / entrance to the village when approaching from the south. This area will also provide opportunities for bio-diversity enhancement through the inclusion of features such as flowering lawns and nectar-rich non-native planting, thereby still providing opportunities for wildlife.
-  The proposed public open space within the site will allow new, varied habitats that are characteristic of this landscape setting. Native hedgerow, tree and woodland planting should be incorporated into the landscaping scheme to reinforce the presence of this characteristic local landscape feature and to increase connectivity between the existing habitats off site and provide bio-diversity enhancement.
-  Existing urban edge along the western boundary of the site. The siting and aspect of proposed dwellings will ensure suitable off-set distances are provided and the amenity of existing dwellings is respected.
-  The existing semi mature hedgerow that aligns the A49 to be retained with suitable off-set distances to proposed residential development.
-  Potential sustainable drainage feature will present an opportunity to provide new breeding habitat for wildlife such as amphibians, through the creation of permanent standing water. New areas of tussocky grassland and other shelter features would provide additional habitat opportunities for amphibians and reptiles delivering bio-diversity enhancement. The size and location of the SuDS feature to be confirmed.
-  Existing watercourses to northern and southern boundary to be retained. Opportunity to safeguard and enhance with suitable protection buffer of a minimum 8m.
-  New footpath adjacent Hereford Road from site access to link existing infrastructure to north.





**Deliverability**

## 5.0 Deliverability

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**Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their objectively assessed housing need.**

**Accordingly, it is important that those strategic sites to be allocated through the new plan review are deliverable, and have the potential to commence development within the first five years of the plan period and beyond. This is a key requirement of paragraph 67 of the NPPF, and when considering the overall 'soundness' of the Local Plan.**

The glossary to the NPPF defines what is a deliverable site is:

*'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.'*

The site was included in the Strategic Land Availability (SLAA) 2018, site reference BAY040 for residential use with an indicative yield of 525 dwellings. Through this process the Council considered the suitability of the site for residential purposes. The Residential Suitability Summary states:

*"The site is located adjacent to but outside of the settlement development boundary. Consequently, open market residential development on the site would be contrary to policy. However, the site may have long term potential subject to relevant changes to policy and management of any physical, heritage and environmental constraints."*

The residential overall summary states:

*"The site is considered available; achievable; and viable (subject to any further necessary viability assessment). Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.*

*However, the site is not currently suitable for development as it is located in the countryside where open market residential development is currently contrary to policy. Additionally, the site is subject to a physical; environmental; or heritage constraint and the sites suitability is subject to appropriate assessment and management of any impact.*

*Specifically, its proximity to a Ramsar site which means that an assessment under the Habitat Regulations will be needed. If the assessment is passed and/or suitable mitigation of this identified constraint were possible, the sites development potential would also depend on appropriate changes to policies affecting this location; and suitable management of any other physical, heritage and environmental constraints present (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment.*

*Such constraints include its proximity to one or more Listed Buildings and a Scheduled Monument."*

It concludes that the site is not currently suitable but does have future potential subject to further detailed assessment.

This promotional document has addressed all of the issues raised above; but in particular our Ecology Consultant has assessed the impacts upon the development of the site on the nearby Ramsar site (the Midland Meres and Mosses Phase 1 Ramsar) It is concluded that recreational activity arising from the development of the site could largely be absorbed at source.

The assessment advises that it is unlikely that any future residential development of the site would require ground water abstraction or contribute to ground or surface water pollution subject to the implementation of an appropriately designed drainage strategy.

As such allocation of the site for residential purposes is unlikely to be contrary to the conservation objectives of the Special Area of Conservation.

Our Heritage consultant has assessed the likely impact on the heritage assets within close proximity of the site and concludes that there are no heritage or archaeological constraints to development of the site that would need resolving in advance of the allocation of the site.

In addition to this the Landscape and Visual Impact Assessment concludes that views of the site are limited to the immediate northern and western boundaries as a result of existing development and landform, and from the immediate and local landscape to the east.

The development of the site presents clear opportunities to enhance the degree of enclosure by restoring lost landscape features to create a green gateway along the A49/Hereford Road.



## 5.0 Deliverability

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**The site is suitable for development** – outside of settlement boundary but located immediately adjacent to the edge of Bayston Hill which is identified as a Community Hub and where approximately 200 dwellings are directed to over the plan period. The site is within close proximity to public transport route, services and facilities and adjacent to residential uses. The development of the site for c.250 dwellings has been tested by environmental and technical surveys which indicate that there are no environmental or technical reasons to prevent the development of the site coming forward as a housing allocation in this current emerging plan.

**The site is available for development** –The development of the site will make a valuable contribution to Shropshire’s housing land supply and deliver much needed market and affordable housing in the District.

**The development of the site is the achievable** – once allocated, there is a realistic prospect of development being delivered within 5 years. The principle would be established. It is realistic to assume that a detailed scheme could be drawn up and determined by the Council within 2 years, which leaves plenty of time to discharge relevant conditions and commence work on site.

### SITE DELIVERY

Gleeson Strategic Land Limited has a well-established history of site promotion with an excellent track record of housing delivery on sites they secure permission for.

The site at Bayston Hill is in single ownership and Gleeson Strategic Land Limited has a formal agreement in place with the landowner to bring the site forward for residential development. It is anticipated that the timeline for delivery of housing from the site is dependent on the allocation of the site and the adoption of the Local Plan. Submission could be earlier with the agreement of the Council. Gleeson has already procured preliminary technical assessment work to support this Vision Document and has the funding in place to prepare a planning application at any time.

If the site is allocated in the emerging Local Plan, it is anticipated that delivery of new homes could follow the timeline below:

- Submission of an outline planning application upon adoption of the Plan in May 2022 as set out in the December 2020 LDS or at an earlier date with the Council’s agreement.
- Outline permission granted February 2023
- Dispose of site to development partner June 2023
- Submission of Reserved Matters application October 2023

- Approval of Reserved Matters application April 2024
- Commencement on site July 2024
- First occupations March 2025
- Anticipated construction programme for circa 250 dwellings would be around 5 years at a delivery rate of approximately 50 homes per annum—the site would be fully occupied by June 2030.

Gleeson’s track record of delivery for sites on which they have secured planning permission shows that 79% of sites are delivered within 3 years of submitting the first outline planning application.

**It is therefore right and proper that the site is considered in the plan making process now.**



Conclusion

## 6.0 Conclusion

**This promotional document has been prepared on behalf of Gleeson Strategic Land Limited in respect of a land at Bayston Hill, the subject of single ownership with a willing landowner seeking that Gleeson Strategic Land Limited bring forward the land for residential development.**

The emerging Local Plan has been through various consultations, the latest being the Regulation 19 Pre-Submission Plan which is out to consultation until 5th February 2021. The draft plan is supported by a comprehensive evidence base which has resulted in the Council proposing to provide a sustainable pattern of growth which responds to the varying scales, needs and functions of the County's settlements. The plan currently seeks to deliver around 30,800 dwellings between 2016-2038, which equates to 1,400 dwellings per year. 200 new dwellings are directed to Bayston Hill on 2 sites. The site, the subject of this document was dismissed in the SLAA in 2018 as not being currently suitable but recognising that it has future potential subject to further detailed assessment.

This document has addressed all of the concerns raised within the SLAA as well as the reasons for refusal cited on a previous proposal for small scale residential development.

As is evident, there are no technical or environmental constraints which would indicate that the site is not capable of being brought forward and the development of the site.

The Framework masterplan which has been derived following a constraints and opportunities assessment which itself has been informed by the technical and environmental testing of the site, indicates that this 17.50 hectare site could deliver approximately 250 houses across a development area of 7.40 hectares, whilst having regard to outlined mitigatory measures whilst also deploying the following design and layout principles:

- Active, "outward facing" development;
- Retained hedgerows to be bolstered with native species to increase biodiversity;
- Creation of new habitat for wildlife including native wildflower grassland, shrub and tree planting to deliver habitat enhancements;
- Substantial areas of public open space with children's play and green corridor links. This will create an enhanced gateway/entrance to the village when approaching from the south and allow a gradual transition within the landscape from open countryside to the edge of the village and built form;
- A potential SuDs feature to create new breeding habitat for wildlife such as amphibians through

the creation of permanent standing water. New areas of tussocky grassland and other shelters would provide additional habitat opportunities and reptiles;

- Retention and improvements to 2 public rights of way which traverse the site;
- New footpath along the site frontage;
- Retention and provision of appropriate standoff buffer to potential Veteran trees;
- Vehicular access to the proposed allocation site can be achieved through the introduction of a 4-arm priority-controlled compact roundabout, with a 50m ICD, located at the same location as the existing A49 Hereford/Unnamed Road junction;
- The proposed roundabout would provide an improved gateway feature into Bayston Hill, providing a clear transition between the rural and built up areas, and would naturally help to calm traffic speeds on the A49 Hereford Road, providing additional and significant highway safety benefits. It would therefore provide a significant betterment over the existing situation, whereby the achievable level of forward visibility (circa 22m) to the existing give way line and queuing traffic when approaching the junction from Condoover falls significantly short of the visibility requirements (215m) based on the speed of the road.

**In summary, this document demonstrates that the site at Bayston Hill is fully capable of being brought forward to assist the Council in providing much needed homes in accordance with the emerging planning policies contained within the emerging draft Plan.**

**The site is suitable, available and achievable and being promoted by Gleeson strategic Land Limited who has an established and proven track record in delivering sites and subsequent housing completions. It is therefore requested that the Council give proper consideration to the site being allocated for residential development for up to 250 dwellings in this current Plan review.**

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# Ecological Constraints and Opportunities

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Land at Bayston Hill, Shrewsbury, Shropshire (1006070)

December 2020

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## 1. Introduction

- 1.1. Aspect Ecology was commissioned by Gleeson Strategic Land in October 2020 to undertake an initial ecological constraints and opportunities appraisal in respect of land at Bayston Hill, Shrewsbury, Shropshire, centred at grid reference SJ 4850 0811.
- 1.2. The following note provides a summary of the ecology work carried out to date, namely a desk study and Phase 1 habitat survey, and identifies the potential ecological constraints and opportunities, further survey requirements (where relevant), and likely scope of ecological mitigation works for the future development of the site.

## 2. Site Overview

- 2.1. The site is located at the south-eastern edge of Bayston Hill. The site largely comprises mixed arable fields of Wheat and Stubble Turnip with fields left as fallow comprising stubble. The site also contains areas of rough semi-improved grassland, dense and scattered scrub and tall ruderal vegetation. The site is bound by two hedgerows, a tree belt and two streams. The A49 bounds the site to the east. The settlement of Bayston Hill lies to the north and north-west of the site and open countryside lies to the east, south and south-west.

## 3. Local Policy

- 3.1. Shropshire Council adopted the current Local Plan comprising two documents; the 'Core Strategy DPD 2006-2026' (adopted February 2011) and the 'Site Allocations and Management of Development Adopted Plan (SAMdev)' (adopted December 2015), which together set out an overall strategy to guide development across Shropshire until 2026. Consultation on the new Shropshire Local Plan 2016 to 2038 is currently underway. Policies of particular relevance to ecology are reproduced below.

### Core Strategy DPD 2006-2026

- 3.2. **Policy CS6: Sustainable Design and Development Principles** states that:

*'To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change... ensuring that all development:*

- *Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate; ...*
- *Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;*

**3.3. Policy CS17: Environmental Networks** states that:

*'Development will identify, protect, enhance and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:*

- *Protects and enhances diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;*
- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;*
- *Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites; and*
- *Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.*

SAMdev Plan 2006 - 2026

**3.4. Policy MD2: Sustainable design** states that:

*'For a development proposal to be considered acceptable it is required to: ...*

5. *Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including.*
  - I. *Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and; ...*
  - II. *Where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point...*

**3.5. Policy MD12: The Natural Environment** states that:

*'In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire's natural assets and their conservation enhancement and restoration will be achieved by:*

1. *Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.*
2. *Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:*
  - i. *the special qualities of the Shropshire Hills AONB;*

- ii. *locally designated biodiversity and geological sites;*
- iii. *priority species;*
- iv. *priority habitats;*
- v. *important woodlands, trees and hedges;*
- vi. *ecological networks;*
- vii. *geological assets;*
- viii. *visual amenity;*
- ix. *Landscape character and local distinctiveness.*

*Will only be permitted if it can be clearly demonstrated that:*

- a. *there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;*
- b. *the social or economic benefits of the proposal outweigh the harm to the asset.*

*In all cases, a hierarchy of mitigation then compensation measures will be sought.*

- 3. *Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.*
- 4. *Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.'*

#### Shropshire Local Plan 2016 to 2038

#### 3.6. **Policy DP13: The Natural Environment** states that:

*The avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:*

##### *Designated sites and priority species and habitats*

- 1. *Requiring a project-level Habitats Regulations Assessment (HRA) for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site...*
- 2. *Ensuring that the following types of development are determined in line with national policy:*
  - a. *on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments); or*
  - b. *resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees)*

##### *Biodiversity Net Gain*

- 3. *Ensuring that all development delivers at least a 10% net gain for biodiversity in accordance with the Environment Act, any future Local Nature Recovery Strategy (LNRS) and policies DP15, DP16, DP17 and DP23.*

##### *Natural Assets*

- 4. *Ensuring that proposals which are likely to have an adverse effect on any of the following natural assets:*
  - a. *Locally designated biodiversity sites;*
  - b. *Locally designated geological sites;*
  - c. *Priority species;*
  - d. *Priority habitats; ...*



are accompanied by an Ecological or Geological Impact Assessment as appropriate. This should be carried out by a suitably qualified professional in accordance with industry standards and be proportionate to the scale of the impact and the importance of the asset.

5. Ensuring that proposals which are shown to have an adverse effect, directly, indirectly or cumulatively, to those natural assets listed above will only be permitted if it can be clearly demonstrated that:
  - a. there is no satisfactory alternative means of avoiding the adverse effect through redesign or by re-locating on an alternative site and;
  - b. the social or economic benefits of the proposal outweigh the adverse effect.
6. Ensuring that where proposals meet these tests, mitigation measures to reduce the harm will be sought in the first instance. Compensation measures for residual harm will only be accepted as a last resort. Mitigation and compensation measures must be demonstrated to be achievable and be in accordance with policies DP15, DP16, DP17, DP18, DP20, DP23 and DP24. Appropriate conditions and/or planning obligations will be used to ensure that such measures are fully implemented and monitored where required.
7. Maximising opportunities to increase the quantity, quality and connectivity of natural assets in accordance with policies DP15, DP16, DP17 and DP23 through habitat creation and management measures, provision of appropriately designed and suitably located bat and bird boxes or swift bricks and any other such measures which would support protected or priority species.

#### Trees, Woodlands and Hedgerows

8. The retention of trees and a significant increase in the extent and distribution of trees, woodlands and hedgerows in Shropshire will be achieved by:
  - a. Ensuring that for all proposals directly affecting existing trees or where trees are immediately adjacent to a development site, such trees are recorded in line with guidance in the relevant British Standard and that the record is submitted as part of the planning application. Opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature should be considered and documented as part of this;
  - b. Ensuring that applicants provide details as to how retained trees, hedges and hedge banks will be protected prior to, during and after construction; ...
  - d. Encouraging new development to plant new trees, woodlands and hedgerows in line with the Shropshire Tree and Woodland Strategy, Shropshire Green Infrastructure Strategy and the provisions of the Environment Act with respect to Biodiversity Net Gain; and
  - e. Ensuring that native species hedgerows are retained on development sites, unless there are overriding benefits that justify their removal. Where removal is deemed necessary, details addressing the criteria under the Hedgerow Regulations 1997 (as amended) should be submitted to demonstrate the validity for removal along with details of replacement hedgerows...

#### 4. Overview of the Ecological Status of the Site

Ecological Designations	
<b>Constraint</b>	<i>Low - Moderate</i>
<b>Notes</b>	<p><b>Statutory Designations</b></p> <p>The site itself is not subject to statutory ecological designations. The nearest statutory designation is Midland Meres and Mosses Phase 1 Ramsar underpinned by Bomere, Shomere and Betton Pools Site of Special Scientific Interest (SSSI), located approximately 0.9km to the east of the site. The Ramsar is designated for comprising a diverse range of habitats from open water to raised bog as well as supporting a number of rare plant species associated with wetlands, whereas the SSSI is designated for comprising a mix of open water and peatland, which support</p>

	<p>several nationally important and notable flora and invertebrate species. The next nearest statutory designation is Rea Brook Valley Local Nature Reserve located approximately 1.5km to the north of the site and designated on the basis of forming a green corridor with a variety of habitats from the open countryside into the heart of Shrewsbury.</p> <p>Additional international designations which lie within 25km of site include Midland Meres and Mosses Phase 2 Ramsar and The Stiperstones &amp; The Hollies Special Area of Conservation (SAC).</p> <p>The Regulation 18 Pre-Submission Draft Shropshire Local Plan 2016 to 2038 Habitats Regulations Assessment (July 2020) identifies a number of potential sensitivities in relation to the Midland Meres and Mosses Phase 1 Ramsar, such as invasive species, recreational disturbance, ground water abstraction and ground &amp; surface water contamination. It is anticipated that recreational activity arising from the development could largely be absorbed at source. It also is considered unlikely that any future residential development of the site would require ground water abstraction or contribute to ground or surface water pollution subject to the implementation of an appropriately designed drainage strategy. As such, allocation of the site for residential development is unlikely to be contrary to the conservation objectives of the SAC.</p> <p><b>Non-statutory Designations</b></p> <p>The site itself is not subject to any non-statutory ecological designations. The only non-statutory designation is Lyth Hill Local Wildlife Site (LWS) located approximately 1.3km to the south-west of the site. The LWS is designated for comprising broadleaved semi-natural woodland, semi-improved grassland, acid grassland and marshy grassland.</p>
--	--

<b>Habitats</b>	
<b>Constraint</b>	<i>Low</i>
<b>Notes</b>	<p>The site is dominated by arable fields under active cultivation, with a single stubble field that was fallow at the time of survey. An area of former arable land is present and comprises rough semi-improved grassland with areas of colonising scattered and dense scrub and tall ruderal vegetation. The vast majority of species present within these habitats are common and widespread, albeit a small discrete patch of Corn Spurrey (declining and vulnerable status) was recorded at the south-western corner of the site. Overall, these habitats do not constitute important ecological features, albeit the small population of Corn Spurrey is of note. A total of two hedgerows are present at the south and south-west of the site, both of which are likely to qualify as a Priority Habitat, albeit unlikely to qualify as ‘important’ under the Hedgerows Regulations 1997 (as amended) and constitute important ecological features at the local level. A number of semi-mature and mature trees are present within the site. A belt of young to semi-mature trees is present at an embankment at the eastern site boundary associated with the A49. Two Oak trees (T1 &amp; T2) of potential veteran status are located within the site. Veteran trees are deemed as ‘irreplaceable’ and are of inherently high ecological value. The tree belt and veteran trees constitute important ecological features. Two streams bound the site, one at the north (S1) and the other at the south (S2). Stream S2 is partly culverted at its eastern extent. Both streams are approximately 1m wide with steep earth banks (approximately 1m deep) and are lined with trees. Shallow slow flowing water (approximately 5cm deep) was present in both streams at the time of survey. The two streams do not constitute important ecological features.</p>

Fauna	
Constraint	Low
Notes	<p><b>Bats</b> – A number of trees have features that provide potential to support roosting bats. The majority of habitats within the site afford negligible opportunities for roosting bats albeit the hedgerows, streams, and belt of trees offer opportunities for commuting and foraging bats.</p> <p><b>Badger</b> – no Badger setts or evidence of Badger activity was recorded within the site although this species has been recorded in the local area and the habitats within the site provide a foraging resource for this species. Badger may utilise the site for commuting and foraging on an <i>ad hoc</i> basis.</p> <p><b>Otter and Water Vole</b> – the watercourses within the site afford negligible opportunities for Otter and Water Vole albeit these species are known to occur in the local vicinity of the site. The closest record the LRC returned for Otter was located approximately 0.5km to the north of the site, and for Water Vole located approximately 1.5km to the north-west of the site. None of the records returned were associated with the catchments for either of the watercourses within the site.</p> <p><b>Great Crested Newt</b> – no suitable breeding aquatic habitat is present within the site and the vast majority of terrestrial habitat within the site is of negligible value to Great Crested Newts. Nonetheless, suitable terrestrial habitat is present within the site for Great Crested Newt in the form of rough grassland and the tree belt and Great Crested Newt are known to be present within the local area, located approximately 1km to the east of the site.</p> <p><b>Reptiles</b> – the rough grassland provides suitable habitat for reptiles and information returned from the LRC included records of Slow-worm from within the local area.</p> <p><b>Birds</b> – several species of common bird were recorded within the site boundary including Blackbird <i>Turdus merula</i> and Wood Pigeon <i>Columba palumbus</i>. No protected or notable bird species was returned from within the site itself. The site offers foraging and nesting habitat for local birds and potential for nesting Barn Owl was recorded associated with tree (T3) at the south-east of the site and in trees associated with hedgerow H2 at the south-west of the site.</p>

## 5. Recommended Further Survey Work, Constraints and Mitigation Requirements

- 5.1. Based on the above considerations and background information, the following further surveys are recommended to support a future planning application. Possible constraints to development and mitigation requirements are also identified.

### *Habitats*

- 5.2. The hedgerows, streams and tree belt at the site boundaries as well as the potentially veteran trees present within the site are of elevated ecological interest. As such, these features should be protected, retained and incorporated within a future scheme design where practicable and pollution control measures implemented in order to safeguard the watercourses associated with the site. In addition, the area of Corn Spurrey should be retained or relocated where practicable.
- 5.3. As per Natural England standing advice for ancient or veteran trees, a buffer at least 15 times the diameter of the tree or 5m from the edge of the tree's canopy, whichever is greater, is required for the area between veteran trees (T2 and T4) and the development area, unless otherwise advised by a suitably qualified arboriculturalist. Therefore, subject to the provision of such a buffer, the veteran trees are unlikely to be an overriding constraint to development of the site.



### *Bats*

- 5.4. Should any trees of moderate and high suitability for roosting bats require removal to facilitate development, these would need to be subject to further survey work to determine the presence / absence of bats, albeit any loss of bat roosts could be readily mitigated.
- 5.5. Bat activity surveys (comprising manual walked activity and static monitoring) to establish the use of the site by foraging and commuting bats is recommended and can be undertaken between April - October. Subject to the scheme design retaining / enhancing the boundary habitat in addition to the implementation of a sensitive lighting scheme, foraging bats are unlikely to be a constraint to development of the site.

### *Otter and Water Vole*

- 5.6. Should the future development of the site affect either of the watercourses within the site, it is recommended that presence / absence surveys for Otter and Water Vole are undertaken to inform a suitable mitigation strategy. Nonetheless, the future development of the site provides the opportunity to enhance and buffer the on-site watercourses and the presence of Otter or Water Vole is unlikely to pose a constraint to the future development of the site.

### *Great Crested Newt*

- 5.7. Although no breeding habitat is present within the site, a single garden pond, identified on OS mapping, is present approximately 180m to the north-east of the site. This pond however is well separated from the site by two roads, one of which is the heavily used A49, which represents a significant barrier to any Great Crested Newt dispersal. Furthermore, the vast majority of the terrestrial habitat contained within the site is of negligible suitability for this species. As such, it is highly unlikely that Great Crested Newt would be present within the site and accordingly, it is highly unlikely that Great Crested Newt would pose a constraint to the future development of the site.

### *Reptiles*

- 5.8. Given the presence of suitable habitats within the site and as reptiles are known to be present in the local area, it is recommended that a presence / absence survey for reptiles be undertaken to inform a mitigation strategy. Reptile surveys are seasonally restricted and should be undertaken between March and September / early October and are considered optimal during April, May and September.
- 5.9. Should the presence of reptiles be confirmed then a mitigation strategy would need to be implemented, the methodology of which would be informed by the results. Nonetheless, subject to the implementation of a suitable mitigation strategy, reptiles are unlikely to pose an overriding constraint to development of the site.

### *Birds*

- 5.10. The site offers foraging and nesting opportunities for local birds. However, the site is unlikely to be of significant ornithological value at a district level and subject to the implementation of a suitable mitigation strategy, birds are unlikely to pose an overriding constraint to development of the site.

## **6. Opportunities & Enhancements**

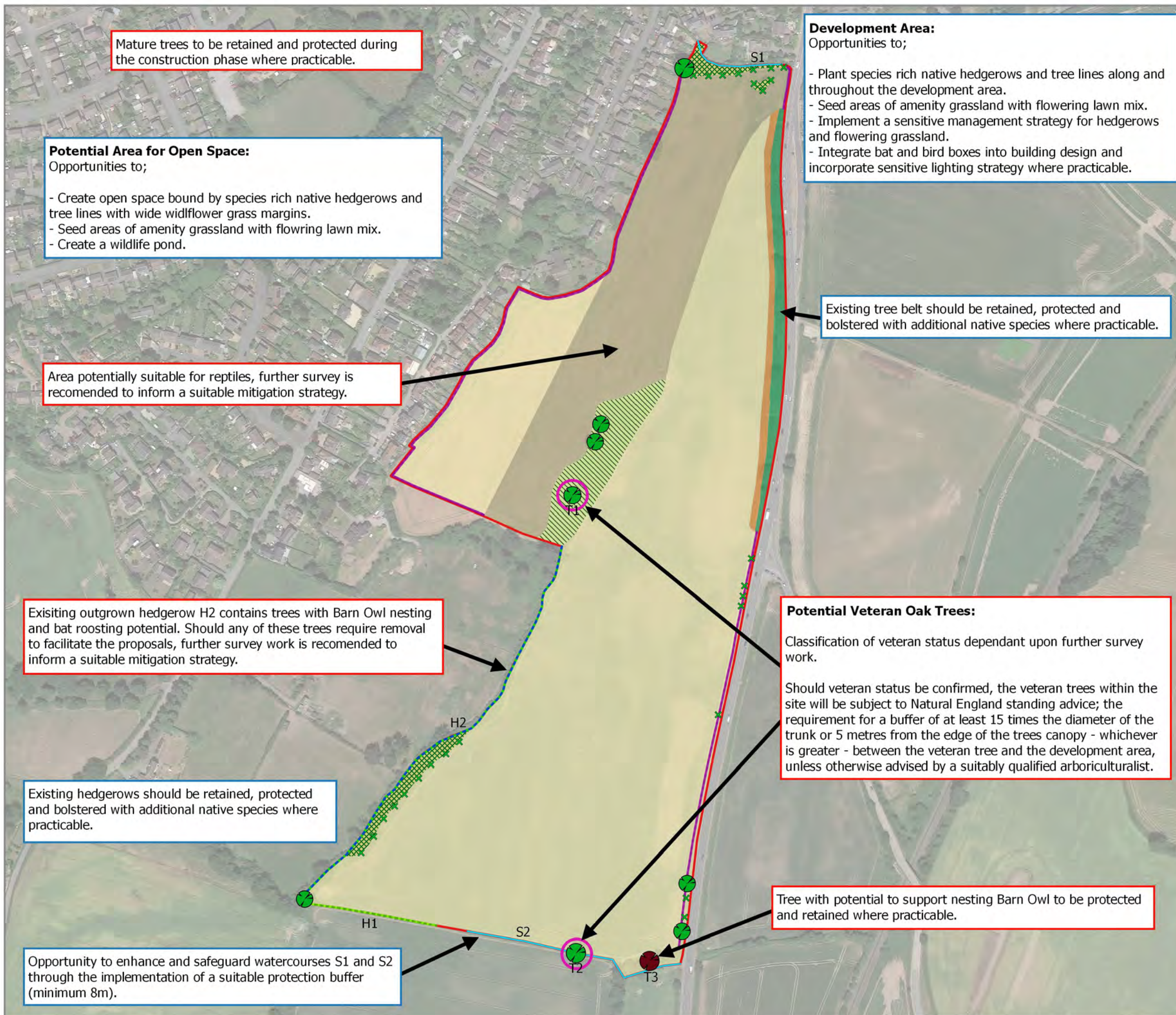
- 6.1. Development of the site presents a number of opportunities to deliver enhancements for biodiversity as summarised below.

- 6.2. **Habitat creation / enhancement** – the development of the site provides the opportunity to enhance existing habitat as well as create new habitat of greater value to wildlife. An ecologically guided management plan should be implemented in order to maximise the biodiversity value of the habitats and features retained by the scheme. Future development of the site provides the opportunity to remove the negative effect of agricultural enrichment which is potentially contributing to additional nutrient loads to the local watercourses. The retained hedgerows could be bolstered and enhanced by planting additional native species to increase species richness. Additional species-rich hedgerows could be created at boundaries which do not currently have hedgerows, increasing the ecological connectivity of the site within the local landscape. The formalised open space for recreational purposes could also include features of benefit to wildlife such as flowering lawns and nectar-rich non-native planting, thereby still providing opportunities for wildlife.
- 6.3. **Bats** – additional opportunities for roosting bats could be provided through the provision of a range of bat boxes for a variety of species as well as for summer and winter roosting. A range of styles for inclusion on both retained trees and newly constructed buildings should be provided. The boxes should be located in close proximity to habitat of benefit to bats.
- 6.4. **Amphibians and Reptiles** – any sustainable drainage proposals for the site may present the opportunity to provide new breeding habitat for wildlife such as amphibians, through the creation of permanent standing water for example. New areas of tussocky grassland and other shelter features would provide additional habitat opportunities for amphibians and reptiles.
- 6.5. **Birds** – additional nesting opportunities could be provided through the provision of a range of bird boxes for local species. A range of box styles for inclusion on both retained trees and newly constructed buildings should be provided.
- 7. Conclusions**
- 7.1. In conclusion, subject to a sensitive scheme design and the implementation of appropriate mitigation measures, guided by future survey work, based on current evidence there are no overriding ecological constraints to development of the site.

**Enclosed:**

- Plan 6070/ECOP1 – Ecological Constraints and Opportunities



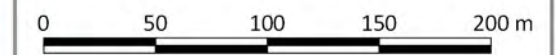


**Key:**

- Site Boundary
- Arable
- Fallow Arable; Tall Ruderal and Rough Grassland
- Tall Ruderal and Rank Grassland
- Scattered Scrub and Rank Grassland
- Dense Continuous Scrub
- Tree Belt
- Outgrown Hedgerow
- Hedgerow
- Stream
- Potential Veteran Tree
- Tree with Barn Owl Nesting Potential
- Standard Tree
- x Scattered Scrub
- Constraints
- Opportunities

Opportunity to:

- Create new Species Rich Native Hedgerow



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Land at Bayston Hill, Shrewsbury	PROJECT
Ecological Constraints and Opportunities	TITLE
6070/ECOP1	DRAWING NO.
-	REV
December 2020	DATE



# BUILT HERITAGE AND ARCHAEOLOGY - CONSTRAINTS AND OPPORTUNITIES

Bayston Hill, Shropshire

JCH01241  
Built Heritage and  
Archaeology - Constraints  
and Opportunities  
1.2  
November 2020

**BUILT HERITAGE AND ARCHAEOLOGY: CONSTRAINTS AND OPPORTUNITIES  
BAYSTON HILL, SHROPSHIRE**

**Quality Management**

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## 1 INTRODUCTION

- 1.1 This Constraints and Opportunities assessment has been prepared by RPS for Cerda Planning on behalf of Gleeson Strategic Land Ltd. It considers the heritage constraints and opportunities in support of the site's allocation for residential development.
- 1.2 The c.17.8ha site (the 'study site') comprises an agricultural field and two small areas of woodland/scrub in the centre and along the northern boundary of the site and is located to the south-east of Bayston Hill (Figure 1). The site is bounded to the east by the A49, to the south by field boundaries and outlying fields, to the west by a field boundary and rear property boundaries of housing along Betley Lane and Cornwall Drive and to the north by rear property boundaries of housing off Kendricks Bank.
- 1.3 In the preparation of this report, site visits were made on 11<sup>th</sup> and 13<sup>th</sup> November 2020. Additionally, the assessment has been informed by a review of historic mapping, listing citations, a HER search and the application of professional judgement. At present there is no masterplan available, and the impact assessments made in the report have been based on the principle that development within the site does not exceed 2.5 storeys and is in-keeping with the scale and design of housing within the surrounding area.

## 2 LOCAL PLANNING POLICY

- 2.1 The Local Plan framework is currently provided by the Shropshire *Core Strategy DPD* (adopted February 2011 and the *Site Allocations and Management of Development Adopted Plan* (adopted December 2015)). The Core Strategy document contains policy *CS17: Environmental Networks* and the Sites and Allocations Adopted Plan contains policy *MD13: Historic Environment* which provide the framework for the consideration of development proposals affecting built heritage and archaeology.
- 2.2 A review of the Local Plan to create the new Shropshire Local Plan 2016-2038 is currently being undertaken, with the submission of the Local Plan anticipated to take place in early 2021.

## 3 ARCHAEOLOGICAL AND BUILT HERITAGE APPRAISAL

### Designated Heritage Assets

- 3.1 There are no designated heritage assets within the study site.
- 3.2 A search of National Heritage List for England and Local Authority datasets show that the only designated heritage assets within a 1km search area surrounding the site are the Scheduled Monument of The Burgs and 4 Listed Buildings (all listed at Grade II) (Figure 2). The site inspection confirmed however, that a very limited view of Little Lyth Farmhouse (Grade II Listed Building) was available from the southern edge of the site. This Listed Building is located c.1.14km to the south of the site and will also be considered in this assessment.
- 3.3 The Scheduled Monument *The Burgs hillfort* (NHLE: 1003016) is located c.240m north-east of the study site at its closest point. The Burgs Hillfort (HER no. 00060) is a small (c.2.1 ha), multivallate, hilltop enclosure, considered to be a rare form of hillfort, being relatively small but having multiple ramparts. It is thought to be of Iron Age origin, but no significant dating evidence has yet been recorded from the site.
- 3.4 The Scheduled Monument is located within an area of localised high ground, and its position can be seen from the majority of the study site, although the extensive tree cover present within the Scheduled area screens views of the majority of the archaeological monument itself. Glimpses of the earthworks could be seen from the northern part of the study site due to winter foliage. It is however, anticipated that during summer, such glimpsed views of the earthworks would be lost completely. The prominence of the Scheduled Monument in views from the study site decreases with distance, with Sharpstone Hill Quarry and the urban environment of Bayston Hill visually dominating views from the southern site boundary (approximately 1km from the Scheduled area) towards the Scheduled Monument, rather than the topography and vegetation associated with the Monument (Plate 1).
- 3.5 Reciprocal views from the Scheduled Monument towards the site are mixed. From locations within the Scheduled Monument itself, views south-westwards (towards the study site) are dominated by the vegetation located within the Scheduled area, the modern development east of the A49 visible in the foreground, and further residential properties visible on the ridge to the west of the study site boundary. Through the gaps in the vegetation there is a perception of the study site as green space, although the view is largely filtered by the intervening vegetation (Plate 2). This inconsistent view is anticipated to become more partial following the return of vegetation growth in the spring. The views of the rural areas to the south of the Scheduled area are much more consistent and informative.
- 3.6 From the southwestern boundary of the Scheduled area, more consistent views of the study site can be obtained. Residential properties are visually prominent in the foreground, along with the A49 and intervening vegetation in the middle distance. Residential properties adjacent to the western study site boundary are less visually prominent. Views of the northern half of the study site are of greater prominence, with views of the southern half of the study site more influenced by vegetation and higher ground further to the southwest (Plate 3).
- 3.7 The significance of the Scheduled Monument is predominantly derived from its designated area in which lies its archaeological interest (evidential value) in the extant earthworks, below-ground remains and information the site contains regarding date and methods of construction and potential to preserve earlier land surfaces, artefacts, environmental evidence and other features. The upstanding earthworks have an aesthetic value and also an illustrative historical value.
- 3.8 By virtue of the study site forming part of the rural hinterland of the Scheduled Monument, the study site is considered to lie within the setting of the Scheduled Monument, and thus contributes to its

aesthetic and historical significance. This contribution is mitigated by views to the southwest of the Monument being defused by the presence of extensive vegetation and residential development both in the foreground and at distance. It is views to the south of the monument which contribute the greater part of the monument's significance in terms of setting. Based on the above, it is considered the degree to which the study site contributes to the setting of the Monument is modest, at best. In reference to the northern part of the study site, such a contribution decreases with distance travelled from the Scheduled area itself.

- 3.9 In general, subject to a more detailed assessment of the setting and significance of The Burgs Scheduled Monument, it is anticipated that development within the study site has the potential to cause a degree of harm to the significance of the Scheduled Monument as a result of changes within its setting. Development in the northern part of the study site is – in relative terms – more likely to have an adverse impact on the Monument than development in other areas of the site. This would amount to less-than-substantial harm in the context of NPPF paragraph 196, but can be reduced or possibly avoided through incorporation of sensitive design measures as part of the masterplanning process.
- 3.10 *Christ Church* (Grade II Listed Building, NHLE: 1055072) is located c. 325 metres north-east of the study site at the closest point. The site is not visible from the church itself or its immediate setting of 'The Common', a green situated south of the Church, as a result of the intervening topography and built development. Therefore, the proposed development will have no visual or physical impact on this part of the church's setting which provides the strongest positive contribution to its significance.
- 3.11 The upper-section of the church's tower is visible from the northern part of site, where it is seen rising above Bayston Hill's skyline. However, these form incidental views which provide no contribution to understanding the significance of the Listed Building. Development within the site would be seen in the context of the adjacent existing modern development already present within the church's setting. It is therefore considered that the site comprises a neutral element of the church's wider setting; subject to the informed layout and design of the scheme the development of the site can be designed to protect its significance and would cause no harm.
- 3.12 *Bayston Farmhouse* (Grade II Listed Building, NHLE: 1366959) is located c. 550 metres to the east of the study site. The Listed Building comprises a fifteenth/seventeenth century and later altered farmhouse, which is surrounded to north by nineteenth century farm buildings. Apart from a quarry located to the north-east of the farmstead, the farmstead is surrounded in all other directions by farmland. The Listed Building is separated from the study site by fields, a railway line, an unnamed B-road and the A49.
- 3.13 Historically, Bayston Farmhouse formed part of the Condover Hall Estate (the Hall is located 2.3km to the south-east of the farm). The Estate was broken up in c.1898 but during the nineteenth century the Bayston Farm farmed up to 300 acres and therefore, it is possible that its land holdings extended over part of the site.
- 3.14 The principal façade of the farmhouse faces south-west, in the direction of the southern end of the site and there is visibility between these areas. Inter-visibility between the farmhouse and the central part of the study site is screened by intervening vegetation on the southern side of the railway cutting. The northern area of the site is visible from the wider farmstead but is seen more within the context of the southern built edge of Bayston.
- 3.15 Consequently, the southern part of the study site can be considered to form part of the Listed Building's wider and extensive farmland setting. The intervening railway and roads provide a physical separation between the farmland surrounding the farmhouse and the site however, the termination of the site's farmland by Lyth Hill provides a natural termination within this farmland setting. This change is reinforced by the distant views of isolated houses on top of Lyth Hill.
- 3.16 Development within the southern part of the study site would change part of the Listed Building's setting. However, this area makes less of a contribution than other parts of the Listed Building's



farmland setting. Whilst development within the southern part of the site may result in some harm to the significance of the Listed Building, this would amount to less-than-substantial harm and could be reduced or possibly avoided through appropriate masterplanning of the layout and landscaping of the proposed development.

- 3.17 *Pulley Hall and Barn approx. 70m north-east of Pulley Hall* (Grade II Listed Buildings, NHLE Entries: 1295515 and 1366961) are located c.820 and c.870 metres north of the site. The intervening topography and built development of Bayston Hill prevents any inter-visibility between these areas and no evidence of historic functional association has been found between the site and these Listed Buildings. The site is not considered to form part of the settings to these two Listed Buildings and their respective significances will remain unaffected by the proposed development.
- 3.18 *Little Lyth Farmhouse* (Grade II Listed Building, NHLE: 1366957) is located outside of the search area, at c.1.14km south-south-west of the site. However, a very limited view of the farmhouse's gable and roof and similar visibility of its outbuildings is possible from the southern end of the site. Return views from the Listed Building towards the site are distant and restricted by the hamlet of Little Lyth and the intervening topography of Lyth Hill. The site is not considered to form part of the setting to this Listed Building and its significance would remain unaffected by development of the site.

#### **Non-Designated Heritage Assets**

- 3.19 A search of the Shropshire HER for the site and a surrounding 1km search area was commissioned in support of this document (received 3<sup>rd</sup> November 2020).
- 3.20 There is one non-designated heritage asset recorded within the study site; an undated, although possibly Prehistoric/Roman double ditched enclosure located in the centre of the site, identified as a cropmark during an aerial photography survey (HER 31491). There is no evidence of the enclosure on LiDAR data or GoogleEarth imagery for the site, nor was there any indication of the features or finds identified during the site visit. On this basis, there is currently no established relationship between the hillfort and the enclosure cropmark located within the study site. However, should further work confirm they are contemporary in date, the site would be considered to have a historic association with the Scheduled Monument.
- 3.21 The site also contains faint trace of former ridge and furrow visible on GoogleEarth imagery, however, no upstanding earthwork remains were identified on the site during the site visit. Ploughed out ridge and furrow is of no archaeological interest.
- 3.22 There are 65 Historic Environment Record Monuments recorded in the surrounding 1km search area (Figure 3).
- 3.23 There are no records of early to mid Prehistoric (Palaeolithic to Bronze Age) activity within the study site. Within the wider area, there is one Bronze Age record and six undated, but possibly Prehistoric records. A Bronze Age arrowhead was found during systematic fieldwalking c.720m east of the site (HER 21247). No other Prehistoric remains were found in the vicinity, despite further fieldwalking and trial trenching in the area. The remaining records comprise cropmark evidence of possible ring ditches (HER00438, 21245, 00003) c.450m and 750m east and 800m north-east of the site; two enclosures (HER04918 & 00439) c.880m west and c.900m south-east and a pit alignment (HER 00004) c.920m north-east of the site. There are no cropmarks visible on the site on GoogleEarth and no earthworks are identified in the LiDAR data or during the site visit. Based upon this and the distance of the site from the nearest major watercourse, the site is considered unlikely to have been a strategic position for Prehistoric settlement and is therefore, considered to have a low potential for significant early to mid Prehistoric remains.
- 3.24 There is one record of possibly Iron Age/Roman date held on the HER within the study site; the cropmark of a double ditched rectangular enclosure (HER 31421). Within the search area there eight entries for Iron Age/Roman activity including The Burgs hillfort, an Iron Age hillfort designated as a

Scheduled Monument, located c.240m north-east of the site (discussed above). Four other Iron Age/Roman enclosures, one associated with a possible pit alignment, are recorded in the wider area, c.340m east, c.600m west, c.830m west and c.840m south-east of the site (HER02206, 02430, 02429 & 00400), and part of an Iron Age/Roman field system is also recorded as a cropmark c.990m south-east of the site (HER 02412). Roman pottery kilns (HER 08135), associated with Roman settlement recorded just outside the search area to the north-east, were also found during archaeological excavation c.950m north-east of the site. Assuming the cropmark recorded on the site represents an Iron/Age/Roman feature, there remains the potential for further associated remains on the site. It is therefore, considered to have an enhanced potential for significant (i.e. non-agricultural) Iron Age/Roman remains.

- 3.25 There are no records of Saxon date within the study site nor the search area. Bayston [Hill] and [Lower] Bayston are mentioned in Domesday Book (1086) indicating their existence from at least the Saxon period; however, the location of the former settlement is currently unknown. It is assumed that the deserted Medieval village of Bayston (HER02710; see para 3.26), and as such the likely location of any Saxon/early Medieval settlement, was located c.550m east of the site on the site of Bayston Farm, although no occupation evidence has been revealed during trenching. On the basis of the lack of Saxon remains recorded in the search area and absence of cropmarks and earthworks recorded or visible on the site, the site is considered to have a low potential for substantial (i.e. non-agricultural) Saxon/Early Medieval remains.
- 3.26 There are no records of Medieval date within the study site and nine records of Medieval date within the search area. The possible deserted Medieval settlement of Bayston is assumed to be located on the site of Bayston Farm c.550m east of the site (HER02710), although intrusive fieldwork did not reveal any settlement remains. Further possible Medieval occupation is recorded in the form of two possible farmstead and moated sites c.840m north and c.890m north-west of the site (HER27595 & 03896). Medieval field systems and field boundaries are also recorded c.930m east, c.980m south-east and c.1km north-east of the site (HER 21246, 33375 & 08146) and the site of the Medieval deer park and hunting forest, Lye Forest, is located c.850m north-west of the site. A possibly Medieval trackway is also located c.1km north-east of the site (HER 08140) as shown on Rocque's Map of 1752. The traces of ridge and furrow on the site visible on GoogleEarth would indicate that the site lies within the agricultural hinterland of Bayston and as such, is considered to have a low potential for substantial (i.e. non-agricultural) Medieval remains.
- 3.27 The HER contains no records of Post Medieval/Modern activity within the study site. There are no Locally Listed Buildings within the search area, however the HER records twenty-one monuments which are categorised as extant buildings and therefore, maybe considered as non-designated built heritage assets.
- 3.28 A review of these buildings has established that thirteen have no inter-visibility with the site and no evidence of any historic functional association between them and site has been found. Development of the site will not affect the significance of these buildings; and they require no further assessment.
- 3.29 Eight of the above buildings have limited inter-visibility with the site but no known historic functional associations. The closest of these buildings to the site are:
- The site of Bayston Toll House (HER ref: 15358). The HER states that the original toll house may have been amalgamated into a later dwelling. This dwelling is located on the eastern side of the A49 and opposite to the northern end of the site (c.25m east of the site). It is considered that the site provides no contribution to the significance of the site of the Bayston Toll House which is focused on its historic functional association with the former turnpike road (now the A49); the development of the site will not affect this significance.
  - White House (HER ref: 15286) is located c.180 metres west of the Site's southern boundary and on top of Lyth Hill. The HER states that the White House has a timber-frame but its exterior of white brick, slate roofs and decorative barge boards suggest that it was

remodelled in the nineteenth century. The dwelling is an example of a modest private residence, purposely built outside of Bayston Hill and on top of Lyth Hill to take advantage of the distant views to the east. The southern part of the site is located below the dwelling and the topography together with intervening vegetation restricts inter-visibility between these areas. The site is considered to form a neutral element within the setting of the White House and although the proposals would alter this setting, it is not considered to obscure the views of the landscape to the east which contributes a major element of its significance. Consequently, the significance of the White House will remain unaffected by the development of the site.

- There are six separate entries for farm buildings at Lower Bayston Farm (HER refs: 40888 – 40893), part of the farmstead to the Grade II Listed Bayston Farmhouse. The farmhouse and the immediate yards and fields surrounding these farm buildings contributes to the significance of these non-designated heritage assets. The wider area of farmland, including the site is not considered to form part of their settings and their respective significance will remain unaffected by the proposed development of the site.

3.30 A map regression has been undertaken and the study site appears to have been utilised as a mixture of agricultural land and a small area of scrubland throughout the Post-Medieval and Modern periods. The site's potential for significant Post-Medieval or Modern period archaeological remains is low/nil.

**Archaeological Appraisal:**

3.31 The potential for as-yet-to be discovered archaeological assets within the site has been assessed within this document. Based upon the HER data, the site is considered to have an enhanced potential for Iron Age / Roman evidence and a low/negligible potential for significant (i.e. non-agricultural) remains of all other periods. Any such remains are likely to be of local to regional interest and would be significant for their archaeological interest and potential to contribute to regional research agendas.



## 4 CONSTRAINTS AND OPPORTUNITIES

- 4.1 This Constraints and Opportunities assessment has established that there are no designated heritage assets within the site.
- 4.2 The report has identified that the site forms part of the wider rural setting of the Scheduled Monument of The Burgs hillfort and the Grade II Listed Bayston Farmhouse. Development within the site is considered to have the potential to cause less-than-substantial harm to the heritage significance of these assets. It is however, anticipated that appropriate masterplanning may facilitate a reduction in the assessment of harm.
- 4.3 The site is also considered to form part of the setting of Christ Church (Grade II listed). However, it is a neutral element which does not contribute to the understanding or appreciation of the heritage asset's significance and the development of the site could be designed to ensure there is no harm to the church.
- 4.4 The data provided by the HER contains one record within the study site; a possibly Iron Age/Roman double ditched enclosure identified as a cropmark from aerial photographs (HER 31491). No cropmarks are visible on the site on GoogleEarth and no earthworks are visible on the LiDAR data, or identified on the site during the site visit; however, the potential for below-ground remains cannot be ruled out. The presence of this non-designated heritage asset will not prevent allocation of the site. Further archaeological measures will however be required to evaluate this asset as part of any future planning application. Should further work confirm that the double ditched enclosure on the site is contemporary with the Scheduled Monument, an assessment of the historic association between the site and the hillfort will need to be made. Design or archaeological investigation measures will subsequently be necessary to safeguard its significance as a non-designated heritage asset.
- 4.5 Based upon the HER data, the site is considered to have an enhanced potential for other significant (i.e. non-agricultural) Iron Age/Roman remains and a low/negligible potential for remains of all other periods. Any such remains are likely to be of local interest and would be significant for their archaeological interest and potential to contribute to regional research agendas.
- 4.6 Within the search area there are eight non-designated built heritage assets associated with Bayston Toll House, White House and Lower Bayston Farm. The site has been assessed as providing no contribution to their significance and development within the site is not anticipated to cause harm to these built heritage assets.

## 5 CONCLUSIONS

- 5.1 RPS have undertaken an initial appraisal of the extent and nature of known heritage assets within the site and surrounding area, which has found no heritage or archaeological constraints to development of the site that would need to be resolved in advance of the allocation of the site.
- 5.2 In line with the NPPF, any future planning application for the site would be required to demonstrate an understanding of any known or potential heritage assets which may be impacted. In light of this, a Built Heritage Statement and Archaeological Desk-Based Assessment will need to be prepared in support of any forthcoming planning application for the site. It is also likely that the LPA will require further archaeological assessment by way of geophysical survey in advance of determination of the planning application.



**PLATES**



Plate 1: View north-east from the southern boundary of the site towards the Scheduled Monument



Plate 2: View south-west from the Scheduled Monument towards the site

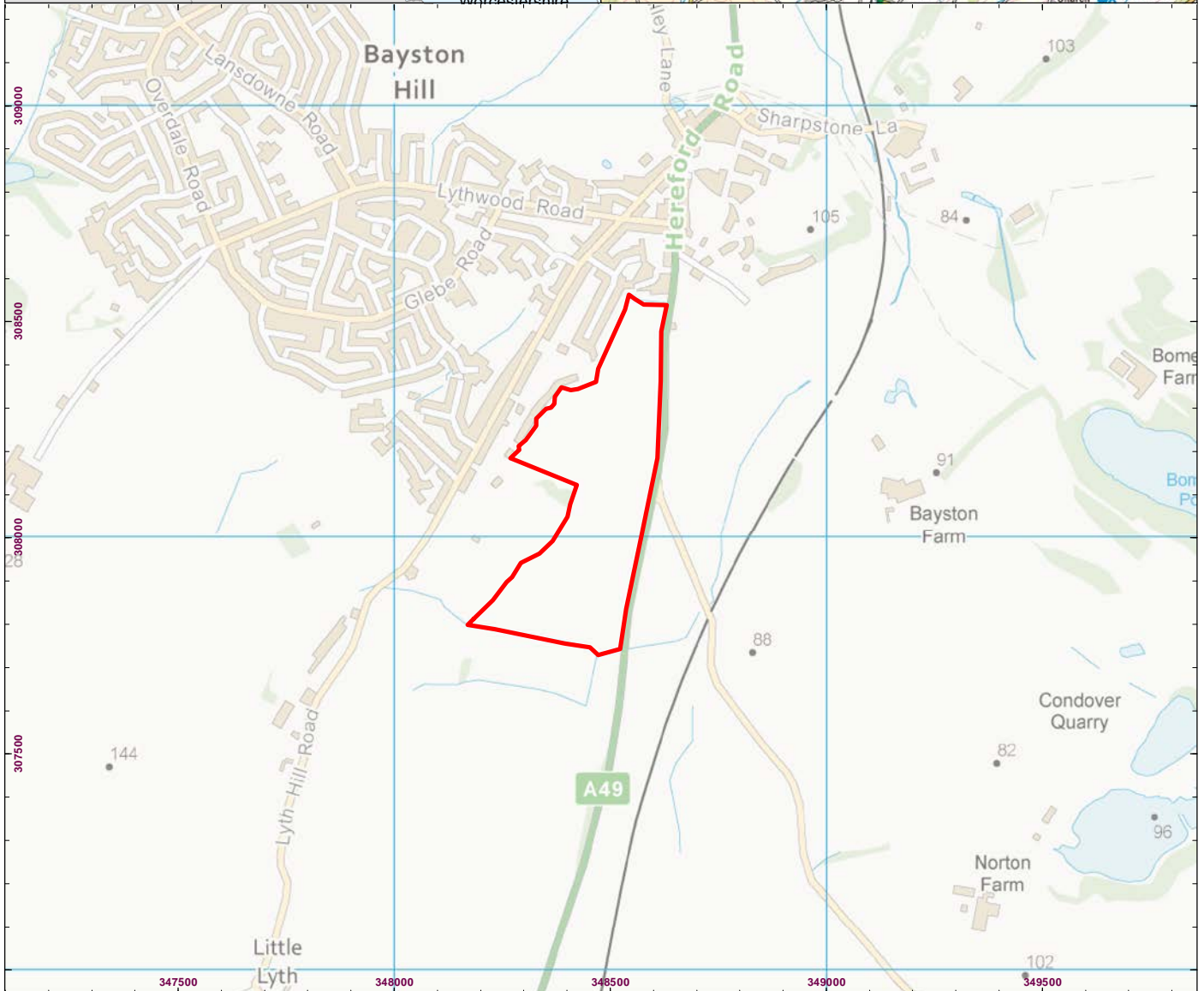
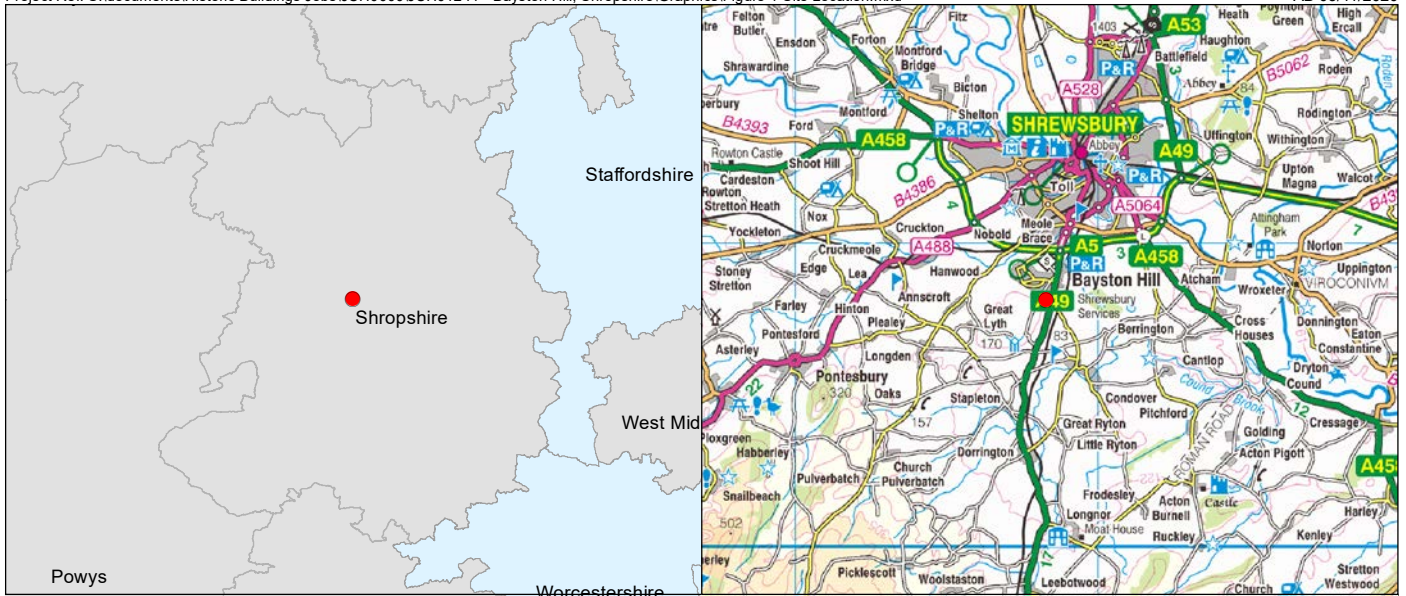





Plate 3: View south-west from the southern boundary of the Scheduled Monument towards the site



**FIGURES**



 Site Boundary

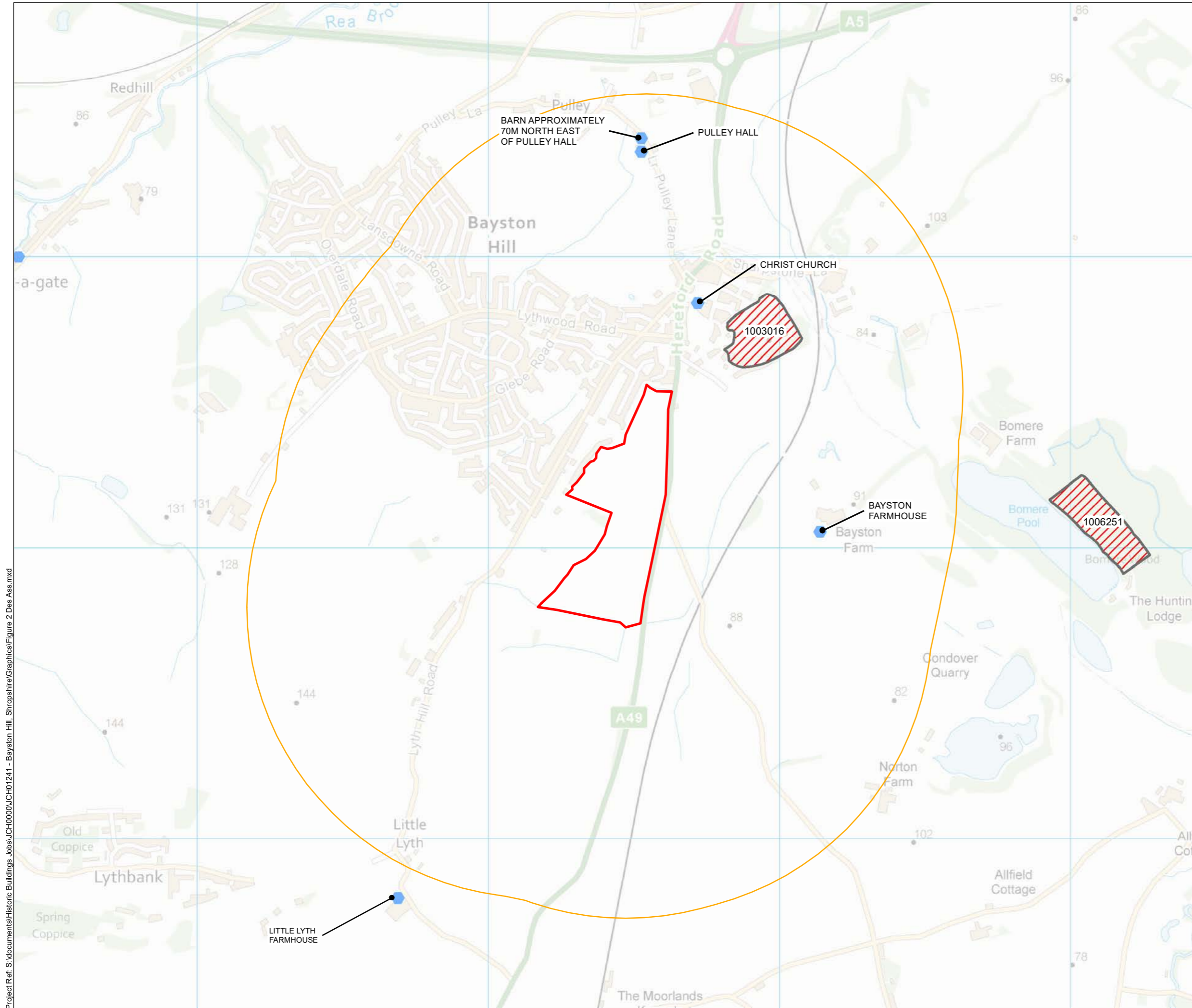


0 150 300 450m  
Scale at A4: 1:15,000



Figure 1  
Site Location





**Site Boundary**  
 [Red outline]

**Search Area**  
 [Yellow circle]

**Listed Buildings Grade**

- I
- II\*
- II

**LPA Conservation**  
 [Yellow fill]

**Scheduled Monuments**  
 [Red hatched fill]

N

0 160 320m

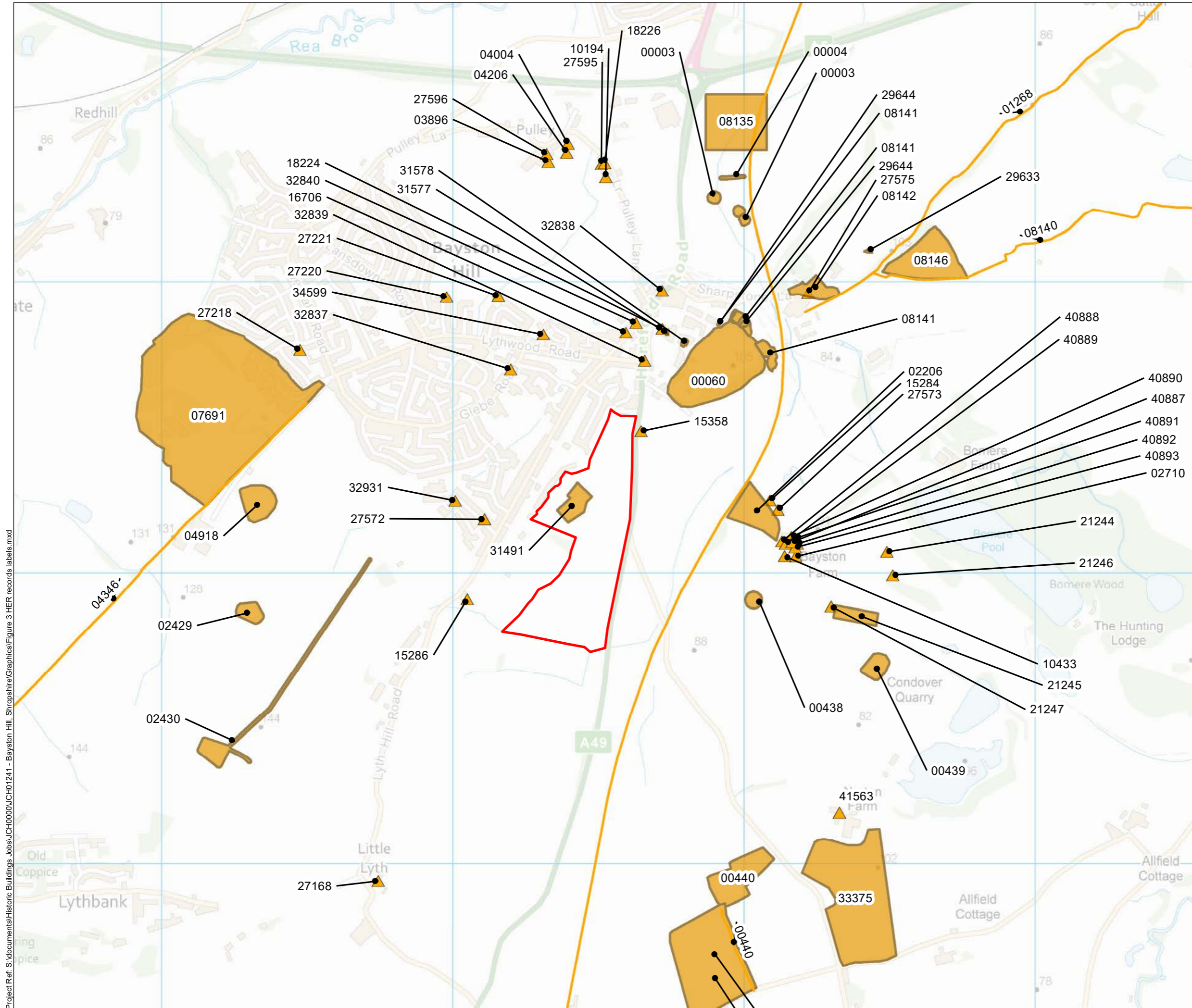
Scale at A3: 1:12,500



Figure 2  
 Designated Heritage Assets

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Site Boundary  
 Monuments

N  
 0 160 320m  
 Scale at A3: 1:12,500



Figure 3  
HER Data Monuments

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