

# Land to the West of Hereford Road Bayston Hill

**This leaflet presents Gleeson Land's emerging proposals for a sustainable residential development upon land to the west of Hereford Road, Bayston Hill.**

The proposal is being brought forward by Gleeson Land, a specialist land promotion business established in the 1990's. Gleeson Land is part of MJ Gleeson PLC, which has been creating much-needed new homes and community infrastructure for local people for almost 120 years. Gleeson Land is preparing an outline planning application including details of access for a thoughtfully designed, landscape and engineering led development to the east of Bayston Hill as a new gateway into the settlement from the south. The proposals are for approximately 200 new homes including policy compliant affordable housing requirements, infrastructure, public open space, and a sustainable drainage system – all designed to support high-quality living for future residents and the wider Bayston Hill community.

The site is well-related to the existing built-up area of Bayston Hill, comprising a parcel of agricultural land which extends to approximately 17.5 hectares. To the north and to the west, the site is bound by a consolidated area of residential development. The eastern site boundary is defined by Hereford Road (A49), from which a new single vehicular access point is proposed in the form of a new 4-arm priority-controlled roundabout providing improved and safe access into the site and the A49 junction to Condover, plus a separate emergency access off the A49.

The layout of the development will be guided by the site's natural features and the surrounding landscape. Public open space will be designed to be safe, inclusive, and accessible, encouraging social interaction and active lifestyles for both new and existing residents of Bayston Hill and the surroundings.

The initial draft proposals, which have been formed for comment, envisage that the development would comprise a mix of 2, 3 and 4+ bedroom homes to meet a wide range of housing needs in the community.

Gleeson Land is committed to delivering a scheme that reflects the character of Bayston Hill whilst meeting identified housing needs. We are engaging with the local community, stakeholders, and Shropshire Council to help shape proposals that deliver lasting benefits.

**Gleeson Land welcome your thoughts and suggestions as we shape our proposals. Your feedback will play an important role in informing the final proposals ahead of their intended submission to the Council. Further details can be found at the following website:**  
**[www.baystonhillshropshire.co.uk/index](http://www.baystonhillshropshire.co.uk/index)**

***Please see overleaf for alternative details of how to respond to this consultation.***



# HAVE YOUR SAY!

Please submit your comments by email to:  
***public.consultation@marrons-planning.co.uk***

Alternatively, please *post your comments* using the form below, posting  
to **Marrons, Cubo 38, Carver St, Sheffield S1 4FS**

Name: .....

Postcode: .....

Email: .....

Position: .....

(e.g. local resident/local business/local councillor/representative of local group)

Do you support the proposed development?

☐ Yes    ☐ No    ☐ Undecided

Comments:

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