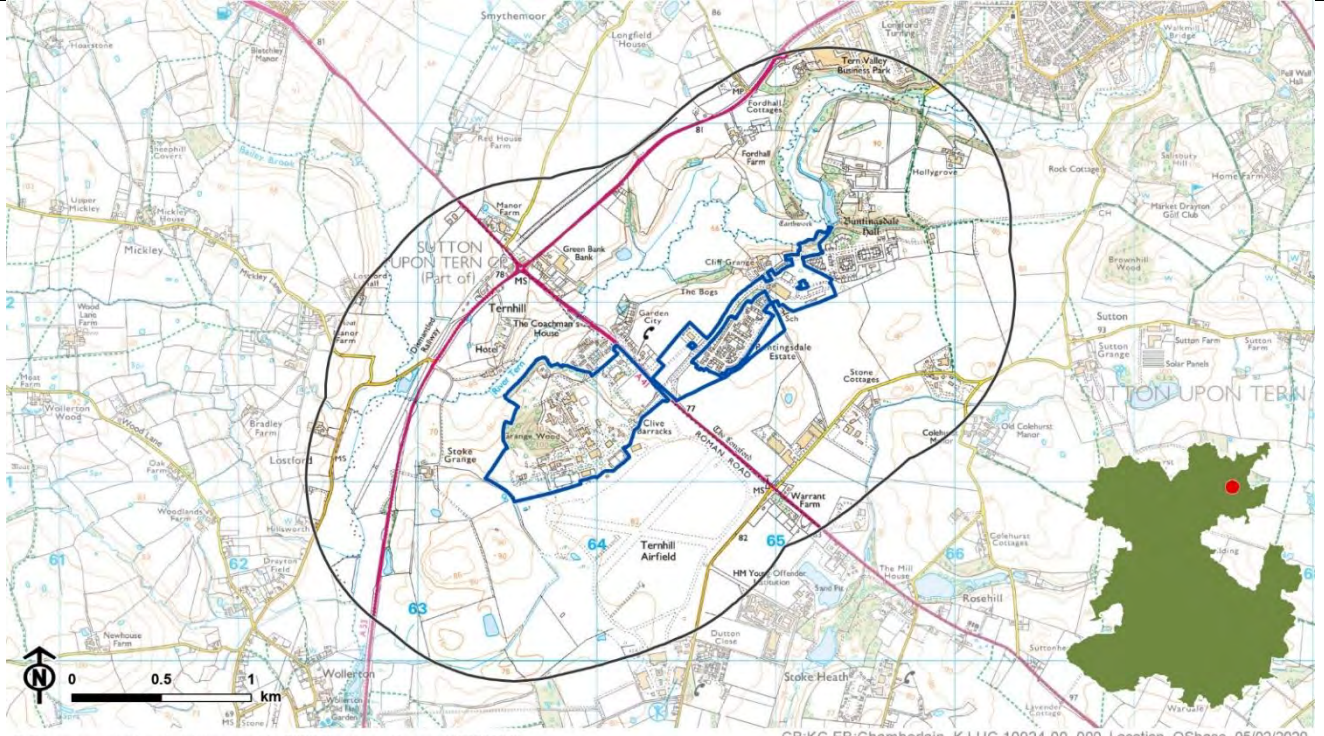


# Strategic Site – Clive Barracks

## Location



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CB:KC EB:Chamberlain\_K LUC 10924-00\_000\_Location OSbase 05/02/2020 Source: SC, LUC, OS



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CB:KC EB:Chamberlain\_K LUC 10924-00\_001\_Location Aerial 05/02/2020 Source: SC, LUC, OS

## Summary of Settlement Study Area and Location

### Introduction

Clive Barracks is a Strategic Site according to Shropshire Pre-Submission Draft Local Plan (2020). This Green Infrastructure Strategy has defined the study area as a 1km buffer around the site. The identified study area partially overlaps in the north east with that of Market Drayton (Principal Centre).

The former army barracks site is located near the village of Tern Hill, on the A41 strategic growth corridor. The site is approximately 4km south west of the town Market Drayton. The River Tern runs along the northern boundary of the site.

This pro-forma should be reviewed alongside the pro-forma for Market Drayton to understand strategic linkages between the Clive Barracks Strategic Site and the neighbouring settlement.

### Development Context

The site is a 72ha brownfield site comprising military infrastructure including dwellings, sports fields and an aircraft hangar. The barracks are currently occupied by the 1st (Regular) Battalion of the Royal Irish Regiment, and although initial plans to sell the barracks were announced in 2016, the site is expected to be fully vacated by 2025. Initial plans for mixed use redevelopment of the site have been discussed as part of the Local Plan Review, and the site has been proposed for development in the Pre-Submission Draft Local Plan (2020). This identifies that around 6Ha of employment land and around 750 homes are currently envisaged at the site.



Grange Wood, ancient woodland



Dismantled Railway west of A53





Local level cycle routes (West of A53)






The River Tern



## Existing Green Infrastructure Assets and Constraints

Theme	Existing Green Infrastructure Assets / Constraints
<p><b>Key Theme 1: Biodiversity and Geology</b></p> 	<p><b>Biodiversity</b></p> <p><b>Designated Sites</b></p> <ul style="list-style-type: none"> <li>■ There are no local or national ecological designations within the study area</li> <li>■ SSSI Impact Risk Zones associated with Hodnet Heath and Prees Heath SSSIs intersect the southern and western extents of the study area.</li> </ul> <p><b>Notable and Priority Habitats</b></p> <ul style="list-style-type: none"> <li>■ Grange Wood is a small (approx.6ha) area of ancient semi-natural woodland to the west of the site, within the Emerging Allocation boundary.</li> <li>■ Priority Habitats are focused around Deciduous Woodland across the study area, and Coastal and Floodplain Grazing Marsh on the northern banks of River Tern.</li> <li>■ A number of Shropshire Environmental corridors and core areas are located within the study area. Core areas focus on Grange Wood and floodplain marshland areas in the north east of the site, whilst the corridor areas are strongly associated with the River Tern. There are two small areas reinforcing existing vegetation blocks which have been identified as suitable for habitat restoration / creation on the periphery of Buntingsdale.</li> <li>■ Local Wildlife Sites are noted at RAF Ternhill (unimproved grassland), Hodnet Bypass route, and The River Tern (river and wet meadows of high botanical and avian interest).</li> <li>■ Natural roadside verges are present throughout the study area , forming links via wider transport routes.</li> </ul> <p><b>Species</b></p> <ul style="list-style-type: none"> <li>■ Protected and priority species are concentrated around the River Tern corridor, notably water vole and otters. Records also indicate presence of hedgehogs in the south of the study area. Brown hares are recorded in the north west, around scattered farm steadings.</li> <li>■ Priority flowering plant species are found to the south of the site along Warrant road, and within the marshland floodplain to the north east of the study area</li> <li>■ Protected amphibians (toads) are recorded along the river corridor in the west of the study area.</li> <li>■ Protected invertebrates are concentrated around the River Tern corridor, particularly in the north east around Fordinghall Farm.</li> <li>■ Badger has been recorded in the study area, but the distribution will not be discussed further.</li> <li>■ A number of recorded Schedule 9 (non-native) species are recorded across the study area, notably signal crayfish, grey squirrel, and Himalayan balsam.</li> <li>■ Please note species records only reflect what was present when the surveyor was on site and may not be exhaustive of the true species and geographic spread within the study area.</li> </ul> <p><b>Geology</b></p> <ul style="list-style-type: none"> <li>■ There are no recorded RIGS within the study area.</li> </ul>
<p><b>Key Theme 2: Landscape, Heritage and Culture</b></p> 	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>■ The landscape within the study area surrounding this Strategic Site is located within National Character Area 61 Shropshire, Cheshire and Staffordshire Plain.</li> <li>■ The landscape is further defined within four Landscape Character Types; Estate Farmland (north), Riverside Meadows, Enclosed Lowland Heath (Stoke Heath, south) and Principal Settled Farmland (central, throughout) The landscape is predominantly flat, and views are interspersed with trees and hedgerows.</li> <li>■ The dominant landscape features are associated with the barracks. Farmland is mainly arable with large-medium sized fields, divided by hedgerows interspersed with mature broadleaf trees. Some</li> </ul>

	<p>paddocks for grazing horses are present. Aside from the barracks and associated dwellings, settlements are sparse, mainly farms, scattered throughout the study area.</p> <ul style="list-style-type: none"> <li>■ The majority of the study area is classified as having low landscape and visual sensitivity to housing and employment. However, a portion of the study area in the north east, on the fringe of Market Drayton, is rated medium or high for both development scenarios. Overall sensitivity to development for the study area is classified as low.</li> <li>■ Surrounding land use is mainly agricultural (excluding the barracks and associated airfield). Land classification grade 2,3 and 4 good-medium quality land). The grounds of Buntingsdale Hall (privately owned) are typical of estate parkland, featuring patches of mature broadleaf woodland, and grazing land separated by fencing and occasional mature deciduous trees.</li> </ul> <p><b>Heritage and Culture</b></p> <ul style="list-style-type: none"> <li>■ There is a Scheduled Ancient Monument, the remains of a Ringwork and Bailey Castle west of Buntingsdale Hall, in the north east of the study area.</li> <li>■ A number of listed buildings are evident within the area, notably grade II* Listed Buntingsdale Hall (privately owned) and its associated features, including a bridge and coach house.</li> </ul>
<p><b>Key Theme 3: Water Resources</b></p> 	<p><b>Fresh Water Assets</b></p> <ul style="list-style-type: none"> <li>■ The River Tern runs east-west through the centre of the study area</li> </ul> <p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>■ The River Tern runs east to west and the River Bailey nudges into the north western fringe of the study area. Sections of EA Flood Zone 2 and 3 are associated with these features. The Flood Zones range between 100-400m wide, representing a flood risk associated with the low-lying, flat topography of the area. Due to the low density of settlements in the study area, the greatest risk is to agricultural land rather than to residential properties.</li> <li>■ A number of locations around the site are designated as being 'at risk' from surface water flooding in 30 and 100 year return frequency storms. These sites are mainly along the river banks and flood plains, particularly around the settlement of Lostford, but also exist in low-lying areas of farmland away from the river.</li> </ul> <p><b>Pollution</b></p> <ul style="list-style-type: none"> <li>■ Large areas on either side of the River Tern have been identified as nitrate vulnerable zones – north of the river, surface water is vulnerable to nitrate pollution, and south, groundwater is identified to be nitrate vulnerable</li> </ul> <p><b>Sustainable Urban Drainage systems (SUDs)</b></p> <ul style="list-style-type: none"> <li>■ The Shropshire Local Plan Review, 2019 suggests that development sites should "incorporate sustainable drainage, informed by a sustainable drainage strategy." Sites out with SPZ1 (northern part of Buntingsdale Hall grounds) are most likely to benefit from infiltration SUDs.</li> </ul>
<p><b>Key Theme 4: Active Travel, Access and Recreation</b></p> 	<p><b>Transport Context</b></p> <ul style="list-style-type: none"> <li>■ The Clive Barracks Strategic Site is located to the south of the A41 / A53 Crossroads. The A41 dissects the Emerging Allocation site in half and forms a severance line within the study area. The A41 links with settlements to the north including Whitchurch and settlements to the south east including Newport. The A53 connects Market Drayton with Newcastle-Under-Lyme and Shrewsbury.</li> </ul> <p><b>Active Travel</b></p> <p><b>Walking</b></p> <ul style="list-style-type: none"> <li>■ The Tern valley walk, A four-mile circular route from Walkmill Meadows following the River Tern around the western outskirts of Market Drayton crosses into the north east of the study area</li> <li>■ The driveway of Buntingsdale Hall is a restricted byway, leading to a public footpath which follows field boundaries in two directions to meet Sutton Lane</li> </ul>

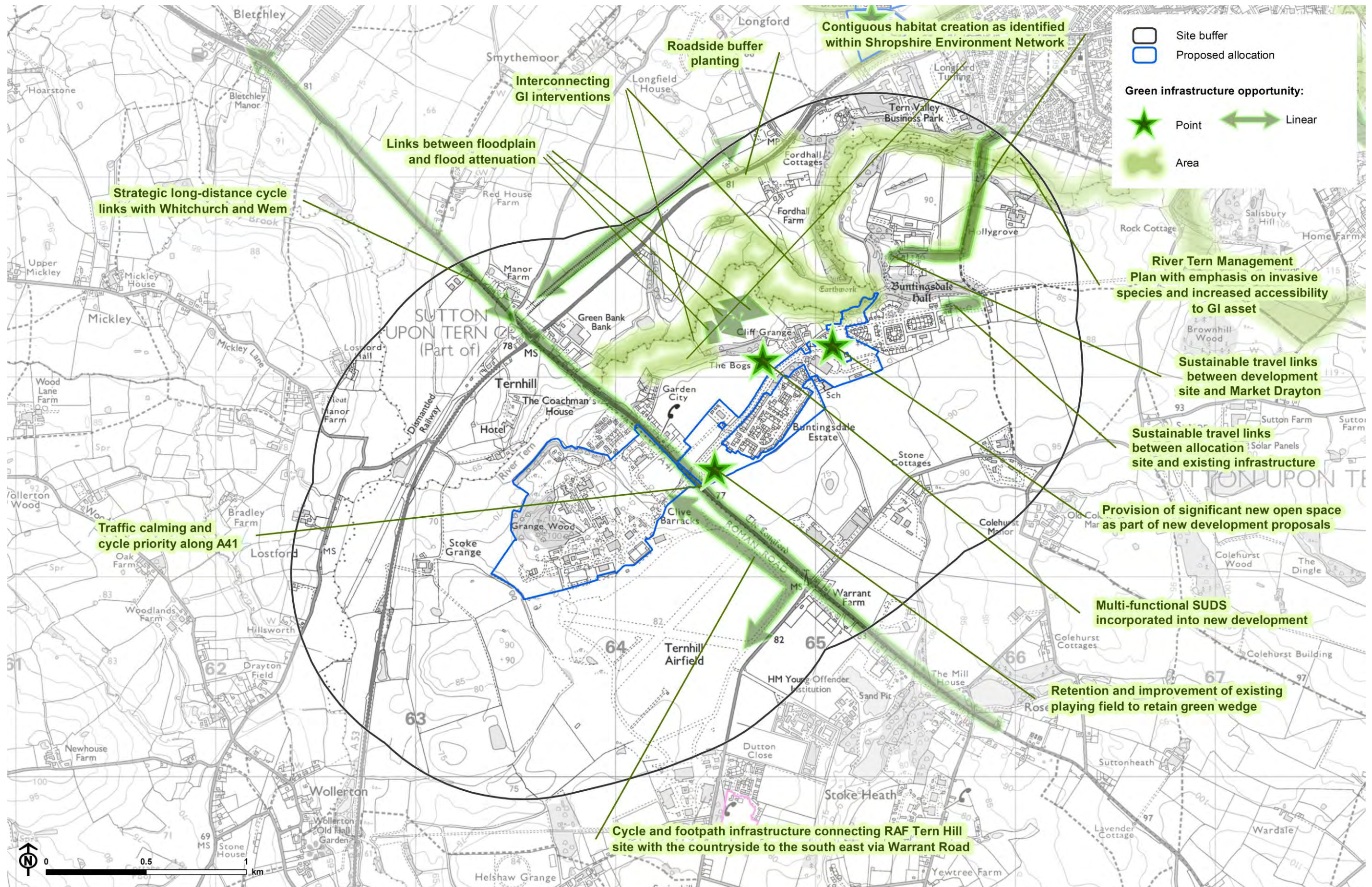
	<ul style="list-style-type: none"> <li>■ There are no other public rights of way within the study area boundary, but various sections of footpath are located within proximity of the boundary, often following field edges and linking surrounding villages.</li> <li>■ Access is restricted to all land associated with the military barracks.</li> </ul> <p><b>Cycling</b></p> <ul style="list-style-type: none"> <li>■ Two local cycle routes intersect the study area in the north and south, both connecting Market Drayton to the surrounding villages via rural single track lanes and designated cycle paths.</li> </ul> <p><b>Access and Recreation</b></p> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>■ There is no designated accessible green space within the study area. There is a football pitch within the barracks, as well as a small children's play area. All dwellings within the study area are at least 1km from public accessible greenspace.</li> <li>■ Market Drayton golf course is just outside the study area to the north east. There are two small areas of Accessible Natural Green Space (ANG) just outside the study area, Wollaton Pools to the south and Salisbury Hill Woodland to the north.</li> </ul>
<p><b>Key Theme 5: Health and Wellbeing</b></p> 	<p><b>Health</b></p> <p><b>Health Deprivation</b></p> <ul style="list-style-type: none"> <li>■ The IMD relating to health indicates that the majority of the study area is of relatively low health deprivation, in the 7<sup>th</sup> decile (the 1<sup>st</sup> decile is the most deprived).</li> </ul> <p><b>Childhood Obesity</b></p> <ul style="list-style-type: none"> <li>■ Childhood obesity is not a significant issue in this study area relative to the remainder of Shropshire.</li> </ul> <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>■ There are no recorded AQMAs within the study area.</li> </ul> <p><b>Wellbeing</b></p> <p><b>Accessible Open Space</b></p> <ul style="list-style-type: none"> <li>■ The Open Space Assessment undertaken by LUC to inform this GI Strategy identified the following baseline provision of open space. <ul style="list-style-type: none"> <li>– Accessible Open Space: 0ha per 1000 persons (2018 population base). Analysis shows that there is no accessible open space within the study area.</li> <li>– Allotments: 0ha per 1000 persons (2018 population base). Analysis shows that the neighbouring settlement of Market Drayton contains allotment provision where the 1.2km buffer overlaps the northern part of the Clive Barracks Strategic Site Boundary.</li> <li>– Provision for Children and Teenagers: 0 spaces in total.</li> </ul> </li> <li>■ This lack of provision is not surprising given that the site is a former military estate rather than a civilian settlement. See the Open Space Assessment appended to the GI Strategy Report for more details.</li> </ul> <p><b>Road Noise</b></p> <ul style="list-style-type: none"> <li>■ There is identified road noise 24 hours a day on the A53 which intersects the study area in the north and west from Market Drayton to Wollaton<sup>1</sup>.</li> </ul>
<p><b>Key Theme 6: Climate Change</b></p>	<p><b>Tree cover</b></p> <ul style="list-style-type: none"> <li>■ Tree cover is fragmented across the study area and mainly consists of broadleaf and mixed broadleaf woodland. There is a site of ancient woodland, Grange Wood, within the barracks.</li> <li>■ The grounds of Buntingsdale Hall provide significant quantity and quality of mixed broadleaved tree cover, as well as a small area of conifer (National Forest Inventory).</li> </ul>

<sup>1</sup> Accessible Natural Green Space Mapping, 2018



- A block of climate resilient trees is identified in Stoke Heath, off Warrant Road on the southern fringe of the study area.

## Green Infrastructure Opportunities









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## Key Green Infrastructure Opportunities

Theme	Green Infrastructure Opportunities
<p><b>Key Theme 1: Biodiversity and Geology</b></p> 	<ul style="list-style-type: none"> <li>■ The Shropshire Environmental Network within the study area should be managed to ensure that it is enhanced in order to support wildlife populations.</li> <li>■ Linking fragmented blocks of deciduous woodland habitat at Buntingsdale Hall with small isolated blocks within the River Tern floodplain creating linkages across the severance line of the A41 is recommended. This will create a contiguous habitat with Grange Wood ancient woodland and wildlife sites at RAF Tern Hill.</li> <li>■ The two small areas identified for habitat creation in the Shropshire Environment Network are supported and recommended. These will also tie-in well with the opportunity identified above. A linear belt of native scrub and trees adjacent to a section of the Tern Valley Walk to the north of Buntingsdale should be provided to create a richer multi-functional GI network linking into the Buntingsdale Hall estate.</li> <li>■ Improved management practices should be undertaken, in accordance with a robust management plan for the River Tern Corridor, alongside physical interventions such as reinforcing cross linkages to alternative habitats including woodlands,, ponds and ditches in the landscape north of Buntingsdale Estate and surrounding Fordhall Farm are recommended. These interventions would support a number of protected and priority species.</li> <li>■ Management of invasive species should form a key component of a River Tern management plan</li> </ul>
<p><b>Key Theme 2: Landscape, Heritage and Culture</b></p> 	<ul style="list-style-type: none"> <li>■ Landscape and visual sensitivity should be taken into account within all development proposals. Development to the north-east where sensitivity is at its highest will be committed to more rigorous development controls.</li> <li>■ The existing mature tree-lined avenue on Hedley Way forms a striking landscape feature and a key existing GI linkage within the Emerging Allocation site. This feature should be incorporated into future masterplans for the site wherever practicable as an example of mature planting.</li> <li>■ Key landscape features, including woodland blocks and floodplain meadows should be retained and enhanced as part of development allocation design. Hedgerows should be incorporated as boundary treatments where practical.</li> <li>■ The setting of the Listed Buntingsdale Hall should be maintained and enhanced where possible. This will be a key consideration regarding the development of the northern part of the Clive Barracks emerging allocation site.</li> <li>■ Providing access to the Scheduled Monument at Buntingsdale Hall would be difficult due to the riverine landscape, but the setting of this feature could be enhanced through appropriate vegetation management with access promoted on the eastern side of the River Tern with views maintained towards this asset.</li> </ul>

<p><b>Key Theme 3: Water Resources</b></p> 	<ul style="list-style-type: none"> <li>■ Agricultural land to the south of the River Tern within Flood Zone 3b presents an opportunity to provide flood attenuation and is recommended. Inclusion of flood management techniques within agricultural practice, including set-aside flood meadows is a key factor in alleviating flooding within settlements downstream.</li> <li>■ Existing open ditches and drains around Losford could be improved and extended to assist in the management of surface water flooding in this area. These features can also provide multi-functional habitat linkages into the River Tern.</li> <li>■ The Clive Barracks Emerging Allocation masterplan should incorporate Sustainable Urban Drainage principles informed by a robust strategy. Such features could be located and landscaped to maximise multi-functional green infrastructure benefits such as habitat creation and access to small-scale semi-natural green space, and to attenuate water flow into the River Tern, which will help to reduce flooding issues downstream.</li> </ul>
<p><b>Key Theme 4: Active Travel, Access and Recreation</b></p> 	<ul style="list-style-type: none"> <li>■ The Clive Barracks site should be connected with the Tern Valley Walk from the terminus of Mortimer Road, skirting the grounds of Buntingsdale Hall (private) and onto Tayleur Drive / Buntingsdale Road. This could be upgraded to a multi-user link to promote cycle access onto local level routes east of Market Drayton.</li> <li>■ Improved active travel connectivity between the Clive Barracks Strategic Site and Market Drayton is a key opportunity. Due consideration as to design requirements for sections within the flood plain will be required.</li> <li>■ There are further opportunities to connect the RAF Tern Hill site itself with the countryside to the south east via Warrant Road using cycle and footpath infrastructure. This would in turn allow connectivity with the extensive PROW network to the east and offer sustainable travel options to the neighbouring settlements of Stoke Heath and Stoke-upon-Tern.</li> <li>■ Sustainable travel could be further promoted within the study area through the creation of traffic calming and cycle priority on the A41, which would link with existing local level cycle provision parallel to the A53. This would create commuter opportunities from the allocation site into Market Drayton, and also provide greater circular recreational connectivity.</li> <li>■ Cycle corridors connecting Market Drayton with the neighbouring settlements of Whitchurch and Wem utilising existing National and Local Cycle Networks and off-road connectivity wherever possible would be a strategic opportunity.</li> <li>■ High-quality publicly accessible open space comprising children's play and / or allotments should be provided as part of the Clive Barracks masterplan development. This would help to address deficiencies identified within the wider Market Drayton Area.</li> </ul>
<p><b>Key Theme 5: Health and Wellbeing</b></p> 	<ul style="list-style-type: none"> <li>■ There is a significant deficiency of accessible open space within the study area. This should be addressed through the provision of significant new open space as part of the development site proposals and through the provision of new paths and cycle routes. Interventions should link to existing GI features such as the River Tern Corridor with a further link to existing accessible natural greenspace at Walkmill Meadows to the east. There is also the opportunity to create new semi-natural green spaces within the Clive Barracks Masterplan, particularly linking with other GI proposals such as flood risk mitigation.</li> <li>■ Roadside buffer planting could be provided along the A53 to reduce perceptions in road noise adjacent the small residential areas within the study area adjacent Fordhall Farm. This would provide opportunities to link with vegetation in the River Tern corridor and buffer planting surrounding the Muller industrial site.</li> </ul>
<p><b>Key Theme 6: Climate Change</b></p> 	<ul style="list-style-type: none"> <li>■ Fragmented tree blocks should be joined to create a more climate resilient woodland network within the River Tern floodplain.</li> <li>■ All new planting should provide climate resilient species.</li> </ul>

Summary of key opportunities						
Habitat management plan for the River Tern	✓	✓	✓			✓
Cycle provision on A41 to create sustainable transport options				✓	✓	✓
Creation / enhancement of agricultural land as flood meadow	✓	✓	✓			✓
Increased accessibility along the River Tern				✓	✓	✓
Contiguous habitat creation to extend Shropshire Environment Network provision	✓				✓	✓
Open space ( children's / teenager facilities / allotments) within Emerging Allocation site	✓			✓	✓	
Sustainable travel links between Emerging Allocation site and existing infrastructure				✓	✓	✓
Strategic long-distance cycle links with Whitchurch and Wem should be explored				✓	✓	✓
Roadside buffer planting on A53 to reduce noise perception	✓	✓			✓	✓