



GILLESPIES

SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT

BAYSTON HILL
[20BYH]

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20. BAYSTON HILL [20BYH]



LOCATION AND DESCRIPTION

Bayston Hill is a large village in Shropshire, 3 miles south of Shrewsbury along the A49. There is a population of 4,830 and serves as a dormitory village to Shrewsbury. There is a large area of quarrying to the east of the settlement, still in use today. Among the locals the village was, and still is, affectionately known as Bunkum and for the purposes of this study has been divided into 5 parcels.



BAYSTON HILL A [20BYH-A]

LOCATION AND CHARACTER

Parcel A is located to the south east of Bayston Hill. There is limited vehicular access through the parcel, with Lyth Hill Road to the eastern boundary. Elsewhere, access is via the well-connected PRoW network that includes the Shropshire Way. A concentration of community facilities, allotments and gardens at Lythwood, strengthens the cultural pattern. The landscape is defined by the small upstanding hill (Bayston Hill) and a mixed farming system. Agricultural intensification has eroded some of the historic and cultural pattern.



1. FROM ROAD TO ALLOTMENTS AND COMMUNITY CENTRE, LOOKING ACROSS PLAYING FIELDS



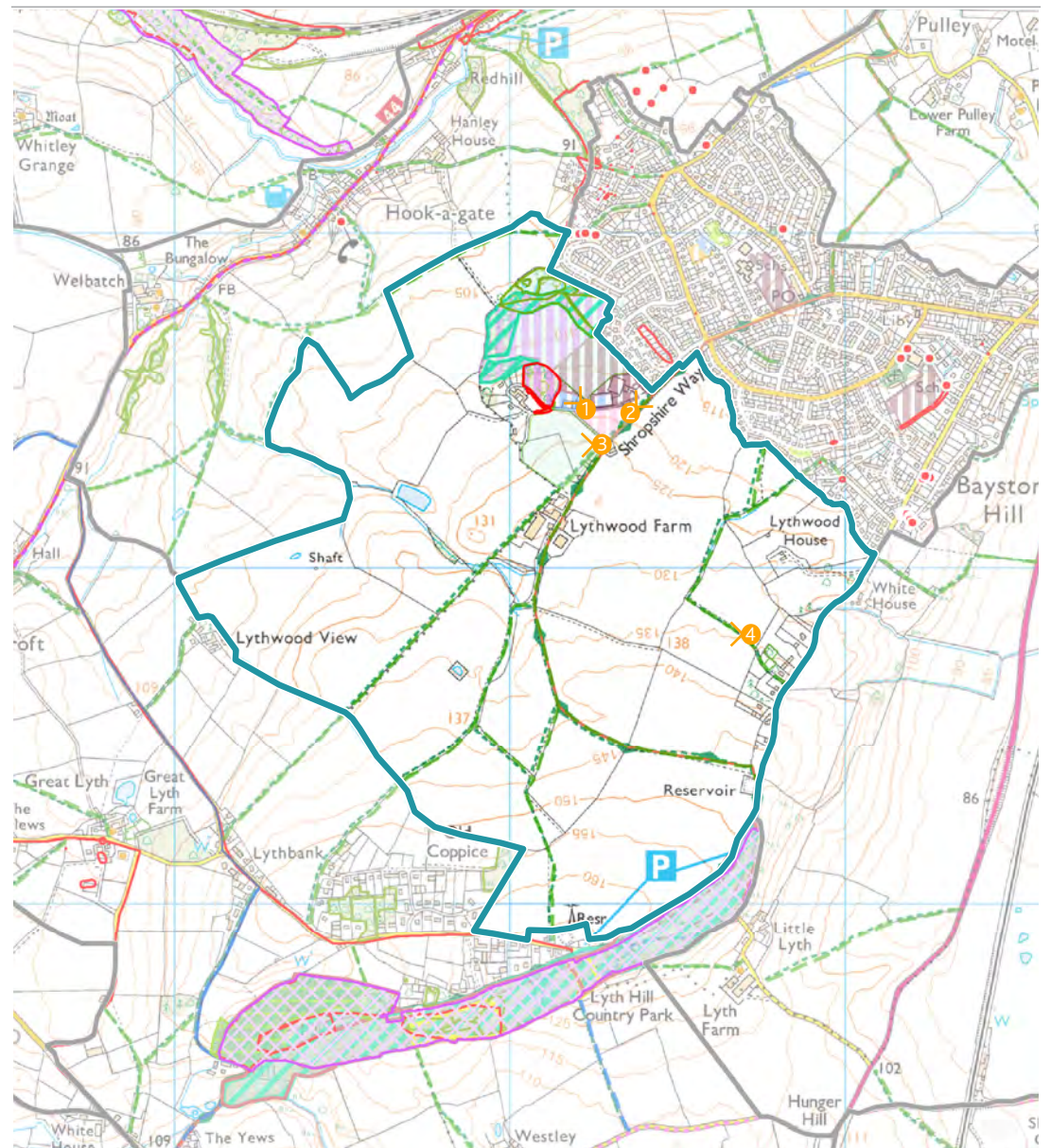
2. FROM SHROPSHIRE WAY LOOKING NORTH EAST TOWARDS BAYSTON HILL SETTLEMENT EDGE



3. FROM PROW LOOKING WEST INTO LYTHWOOD COMMUNITY WOODLAND AND SENSORY GARDEN



4. FROM PROW LOOKING WEST TOWARDS LYTHWOOD FARM



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of some scenic quality derived from the typical rural character and generous tree cover towards the settlement edge and local park. The woodland to the north west of the settlement is partially protected by TPO and aids integration of the settlement edge. The park and extensive recreation and community facilities clustered at Lythwood are a valuable local resource. Several PRoW including the Shropshire Way, connect to the Lythwood Country Park beyond the parcel and contribute to the informal recreational value of the area. Despite proximity to the Shropshire Hills AONB some 5 km to the east, south and south west, the majority of landscape does not display any of the AONBs special qualities due to agricultural intensification.

LANDSCAPE SUSCEPTIBILITY

This is a small to large-scale, farming landscape of predominantly arable production. Agricultural intensification has resulted in removal of hedgerows, leaving solitary trees in expansive fields that cover the majority of the central to southern parcel, with hedgerow loss also occurring along roads and farm tracks. Towards Lythwood, hedgerows are robust and well managed, with good connections to mature woodland adjoining the settlement edge and community gardens. The gently rolling landform within the main part of the parcel is less susceptible with development better screened at lower levels adjacent to existing settlement edge. There is a distinct ridgeline along Lyth Hill Road that form the edge of the parcel. Existing settlement comprises dispersed individual properties and farmsteads with a small linear settlement along Lyth Hill Road. Change to this settlement pattern would be noticeable. The extensive recreational and community facilities mean the area is locally valued and could be affected by new development.

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.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this intensively farmed landscape are of variable quality. Views from south to the north across the agricultural landscape, lack natural features and interest with scenic quality improving towards the settlement. To the farthest south tree and hedgerow cover to the ridgeline of Lyth Hill and Lyth Hill Road limit views to the east with limited glimpsed views towards the Shropshire Hills AONB.

VISUAL SUSCEPTIBILITY

Agricultural intensification and loss of hedgerows and tree cover, has created an open landscape with far reaching views that are particularly susceptible to new development. To the settlement edge, views become more enclosed, being framed and contained by vegetation. This reduces its susceptibility as new development would be better screened by the existing woodland than in a more open landscape. This reduction in susceptibility has however to be balanced against the sensitive recreational and residential receptors at this location. Also the rising landform and ridge at Lyth Hill, creates local skylines which are visible from multiple locations within the sensitivity parcel. Development on this higher ground and slopes up to Lyth Hill Road would be particularly noticeable in views from the settlement edge to the north. The relative number of people likely to experience the view is high and there are a variety of potential receptors within the sensitivity parcel. Dispersed individual properties, farmsteads and users of the extensive community and recreational facilities are typically highly susceptible to changes to their surroundings.

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.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BAYSTON HILL B [20BYH-B]

LOCATION AND CHARACTER

Parcel B is located to the east of Bayston Hill with Lyth Hill Road to the west and A49 and mainline railway running parallel through the parcel. Station Road forms part of the south boundary connecting to local roads and Condover. The PRoW network is sparse and intersected by roads and railway line. The landscape is defined by the small upstanding hill (Bayston Hill) to the west and Lyth Hill to the south west. Agricultural intensification has resulted in loss of historic and cultural pattern with medium to occasionally vast fields and sparse tree cover.



1. VIEW FROM BURG LANE, LOOKING SOUTH WITH LONG DISTANCE VIEWS OF AONB



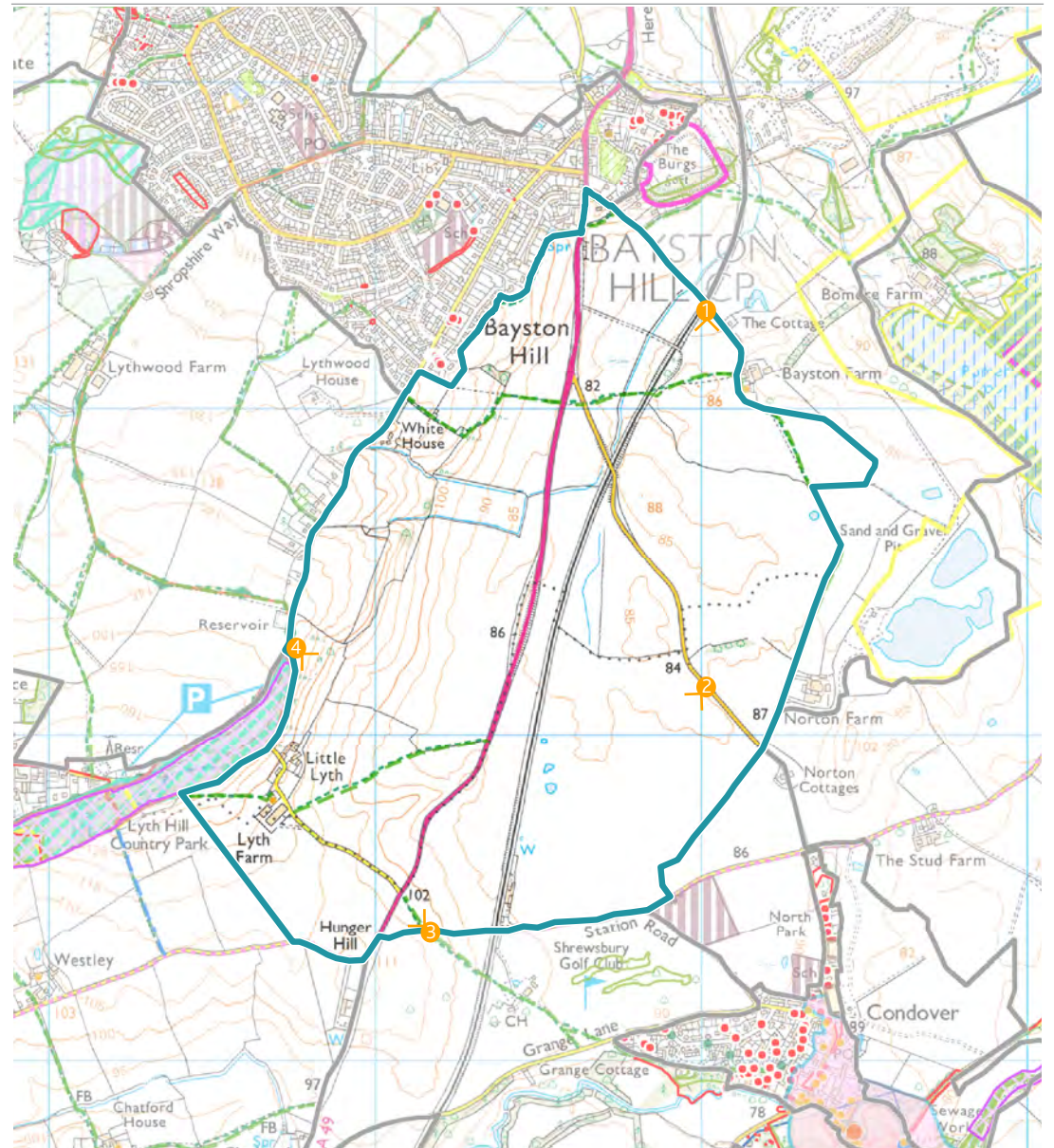
2. FROM ROAD TO CONDOVER LOOKING SOUTH WEST TOWARDS SHREWSBURY GOLF CLUB



3. FROM STATION ROAD NEAR JUNCTION WITH A49 LOOKING NORTH WEST TOWARDS LYTH HILL



4. FROM LYTH HILL ROAD AND PROMOTED VIEWPOINT LOOKING SOUTH EAST ACROSS VALLEY



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of moderate scenic quality derived from the wider setting of the Shropshire Hills AONB however the rural character of the landscape has been weakened as a result of agricultural intensification and extensive loss of hedgerows and tree cover. Landscape value is low with no distinctive features, sparse natural habitats and poor connectivity despite the presence of Lyth Hill and Country Park to the western boundary. Although the Shropshire Hills AONB lies some 5 km to the east, south and south west, the low lying landscape displays very few of the AONBs special qualities and could not be considered to fall within its setting. The landscape of the parcel makes an important contribution to the enjoyment of the area to the west at Lyth Hill but is distinctly reduced elsewhere.

LANDSCAPE SUSCEPTIBILITY

This is a small to large-scale, farming landscape of predominantly arable production. Agricultural intensification has resulted in removal of hedgerows to ease cultivation, leaving few solitary trees in expansive fields that cover the majority of the parcel, with hedgerow loss also occurring along roads and farm tracks. The flat to gently rolling landform within the main part of the parcel is less susceptible with development better screened at lower levels however there is very settlement to associate new development with. Woodland and hedgerow planting are no longer associated with this intensively farmed landscape and it would require extensive planting to restore and enhance field boundaries and rural character. Settlements and PRoW access is sparse.

LANDSCAPE SENSITIVITY

This is an intensively farmed landscape with sparse natural features and low quality which means overall the sensitivity of the landscape to change arising from new housing is medium-low and to employment is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this intensively farmed landscape are of variable quality. Views across the agricultural landscape, lack natural features and interest with scenic quality only enhanced by long distance views of the Shropshire Hills AONB.

VISUAL SUSCEPTIBILITY

Agricultural intensification and loss of hedgerows and tree cover, has created an open often vast landscape with far reaching views that are particularly susceptible to new development. There is no relationship with the settlement edge and there are few sensitive receptors within the parcel. This reduction in susceptibility has however to be balanced against the highly scenic panoramic views that extend towards the Shropshire Hills AONB from Lyth Hill that could be vulnerable to change. Development would also be visible from higher elevated viewpoints, including Lyth Hill and intervisibility with the AONB. The relative number of people likely to experience the view is high due to potential for elevated viewpoints, even though number of receptors within the parcel may be relatively low.

VISUAL SENSITIVITY

This area has a weakened sense of place and eroded rural character that are only slightly enhanced by the scenic quality of extensive views of the Shropshire Hills AONB. There are elevated viewpoints overlooking the parcel that combined with sensitive recreational receptors at Lyth Hill, means that the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BAYSTON HILL C [20BYH-C]

LOCATION AND CHARACTER

Parcel C is located to the east of Bayston Hill. The A5 forms the north boundary of the parcel and the main line railway with Burgs Lane to the west and south. To the east and south, the boundary follows field boundaries, natural and geological features. There is limited vehicular access through the parcel but there is a well connected PRow network. The landscape is defined by the small upstanding hill (Bayston Hill) and a mixed farmland system. Agricultural intensification and quarry activities have eroded some of the historic and cultural pattern.



1. FROM BURG LANE LOOKING NORTH EAST TOWARDS QUARRY



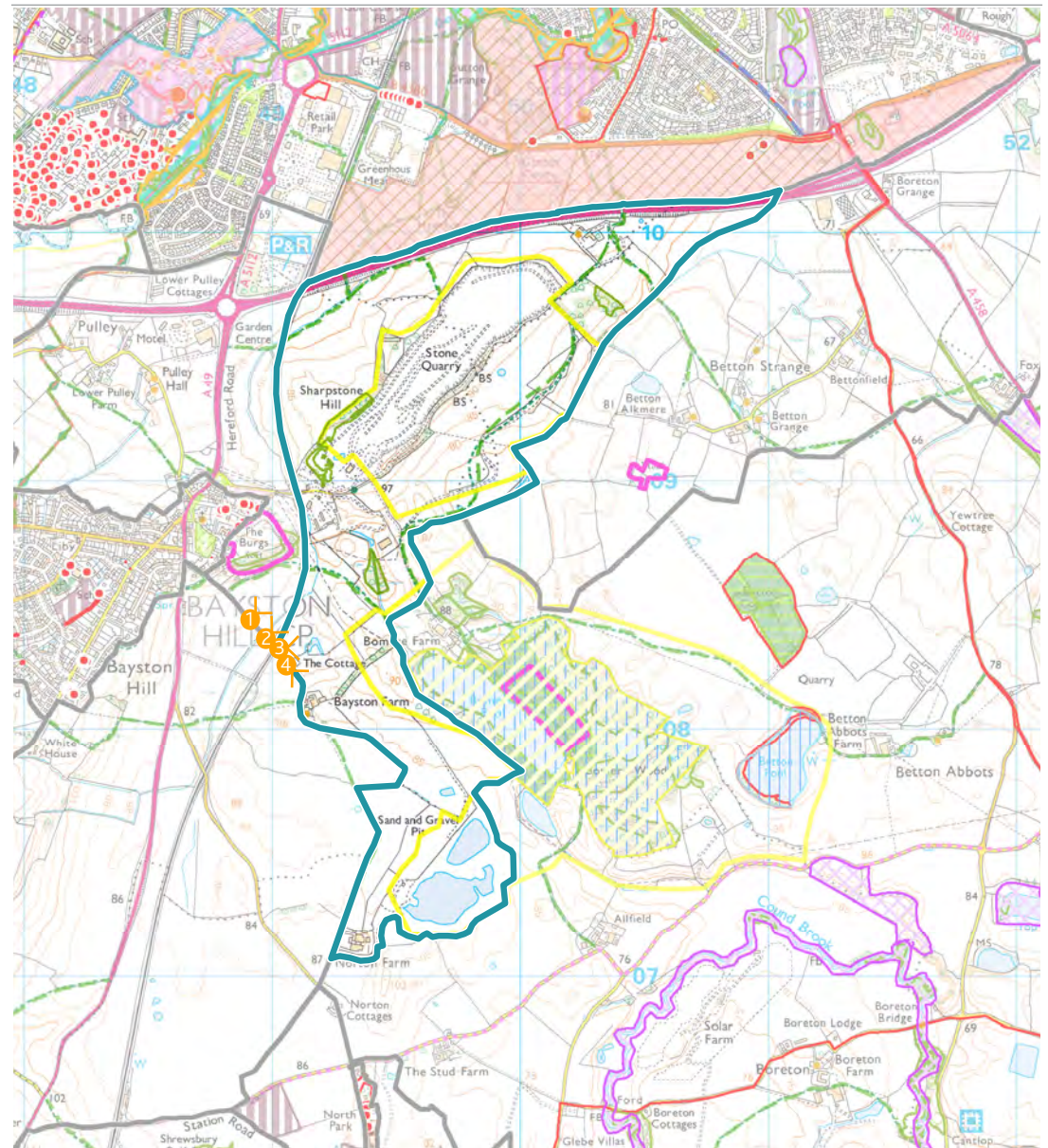
2. VIEW FROM BURG LANE LOOKING NORTH EAST ALONG MAIN LINE RAILWAY TOWARDS QUARRY



3. BURG LANE LOOKING EAST TOWARDS QUARRY AND RAMSAR SITE AND SSSI



4. BURG LANE LOOKING SOUTH EAST TOWARDS QUARRY, RAMSAR SITE, SSSI



LANDSCAPE

LANDSCAPE VALUE

This is a landscape of eroded rural character being dominated by the strong character of the quarry and sand and gravel workings. The quality of the landscape is poor, with sparse natural features within the parcel. The underlying geology of Bayston Quarry however is a Regionally Important Geological Site, as is Conover Pit to the south east. Adjacent to the parcel, ponds and water filled former sand and gravel workings are highly valued wildlife habitats with Ramsar site and SSSI adjacent to the boundary. The proximity of these designated sites elevates the value of the parcel, due to potential habitat connectivity along existing ponds and ditches within the parcel. To the east, an area of ridge and furrow at Betton Alkmer is adjacent to the parcel boundary and indicates former historic agricultural settlement. Several PRoW pass through the parcel and contribute to the informal recreational value of the area. Despite proximity to the Shropshire Hills AONB some 8 km to the west, south and east, the majority of landscape does not display any of the AONBs special qualities.

LANDSCAPE SUSCEPTIBILITY

This is a small to large-scale, farming landscape of predominantly arable production and quarry working. Agricultural intensification has resulted in removal of hedgerows to ease cultivation, with trees sparse within the parcel. The designated geological features are particularly susceptible to change as a result of development and continue to be worked for sand and gravel production. The quarry is a distinctive feature and to the south east, remnant water filled workings have become valuable for nature conservation and can be at risk of decline as a result of development. The gently rolling landform within the main part of the parcel is less susceptible with development better screened at lower levels.

LANDSCAPE SENSITIVITY

This is an intensively farmed landscape with underlying geological importance and natural features beyond the parcel that are at risk of further erosion, which means overall the sensitivity of the landscape to change arising from new housing is medium-high and to employment is medium-high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this intensively farmed landscape are of variable quality taking in an intensively farmed agricultural landscape and quarry workings. To the south views extend out over the valley with long distance views of the uplands of the Shropshire Hills AONB.

VISUAL SUSCEPTIBILITY

Agricultural intensification has created an open landscape with far reaching views that are particularly susceptible to noticeable change as a result of development. Towards the sites of the active and former quarry workings, views become more enclosed due to landform and vegetation, with limited views out at lower levels and in places are focussed on the detracting elements of the quarry workings. This reduces its susceptibility as new development would be better screened by the existing landform and vegetation than in a more open landscape. On higher ground, views from the PRoW have more open views across the valley and local skylines are formed. There is intervisibility with parcels B, D and to some extent A, with glimpsed views from the settlement edge. The relative number of sensitive receptors likely to experience the view is low due to the lack of public access and low settlement numbers in the parcel. Dispersed farmsteads and users of the PRoW are typically highly susceptible to changes to their surroundings.

VISUAL SENSITIVITY

This area has an eroded rural character with long distance views of the uplands of the Shropshire Hills AONB. The quarry workings are detracting elements in the view and combined with the low number of sensitive receptors means that the views experienced are of low sensitivity to change arising from new housing and low sensitivity to change arising from new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BAYSTON HILL D [20BYH-D]

LOCATION AND CHARACTER

Parcel D is located to the north of Bayston Hill. The intersection of the A5, A49 and A5112 are dominant features to the north, north east and east near the parcel boundary. The main line railway forms the boundary to the east and Overdale Road the west. The landscape is defined by the small upstanding hill (Bayston Hill) with a mixed farmland system. Agricultural intensification has eroded some of the historic and cultural pattern. Settlement near Pulley to the north east sits adjacent to the service station, motel and garden centre.



1. FROM A49 HEREFORD ROAD LOOKING WEST TOWARDS LOWER PULLEY LANE



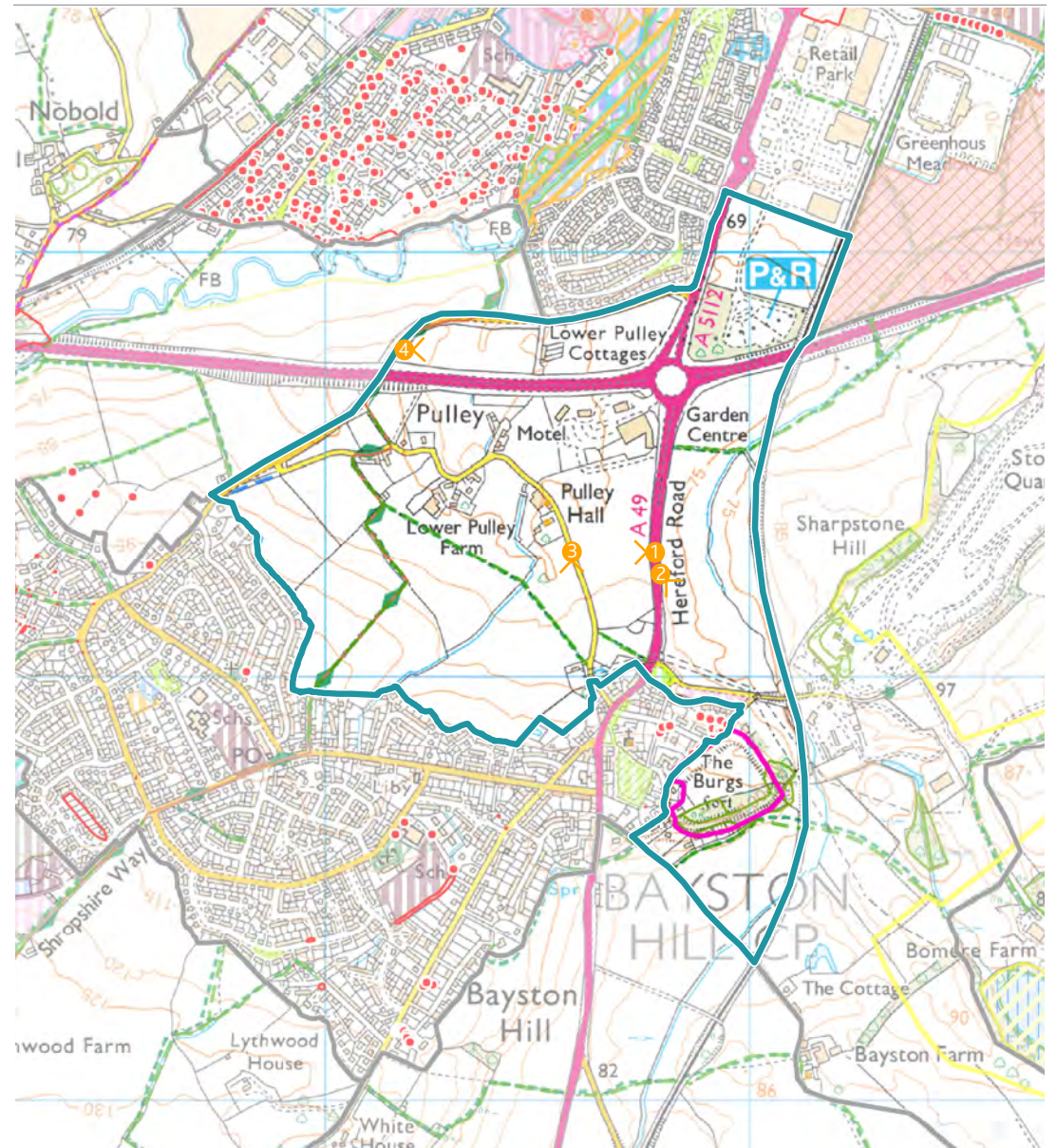
2. FROM A49 HEREFORD ROAD LOOKING SOUTH EAST TOWARDS RIDGE OF SHARPSTONE HILL



3. FROM PULLEY LANE LOOKING SOUTH TO SETTLEMENT EDGE ALONG LYTHWOOD ROAD



4. FROM PULLEY LANE LOOKING ACROSS FIELDS ADJACENT TO A5 AND PLANTED EMBANKMENT



LANDSCAPE

LANDSCAPE VALUE

This is a rural arable farmed landscape with relatively intact hedgerow field boundaries, despite development at the A5, A49 and A5112 junction. The landscape is of moderate condition, but the relatively low natural diversity is enhanced by the generously planted embankments of the A5. The Scheduled Monument of The Burg adds to historic value but is enclosed and contributes little to the character of the parcel. There is a cluster of listed buildings at Pulley that is currently distinct from the main settlements of Shrewsbury to the north and Bayston Hill to the south west. The Shropshire Way passes through the parcel and contributes to the informal recreational value of the area. The parcel is wholly outside the Shropshire Hills AONB that lies some 8 km to the west, south and east, the landscape does not display any of the AONBs special qualities.

LANDSCAPE SUSCEPTIBILITY

This is a small to medium scale, farming landscape of predominantly arable production, alongside areas of quarry working and employment land uses. Topography is flat to rolling, with steeper areas of ground at The Burgs to the south east. Development on lower ground could be accommodated and integrated into the landscape utilising existing hedgerows, woodland and new planting. However, this should be balanced with the desire to retain the separate characteristics of Bayston Hill and Shrewsbury that are currently defined by the A5. There is also potential to improve the settlement edge which is partially integrated. There is a low sense of tranquility due to frequent road noise and quarry traffic, however this could be buffered by screen mounding and planting which would be appropriate within the parcel. The Shropshire Way and PRoW network means the area is popular for recreation, which could be affected by new development.

LANDSCAPE SENSITIVITY

This is a relatively intact arable farmed landscape with potential to improve settlement edge and accommodate development, whilst keeping Bayston Hill distinct from Shrewsbury, which means overall the sensitivity of the landscape to change arising from new housing and employment is medium.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this rural landscape are of variable quality taking in a farmed landscape of diverse scale and condition, major road infrastructure, railway and Scheduled Monument. To the south views extend out over the valley with some long distance views of the uplands of the Shropshire Hills AONB.

VISUAL SUSCEPTIBILITY

Agricultural intensification to the south beyond the parcel boundary has created an open landscape with far reaching views to the AONB. Views towards the active quarry are more enclosed due to landform and vegetation, with limited views out, with views mainly being of the quarry access only. To the north, views are contained by hedgerows, A5 embankment and planting. This reduces its susceptibility as new development would be better screened by the existing landform and vegetation than in a more open landscape. To the east, fields are more open with views to the A5 giving intervisibility with parcel C. There is intervisibility with the settlement edge which is partially integrated and to a lesser extent parcel E to the north west. Sensitive receptors at the settlement edge, Pulley and along PRoW are typically susceptible to changes to their surroundings. Receptors along local roads are lower in frequency than the heavily used A49, A5 and A5112, which have generously planted verges and embankments, with the park and ride also well screened.

VISUAL SENSITIVITY

This area has typical rural character that has been partially eroded with long distance views of the uplands of the Shropshire Hills AONB. The road network and lighting columns are detracting elements in the view and combined with the sensitivity of receptors means that the views experienced are of medium sensitivity to change arising from new housing and new employment.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BAYSTON HILL E [20BYH-E]

LOCATION AND CHARACTER

Parcel E is located to the north of Bayston Hill. The A5 runs along the northern part of the parcel and separates Bayston Hill from Shrewsbury. Longden Road which is also the National Cycle Route 44, forms part of the west boundary. The parcel takes in the small linear settlements of Hook-a-gate and Redhill which are distinct from the Bayston Hill settlement edge. The railway and A5 intersect in the north near the parcel boundary. The gently rolling landscape is defined by the steeper wooded valley sides towards the course of Rea Brook at Hook-a-gate.



1. FROM PULLEY LANE LOOKING NORTH WEST ACROSS FIELDS TO THE SHREWSBURY SETTLEMENT



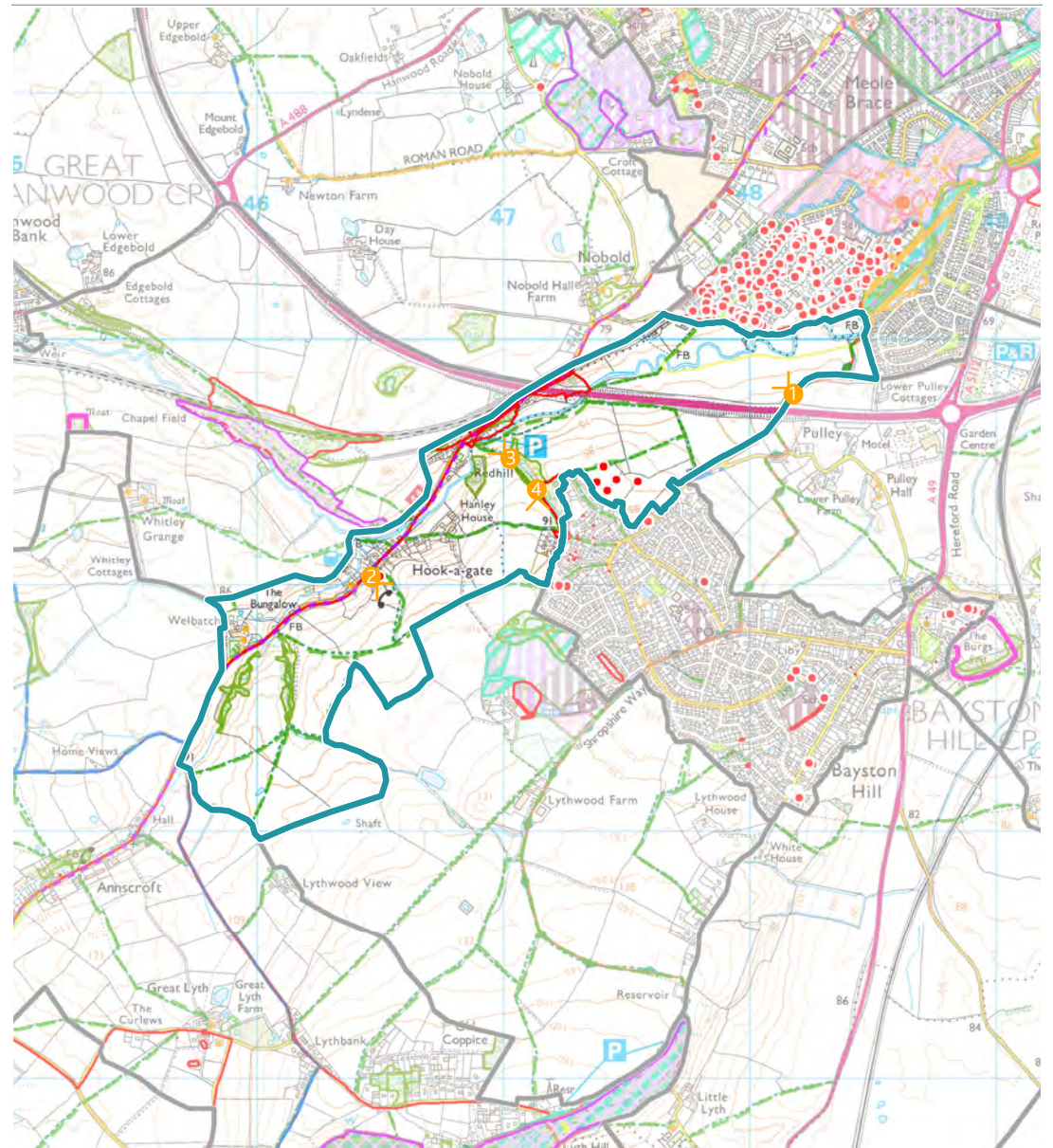
2. FROM LONGDEN ROAD LOOKING SOUTH EAST ACROSS FIELDS AND ROLLING LANDFORM



3. FROM PROW AT REDHILL LOOKING NORTH WEST TOWARDS LONGDEN ROAD



4. FROM PROW BY WOODED VALLEY, LOOKING SOUTH TOWARDS BAYSTON HILL SETTLEMENT EDGE



LANDSCAPE

LANDSCAPE VALUE

This is a rural mixed farming landscape with relatively intact hedgerow field boundaries, narrow valley woodland belts and moderate level of tree cover, particularly adjacent to the integrated small settlements. The A5 and main line railway, have a generous level of tree cover to the cuttings that aids connectivity with Local Wildlife Site adjacent to the parcel boundary and integration with the landscape. The gently rolling landscape to the south and east, becomes increasingly steep to the west with narrow valleys and incised side valleys. The small settlements have clusters of listed buildings and TPOs add to the value of the parcel. The Shropshire Way passes through the parcel and connects with an extensive PRoW network that includes the National Cycle Route 44 along the west boundary. The parcel is wholly outside the Shropshire Hills AONB that lies some 5km to the south west and does not display any of the AONBs special qualities.

LANDSCAPE SUSCEPTIBILITY

The small to medium scale field pattern south of the A5, contrasts with the larger fields to the north with horse paddocks and waste grassland forming part of an irregular arable field pattern. Topography is rolling becoming steeper towards the west, with generous tree cover in incised valleys. The A5 divides the parcel with the area to the north potentially less susceptible to change than the south, where landform becomes steeper and the PRoW network extensive. Development on lower ground could be accommodated and integrated into the landscape utilising existing hedgerows and woodland. However, this should be balanced with the desire to retain the separate linear settlement characteristics of Hook-a-gate where there is a strong sense of place derived from the woodland and valley. The Shropshire Way and extensive PRoW network means the area is popular for recreation.

LANDSCAPE SENSITIVITY

This is a relatively intact farmed landscape with strong sense of place that could be sensitive to new development in the vicinity of Bayston Hill, which means overall the sensitivity of the landscape to change arising from new housing is medium and from new employment is medium-high.



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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VISUAL

VISUAL VALUE

Views within this rural landscape are of typical scenic quality with only glimpsed long distance views of the views of the uplands of the Shropshire Hills AONB from elevated viewpoints.

VISUAL SUSCEPTIBILITY

The rolling landform affords open views from elevated viewpoints particularly from the south western parcel boundary, bridges across the A5 and to the north over the gently rolling valley of Rea Brook, with glimpsed views into parcel D and more general intervisibility with parcel A. Views within the wooded valleys are enclosed and framed, often with limited views in and out and the settlement edges are well screened. Development within these lower lying areas could be accommodated with the benefit of existing planting, containing views from sensitive receptors. The open valley to the north, with less tree cover to enclose the view, would be more susceptible to development. Here, the Shrewsbury settlement edge is partially integrated and could be enhanced by planting and combine with screening of new development. Sensitive receptors at the settlement edge, Hook-a-gate and along PRoW are typically susceptible to changes to their surroundings. Receptors along the A5 and main line railway which have framed and limited views out are unlikely to have views into the parcel.

VISUAL SENSITIVITY

This area has relatively strong rural character with open views on higher ground and framed, enclosed views along local and main roads. The sensitivity of the receptors combined with the high level access for recreation, means that the views experienced are of medium sensitivity to change arising from new housing and medium-high arising from new employment.



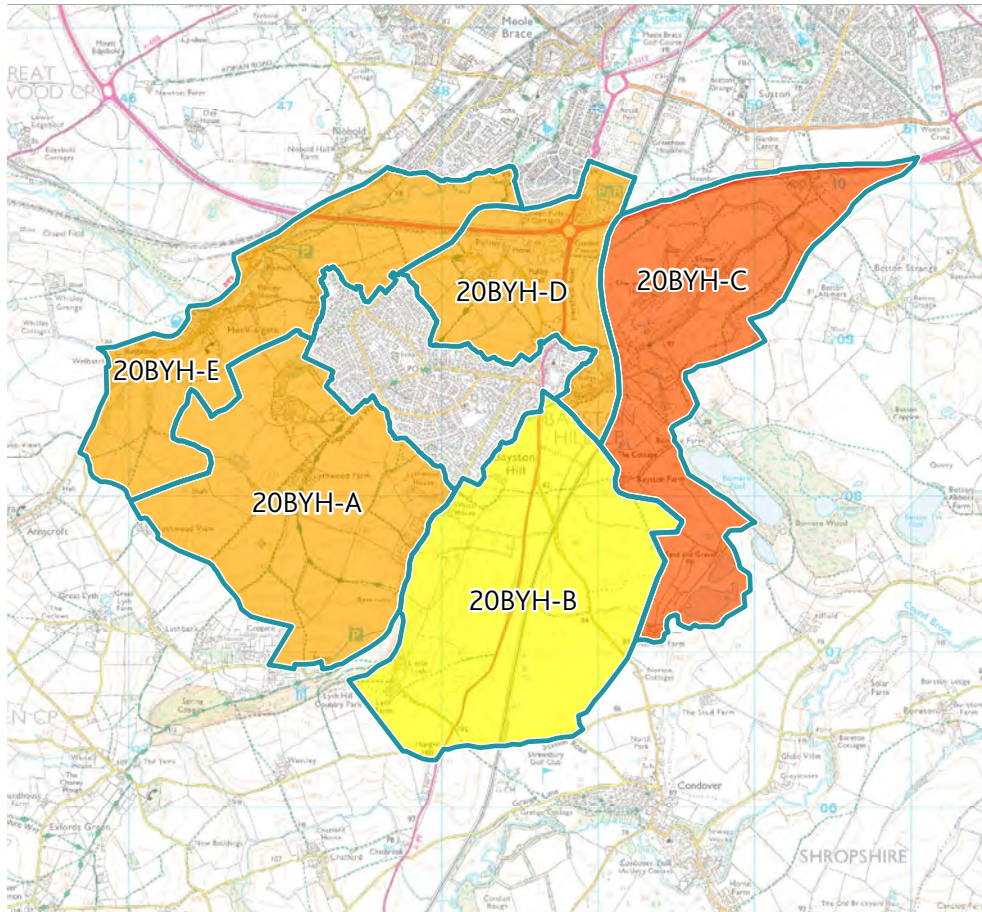
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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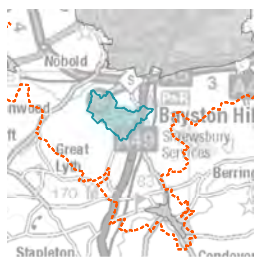
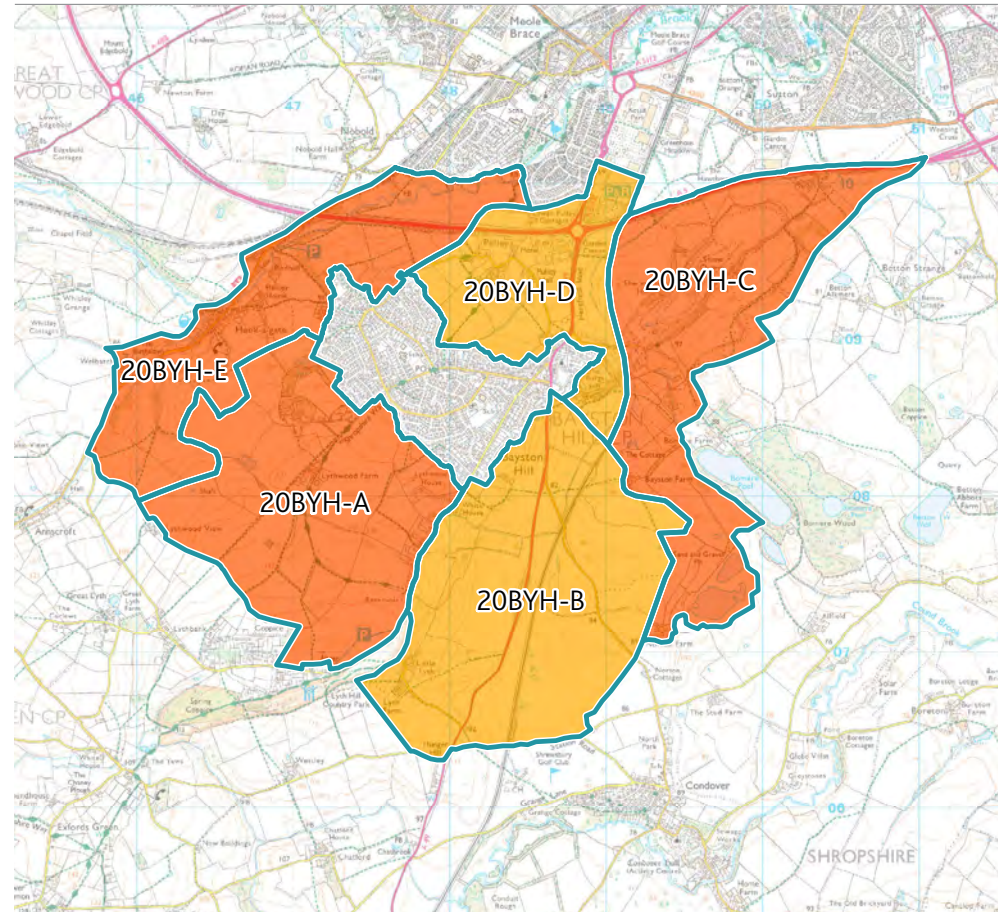
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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BAYSTON HILL LANDSCAPE SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

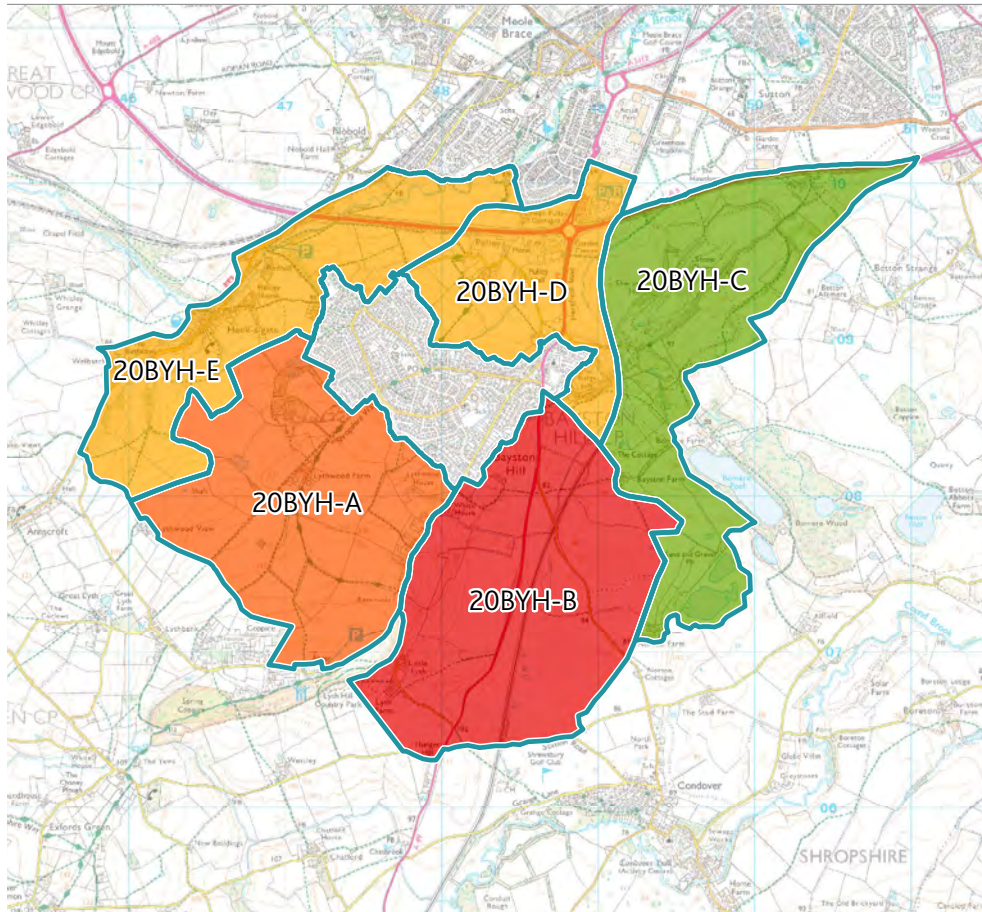
HIGH

MEDIUM

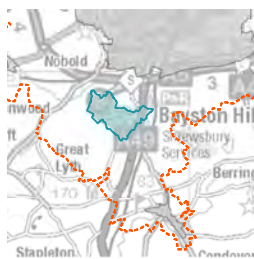
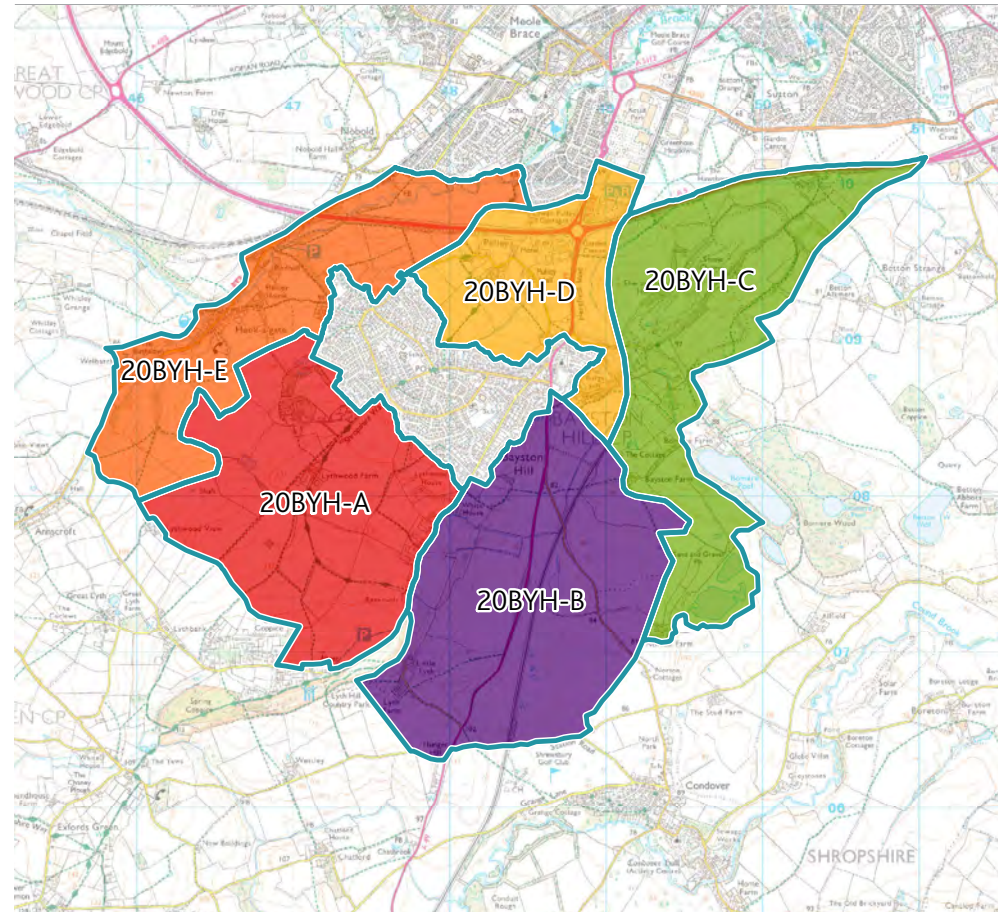
LOW

BAYSTON HILL VISUAL SENSITIVITY

HOUSING



EMPLOYMENT



KEY:

 SENSITIVITY PARCEL

VISUAL SENSITIVITY:

 VERY HIGH

 MEDIUM-HIGH

 MEDIUM-LOW

 HIGH

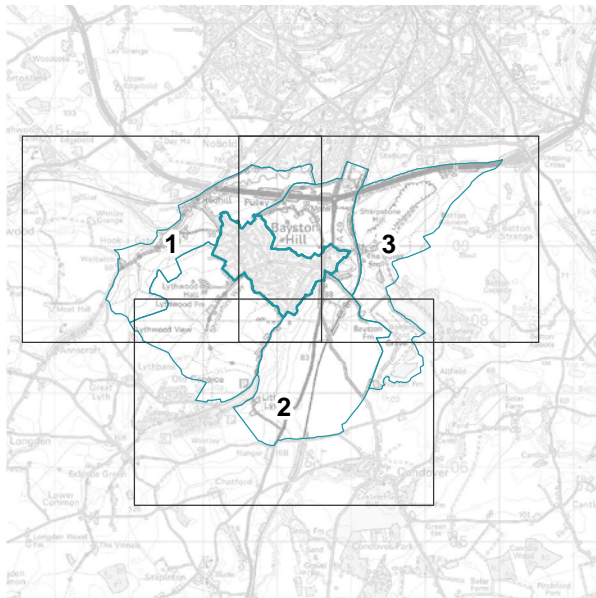
 MEDIUM

 LOW









DESIGN GUIDANCE FOR BAYSTON HILL

[20BYH]

5 SENSITIVITY PARCELS



KEY

-  PARCEL BOUNDARY
-  SETTLEMENT
-  HIGHER LANDSCAPE SENSITIVITY TO DEVELOPMENT
-  HIGHER VISUAL SENSITIVITY TO DEVELOPMENT
-  VIEWS TO BE PROTECTED
-  DESIGNATED FEATURES WHERE THE SETTING SHOULD BE CONSIDERED
-  VISITOR DESTINATION WHERE THE SETTING SHOULD BE CONSIDERED
-  IMPORTANT LANDSCAPE FEATURE WHICH SHOULD BE RETAINED

