Land to the east of Park Lane, Shifnal (Ref.SHF019 and P15b)

Consideration of Site Against Technical Evidence

March 2020

Turley

Contents

1.	Introduction	1
2.	Landscape and Green Belt	3
3.	Transport and Accessibility	6
4.	Heritage	8
5.	Ecology	10
6.	Flood Risk and Drainage	12
7.	Conclusions	13
Appendix 1:	Vision Document	14
Appendix 2:	Landscape Visual Assessment	15
Appendix 3:	Transport Note	16
Appendix 4:	A464 Proposed Access	17
Appendix 5:	Park Lane Proposed Access	18
Appendix 6:	Initial Heritage Appraisal	19
Appendix 7:	Preliminary Ecological Appraisal	20
Appendix 8:	Flood Risk Assessment	21

Ian Deverell
ian.deverell@turley.co.uk

Client
Turley

Our reference
MILQ3023

26 March 2020

1. Introduction

1.1 We have been instructed by Miller Homes Limited ('Miller') to prepare a report which provides a detailed overview of technical evidence base documents prepared in support of the promotion of their site to the south of Shifnal. The site comprises proposed safeguarded site SHF019 and P15b in the emerging Local Plan Review.

1.2 This document seeks to assist Shropshire Council by bringing together the detail that has been submitted through representations to the Shropshire Local Plan Review to date. As such, this report also considers the Council's own published evidence base and concludes that the proposed safeguarding of the site would accord with the findings of the evidence.

Engagement with the Local Plan Review

1.3 Land controlled by Miller to the south of Shifnal represents a 12.7ha site bound by the A464 to the west and Park Lane to the east. The draft Local Plan has identified the site as 'Safeguarded Land for development beyond 2036' and is afforded the references SHF019 and P15b West.

1.4 Miller has sought to meaningfully engage with the Shropshire Council Local Plan Review at each stage of consultation including most recently consultation on the Preferred Strategic Sites in September 2019.

1.5 In support of the promotion of the site, a Vision Document (enclosed at **Appendix 1**) has been submitted with representations made to the Local Plan Review. This document brings together the range of technical evidence that has been prepared by specialist consultants on behalf of Miller. The following technical survey reports have been prepared:

- Landscape Visual Assessment;
- Transport Note;
- Flood Risk Assessment;
- Preliminary Ecological Appraisal; and
- Initial Heritage Assessment.

1.6 The Vision Document which brings together the above technical documents into a single document, demonstrates that the site has capacity to deliver between 175 and 200 dwellings (market and affordable) together with public open space in a highly sustainable location to the south of Shifnal.

1.7 The Vision Document and Illustrative Masterplan also demonstrate how wider consideration has been given to land to the west of Shifnal which is being promoted separately by Wallace Land. The Illustrative Masterplan has been designed to provide opportunities for the comprehensive delivery of residential development to the south

and west of Shifnal. Notwithstanding this, there is sufficient flexibility within the design and access opportunities for Miller's site to be delivered independently.

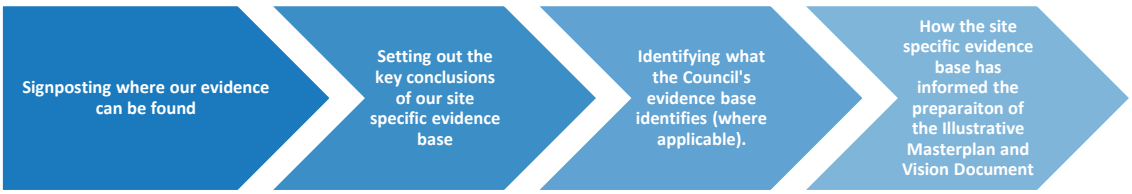
Representations Made by Others

1.8 On behalf of our Client, we have reviewed representations made by others in respect of the proposed allocation. This review has identified that there has been, in some cases, a misrepresentation of the evidence base that has been presented for a number of sites, including the Miller site which forms the subject of this report. Where appropriate, therefore, clarification is provided within this report to assist the Council in responding to comments that have been received.

1.9 The remainder of this report will provide a summary of the following technical areas referencing the supporting technical report which are enclosed as appendices:

- Landscape and Green Belt;
- Transport and Accessibility;
- Heritage;
- Ecology; and
- Flood Risk and Drainage.

1.10 Each section of this report is structured as follows:



1.11 Appendices are provided to the rear of the report, and are referenced throughout.

2. Landscape and Green Belt

2.1 The easternmost extent of the County of Shropshire borders the Greater Birmingham and Black Country Conurbation and accordingly a considerable portion of the County is washed over by the West Midlands Green Belt. Given Shifnal's close relationship to Wolverhampton and the wider West Midlands Conurbation, it is entirely inset within the Green Belt. As we go on to set out later in this section, Miller's site does not make a meaningful contribution to the Green Belt and this is evidence through the Council's Green Belt Review which identifies the site for Safeguarding through the Local Plan Review.

2.2 Enclosed at **Appendix 2** is a Landscape and Visual Assessment which has been prepared by Turley in support of the development of the site.

2.3 This assessment identifies that the site is set within a relatively enclosed location, close to the southern fringe of Shifnal, with direct influences from residential development to the north as well as other urbanising features such as the A446. These features together with the sites natural boundaries provide a sense of containment of the site and potential for successfully integrating development within the landscape and providing a new defensible boundary to the settlement.

2.4 Given robust bands of boundary vegetation and intervening built development provide enclosure to the site in the wider landscape, and there are limited visual receptors close to the site, it is unlikely that there will be any significant effects resulting from development within it.

2.5 Overall the assessment considered that due to the site's location, within an enclosed landscape, it is considered to be appropriate for development in landscape and visual terms.

Shropshire Local Plan Review Evidence Base – Green Belt

2.6 The Council's Green Belt Assessment (2018) (GBA) sought to test the performance of the Green Belt (GB) against the five purposes as identified within the NPPF. This assessment sought to refine the work carried out as part of the Stage 1 assessment (2017) in order to identify potential development opportunity areas for Green Belt release / safeguarding.

2.7 In the preparation of representations to the Council's Preferred Options Consultation (February 2019), Miller provided comments and a critique on the Council's Green Belt Assessment, particularly referencing Site SHF032 located to the North East of Shifnal, questioning the evidence behind its allocation. It is noted that a number of representations submitted by others, identified similar shortcomings in the proposed allocation of SHF032, including those comments from Shifnal Town Council.

2.8 Miller's site to the south of Shifnal is considered as part of a larger parcel of Green Belt 'P15'. The assessment identifies that the parcel contains a limited amount of built development and the eastern section is more closely associated with the wider area of open countryside to the east of Shifnal. Notwithstanding this, the assessment considers

that the roads of Upton Lane and Park Lane have the potential to constitute alternative Green Belt boundaries that are stronger and more readily recognisable than the existing boundary. When considered as a whole, if removed from the Green Belt, it is considered that Parcel P15 would lead to a Moderate-High level of harm to the Green Belt designation in this local area.

2.9 Through the assessment of Parcel P15, a sub-parcel is identified within Parcel P15 that is considered by the Council to have a lower level of overall harm to the Green Belt if it was to be released. Sub-parcel P15 covers the south-western and north-western extent of the wider P15 parcel and comprises a fishing lake to the east of the A464 and Miller's land to the west.

2.10 In the Council's assessment of this sub-parcel of land, it is identified that releasing the sub-parcel from the Green Belt would not constitute significant encroachment on the countryside and due to the topography of the land; it would not lead to a significant weakening of neighbouring Green Belt land. Releasing Sub-parcel P15 would lead to a Moderate level of harm to the Green Belt designation in this local area.

2.11 Part 3 of the place specific GBA for Shifnal goes on to look at 'opportunity areas' for releasing Green Belt, including the identification of any sub-areas where harm may be lower.

2.12 Within part 3 of the GBA, Miller's site together with proposed allocation SHF022 and part of SHR023 are identified within 'Opportunity Sub-Area Sh-1' for further detailed consideration for GB release.

2.13 One sub-opportunity area that was identified through this process is SH-1a, of which the Miller site forms a considerable proportion. The Green Belt Assessment concludes that development within this sub-area would lead to a lower level of overall harm to the Green Belt than other sub-parcels.

2.14 In the assessment of SH-1a, it is identified that release of land from the Green Belt in this location would not "significantly weaken the integrity of the Green Belt designation within this local area". In fact opportunity sub area SH-1a was the only location surrounding Shifnal where Green Belt release would lead to 'Moderate Harm' with all other areas being considered to lead to 'Harm'.

2.15 In the conclusions of the Green Belt Review (Part 4), it specifically states that:

"The assessment in this Green Belt Review has shown that up to 17.9ha of land (within opportunity area Sh-1a) could be released from the Green Belt for development with only moderate levels of harm to the Green Belt designation in this local area."

2.16 Our Client's site is already proposed for safeguarding beyond the plan period, and the Council's evidence base demonstrates that it, together with preferred housing allocation SHF022 and part SHR023, are located in the least harmful direction of growth surrounding Shifnal.

Development Proposals

2.17 As set out above, the Council's own Green Belt Assessment identifies Miller's site as an 'opportunity area' for Green Belt release. Furthermore, the site specific Landscape and Visual Assessment identifies that the site's natural boundaries provide a sense of enclosure and will allow for the delivery of a new robust Green Belt boundary which will be able to endure beyond the plan period. Removal of the site from the Green Belt is therefore considered appropriate.

2.18 The Landscape and Visual Assessment has been an important evidence base document in the preparation of the Vision Document and Illustrative Masterplan. The following key design principles and opportunities will be delivered in the development of the site:

- Opportunity to maintain some of the site's parkland character through an area offset from the southwest and western boundary of the site;
- Potential to retain existing trees and hedgerows within site; and
- Opportunity for residential properties along the south-eastern boundary of the site to be outward looking to create a positive edge to the countryside.

3. Transport and Accessibility

3.1 Enclosed at **Appendix 3** is a Transport Note which has been prepared by BWB consulting. In preparing the note, BWB have assessed the local highway network, existing public transport and active travel opportunities within the vicinity of the site. In addition they have identified the opportunities for delivering new accesses into the site from the A464 and Park Lane respectfully.

Local Highway Network

3.2 The A464 forms the eastern boundary of the site and provides a direct route into Shifnal Town Centre to the north-west. To the southeast of the site, the A464 connects with the A41 Newport Road at a priority controlled junction. Newport Road routes in an east to west direction providing access to Wolverhampton and the M54 Motorway where wider connections can be achieved.

3.3 An existing footway is provided on the eastern side of Park Lane to the south of the site which routes north towards the centre of Shifnal. An additional footway is provided on the northern side of the A464, extending the entirety of the site frontage, providing safe connections to surrounding schools and the village centre.

3.4 A series of consented developments to the north of the site will see the delivery of a range of existing footway improvements including additional dropped kerb crossing facilities on the A464, as well as the creation of an informal footpath link between the A464 and the railway bridge to the north of the providing improved connection to the surrounding schools and village centre from the area within which the site and consented developments are located.

3.5 The upgraded link between A464 and the railway bridge to the north of the site (being delivered through existing consented development) will provide improved access and connection onto National Cycle Network (NCN) Route 81 approximately 450m north of the railway bridge. NCN Route 81 provides a connection between Aberystwyth and West Bromwich passing through Telford, Shrewsbury and Wolverhampton.

Public Transport

3.6 The closest existing bus stops to the site are located on Victoria Road within the centre of Shifnal approximately 1.2km to the north-west of the site. Land to the north of Miller Homes' site which benefits from planning permission for 175 dwellings (PA: BR/APP/OUT/08/0869), includes the rerouting of existing bus services 113 / 114 and 323 through the development and will result in bus stops also being provided closer to the Miller site. These services provide frequent services to surrounding areas including Telford, Bridgenorth and Market Drayton.

3.7 Shifnal train station is located approximately 1.1km to the north-west of the site and provides direct links to Telford, Shrewsbury, Wolverhampton and Birmingham, where wider, national rail services are provided to areas throughout the Country.

Shropshire Local Plan Review Evidence Base

3.8 Miller consider that the site is located in a highly sustainable location and benefits from good access to existing public transport with the opportunity for everyday activities to be made by use of existing active transport opportunities. Indeed Shropshire Council's 'Hierarchy of Settlements' paper (2018), confirms that Shifnal is one of the most sustainable 'Key Centre's' within the district, scoring highly for the provision of existing local services and facilities, local transport, amenity spaces, local employment and schools. This therefore provides a strong evidence base for bringing forward residential development in this location.

Development Proposals

3.9 The primary access into the site is proposed from the A464, in the form of a designated right-turn ghost island arrangement. The proposed access arrangement onto the A464 is shown on the drawing provided at **Appendix 4**. The primary access into the site leads to an estate road which traverses the site forming a central spine to the development and ultimately linking with the secondary access from Park Lane.

3.10 The Secondary access into the site from Park Lane is proposed to form a simple priority T-junction, and would see the existing speed gateway feature (where the speed limit changes from 60mph to 30mph) moved approximately 200m south. A drawing showing the proposed secondary access is enclosed at **Appendix 5**.

3.11 The secondary access from Park Lane is likely to be lightly trafficked owing to the more rural nature of Park Lane. Notwithstanding this, there is resilience built into the design and flexibility in its application to allow for the development of the site to be delivered in combination with land to the west of Shifnal which is being promoted separately by Wallace Land as well as individually.

3.12 To enhance pedestrian and cycle connectivity into Shifnal Village Centre, a new footpath is proposed to the west of the site access along the southern side of the A464.

3.13 The proposals therefore demonstrate that safe access can be provided into the development, which itself will lead to a series of well-designed estate roads which will form an important part of the scheme's overall design.

4. Heritage

4.1 Enclosed at **Appendix 6** is an Initial Heritage Appraisal which considers the key heritage matters to be taken into account in developing the site. The site is to the north-west and north-east of the grade II listed 'The Terrace', and therefore the setting of this asset is an important issue to be addressed as part of any emerging scheme.

4.2 The Terrace is of special architectural and historic interest as a classically designed country house from the mid-19th century. It is oriented with the principal elevation to the north-west. The driveway approach from Park Lane to the west and its landscaped grounds with specimen trees contribute to its significance by reflecting its character as a country house.

4.3 Historic map regression indicates that the site has always been in agricultural use and there are no known historic connections between the listed building and the site.

4.4 The site forms part of the wider rural surroundings in which The Terrace is experienced. There are views towards the Terrace from Park Lane which allow for an appreciation of its prominent position on a ridge, overlooking part of the site (to the north-west). Similar views are gained from within the western part of the Miller site. The remainder of the site, principally to the east, is screened or filtered by intervening vegetation / changing topography and is not readily experienced as part of its wider setting.

Shropshire Local Plan Review Evidence Base

4.5 There have not been any Heritage Assessments completed in support of the Shropshire Local Plan Review up to the Preferred Options stage of consultation. It is noted that a Heritage Assessment prepared by The Environmental Dimension Partnership Ltd. has been prepared although the scope of this assessment is limited to the Shrewsbury Battlefield.

Development Proposals

4.6 In considering the relationship between the site and grade II listed 'The Terrace', the Initial Heritage Appraisal informed the design of the Illustrative Masterplan through a range of design opportunities, set out below:

- Opportunity to establish a buffer of open space to the west and immediate north of the Terrace could be provided to maintain prominent views of the Terrace from within the western part of the site and from along Park Lane;
- A comprehensive landscaping scheme should be considered to screen and soften views of the proposed development from the grounds of The Terrace. The hedgerow to the western boundary with Park Lane could be enhanced with additional hedgerow trees;
- The existing mature trees contribute to the landscape character and parkland qualities of the site and should be retained where possible;

- The arrangement, scale, massing and design of the proposed development will also need to be carefully considered and opportunities to create a development that perpetuates the parkland characteristics of the site should be explored; and

- Access and highway interventions should be carefully considered, ensuring that engineering works and associated infrastructure are kept to a minimum where possible. There is an opportunity to reinstate estate railings along Park Lane and into the development to maintain the parkland character of the site.

5. Ecology

5.1 Enclosed at **Appendix 7** is a Preliminary Ecological Appraisal undertaken by BWB.

5.2 As identified within this appraisal, the site represents two linked field parcels separated by a narrow strip of hedgerow. The fields are in agricultural use and at the time of the survey, were being used for sheep grazing. Two mature Oak Trees are present within the site. A pond is located within the eastern field, surrounded by a small group of trees.

5.3 The sites boundaries are formed of a mix of hedgerow dispersed by trees.

Wildlife Designations

5.4 The Site falls within the Site of Special Scientific Interest ('SSSI') impact risk zone for Mottey Meadows SSSI, however the proposed redevelopment does not fall within the risk categories regarding likely impacts on the SSSI.

On site Observations

5.5 As part of the Preliminary Ecological Appraisal, BWB undertook a site walkover in February 2020 to identify the likely presence of protected species.

Habitats and Botanical Interest

5.6 The habitats on site are common in the wider area, with no rare botanical species noted or considered likely. Hedgerows on site are species-poor, but were considered to have some ecological value in their suitability to support protected species, and are included as a Priority Habitat under the Shropshire Biodiversity Action Plan and Biodiversity Framework.

Amphibians

5.7 A pond is present within the site, and was considered to provide average Habitat Suitability for great crested newts. A further 17 ponds were identified from aerial maps from within 500m of the site boundary, including one immediately adjacent to the southern site boundary. Terrestrial habitats were identified within the Site which could provide foraging and sheltering opportunities for amphibians. Records of great crested newts were returned within the desk study and therefore their presence within the site cannot be ruled out.

Badgers and Other Mammals

5.8 No evidence of badgers was found within the site, and the site was considered to provide limited sett building opportunities apart from the tree line on the northern boundary. Whilst improved grassland fields could provide foraging opportunities for badgers, the fencing around the fields mean that access for badgers is extremely limited. It can be concluded that the potential for badgers to use the site is limited.

Bats

5.9 Habitats present on the site provide limited roosting opportunities excluding the mature oak trees which provide low roosting potential. The hedgerows, tree lines and

scattered trees provide good foraging and commuting habitats for bats. Where possible trees which provide bat roost potential and hedgerows which provide foraging and commuting habitat potential will be retained.

Birds

5.10 The improved grassland fields, dominant across the site, provide limited opportunities for breeding birds, particularly due to it being regularly disturbed by grazing sheep.

5.11 The boundaries to the site, the hedgerows and lines of trees, as well as the woodland area around the pond, provide opportunities for nesting birds and winter-feeding resources including berries and catkins. These habitats will be retained as far as possible within the development.

Reptiles

5.12 Due to the lack of reptile records returned from the desktop study and the majority of habitats on site being considered unsuitable for reptiles, it is considered unlikely that development of the site would have an impact on reptiles.

Shropshire Local Plan Review Evidence Base

5.13 There has not been any up to date district wide Ecological Assessments published in support of the Shropshire Local Plan Review up to the Preferred Options stage of consultation.

Development Proposals

5.14 The Preliminary Ecological Appraisal identified that with the exception of boundary habitats, the site is of low ecological value. Provided mitigation measures as identified above are incorporated into the final design, no significant impacts are envisaged as a result of the proposed development.

5.15 As identified on the Illustrative Masterplan for the site, existing site boundaries have been a key part of the design process in ensuring that as far as possible existing site boundaries are retained and enhanced to continue to provide opportunities for foraging and commuting bat and birds.

5.16 The Illustrative Masterplan also identifies a substantial amount of open space available within the development for the enhancement of existing ecological features with the potential to deliver a net biodiversity gain across the site.

6. Flood Risk and Drainage

6.1 Enclosed at **Appendix 8** is a Flood Risk Assessment (FRA) prepared by BWB Consulting for Miller's site. This document considers the potential impact of the proposed development in the context of flood risk.

6.2 The FRA confirms that the site is wholly located within Flood Zone 1, defined as land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability).

6.3 Although it is not shown on all forms of mapping, a small pond is known to exist in the western portion of the site. Further investigation is required to confirm the level of flood risk posed by this pond however it is not expected to pose a significant risk that could not be mitigated through the design of the scheme. There are therefore not considered to be any issues relating to flood risk that would prevent development being brought forward on the site.

Shropshire Local Plan Review Evidence Base

6.4 In support of the Local Plan Review, Shropshire Council has prepared a Strategic Flood Risk Assessment which has assessed flood risk associated with both Fluvial and Surface Water. Through this assessment it is identified that the majority of Shifnal is located within Flood Zone 1, with the area immediately around the Wesley Brook located within Flood Zones 2 and 3. The assessment goes on to note that there have been just four recorded incidents of flooding within Shifnal since 1990.

6.5 Miller's site is spatially disconnected from Wesley Brook and as demonstrated through the site specific FRA prepared by BWB Consulting, is wholly located within Flood Zone 1.

Development Proposals

6.6 It is evident from the Flood Risk Assessment that there are no constraints to the development of the site for residential development, with the entirety of the site being located within Flood Zone 1 and located away from the identified flood risk within Shifnal, around Wesley Brook.

6.7 Whilst the exact form of Surface Water Management Strategy will need to be confirmed in due course further to detailed site investigations, the proposed development has been designed to provide suitable space for Sustainable Urban Drainage infrastructure which can be incorporated into the wider open space network / strategy on site.

7. Conclusions

7.1 As evidenced throughout this report and further expanded upon in the supporting evidence base documents; throughout the promotion of the site; and, development of the Illustrative Masterplan, Miller has maintained and demonstrated a sound understanding of the site specific constraints and opportunities. This is bolstered by a clear understanding of Shropshire Council's evidence base documents.

7.2 In having a sound understanding of the site specific and Shifnal-wide constraints and opportunities, Miller Homes have been able to prepare a suitable Illustrative Masterplan which responds to the site's immediate environs and technical evidence base meaning that it will be truly 'deliverable' in accordance with the NPPF.

7.3 Further to the conclusions set out within representations to the Local Plan Review, Miller Homes consider that Shifnal should see a higher level of growth than is currently directed to it in the 'Preferred Options paper'. This approach is supported by evidence contained within the Council's own assessment and strategy documents.

7.4 As evidenced throughout this report and its supporting appendices, Miller's site to the south of Shifnal is truly 'deliverable', meeting the NPPF's definition and can assist in providing housing land supply early in the plan period. In particular:

- As identified through representations to the Local Plan Review, the supporting Illustrative Masterplan and Vision Document, and evidence base documents supporting the Local Plan Review, the site is **suitable** for development with limited physical and environmental constraints.

- Miller Homes are promoting the site on behalf of the landowners and so the site is **available** now for development.

- Given Miller's substantial experience and resource in the delivery of high quality housing developments and promotion of sites through the development plan process, the site is **achievable**, with a realistic prospect of being brought forward for housing following adoption of the LPR.

Appendix 1: Vision Document

Land East of Park Lane, Shifnal

Vision Framework

Prepared on behalf of Miller Homes Limited

February 2019

Turley

Contents

1. Introduction 03
2. Planning policy context 06
3. Site context 12
4. Site analysis 16
5. The Opportunity 28
6. Key community benefits 34
7. Deliverability assessment 35
8. Summary and conclusions 36

Contact:
Neil Woodhouse
Associate Director, Design
neil.woodhouse@turley.co.uk

Office Address:
9 Colmore Row
Birmingham
B3 2BJ

Date of issue:
February 2019

Disclaimer
This drawing/document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.

Copyright
All drawings are Crown Copyright 2018.
All rights reserved. Licence number 100020449.

Introduction 01

This Vision Document has been prepared by Turley on behalf of Miller Homes Limited in response to Shropshire Council's Local Plan Review 2016-2036. It seeks to demonstrate that land east of Park Lane is suitable, sustainable and deliverable and should be allocated for future development.

1.1 Shropshire Council is undertaking a partial review of the local plan in line with the requirements of the National Planning Policy framework ('NPPF'). The Council's preferred development strategy seeks to make the best use of Shropshire's location to support a sustainable pattern of growth during the period 2016 to 2036. The key proposals are:

- A total requirement for 28,750 dwellings to be delivered during the plan period, equating to 1,430 dwellings per annum;
- A net requirement for 10,347 dwellings to be delivered during the plan period; and
- A net requirement for around 80 ha of employment development.

Spatial Framework

1.2 This document provides an indicative spatial framework plan which could form the foundation of future development proposals.

1.3 The spatial framework presented here has been generated in response to both strategic and site-specific considerations and observations, as well as a detailed appreciation of the site constraints and their effect on the development envelope. When the site comes forward for development further appraisals will be required to guide the detailed layout of any development.

1.4 Notwithstanding, the document and the proposition it illustrates has been prepared with a diligence and robustness which provides plan-makers with the confidence that development in this location is a credible and compelling opportunity.

Scope

1.5 This document articulates;

- The potential - a broad summary of strategic policy drivers.
- The place - an appreciation of context and constraints.
- The opportunity - the spatial and placemaking opportunities presented by the site.

The Site

1.6 The site is set on gently sloping land to the south-east of Shifnal, a town within Shropshire that lies approximately 5 km to the east of Telford.

1.7 The site comprises two grass fields that is intermittently used for sheep grazing and is enclosed by hedgerows and vegetation. Three mature oak trees are located internally and are distinctive landscape features.

1.8 The A464 Wolverhampton Road forms the site's northeastern boundary, beyond which are further agricultural fields and a large fishing pond. There are a number of trees along the north- west boundary, beyond which is a large residential property known as Beech House. To the south-west is The Terrace, a grade II listed residential property standing in landscaped grounds overlooking the field to the west of the site. Park Lane, forms the site's southwestern boundary, the arterial north to south route into Shifnal, lies 200 m west of the site. The whole site falls under Green Belt designation.

1.9 There is no formal vehicle access to the site, although access for farm vehicles can be gained via a gate on Wolverhampton Road. A farm access track also leads north-west from Upton Lane and Upton Farm to the site. There are no existing Public Rights of Way across the site.

1.10 A red line plan showing the extent and location of the site can be seen on the adjacent page. The site measures 9.55 ha gross.

The Team

1.11 This document has been informed by the following consultant team:

- Miller Homes Ltd – Developer / Land promoter
- Turley – Planning, Design, Heritage, Landscape and Visual
- BWB – Ecology, Drainage, Flood Risk and Transport

Overview

1.12 This document demonstrates that land to the east of Park Lane, Shifnal is capable of accommodating a sustainable residential development to meet the clear, identified need for new housing within Shropshire. The site is subject to no technical constraints which cannot be appropriately mitigated (see Site Analysis section of this document and the accompanying Technical Reports).

1.13 The development would represent a logical expansion of the settlement and be consistent with the objectives of the emerging development plan document and its associated evidence base. The site is suitable, deliverable and achievable for housing development within the short-medium term, and as such should be supported within local policy.

1.14 Miller Homes is a national house builder with experience of delivering high quality housing sites. Miller Homes has a wealth of experience and resource to enable effective and proactive promotion of sites through the development plan process and planning application. With their consultant team, Miller Homes will seek to work closely with the Council, statutory consultees and other stakeholders through the development plan process, and as 'deliverers' will ensure careful attention is given to viability and costs in plan-making.

The site

Planning policy context

02

This analysis of planning policy has been informed by the aims of the National Planning Policy Framework (The Framework), the Shropshire Core Strategy (adopted March 2011), and the Site Allocations and Management of Development (SAMDev) Plan (adopted December 2015) and the associated evidence base documents.

National Planning Policy Framework

2.1 The Framework provides the over-arching context for the preparation of development plans and consideration for the future use of the subject site.

2.2 Allocation of the subject site in the emerging Local Plan Review 2016-2036 for housing development would comply with the key objectives of the Framework as outlined below.

Promoting Sustainable Development

2.3 The presumption in favour of sustainable development is central to the Framework's policy approach. In promoting sustainable development in the plan-making process, local planning authorities are required to positively seek opportunities to meet the development needs of their area (paragraph 11, NPPF)

2.4 Local Plans are the key to delivering sustainable development and should be prepared with that objective in mind. To that end, they should be consistent with the principles and policies set out in the Framework (paragraph 16).

2.5 It is clear from the Framework that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and significant weight should be placed on that objective through the planning system.

Housing

2.6 Section 5 of the Framework emphasises the Government's objective of 'significantly boosting the supply of homes.' To achieve this, LPAs should:

- Establish a housing requirement figure for their whole area, which shows the extent to which their identified housing can be met over the plan period.
- Identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies (paragraph 73).

Sustainable Transport

2.7 Section 9 of the Framework highlights the important role transport policies have in facilitating sustainable development and also in contributing to wider sustainability and health objectives and states that transport issues should be considered from the earliest stages of plan-making, so that:

- the potential impacts of development on transport networks can be addressed;
- opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- opportunities to promote walking, cycling and public transport use are identified and pursued;
- the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

2.8 Paragraph 103 goes on to state that 'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.'

Green Belt

2.9 The Framework establishes that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. It sets out the five key purposes of the Green Belt as (paragraph 134):

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.10 Paragraph 135 sets out that new Green Belts should only be established in exceptional circumstances. Paragraph 136 develops this and sets out that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or review of the Local Plan. When reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development (paragraph 138).

- Paragraph 139 sets out that when defining boundaries, local planning authorities should:
- Ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;

- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- Be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Conserving and enhancing the natural environment

2.11 The planning system should contribute to and enhance the natural and local environment including protecting and enhancing valued landscapes.

Conserving and enhancing the historic environment

2.12 The Framework sets out that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Plan Making

2.13 Local Plans should be 'sound,' meaning that they should be positively prepared, justified, effective and consistent with national policy (paragraph 35)

Development Plan

2.14 The development plan for Shropshire comprises the Shropshire Core Strategy (adopted March 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted December 2015).

Shropshire Core Strategy

2.15 The Core Strategy is the principle development plan document and sets out how Shropshire is expected to evolve over the period 2011 to 2026.

2.16 The Core Strategy is split into five spatial zones. Shifnal is located in the 'East Spatial Zone.' The East Spatial Zone is located between Telford (a growth point) and the West Midlands conurbation (a focus for regional urban development) and is influenced by the Wolverhampton to Telford Technology Corridor.

2.17 Policy CS1 'Strategic Approach' establishes that during the plan period (2006 to 2026), around 27,500 dwellings will be delivered. The policy establishes that Shrewsbury will be the focus of development, with the role of Market Towns and other Key Centres (which includes Shifnal) identified as being to maintain and enhance their traditional roles in providing services and employment and accommodating around 40% of Shropshire's housing requirement.

2.18 The Policy map confirms that the site is within the Green Belt. Policy CS5 'Countryside and Green Belt' sets out the development in the Green Belt will be strictly controlled.

2.19 Policy CS6 'Sustainable Design and Development Principles' requires development to be well designed using high quality design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change.

2.20 Policy CS11 'Type and Affordability of Housing' requires housing development to help balance the size, type and tenure of the local housing stock. Developments will be required to achieve an overall target of 33% local needs affordable housing, comprised of 20% social-rented and 13% intermediate affordable housing.

Site Allocations and Management of Development (SAMDev) Plan

2.21 The SAMDev Plan sets out proposals for the use of land and policies to guide future development in order to help deliver the Vision and Objectives of the Core Strategy.

2.22 MD1: 'Scale and Distribution of Development' builds on the policies set out in the Core Strategy and confirms that sufficient land will be made available during the remainder of the plan period up to 2026. The policy confirms that sustainable development will be supported in Shropshire.

2.23 MD2: 'Sustainable Design' sets out that for a development proposal to be considered acceptable, it is required to:

- Respond positively to local design aspirations;
- Contribute to and respect locally distinctive or valued character and existing amenity value;
- Embrace opportunities for contemporary design solutions;

2.24 Incorporate Sustainable Drainage techniques;

- Consider design of landscaping and open space holistically as part of the whole development;
- Ensure development demonstrates there is sufficient existing infrastructure capacity; and
- Demonstrate how good standards of sustainable design and construction have been employed.

Policy Analysis

2.25 Planning policy at all levels directs new housing development to sustainable locations that are well served by public transport and are in close proximity to jobs and services. The suitability of Shifnal to accommodate additional development has been recognised by the Council through its position in the hierarchy which identifies it as a Key Centre.

2.26 Shropshire Council is current preparing its Local Plan Review, which will replace the adopted Core Strategy and SAMDev Plan. This will ensure the development plan remains up to date and responds to the current national planning policy context, as well as the most up to date evidence. It will also enable the county to meet its ambitious growth aims. The Local Plan Review, Preferred Options Document identifies the site as a preferred site to be safeguarded for residential development.

2.27 The Local Plan Review identifies a gross requirement for 28,750 dwellings during the plan period 2016 to 2036. Taking into account historic completions and existing commitments and allocations, the net requirement during the plan period is 10,347 dwellings across Shropshire.

Site context

03

The site is a sustainable location for new housing development, benefitting from good access to a range of local services, amenities and employment opportunities and is accessible by a choice and means of transport.

Wider Context

3.1 With a population of circa 6776 (2011 Census), Shifnal is the seventh largest settlement in Shropshire by population. The town benefits from a strategic location roughly 24 km from Wolverhampton City Centre to the south-east and 5 km from Telford to the north-west.

3.2 Shifnal has excellent accessibility to the strategic road network with Junction 4 of the M54 located approximately 3 km to the north west (from the Town Centre) offering good access to Shrewsbury, Wolverhampton and Birmingham beyond. Telford is just 5 km away, Wolverhampton just 24 km and Shrewsbury lies 29 km to the west.

3.3 The A464 forms the northeastern boundary of the site and provides a direct route to Shifnal village centre to the north-west. To the south-east of the site, A464 connects with the A41 Newport Road at a priority controlled junction. Newport Road routes in an east to west direction providing access to Wolverhampton, Albrighton, Cosford and the M54 Motorway where wider connections can be achieved.

3.4 Approximately 17 km east of Shifnal at Junction 2 of the M54, is i54 South Staffordshire, a 239-acre (98 hectare) UK technology-based business park. Major occupiers include Jaguar Land Rover, Moog, Eurofins and ISP. Nearby is the former Royal Ordnance Factory (ROF) Featherstone site on Cat and Kittens Lane South. South Staffordshire Council has identified the site as one of its four Strategic Employment Sites, along with an extension to i54, offering the potential to create up to 2,500 new jobs.

3.5 Shifnal Railway Station is located approximately 1.1 km to the north-west of the site and offers regular services to Telford, Shrewsbury and Wolverhampton, including an hourly direct service to Birmingham. London can be reached, via Wolverhampton, in under two and a half hours.

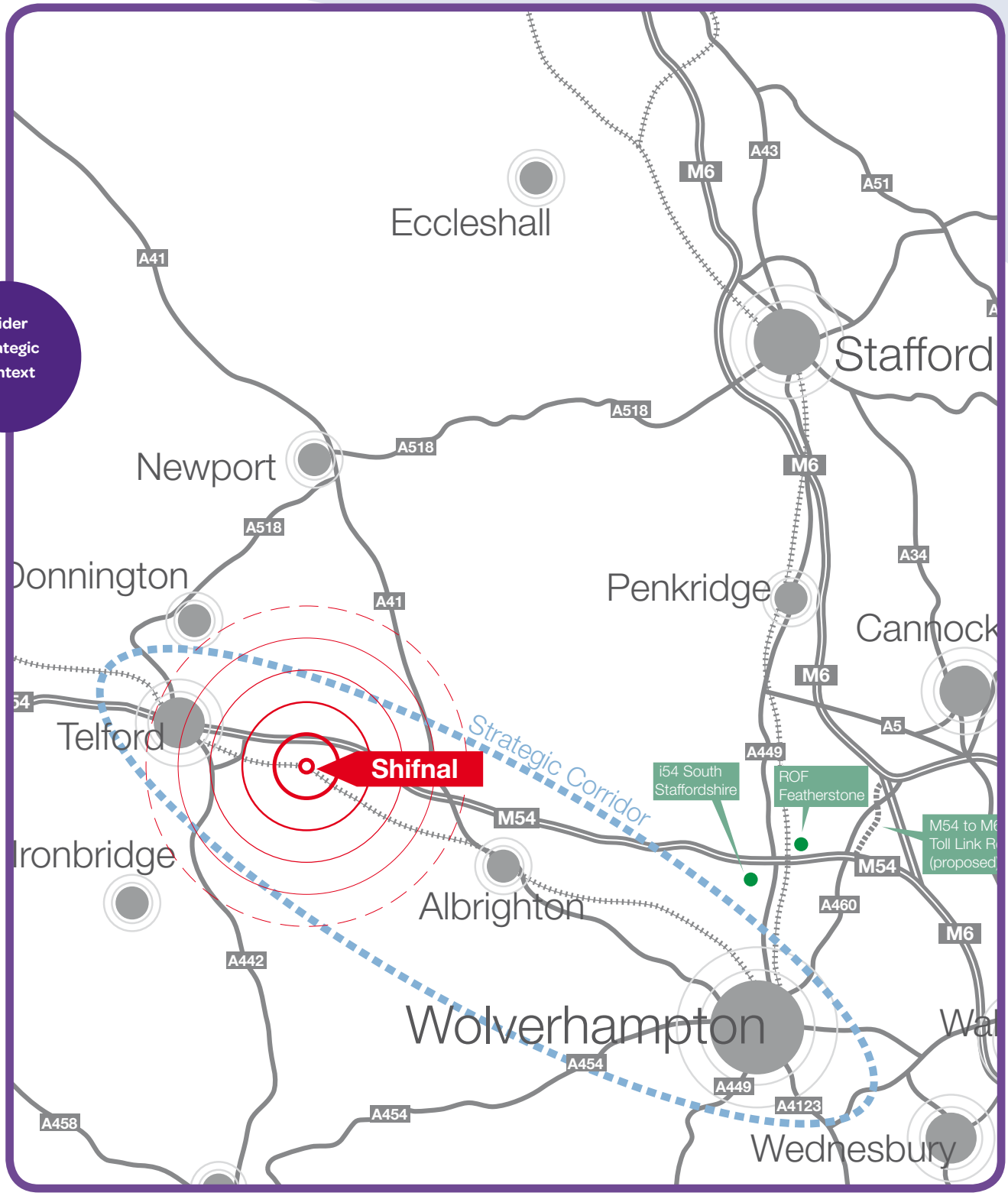
Site Location

3.6 The site is located to the south-east of Shifnal, a market town within Shropshire, approximately 5 km to the east of Telford.

3.7 Currently, there is not significant residential development adjacent to the site. Although, a safeguarded land adjacent to the north-west boundary of the site has been promoted through the Shropshire Local Plan Review (SLPR) and, identifies the potential expansion of the town. Recent years have seen a number of new residential developments take place on the southern edge of the town, notably Redrow's 'The Uplands' scheme (under construction) and the Scarlet Oaks development (Taylor Wimpey), both on Wolverhampton Road.

3.8 The land use surrounding the site and southern end of Shifnal is primarily a mix of arable and pasture. The grounds of The Terrace have a swimming pool, tennis court, two large ponds and a reservoir. To the northern side of Wolverhampton Road is a large private fishing lake and the remains of a windmill stand to the south of it on elevated land.

Wider Strategic Context



Facilities and Amenities

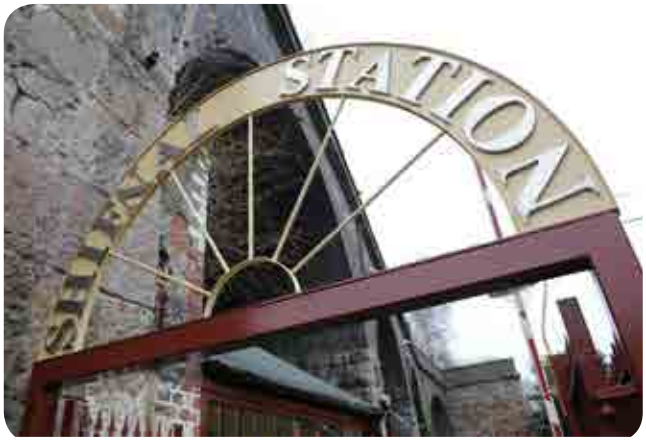
3.9 Shifnal is a very sustainable location with a wide range of local shops, restaurants, facilities and services. These are mainly centred on Market Place and can be easily reached by a range of means including conveniently by foot and cycle.

3.10 The town supports two primary schools. Shifnal Primary School on Curriers Lane is located towards the northern end of the town, approximately 2 km from the site. St. Andrew's Church of England Primary School on Park Lane is less than 1 km walking distance from the site. The nearest secondary school is Idsall School on Coppice Green Lane.

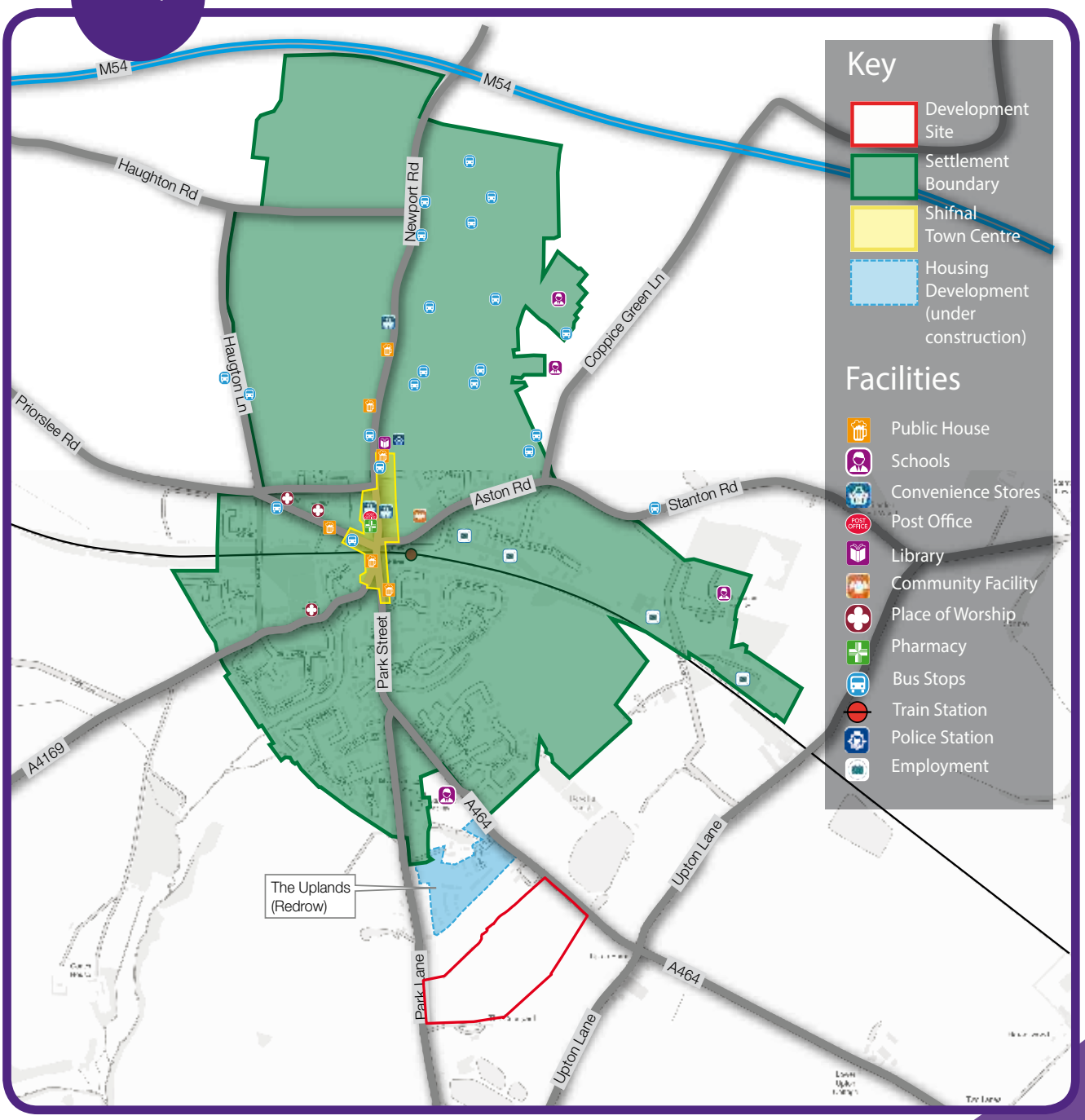
3.11 The Town Centre offers a range of local shops and services including a post office, pharmacy, bank, Co-op and Spa supermarkets. A farmers market is held in Bradford Street on the 3rd Saturday of each month.

3.12 Leisure and community facilities within the town include three churches, a village hall, library, police station and several public houses/bars, cafes and restaurants.

3.13 The site has good access to opportunities for outdoor leisure and recreation. There is a large carp fishery directly opposite the site and Shifnal Golf Club is only a short drive away. Shifnal Bowling Club is located on Priorslee Road to the north-west of the Town Centre. Idsall Sports Centre offers facilities for a range of sports including football pitches and tennis courts.



Facilities plan



Site analysis

Technical assessment

04

A series of technical studies have been undertaken to inform the emerging proposals for the site and support its allocation for residential development.

4.1 This section summarises the key technical considerations for the site.

Landscape

4.2 High level landscape and visual analysis has been carried out by a chartered landscape architect from Turley Landscape and VIA to identify the likely landscape and visual opportunities and constraints which influence the site's ability to accommodate residential development.

Landscape Context

4.3 The whole site falls under Green Belt designation; this does not provide an indication of landscape value but considers the openness of the land as an essential characteristic of the Green Belt. The site does not fall within a landscape related designation. In the Shropshire Landscape Character Assessment (2006) the site falls within the 'Sandstone Estate lands' which are described as "gently rolling, open landscapes formed over Permo-Triassic sandstones". The site and immediate area contribute to the described characteristics of gently rolling, open fields with a regular field pattern and distinctive trees within parkland style landscapes of country houses.

4.4 As part of the evidence base for the Shropshire Local Plan Review, the 'Shropshire Landscape and Visual Sensitivity Assessment (SLVSA) (2018) has recently been produced. The SLVSA looks at parcels of land that are much larger in scale than the site and states that more detailed studies would be required to make judgements on the appropriateness of specific developments on individual sites. The site falls within Parcel 16SHF-C which is identified as having a medium-low landscape sensitivity to housing due to its relatively sparse designations and the eroded rural quality in places due to the introduction of houses on the edge of the settlement. The visual sensitivity to change arising from new housing is identified as medium-high due to intervisibility with the AONB and the potential for development to be visible on the skyline. However, the analysis also recognises that views closer to the settlement edge tend to be slightly more enclosed and the site does not fall within an identified area of higher sensitivity.

Landscape Features

4.5 The site is set on gently sloping land to the south-east of Shifnal. It lies in close proximity to The Terrace (grade II), which has filtered views of the western side of the site. The site's eastern field is used intermittently for grazing sheep and the western field contains a small pond and woodland copse. The site is enclosed by vegetation and post and wire fencing to all four sides. Three mature oak trees are located internally and are distinctive landscape features. To the south-east of

Existing residential development

the site's boundary, the landform rises in association with a distinctive ridge line that provides containment to the town in views from the wider landscape. The Terrace and its main gardens to the south are located on part of this higher ground.

Key Visual Receptors and Views

4.6 The extent of visibility of the site in the wider landscape is reduced by its topography and the influence of surrounding mature vegetation. The site's key visual receptors include the adjacent large residential properties of The Terrace and Beech House; the houses on Park Lane; and, the Uplands residential development. Filtered views from Park Lane and Wolverhampton Road are also possible on the approach to Shifnal. Due to the intervening areas of development to the north, the site is not seen in views from the centre of Shifnal. The intervening landform to the south currently prevents views of the site from Upton Lane and the Monarch's Way. However, the roof line of The Terrace is seen. There are views towards the site from the public footpath leading to Lodge Hill which are part of wider panoramic views across the town to elevated wooded landscape in the distance. The site sits below the horizon line in these views which is formed by mature trees to the site's north-west boundary and more elevated land in the distance.

Landscape Capacity and Design Principles

4.7 The site is set within a relatively enclosed location, close to the southern fringe of Shifnal. The containment of the site provides the potential for successfully integrating development within the landscape and providing a new defensible boundary to the settlement. Although the site possesses largely rural characteristics, it is influenced by the recent residential development of the Uplands and the busy Wolverhampton Road. The safeguarded land allocation that abuts the northern boundary of the site also provides a context for the potential extension of the settlement. Robust bands of boundary vegetation and the ridge line to the southwest provide enclosure to the site in the wider landscape, and there are limited visual receptors that are likely to be affected by development within it. The existing development within Shifnal sits below surrounding ridge lines which preserve the openness of the wider landscape and largely prevents the intrusion of modern development within views. Due to the site's location within this enclosed landscape it is considered appropriate for development in landscape and visual terms.

4.8 Overall, the landscape is considered to be of medium sensitivity and to have a moderate capacity to accommodate development. A number of design principles have been incorporated into the emerging layout to help reduce the 'impact of change' on the surrounding area's landscape character and visual amenity.

- Development should be offset from the southwest and western boundary of the site to preserve some of the parkland style landscape surrounding the Terrace and to soften views of the residential development from Park Lane and The Terrace. This would also soften the appearance of development in views from Lodge Hill in the wider landscape to the west. The buffer should incorporate woodland copse planting to reinforce existing characteristics of the landscape.
- The existing mature oak trees and copse should be retained and set within areas of public open space to give sufficient space for the trees to survive and allow for continued maintenance. These trees would also contribute to the amenity value of the development and preserve an important characteristic of the townscape and surrounding landscape.
- The existing hedgerows and tree belts that enclose the peripheries of the site should be retained and strengthened where required with built development sufficiently offset. New tree planting should be incorporated into the residential development to reduce the massing of built form and diversify the range of species present within the site .
- Proposed residential dwellings located along the south-east boundary should be outward looking to create a positive edge to the countryside. The hedgerow along this boundary should be enhanced to create a defensible boundary to the settlement that is reinforced by the change in topography.

- A new public footpath link could be provided from Park Lane, in order to create links with the proposed residential properties and the surrounding countryside, as well as providing additional routes into Shifnal. This would correspond with local policies relating to improved pedestrian routes into and around the town.
- New residential dwellings should be set back from the boundary with Beech House with new planting incorporated to reduce adverse effects on views from this existing property.
- The residential dwellings should sit below the ridge line in wider views from the south-east and west to minimise adverse effects on the surrounding open landscape. Development should also sit below and apart from The Terrace as a recognisable feature on the edge of the town.

View of Beech House from within the site

View looking south-west across the site

Ecology

Habitats

4.9 The site comprises two fields of improved grassland. Specifically, sheep grazed pasture with low species diversity, a short sward height of up to 10 cm and little vegetative structure. No field margin habitat is present but small areas of cypress trees are planted in the northeast corner of the site and along the northern boundary. Within the centre of the most western field is an area of woodland within which a pond is situated. Woodland species include silver birch Betula pendula, willow Salix sp. oak Quercus sp. and beech Fagus sylvatica. A narrow strip of poplar Populus sp. dominates woodland grew alongside the hedgerow eastern boundary.

4.10 Boundaries comprise native hedgerows with species present including beech, holly Ilex aquifolium, hawthorn Crataegus monogyna, ash Fraxinus excelsior and elder Sambucus nigra hedgerow with some dog rose Rosa canina. All hedgerows comprise over 80% native species and would therefore qualify as Priority Habitats.

4.11 No evidence of invasive species is recorded.

Wildlife Designations

4.12 The site itself is not designated for its nature conservation status and no statutory wildlife sites are present within 2 km of the boundary. The site is within a Site of Special Scientific Interest Risk Zone but the development proposals are not included within any of the risk categories. No impacts to any statutory wildlife sites are envisaged.

Amphibians

4.13 The habitats on-site provide sub-optimal habitat for amphibians. However, a pond is present immediately adjacent to the site at the northeast corner within an area of willow and oak woodland. An additional pond is present within the centre of the site within the area of woodland. A study of OS maps and aerial photography highlighted approximately 15 ponds within

500 m of the site. Although the development will not result in a significant loss of optimal amphibian habitat, the works have the potential to disturb or harm amphibians which may cross the site. Consequently, all suitable waterbodies within 500 m of the site should be included in a great crested newt (GCN) Triturus cristatus survey and, if required, suitable mitigation should be put in place to ensure the favourable conservation status of this species is maintained. Mitigation could include the implementation of a Method Statement or the installation of temporary amphibian fencing and translocation of GCN from the site .

Badgers

4.14 No evidence of badgers Meles meles is recorded on-site. The site is suitable for foraging and it can not be ruled out that they may periodically pass through. On the provision that good working practices are adhered to, no significant impacts with regards to badgers are envisaged.

Bats

4.15 No potential roosting features for bats are recorded on-site but a mature oak within the western boundary contains potentially suitable features to support roosting bats and should be retained.

4.16 The site is generally sub-optimal for foraging bats, the improved grassland unlikely to attract a diverse assemblage of invertebrate prey. The site boundaries offer the best opportunities for foraging and commuting bats. These should ideally be retained in the development and a sensitive lighting scheme devised to maintain a dark corridor in these areas.

4.17 Opportunities for bats should be included in the final proposals including wildlife friendly planting and bat boxes on mature trees or on the new buildings themselves.

Birds

4.18 The site is largely sub-optimal for foraging birds, but the boundary habitats and woodland provide habitat for foraging and nest building and should ideally be retained.

4.19 Any vegetation clearance should take place outside of the breeding birds season which typically runs from March to August, inclusive.

4.20 Opportunities for birds should be included in the final proposals including wildlife friendly planting and bird boxes on mature trees or on the new buildings themselves.

Reptiles

4.21 The site is lacking in vegetative cover, refugia, hibernacula and egg laying material and therefore provides sub-optimal habitat for reptiles. It is thought highly unlikely that they would be present.

View of The Terrace from within the site

Access

Site Access

Primary Site Access: A464

4.22 Primary access to the site is proposed to be from the A464 in the form of a designated right-turn ghost island arrangement. The through lanes and right turning lane are proposed to be 3.2 m wide each as per the existing lane widths of the carriageway routing along the site frontage. The access is to be designed in accordance with the Shropshire County Council Specification for Residential/Industrial Estate Roads (February 2000). Based on this design guidance, the access has been designed as per a 'traditional estate road' which is to include a 5.5m wide carriageway with 10.5 m corner radii. This form of access is to serve up to a maximum of 200 dwellings

4.23 Shropshire County Council are proposing that the speed limit of the A464 is reduced to 40 mph along the site frontage.

Secondary Site Access: Park Lane

4.24 Secondary access to the site is proposed to be from Park Lane in for form of a simple priority T-junction. Due to the nature of Park Lane, this secondary access is likely to be lightly trafficked. The secondary access is to be designed in accordance with the Shropshire County Council Specification for Access Road (February 2000) and Manual for Streets (MfS) Guidance. Based on this guidance and the nature of Park Lane, the access has been designed to include a 5.5 m wide carriageway with 6 m corner radii.

4.25 As part of the access proposals the existing speed gateway feature on Park Lane where the speed limit changes from 60 mph to 30 mph is proposed to be moved approximately 200 m south.

Pedestrian/Cycling Sustainability

4.26 It is proposed that a 2.0 m wide footway is to be provided adjacent to the western side of the proposed access which is to route west adjacent to the southern side of A464. A dropped kerb crossing point with a central refuge is to be provided across the A464 to the existing footway on the northern side of the carriageway which extends to the centre of Shifnal.

4.27 It is proposed the a 2.0 m wide footway be provided in the site that will link to the existing footway infrastructure located on the eastern edge of Park Lane.

Transport and Accessibility

Local Highway Network

4.28 The A464 forms the eastern boundary of the site and provides a direct route to Shifnal village centre to the north-west. Park Lane forms the western boundary of the site and provides access to the A464 to the north of the site . To the southeast of the site , A464 connects with the A41 Newport Road at a priority controlled junction. Newport Road routes in an east to west direction providing access to Wolverhampton and the M54 Motorway where wider connections can be achieved.

Footway/Cycleway Provision

4.29 An existing footway is provided on the eastern side of Park Lane to the south of the site which routes north towards the centre of Shifnal. Additionally, an existing footway is also provided on the northern side of the A464 carriageway which routes along the entire northern site frontage and extends north-west towards the centre of Shifnal. Footway improvements including additional dropped kerb crossing facilities are to be provided adjacent to A464 as part of the highway works relating to two consented developments for 175 dwellings and a doctors surgery (PA: BR/APP/OUT/08/0869) and 69 dwellings and a residential care home (PA:13/04840/FUL) to the west of the site.

4.30 An existing informal footpath link between A464 and the railway bridge to the north of the site is to be upgraded as part of these consented developments which is to provide an improved connection to the surrounding schools and village centre from the area within which the site and consented developments are located.

4.31 In terms of cycleway provision, the upgraded link between A464 and the railway bridge to the north of the site would provide an improved connection onto National Cycle Network (NCN) Route 81 approximately 450 m north of the railway bridge. NCN Route 81 provides a connection between Aberystwyth and West Bromwich whilst passing through Telford, Shrewsbury and Wolverhampton.

Public Transport Opportunities

4.32 In relation to the site, the nearest bus stops are located on Victoria Road within the centre of Shifnal approximately 1.2 km north-west of the site. However, as part of the consent for the 175 residential dwellings and doctors surgery at land to the north of A464 (PA: BR/APP/OUT/08/0869), bus services 113/114 and 323 are to be re-routed through this development which is located approximately 400 m west of the site. These buses provide a frequent service to the surrounding areas including Telford, Bridgenorth and Market Drayton

4.33 Shifnal Railway Station is located approximately 1.1 km to the north-west of the site which provides direct links to Telford, Shrewsbury, Wolverhampton and Birmingham, where additional rail opportunities are available to the wider areas of the country.

Accident Data

4.34 Accident data for A464 in the vicinity of the site was obtained from the online resource www.CrashMap.co.uk. CrashMap identifies that two accidents were recorded on A464 in the last five years. Both accidents occurred at the A464/Upton Lane crossroads junction with one classified as 'slight' and the other as 'serious' in terms of severity. No accidents were recorded in the vicinity of the proposed secondary access from Park Lane. As only two accidents have been recorded in the vicinity of the site within the latest five-year period of data, it is concluded that there is no road safety concern.

Flood risk and Drainage

Fluvial Flood Risk

4.35 Environment Agency data has been reviewed to provide a baseline assessment of flood risk to the site. The site is located wholly within Flood Zone 1, defined as land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability). The site is approximately 800 m from the nearest Environment Agency Main River (the Wesley Brook). The site is raised approximately 10m above the Wesley Brook, and therefore the river is not thought to pose a risk to the site.

4.36 A review of mapping suggests a ditch runs along parts of the northern boundary of the site. The connectivity and catchment of this ditch is unknown, further investigation is required to confirm this. This ditch is not expected to pose a significant risk to the site due to the raised nature the site compared to the watercourse

4.37 Although it is not shown on all forms of mapping, a small pond is known to exist in the western portion of the site. Further investigation is required to confirm the level of flood risk posed by this pond, however it is not expected to pose a significant risk.

Pluvial Flood Risk

4.38 A review of surface water mapping has been undertaken. This mapping shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. The site is generally at low risk of pluvial flooding, with some limited areas of higher risk along the northern boundary which is consistent with the topography and to be expected.

Reservoirs & Large Waterbodies Flood Risk

4.39 The site is partially within an area at risk of reservoir failure. This area is associated with the Shifnal Reservoir. The Shifnal reservoir is operated and maintained by the Environment Agency who have ultimate responsibility for the safety of their reservoir assets. Based on the safety legislation in place and the maintenance and repair responsibilities of the Environment Agency, the actual probability of a significant failure is considered to be low.

4.40 Two small reservoirs are also present near the site; one to the south of the site, off Park Lane and one to the immediate north east (on the opposite side of the A464). Neither of these waterbodies appear to have been classed as a reservoir (under the Reservoirs Act). Were for any reason this waterbody to fail, the impact on the proposed development could be significant, and a more thorough understanding of its operating mechanisms should be gained in due course to ensure that sufficient mitigation can be put in place. This remains a low residual risk.

Groundwater Flood Risk

4.41 Freely available online mapping shows the site to be underlain by the Bridgnorth Sandstone Formation with potentially limited superficial deposits of glacial till in lower areas. There are also a significant number of borehole logs within the boundary indicating that whilst the underlying geology is a 'compact, friable sandstone', there is around 3m of clay overlying this. No groundwater was encountered in any of the boreholes drilled and the Shifnal Surface Water Management Plan states that there are no reported incidents of groundwater flooding in Shifnal.

4.42 Some consideration as to underground flow from the adjacent small reservoirs would be appropriate however it is unlikely this will pose any significant risk.

Surface Water Drainage

4.43 An appropriate Surface Water Management Strategy which complies with the latest local and national advice will be implemented on the site to attenuate the increase in surface water runoff caused by development. As a first option, infiltration should be considered for the disposal of surface water. In the event that infiltration is not viable, the rate at which the runoff is discharged into the wider network will be restricted to the equivalent greenfield runoff rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have a detrimental impact upon flood risk elsewhere.

4.44 Through the application of Sustainable Urban Drainage Systems (SuDS), the additional surface water will be stored within the site and subjected to multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected. Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change. The exact location of any surface water attenuation feature should be located at the lowest point of the site, in order that a gravity connection can be achieved. Example SuDS features that will be incorporated into the development wherever possible include attenuation basins, permeable paving and swales.

Heritage

4.45 An Initial Heritage Appraisal has been prepared which sets out the key heritage considerations to be taken into account in developing the site. The site is to the north west and north east of the grade II listed The Terrace.

4.46 The Terrace is of special architectural and historic interest as a classically designed country house from the mid-19th century. It is oriented with the principal elevation to the north west. The driveway approach from Park Lane to the west and its landscaped grounds with specimen trees contribute to its significance by reflecting its character as a country house. Historic map regression indicates that the site has always been in agricultural use and there are no known historic connections between the listed building and the site.

4.47 The site forms part of the wider rural surroundings in which The Terrace is experienced. There are views towards the Terrace from Park Lane which allow for an appreciation of its prominent position on a ridge, overlooking part of the site (to the north west). Similar views are gained from within the western part of the site. The remainder of the site, principally to the east, is screened or filtered by intervening vegetation / changing topography and is not readily experienced as part of its wider setting.

4.48 The following key considerations have been identified to ensure new development responds to the significance of the listed building:

- A large buffer of open space to the west and immediate north of the Terrace could be provided to maintain prominent views of the Terrace from within the western part of the site and from along Park Lane. The proposed open space would also soften the appearance of development in views from Lodge Hill in the wider landscape to the west. The buffer should incorporate woodland copse planting to reinforce existing characteristics of the landscape.
- A comprehensive landscaping scheme should be considered to screen and soften views of the proposed development from the grounds of The Terrace. The hedgerow to the western boundary with Park Lane could be enhanced with additional hedgerow trees.
- The existing mature trees contribute to the landscape character and parkland qualities of the site and should be retained where possible. The arrangement, scale, massing and design of the proposed development will also need to be carefully considered and opportunities to create a development that perpetuates the parkland characteristics of the site should be explored.
- Consideration should be given to the height, scale and massing of the proposed development to retain the visual importance of The Terrace.
- Access and highway interventions should be carefully considered, ensuring that engineering works and associated infrastructure are kept to a minimum where possible. There is an opportunity to reinstate estate railings along Park Lane and into the development to maintain the parkland character of the site.
- Reinstate historic footpath across the site (west to east) to correspond with local policies relating to improved pedestrian routes into and around the town.

The Terrace

Technical Summary

4.49 Based on the technical information provided, no constraints have been identified which would inhibit development of the site for residential uses. The following summaries can be drawn:

Landscape

4.50 Whilst the entire site falls within Green Belt designation, it does not fall within a designation relating to landscape 'value' and/or 'sensitivity'.

4.51 The extent of visibility of the site is limited by its topography and the influence of surrounding mature vegetation. Views are generally contained by features in its immediate context.

4.52 Key visual receptors that should be considered in the design of the development layout are the adjacent large residential properties of The Terrace and Beech House, residents of Park Lane and the Uplands, pedestrians or road users on Wolverhampton Road, Park Lane and Lodge Hill.

4.53 Although the site possesses largely rural characteristics, it is influenced by the recent residential development of the Uplands to the north-west and the Wolverhampton Road that follows the north-east boundary. The safeguarded land allocation that abuts the northern boundary of the site also provides a context for the potential extension of the settlement.

4.54 Overall, the landscape is considered to be of medium landscape and visual sensitivity and to have a moderate capacity to accommodate development.

Ecology

4.55 The site itself is not designated for its nature conservation status and no statutory wildlife sites are present within 2 km of the boundary.

4.56 With the exception of boundary habitats, the site is of low ecological value. Providing mitigation measures are incorporated into the final design based on the outcome of species specific survey work outlined above, no significant impacts are envisaged as a result of the development.

Access

4.57 Primary access to the site is proposed to be from the A464 in the form of a designated right-turn ghost island arrangement, in accordance with the Shropshire County Council Specification for Residential/Industrial Estate Roads (February 2000).

4.58 Secondary access to the site is proposed to be from Park Lane in for form of a simple priority T-junction. It is designed in accordance with the Shropshire County Council Specification for Access Road (February 2000).

4.59 The site is well situated to ensure the sustainability requirements of the NPPF are met. The site is located within walking distance of Shifnal train station and bus services are to be provided within 400 m of the site.

4.60 On this basis, it considered that there are no highways and transportation reasons to preclude this Site from development.

Flood risk and Drainage

4.61 Consideration should be given to ensuring that existing flow routes through the site along topographic low routes are maintained to provide resilience against any sources of flood risk that may occur.

4.62 The site's natural surface water drainage regime can be maintained by utilising sustainable drainage techniques.

4.63 Provision of surface water attenuation in the north western corner of the site, along with a network of upstream SuDS features along the north western boundary providing adequate source control and treatment stages will form the basis of any proposed development drainage strategy.

Heritage

4.64 The site is to the north-east of the grade II listed The Terrace with Water Tower and Retaining Wall, identified as being of architectural interest as a classically designed country house dating to circa 1835.

4.65 The site is to the north west and north east of the grade II listed Terrace which holds significance as a mid-19th century classically designed country house. The site forms part of the wider rural surroundings in which The Terrace is experienced.

4.66 The north western part of the site holds a visual relationship with the listed building, providing views from Park Lane and within the site which reinforce its prominent position on a ridge. The remainder of the site is largely screened by intervening vegetation and the changing topography.

Constraints and Opportunities

- Site boundary
- Potential access points
- Residential interface
- Existing hedgerows
- Existing mature oak trees
- Existing block of trees
- Potential for detention basin
- Reservoir risk flooding area
- II Grade listed building "The Terrace"
- Existing water features
- Potential surface water discharge area
- Key views towards the development
- Slope
- Low voltage overhead electricity to be grounded
- Lowest area of the site

5.
6.
10.
8.
9.
5.
2.
3.
11.
3.
4.
6.
5.

The opportunity

This section focuses on our vision for a high quality, landscape-led residential development on the site.

The opportunity 05

Building a Framework - Key Steps

5.1 Site principles can be applied to create a more specific spatial framework for the site. We believe that the spatial structure can respond to key opportunities and drivers offered by the site and its context to create a responsive and sustainable place.

Step One: Retaining natural assets

- Existing hedgerows around the edges of the site would be retained and enhanced where possible.
- The existing tree belt and hedgerow along the site's frontage with Wolverhampton Road would be retained and enhanced where possible.
- Existing mature trees within the site would be retained and integrated within areas of public open space where possible.
- Development would be set back from the northern boundary to protect trees and the established hedgerow.

1

Step Two: Identifying access and constraints

- A primary access would be provided off Wolverhampton Road along the north-east boundary. Additionally, a secondary access is proposed off Park Lane along the south-west boundary.
- A new east to west connection would provide an improved and sustainable movement network for the benefit of residents and local community.
- Two low voltage overhead electricity crossing the site would be grounded or diverted as part of the development.
- Development would be set back to respond to the setting and significance of the listed building.
- The site slopes gently from east to west. The lowest part of the site is located in the north-west corner.

2

Step Three: Incorporating sustainable drainage

- Sustainable urban drainage systems are integrated within the landscape structure.
- To locate a number of detention basins alongside the north - west boundary responds to site's natural topography and drainage technical studies.
- Potential for surface water discharge into existing pond and watercourse along the north-west boundary. Additional areas for potential surface water discharge are identified along the north-east and south-west boundaries.
- An existing pond is located to the south-west part of the site. It is covered and surrounded by coppice tree and shrub planting. This landscape feature would be retained and enhanced, where possible, to form part of the drainage and landscape strategy.

3

Step Four: Defining a developable area

- A generous green buffer is provided along the south-western boundary to respond to the setting and significance of the listed building.
- Additional buffer planting would mitigate the visual impact of the development and would help to preserve the outlook and amenity of the listed building "The Terrace" and "Beech House".
- Green buffers are provided around the edges of the site, more significantly, along the north-west boundary. This would provide opportunities for new tree planting which would help to protect existing hedgerows and, would preserve the setting of existing and future development on adjacent land.

4

Step Five: A connected movement network

- A logical street hierarchy will provide a legible and connected movement network.
- A central spine road crosses the site from Wolverhampton Road to Park Lane and provides the main route through the development.
- A series of secondary streets and shared-surface lanes add character to the development and provide diversity to the street hierarchy.
- Private driveways around the site edges provide a softer transition with the adjacent open spaces and retained hedgerows.
- A network of formal and informal pedestrian routes connect houses with areas of open space.
- A children's play area is located along the the north-west boundary of the site with good surveillance by adjacent houses and well integrated in the pedestrian movement network.

5

Step Six: Flexible, robust development blocks

- The movement hierarchy defines a series of efficient development parcels flexible enough to accommodate a mix of housing typologies.
- Block sizes are kept small to ensure a highly permeable layout with regular links through to open space and choice of routes through the site.
- An organic structure and layout is created by introducing variety in the size and configuration of development parcels.
- The layout ensures an outward-facing development with houses orientated towards the site boundaries.
- The built form provides good definition, enclosure and surveillance to streets and open spaces.
- A soft-landscaped public space is proposed at a key intersection in the movement hierarchy and provides a visual focal point and welcoming environment at the entrance of the development.
- A centralised paved square is proposed at the intersection of key roads. Calming traffic measures will ensure a safe route for vehicles, pedestrians and cyclists.

6

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.

The Spatial Framework

5.2 The key steps come together to create a layered and coordinated concept plan. This provides a vision of comprehensive development that is built up by carefully considered steps.

5.3 The diagram describes a development structure that could potentially deliver between 175-200 dwellings at a net density of between 35-40 Dph. The framework has been drafted according to the following assumptions:

- The proposed housing mix will respond to local housing need and include a range of 2, 3 and 4 bedrooms homes and provision of local affordable housing.
- Housing will range in scale and height between 2 and 2.5 storeys. Buildings on the site will not be taller than 2.5 storeys.
- Potential exists to create areas of distinct character within the development. These could include: the central spine road; site edges and the centralised square.
- Development density will reduce towards the south-western part of the site to provide a softer transition with the rural edges of the site and to respond to the setting and significance of the Terrace.
- Details with regard to materials, architecture etc, will be dealt with at the application stages of the planning process, although design details will seek to reflect the local vernacular.

Site boundary

1. Vehicle Entrance
2. Primary Link Road
3. Residential Street
4. Shared Lane/Driveway
5. Retained Tree/Hedgerow
6. Proposed Planting
7. Public Open Space
8. Local Equipped Area of Play (LEAP)
9. Attenuation Basin
10. Pedestrian routes
11. Feature square

Spatial Framework Plan

A464 - Wolverhampton Road
Upton Lane
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.

Key community benefits 06

6.1 The site is capable of delivering a high quality residential development set within an attractive landscape setting that would bring a number of benefits to the town, including:

- Housing Need – The site is capable of delivering circa 175-200 homes at a density of between 35-40 Dph, assisting in the delivery of new market and affordable housing that is capable of addressing local need in terms of type and tenure. The land can be brought forward for development in the short-medium term to make an important contribution towards the housing needs of the town and wider County.
- Housing Mix and Choice - the site is capable of delivering a mix of open market and affordable housing reflective of current and future demographic and market trends and the needs of different groups in the community. The new development would provide up to 33% affordable homes and a range of dwelling sizes.
- Open Space – new residential development will provide a strong landscape framework comprising new areas of open space for formal and informal play and recreation for use by new and existing residents.
- Promoting Healthy Communities – the site is an ideal location for residential development, immediately adjacent to a vibrant and highly sustainable settlement and in close proximity to existing community facilities and services which are easily accessible by foot.
- Economy - The proposed development will provide a boost to the local economy, ensuring that the vitality of Shifnal and its community is enhanced. The development of the site -for new housing will attract new households to the area with additional expenditure in the local economy that will stimulate additional demand in new and existing shops/services.

Deliverability assessment

07

7.1 Subject to the site being supported by the Council, removed from the Green Belt and allocated for residential development, Miller Homes will undertake a comprehensive engagement strategy with local stakeholders and the local community.

7.2 Further to the adoption of the Local Plan Review 2016-2036, MIller Homes will commit to the early delivery of the site via the planning application process to ensure that the Council is able to meet its locally identified housing needs.

Summary and conclusions 08

This Vision Document has been prepared by Turley on behalf of Miller Homes. It supports and promotes the sustainability credentials of development on land to the east of Park Lane, Shifnal, in response to Shropshire Council's Local Plan Review 2016-2036.

8.1 Land to the east of Park Lane is a sustainable location for growth within the town and is capable of accommodating between 175-200 new homes.

8.2 Through a robust assessment of the site's policy, spatial and environmental context, it has been demonstrated that the site is suitable and appropriate for future development. It also represents a deliverable and viable opportunity to provide sustainable housing growth within Shifnal and the wider east Shropshire area.

8.3 The analysis of the site and subsequent development framework clearly illustrates how a sensitive, high quality development which responds to the attributes of the site can be achieved.

8.4 In summary, this development framework has concluded the following:

- Policy Context – Development of the site will support the five year supply and contribute towards the delivery of the Council's wider economic growth strategy and the creation of sustainable communities.
- Townscape and context – The site represents a development opportunity close to the town centre which provides a range services and amenities. It is well contained and represents a very suitable and sensitive opportunity for new housing in line with sustainable growth patterns.
- Access – The site benefits from good local and regional road links, benefits from regular bus and rail connections to local centres and is in walking distance of a host of local services which helps promote sustainable movement patterns.
- The site– The future development of the site can be delivered whilst retaining and enhancing its specific landscape and ecological attributes. New areas of public open space can also be delivered through the release of the land for residential development.

8.5 It is therefore concluded that the site is both suitable and appropriate for a sustainable, high quality development and can be delivered as a primary housing site early in the plan period.

A464
1.
9.
10.
7.
3.
2.
4.
3.
11.
4.

For further information contact

Neil Woodhouse
neil.woodhouse@turley.co.uk

Appendix 2: Landscape Visual Assessment

Landscape and Visual Analysis

Land to the east of Park Lane, Shifnal

April 2018

Introduction

1. This high level Landscape and Visual Analysis note has been prepared by a chartered landscape architect from Turley Landscape and VIA. It identifies the existing landscape features, landscape character and key visual receptors of the land to the east of Park Lane, Shifnal (hereafter referred to as the 'Site'). It also considers the likely landscape and visual sensitivities which affect the Site's ability to accommodate residential development and is supported by a sketch opportunities and constraints plan, set out in **Figure 1**. Other potential opportunities and constraints e.g. relating to highways, heritage and ecological issues, do not fall within the remit of this appraisal and additional advice should be sought from appropriate specialists.

2. The Site is located to the southeast of Shifnal, a town within Shropshire that lies over 3km to the east of Telford. It comprises a single grass field that is intermittently used for sheep grazing. Access to the Site is gained via a gate on Wolverhampton Road (A464) or via the access track to The Terrace, a grade II listed residential property that lies to the east of Park Lane and west of the Site.

3. A preliminary desk study of the existing landscape character assessment, relevant planning policy context and mapping information was first undertaken to establish the physical components of the Site and its surroundings. Potential visual receptors to the Site from the surrounding area were also identified. Ordnance Survey (OS) maps were utilised to identify these features together with aerial photography. A field study was then undertaken by a chartered landscape architect from Turley on 12th January 2018. The weather was overcast and the visibility was moderate. The field study recorded the Site and surrounding context's landscape features and visual receptors identified in the desk study. The field study also involved travelling throughout the immediate area and producing a working photographic record.

Key Landscape and Visual related Planning Policy / Guidance

4. The whole of the Site falls under Green Belt designation; this does not provide an indication of landscape quality or value but considers the openness[1] of the land as an essential characteristic of the Green Belt.

5. Within the **Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015)**, Policy MD2 relates to Sustainable Design and states the need for development to contribute to and respect the locally distinctive or valued character of places and existing amenity value. The narrative states that effective landscape design is key to high quality

[1] In Green Belt terms, 'openness' refers to the proportion of land without built development. This is different to a landscape definition of 'openness' which refers to the extent of containment of an area from both built development and vegetation.

sustainable development and should be considered in terms of functionality of the development and its relationship with the surrounding area.

6. The narrative for Policy MD2 states that there should be a joined up approach in the consideration of landscape character, open space, biodiversity, heritage assets, buildings and the wider environmental network. It also states that new planting of trees, woodland and hedges should be incorporated to reinforce existing landscape features and would be particularly favoured in publically accessible or visible locations.

7. Policy S15 sets out the development strategy for Shifnal and allocates land that abuts the Site's northwest boundary as 'safeguarded land' for Shifnal's development needs beyond the current plan period. This land is outside of the Green Belt. A housing development called 'The Uplands' is currently under construction within part of this area and completed residential properties are seen in views looking north from within the Site. Amongst the priorities for Shifnal are improved pedestrian routes across the town and drainage mitigation.

8. Policy MD 12 provides guidance on the conservation, enhancement and restoration of natural assets. It states that trees, woodlands and hedges are integral and significant features in Shropshire's landscape and townscapes, and their conservation and proper management, is an essential factor in maintaining local distinctiveness.

9. The site falls within the East Spatial Zone as defined in the Shropshire **Adopted Core Strategy** (2011). One of the strategic objectives is to:

   'Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks.'

10. Policy CS17 relates to Environmental Networks and identifies the need for development to protect, enhance, expand and connect Shropshire's environmental assets in order to create a multifunctional network of natural and historic resources. In order to ensure development proposals make a positive contribution to the environment, reference should be made to the Landscape Character Assessment, Historic Landscape Characterisation and Urban Characterisation Assessment.

11. The **Shifnal Neighbourhood Plan 2014-2026** describes the key challenge for the future as providing the necessary infrastructure for the town's growing population whilst retaining the distinctive character of the 'small scale' historic market town. The need to create new recreational areas or green spaces and to continue the good access to the surrounding countryside is also recognised. Policy HG1 refers to the design of residential development and sets out the following design criteria:

    - *It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area;*
    - *It complements the existing external materials in the town;*
    - *It provides variety in house design and elevation treatment;*

- *It provides high quality boundary treatment;*
- *It provides good pedestrian and cycle connections to the town and countryside;*
- *It provides adequate storage for bins and recycling;*
- *It does not result in an unacceptable loss of amenity for neighbouring uses through loss of privacy, loss of light or visual intrusion; and*
- *Traffic generation and parking does not adversely affect road and pedestrian safety.*

12. Particular local characteristics that are noted as contributing to the character of Shifnal includes a varied street form and architectural style that avoids frontages of a uniform appearance; gabled elevations; tile hanging; bay windows; eaves detailing; and, the use of red and red-brown brick with a mix of white/cream render elevations under red, brown and grey roof tiles. Policy TM2 encourages all new housing sites to link into the identified network of walkways to encourage more walking and cycling into and around the town.

13. Within the **Shropshire Green Belt assessment** (2017) the Site is assessed against the five Green Belt purposes in the NPPF under Land Parcel Reference P15. The Parcel includes the land to the southeast of Shifnal that falls: to the west of Upton Lane; northeast of Park Lane; and, southwest of the West Midlands railway line running from Birmingham New Street to Shrewsbury. It is said to make no contribution to the protection of open land from urban sprawl on account of it not laying adjacent to a large built up area.

14. The Parcel is located between the settlements of Albrighton and Shifnal which are approximately 5km apart with RAF Cosford located between the two. The assessment describes the settlements as not close in proximity but that development of the parcel could be perceived as narrowing the settlement gap. It also states that the loss of openness would not be perceived as significantly reducing the gap between Shifnal and the West Midlands conurbation beyond to the southeast.

15. Land Parcel P15 is described to possess the characteristics of open countryside, therefore playing a moderate role in safeguarding the countryside from encroachment. The safeguarded land, identified in the SAMDev Plan, to the northwest is recognised as having the potential to increase the sense of encroachment within the Parcel. In purpose 4, the assessment describes there to be good intervisibility between the Parcel and Shifnal with the openness of the ridge of higher ground to the southeast considered to play a moderate role in the immediate setting of the historic settlement. It should be noted that the Site sits below this open ridge, possessing a more enclosed character than the elevated land to the eastern side of the Parcel.

Landscape and Visual Analysis

Shropshire Landscape Character Assessment

16. In the Shropshire landscape character assessment (2006) the Site falls within the Landscape Type 'Sandstone Estatelands' which are described as "*gently rolling, open landscapes formed over Permo-Triassic sandstones*". The key characteristics are described as:

- *Arable landscape*
- *Regular field patterns*

- *Parkland with associated country houses*
- *Clustered settlement patter*
- *Medium-large scale, open landscape*

17. The narrative describes that historically the soils supported extensive areas of heathland but are now utilised for intensive arable and in some cases mixed farming. It also recognises that parklands of various sizes, with their associated country houses occur throughout the area and frequently contain veteran trees or distinctive specimen trees that create focal points in the landscape. The Site and immediate area contribute to the described characteristics of gently rolling, open fields with a regular field pattern and distinctive trees within parkland style landscapes of country houses.

18. The landscape immediately to the southeast of the Site falls within the Landscape Type 'Estate Farmlands' which are described as "*gently rolling lowland and valley floor landscapes that occur across large areas of Shropshire*". This marks a change in the landscape to a greater woodland cover with woodlands of a planned appearance that create framed views within the medium to large scale landscapes.

Designations

19. The Site does not fall within a designation relating to landscape 'value' and/or 'sensitivity'. It lies in close proximity to a grade II listed building named within the Historic England listing as 'The Terrace with water tower and retaining wall adjoining to south'. It is a three storey house constructed in red brick with sandstone ashlar dressings and a hipped slate roof. The house overlooks the field to the west of the Site and has a stronger relationship with this land. The Site currently falls within the ownership of The Terrace but only oblique angle views are possible of the Site from within the house. The later built stable block is angled slightly more towards the Site and a ha-ha within the gardens addresses the western edge of the field.

20. There are two conservation areas in the centre of Shifnal (Shifnal and Shifnal Broadway) with the closest boundary approximately 660m to the northwest. There are clusters of listed buildings within the historic core of the town including the grade I listed Church of St Andrew which is a landmark feature in some views from the wider landscape. The Hatton Grange Registered Park and Garden is located approximately 1.7km to the southeast within open countryside. With the exception of The Terrace there are limited visual associations between the Site and these heritage assets.

Landscape Features

21. The Site is set on gently sloping land to the southeast of Shifnal. The topography within the Site slopes gently from approximately 98m above ordnance datum (AOD) in the southwest corner to approximately 94m AOD along the northwest boundary where a small pond and drainage channel are located. To the southeast of the Site's boundary, the landform rises to approximately 105m AOD in association with a distinctive ridgeline that provides containment to the town in views from the wider landscape. The Terrace is located on part of this higher ground. In the wider landscape to the south west, on the western side of Park Lane, is the pronounced elevated landform of Lodge Hill.

22. The Site is currently detached from the main settlement edge of Shifnal, although the safeguarded land adjacent to the northwest boundary identifies the potential expansion of the

town. Shifnal is a market town that has expanded considerably since the Second World War. New development is especially evident on approach to the town from the southeast where new residential developments are seen to both sides of the A464 Wolverhampton Road.

23. The Site's grass field is used intermittently for grazing sheep and is enclosed by vegetation and post and wire fencing to all four sides. Two mature oak trees are located internally, away from the Site boundaries, and are distinctive landscape features. An intermittent line of mature trees runs along the northwest boundary and watercourse. An area of new planting is fenced off along this boundary containing native whips and a row of Leylandii which are protected by tree guards and are yet to have established. A more established shelter belt of approximately 8m in width encloses the northeast boundary that runs alongside Wolverhampton Road. The southwest and southeast boundaries are formed by low maintained clipped hedgerows.

24. The land use surrounding the Site and southern end of Shifnal is primarily a mix of arable and pasture. Immediately to the southeast of the Site are linear bands of maize planted on the top of the ridge. The field to the west has similar characteristics to the Site and to the south of this, the grounds of The Terrace have a swimming pool, tennis court, two large ponds and a reservoir. To the northern side of Wolverhampton Road is a large private fishing lake and the remains of a windmill stand to the south of it on elevated land.

25. There are no public rights of way crossing the Site and no vehicular access, although a field gate is located on the northeast boundary along Wolverhampton Road. A farm access track also leads northwest from Upton Lane and Upton Farm to the Site. Both approaches to Shifnal from the south have footpaths alongside providing pedestrian access. Park Lane has a narrow carriageway and a more rural character with a stone wall to one side and wide grass verge to the other. Public rights of way provide access to the wider countryside to the west, including one that runs up to Lodge Hill and connects with further paths running alongside Wesley Brook. The Monarch's Way long distance footpath runs parallel with the Site through areas of open countryside over 1km away to the southeast.

26. The mature specimen trees located within the Site suggest parkland characteristics in the landscape which are also seen within the fields surrounding The Terrace. There is a noticeable copse and pond within the adjacent field to the southwest and surrounding The Terrace are a number of tall mature conifer trees. However, it should be noted that the field boundaries have been altered over time with the 1882 OS map showing the Site partly within a field that extends southeast to Upton Lane, associated with Upton Farm. In this period, the southern side of the Site formed part of the field to the southwest that is overlooked by the house. The views from the house relate more strongly with the field to the west of the Site. The Heritage Appraisal produced by Turley Heritage also describes this lack of association:

"Evidence from historic maps suggests that from the mid 19th century the Appraisal Site and The Terrace were not in the same ownership, and there does not appear to have been a visual relationship between the Appraisal Site and The Terrace".

27. Although, it is agreed that the Site does form part of the rural surroundings in which The Terrace is experienced within.

Key Visual Receptors and Views

28. The extent of visibility of the Site is limited by its topography and the influence of surrounding mature vegetation. Views are generally contained by features in its immediate context. Views to the northwest are filtered by mature trees alongside the northwest boundary. The extent of visibility will vary in relation to seasonal change but during winter, glimpsed views are possible of the recently built residential properties associated with the Uplands development. There are more open views of Beech House, a large detached residential property directly to the north, on account of gaps in the boundary tree line. In views looking west and south west, The Terrace and its associated stable block are seen amongst mature trees. Views also extend to the sloping pastures and woodland copses surrounding Lodge Hill. To the southeast, long distance views are prevented by the top of the ridge that runs parallel to the Site boundary. There are filtered views to Wolverhampton Road as it goes over the ridge and the Old Windmill is also seen on the elevated ground. The buildings at Upton Farm are also screened by this intervening landform. The tree belt along the northeast boundary largely screens views to the adjacent part of Wolverhampton Road, aside from where the tree belt is thin to the northern corner and at the access gate.

29. The key visual receptors that should be considered in the design of the development layout are the adjacent large residential properties of The Terrace and Beech House and the houses associated with Park Lane and the Uplands development. The filtered views from Park Lane and Wolverhampton Road on the approach to Shifnal should also be considered particularly in relation to potential urbanising effects on the approach to the town. Due to the intervening areas of development to the north, the Site is not seen in views from the centre of the town. The intervening landform currently prevents views of the Site from Upton Lane and the Monarch's Way. However, the roofline of The Terrace is seen and any proposed development should be careful not to break the ridgeline which is a key feature that separates the town from the wider rural landscape. There are views towards the Site from the public footpath leading to Lodge Hill which are part of wider panoramas that look across the town to elevated wooded landscape in the distance. The Site is seen in the transition between the settlement edge, formed by the Uplands residential development, and The Terrace, which is seen surrounded by mature trees and gently sloping fields. The Site sits below the horizon line in these views which is formed by mature trees to the Site's northwest boundary and more elevated land in the distance.

Landscape Capacity and Design Principles

30. The Site is set within a relatively enclosed location, close to the southern fringe of Shifnal. The containment of the Site provides the potential for successfully integrating development within the landscape and providing a new defensible boundary to the settlement. Although the Site possesses largely rural characteristics, it is influenced by the recent residential development of the Uplands to the northwest and the busy Wolverhampton Road A464 that follows the northeast boundary. The safeguarded land allocation that abuts the northern boundary of the Site also provides a context for the potential extension of the settlement.

31. There are some visual associations with The Terrace to the southwest of the Site which is a large grade II listed building. The mature oak trees within the Site and surrounding open fields indicate parkland characteristics in the landscape. However, the field patterns associated with the Site and arable fields surrounding Upton Farm have changed historically in relation to changing agricultural use and there is a stronger relationship between the house and the field to the west which would be preserved as open landscape.

32. Relatively robust bands of vegetation to the northwest and northeast, and the ridgeline to the southwest of the Site provides enclosure to it in the wider landscape and there are a limited number of surrounding visual receptors that are likely to be affected by development within the Site. The existing development within Shifnal sits below surrounding ridgelines which preserve the openness of the surrounding landscape and largely prevents the intrusion of modern development within views. Due to the Site's location within this enclosed landscape it is considered appropriate for development in landscape and visual terms.

33. Overall, the landscape is considered to be of **Moderate** landscape sensitivity and to have a **Moderate** capacity to accommodate development. Proposals to accommodate development on the Site will need to be landscape-led to ensure potential landscape and visual effects are minimised.

34. The following design principles have been produced in relation to the landscape and visual opportunities and constraints, to help reduce the 'impact of change' on the surrounding area's landscape character and visual amenity. These are illustrated on supporting **Figure 1**. This reflects guidance set out in the relevant landscape character assessments and planning policy and includes the following:

- Development should be set away from the south western boundary of the Site in order to retain views of open, parkland style landscape from The Terrace (grade II listed building). This would allow for a wide landscape buffer to be provided along this boundary which could be used to provide screening to the development in views from the public right of way leading to Lodge Hill.

- The existing mature oak trees within the Site should be retained and set within areas of public open space to give sufficient space for the trees to survive and allow for continued maintenance. These trees would also contribute to the amenity value of the development and preserve an important characteristic of the townscape and surrounding landscape.

- The existing hedgerows and tree belts that enclose the peripheries of the Site should be retained and strengthened where required. Built development should be sufficiently offset from these hedgerows.

- New tree planting should be incorporated into the residential development to reduce the massing of built form and diversify the range of species present within the Site.

- Proposed residential dwellings located along the southeast boundary should be outward looking creating a positive edge to the countryside. The hedgerow along this boundary should be enhanced to create a defensible boundary to the settlement.

- A new public footpath link could be provided between the Site and Park Lane, in order to create links with the proposed residential properties and the surrounding countryside, as well as providing additional routes into the centre of Shifnal. This would correspond with local policies relating to improved pedestrian routes into and around the town.

- New residential dwellings should be set back from the boundary with Beech House to reduce adverse effects on views from this existing property. New tree planting should be used along this boundary to soften the effect of new development.

- Access to the Site should be provided via the existing field access from Wolverhampton Road (A464) to reduce the amount of tree removal required and avoid adverse effects on views from The Terrace and the rural character of Park Lane.

- New residential dwellings should be two storeys in height and take reference from the existing use of materials within Shifnal, and include a variety of architectural styles to elevational treatments and roofscape. Built form should be of high quality appropriate to the context of the historic market town.

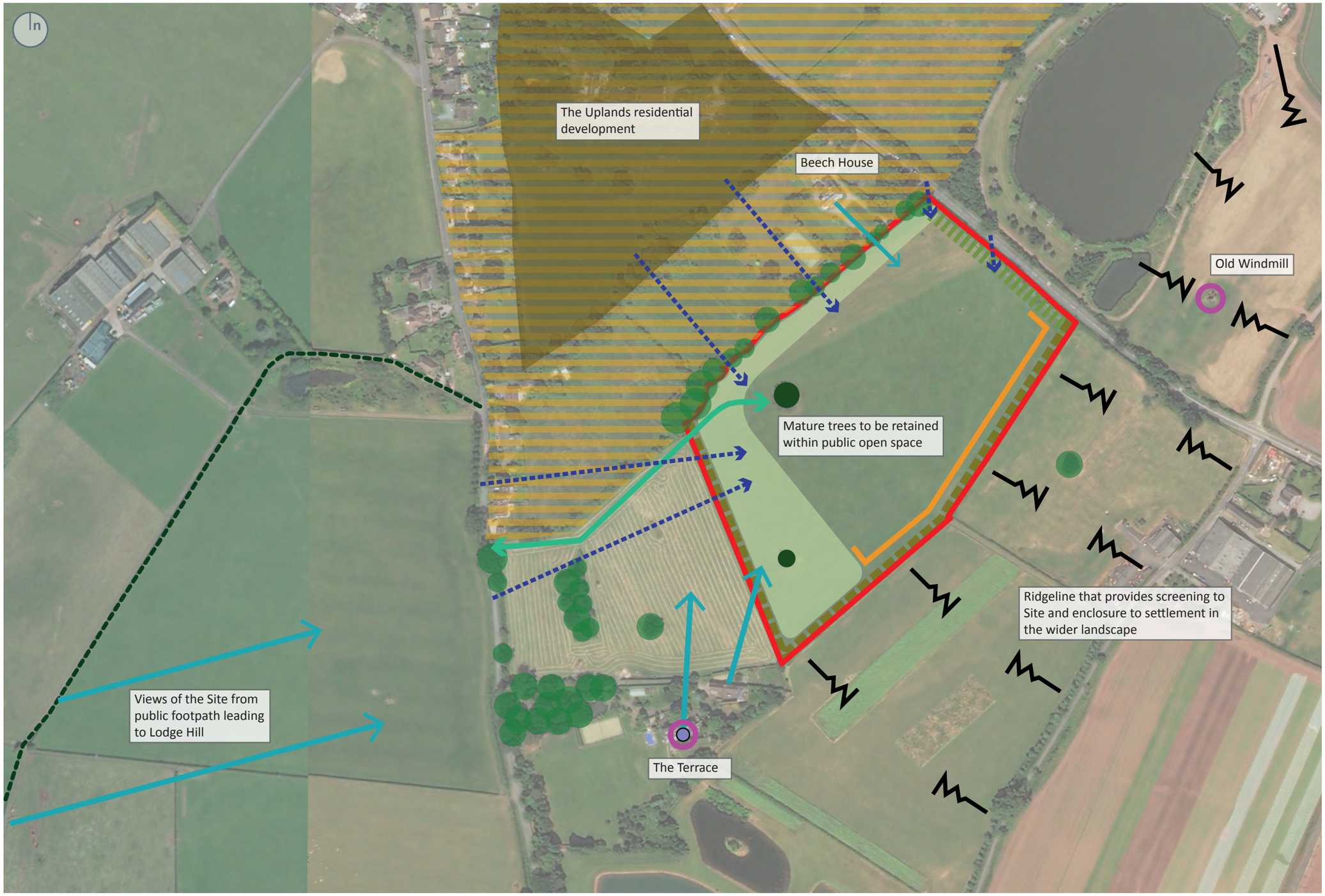
- The residential dwellings should sit below the ridgeline in wider views from the southeast and west to minimise adverse effects on the surrounding open landscape. Development should also sit below and apart from The Terrace (grade II) as a recognisable feature on the edge of the town.

- Drainage features should be located along the north western boundary of the Site to make use of the natural gradients and be associated with the existing channel and pond.

Contact
Isabel Jones
isabel.jones@turley.co.uk

5 April 2018

MILQ3023



Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only.

No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

- Site boundary
- Safeguarded Land
- Recent residential development
- Listed Building
- Public right of way
- Existing hedgerows to be retained and enhanced
- Existing tree belt to be retained and enhanced
- Existing mature trees to be retained and incorporated within public open space
- Notable mature trees in wider area
- Local landmarks
- Open or partial views of the Site from key visual receptors
- Glimpsed or filtered views of the Site from key visual receptors
- Pronounced slope
- Enhanced landscape buffer required
- Potential new pedestrian link
- Positive outward looking edge to the countryside

Promap

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2017]. All rights reserved. Ordnance Survey Licence number [100020449]

Client:
Miller Homes Ltd

Project:
Land to the east of Park Lane, Shifnal

Drawing:
Landscape and Visual Oppotunities and Constraints Plan

Project Number:
MILQ3023

Drawing Number:
Figure 1

Revision:
00

Status:
Final

Date:
April 2018

Scale:
NTS

Turley

Appendix 3: Transport Note

BETTER SOLUTIONS, INTELLIGENTLY ENGINEERED

Miller Homes Ltd
Land East of Park Lane
Shifnal
Technical Note

December 2019

Document Number:	PLS-BWB-ZZ-XX-RP-TR-0001_TN
BWB Reference:	BMW-2824_TN

Revision	Date of Issue	Status	Author:	Checked:	Approved:
V1	16/12/19	S2	T&I Birmingham	T&I Birmingham	T&I Birmingham

Notice

All comments and proposals contained in this report, including any conclusions, are based on information available to BWB Consulting during investigations. The conclusions drawn by BWB Consulting could therefore differ if the information is found to be inaccurate or misleading. BWB Consulting accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, BWB Consulting is not obliged to and disclaims any obligation to update the report for events taking place after: -

(i) The date on which this assessment was undertaken, and
(ii) The date on which the final report is delivered

BWB Consulting makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special license. Data is current as of December 2019 and is subject to change.

The information presented, and conclusions drawn, are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

This document has been prepared for the sole use of the Client in accordance with the terms of the appointment under which it was produced. BWB Consulting Limited accepts no responsibility for any use of or reliance on the contents of this document by any third party. No part of this document shall be copied or reproduced in any form without the prior written permission of BWB

1. TRANSPORT AND ACCESSIBILITY

Existing Site Connectivity

Local Highway Network

1.1 The A464 forms the eastern boundary of the site and provides a direct route to Shifnal village centre to the north-west. Park Lane forms the western boundary of the site and provides access to the A464 to the north of the site. To the southeast of the site, A464 connects with the A41 Newport Road at a priority-controlled junction. Newport Road routes in an east to west direction providing access to Wolverhampton and the M54 Motorway where wider connections can be achieved.

Footway/Cycleway Provision

1.2 An existing footway is provided on the eastern side of Park Lane to the south of the site which routes north towards the centre of Shifnal. Additionally, an existing footway is also provided on the northern side of the A464 carriageway which routes along the entire northern site frontage and extends north-west towards the centre of Shifnal. Footway improvements including additional dropped kerb crossing facilities are to be provided adjacent to A464 as part of the highway works relating to two consented developments for 175 dwellings and a doctors surgery (PA: BR/APP/OUT/08/0869) and 69 dwellings and a residential care home (PA:13/04840/FUL) to the west of the site.

1.3 An existing informal footpath link between A464 and the railway bridge to the north of the site is to be upgraded as part of these consented developments which is to provide an improved connection to the surrounding schools and village centre from the area within which the site and consented developments are located.

1.4 In terms of cycleway provision, the upgraded link between A464 and the railway bridge to the north of the site would provide an improved connection onto National Cycle Network (NCN) Route 81 approximately 450m north of the railway bridge. NCN Route 81 provides a connection between Aberystwyth and West Bromwich whilst passing through Telford, Shrewsbury and Wolverhampton.

Public Transport Opportunities

1.5 In relation to the site, the nearest bus stops are located on Victoria Road within the centre of Shifnal approximately 1.2km north-west of the site. However, as part of the consent for the 175 residential dwellings and doctors surgery at land to the north of A464 (PA: BR/APP/OUT/08/0869), bus services 113/114 and 323 are to be re-routed through this development which is located approximately 400m west of the site. These buses provide a frequent service to the surrounding areas including Telford, Bridgenorth and Market Drayton

1.6 Shifnal Railway Station is located approximately 1.1km to the north-west of the site which provides direct links to Telford, Shrewsbury, Wolverhampton and Birmingham, where additional rail opportunities are available to the wider areas of the country.

Accident Data

1.7 Accident data for A464 in the vicinity of the site was obtained from the online resource www.CrashMap.co.uk. CrashMap identifies that two accidents were recorded on A464 in the last five years. Both accidents occurred at the A464/Upton Lane crossroads junction with one classified as 'slight' and the other as 'serious' in terms of severity. No accidents were recorded in the vicinity of the proposed secondary access from Park Lane. As only two accidents have been recorded in the vicinity of the site within the latest five-year period of data, it is concluded that there is no road safety concern.

Development Proposals

Primary Site Access: A464

1.8 Primary access to the site is proposed to be from the A464 in the form of a designated right-turn ghost island arrangement. The through lanes and right turning lane are proposed to be 3.2m wide each as per the existing lane widths of the carriageway routing along the site frontage. The access is to be designed in accordance with the Shropshire County Council Specification for Residential/Industrial Estate Roads (February 2000). Based on this design guidance, the access has been designed as per a 'traditional estate road' which is to include a 5.5m wide carriageway with 10.5m corner radii. This form of access is to serve up to a maximum of 200 dwellings

1.9 Shropshire County Council are proposing that the speed limit of the A464 is reduced to 40mph along the site frontage. Therefore, Design Manual for Roads and Bridges (DMRB) states that visibility splays of 2.4m x 120m are required in each direction and these can be achieved from the access junction.

1.10 Drawing PLS-BWB-GEN-XX-DR-TR-101_S2_P1 shows the proposed A464 access.

Secondary Site Access: Park Lane

1.11 Secondary access to the site is proposed to be from Park Lane in for form of a simple priority T-junction. Due to the nature of Park Lane, this secondary access is likely to be lightly trafficked. The secondary access is to be designed in accordance with the Shropshire County Council Specification for Access Road (February 2000) and Manual for Streets (MfS) Guidance. Based on this guidance and the nature of Park Lane, the access has been designed to include a 5.5m wide carriageway with 6m corner radii.

1.12 As part of the access proposals the existing speed gateway feature on Park Lane where the speed limit changes from 60mph to 30mph is proposed to be moved approximately 200m south, this will allow sufficient visibility splays of 2.4x43m in line with MfS guidance to be achieved.

1.13 Drawing PLS-BWB-GEN-XX-DR-TR-102_S2_P1 shows the proposed Park Lane access.

Pedestrian/Cycling Sustainability

1.14 It is proposed that a 2.0m wide footway is to be provided adjacent to the western side of the proposed access which is to route west adjacent to the southern side of A464. A dropped kerb crossing point with a central refuge is to be provided across the A464 to the existing footway on the northern side of the carriageway which extends to the centre of Shifnal.

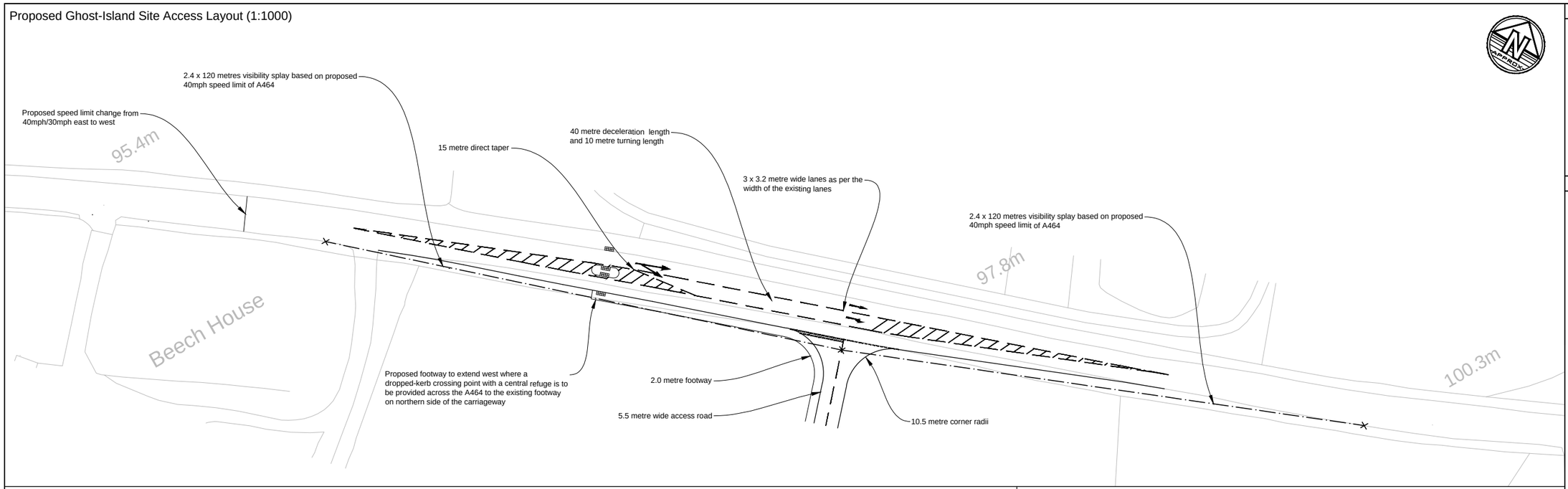
1.15 It is proposed the a 2.0m wide footway be provided in the site that will link to the existing footway infrastructure located on the eastern edge of Park Lane.

Summary

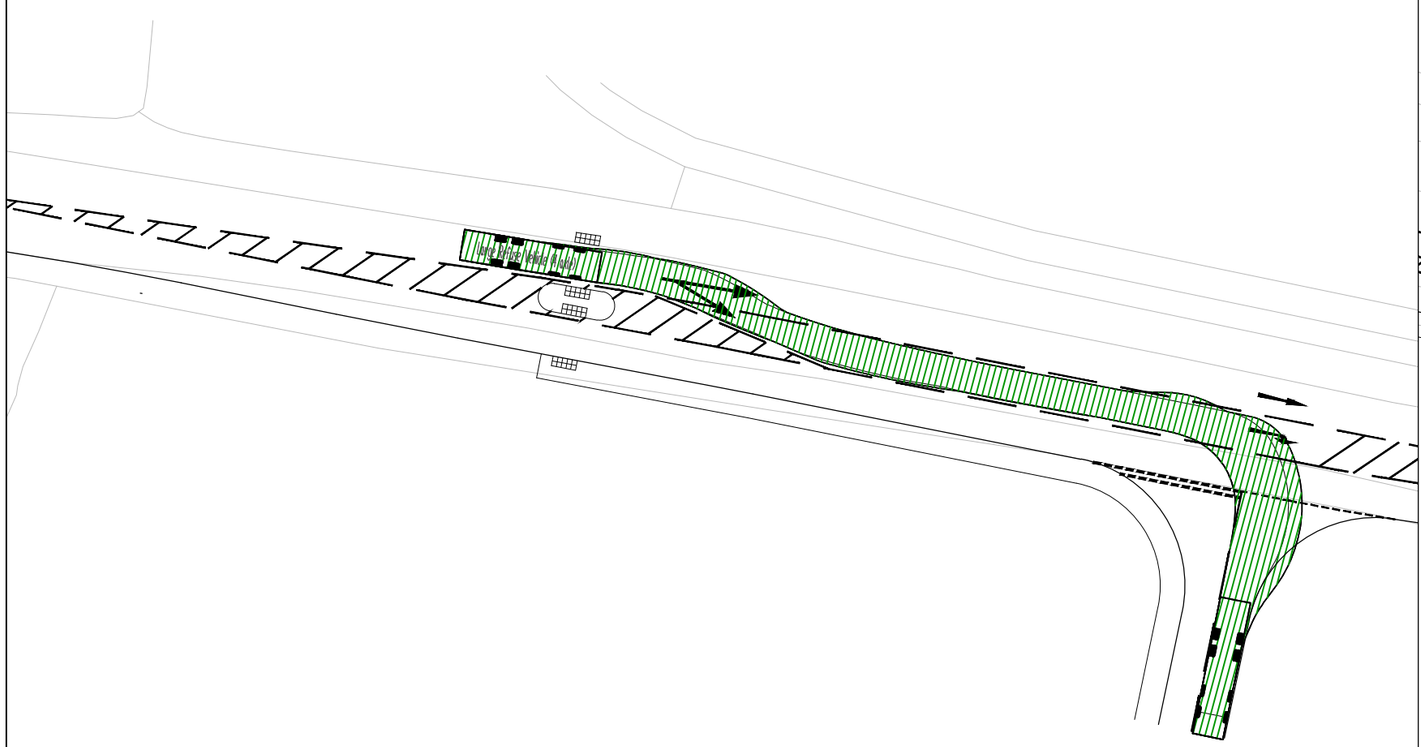
1.16 Subsequently, with regard to highways & access, we see no constraints to the proposed development that cannot be readily mitigated through appropriate assessment and design.

DRAWINGS

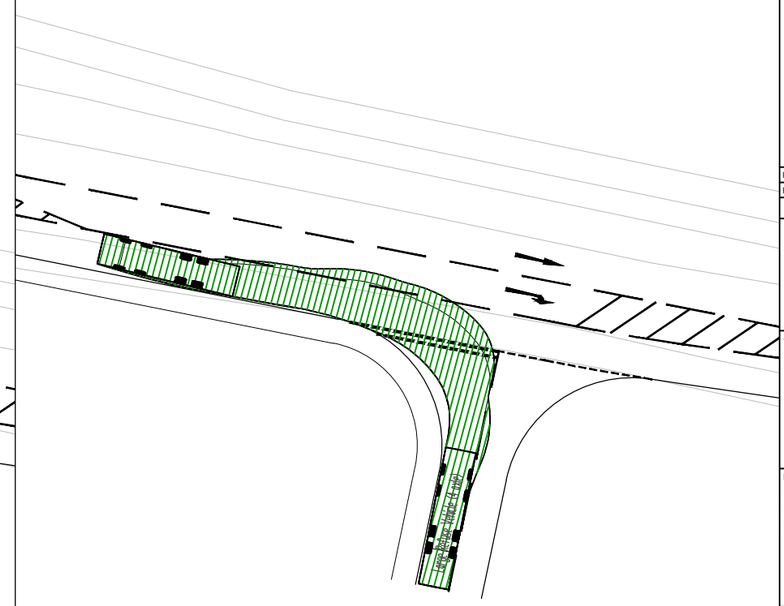
Proposed Ghost-Island Site Access Layout (1:1000)



Large 4-Axle Refuse Vehicle Inbound (1:500)



Large 4-Axle Refuse Vehicle Outbound (1:500)

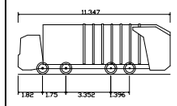


© Copyright BWB Consulting Ltd

Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

Legend



Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	11.330m

Rev	Date	Details of issue / revision	Drw	Rev
P2	21.02.18	PRELIMINARY ISSUE	TG	TC

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS
Birmingham | 0121 233 3322
Leeds | 0113 233 8000
London | 020 7234 9122
Manchester | 0161 233 4260
Nottingham | 0115 924 1100
www.bwbconsulting.com

Client
MILLER HOMES

Project Title
LAND EAST OF PARK LANE, SHIFNAL

Drawing Title
PROPOSED ACCESS ARRANGEMENTS

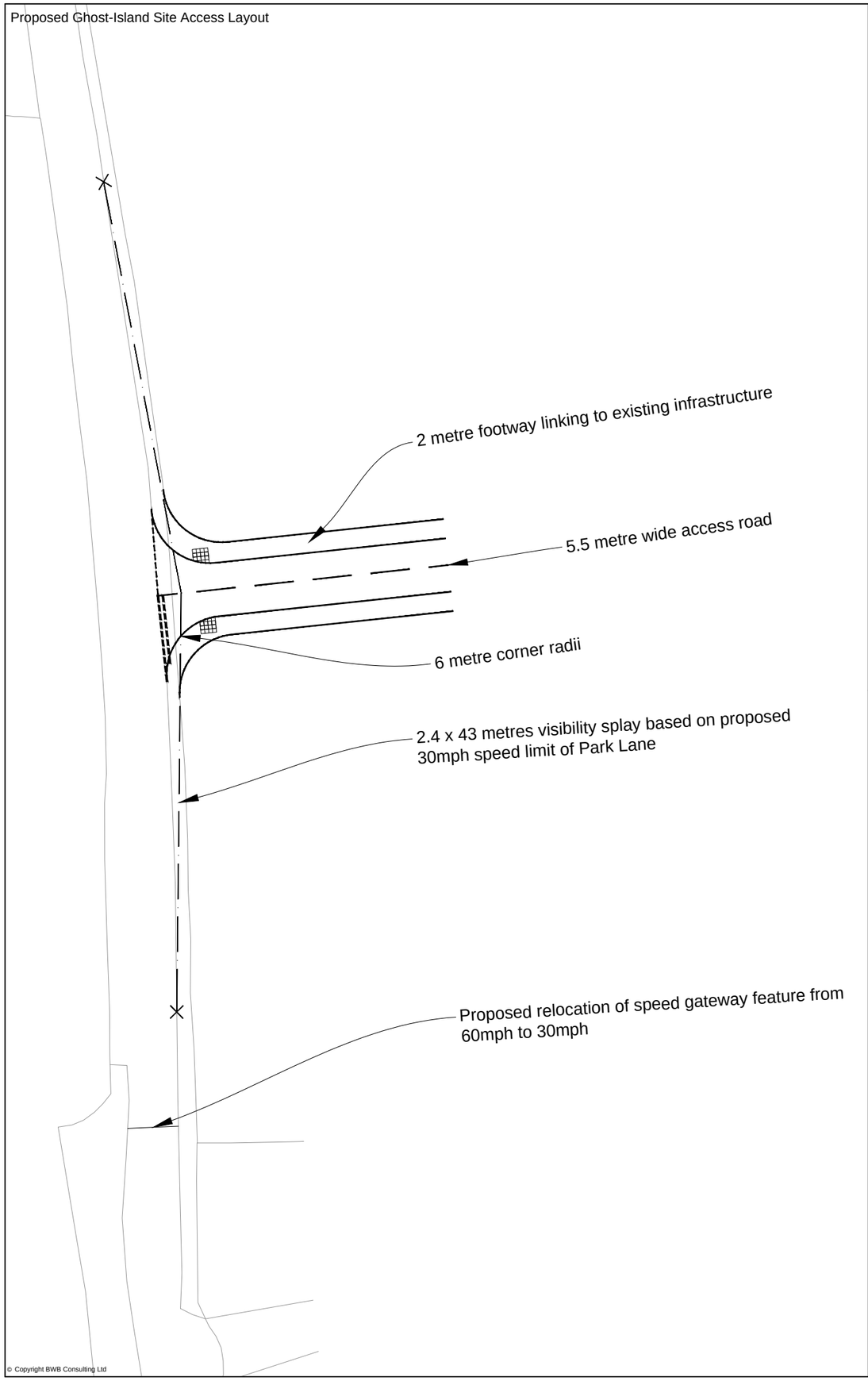
Drawn:	T.Gregory	Reviewed:	T.Cooke		
BWB Ref:	BMW 2824	Date:	21.02.18	Scale@A3:	As Shown

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
PLS-BWB-GEN-XX-DR-TR-101	S2	P1

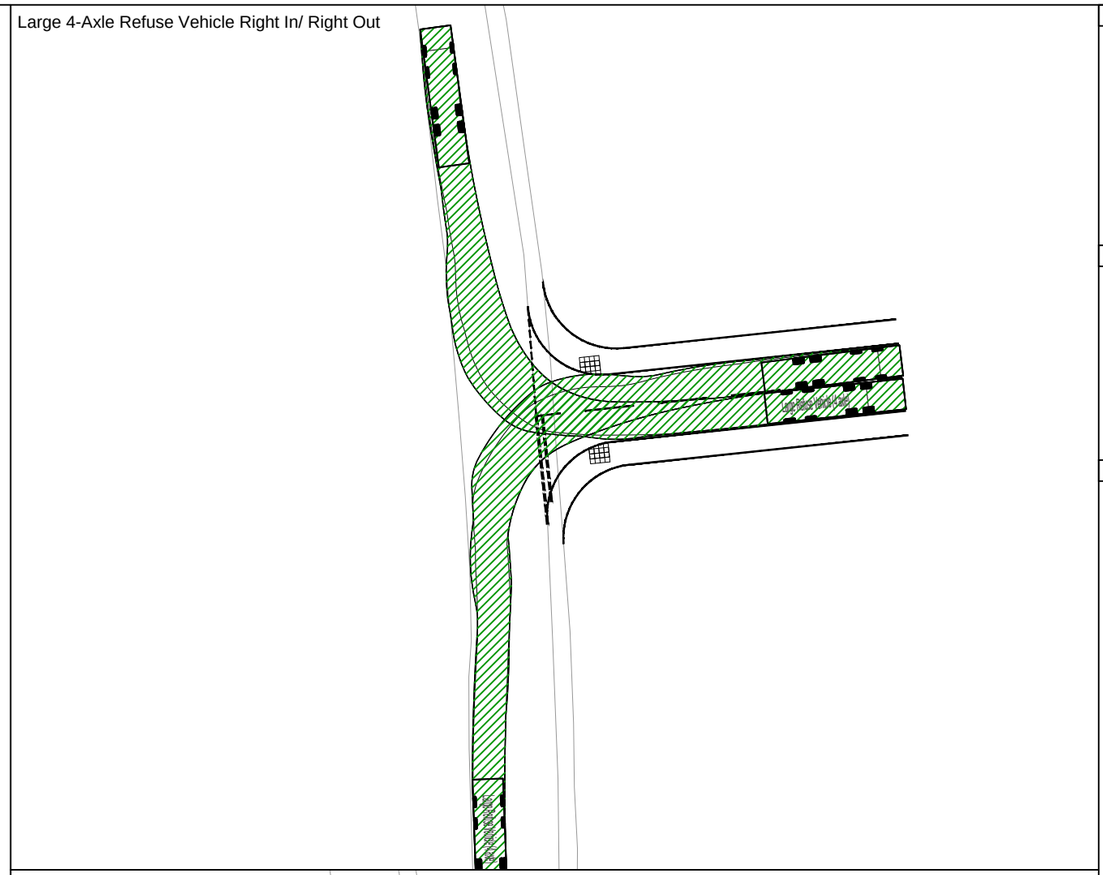
X:\BMW\BMW2824_Land East of Park Lane, Shifnal\02. Project Delivery\01. WIP\Drawings\PLS-BWB-GEN-XX-DR-TR-101_S2_P1_Proposed Access Arrangements 40mph.dwg

Proposed Ghost-Island Site Access Layout

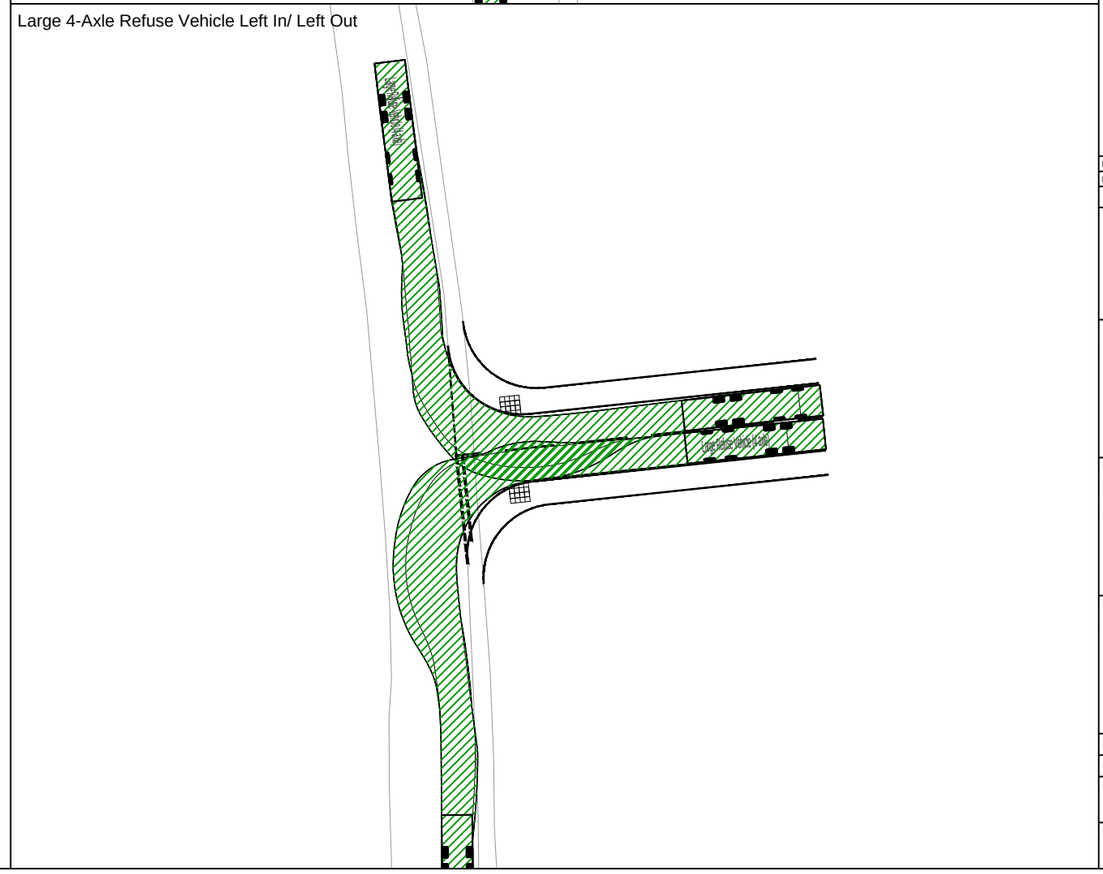


© Copyright BWB Consulting Ltd

Large 4-Axle Refuse Vehicle Right In/ Right Out



Large 4-Axle Refuse Vehicle Left In/ Left Out



Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

Key Plan

Legend

Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m

Rev	Date	Details of issue / revision	Drw	Rev
P1	07.12.18	PRELIMINARY ISSUE	JF	LT

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS

- ■ Birmingham | 0121 233 3322
- ☐ Leeds | 0113 233 8000
- ☐ London | 020 7234 9122
- ☐ Manchester | 0161 233 4260
- ☐ Nottingham | 0115 924 1100

www.bwbconsulting.com

Client

MILLER HOMES

Project Title

LAND EAST OF PARK LANE, SHIFNAL

Drawing Title

PROPOSED ACCESS ARRANGEMENTS

Drawn:	J. Farrell	Reviewed:	L. Thomas		
BWB Ref:	BMW 2824	Date:	07.12.18	Scale@A3:	1:500

Drawing Status

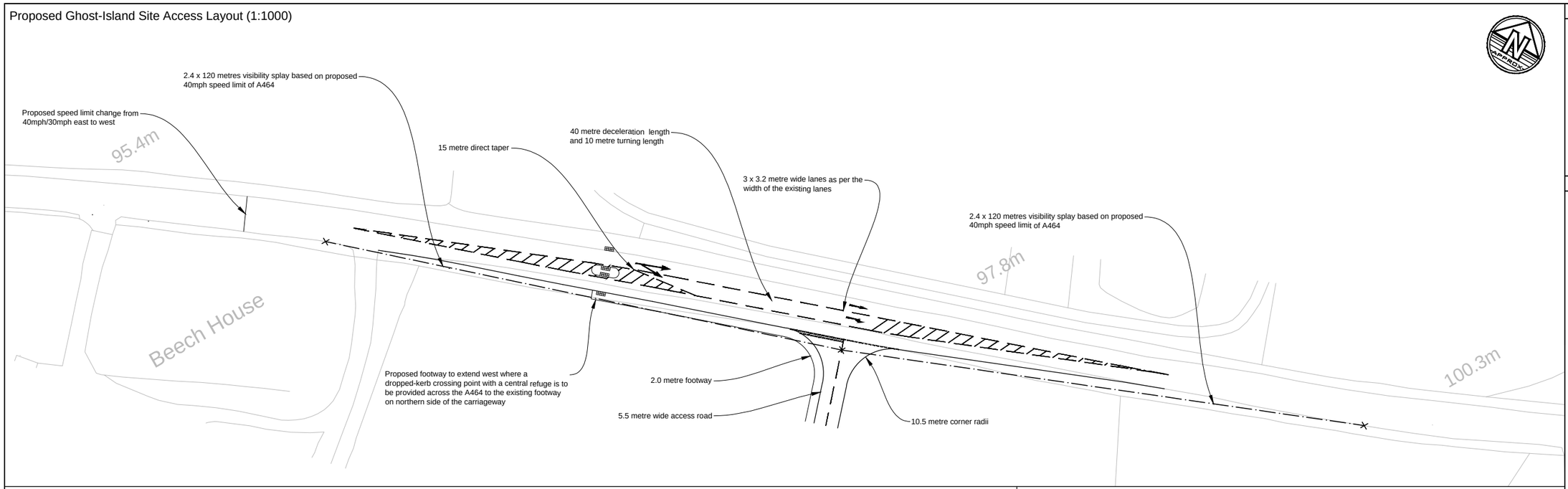
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
PLS-BWB-GEN-XX-DR-TR-102	**S2**	**P1**

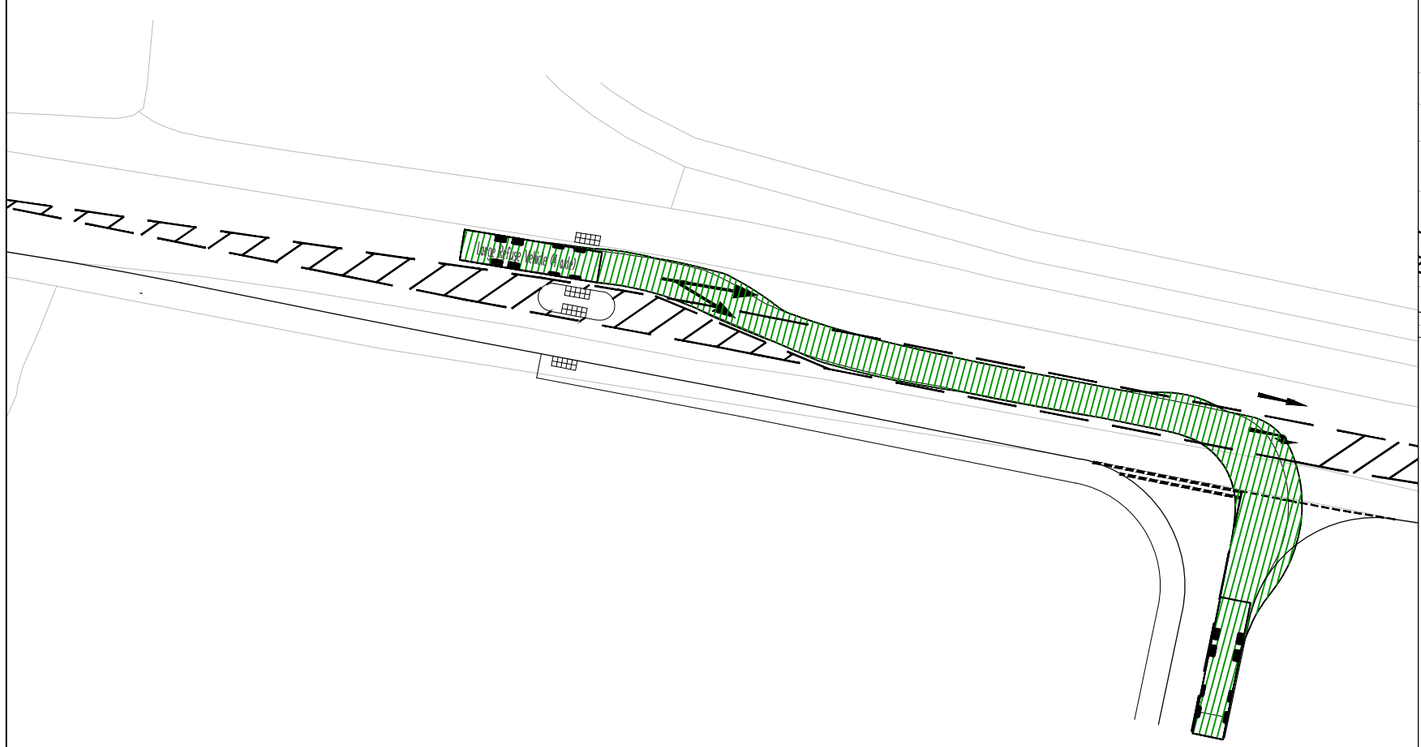
X:\BMW\BMW2824_Land East of Park Lane, Shifnal\02. Project Delivery\01. WIP\Drawings\PLS-BWB-GEN-XX-DR-TR-102_S2_P1_Proposed Access Arrangements Park Lane.dwg

Appendix 4: A464 Proposed Access

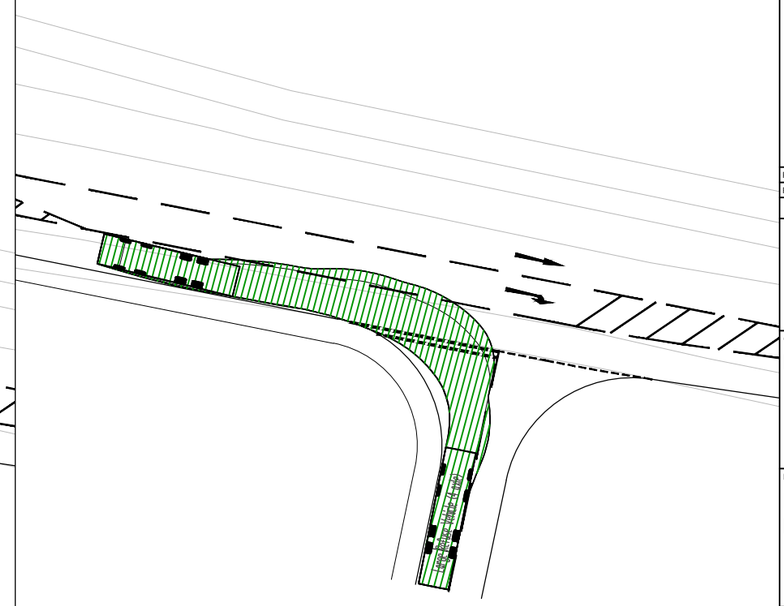
Proposed Ghost-Island Site Access Layout (1:1000)



Large 4-Axle Refuse Vehicle Inbound (1:500)



Large 4-Axle Refuse Vehicle Outbound (1:500)

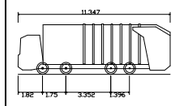


© Copyright BWB Consulting Ltd

Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

Legend



Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	11.330m

Rev	Date	Details of issue / revision	Drw	Rev
P2	21.02.18	PRELIMINARY ISSUE	TG	TC

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS
Birmingham | 0121 233 3322
Leeds | 0113 233 8000
London | 020 7234 9122
Manchester | 0161 233 4260
Nottingham | 0115 924 1100
www.bwbconsulting.com

Client
MILLER HOMES

Project Title
LAND EAST OF PARK LANE, SHIFNAL

Drawing Title
PROPOSED ACCESS ARRANGEMENTS

Drawn:	T.Gregory	Reviewed:	T.Cooke		
BWB Ref:	BMW 2824	Date:	21.02.18	Scale@A3:	As Shown

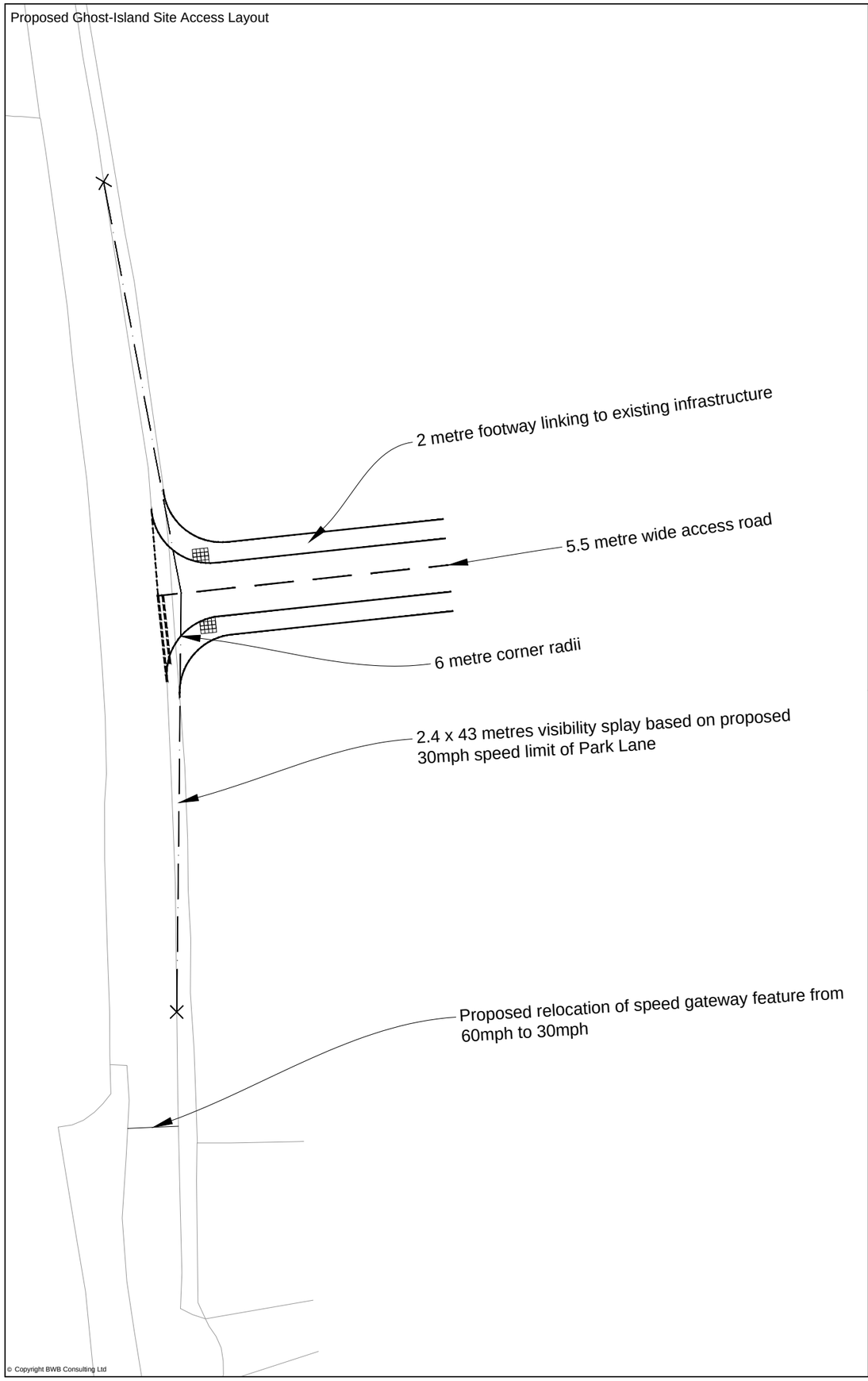
Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
PLS-BWB-GEN-XX-DR-TR-101	S2	P1

X:\BMW\BMW2824_Land East of Park Lane, Shifnal\02. Project Delivery\01. WIP\Drawings\PLS-BWB-GEN-XX-DR-TR-101_S2_P1_Proposed Access Arrangements 40mph.dwg

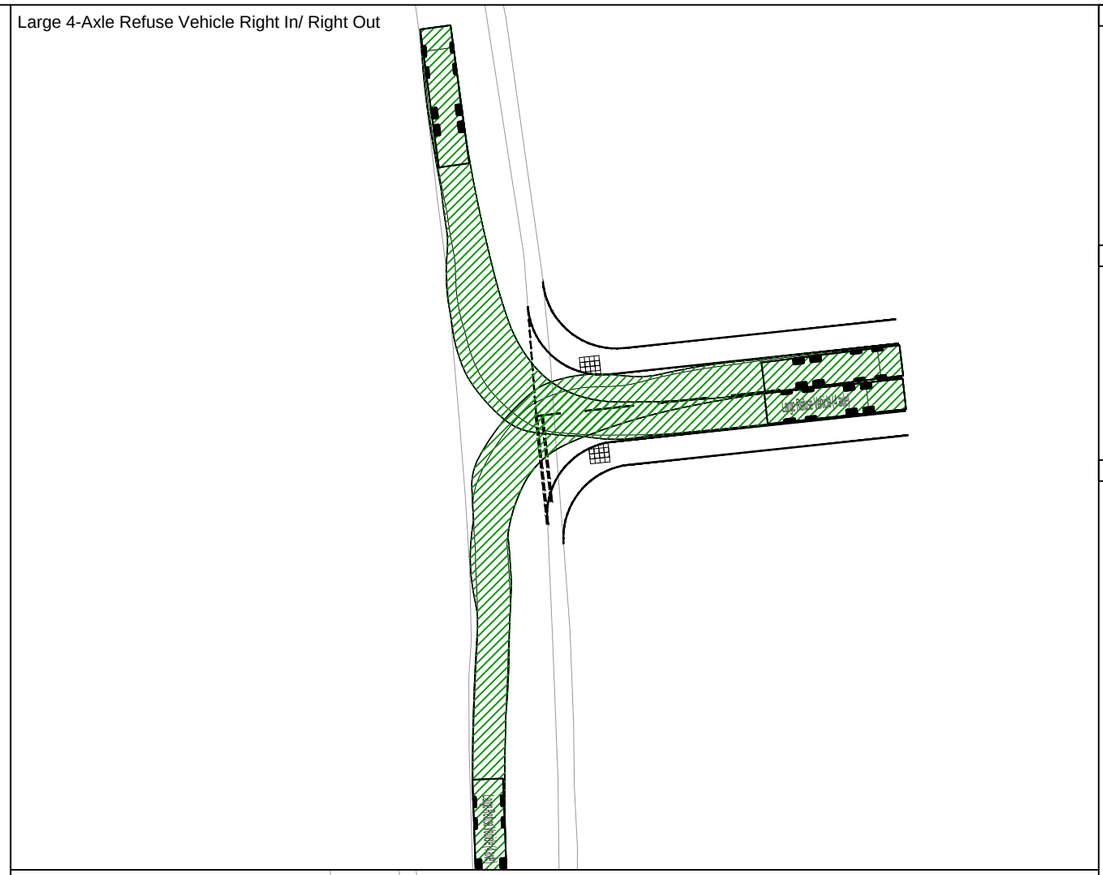
Appendix 5: Park Lane Proposed Access

Proposed Ghost-Island Site Access Layout

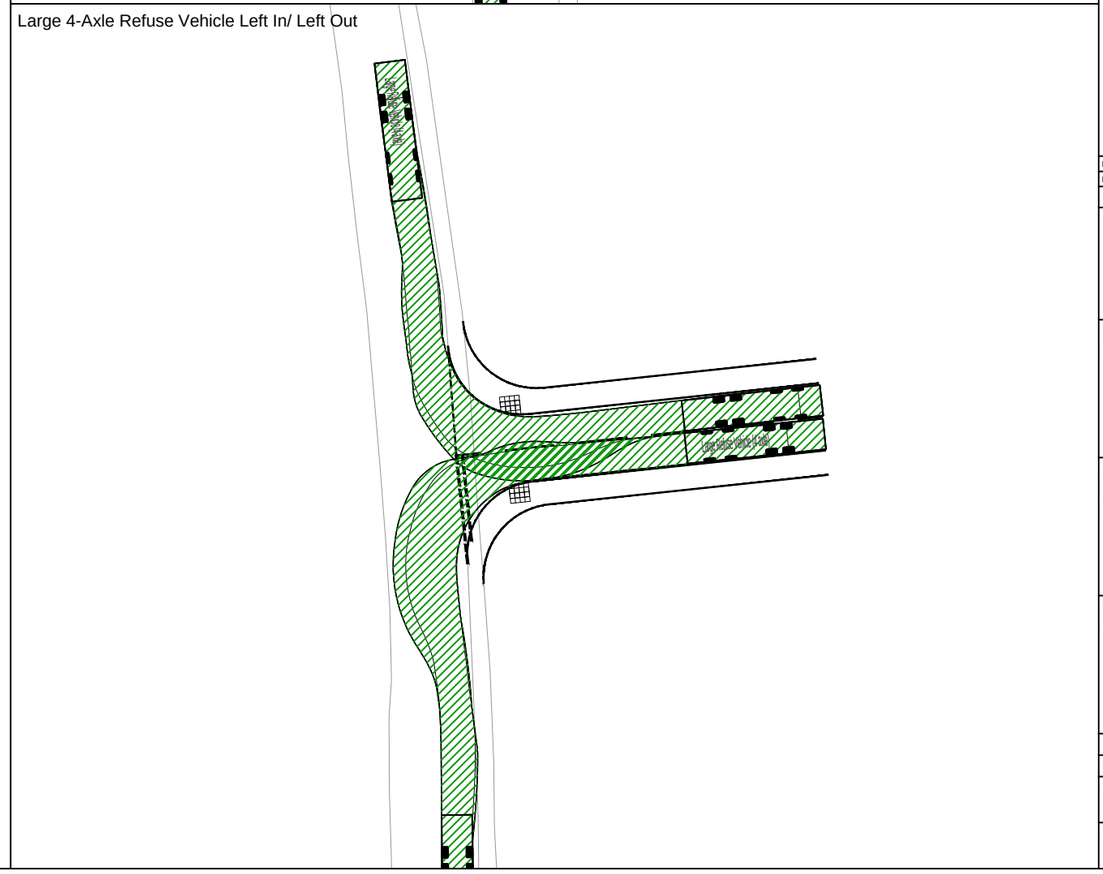


© Copyright BWB Consulting Ltd

Large 4-Axle Refuse Vehicle Right In/ Right Out



Large 4-Axle Refuse Vehicle Left In/ Left Out



Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the engineer immediately.

Key Plan

Legend

Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	6.00s
Wall to Wall Turning Radius	11.330m

Rev	Date	Details of issue / revision	Drw	Rev
P1	07.12.18	PRELIMINARY ISSUE	JF	LT

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS

- ■ Birmingham | 0121 233 3322
- ☐ Leeds | 0113 233 8000
- ☐ London | 020 7234 9122
- ☐ Manchester | 0161 233 4260
- ☐ Nottingham | 0115 924 1100

www.bwbconsulting.com

Client

MILLER HOMES

Project Title

LAND EAST OF PARK LANE, SHIFNAL

Drawing Title

PROPOSED ACCESS ARRANGEMENTS

Drawn:	J. Farrell	Reviewed:	L. Thomas		
BWB Ref:	BMW 2824	Date:	07.12.18	Scale@A3:	1:500

Drawing Status

PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
PLS-BWB-GEN-XX-DR-TR-102	**S2**	**P1**

X:\BMW\BMW2824_Land East of Park Lane, Shifnal\02. Project Delivery\01. WIP\Drawings\PLS-BWB-GEN-XX-DR-TR-102_S2_P1_Proposed Access Arrangements Park Lane.dwg

Appendix 6: Initial Heritage Appraisal

Initial Heritage Appraisal

Land to the east of Park Lane, Shifnal

March 2018

Introduction

1. This Initial Heritage Appraisal has been prepared by Turley Heritage on behalf of Miller Homes Ltd (Derby) in relation to Land to the east of Park Lane, Shifnal, Shropshire (the 'Appraisal Site'). The Appraisal sets out the key heritage considerations that should be taken into account in promoting residential development on the site.

2. The Appraisal Site is to the north east of the grade II listed The Terrace with Water Tower and Retaining Wall, added to the statutory list of buildings of special architectural and historic interest on 29 August 1984.

The Appraisal Site

3. The Appraisal Site is located approximately 1.4km to the south of the market town of Shifnal, and comprises two agricultural fields in occasional use as sheep grazing pasture. The site is bounded by hedgerows to the north, south, east and west. To the immediate north of the site is a recent residential development, To north east is the A464 Holyhead Road, beyond which are further agricultural fields. There are a number of trees along the North West boundary. Beyond the boundary to the North West is a property known as Beech House on historic maps. To the south are further fields, and to the south west of the Appraisal Site is the grade II listed The Terrace with Water Tower and Retaining Wall, which stands in landscaped grounds. To the east are further fields and to the west is Park Lane, the arterial north to south route into Shifnal.

Historical Development of the Appraisal Site and Surrounding Area

4. The Appraisal Site is identified on the 1840 Tithe Map of Shifnal (Figure 1.1). At this time, the Appraisal Site formed part of two larger parcels of land to the north and south, with a field boundary dividing the plots. The Tithe Apportionment shows these plots as plot 1224 to the north and 1225 to the south. These plots were in the ownership of George Brooke, occupied by Thomas Langley and in use as pasture (Figure 1.2).

5. By 1881, the boundary to the east of the northern field had been removed, creating an L-shaped plot to the north. To the east of the Appraisal Site a Quarry is marked on the 1881, 1901, 1938 and 1954 Ordnance Survey maps. There is little evidence of change within the Appraisal Site between 1938 and 1954, but by 1965-6 the field boundary that divided the site into two parcels had been removed and the quarry is no longer evident. Development had been constructed to the north west of the Appraisal Site, to the west of Park Lane. The field boundaries to the south and east of the site were introduced between 1986 and 2000 (Figure 1.7).

Broad Assessment of Significance, The Terrace with Water Tower and Retaining Wall adjoining to the South (grade II listed)

6. The Terrace with Water Tower and Retaining Wall adjoining to the South is located to the south west of the Appraisal Site.

Architectural and Historic Interest

7. The Terrace with Water Tower and Retaining Wall is of architectural interest as a classically designed country house dating to circa 1835. It is faced with red brick in three storeys, with a hipped slate roof and deep eaves. It is oriented with the principal elevation to the north. This elevation has a central entrance with an Ionic stone portico, flanked by canted bay windows at ground floor. Above fenestration utilises Classical proportions with six over six sashes at first floor and 3 over 3 sashes at second floor. To the east is a later 19th century two storey building adjoining the east elevation. This has 2 over 2 vertical sashes and a slate roof. The west elevation retains two large two storey bow windows overlooking the grounds, and to the rear (south) is a two storey red brick element with Gothic inspired multi light windows.

8. Adjoining the south elevation the water tower is executed in Tudor Gothic style. It is constructed of red brick with sandstone dressings, with crenulations and a simple doorway framed with moulded bricks, with a Tudor arched head. At first floor are two blind quatrefoils to the east and west elevations and at ground floor there are foiled windows to the east and west. This is attached to the red brick retaining wall to the east, also with brick crenulations. Sections of possibly earlier stone wall are retained to the south east. This partially encloses the grounds to the south east.

9. To the east, on the raised ground, is a further brick wall which terminates at a single storey 19th century garden structure of red brick with a slate roof and a pointed doorway flanked by a window either side. To the north east is the stables, converted to residential use. The stables are constructed in red brick with slate roofs and possess multipane windows with blue engineering brick heads.

10. The 1840 Tithe Map of Shifnal illustrates The Terrace as Rock House. It is roughly U-shaped on plan in an almost rectangular plot and the stables had not been constructed. There are two ponds to the north and west.

11. Between 1840 and 1881, the garden folly to the east of the grounds of the Terrace, and the former stables to the north of The Terrace were constructed, and the plot was extended to the east. On the 1881 edition, the grounds to The Terrace were landscaped and densely wooded to the northern boundary. There is a driveway to the north of the house.

12. By 1901, Rock Terrace House appears as The Terrace. There is little evidence of change to The Terrace on later mapping, although the landscaped quality of the grounds to The Terrace becomes less apparent.

Contribution made by Setting to Significance

13. The Terrace is located to the south of the town of Shifnal, to the east of Park Lane, to the east of a roughly triangular plot of land. It is accessed from a driveway off Park Lane which according to historic maps follows the historical entrance route. The gardens to The Terrace are bounded by an ashlar stone wall to the west, parallel with Park Lane. The entrance approach is flanked by

mature and specimen trees which combine to provide a traditional country house approach. The house is sited on raised ground to the east of the driveway which provides a sense of prominence when approaching the asset.

14. There is a significant change in topography rising from the north west to the south east across the grounds, and to the north of The Terrace the grounds are enclosed by specimen and mature native trees. To the south and south east the grounds are partially enclosed by the retaining walls and further to the south east by a later brick wall. To the east the ground rises significantly and terminates at a late 19th century garden folly in the eastern corner. To the west the grounds are landscaped as lawns with a series of stone retaining walls.

15. The Appraisal Site is to the north east, and the surrounding landscape is predominantly agricultural and at a lower topographical level. To the south are three large reservoirs constructed in the late 20th century to provide farm irrigation.

16. Park Lane is bounded by mature hedgerows interspersed with mature trees, and glimpses towards the Terrace are experienced from Park Lane facing south east, towards the principal north elevation, in conjunction with specimen trees in the grounds.

17. The experience of the asset travelling south along Park Lane and from the approach and within the immediate grounds, contribute to an appreciation of The Terrace as a country residence with specimen trees and a traditional approach route, with views towards the principal north façade from Park Lane. The grounds surrounding the house to the east also contribute to the significance of the asset, particularly to the east and south with the retaining wall representing historic trends in country house landscape design.

Contribution made by the Appraisal Site to Significance

18. As previously identified, the 1840 Tithe Map of Shifnal (Figure 1.1) illustrates that by 1840, the Appraisal Site formed part of two larger parcels of land to the north and south, with a field boundary dividing the plots. The Tithe Apportionment shows these plots as plot 1224 to the north and 1225 to the south. These plots were in the ownership of George Brooke, occupied by Thomas Langley and in use as pasture (Figure 1.2).

19. The 1840 Tithe Map identifies The Terrace as Rock Terrace House. It is identified as plot 1221, and described as "*House and pleasure gardens*" on the apportionment, occupied by Mary Smythe, and owned by Thomas Lander Eaton (Figure 1.3). Thomas Lander Eaton also owned and occupied the plot to the west of Rock Terrace (identified as "*Piece of Rock Terrace and ponds*").

20. On the 1881 edition, the grounds to The Terrace were landscaped and densely wooded to the northern boundary (towards the Appraisal Site), and there is a large open area of land the west of the house, possibly lawns, divided into two parcels to the north and south. By this time, the stables had been constructed to the northern boundary and the ponds remain. To the south the retaining walls are evident which represent a significant change in levels from the east to the west.

21. Evidence from historic maps suggests that from the mid 19th century the Appraisal Site and The Terrace were not in the same ownership, and there does not appear to have been a visual relationship between the Appraisal Site and The Terrace.

22. The Appraisal Site is located to the north east of The Terrace, which is located on raised ground. The house is oriented with the principal elevation facing north, to the west of the Appraisal Site. Views towards the Appraisal Site from The Terrace are restricted by intervening vegetation and hedgerows along the western boundary of the site, and from the exterior of the house, the Appraisal Site is not readily experienced as part of its wider setting due to intervening trees and planting.

23. The Appraisal Site is not readily experienced from the Retaining Wall or Water Tower, which are primarily experienced in conjunction with the raised gardens and The Terrace itself.

24. From the Appraisal Site, partial views towards the house and its landscaped grounds are available throughout the site but views are intermittently screened by intervening planting. The Appraisal Site provides part of the rural surroundings in which The Terrace is experienced. The two mature trees within the site contribute to its rural character.

Legislative and Planning Context

25. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special interest which it possesses.

26. The National Planning Policy Framework (NPPF) requires that great weight should be given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings. Conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance.

27. Paragraph 131 of the NPPF elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation. Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to its conservation and the more important the asset, the greater the weight should be. Significance can be harmed through alteration or destruction of the heritage asset or by development within its setting.

28. In the event that harm is perceived to arise from the proposals, the NPPF provides a policy framework at paragraphs 133 to 134 within which such harm can then be weighed against public benefits (paragraph 134) or substantial public benefits (paragraph 133), bearing in mind the considerable importance and weight that should be attached to the statutory duty of the Act.

29. Paragraph 137 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

30. The setting of a heritage asset is defined in the NPPF as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative

contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."[1]

31. Local Planning Policy relevant to the proposals is set out at *Appendix 2.*

Key Heritage Considerations

32. The development of the site would result in change to the agricultural landscape of the house and reduce, to a degree, the ability to appreciate its character as a country house. In order to ensure any new development is appropriate, and preserves the setting of the listed building, we would recommend the following measures are considered:

- A buffer of open space to the south west area of the site could be provided to ensure open views towards the house from this area are preserved, in accordance with the Landscape Visual Analysis (LVIA) provided by Turley.

- A comprehensive landscaping scheme should be considered to screen and soften views of the proposed development from the grounds of The Terrace. Retention of the two mature trees within the site should be considered along with additional native tree planting to soften the massing of the proposed development, in accordance with the LVIA, and to reflect the parkland character.

- Retain and thicken the existing hedgerow to the west boundary of site to further screen views between the site and The Terrace.

- Consideration should be given to the height, scale and massing of the proposed development in order not to compete visually with The Terrace, and retain the visual importance of The Terrace.

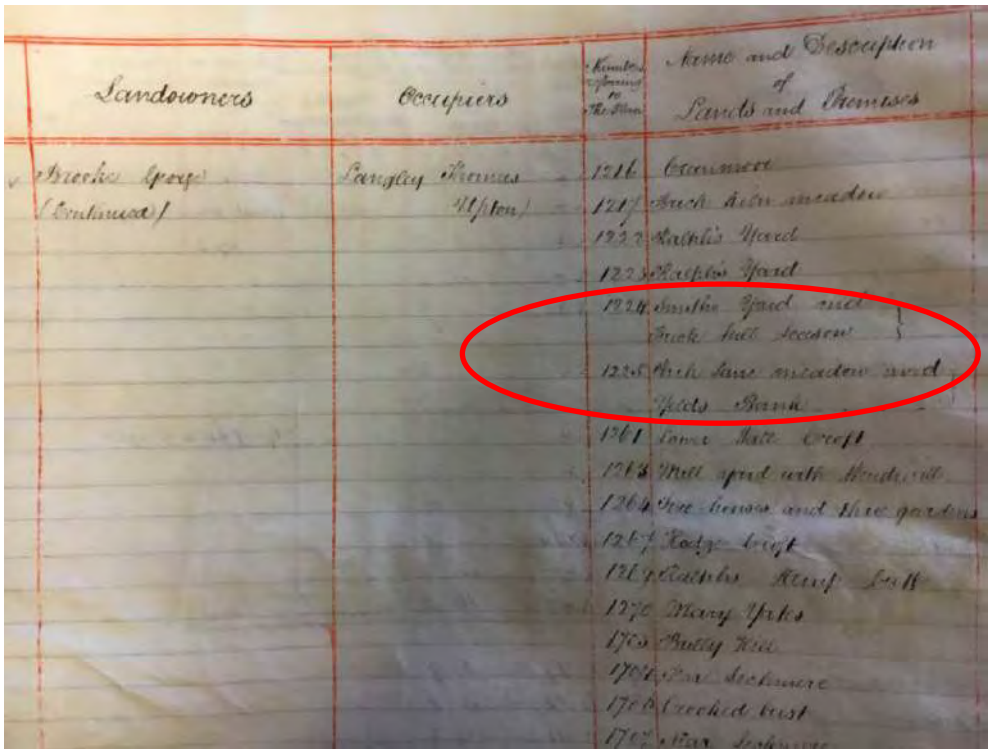
- We would recommend that the eventual application is supported by a robust NPPF compliant Heritage Statement that clearly assesses the significance and setting of the listed building, an assessment of the impact of the scheme in light of the statutory duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance and local planning policies.

[1] MHCLG (2012) NPPF Annex 2, Glossary

Appendix 1: Historic Map Regression

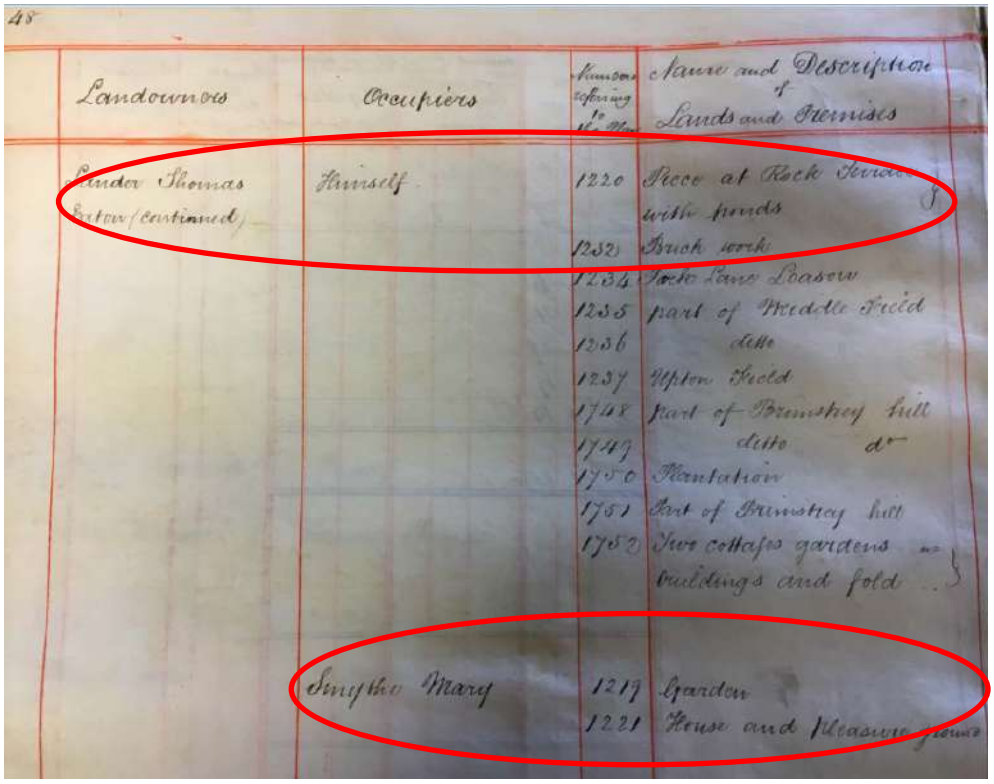
Figure 1.1 Tithe Map of Shifnal, 1840

Figure 1.2 Tithe Apportionment illustrating ownership of the Appraisal Site



Landowners	Occupiers	Numbers referring to the Plan	Name and Description of Lands and Premises
Brecho Geo (Continued)	Langley Thomas Upton	1216	Common
		1217	Brick kiln meadow
		1222	Nathl's Yard
		1223	Ralph's Yard
		1224	Smithy Yard and Brick kill Leasow
		1225	Rich Lane meadow and Yates Bank
		1261	Lower Nett Croft
		1263	Mill yard with Windmill
		1264	Five houses and three gardens
		1267	Rodge bigt
		1268	Cherrys Ruff Croft
		1270	Mary Yates
		1703	Bully Hill
		1704	Pear Sechmore
		1705	Crooked bust
		1706	Pear Sechmore

Figure 1.3 Tithe Apportionment showing Rock Terrace in the ownership of Thomas Lander Eaton



48

Landowners	Occupiers	Numbers referring to the Plan	Name and Description of Lands and Premises
Lander Thomas Eaton (Continued)	Himself	1220	Piece at Rock Terrace with ponds
		1232	Brick work
		1234	Sacho Lane Leasow
		1235	part of Middle Field
		1236	ditto
		1237	Upton Field
		1748	part of Brimstey hill
		1749	ditto do
		1750	Plantation
		1751	Part of Brimstey hill
		1752	Two cottages gardens buildings and fold
	Smythe Mary	1219	Garden
		1221	House and Pleasure ground

Figure 1.4 Ordnance Survey Map of 1881 (published 1888)

Figure 1.5 Ordnance Survey Map of 1901 (published 1903)

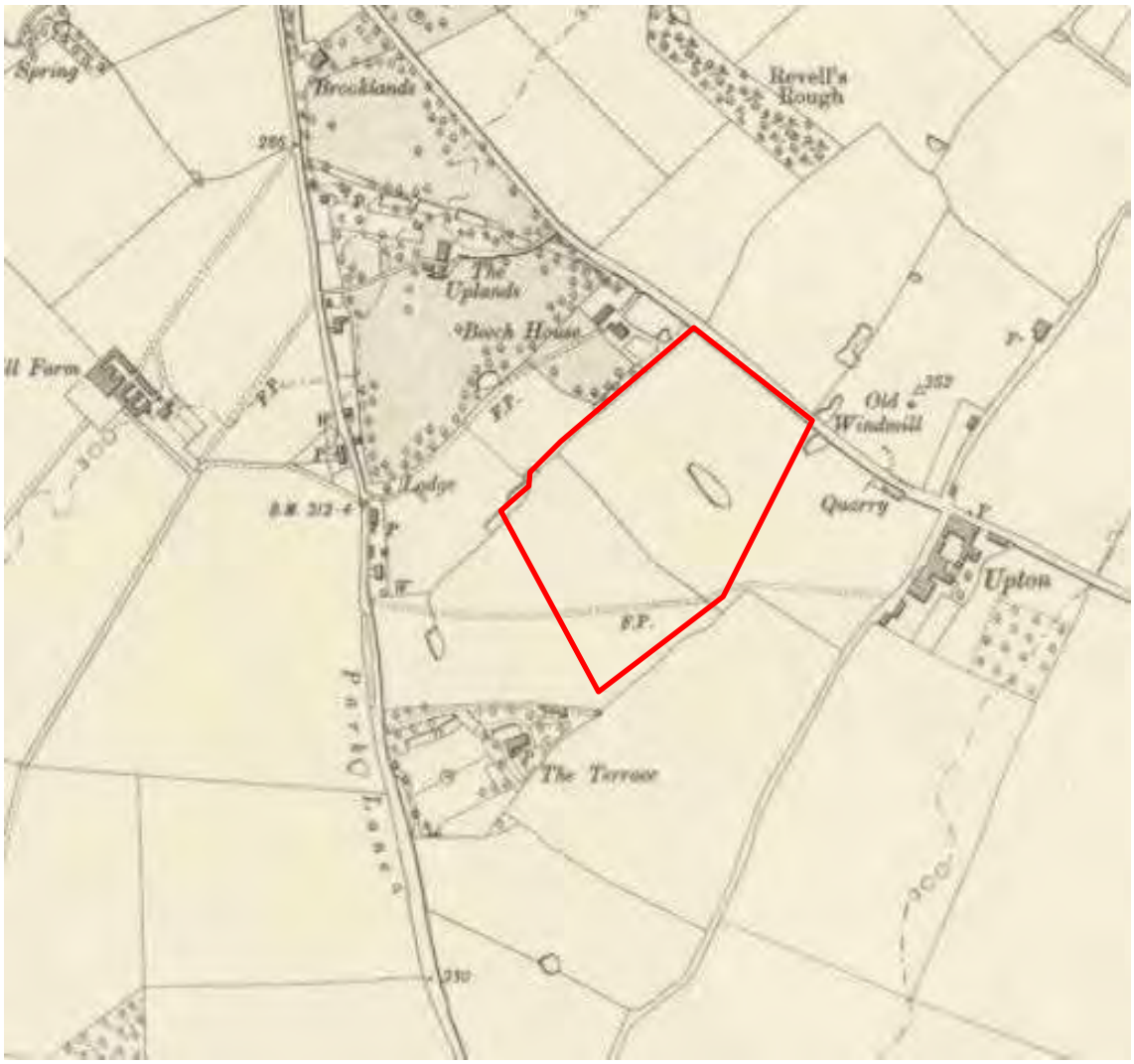


Figure 1.6 Ordnance Survey Map of 1965-6

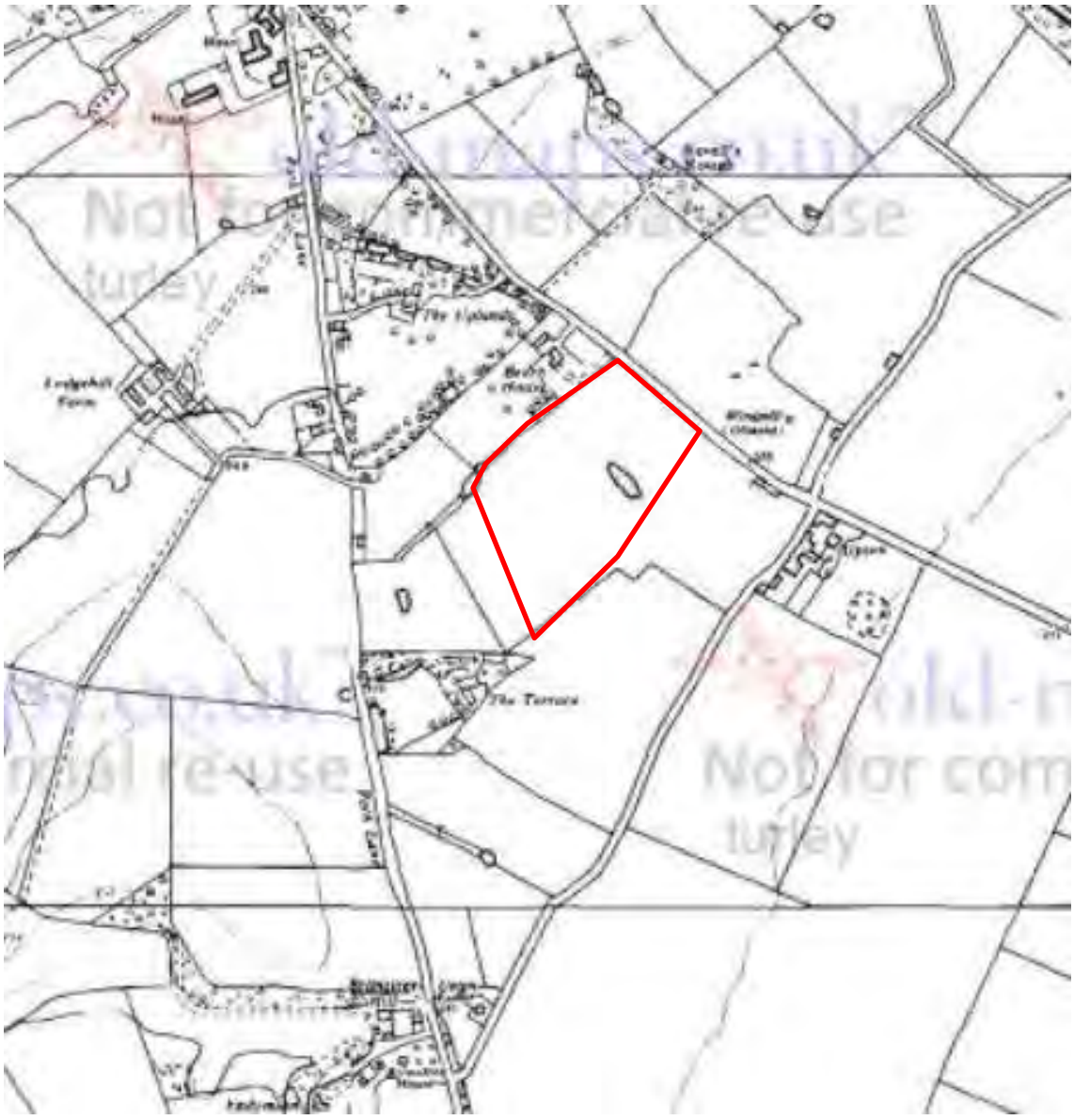


Figure 1.7 Aerial Map of 2000

Appendix 2: Local Heritage Planning Policy

Shropshire Council Core Strategy 2010-2020

Shropshire Council formally adopted the Core Strategy Development Plan Document (DPD) on 24 February 2011. The strategy sets out the strategic planning policy for Shropshire, including a spatial vision and objectives.

Strategic Policy 11
Strategic Policy 11 sets out the following:

"Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks."[2]

Policy CS16, Tourism, Culture and Leisure
Core Strategy Policy CS16, Tourism, Culture and Leisure sets out that to deliver high quality, sustainable tourism, and cultural and leisure development, emphasis will be placed on promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas.

Policy CS17, Environmental Networks
Policy CS17 states the following:

"Development will identify, protect, enhance, expand 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 the 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..."*

Shropshire Council Site Allocations and Management of Development Plan (SAMDev) 2006-2026
The SamDev Plan sets out the proposals for the use of land and policies to guide future development in order to help deliver the levels of development identified in the Core Strategy between 2016-2026.

Policy MD13, The Historic Environment
Policy MD13 sets out that Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

"1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.

[2] https://shropshire.gov.uk/media/8534/core-strategy.pdf

3. *Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.*

4. *Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition."*

Shropshire Council Draft Heritage SPD

The Draft Heritage SPD sets out the following in relation to harm to heritage assets, mitigation measures and public benefits:

"If harm to a historic asset cannot be avoided, the next stage is to undertake assessments, in order to highlight the effects of the development. These assessments should determine whether there is an effect on the significance of designated or non-designated assets. If an effect on the significance of assets is identified, the next stage is to consider whether the effect can be avoided through redesign or relocation.

If it is not possible to find an alternative site which does not affect any heritage assets, then consideration should be given to re-designing and/or re-siting the proposal within the existing location. The aim should be to find a way of delivering the desired outcome without affecting any heritage assets. It could be useful to seek pre application advice at this stage to prevent delays at a later stage.

Design and Siting of the Proposal
It may be considered that development proposals could avoid any harm or loss to the significance of heritage assets through appropriate design in terms of height, scale, massing, layout, density, orientation and access of buildings. These are all key considerations which will influence the overall development. These will need to be carefully considered taking into account the heritage assets affected and the sensitivity of the location. Aspects of development such as lighting should also be given due consideration

The re-siting of a proposal within the site could also avoid harm to a heritage asset and should be given due consideration should the initial siting be considered inappropriate due to its impact on the significance of the asset.

Where harm to the asset cannot be avoided, consideration of minimising this harm and providing appropriate justification and identifying the public benefits of the development will be required. Where harm to the heritage asset is avoided and the scheme is to be progressed to an application the following information is relevant:

Public Benefits

If harm of loss can't be avoided, applicants need to demonstrate what the public benefits of the proposal are. These public benefits should be clearly outlined and assessed against the adverse effects of the proposal. This applies to both designated and non-designated heritage assets.

If a proposed development will cause adverse effects on the significance of heritage assets including their settings, the applicant must demonstrate public benefits of the proposal. The applicant must show how these public benefits outweigh any adverse effects. National Planning Practice Guidance identifies that public benefits can be created by development through delivering economic, social and environmental progress (as described in the National Planning Policy Framework para 7). These should be of a nature or scale that benefits the public and not just for private benefit, although benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits such as:

- *Sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long term conservation*

If harm is to be caused to a heritage asset, the social and economic benefits must be greater than the damage to the heritage asset(s) in question. Therefore, the greater the adverse effect to the heritage asset, the greater the public benefits would need to be.

It is to the applicant's advantage, that the public benefits be demonstrated as part of the heritage assessment. Although not a necessity, if the public benefits aren't clearly highlighted within the heritage assessment, the Council will impose conditions and/ or legal agreements when determining the planning application. The conditions will be set depending on the potential impact of the proposal and the level of harm caused to the heritage asset, and will be enforced to make sure that the development is acceptable.

If it is not demonstrated satisfactorily that the public benefits of the proposal outweigh the harm to the significance of the heritage asset, the application is likely to be refused.

If proposals are to be permitted, mitigation measures are needed. Once the public benefits have been outlined, the applicant must also provide details about what mitigation measures will be implemented. Mitigation measures are needed where the public benefits of a proposal are seen to outweigh the harm caused by the proposal. This means that the proposed development is likely to proceed and harm will knowingly be caused to a heritage asset(s).

Mitigation measures are needed to offset any harm caused to heritage assets by development proposals and will be specific to each individual application. The onus is on the applicant to provide the Council with mitigation measures which they see as appropriate for the proposed development and it would be beneficial for applicants to do this. The type of mitigation measures implemented may also be informed by comments from statutory bodies such as Historic England and from the Council's Historic Environment team through the consultation process. Mitigation measures will ultimately be decided by the Council and will be set within the planning conditions of the planning application. This means the measures must be implemented as part of the proposal to allow the development to take place and to deem the development acceptable. 8.3 Any mitigation measures should be linked to the application in question and to the public benefits previously set out in the Heritage Assessment. It would be beneficial for the mitigation measures to follow a logical format, and follow on from the public benefits and harm caused

to the asset that has been previously outlined. This allows for the applicant to explain how the harm caused can be offset. Please note that the adoption of mitigation measures does not necessary mean that a development will not lead to substantial harm to an asset.

Where mitigation measures are needed, the applicant must also record the loss of significance and show the importance of the asset and the setting of the asset. Through recording and detailing the loss of significance to a heritage asset, an understanding will be gained about the importance and the history of that particular asset and the impact caused by the proposed development. The loss of significance must always be detailed where mitigation measures are proposed."

Appendix 7: Preliminary Ecological Appraisal

BWB

BETTER SOLUTIONS, INTELLIGENTLY ENGINEERED

ENVIRONMENT

Miller Homes Ltd
Land East of Park Lane
Shifnal, Telford
Preliminary Ecological Appraisal

www.bwbconsulting.com

ENVIRONMENT

Miller Homes Ltd
Land East of Park Lane
Shifnal, Telford
Preliminary Ecological Appraisal

Birmingham
Livery Place, 35 Livery Street, Colmore Business District, Birmingham, B3 2PB
T: 0121 233 3322

Cambridge
14-16 High Street, Histon, Cambridge
CB24 9JD
T: 01223 235 173

Leeds
Whitehall Waterfront, 2 Riverside Way, Leeds
LS1 4EH
T: 0113 233 8000

London
11 Borough High Street
London, SE1 9SE
T: 0207 407 3879

Manchester
4th Floor Carvers Warehouse, 77 Dale Street
Manchester, M1 2HG
T: 0161 233 4260

Market Harborough
12a Woodcock House, Compass Point Market Harborough, Leicestershire, LE16 9HW
T: 01858 455020

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

March 2020

DOCUMENT ISSUE RECORD

Document Number:	PLS-BWB-ZZ-RP-LE-0001_PEA
BWB Reference:	BMW2824_PEA

Revision	Date of Issue	Status	Author:	Checked:	Approved:
1	March 2020	S2	Jenny Hills MSc BSc (Hons)	Katie Hadwin MSc BSc (Hons) ACIEEM	Jonathan Brickland MSc BSc (Hons) MCIEEM CEnv and Sarah Stone MSc BSc (Hons) MCIEEM

Notice

All comments and proposals contained in this report, including any conclusions, are based on information available to BWB Consulting during investigations. The conclusions drawn by BWB Consulting could therefore differ if the information is found to be inaccurate or misleading. BWB Consulting accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, BWB Consulting is not obliged to and disclaims any obligation to update the report for events taking place after: -

(i) The date on which this assessment was undertaken, and
(ii) The date on which the final report is delivered

BWB Consulting makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special license. Data is current as of the Error! Reference source not found. and is subject to change.

The information presented, and conclusions drawn, are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

This document has been prepared for the sole use of the Client in accordance with the terms of the appointment under which it was produced. BWB Consulting Limited accepts no responsibility for any use of or reliance on the contents of this document by any third party. No part of this document shall be copied or reproduced in any form without the prior written permission of BWB

EXECUTIVE SUMMARY

This report provides the results of a Preliminary Ecological Appraisal carried out of land east of Park Lane, Shifnal in Telford, by BWB Consulting, in relation to proposals to develop the site.

A desktop study and site survey were carried out in February 2020, following industry standard good practice guidelines and survey methodologies.

Designated sites	The site falls within the SSSI impact risk zone for Mottey Meadows SSSI, however, the development is not included under the risk categories regarding likely impacts to the SSSI. No other sites will be affected by the development.
Habitats and Botanical Interest	The habitats on site were common in the wider area, with no rare botanical species noted or considered likely. Hedgerows on site were species-poor, but were considered to have some ecological value in their suitability to support protected species, and are included as a Priority Habitat under the Shropshire Biodiversity Action Plan and Biodiversity Framework. They should be retained or replaced in any development scheme. A scheme to demonstrate measurable biodiversity net gain, through the maximisation of green space and use of native planting, is likely to be required for any future planning application.
Amphibians	A pond was present within the site, which was considered to provide average Habitat Suitability for great crested newts. A further 17 ponds were identified from aerial maps from within 500m. Terrestrial habitats are also present within the Site which provide foraging and sheltering opportunities for amphibians. Records of great crested newts were returned within the desk study and therefore their presence within the site cannot be ruled out. Further survey work for this species will be required before any future planning application and an appropriate mitigation scheme can be drawn up if they are found to be present.
Badgers and Other Mammals	No evidence of badgers was found within the site, and the site was considered to provide limited sett building opportunities apart from the tree line on the northern boundary. Although the improved grassland fields provided foraging opportunities for badgers, the fencing around the fields resulted in extremely limited access for badgers. It is therefore considered unlikely that badgers use the site. However good working practices are still recommended throughout the works; any open excavations should be covered at night or left with a ramp or sloping end to prevent animals becoming trapped. Any pipes greater than 200mm should be capped overnight.
Bats	Habitats present on the site provided limited roosting opportunities excluding the mature oak trees which provided low roosting potential. These trees should remain unaffected and protected by the proposed works and

	in that instance, no further surveys are required. If plans regarding these trees change, further surveys may be required. Any additional lighting installed during or post-development should not shine on these trees and general good practice lighting design for bats should be followed. The hedgerows, tree lines and scattered trees provided good foraging and commuting habitats for bats. These should be retained within the development in order to provide screening. Any additional lighting installed during or post-development on the site has the potential to disturb bats that may be using these features and must therefore follow good practice guidelines.
Birds	The improved grassland fields, dominant across the site, provided limited opportunities for breeding birds, particularly due to it being regularly disturbed by grazing sheep. The boundaries to the site, the hedgerows and lines of trees, as well as the woodland area around the pond, provided opportunities for nesting birds and winter-feeding resources including berries and catkins. These habitats should therefore be retained as far as possible within the development. Where this is not possible, adequate compensatory planting should be undertaken. This should include the use of a variety of native species.
Reptiles	Due to the lack of reptile records returned from the desktop study and the majority of habitats on site being considered unsuitable for reptiles, it is considered unlikely that development of the site would have an impact on reptiles.

CONTENTS

EXECUTIVE SUMMARY III
1. INTRODUCTION 1
2. METHODS 3
Desktop Study 3
Extended Phase 1 Habitat Survey 3
Habitat Suitability Index Assessment (HSI) 4
Limitations 4
3. RESULTS 6
Desktop Study 6
Designated Sites 6
Protected/Notable Species 6
Phase 1 Habitat Survey 7
Protected/ Notable Species Assessment 12
4. EVALUATION 15
Designated Sites 15
Habitats and Botanical Interest 15
Protected/ Notable Species 15
Amphibians 15
Badgers 15
Bats 16
5. RECOMMENDATIONS 17
Habitats 17
Protected/ Notable Species 17
Ecological Enhancement 19
6. REFERENCES 21

FIGURES

Figure 1: Site Location

TABLES

Table 1: Records of Protected/Notable Species
Table 2: Site Photographs

APPENDICES

APPENDIX 1: Relevant Legislation

APPENDIX2: Phase 1 Habitat Map

1. INTRODUCTION

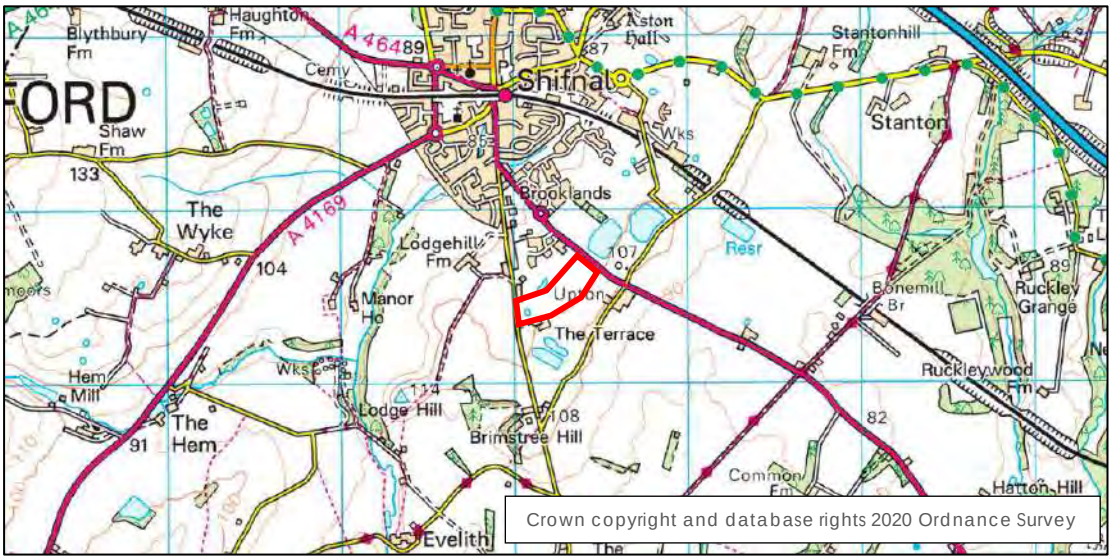
Instruction

1.1 BWB Consulting Ltd (BWB) was instructed by Miller Homes Ltd (the Client) to carry out a Preliminary Ecological Appraisal of land east of Park Lane, Shifnal in Telford (the Site), associated with the proposed residential development of the Site.

Site Setting

1.2 The Site is located to the east of Park Lane, Shifnal in Telford (central grid reference: SJ 7526 0652). The Site location is illustrated below.

Figure 1: Site Location



Aims

1.3 The primary purpose of this appraisal is to provide a baseline of all ecological considerations relating to any future development proposals. This will include the identification of any potential ecological constraints.

Scope of Works

1.4 The ecological appraisal was informed by a desktop study and a site survey. The approach to this ecological appraisal follows best practice published by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017) and the British Standards Institution (BSI, 2013). Further details are provided later in the report.

Legislation and Planning Policy

1.5 The following legislation relates to species and habitats that could potentially occur in association with the Site:

- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way (CRoW) Act 2000;
- Natural Environment and Rural Communities (NERC) Act 2006;
- The Protection of Badgers Act 1992;
- Wild Mammals (Protection) Act 1996; and
- The Hedgerow Regulations 1997.

1.6 Further information on the legislation relevant to this Site is provided in Appendix 1.

1.7 Consideration has also been given in this report to relevant Planning Policy as summarised below.

1.8 The National Planning Policy Framework (NPPF) guides Local Planning Authorities (LPAs) when developing their planning policies and considering planning applications affecting protected habitats and species.

1.9 In respect of the natural environment, the NPPF states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best of most versatile agricultural land, and of trees and woodland;

c) Maintaining the character of the undeveloped coast, while improving access to it where appropriate;

d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water

quality, taking into account relevant information such as river basin management plans; and

f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

1.10 Through the NPPF and Section 40 of the NERC Act, LPAs have a duty to consider habitats and species listed as being of principal importance for nature conservation in England on Section 41 (S41) of the Act when considering a planning application. In addition, the biodiversity duty of local planning authorities also covers species and habitats listed in local biodiversity action plans.

2. METHODS

Desktop Study

2.1 Shropshire Wildlife Trust was contacted to request records of any locally designated sites and/or protected species from the Site and land within a 2km radius. Records more than ten years old have been largely disregarded.

2.2 In addition, the data sources listed below were also searched to gather additional ecological data of relevance to the project, including the identification of non-designated ecologically sensitive habitats such as vegetation corridors, woodlands, watercourses and standing water.

- Multi-Agency Geographic Information for the Countryside (MAGIC);
- Ordnance Survey 1:25,000 mapping; and
- Aerial imagery (Google).

Extended Phase 1 Habitat Survey

2.3 A daytime site survey was undertaken on 27th February 2020 by Jenny Hills MSc BSc (Hons). Jenny is suitably experienced in the use of the Phase 1 habitat survey methodology, identification of vascular plants and scoping assessments for protected species. She also holds Natural England Licences to survey for great crested newts *Triturus cristatus* and bats (2017-27685-CLS-CLS and 2018-37790-CLS-CLS, respectively). Following standard methodology (JNCC, 2010) the survey comprised a walkover of the site to classify and map the extent of individual habitat types, based on the identification of individual plant species. Any evidence of invasive plants such as Japanese knotweed *Fallopia japonica* was also noted.

2.4 The habitats present were assessed for their potential to support any legally protected or otherwise notable species. Any incidental sightings or field signs discovered during the survey were recorded. Specific consideration was given to the following species:

- Birds;
- Bat;
- Amphibians;

- Reptiles;
- Badgers *Meles meles;* and
- Priority species, such as hedgehogs *Erinaceus europaeus.*

2.5 Standard methodologies were used where applicable.

2.6 Habitats adjacent to the Site were viewed, where possible, from the Site boundaries in order to assess their potential to support protected species that could be utilising the survey Site.

Habitat Suitability Index Assessment (HSI)

2.7 An assessment was made of the pond present on Site and the pond immediately adjacent to the Site to the south (≥25m away), in order to assess its suitability to support a breeding population of great crested newts (GCN) according to the criteria of the Habitat Suitability Index (HSI) (Oldham et al., 2000). This calculation takes into account a number of factors to produce a final score between 0 and 1, which can be translated into a suitability rating. The factors included within the HSI are geographic location, pond area, the likelihood of the pond drying out, water quality, shoreline shade, the presence of waterfowl and fish, macrophyte cover, the suitable terrestrial habitat surrounding the pond and the number of ponds within the vicinity.

2.8 The score gives an indication of the suitability of a pond for GCN. Wider landscape impacts that may affect the likelihood of GCN (i.e. dispersal barriers, isolation etc) are not included. Therefore, care should be taken when interpreting a HSI score on its own.

Limitations

2.9 Based on the identification of individual plant species, the Phase 1 Habitat Survey provides sufficient information to enable classification of broad habitat types; however, it does not constitute a detailed botanical survey. Plant species lists compiled by this type of survey should not be considered definitive as not all species will be apparent at all times of year.

2.10 The scoping assessment for protected species highlights habitats and features suitable for protected species and notes any incidental sightings or field signs discovered; however, it should not be interpreted as providing a comprehensive presence / likely absence survey for any individual species.

2.11 Although the Phase 1 Habitat Survey was carried out outside the optimal survey season (April – September, inclusive) due to the nature of the habitats on site an accurate evaluation of habitats types was possible and, as such, the timings of the surveys were not considered a significant constraint.

2.12 It should be noted that the absence of certain protected or rare species does not preclude their presence on a site. There is always a risk of protected or rare species being over-looked, either owing to the timing of the survey or the scarcity of the species at the site.

2.13 The results and recommendations contained within this report are considered to be valid for up to two years from the date of survey, assuming that there are no significant changes to the site condition or management within this period. After this period, or should the site conditions change, an update may be required in order to inform ecological constraints to development proposals and/or accompany a planning submission.

3. RESULTS

Desktop Study

Designated Sites

3.1 There are no statutory designated sites present within the 2km search radius of the Site.

3.2 The Site however falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zone for Mottey Meadows SSSI, which is also a National Nature Reserve (NNR) and Special Area of Conservation (SAC). The proposed redevelopment of the Site does not fall within the risk categories associated within this designated site.

3.3 One non-statutory designated site was located within 2km of the Site, details of which have been provided by Shropshire Wildlife Trust. Aston Coppice, an Ancient Woodland site, is located approximately 2km to the north-east of the Site.

Protected/Notable Species

3.4 The table below provides a summary of the species records received from Shropshire Wildlife Trust that are considered most relevant to the Site and/or proposals. The full dataset is not included here but is available on request.

Table 1: Records of Protected/Notable Species

Species	Approximate location and date of closest record	Approximate location and date of most recent record	Total number of records
Herptiles			
Common toad *Bufo bufo*	0.25km NNE 2008		2
Great crested newt *Triturus cristatus*	0.21km NW 2008		6
Grass snake *Natrix helvetica*	0.70km NNW 2008		2
Birds – Red Listed			
Grey partridge *Perdix perdix*	0.90km SE 2013		1
Lapwing *Vanellus vanellus*	0.90km SE 2013		6
Starling *Sturnus vulgaris*	0.90km SE 2013		8
Lesser Redpoll *Carduelis cabaret*	1.65km NNE 2013		3
House sparrow *Passer domesticus*	0.90km SE 2013		8
Tree sparrow *Passer montanus*	1.65km NNE 2013		2
Spotted flycatcher *Muscicapa striata*	1.37km WSW 2013		2
Willow tit	1.95km NW 2013		1

Species	Approximate location and date of closest record	Approximate location and date of most recent record	Total number of records
Poecile montanus			
Marsh tit *Poecile palustris*	1.65km NNE 2013		2
Yellowhammer *Emberiza citrinella*	0.90km SE 2013		5
Skylark *Alauda arvensis*	0.90km SE 2013		5
Linnet *Linaria cannabina*	1.37km WSW 2013		4
Yellow wagtail *Motacilla flava*	0.90km SE 2013		3
Song thrush *Turdus philomelos*	0.90km SE 2013		8
Birds – Amber Listed			
Reed bunting *Emberiza schoeniclus*	1.37km WSW 2013		2
Snipe *Gallinago gallinago*	1.65km NNE 2013		1
Dunnock *Prunella modularis*	0.90km SE 2013		9
Bullfinch *Pyrrhula pyrrhula*	0.90km SE 2013		7
Birds – Schedule 1			
Peregrine *Falco peregrinus*	0.90km SE 2013		2
Common crossbill *Loxia curvirostra*	1.95km NW 2013		1
Barn owl *Tyto alba*	1.37km WSW 2013		2
Mammals			
Common pipistrelle *Pipistrellus pipistrellus*	0.30km WNW 2013	1.40km NNW 2016	11
Brown Long-eared bat *Plecotus auritus*	1.05km NW 2006		1
Noctule *Nyctalus noctula*	1.40km NNW 2016		1
Whiskered bat *Myotis mystacinus*	1.40km NNW 2016		1
Hedgehog *Erinaceus europaeus*	0.55km NNW 2011	1.71km N 2017	7
Brown hare *Lepus europaeus*	1.65km NNE 2014		1

Phase 1 Habitat Survey

3.5 The individual habitat types recorded at the Site are described under the sub-headings below, with the location and extent of each illustrated on the Phase 1 Habitat map (Appendix 2). Site photographs to identify the habitats mentioned below are provided below the habitat descriptions.

Improved Grassland

3.6 The majority of the habitat on the Site comprised sheep grazed improved grassland, split into two fields. At the time of the survey, the fields were waterlogged with areas of standing water present to the western and northern boundaries. The fields comprised common grassland species dominated by crested dog's-tail *Cynosurus cristatus* and moss. Other species present included meadow grass species *Poa* sp., Yorkshire-fog *Holcus lanatus*, dandelion *Taraxacum officinale* agg, meadow buttercup *Ranunculus acris*, creeping buttercup *Ranunculus repens*, creeping thistle *Cirsium arvense*, white clover *Trifolium repens*, common mouse-ear *Cerastium fontanum*, perennial rye-grass *Lolium perenne* and a small amount of common nettle *Urtica dioica* by the boundaries.

Boundaries and Hedgerows

3.7 Boundary fencing was present around all sides of each field including the dividing field boundary. Generally, this comprised wire mesh fencing and wooden posts, although a wooden post and rail fence was present to the southern boundary, where the Site met the adjacent houses.

3.8 Hedgerows were present on the south-eastern boundaries and dividing field boundary. In all cases wire mesh fencing and wooden posts were present both sides of a managed hedgerow dominated by hawthorn *Crataegus monogyna*, with occasional hazel *Corylus avellana*, alder *Alnus glutinosa* and willow sp. *Salix* sp. identified. These hedgerows were well managed to a 6m high x 2m high dense hedgerow, cut only on the sides, with no significant gaps noted.

3.9 The southern boundary, adjacent to the neighbouring houses, comprised largely of a managed beech *Fagus sylvatica* hedgerow with wooden post and rail fence line. A tall laurel hedge *Prunus* sp. (approximately 8m high) was present to the western end on this boundary, close to Park Lane.

Scattered Trees

3.10 A large number of scattered trees were noted throughout the Site. Many of the trees were present on the boundaries of the Site, both within the boundaries and on neighbouring land.

3.11 The north-eastern boundary comprised of a line of approximately 32 white poplar *Populus alba* trees. This area was approximately 4m wide, with a hawthorn hedgerow present to the road side, and a fence line present to the field side. Planting and naturally set saplings were present within this area including a planted line of laurels of varying height. Other species present included ash *Fraxinus excelsior*, oak species *Quercus sp.*, field maple *Acer campestre*, alder, hawthorn, holly *Ilex aquifolium*, pine species *Pinus sp.*, dog rose *Rosa canina* and blackthorn *Prunus spinosa*, with an understorey comprising bramble *Rubus fruticosus* agg., soft rush *Juncus effusus*, creeping thistle *Cirsium arvense*, broad leaved dock *Rumex obtusifolius*, common nettle and an umbel species *Anthriscus sp.*. This area was quite scrubby and dense in areas.

3.12 The north-western boundary generally comprised a fence line. A line of mature scattered trees was present within neighbouring land to the north-west. An area of

planted trees was present within the Site boundary. In the western field this comprised a line of leylandii *Cupressus × leylandii* plants. In the eastern field the area included planted cypress species *Cupressus sp*., alder, oak, lime *Tilia x europaea*, pine species, hawthorn, silver birch *Betula pendula*, poplar species *Populus sp*., blackthorn, hazel, dogwood *Cornus sanguinea* and dog rose. The area was dominated by bramble to the southern end.

3.13 Scattered oak trees were present within both fields. The specimens varied in age from immature to large mature trees with large sections of deadwood. The immature trees were protected from sheep grazing by a post and mesh wire fence.

3.14 Mature trees were also present out of the Site to the west, by Park Lane, and within the neighbouring gardens to the south. Generally, these were mature oak trees.

Pond Area

3.15 A pond was present within the Site, within the centre of the western field. The pond was approximately 35m x 10m, and was surrounded by scattered trees and scrub. The pond and trees were fenced within mesh wire and wooden post fencing. Limited emergent vegetation was present within the water, with a small amount of soft rush present as well as brooklime *Veronica beccabunga* being visible.

3.16 Tree and scrub species present included beech, silver birch, willow, oak, dogwood, conifer species, field maple, hazel and bramble. Wood brash piles were present within the fenced areas. Evidence of pheasant *Phasianus colchicus* feeding was also present.

3.17 A second pond was present outside of the Site, immediately adjacent to the south (approximately 15m from the Site boundary). This pond was approximately 70m x 15m, and was surrounded by scattered trees and areas of amenity grassland. There was evidence of water fowl and no emergent vegetation was present.

Table 2: Site Photographs

Habitat	Photograph
Improved Grassland	
Northern Boundary	
Eastern Boundary	

Southern Boundary	
Scattered Trees within the Fields	

Planted Tree Areas	
Pond Area within the Site	

Protected/ Notable Species Assessment

Amphibians

3.18 Six records of great crested newts were returned within the desktop study, the closest being from 0.21km from the Site.

3.19 The pond present within the Site is considered to be classified as average in terms of its Habitat Suitability for great crested newts. The habitats present within the Site provided some foraging potential, particularly the woodland understorey, and areas of grassland. The woodland understorey, and the line of trees to the north-eastern boundary, provided some sheltering and potential overwintering habitat.

3.20 A review of Ordnance Survey maps and aerial photographs revealed that a further 17 waterbodies are present within 500m of the Site boundary, including the pond present immediately adjacent to the Site to the south.

3.21 The pond adjacent to the Site to the south (approximately 15m from the Site boundary) was considered to provide poor Habitat Suitability for great crested newts.

Badgers

3.22 The desktop study returned no records of badger from within a 2km radius of the Site.

3.23 The majority of habitats on Site were considered generally unsuitable for badgers, with the tree line to the north-eastern boundary providing the only area of potential for commuting and sett building. The improved fields provided some foraging potential; however, no signs were noted during the survey. Furthermore, the fence present around the Site, generally would prevent badgers from accessing the fields.

Bats

3.24 Records of four UK bat species were returned in the desktop study, from within 2km of site.

3.25 No buildings were present on Site, however, a number of trees within the Site and adjacent land provided potential opportunities for roosting bats, particularly some of the mature oak trees on the western boundaries (immediately adjacent to the Site) where sections of deadwood in the canopy provided potential roosting features.

3.26 The linear hedgerows and lines of trees are likely to provide moderate commuting and foraging routes for bats. The mature oak trees within the centre of the Site, as well as the area of woodland and pond, could also provide foraging opportunities for bats.

3.27 The improved grassland fields, dominant across the Site, are unlikely to offer many foraging opportunities for bats, although commuting bats may pass through the fields.

Birds

3.28 A variety of bird species records were returned within the desktop study.

3.29 The Site provided potential bird nesting habitat in the trees, scrub and hedgerows within field boundaries and around the pond. Bird species noted on Site during the survey included carrion crow *Corvus corone* (Green Bird of Conservation Concern (BoCC) (Eaton et al. (2015)), goldfinch *Carduelis carduelis* (Green BoCC), blackbird *Turdus merula* (Green BoCC), blue tit *Cyanistes caeruleus* (Green BoCC), chaffinch *Fringilla coelebs* (Green BoCC), great tit *Parus major* (Green BoCC), robin *Erithacus rubecula* (Green BoCC), wood pigeon *Columba palumbus* (Green BoCC), house sparrow *Passer domesticus* (Red BoCC), redwing *Turdus iliacus* (Red BoCC), fieldfare *Turdus pilaris* (Red BoCC), As well as mallards *Anas platyrhynchos* (Amber BoCC) and pheasants within the pond area.

3.30 The Site owner also accounted that woodcock *Scolopax rusticola* and tawny owls *Strix aluco* are present within the fields at night.

3.31 The improved grassland fields provided limited opportunities for foraging or nesting birds. The field boundaries provided a variety of nesting and foraging opportunities for birds, explaining the variety of species noted during the survey.

Reptiles

3.32 A single record of a grass snake *Natrix helvetica* was returned within the desktop study data; approximately 0.70km from the Site.

3.33 The Site provided limited opportunities for reptiles, although the tree lines along the western and northern boundaries would provide some sheltering opportunities. The improved grassland fields are also likely to be subject to levels of high disturbance from grazing sheep.

Other Protected/ Notable Species

3.34 The hedgerows and tree lines were considered to offer suitable habitat for shelter and foraging opportunities for hedgehogs.

4. EVALUATION

Designated Sites

4.1 The Site itself is not designated, and no designated sites are present within the 2km search radius of the Site. The Site is present within the SSSI Impact Risk Zone of Mottey Meadows SSSI, NNR and SAC, however due to the distance from the designated site, and the type of development, the works are not considered to have an impact on the SSSI.

4.2 Specific mitigation for designated sites is therefore not necessary.

Habitats and Botanical Interest

4.3 The habitats on Site were common in the wider area, with no rare botanical species noted or considered likely. The loss of these habitats would not therefore be considered significant.

4.4 Hedgerows on Site were species-poor, but were considered to have some ecological value in their suitability to support protected species, and are included as a Priority Habitat under the Shropshire Biodiversity Action Plan and Biodiversity Framework. The hedgerows should be retained where possible, or opportunities for replacement would need to be considered to ensure there were no significant impacts.

Protected/ Notable Species

Amphibians

4.5 If great crested newts were present within the Site, clearance and construction work has the potential to harm these animals and result in loss of terrestrial habitats. Specific further surveys would be required and mitigation, if this species is found to be present, would need to be incorporated into any scheme.

4.6 Common toad are a Priority Species in the UK and if they were present, along with other common amphibians, work has the potential to result in direct harm to individuals. Specific consideration of these species would therefore be required during Site clearance.

Badgers

4.7 Direct impacts to badgers are considered unlikely, due to the lack of evidence of this species and the sub-optimal habitat for sett building, as well as fencing limiting access for foraging.

4.8 It is however likely that badgers are present within the area, and as such once the fence or boundary features are removed or altered, they could enter the Site and therefore specific good working practices will need to be considered during any development works.

Bats

4.9 Habitats present on Site provided limited roosting opportunities excluding the mature oak trees which provided low roosting potential. These trees are to remain unaffected and protected by the proposed works and therefore no direct impacts are anticipated.

4.10 The hedgerows, tree lines and scattered trees provided good foraging and commuting habitats for bats. These are to be retained within the development in order to provide screening. Any additional lighting installed during or post-development on Site has the potential to disturb bats that may be using these features.

Birds

4.11 The improved grassland fields, dominant across the Site, provided limited opportunities for breeding birds, particularly due to it being regularly disturbed by grazing sheep.

4.12 The boundaries to the Site, the hedgerows and lines of trees, as well as the woodland area around the pond, provided opportunities for nesting birds and winter-feeding resources including berries and catkins. If these habitats were lost as part of development, this would result in an adverse impact on the local bird population, although a significant number or diversity of birds are not considered likely to be affected.

4.13 If hedgerow removal is planned, or any further suitable nesting habitat is to be cleared, this would result in a loss of breeding and foraging habitat and could result in the destruction of active nests.

Reptiles

4.14 Due to the lack of reptile records returned from the desktop study and the majority of habitats on Site being considered unsuitable for reptiles, it is considered unlikely that development of the Site would have an impact on reptiles.

Other Protected / Notable Species

4.15 Clearance of the vegetation has the potential for harm to individual hedgehogs, which may be present and they could become trapped in open excavations.

5. RECOMMENDATIONS

Habitats

5.1 According to the Vision Statement for the Site, the boundaries, including the hedgerows and lines of trees, are to be retained and where required strengthened, within the development. Furthermore, the existing mature oak trees will be retained and set within public spaces of the development, in order to allow for the retention and continued maintenance of the trees.

5.2 As a detailed development plan has not yet been produced it is unclear whether the hedgerow in the centre of the Site will be retained or lost within the development. Ideally this hedgerow would also be retained, however if that is not possible compensatory planting should be undertaken. This should include the use of a mixture of native species which provide cover and produce seeds/ berries suitable for foraging birds.

5.3 It is recommended that the smaller oaks, present within the Site, are also retained wherever possible. These trees would however be suitable to be included within private gardens or other public spaces. If they cannot be retained, tree planting within appropriate areas should be undertaken as compensation. This should involve planting at least one 10-15-year old tree, ideally English oak *Quercus robur*, per tree removed. Trees should be fenced in order to protect them, and be included with a management plan for the site in order to provide continued care and maintenance.

5.4 It is recommended that the waterbody present within the Site is retained within a public space and that it is managed sensitively for wildlife.

Protected/ Notable Species

Amphibians

5.5 Habitats on the Site have the ability to support breeding and terrestrial great crested newts and common amphibians, as such it is recommended that further surveys for great crested newts are undertake of all ponds within 500m. This should first involve an assessment of the ponds for their Habitat Suitability to support great crested newt populations, followed by presence/likely absence surveys, which may involve undertaking an environmental DNA survey or standard survey, both for great crested newts. No works should be undertaken until these surveys have been undertaken, and any mitigation agreed.

5.6 An assessment of Habitat Suitability can be undertaken at any time of year. This assessment will inform the preferred method for any presence/absence surveys which may then be required. However, it should be noted that presence/absence surveys for GCN can only be undertaken between mid-March and mid-June. Surveys of this nature are usually required prior to a planning submission.

Badgers and Other Mammals

5.7 As badgers (if fences are removed) and other mammals, including hedgehogs, may travel through the Site, good working practices should be adhered to during any construction works. Any trenches or other excavations dug should be covered over at night, or left with a ramp or sloping end to allow any trapped animals to escape. Any pipes over 200mm in diameter should be capped off at night, or elevated to prevent access by mammals.

5.8 If possible, fencing, currently present around the Site, should be maintained throughout the development in order to reduce the likelihood of larger mammals, including badgers, entering the Site during construction.

5.9 Contractors should remain vigilant for the presence of hedgehogs during any vegetation clearance and any found should be moved with care and by hand to a safe area in proximity to the Site.

Bats

5.10 The boundary hedgerows, scattered trees (including the mature oak trees) and the woodland area around the pond, should be retained and protected throughout the development works, as these are the most valuable habitats on Site for foraging and commuting bats. A sympathetic lighting scheme, in accordance with guidance set out in Bats and Artificial Lighting in the UK (BCT, 2018), should be utilised on Site to prevent an increase to lighting levels of the retained vegetation. Proposed lighting schemes should therefore take into account:

- Avoiding direct lighting of the retained hedgerow and trees and any proposed linear vegetation features;
- Where possible install lamps of the shortest permissible column height and at the lowest permissible density;
- Use of low intensity bulbs (sodium lamps) to minimise light intensity and impacts to bats;
- Lamps should be fitted with spill accessories avoiding upward spill and spill onto Site boundaries;
- The use of timers, dimmers and activity sensors to avoid lighting areas of the Site at night is recommended.
- Where possible, linear features should be created through soft landscaping planting to enhance foraging and commuting habitats on Site.

Birds

5.11 It is recommended that mature trees, hedgerows and woodland area around the pond on Site are retained, to preserve nesting habitat on the Site post-development.

5.12 If these habitats are to be affected, appropriate compensation planting should be undertaken. This should include the use of native tree planting of a similar number/ area as currently on Site. Considerations should also be made into the age of the individual plants.

5.13 If any bird nesting habitat is loss, bird boxes should be installed as compensation. Boxes can be installed on mature trees, posts or integrated into the new buildings. A variety of boxes should be used including open fronted boxes suitable for species such as robin and blackbird, and traditional boxes of different opening sizes to provide nesting locations for birds such as great tit, blue tit and house sparrow.

5.14 Boxes should be installed two to four metres above ground, with a clear flight path to the entrance hole but in an area of cover where it is protected from strong sunlight or winds. It is recommended that Woodstone boxes are used due to having a greater longevity compared with wooden boxes.

5.15 Any works to clear vegetation during the bird breeding season (March to September, inclusive) has the potential to disturb breeding birds or damage active nests. Clearance works should therefore be carried out outside this period, with contractors remaining vigilant throughout the year, as some species are known to breed year-round.

5.16 If it is not possible to avoid clearance during the breeding season, a suitably experienced ecologist should search all areas for active nests prior to vegetation removal, preferably immediately prior to, and no more than 48 hours before removal. Any identified active nests must be protected from disturbance until all of chicks have fledged, using suitable barriers where necessary.

Ecological Enhancement

5.17 National planning policy recommends that all developments incorporate ecological enhancement in order to "pursue opportunities for securing measurable net gains for biodiversity" (NPPF, 2019), where possible; therefore, consideration should be given to the following suggestions:

- All tree planting and any newly created habitats should seek to incorporate locally sourced, native species. This will ensure the Site provides opportunities for a range of invertebrate species, which in turn attract bats, birds, amphibians and reptiles. Suitable species are listed on the RHS website: https://www.rhs.org.uk/science/pdf/convervation-and-biodiversity/wildlife/plants-for-pollinators-wildflowers.pdf;

- If native species are not practical, it is recommended that species with known benefit to wildlife are considered as an alternative, suitable species are listed on the RHS website: https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators;

- A wildflower buffer strip, approximately 1m wide could be planted along the western boundary. This would increase the floral diversity within this area, attracting invertebrates and in turn providing habitat for foraging birds and bats. It would also provide a buffer between the woodland strip and the new housing in this area, increasing the likelihood of birds nesting within this

boundary line. Species used should be native where possible locally sourced. Due to the area already being grass, and therefore grass being dominant within the seed bank of the soil, it is recommended that a flower only mix is used, high in pollen and nectar species. A suitable example could be EN1F on https://wildseed.co.uk/mixtures/view/62;

- Integrate suitable bird boxes into new buildings, targeted at species most likely to use them, such as house sparrow, starling, house martin and tit species. The addition of a small number of bird boxes attached to suitable trees would also be beneficial. Integration of bat boxes into buildings and on trees should also be considered;

- Incorporation of hedgehog holes to provide routes for this species through the development, in line with best practice; and

- The use of timers, dimmers and activity sensors to avoid lighting areas of the site at night is recommended.

6. REFERENCES

Bat Conservation Trust (2018) *Bats and artificial lighting in the UK – Bats and the Built Environment series*. Guidance Note 08/18. https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?mtime=20181113114229

British Standards Institution (2013) BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London

Chartered Institute of Ecology and Environmental Management (2013) *Competencies for Species Surveys in Britain and Ireland; Overview*. CIEEM, Winchester. Online [Available at] http://www.cieem.net/competencies-for-species-survey-css-

Chartered Institute of Ecology and Environmental Management (2013) *Guidelines for Preliminary Ecological Appraisal*. CIEEM, Winchester

Collins J. (ed) (2016) Bat Surveys For Professional Ecologists: Good Practice Guidelines (3rd Edition). Bat Conservation Trust, London.

Department for Communities and Local Government (2019) *The National Planning Policy Framework*. http://www.communities.gov.uk/publications/planningandbuilding/nppf

Eaton et al. (2015) Birds of conservation concern 4: the population status of birds in the UK, Channel Islands and Isle of Man. British Birds 108: 708-746.

Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey: a technique for environmental audit. JNCC, Peterborough.

Multi-Agency Geographic Information for the Countryside Website. http://www.magic.gov.uk/

Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal, 10 (4), 143-155.

Shropshire Biodiversity Partnership Steering Group (2002) *Shropshire Biodiversity Action Plan* (revised).

Miller Homes Limited (2019) *Shropshire Local Plan Review Consultation on Preferred Strategic Sites.*

Stace, C.S. (2019) *New Flora of the British Isles, 4th edition*. University Press, Cambridge.

APPENDICES

APPENDIX 1: Relevant Legislation

The following text provides information on the key legislation, which is applicable to this survey.

The main wildlife legislation in the UK is as follows:

European Legislation

The relevant sections of the EC Directives and international conventions are summarised below:

- EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitat Directive 1992) as amended (92/43/EEC)

The Directive requires Member States to introduce a range of measures including the protection of species listed in the Annexes. The 189 habitats listed in Annex I of the Directive and the 788 species listed in Annex II, are to be protected by means of a network of sites. Once adopted, these are designated by Member States as Special Areas of Conservation (SACs), and along with Special Protection Areas (SPAs) classified under the EC Birds Directive. The Habitats Directive introduces the precautionary principle; that disturbance to the designated sites can only be permitted having ascertained no adverse effect on the integrity of the site.

- EC Directive on the Conservation of Wild Birds (Birds Directive 1979) as amended (79/409/EEC)

The main provisions of the Directive includes; the maintenance of the favourable conservation status of all wild bird species across their distributional range.

- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)

The Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.

UK Legislation

The sections of UK legislation considered to be of relevance include:

- The Conservation (Natural Habitats, and c.) Regulations 2017 (as amended)

This transposes the Habitats Directive into national law. The Regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species.

- The Wildlife and Countryside Act 1981 (as amended) (WCA)

This consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.

- The Countryside and Rights of Way Act 2000 (CRoW)

This act strengthens wildlife enforcement legislation.

- The Protection of Badgers Act 1992

Species-Specific Legislation

Species specific legislation is provided in the Table below:

Table 1: Species-Specific Wildlife Legislation

Feature/Species	Legislation	It is an offence to:
Plants	Sch. 8 Wildlife and Countryside Act 1981 (as amended)	• Pick; • Uproot; • Trade; • Possess (for trade) Any wild plant listed.
Breeding birds	Wildlife and Countryside Act 1981 (as amended)	• Kill; • Injure; • Take; any wild bird, their eggs or nest (with the exception of those on Sch. 2).
Specially protected birds	Sch. 1 Wildlife and Countryside Act 1981 (as amended).	As above but includes: • Disturbing birds at their nest, or their dependent young.
Badgers	The Protection of Badgers Act 1992	• Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so; • Possess any dead badger or any part of, or anything derived from, a dead badger; • Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, causing a dog to enter a sett, or obstructing access to it. A badger sett is defined in the legislation as "any structure or place, which displays signs indicating current use by a badger".
Bats	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2010 (as amended).	• Intentionally or deliberately kill, inure or capture (or take) bats: • Deliberately disturb bats (whether in a roost or not); • Recklessly disturb roosting bats or obstruct access to their roosts; • Damage or destroy bat roosts.

Common reptiles	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Countryside and Rights of Way Act 2000.	Deliberate or reckless: • Killing; • Injuring • Sale.
Common amphibians	Sch. 5 and Sch. 9 Wildlife and Countryside Act 1981 (as amended). Countryside and Rights of Way Act 2000.	• Sell; • Transport; and • Advertise for sale.
Great crested newt	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).	• Kill; • Injure; • Disturb • Destroy any place used for rest or shelter

In addition, species and habitats listed on the UK Post-2010 Biodiversity Framework (formally the UK BAP) are also considered. Details on these species and habitats can be found at: http://jncc.defra.gov.uk/page-5705.

Protected Sites

A network of protected sites, at varying levels, have been put in place across the UK. Further details are provided below;

International importance

- Natura 2000

Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats and Birds Directives. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- Special Areas of Conservation (SAC)

SACs are designated under the EC Habitats Directive. The Directive applies to the UK and the overseas territory of Gibraltar. SACs are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs in terrestrial areas and territorial marine waters out to 12 nautical miles are designated under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). New and/or amended Habitats Regulations are shortly to be introduced to provide a mechanism for the designation of SACs and SPAs in UK offshore waters (from 12-200 nm).

National importance

- Sites of Special Scientific Interest (SSSI)

The SSSI series has developed since 1949 as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Most SSSIs are privately-owned or managed; others are owned or managed by public bodies or non-government organisations. The SSSIs designation may extend into intertidal areas out to the jurisdictional limit of local authorities, generally Mean Low Water in England and Northern Ireland; Mean Low Water of Spring tides in Scotland. In Wales, the limit is Mean Low Water for SSSIs notified before 2002, and, for more recent notifications, the limit of Lowest Astronomical Tides, where the features of interest extend down to LAT. There is no provision for marine SSSIs beyond low water mark. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been renotified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004.

Regional/local importance

- Wildlife Sites

Local authorities for any given area may designate certain areas as being of local conservation interest. The criteria for inclusion, and the level of protection provided, if any, may vary between areas. Most individual counties have a similar scheme, although they do vary. These sites, which may be given various titles such as 'Listed Wildlife Sites' (LWS), 'County Wildlife Sites' (CWS), 'Local Nature Conservation Sites' (LNCS), 'Sites of Importance for Nature Conservation' (SINCs), or Sites of Nature Conservation Importance' (SNCIs), together with statutory designations, are defined in local and structure plans under the Town and Country Planning system and are a material consideration when planning applications are being determined.

APPENDIX 2: Phase 1 Habitat Map

© Copyright BWB Consulting Ltd

C:\GIS\Peak_Ecology\Shifnal_BWB\Shifnal.mxd

Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Key Plan

Legend

- Mixed woodland
- Planted area of saplings
- Improved grassland
- Pond
- Hedgerow
- Fence
- Utility line
- Scattered broadleaved tree
- Utility pole

Map Source - Reproduced from Ordnance Survey Mastermap and StreetView digital map data. Crown Copyright 2020. All rights reserved. Licence number 100049837.

Imagery Source - IGN, DoBH, OS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA | Earthstar Geographics, CNES/Airbus DS

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS

■ Nottingham | 0115 924 1100
□ London | 020 7234 9122
□ Manchester | 0161 233 4260
□ Birmingham | 0121 233 3322
□ Leeds | 0113 233 8000
www.bwbconsulting.com

Project Title

LAND EAST OF PARK LANE, SHIFNAL

Drawing Title

FIGURE 1:PHASE 1 HABITAT PLAN - MARCH 2019

Drawn:	Mark Parnell		Reviewed:	J. Hills	
BWB Ref:	-	Date:	05.03.20	Scale@A3:	1:1,700

BWB

BETTER SOLUTIONS, INTELLIGENTLY ENGINEERED

www.bwbconsulting.com

Appendix 8: Flood Risk Assessment

BETTER SOLUTIONS, INTELLIGENTLY ENGINEERED

ENVIRONMENT

Miller Homes
Land East of Park Lane
Shifnal
Flood Risk and Drainage Site Review

December 2018

Document Number:	PLS-BWB-ZZ-XX-RP-YE-0001_SN
BWB Reference:	BMW2824_SN

Revision	Date of Issue	Status	Author:	Checked:	Approved:
P01	17.12.18	S0	Natalie James BSc. (Hons)	Lauren Towle BSc (Hons)	Julian O'Neill BSc. MSc.

Notice

All comments and proposals contained in this report, including any conclusions, are based on information available to BWB Consulting during investigations. The conclusions drawn by BWB Consulting could therefore differ if the information is found to be inaccurate or misleading. BWB Consulting accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, BWB Consulting is not obliged to and disclaims any obligation to update the report for events taking place after: -

(i) The date on which this assessment was undertaken, and
(ii) The date on which the final report is delivered

BWB Consulting makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special license. Data is current as of December 2018 and is subject to change.

The information presented, and conclusions drawn, are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

This document has been prepared for the sole use of the Client in accordance with the terms of the appointment under which it was produced. BWB Consulting Limited accepts no responsibility for any use of or reliance on the contents of this document by any third party. No part of this document shall be copied or reproduced in any form without the prior written permission of BWB

1. INTRODUCTION

1.1 The purpose of this Technical Note is to provide a high-level review of readily available desktop information relating to flood risk and drainage for a potential residential development site located on land east of Park Lane, Shifnal.

1.2 The site is located to the south of Shifnal, between Park Lane (west) and the A464 (east). It is bordered to the north and south by further undeveloped land with the exception of two residential dwellings along part of the northern boundary. A site location plan is included as Figure 1.1.

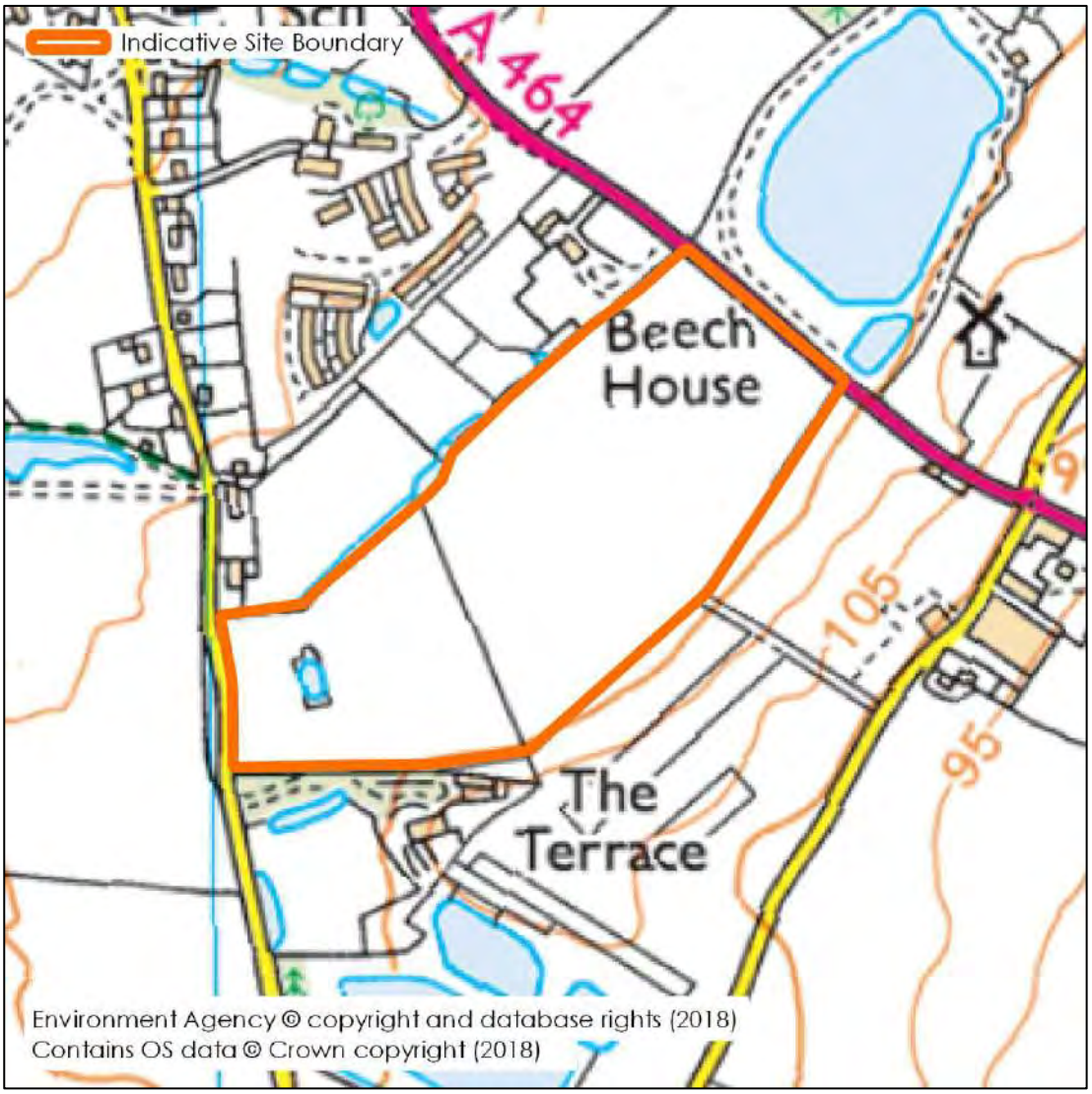


Figure 1.1: Site Location

1.3 In the absence of a topographic survey, Environment Agency Light Detection and Ranging (LiDAR) data has been procured in order to provide an overview of the existing topography. It shows that the site broadly falls towards the northwest which is at a level of approximately 95.30mAOD with a high point in the south of the site at around 100.00mAOD. Figure 1.2 shows a grid of levels extracted from the LiDAR data.

Figure 1.2: Grid of Levels as Informed by LiDAR

2. DATA REVIEW

Fluvial Flood Risk

EA Main Rivers

1.1 Environment Agency data has been reviewed to provide a baseline assessment of flood risk to the site. The site is located wholly within Flood Zone 1, defined as land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1% Annual Exceedance Probability).

1.2 The site is approximately 800m from the nearest Environment Agency Main River (the Wesley Brook), refer to Figure 2.1 for reference.

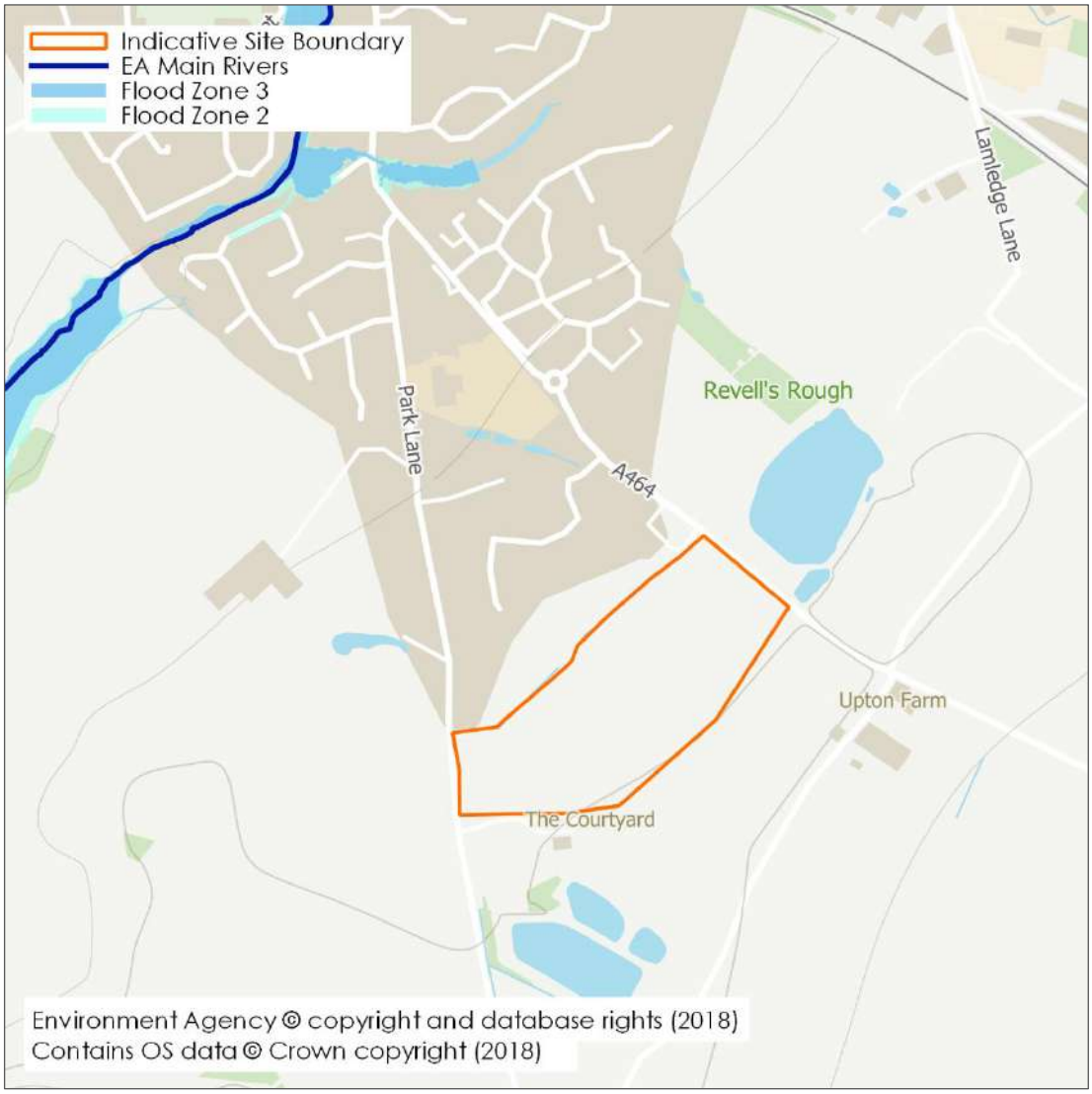


Figure 2.1: Flood Map for Planning

1.3 The Shropshire Level 1 Strategic Flood Risk Assessment recognises that Shifnal experienced some severe flooding in summer 2007 when the Wesley Brook burst its banks and flooded 60 properties. It is also noted that 80 properties in Shifnal fall within

the modelled Flood Zone 3a. These properties are believed to be approximately 750m north of the site, in the centre of Shifnal. The site is raised approximately 10m above the Wesley Brook, and therefore the river is not thought to pose a risk to the site.

Ordinary Watercourses

2.1 A review of mapping suggests a ditch runs along parts of the northern boundary of the site, as shown in Figure 1.1. A site visit was undertaken by BWB Consulting in December 2018. Figure 2.2 shows the ditch along the northern boundary. The connectivity and catchment of this ditch is unknown, further investigation is required to confirm this. This ditch is not expected to pose a significant risk to the site due to the raised nature the site compared to the watercourse.

Figure 2.2: Photograph of the on Site Ditch

2.2 Although it is not shown on all forms of mapping, a small pond is known to exist in the western portion of the site, as shown on Figure 1.1. A site visit was undertaken by BWB Consulting in December 2018. Figure 2.3 shows the pond in the western parcel of the site.

Figure 2.3: Photograph of the Pond in the Western Parcel of the Site

Pluvial Flood Risk

2.3 Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

2.4 Risk of flooding from surface water mapping has been prepared, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. An extract from the mapping is included as Figure 2.4.

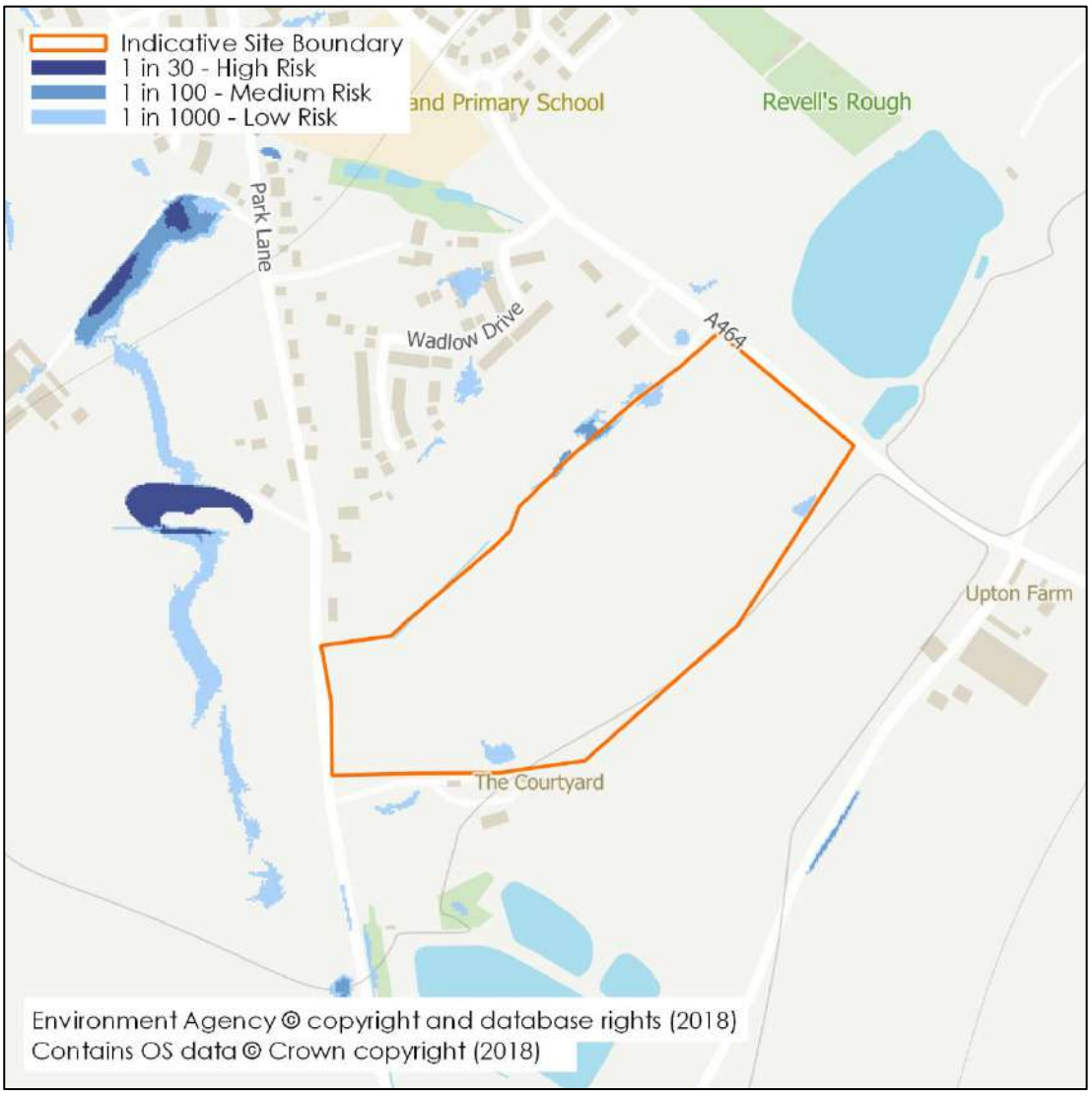


Figure 2.4: Surface Water Flood Risk Mapping

2.5 Figure 2.4 indicates that the site is generally at low risk, with some limited areas of higher risk along the northern boundary which is consistent with the topography and to be expected.

2.6 The mapping does not show a flow route along the northern boundary in the form of a watercourse or ditch, although evidence is apparent on site and on the background mapping. The surface water flood risk mapping also neglects to show the occurrence of the pond, known to be in the southwest corner of the site.

2.7 Surface water flooding is not thought to pose a significant risk to the site.

Reservoirs and Large Waterbodies

2.8 Flooding can occur from large waterbodies or reservoirs if they are impounded above the surrounding ground levels or are used to retain water in times of flood. Although unlikely, reservoirs and large waterbodies could overtop or breach leading to rapid inundation of the downstream floodplain.

2.9 To help identify this risk, reservoir failure flood risk mapping has been prepared, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.5.

Figure 2.5: Area at risk of Reservoir Flooding

2.10 Figure 2.5 shows the site is partially within an area at risk of reservoir failure. This area is associated with the Shifnal Reservoir.

2.11 The Shifnal reservoir is operated and maintained by the Environment Agency who have ultimate responsibility for the safety of their reservoir assets. Their responsibilities include regular safety inspections, any necessary design or repairs undertaken where required and an annual statement produced on the operation and maintenance regime.

2.12 Based on the safety legislation in place and the maintenance and repair responsibilities of the Environment Agency, the actual probability of a significant failure is considered to be low. Therefore, the risk of flooding at the site from this source is also considered to be low.

2.13 There are two small reservoirs in the vicinity of the site: one to the immediate north east (on the opposite side of the A464) and one to the south of the site, off Park Lane. Neither of these appear to have been classed as reservoirs (under the Reservoirs Act). Were for any reason this waterbody to fail, the impact on the proposed development could be significant, and a more thorough understanding of its operating mechanisms should be gained in due course to ensure that sufficient mitigation can be put in place. This remains a low residual risk and any mitigation is likely to take the form of nominally raised floor levels and ground reprofiling.

Groundwater

2.14 Groundwater flooding occurs when the water table rises above ground elevations. It is most likely to happen in low lying areas underlain by permeable geology. This may be regional scale chalk or sandstone aquifers, or localised deposits of sands and gravels underlain by less permeable strata such as that in a river valley.

2.15 Freely available online mapping shows the site to be underlain by the Bridgnorth Sandstone Formation with potentially limited superficial deposits of glacial till in lower areas. There are also a significant number of borehole logs within the boundary indicating that whilst the underlying geology is a 'compact, friable sandstone', there is around 3m of clay overlying this.

2.16 No groundwater was encountered in any of the boreholes drilled and the Shifnal Surface Water Management Plan states that there are no reported incidents of groundwater flooding in Shifnal.

2.17 Some consideration as to underground flow from the adjacent fishing pond would be appropriate however it is unlikely this will pose any significant risk and any mitigation is likely to take the form of nominally raised floor levels, ground reprofiling and ensuring appropriate dewatering measures are taken during construction should groundwater be encountered.

3. DRAINAGE

Surface Water

Drainage Requirements

3.1 A Surface Water Management Plan has been developed for Shifnal. The Wesley Brook is a significant source of flood risk to the town and therefore any proposed drainage strategy is likely to have a potential impact (positive or negative) on this watercourse.

3.2 Local and national policy requires the use of Sustainable Drainage Systems (SuDS) principles for new developments which in this instance would necessitate consideration of the infiltration potential of the ground and allowance for attenuation and treatment of surface water runoff. Specifically;

- Shropshire Local Development Framework: Adopted Core Strategy. Policy CS18: Sustainable Water Management
- Site Allocations and Management of Development (SAMDev) Plan. Policy MD2: Sustainable Design
- Local Flood Risk Management Strategy. Policy 4: The Role of the Lead Local Flood Authority in the Consideration of Proposals for Sustainable Development

Existing Conditions

3.3 A site visit was undertaken by BWB Consulting in December 2018. The existing site exhibits the traditional drainage characteristics of a greenfield site with a mixture of infiltration and surface runoff. Evidence from walking the northern parcel of the site shows that surface water is unable to fully infiltrate into the ground with large areas of ponding present in localised low spots – this is consistent with the published superficial geology. A pond is located just outside the north western site boundary at the sites lowest point and it is clear the natural runoff regime from the northern parcel of the site is to this point. The pond is shown in Figure 3.1.

3.4 Whilst it is apparent that the northern parcel of the site is naturally draining to this pond, there are no formal ditches or connections and runoff is mainly overground, albeit the extent of existing vegetation impedes a thorough review. The pond may be located outside the site boundary and as such whilst a right to drain to this ditch exists, agreement to cross third party land may be required and should be further investigated in due course.

Figure 3.1: A Photograph of the Existing Pond off the North-Western Site Boundary

Drainage Hierarchy

1.4 The Planning Policy Guidance[1] and the SuDS Manual[2] identify that surface water runoff from a development should be disposed of as high up the following hierarchy as reasonable practicable:

i. into the ground (infiltration);
ii. to a surface water body;
iii. to a surface water sewer, highway drain, or another drainage system;
iv. to a combined sewer.

3.5 In order to comply with local planning and Lead Local Flood Authority (LLFA) guidance, infiltration testing is likely to be required to demonstrate the feasibility of utilising soakaways as a drainage solution. If infiltration does not prove viable, an appropriate scenario is to consider the attenuation requirements for discharging surface water to the existing ditch and/or pond on the northern boundary. This would be in line with the second level of the drainage hierarchy.

[1] Planning Practice Guidance. http://planningguidance.planningportal.gov.uk/.
[2] The SuDS Manual (C753). CIRIA 2015.

Potential Surface Water Drainage Strategy

3.6 Based on a total site area of 9.6ha, an assumed impermeable area of 6.24ha (65%) has been used to determine that the runoff rate in a 'QBAR' storm would be 30.4l/s, a copy of the calculations is included as Appendix 1.

3.7 In order to provide sufficient attenuation for all storms up to and including the 1 in 100-year event with a 40% allowance for climate change, the maximum volume of storage would be around 5300m^3.

3.8 An indicative surface water storage estimate is included as Appendix 2. The purpose of this is 'proof of concept'; it is based on available information at the time of writing and does not negate the submission of a Drainage Strategy as part of any future planning application at this location.

3.9 The indicative surface water storage estimate shows two potential outfall options. The first and preferred option being to outfall to the ditch network along the northern boundary, although further investigation is needed to understand the connectivity and catchment of this ditch. The second option is to outfall to the assumed local sewerage network in Park Lane. Further information on external levels relative to the proposed outfall will be required in due course to determine an appropriate connection point.

3.10 The detention basin should be located at the lowest point of the site, in order that a gravity connection can be achieved. A topographic survey will be required in due course to confirm site levels.

Foul Water

3.11 It is understood that the nearest foul water network is located south of the site within Park Lane and this drains towards Shifnal town centre. Severn Trent Water will need to be approached to review the capacity of their existing network.

3.12 A gravity connection should be possible given the level differences between the site and Park Lane.

4. SUMMARY

4.1 The site is located within Flood Zone 1 and at low risk of flooding from other sources such as surface water (pluvial) runoff, reservoirs and groundwater. Simple mitigation measures in the form of nominally raising finished floor levels above surrounding ground levels and ensuring the profile of ground is falling away from dwellings would be recommended to mitigate against any residual risk of flooding.

4.2 A Flood Risk Assessment will be required to support any future planning application.

4.3 The sites natural surface water drainage regime can be maintained by utilising sustainable drainage techniques to ensure that the quantity and quality of post development runoff is compliant with local and national best practice standards.

4.4 Provision of surface water attenuation along the northern boundary of the site, along with a network of upstream SuDS features providing adequate source control and treatment stages will form the basis of any proposed development drainage strategy. The exact location of any surface water attenuation feature should be located at the lowest point of the site, in order that a gravity connection can be achieved. A topographical survey of the entire site will be required to identify the

4.5 Soakaway testing should be undertaken to determine the underlying grounds capacity for accepting runoff through infiltration, however the presence of existing surface water features on site shows that a connection to nearby watercourses is likely to be the most preferable option.

4.6 A Developer Services Enquiry is required from Severn Trent Water, to better understand the capacity of the local public sewer network. This will confirm whether or not flows from the proposed development can be accommodated with the local sewer network, and highlight any required improvement works that may be necessary.

4.7 Foul water should drain to the existing Severn Trent Water owned network within Park Lane at a rate to be agreed.

Appendix 1: Greenfield Runoff Calculations

ICP SUDS Mean Annual Flood

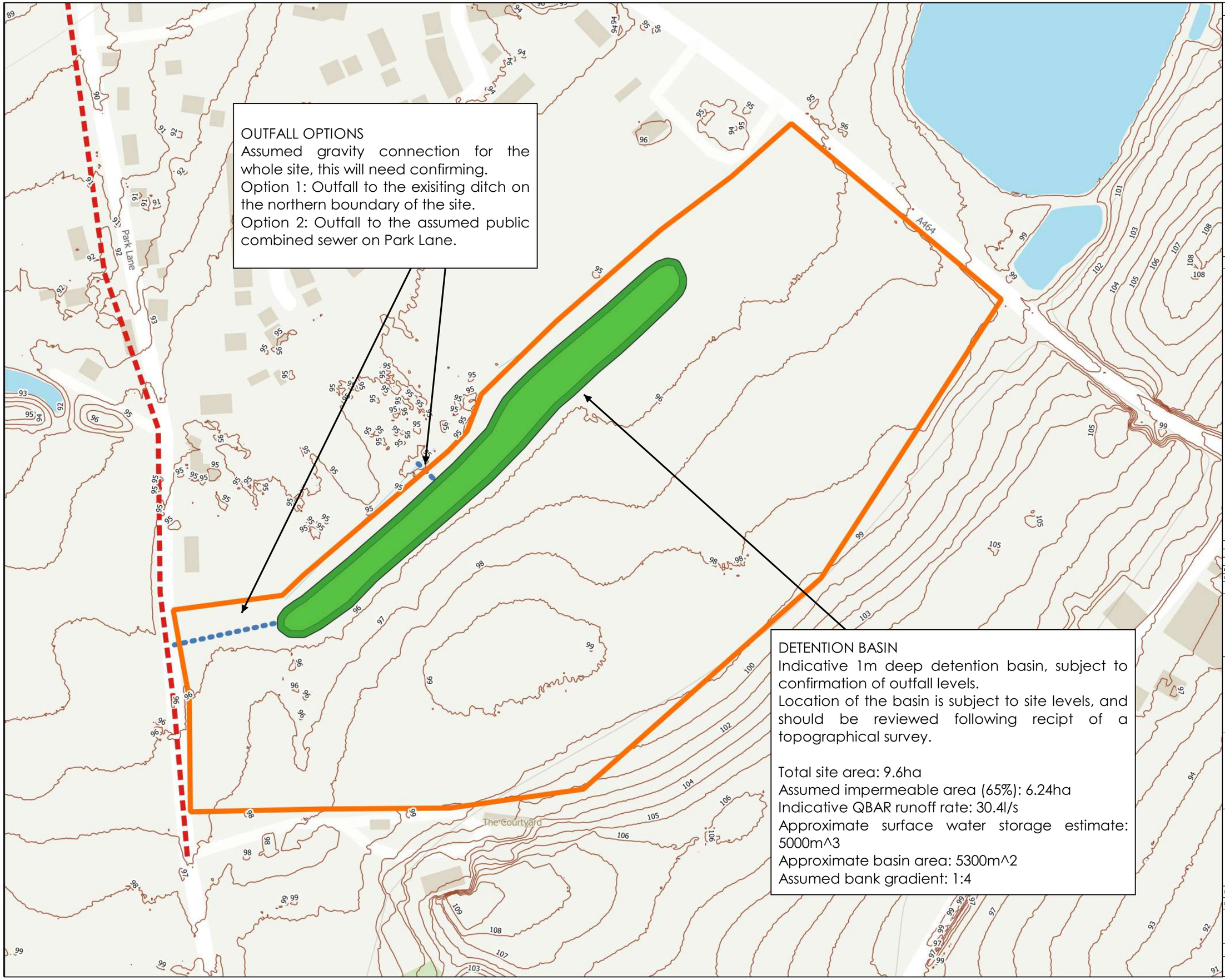
Input

Return Period (years)	100	Soil	0.450
Area (ha)	6.240	Urban	0.000
SAAR (mm)	765	Region Number	Region 4

Results	**l/s**
QBAR Rural	30.4
QBAR Urban	30.4
Q100 years	78.2
Q1 year	25.2
Q30 years	59.6
Q100 years	78.2

©1982-2016 XP Solutions

Appendix 2: Indicative Surface Water Storage Estimate



Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

4. Any discrepancies noted on site are to be reported to the engineer immediately.

5. This drawing is indicative and is not intended for construction.

6. Detention basin shown is based on a high level review only, subject to review following reciept of topographic survey and further development proposal information.

7. A 5m easement from the site boundary has been applied when locating the basin.

8. Runoff rate may be subject to revision following reciept of further detail on ground conditions.

Key

- Indicative Site Boundary
- Indicative Detention Basin
- Potential Outfall
- Indicative Sewer Location
- 1m Contours as Informed by LiDAR

Rev	Date	Details of issues/ revision	Drw	Rev
P01	06.12.18	PRELIMINARY ISSUE	NJ	CT

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS
■ Birmingham | 0121 233 3322
☐ Leeds | 0113 233 8000
☐ London | 0207 407 2879
☐ Manchester | 0161 233 4260
☐ Nottingham | 0115 924 1100
www.bwbconsulting.com

Client
Miller Homes

Project Title
Land East of Park Lane, Shifnal

Drawing Title
Indicative Surface Water Storage Estimate

Drawn:	NJ		Reviewed:	CT	
BWB Ref:	BMW2824	Date:	06.12.18	Scale@A3:	1:2000

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
PLS-BWB-ZZ-XX-DR-YE-0001	S2	P01

Turley Office
9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902

Turley