



**GILLESPIES**

**SHROPSHIRE LANDSCAPE & VISUAL SENSITIVITY ASSESSMENT**

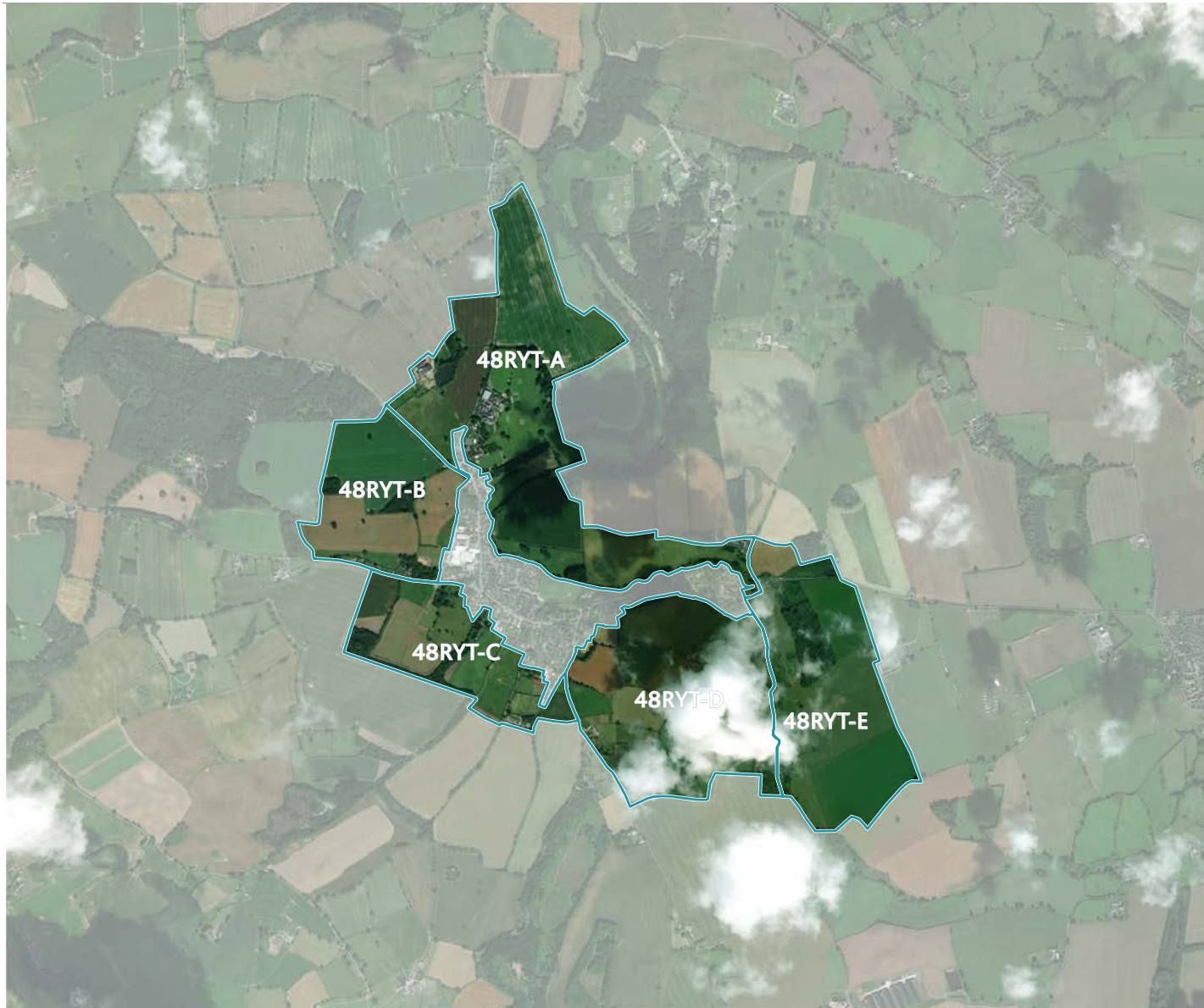
**RUYTON-XI-TOWNS**  
**[48RYT]**

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# 48. RUYTON-XI-TOWNS [48RYT]



## LOCATION AND DESCRIPTION

Ruyton-Xi-Towns is a large village in north Shropshire, located off the A5 between Oswestry and Shrewsbury. It is situated on the River Perry between the villages of Baschurch and Wykey. The village has a population of approximately 930 and its history dates as far back as the Anglo Saxon period. For the purposes of this study the settlement has been divided into 5 parcels.



# RUYTON-XI-TOWNS A [48RYT-A]

## LOCATION AND CHARACTER

Parcel A is located to the north of Ruyton-Xi-Towns and defined by field boundaries and minor roads. There is a network of ProW concentrated between Dunning Wood and Doctors Meadow a Registered Park and Garden and promoted cycle route along Park Bank. The landform is undulating overlaid with mixed farming and the grounds of Packwood Haugh School. Farming intensity has resulted in hedge loss. The River Perry forms the southern boundary along the settlement edge. There is generous tree cover especially along the River Perry.



1. FROM PARK BANK, VIEW NORTH EAST ACROSS THE ARABLE LANDSCAPE



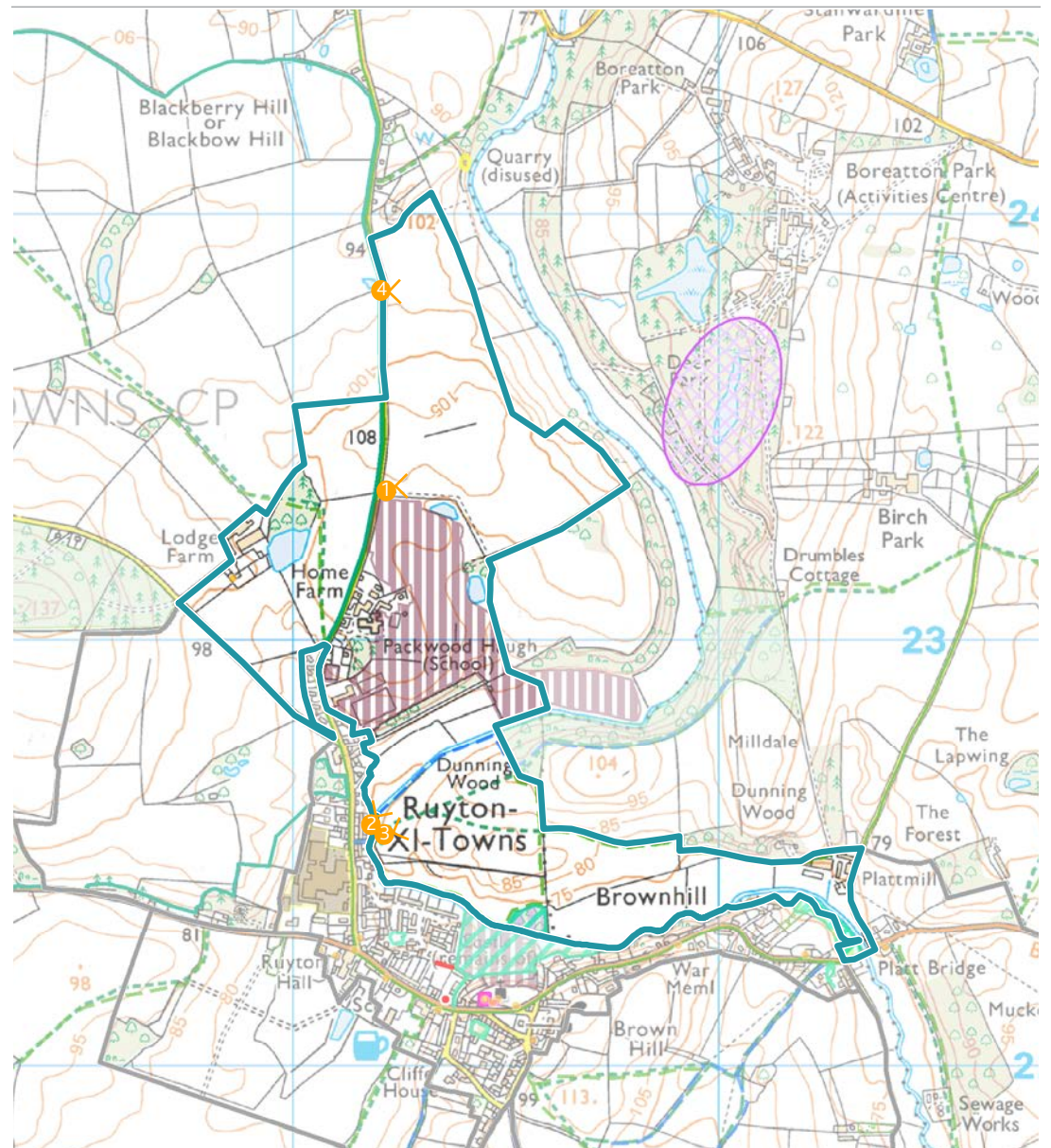
2. FROM PROW, VIEW NORTH EAST OVERLOOKING THE RIVER PERRY



3. FROM PROW, VIEW EAST ACROSS THE UNDULATING ARABLE LANDSCAPE



4. FROM PARK BANK, VIEW EAST OF WOODLAND ASSOCIATED WITH THE DEER PARK



# LANDSCAPE

## LANDSCAPE VALUE

This is a rural landscape of some scenic quality and moderate strength of character that is predominately overlaid by mixed farming. A woodland block associated with Doctors Meadow and designated as a Registered Park and Garden makes an important contribution to the overall enjoyment of the area. There is a concentrated network of PRoW, which connect Doctors Meadow to Donning Wood. Other contributions to recreational value include the Ellesmere Market Town Cycle Rides along Park Bank and the recreational grounds associated with Packwood Haugh School. The River Perry contributes to the geomorphological interest of the area and contributes to nature conservation value.

## LANDSCAPE SUSCEPTIBILITY

This is a landscape of medium and large scale, irregular shaped field patterns over undulating landscape. The River Perry forms a distinctive feature in the landscape and affords the otherwise typical rural character of the landscape some sense of place. The River Perry meander forms the settlement edge of Ruyton-X-Towns. There is a sense of tranquility along the river where settlement is sparse that would be vulnerable to noise or visual disturbance. Elsewhere the settlement edge is integrated. There is a medium level of tree cover with tree planting along the river corridor, copses and a woodland block with the Registered Park and Garden. This has some relation with the wooded character of the wider landscape as there is connectivity; with a large woodland estate to the north east.

## LANDSCAPE SENSITIVITY

This is a typical rural landscape with the River Perry forming a feature in the landscape. Overall the sensitivity of the landscape to change arising from new housing is medium and to 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 have no associations with the Shropshire Hills AONB as it is approximately 16km away. The fields are of a low visual value however from elevated positions there are views to hills in the distance that, although not to designated landscape, hold some scenic value. The landscape has few detracting elements.

## VISUAL SUSCEPTIBILITY

The open landscape affords some long distance views, however estate woodland in the wider landscape and riparian vegetation along the River Perry form visual barriers from some receptors. The River Perry permits limited views to the settlement edge due to screening vegetation and the risen landform. Views from receptors in the north are elevated and open across the large arable field and would be vulnerable to noticeable changes. There is glimpsed intervisibility with Parcel B across Grug Hill. Development on lower ground could be appropriate by utilising the advantageous screening vegetation and enhancing with further planting. The relative number of people likely to experience views are concentrated to PRoW with receptors of the Ellesmere Market Town Cycle Rides and residents, although mostly screened, at the settlement edge being of higher susceptibility.

## VISUAL SENSITIVITY

This farmed landscape has a typical rural character with some sense of tranquility. Existing tree cover limits views from receptors. The potential to accommodate new development within parcel, means views experienced are of medium sensitivity to change arising from new housing and medium-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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# RUYTON-XI-TOWNS B [48RYT-B]

## LOCATION AND CHARACTER

Parcel B is located to the west of Ruyton-Xi-Towns and is defined by Grug Hill in the north and Olden Lane (B4397) in the south. There are no PRoW within this parcel. The south east of the parcel is legally identified under the Commons Act 2006. The landform gently rises from the settlement edge and is overlaid by woodland blocks and mixed farming with arable production dominant and in places intensification has resulted in loss of hedgerows. Tree cover also includes scattered isolated trees and woodland at Grug Hill adjacent to the parcel. Settlement comprises properties



1. FROM GRUG HILL, VIEW SOUTH ACROSS THE RISING ARABLE LANDSCAPE



2. FROM GRUG HILL, VIEW SOUTH EAST ACROSS THE ARABLE LANDSCAPE AND TOWARDS THE



3. FROM JUNCTION AT PARK BANK AND GRUG HILL, VIEW WEST OF THE ARABLE LANDSCAPE



4. FROM OLDEN LANE (B4397), VIEW NORTH ACROSS THE ARABLE UNDULATING LANDSCAPE



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of moderate strength rural character which is dominated by arable production. There are a number of small woodland blocks which form strong features in this otherwise unvaried intensively farmed arable landscape. The south east of the parcel is legally identified under the Commons Act 2006 which increase recreational value within the area, in which there are PRoW.

## LANDSCAPE SUSCEPTIBILITY

This is an unvaried landscape of large sub-regular predominately arable fields. The landform gently rises from the settlement edge. There is some sense of tranquility in proximity to woodland at Grud Hill, however this is reduced where there is a higher human influence at the settlement edge where employment buildings are visually prominent. Despite a medium sense of place, the parcel itself is undeveloped so therefore the landscape would experience obvious change as a result of housing or employment. A number of small woodland blocks form strong landscape features and would be vulnerable to erosion by development. Hedgerow boundaries are intact but are with minimal hedgerow trees. Settlement comprises properties along Olden Lane (B4397) and the settlement edge is abrupt with large employment buildings being dominant.

## LANDSCAPE SENSITIVITY

This is an unvaried landscape that has experienced arable intensification and is largely undeveloped with a number of small woodland blocks. Overall the sensitivity of the landscape arising from new housing is medium and to employment is medium.



LOW	MEDIUM-LOW	<b>MEDIUM</b>	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	MEDIUM-LOW	<b>MEDIUM</b>	MEDIUM-HIGH	HIGH	VERY HIGH
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# VISUAL

## VISUAL VALUE

This landscape has no association with the Shropshire Hills AONB as it is approximately 18km away. There are long distant views from higher landform towards the settlement edge. The landscape is intact with the main detracting elements being large employment buildings at the settlement edge.

## VISUAL SUSCEPTIBILITY

Views within this parcel are open and elevated, however small woodland blocks form visual barriers in the landscape. Views towards the north are contained by woodland at Grud Hill. There are long distance views from higher landform of the settlement edge including intervisibility with large employment buildings. Housing and employment development would be relatively appropriate adjacent to the settlement edge and similar land uses. There is some intervisibility with Parcel A across Grud Hill. Receptors include to road users, however residential receptors at the settlement edge and within the parcel would more susceptible to changes to their surroundings.

## VISUAL SENSITIVITY

This is a typical rural landscape of arable farming with open and elevated views, including those to the settlement edge. A medium relative number of people combined with a reduced scenic quality means that the views experienced are of medium-low sensitivity to change arising from new housing and medium-low sensitivity to change arising from employment.



LOW	<b>MEDIUM-LOW</b>	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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LOW	<b>MEDIUM-LOW</b>	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# RUYTON-XI-TOWNS C [48RYT-C]

## LOCATION AND CHARACTER

Parcel C is located to the south of Ruyton-XI-Towns and is defined by regular field patterns. There are PRoW connecting Ruyton-XI-Towns to its wider countryside. The landform is predominately flat progressing to steeply rise in the east towards Startlewood Lane and is overlaid by mixed farming and horse paddocks. Tree cover consists of scattered hedgerow trees and woodland blocks and shelterbelts along the southern boundary. Settlement includes Grade II Listed Ruyton Hall.



1. FROM UNNAMED ROAD, LONG DISTANT VIEW NORTH WEST ACROSS THE RURAL LANDSCAPE



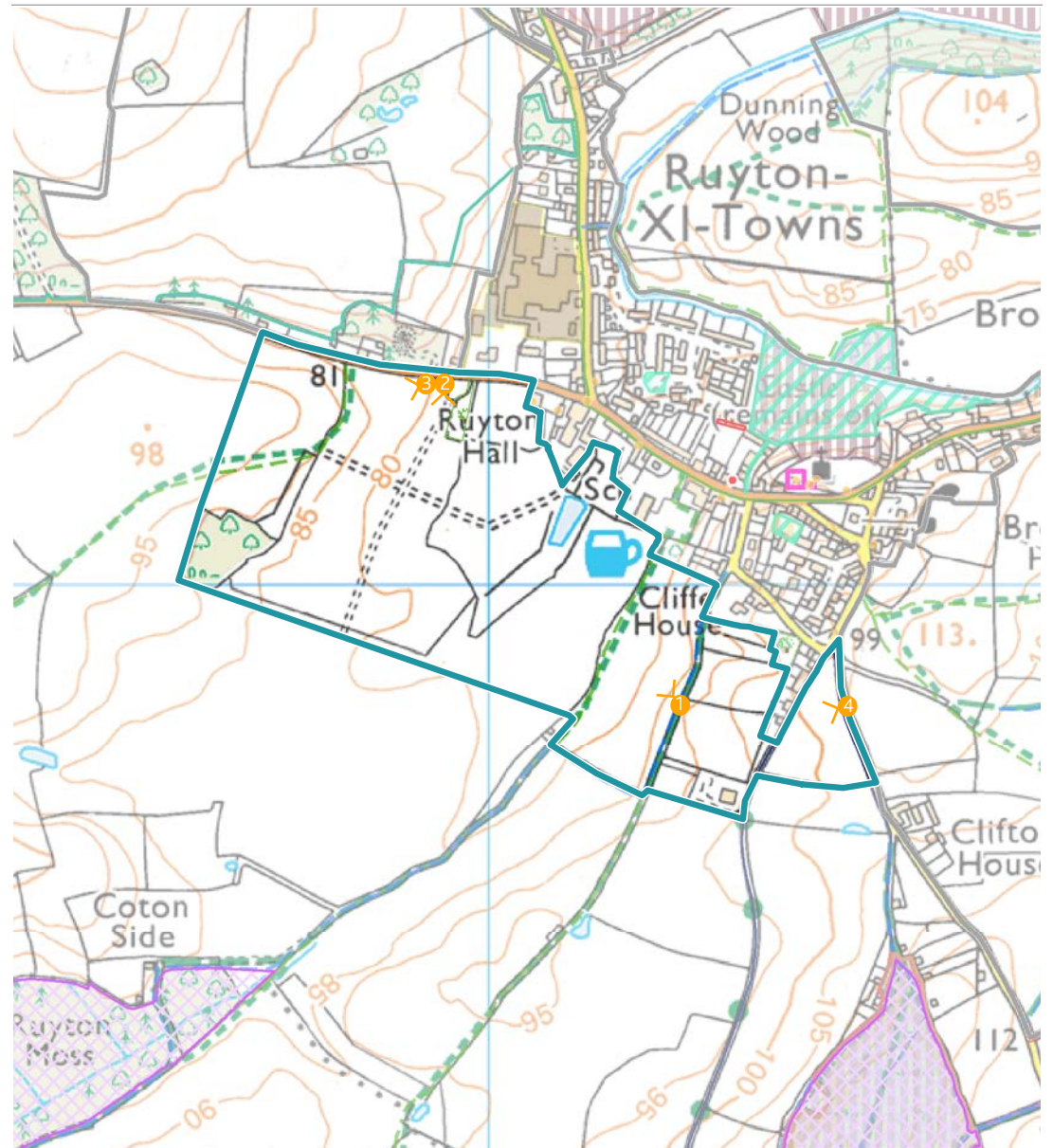
2. FROM OLDEN LANE, VIEW OF HORSE PADDOCKS AND WOODLAND PLANTING



3. FROM OLDEN LANE, VIEW IS THE RURAL UNDULATING LANDFORM



4. FROM LITTLE NESS ROAD, VIEW WEST OF THE ARABLE LANDSCAPE AND PROPERTIES ALONG





# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of moderate strength character of mixed farming use. This landscape does not hold any formal designations however there are relatively robust hedgerows and good connectivity to areas of tree cover. There is a pond which adds some degree of geomorphological value and habitat diversity. There are a number of PRoW which contribute to the informal recreation of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a typical rural landscape of medium scale regular patterned fields of mixed use and including horse paddocks. The landform is predominately flat progressing to steeply rise in the east. The west of the parcel has some sense of tranquility as it is encompassed by woodland planting, however in general tranquility is reduced in proximity to roads and the settlement edge. There is a higher sense of place in proximity to the grounds of Ruyton Hall; elsewhere the character is typical of a rural setting. Linear woodland blocks form strong elements in the landscape which would be vulnerable to erosion of feature being irreplaceable in the medium term. Development could be accommodated on lower flatter landform and there could be an opportunity to enhance the landscape character with new planting. The existing settlement pattern is integrated and concentrated along the B4397.

## LANDSCAPE SENSITIVITY

This is a typical rural landscape with some sense of place in proximity to the ground of Ruyton Hall and linear woodland blocks forming strong landscape features. Overall the sensitivity of the landscape 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

This landscape has no association with the Shropshire Hills AONB as it is approximately 18km away. There is glimpsed intervisibility to Grade II Listed Ruyton Hall and its associated grounds. Although relatively well screened, there is some intervisibility with buildings associated with a wastewater treatment works in the south east of the parcel.

## VISUAL SUSCEPTIBILITY

Views within this parcel are relatively open. Long distant views are gained at higher landform in the south east of the parcel and development would be noticeable in the view. Linear woodland blocks provide visual barriers to some degree however views to higher landform in the wider landscape can be gained over the woodland. There are also open views at lower ground levels, particularly where there are horse paddocks, with fences forming field boundaries. There is glimpsed intervisibility with Parcel D across Little Ness Road. Receptors who are typically more highly susceptible to change include residential receptors; particularly properties along Startlewood Lane which have elevated views across the parcel.

## VISUAL SENSITIVITY

This is a typical rural landscape with landform which rises in the south east. A medium relative number of people in this area combined with a medium scenic quality 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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# RUYTON-XI-TOWNS D [48RYT-D]

## LOCATION AND CHARACTER

Parcel D is located to the south of Ruyton-Xi-Towns and is defined by Mill Lane in the east and Little Ness Road in the west. The parcel hosts a well-connected PRoW network. The landform is gently rolling with higher landform in the south west and supports arable and pastoral farming within sub-regular field boundaries. There is a low level of tree cover with scattered hedgerow trees. The cultural pattern is almost wholly intact. Settlement comprises scattered farmstead throughout the parcel.



1. FROM PROW, VIEW SOUTH WEST ACROSS THE RURAL ROLLING LANDSCAPE



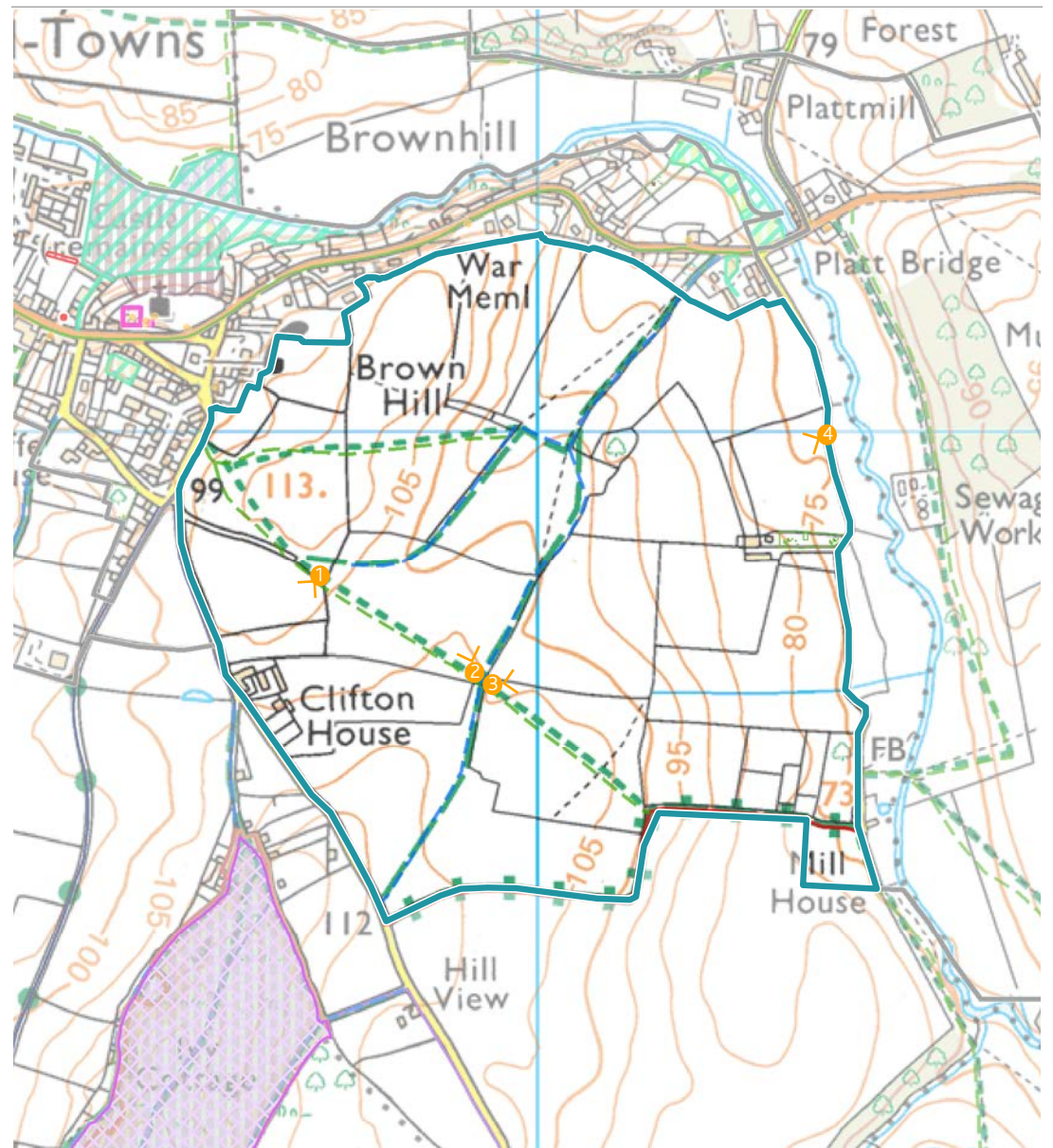
2. FROM PROW, VIEW NORTH WEST ACROSS THE UNDULATING LANDSCAPE



3. FROM PROW, VIEW NORTH EAST ACROSS THE UNDULATING LANDSCAPE



4. FROM MILL LANE, VIEW WEST ACROSS THE PASTORAL LANDSCAPE



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of moderate strength rural character which is overlaid with mixed farming. The landscape does not hold any formal designations which could contribute to an increased landscape value, however, robust hedgerows and hedgerow trees provide good connectivity with outlying habitats and add to nature conservation value. There is a well-connected PRow network that adds to the recreational enjoyment of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a landscape of sub-regular small to medium scale mixed fields. The landform is gently rolling and there is some sense of place derived from the rural features of hedgerows and field pattern. The landscape is widely rural, with minimal detracting features, affording the landscape a strong sense of tranquility. This sense of remoteness is vulnerable to erosion due to disturbance from new development, particularly more so in the south west of the parcel where the landform is higher. Tree cover is limited to scattered hedgerow trees. The cultural pattern is fairly intact, however hedgerows are gappy in some places and have been replaced by fences and would be vulnerable to further loss being irreplaceable in the short to medium term. Settlement comprises of scattered farmsteads and the settlement edge is integrated.

## LANDSCAPE SENSITIVITY

This is a typical rural landscape with high scenic quality. Overall the sensitivity of the landscape arising from new housing is medium-high and to employment is 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 parcel have no association with the Shropshire Hills AONB as it is approximately 18km away. There are long distance views from the south west across the wider rural landscape however, although scenic, these views are not towards landscapes that are formally designated. The landscape is intact with little to no detracting elements.

## VISUAL SUSCEPTIBILITY

Views within this parcel are open and elevated. There are long distance views from receptors in the south west that would be vulnerable to noticeable change in the view. Views elsewhere are more visually contained by the rising landform and riparian vegetation along the path of River Perry in Parcel E. There is some glimpsed intervisibility with Parcel E as well as Parcel C, where the views are more open across the rolling landscape. The parcel forms part of a skyline and development would be particularly noticeable on this higher ground. The level of access within this parcel is occasional, with a small number of residential receptors within the parcel being of higher susceptibility.

## VISUAL SENSITIVITY

This is a typical rural landscape which forms part of a skyline and has a high scenic quality with a limited number of visually detracting factors. Overall, the views experienced are of medium-high sensitivity to change arising from new housing and 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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# RUYTON-XI-TOWNS E [48RYT-E]

## LOCATION AND CHARACTER

Parcel E is located to south east of Ruyton-Xi-Towns. The western boundary is defined by Mill Lane and is elsewhere defined by field boundaries. The B4397 intersects the parcel in the north. There is a PRoW which follows the path of the river. The parcel is within a small river valley which progresses into a gently rolling landscape in the east and supports a mixed farming system. The landform is significantly steeper in the north. There is a woodland block to the south of the B4397 and scattered tree planting along the River Perry. Settlement comprises of a small cluster of residential



1. FROM MILL LANE, VIEW EAST ACROSS THE RIVER VALLEY OF PASTORAL USE



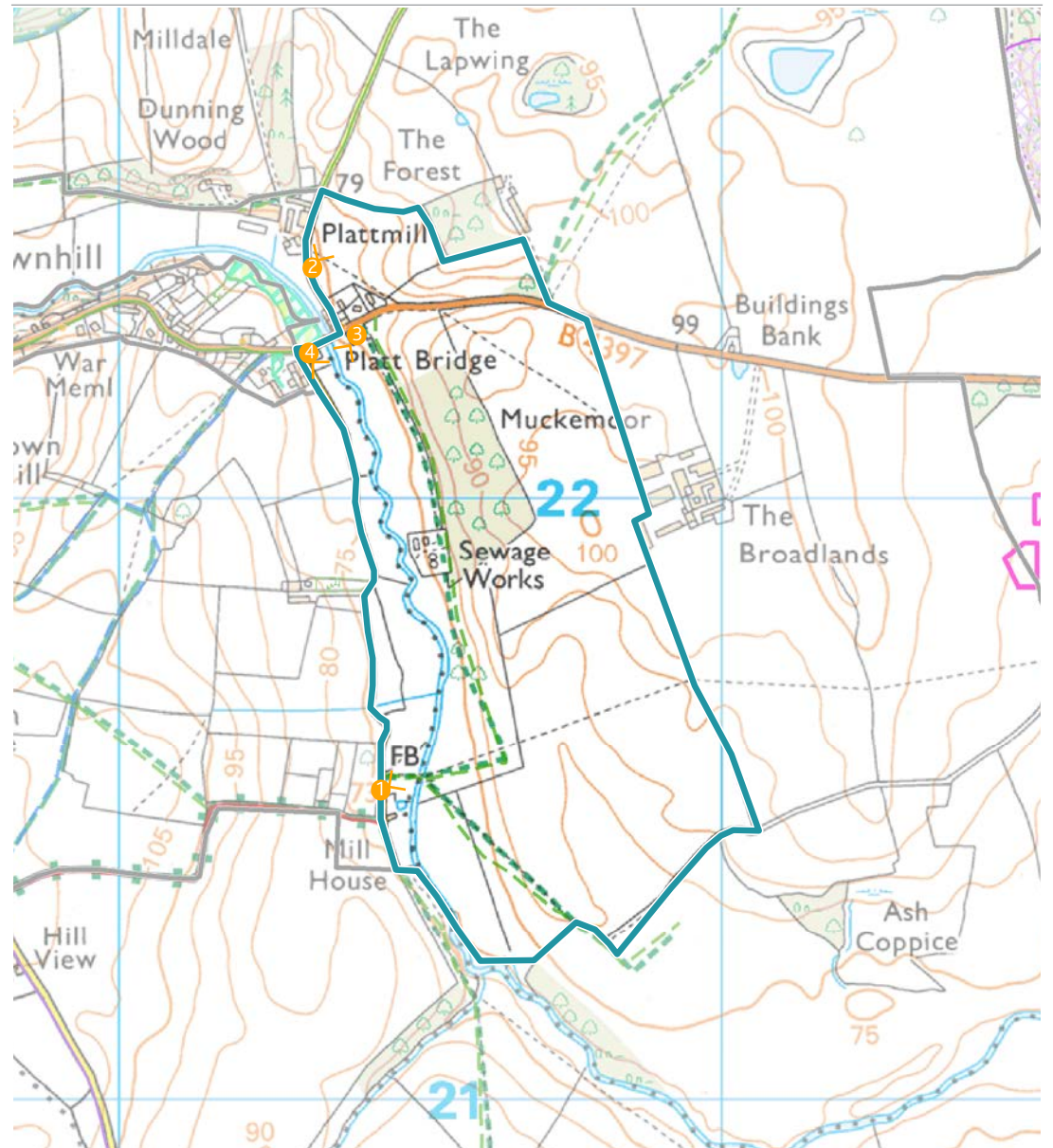
2. FROM UNNAMED LANE NORTH OF B4397, VIEW NORTH EAST OF THE RURAL LANDSCAPE



3. FROM B4397, VIEW SOUTH WEST ACROSS THE SMALL RIVER VALLEY



4. FROM B4397, VIEW SOUTH WEST ACROSS THE SMALL RIVER VALLEY



# LANDSCAPE

## LANDSCAPE VALUE

This is a landscape of typical rural character and moderate condition with the landform shaped by a small river valley. The River Perry is a strong physical feature and adds geomorphological value to the area with its riparian habitat adding to nature conservation value. Robust hedgerows have good connectivity to woodland within the parcel and contribute to the landscape character. The landscape hosts PRoW in proximity to the River Perry adding to the informal recreation value of the area.

## LANDSCAPE SUSCEPTIBILITY

This is a landscape of regular shaped small and medium scale mixed farmlands. The parcel is within a small river valley which progresses into a gently rolling landscape in the east. The landform is significantly steeper in the north. There is a strong sense of tranquility as the parcel is undeveloped apart from a wastewater treatment works near the river. There is little or no relationship to the existing settlement edge. The parcel extends beyond the settlement edge, with Platt Bridge over the River Perry forming a threshold into Ruyton-XI-Towns. Development would be inappropriate to the south of the B4397 as the landscape is highly susceptible to loss of rural character. Existing settlement within the parcel includes a small cluster of residential properties at Platt Bridge. There is an absence of hedgerow trees and some hedgerows have been lost to farming intensification and would be vulnerable to further loss being irreplaceable in the short to medium term.

## LANDSCAPE SENSITIVITY

This is a typical rural landscape shaped by a small river valley. A strong sense of tranquility combined with natural features including woodland and the River Perry means that the sensitivity of the landscape to development arising from new housing is medium-high and to employment is 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

This landscape has no association with the Shropshire Hills AONB as it is approximately 18km away. There are no views to any important or designated landscapes. The landscape is intact, with the main detracting element being a small wastewater treatment works. However, the works is visually contained within the landscape by woodland planting and landform.

## VISUAL SUSCEPTIBILITY

Views within this parcel are fairly visually contained within the small river valley. The most extensive view is along the corridor of the River Perry from Mill Lane. Views across the River Perry are contained by the rising landform, riparian vegetation and the substantial woodland block. There is intervisibility with Parcel D across Mill Lane of the rising sides of the small river valley and includes intervisibility with a fairly new housing estate at Marches Meadow. The parcel does form part of a skyline making it more widely susceptible to development and noticeable change in the view. The level of access within the parcel however is occasional and recreational receptors using PRoW with views across the parcel are concentrated in the north and west. Existing residential receptors, who are typically more susceptible to change to their surroundings, gain few to no views across the extent of the parcel.

## VISUAL SENSITIVITY

This is a typical rural landscape with rolling landform which progresses from the small river valley that combined with woodland and riparian planting contains most views. A high scenic value, combined with a small number of receptors experiencing visually contained views determines a medium visual sensitivity to change arising from new housing and medium-high visual sensitivity to change arising from employment.



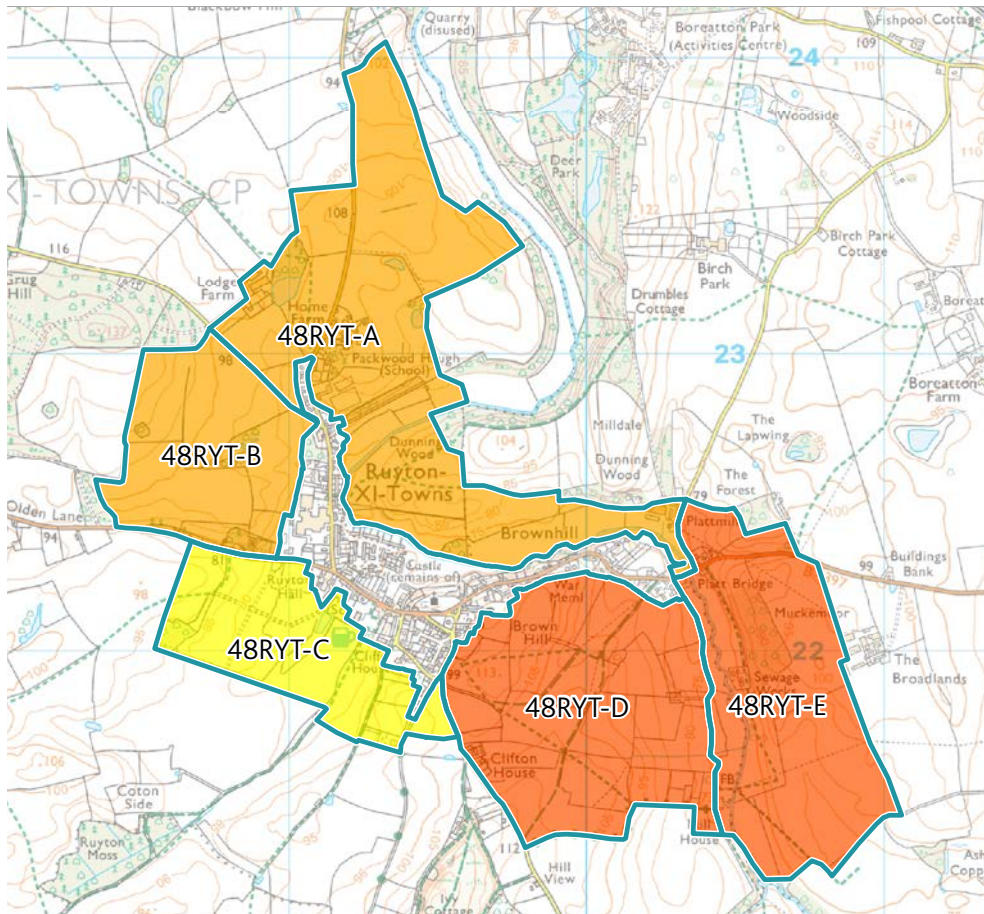
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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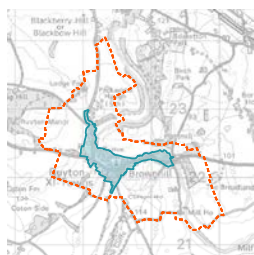
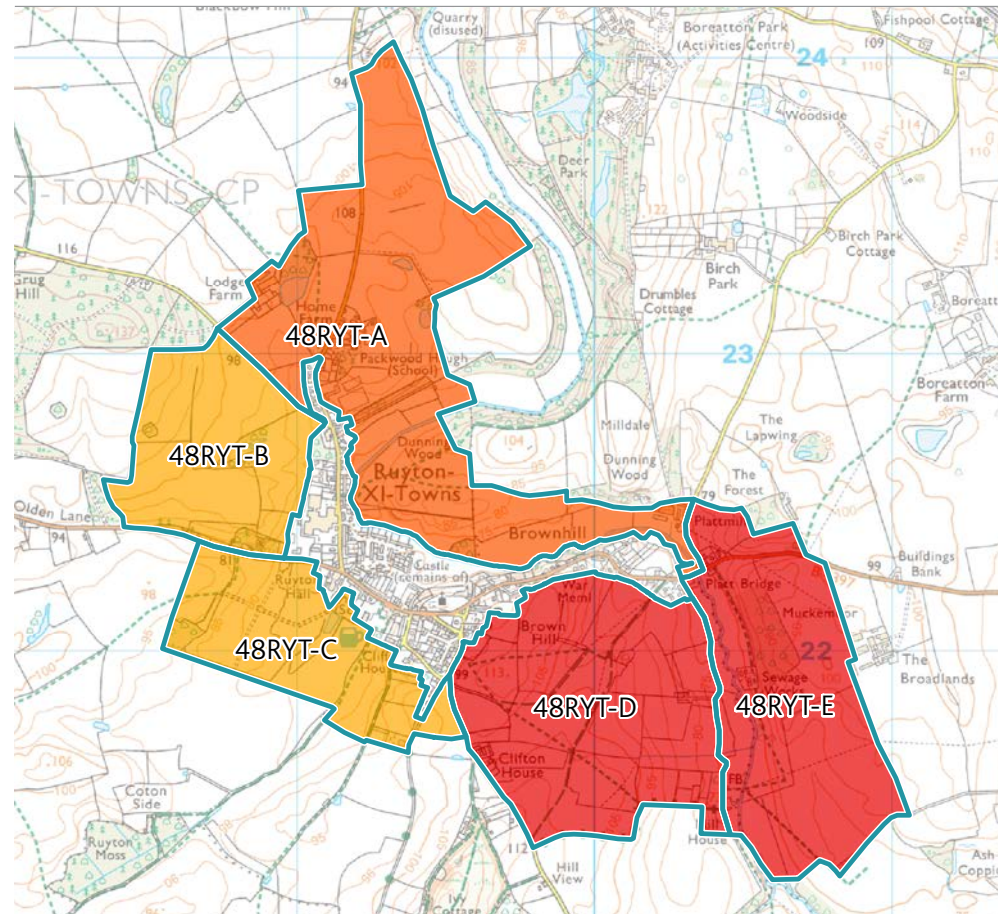
LOW	MEDIUM-LOW	MEDIUM	MEDIUM-HIGH	HIGH	VERY HIGH
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# RUYTON-XI-TOWNS LANDSCAPE SENSITIVITY

## HOUSING



## EMPLOYMENT



### KEY:

SENSITIVITY PARCEL

### LANDSCAPE SENSITIVITY:

VERY HIGH

MEDIUM-HIGH

MEDIUM-LOW

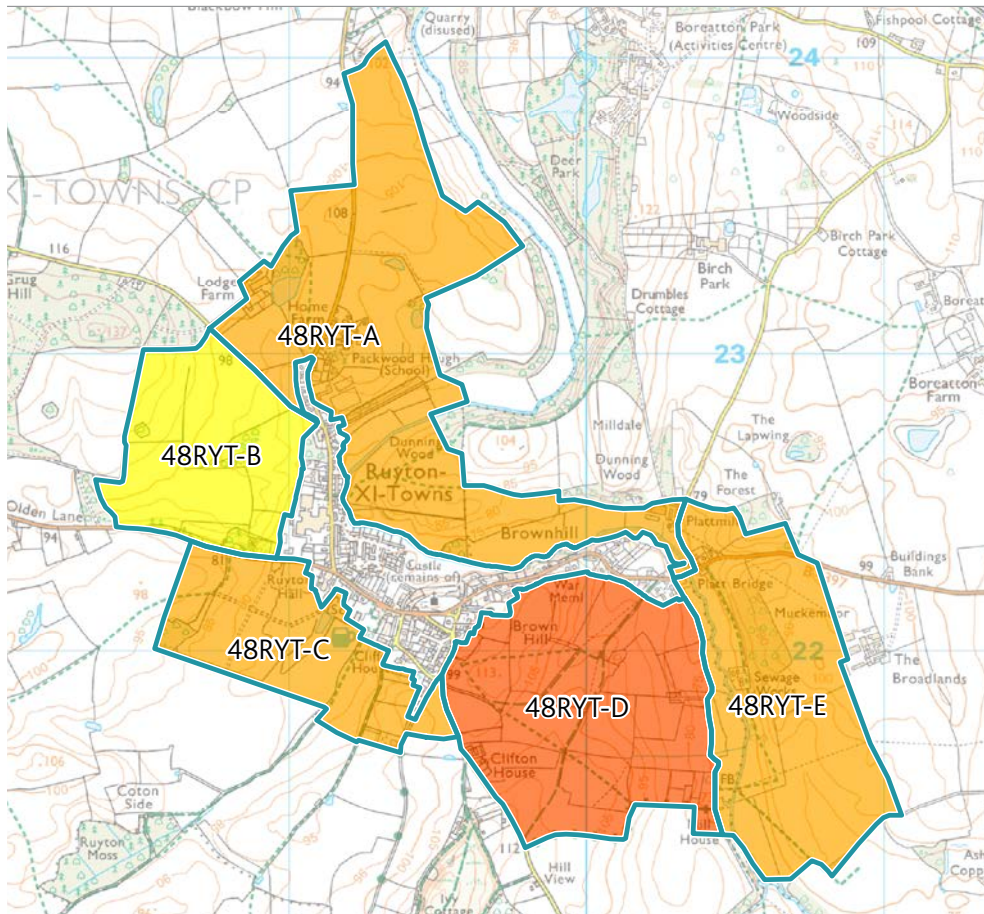
HIGH

MEDIUM

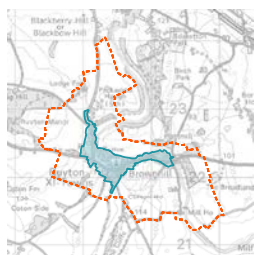
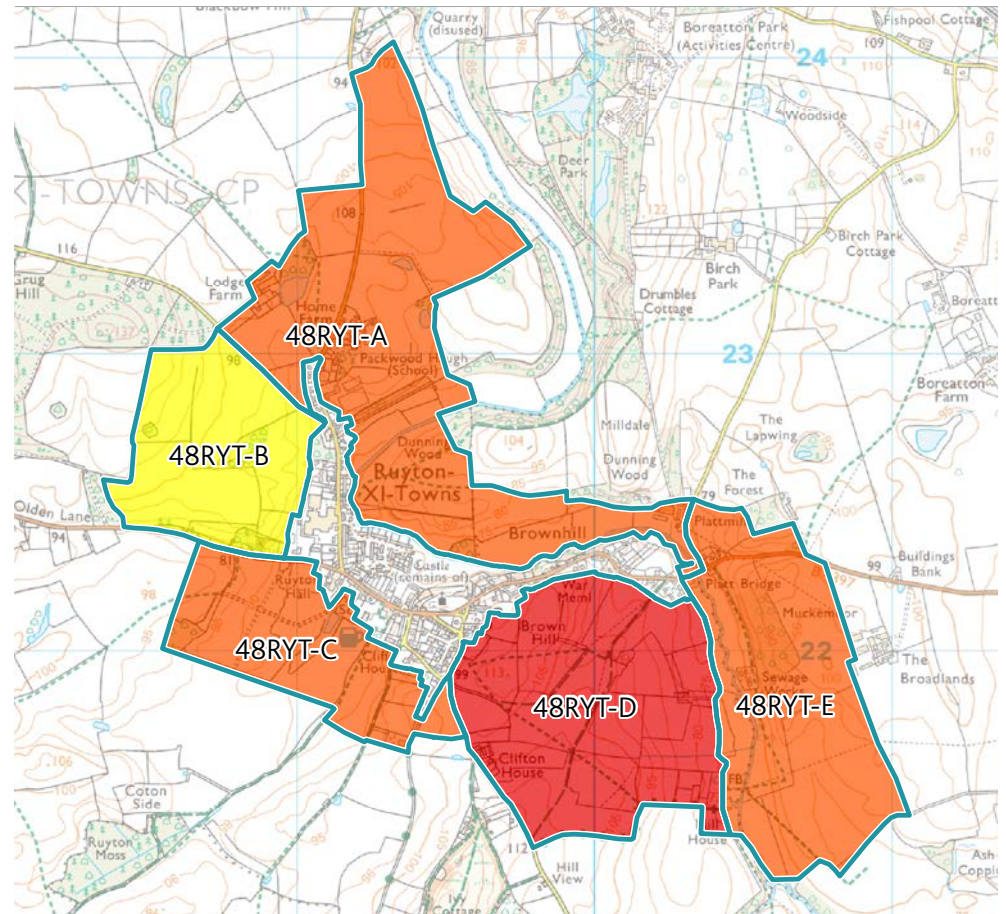
LOW

# RUYTON-XI-TOWNS VISUAL SENSITIVITY

## HOUSING



## EMPLOYMENT



### KEY:

SENSITIVITY PARCEL

### VISUAL SENSITIVITY:

VERY HIGH

HIGH

MEDIUM-HIGH

MEDIUM

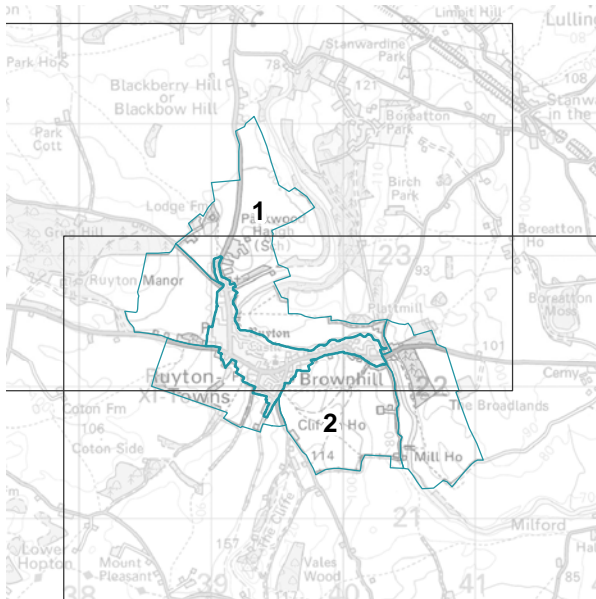
MEDIUM-LOW

LOW









# DESIGN GUIDANCE FOR RUYTON-XI-TOWNS

[48RYT]

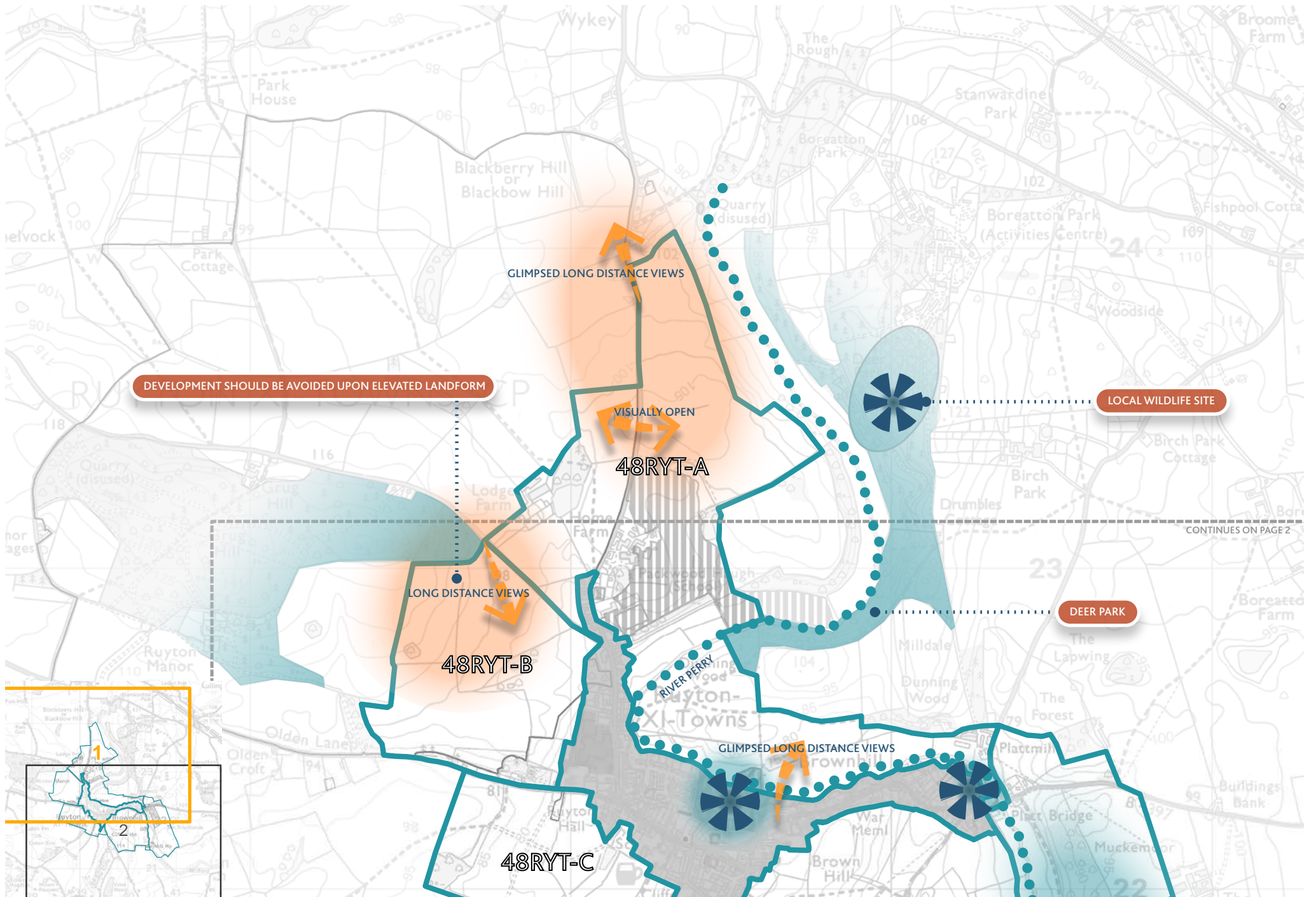
5 SENSITIVITY PARCELS

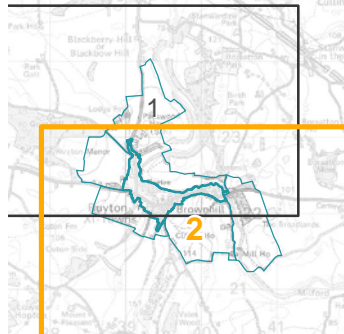
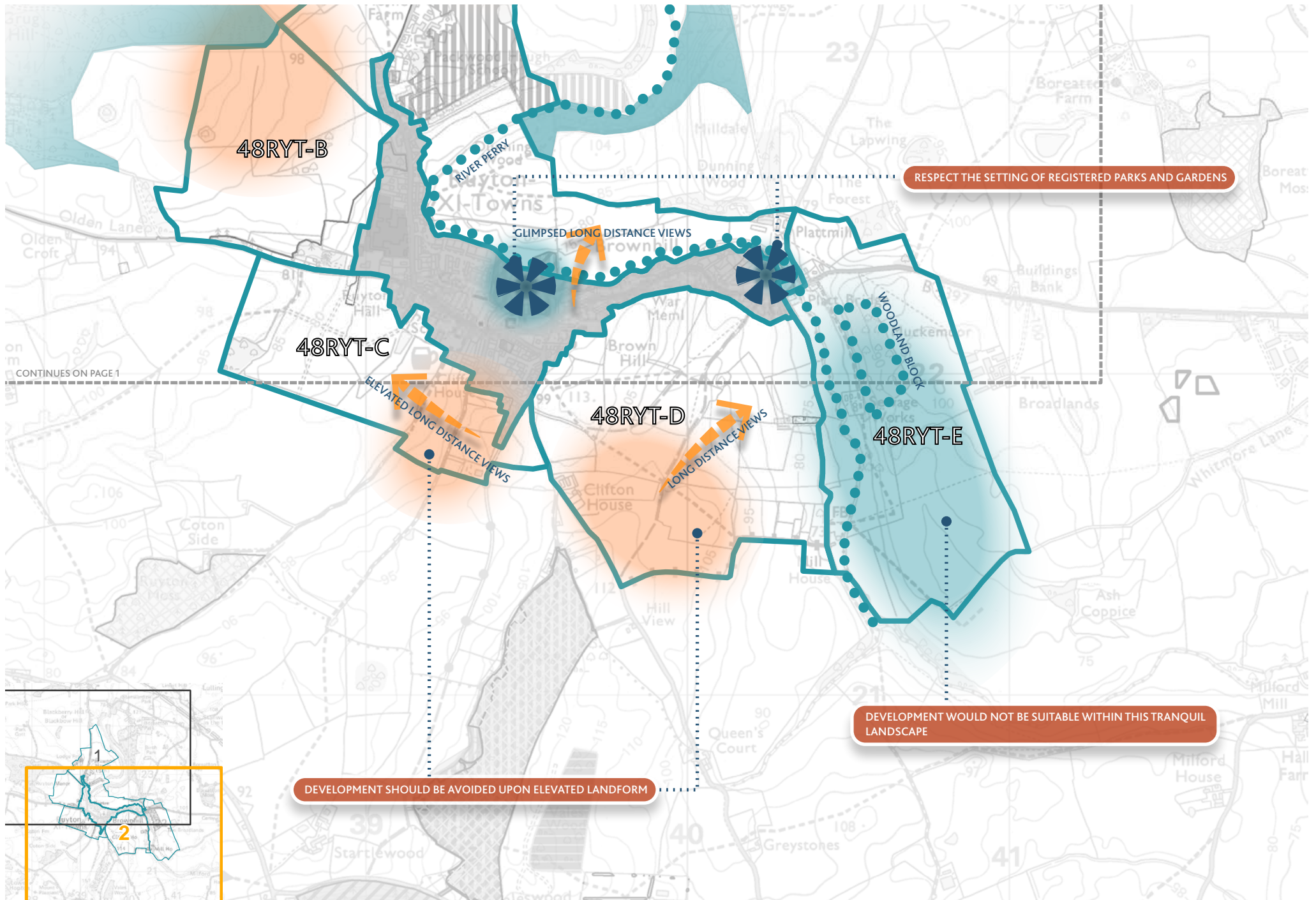


KEY

-  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







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