



**GILLESPIES**

**SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT**

**BOMERE HEATH  
[22BMH]**

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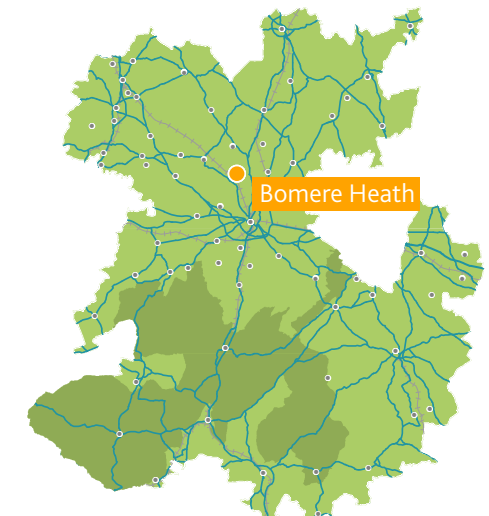
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## 22. BOMERE HEATH [22BMH]



### LOCATION AND DESCRIPTION

Bomere Heath is a village in Shropshire found north of Shrewsbury between the A528 and Berwick Road. The earliest records found indicate that the village began as a group of squatter's houses on the land at the edge of Preston Gubbals. The village now has a population of 1,240. During the Cold War the village played a small but significant part housing one of 25 underground monitoring posts in Shropshire. This settlement has been divided into 3 parcels for the purposes of this study.



# BOMERE HEATH A [22BMH-A]

## LOCATION AND CHARACTER

Parcel A is located to the west of Bomere Heath. Merrington Road forms the parcels boundary between north west and north east and the main line railway forms the west boundary, elsewhere following field boundaries and natural features. The gently rolling lowland arable farmed with streams and ponds sits within medium sized fields, reducing in size around wayside cottages. Tree cover comprises riparian and stream side woodlands with small plantations. Scattered tree cover in the west develops into a more parkland character beyond the railway.



1. FROM LOCAL ROAD NEAR ENTRANCE TO LEATON INDUSTRIAL ESTATE, LOOKING NORTH EAST



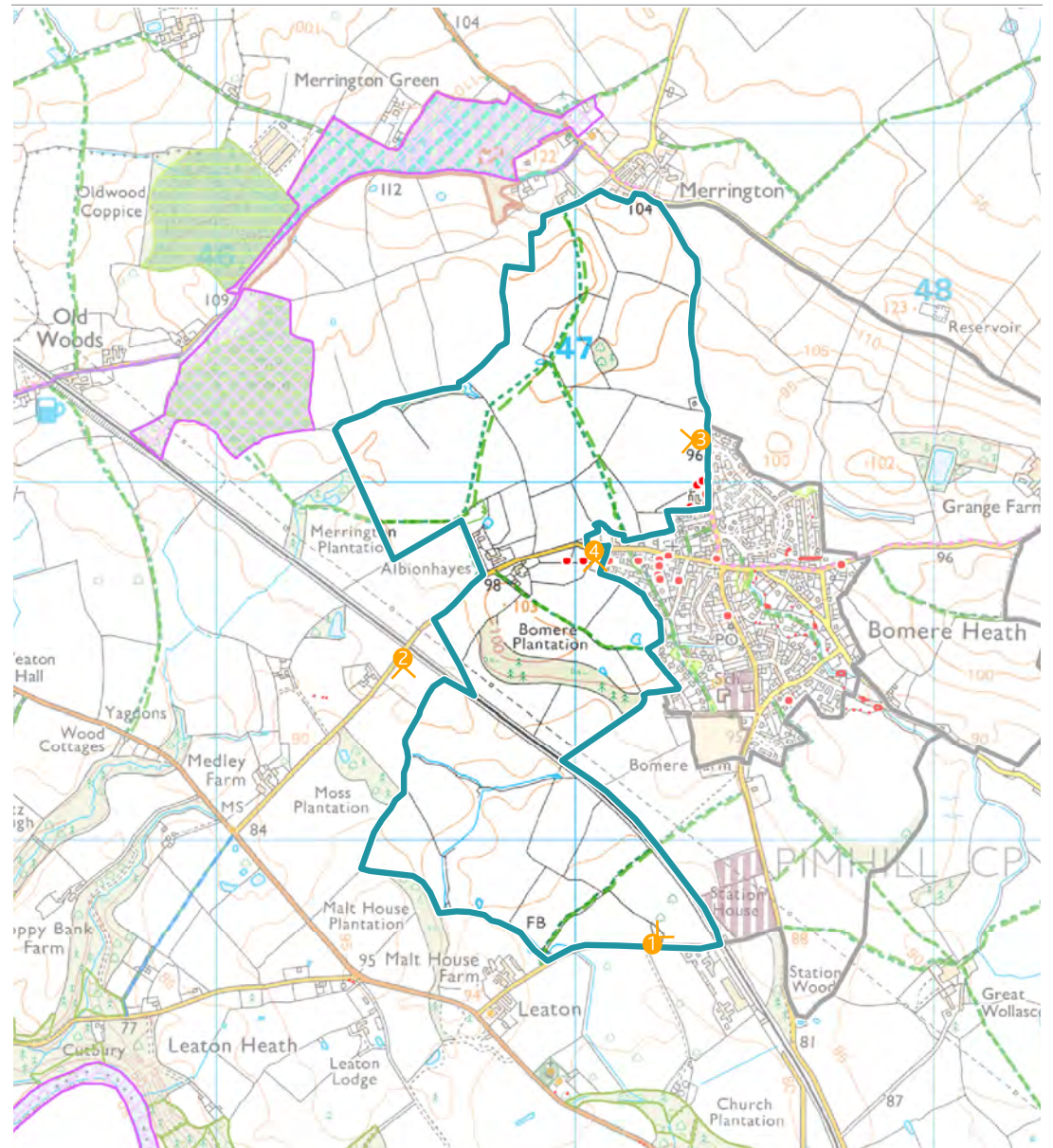
2. FROM RAILWAY BRIDGE ON LOCAL ROAD LOOKING SOUTH, BOMERE PLANTATION TO EAST EAST (RIGHT)



3. FROM MERRINGTON ROAD LOOKING WEST TOWARDS OLD WOOD ANCIENT WOODLAND



4. FROM PROW LOOKING SOUTH TOWARDS WHITEHOUSE LANE, GLIMPSED VIEWS OF AONB



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of typical rural character and scenic quality derived from the robust network of hedgerows, ditches and generous tree cover. Landscape to the south west, is strong in character but weakened by the presence of pylon towers and main line railway. Natural diversity within the parcel is low, with a greater variety of habitats and connectivity beyond the parcel. Lines of individual trees indicate the former layout of a smaller field pattern, with hedgerows removed for ease of cultivation and pastoral production. There are glimpses of the Shropshire Hills AONB that lies some 13km to the south west but the landscape does not contribute to its setting. Field patterns become noticeably smaller and more intimate in scale near the settlement. The PRow network contributes to the informal recreational value of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a small to large scale, mixed arable and dairy farming landscape within an area of gently rolling to flat landform and irregular field pattern. There is a generous level of tree cover, due in part to remnant trees left over from hedgerow removal, rather than a parkland character that is more prevalent to the south and west beyond the parcel. Plantations and trees are distinctive elements in the landscape and would aid integration of new development, particularly in vicinity of the settlement edge. There is some sense of remoteness and tranquility away from the main road corridors which is vulnerable to erosion due to visual or noise disturbance from new development. There are opportunities for development in relation to the existing industrial estate to the south of the parcel and along the partially integrated settlement edge. Dispersed individual properties and farmsteads are particularly susceptible and change to this pattern would be noticeable. The area is popular for informal recreation.

## LANDSCAPE SENSITIVITY

This is an intact and relatively tranquil farming landscape with distinctive mature trees. However the presence of pylon towers combined with the relatively low nature conservation value and sparse historical features means 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
-----	------------	--------	-------------	------	-----------



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

# VISUAL

## VISUAL VALUE

Views within this traditional farmed landscape have glimpses through vegetation of the uplands of the Shropshire Hills AONB. The landscape is relatively scenic but is the quality is eroded by presence of pylon towers in the view.

## VISUAL SUSCEPTIBILITY

The covering of trees and woodland contain immediate views within the flat to gently rolling landform of this parcel, particularly at lower levels, giving the potential to aid screening of new development. Bomere Plantation effectively screens the western settlement edge and could be enhanced with further planting to improve the settlement edge. The rolling landform combined with woodland planting creates local skylines which are visible from multiple locations within the sensitivity parcel. Development on this higher ground would be particularly noticeable. There is intervisibility with parcel B and C between intervening vegetation. There are views from sensitive receptors at the settlement edge, dispersed properties and farmsteads and recreational users of the PRow that are typically highly susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has a typically rural character with a rolling to flat landform that allows open views, where not contained by mature trees. The scenic value of long distance views to the AONB are countered by the presence of pylon towers in the close to mid-range view that combined with the relatively low numbers of sensitive receptors within the parcel means that the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.



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



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BOMERE HEATH B [22BMH-B]

## LOCATION AND CHARACTER

Parcel B is located to the north east of Bomere Heath. Merrington Road forms the parcels boundary between north west and north east and Broomhall Lane forms the parcels south boundary with remaining parcel edge following field boundaries and natural features. The character of this rolling landscape is derived from the mixed agricultural land use and intensification of farming that has resulted in expanded fields and loss of hedgerows. Tree and woodland cover is sparse throughout the parcel and often associated with farmsteads. PRoW access is sparse within the parcel.



1. FROM LOCAL ROAD NEAR JUNCTION WITH MERRINGTON ROAD LOOKING SOUTH



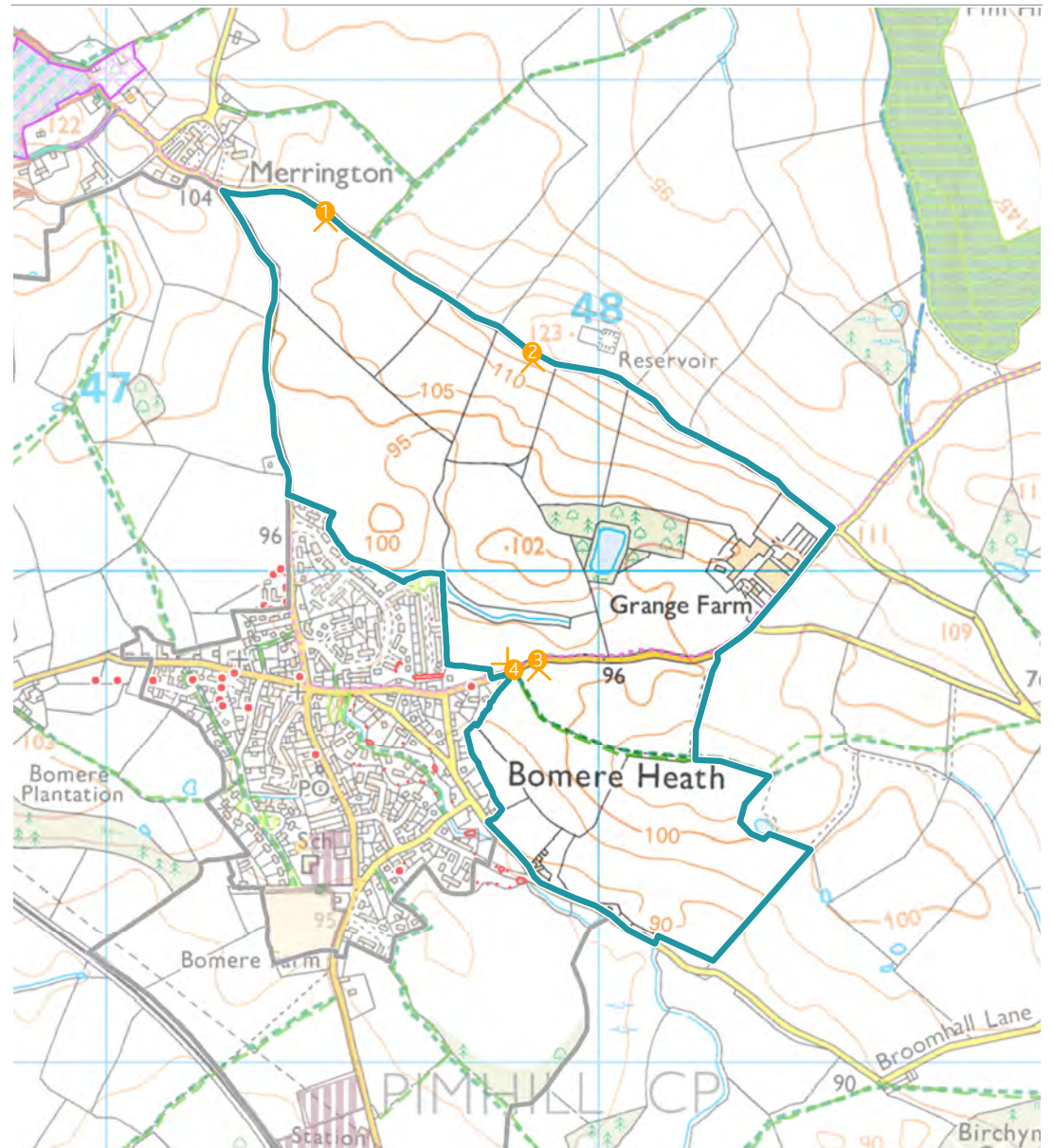
2. FROM HIGH POINT ON LOCAL ROAD LOOKING SOUTH TOWARDS SETTLEMENT EDGE



3. FROM PRESTON GUBBALS ROAD AND PROW LOOKING SOUTH TOWARDS SETTLEMENT EDGE



4. FROM PRESTON GUBBALS ROAD NORTH WEST TOWARDS SETTLEMENT EDGE



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of eroded rural character due to enlargement of fields and agricultural intensification. Roadside hedgerows are relatively robust, but connectivity is affected by lack of tree cover and low levels of natural diversity. The Shropshire Hills AONB lies some 13km to the south west but the landscape of the parcel does not contribute to its setting. There is a lack of historic features and recreational provision, with a sparse PROW.

## LANDSCAPE SUSCEPTIBILITY

This is a medium to generally large scale, mixed arable and dairy farming landscape within an area of rolling landform and regular field pattern. Tree cover is sparse and loss of hedgerows has eroded the landscape pattern. Introduction of planting in the context of development, could help restore rural character by re-establishing hedgerow and woodland connections and the landscape pattern. The settlement edge is abrupt and integration could be improved through planting and localised reprofiling given the rolling to undulating landform. There is some sense of remoteness and tranquility on higher ground to the north east, which is vulnerable to loss or erosion due to visual or noise disturbance from new development. The individual farmstead of Grange Farm is a notable feature at the cross roads to the north east corner of the parcel. Use of the area for informal recreation is low and is unlikely to be affected by new development.

## LANDSCAPE SENSITIVITY

This is mixed farming landscape of agricultural intensification, with low nature conservation and recreational value which means 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
-----	------------	--------	-------------	------	-----------



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

## VISUAL VALUE

There are panoramic views from high points to the north east of the parcel, looking south towards the Shropshire Hills AONB. The scenic quality of the parcel is reduced as a result of agricultural intensification.

## VISUAL SUSCEPTIBILITY

Tree and woodland cover within the parcel is sparse and combined with a lack of hedgerows to the large field patterns, contributes to open views both on higher ground and at lower levels. The rolling landform extends up to a high point to the north east of the parcel, creating a small ridgeline that is visible from multiple locations within the sensitivity parcel. Development on this higher ground would be extensively apparent in the view. There is intervisibility with parcel A, but less so with parcel C due to dense vegetation along the road verges. There are views from sensitive receptors at the settlement edge and individual farmstead to the north east, however recreational users are low with only one PROW within the parcel. Such receptors are typically susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has an eroded rural character and views across the rolling landform are generally open due to lack of tree and woodland cover. The scenic value of panoramic, long distance views to the AONB are countered by the agricultural intensification in the close to mid-range view that combined with the relatively low number of sensitive receptors within the parcel means that the views experienced are of medium sensitivity to change arising from new housing and from employment is medium-high sensitivity.



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



LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BOMERE HEATH C [22BMH-C]

## LOCATION AND CHARACTER

Parcel C is located to the south east of Bomere Heath. Broomhall Lane forms the parcels north east boundary and the railway line to the west. Shrewsbury Road runs north to south through the parcel to the settlement edge. The character of this rolling landscape is derived from the mixed agricultural land use and intensification of farming that has resulted in expanded fields and loss of hedgerows. Tree cover is sparse throughout the parcel and often associated with farmsteads.



1. FROM DOBELL LANE LOOKING EAST TOWARDS SETTLEMENT EDGE



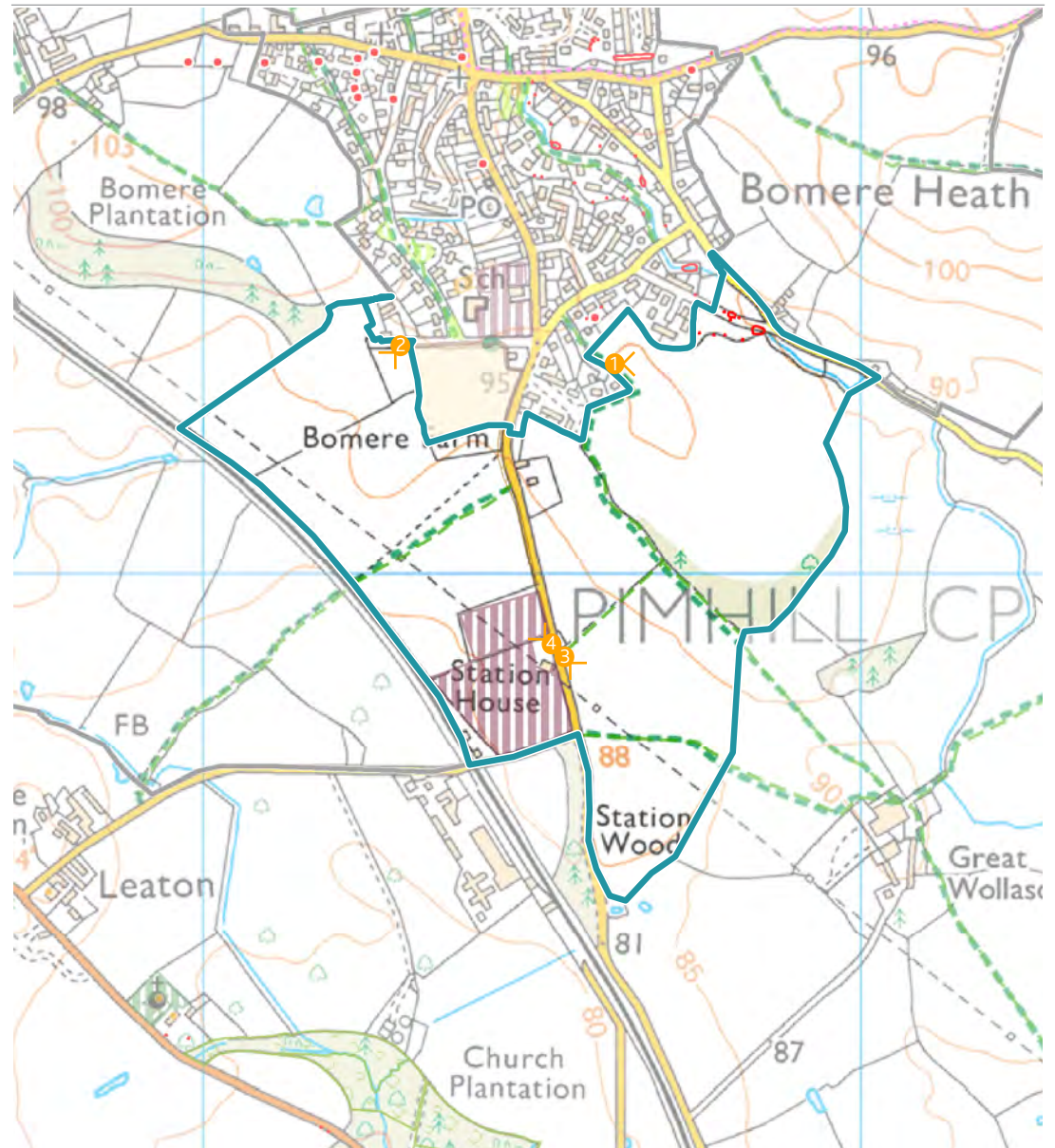
2. FROM WHITEHOUSE LANE LOOKING SOUTH WEST TOWARDS RAILWAY LINE AND LEATON



3. FROM SHREWSBURY ROAD LOOKING SOUTH EAST WITH LONG DISTANCE VIEWS OF THE WREKIN



4. FROM CAR PARK OF CRICKET GROUND ADJACENT TO SHREWSBURY ROAD LOOKING NORTH WEST





# LANDSCAPE

## LANDSCAPE VALUE

This is a relatively flat landscape of eroded rural character due to enlargement of fields, agricultural intensification and presence of pylon towers. Roadside hedgerows are relatively robust, but connectivity is affected by lack of tree cover and low levels of natural diversity. The Shropshire Hills AONB lies some 13km to the east and further south, but the landscape of the parcel does not contribute to its setting. The cricket ground and sports pavilion contribute to the recreational value of the area, which is enhanced by the PROW network.

## LANDSCAPE SUSCEPTIBILITY

This is a medium to generally large scale, mixed arable and dairy farming landscape within an area of flat landform and regular field pattern. Tree cover is sparse, apart from some woodland concentrated to the east of the parcel and loss of hedgerows has eroded the landscape pattern. Introduction of planting in the context of development, could help restore rural character by re-establishing hedgerow and woodland connections and the landscape pattern. The settlement edge is partially integrated and could be improved through new planting. There is little sense of remoteness or tranquility, with potential for visual or noise disturbance from the railway to be increased as a result of new development. A buffer zone would be required to minimise disturbance from the railway as part of new development. Dispersed individual properties are relatively close to the settlement edge and may be less susceptible to development. Sensitive recreational receptors are typically more susceptible to changes as a result of development.

## LANDSCAPE SENSITIVITY

This mixed farming landscape of agricultural intensification, has low nature conservation and historic value but sensitivity is increased due to recreational provision 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

There are open views across this relatively flat landscape, that are not particularly contained by hedgerows or the sparse tree cover. Long distance views of The Wrekin to the south east are disrupted by pylon towers across the view.

## VISUAL SUSCEPTIBILITY

Tree and woodland cover within the parcel is sparse and combined with a lack of hedgerows to the large field patterns, contributes to open views. Development in this open landscape would be extensively apparent in the view without substantial screening to contain the view from sensitive receptors. There is intervisibility with parcel A, but less so with parcel B due to dense vegetation along the road verges. There are views from sensitive receptors at the settlement edge and individual properties just beyond the settlement edge to the north as well as recreational users of the PROW network and cricket ground to the south of the parcel. Such receptors are typically susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This area has an eroded rural character and long distance views to the AONB are countered by the agricultural intensification and pylon towers across the view. However, the open landscape and presence of sensitive receptors means that the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.



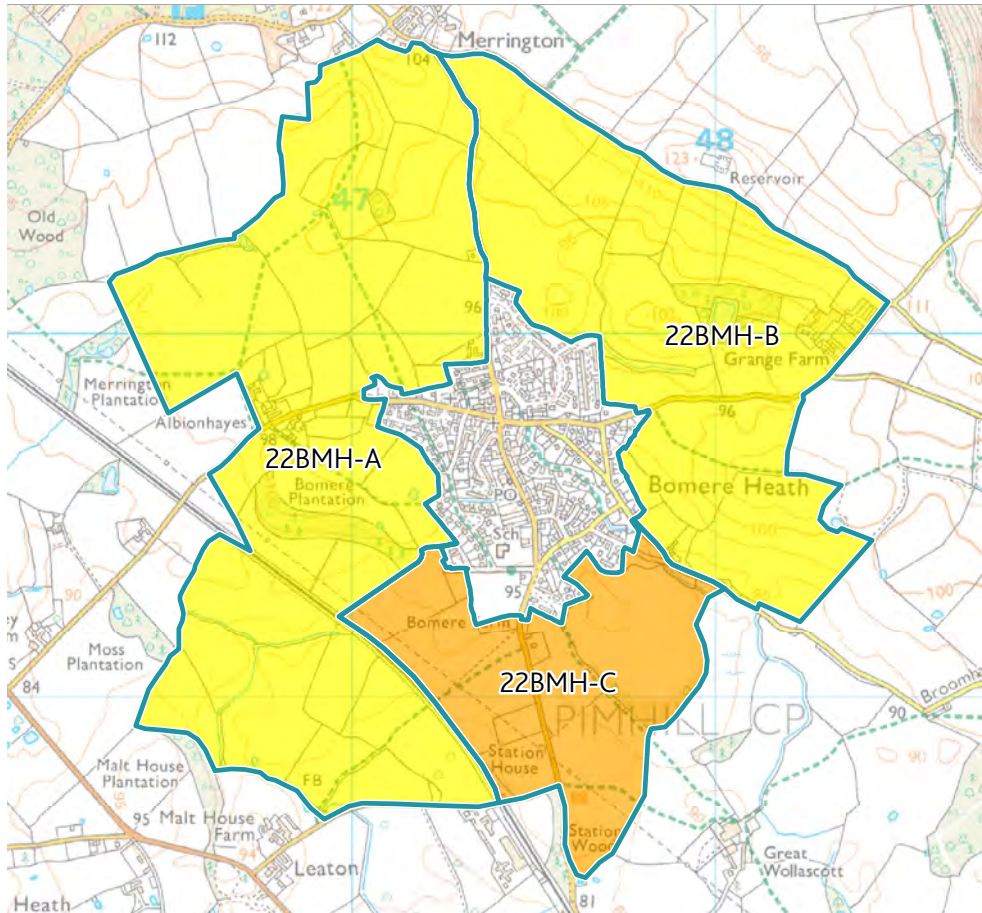
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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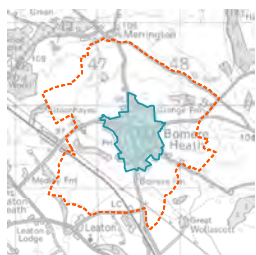
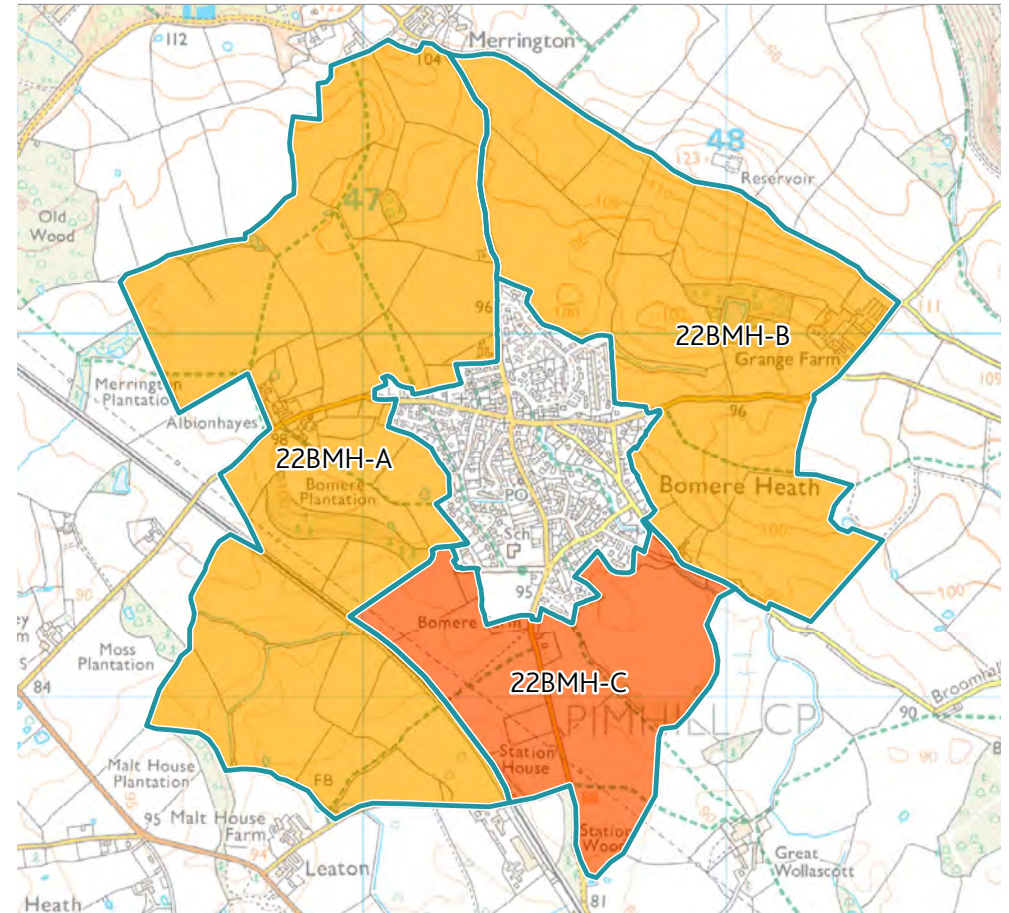
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# BOMERE HEATH LANDSCAPE SENSITIVITY

## HOUSING



## EMPLOYMENT



**KEY:**

SENSITIVITY PARCEL

**LANDSCAPE SENSITIVITY:**

VERY HIGH

HIGH

MEDIUM-HIGH

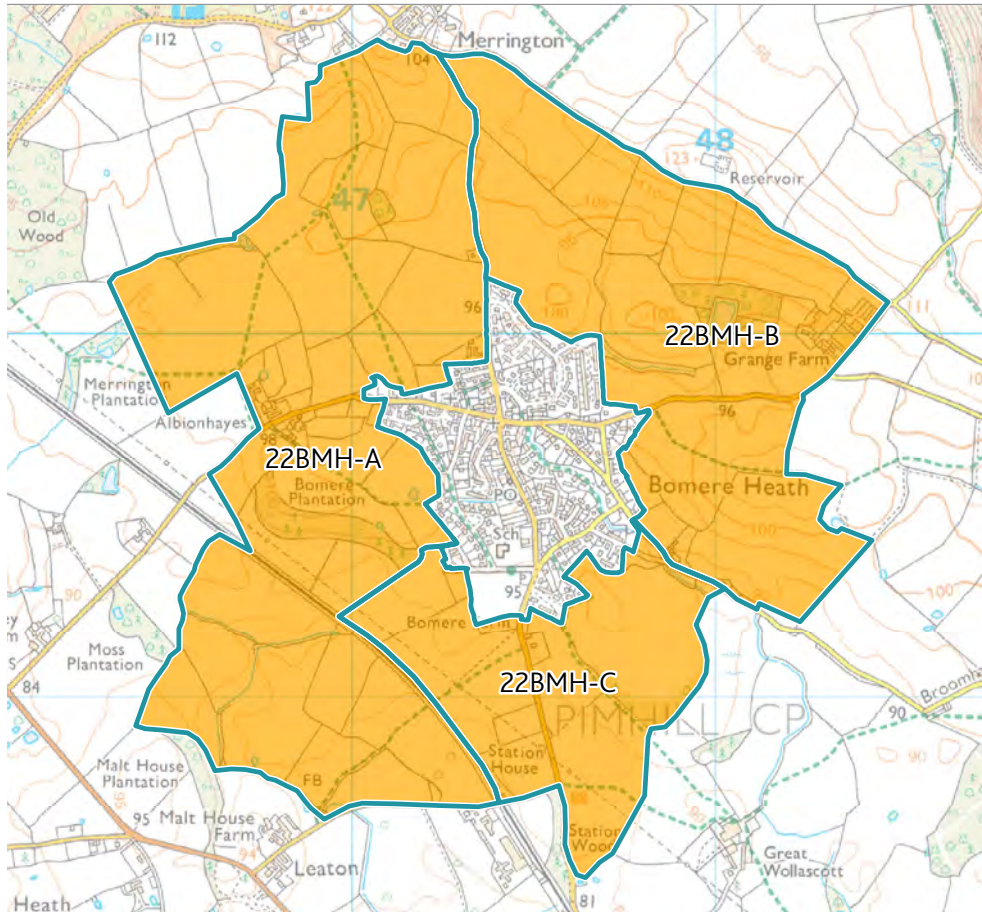
MEDIUM

MEDIUM-LOW

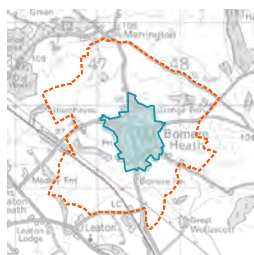
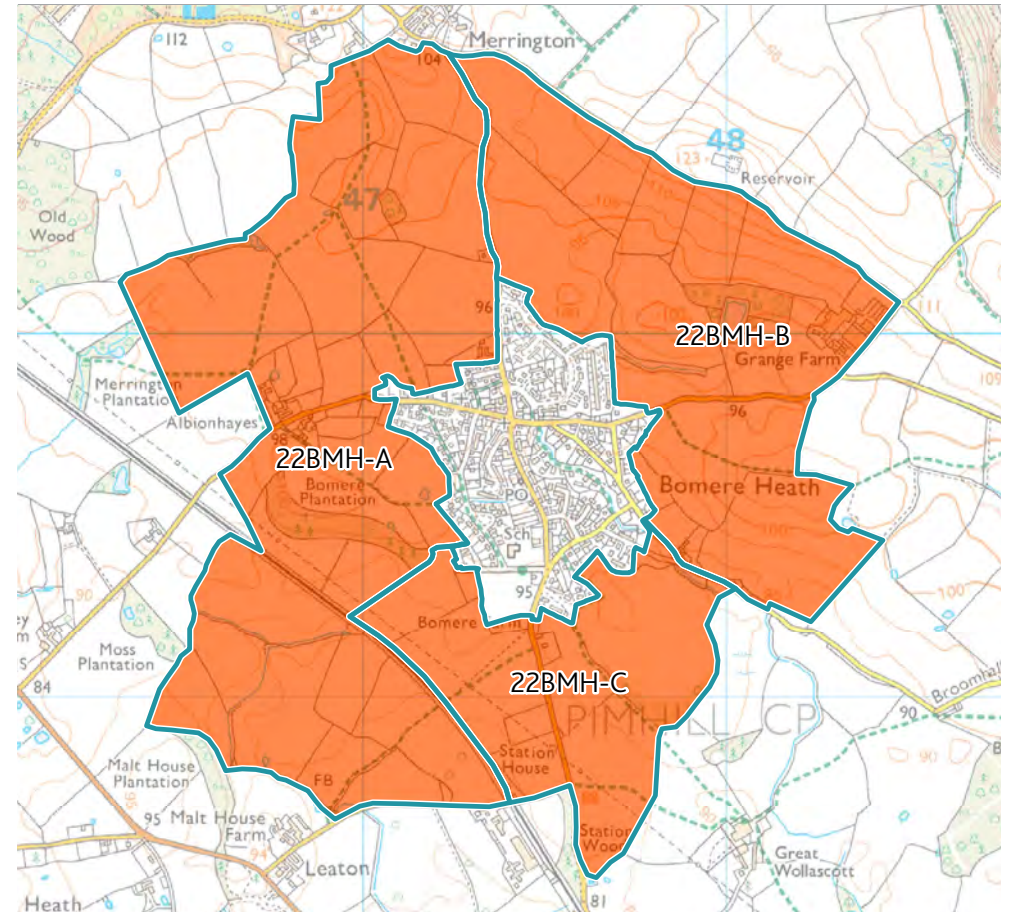
LOW

# BOMERE HEATH VISUAL SENSITIVITY

## HOUSING



## EMPLOYMENT



**KEY:**

SENSITIVITY PARCEL

**VISUAL SENSITIVITY:**

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

HIGH

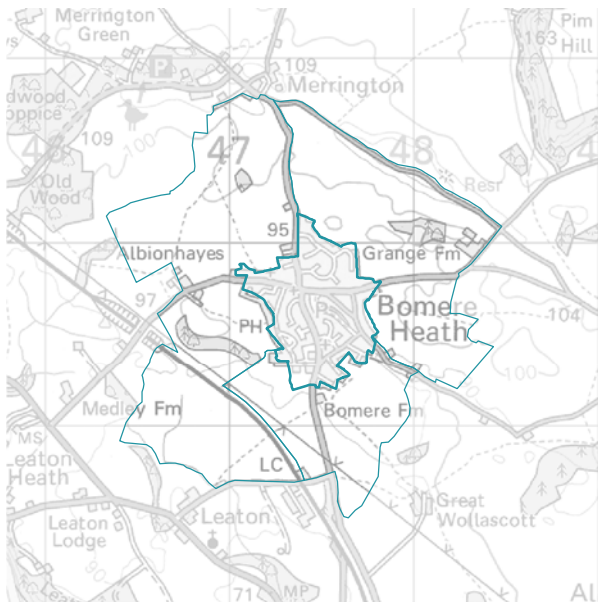
MEDIUM

LOW









# DESIGN GUIDANCE FOR BOMERE HEATH

[22BMH]

3 SENSITIVITY PARCELS



KEY

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

