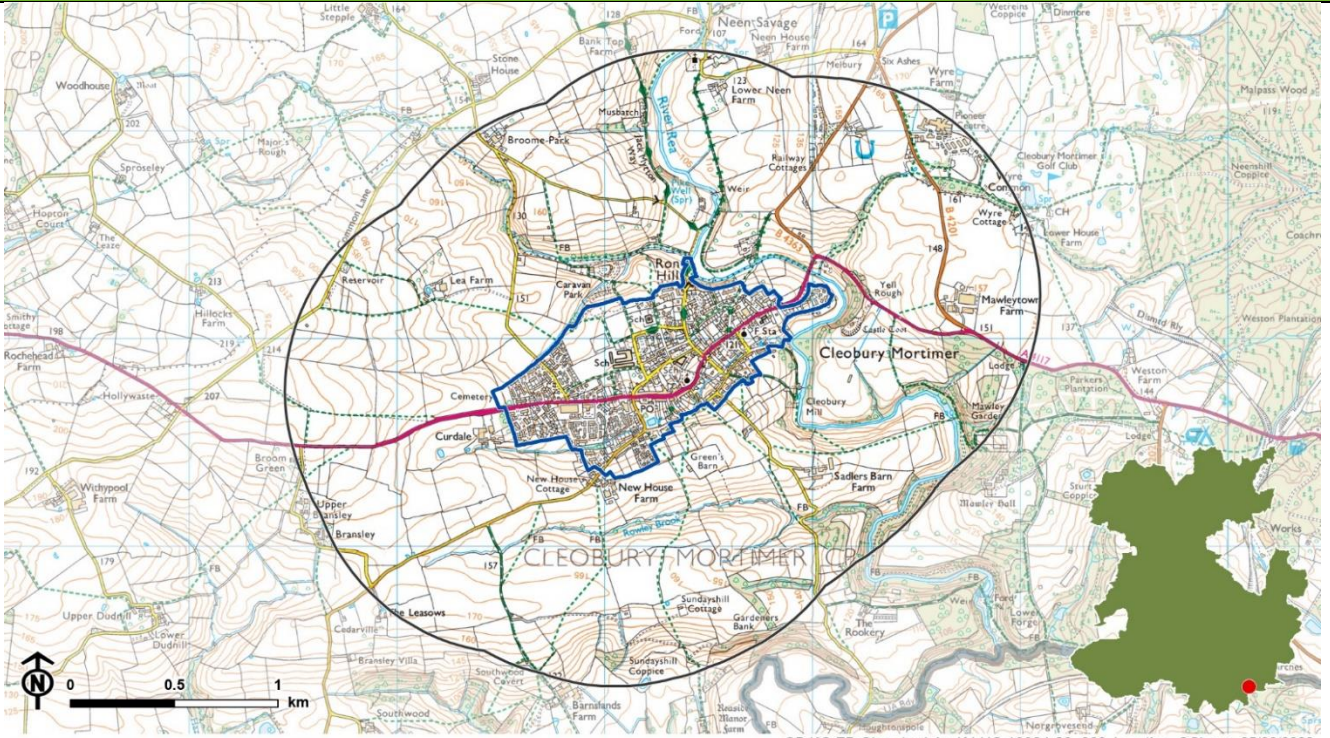


# Key Centre – Cleobury Mortimer

## 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 OSbase 05/02/2020 Source: SC, LUC, OS



## Summary of Settlement Study Area and Location

### Introduction

Cleobury Mortimer, in south east Shropshire has been identified as a Key Centre within the Shropshire Pre-Submission Draft Local Plan (2020). This Green Infrastructure Strategy has defined the study area as a 1km buffer around this settlement.

Cleobury Mortimer, is a rural market town located on the western side of the River Rea, just over 4km east of the Clee Hills and 3km west of the Wyre Forest. It is around 17km to the east of Ludlow and a similar distance to the west of Kidderminster. The town has a population of just over 3,000. And around 1,306 dwellings.

### Development context

Existing development allocations in the town are set out in the SAMDev (2015)<sup>1</sup>, however the Shropshire Local Plan is currently being reviewed. The Pre-Submission Draft Local Plan (2020) proposes other sites, which are not yet adopted.

The Shropshire Pre-Submission Draft Local Plan (2020) outlines that Cleobury Mortimer Town Council are developing a Neighbourhood Plan and so it is intended that Shropshire Council will work closely with the Neighbourhood Plan Steering Group to provide an overall housing guideline for the town, with the Neighbourhood Plan determining how growth should be managed and potentially identifying a development boundary for the town and any specific allocations.

The Plan Review identifies that the town has a remaining residential requirement of approximately 120 dwellings and 1ha of employment land to be delivered over the Plan period up to 2038. The locations of potential allocations to deliver these requirements are to be determined by the Neighbourhood Plan.

The sites currently allocated are set out below.

Existing Housing allocations within the town (SAMDev Sites, 2015<sup>2</sup>):

- Site CMO002: Land off Tenbury Road, Cleobury Mortimer. Site provision: 12 dwellings
- Site CMO005: Land at New House Farm, Cleobury Mortimer. Site provision: 7 dwellings

Existing Employment land allocations (SAMDev Sites, 2015):

- Site ELR068CM: Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm. Provision: 0.7 ha

No Proposed Housing Allocations are included within the Pre-Submission Draft Local Plan (2020) as the Neighbourhood Plan is to determine suitable locations.



Tributary to the River Rea, north of Cleobury Mortimer



Flood plain of the river Rea

<sup>1</sup> Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015

<sup>2</sup> Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015



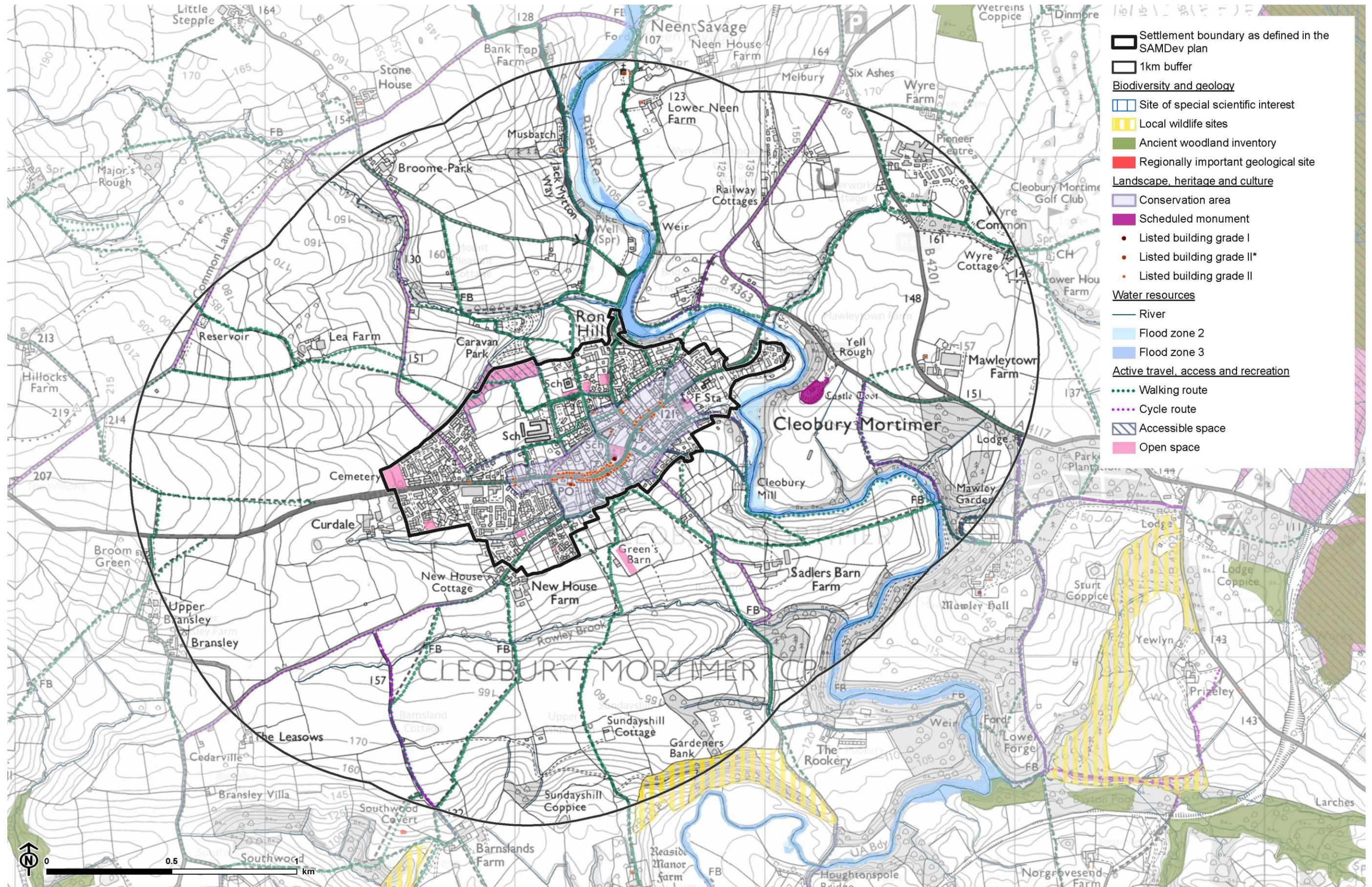
**Open Space provision at Cleobury Mortimer Playing Fields**



**Grade I Listed Church of St Mary**






## Existing Green Infrastructure Assets and Key Constraints





## Existing Green Infrastructure Assets and Constraints

| Theme                                                                                                                                          | Existing Green Infrastructure Assets / Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>Key Theme 1:<br/>Biodiversity<br/>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 designations within the study area for Cleobury Mortimer.</li> </ul> <p><b>Notable and Priority habitats</b></p> <ul style="list-style-type: none"> <li>The main Priority Habitats within the study area are Deciduous Woodland which are particularly prominent along the course of the River Rea south east of the settlement.</li> <li>Other Priority Habitats include lowland meadows and pastures north of the settlement along one of the River Rea's tributaries; Traditional Orchards south of Ludlow Road in the west and east of the settlement; and Lowland Meadows and habitats including semi-natural grasslands in the south of the study area at Wren's Nest Cottage.</li> <li>The River Rea and its tributaries are the main corridors within the study area identified in the Shropshire Environment Network. Core Areas within this study area are small, including the lowland meadows and pastures north of the settlement; woodland in the south of the study area bordering the River Rea; and the mosaic of habitats near Wren's Nest Cottage on the southern border of the study area.</li> <li>According to the Natural England Habitats Mapping, the semi-natural grasslands on the southern edge of the study area are defined as Restorable Habitat within the Habitats Network and the Lowland Meadows are Primary Habitat. The land surrounding this is marked as Network Enhancement Zone 1. This area is also part of Gardener's Bank Local Wildlife Site.</li> <li>Many of the roads leading from outside the site towards the settlement are lined with natural verges. The majority of these verges stop at the settlement boundary and do not link throughout.</li> </ul> <p><b>Species</b></p> <ul style="list-style-type: none"> <li>There are relatively few records of priority and protected species within the study area.</li> <li>One exception to this is the records of protected bat species within the study area, particularly along the road network to the north and east of Cleobury Mortimer. These records indicate the presence of soprano and common pipistrelles, brown long-eared and Daubenton's bat.</li> <li>There are several records of invasive species across the study area, most notably Indian Balsam and Japanese Knotweed.</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 notable geological sites within the study area.</li> </ul> |

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| <p><b>Key Theme 2:<br/>Landscape,<br/>Heritage and<br/>Culture</b></p>  | <p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>■ The entire study area of Cleobury Mortimer is characterised as the Timbered Plateau Farmlands landscape character type. This is characterised by its rolling relief and dissecting valleys within an irregular pattern of ancient hedged fields<sup>3</sup>.</li> <li>■ The study area is moderately sensitive to development, with the 2018 Landscape Sensitivity Study suggesting that the land to the east of the settlement is more sensitive than land to the west.</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>■ There are a number of listed buildings within Cleobury Mortimer, including the Grade I listed Church of St Mary. This part of the town is also designated as a Conservation Area with a number of listed buildings located along High Street and Church Street</li> <li>■ Outside of the town there are a cluster of listed buildings in the north at Neen Savage and outside of the study area to the south east is the Grade I listed Mawley Hall.</li> <li>■ East of Cleobury Mortimer but within the study area, Castle Toot motte castle near Mawleytown farm is a Scheduled Monument.</li> </ul> |
| <p><b>Key Theme 3:<br/>Water<br/>Resources</b></p>                    | <p><b>Freshwater Assets</b></p> <ul style="list-style-type: none"> <li>■ The River Rea borders the eastern side of the settlement and flows north to south through the study area.</li> </ul> <p><b>Flood Risk</b></p> <ul style="list-style-type: none"> <li>■ Land immediately bordering the River Rea is within Flood Zone 2 and 3 but properties within the settlement itself are generally not located in the Flood Zone.</li> <li>■ Pudding Brook, which runs along the southern edge of Cleobury Mortimer, culverted in places, is associated with small localised flooding, and the immediate land around it is noted as being at risk from a 1 in 30 year event from surface water flooding.</li> <li>■ There is a low vulnerability to fluvial flood risk.</li> </ul> <p><b>Pollution</b></p> <ul style="list-style-type: none"> <li>■ None of the study area is within a Nitrate Vulnerable Zone (NVZ).</li> </ul> <p><b>Sustainable Urban Drainage Systems (SUDs)</b></p> <ul style="list-style-type: none"> <li>■ The Shropshire Outline Water Cycle Study (2020) details that in relation to SUDs, combined approaches are likely to be suitable within the study area .</li> </ul>                           |

<sup>3</sup> The Shropshire Landscape Typology, 2006

**Key Theme 4:  
Active Travel,  
Access and  
Recreation**



**Transport context**

- The A4117 passes through the centre of Cleobury Mortimer from east to west linking the town with Ludlow to the west and Kidderminster to the east (via the A456).

**Active Travel**

- There is a dense network of PRow within the study area, including footpaths, bridleways and BOATs, allowing access into the wider countryside for a range of users.

**Walking**

- A number of promoted walking routes pass through Cleobury Mortimer and the study area, in particular routes running from the northern and southern sections of the town which provide links to the wider area. The majority of these are circular walks, including War Walk 5 and multiple routes which are part of the Shropshire Council Walking for Life network. In addition, Route 11 of the Shropshire Way, 'Titterstone Clee to the Severn Way' and the Simon Evans Way pass through the settlement.

**Cycling**



- There are a number of cycle routes that run through the study area, these are on-road and unsigned routes.
- There are no routes which form a part of the National Cycle Network or Shropshire Cycle Network.

**Horse-riding**

- Part of the Jack Mytton Way runs through the north of the study area and ends in the town itself. This is part of Route 1: Cleobury Mortimer to Chelmarsh 'Seven Wonders' and Route 8: Wheathill to Cleobury 'Postman's Knock in the Crooked Town'. These follow bridleways, byways and country lanes throughout rural Shropshire.

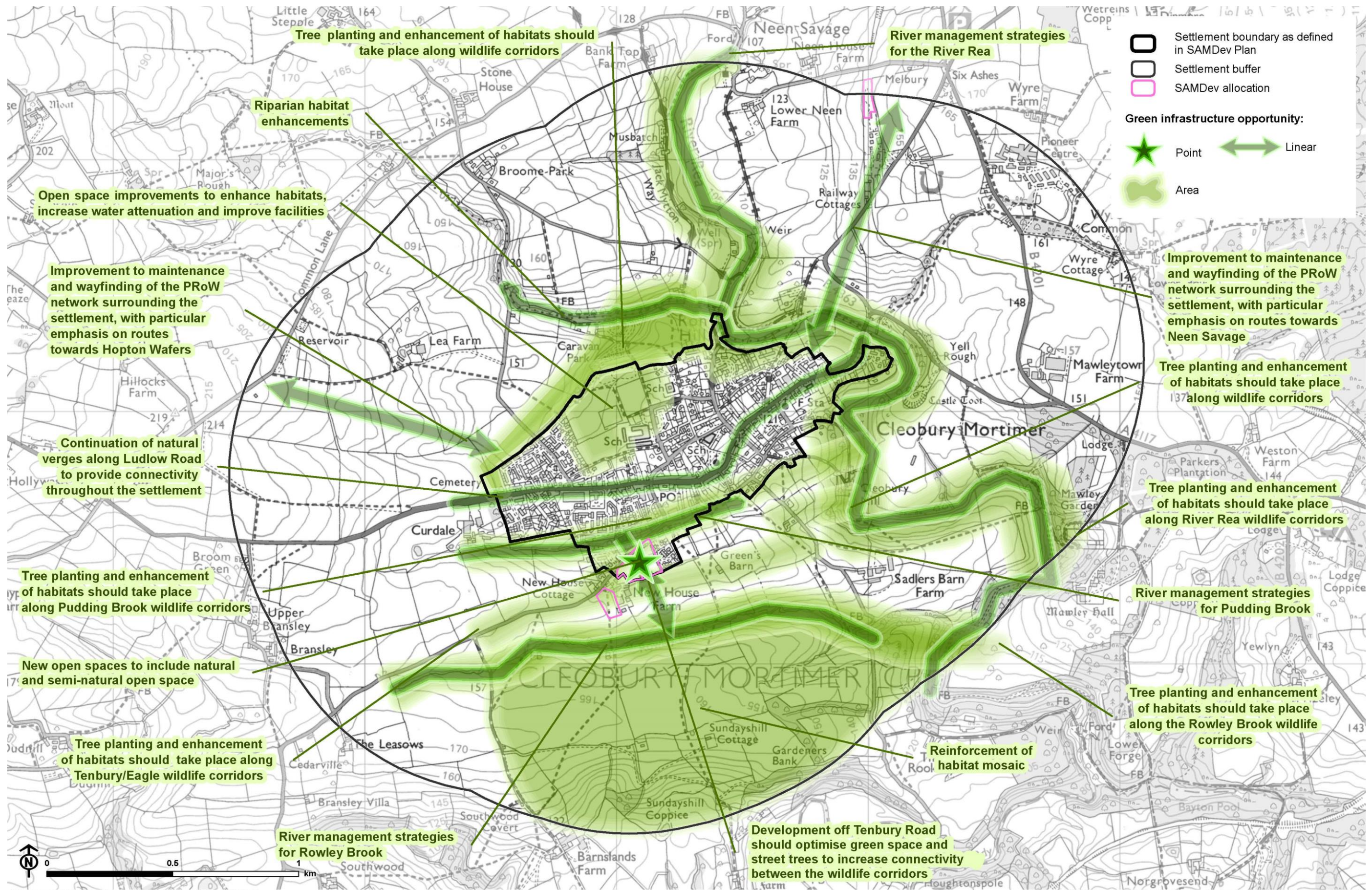
**Access and Recreation**

- Accessible open space within the study area is focused within the settlement itself and dominated by outdoor sports provision at Lacon Childe School / Leisure Centre playing fields.
- Other small pockets of open space are identified at the town cemetery to the west of the town and scattered through the southern and northern sections of the town.

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| <p><b>Key Theme 5:<br/>Health and<br/>Wellbeing</b></p>  | <p><b>Health</b></p> <p><b>Health Deprivation</b></p> <ul style="list-style-type: none"> <li>■ In general, the rural parts of the study area are ranked more highly in the IMD for health than the centre of the settlement, which is in the fourth decile.</li> </ul> <p><b>Childhood obesity</b></p> <ul style="list-style-type: none"> <li>■ Public health England data shows that childhood obesity is a bigger problem in the southern half of the study area, including the settlement of Cleobury Mortimer, compared to the northern half.</li> <li>■ In particular the area shows high levels of excess weight in Year 6 children and obesity in reception children.</li> </ul> <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>■ There are no recorded AQMA 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: 0.16ha per 1000 persons (2018 population base). Analysis shows that the majority of the town falls within 400m of such provision, however part of the southern edge around Eagle Lane does not.</li> <li>– Allotments: 0ha per 1000 persons (2018 population base). There are allotments outwith the settlement boundary but within the settlement to the south of Cleobury Mortimer.</li> <li>– Provision for Children and Teenagers: 4 spaces in total. Analysis shows that the whole town falls within 800m of such provision.</li> </ul> </li> <li>■ 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 are no parts of the study area which are exposed to high noise levels from either roads or railways.</li> </ul> |
| <p><b>Key Theme 6:<br/>Climate Change</b></p>          | <p><b>Tree cover</b></p> <ul style="list-style-type: none"> <li>■ Tree cover within the study area is highest within the eastern section of the , and composed of deciduous, linear belts along the River Rea.</li> <li>■ The Shropshire Council urban tree data shows that there are urban trees within the town itself, these are more prominent in the west of the settlement, particularly where they are clustered around Tenbury Road and Eagle Lane.</li> </ul> <p><b>Climate change flood risk modelling</b></p> <ul style="list-style-type: none"> <li>■ 'Central' Flood risk modelling for climate change as provided in the Strategic Flood Risk Assessment (2018) identifies that flood zones are likely to remain at their current extent within this study area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



## Green Infrastructure Opportunities






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CB/KC EB/Beetham\_m LUC 10924-02\_003\_CleoburyMortimer 22/07/2020 Source: OS, LUC















## Key Green Infrastructure Opportunities

| Theme                                                                                                                                                      | Green Infrastructure Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p><b>Key Theme 1:<br/>Biodiversity<br/>and Geology</b></p>               | <ul style="list-style-type: none"> <li>■ The Shropshire Environmental Network and Natural England Habitat Network within the study area should be managed to ensure that they are enhanced in order to support wildlife populations.</li> <li>■ Tree planting and enhancement of habitats should take place along the seven wildlife corridors that have been identified for the Cleobury Mortimer Neighbourhood Plan (currently in development), River Rea, Rowley Brook, Pudding Brook, Workhouse, School, Tenbury/Eagle and Hobson's.</li> <li>■ Reinforcement and enhancement of the semi-natural grassland south of Cleobury Mortimer at Gardener's Bank Wildlife Site and expansion of these habitats to the west, where the land is in Network Enhancement Zone 1, is recommended to expand this habitat mosaic. Habitat creation to the east can join this to the River Rea corridor providing additional connectivity to wildlife sites south-east of the study area.</li> <li>■ Continuation of natural verges along Ludlow Road to provide connectivity throughout the settlement is recommended. Habitat creation on this corridor north east of the settlement should provide suitable habitats for a variety of bats which have been recorded along this stretch of road.</li> <li>■ Management of invasive species including Japanese Knotweed and Indian Balsam should occur within the study area, particularly along the waterways which, by their nature as strong habitat corridors, can lead to increased spreading of the species.</li> <li>■ The Place Plan highlights the need for additional burial land for Cleobury Mortimer. This development should take into account biodiversity assets and include rough grassland, woodland copses, ponds and hedgerows as possible habitats within the burial ground.</li> </ul> |
| <p><b>Key Theme 2:<br/>Landscape,<br/>Heritage and<br/>Culture</b></p>  | <ul style="list-style-type: none"> <li>■ Footpaths within the study area with views towards listed buildings at Cleobury Mortimer and Neen Savage should provide interpretation of these views and additional tree planting should allow key views to be retained.</li> <li>■ Increased access to and interpretation of Castle Toot should be investigated to enhance appreciation and understanding of the historic assets within the study area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Key Theme 3:<br/>Water<br/>Resources</b></p>                      | <ul style="list-style-type: none"> <li>■ Introduction of a small pond and drainage at the playing field and football pitch to improve drainage and provide additional water attenuation within the study area is recommended. This can link to the project outlined in the Place Plan to improve drainage at this location.</li> <li>■ Providing increased vegetation along Rowley Brook and the River Rea is recommended to slow the flow of water to these rivers and provide a natural buffer surrounding the water courses, which in turn will help to reduce flood risk in watercourses downstream.</li> <li>■ The SAMDev allocations along the southern edge of the settlement lie between Pudding Brook and Rowley Brook. Developments should include space for water attenuation such as ponds and rain gardens to reduce additional flood risk downstream caused by the developments.</li> <li>■ Habitat enhancement along riparian wildlife corridors could include the restoration and creation of wetlands to improve water attenuation during periods of high rainfall.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



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| <p><b>Key Theme 4:<br/>Active Travel,<br/>Access and<br/>Recreation</b></p>  | <ul style="list-style-type: none"> <li>■ There is already an interconnected network of footpaths and cycle routes which link to new housing and employment allocations, so opportunities focus on improving Shropshire Council owned footpaths, for example at Love Lane, Bull alley and Cleobury Meadows. These are identified in the Place Plan.</li> <li>■ The Place Plan projects to improve mapping of local footpaths and signage of footpaths, and to improve footpaths to Hopton Wafers, Nash Stottesdone, Coreley and NeenSavage, are supported / recommended by this Strategy.</li> <li>■ The SAMDev employment allocation in the north east of the study area at Neen Savage should be linked to the existing cycle network, with additional routes towards the route along the B4363 and cycle parking included within the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Key Theme 5:<br/>Health and<br/>Wellbeing</b></p>                      | <ul style="list-style-type: none"> <li>■ The SAMDev housing allocation in the south west of the settlement should include open provision, to address the poor access to accessible green spaces residents have in this part of the settlement. In particular this could include allotments, for which there is currently no provision, and which could link to healthy eating initiatives and help reduce childhood obesity within the settlement.</li> <li>■ Semi-natural and natural green space is a key priority for this settlement and, if possible, should be located east of Cleobury Mortimer, to provide an additional buffer between the settlement and the River Rea and provide accessibility to open space from this part of the settlement which is currently over 1km away from accessible open space. The council does not currently own any land in this area, nor is there any allocations for development but this should be a priority should such an opportunity arise.</li> <li>■ The open space of Love Lane represents the biggest open space provision for the settlement. The Place Plan notes that enhancements to promote community health and wellbeing should be provided such as refurbishment of the outdoor adult gym and children's play area. This should include provision for more natural play to improve habitats and connect the community with nature.</li> </ul> |
| <p><b>Key Theme 6:<br/>Climate<br/>Change</b></p>                          | <ul style="list-style-type: none"> <li>■ Improving natural verges along the road within the settlement could include introducing more street trees to provide urban shading, this should prioritise climate resilient species and species which are effective at sequestering CO<sub>2</sub>.</li> <li>■ Opportunities relating to flood management will be increasingly to mitigate flooding as this risk increasing with climate change modelling.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| <p><b>Summary of key opportunities</b></p>                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>Reinforcement of habitats along the southern edge of the study area to create a connected mosaic of habitats linking priority habitats to Gardener's Bank Wildlife Site and the wildlife corridors River Rea and Rowley Brook.</p>                                                                                                                                                                     | ✓                                                                                   |                                                                                       | ✓                                                                                     |                                                                                       |                                                                                       | ✓                                                                                     |
| <p>Tree planting and enhancement of habitats should take place along the seven wildlife corridors that have been identified for the Cleobury Mortimer Neighbourhood Plan (currently in development), River Rea, Rowley Brook, Pudding Brook, Workhouse, School, Tenbury/Eagle and Hobson's.</p>                                                                                                           | ✓                                                                                   |                                                                                       |                                                                                       |                                                                                       |                                                                                       | ✓                                                                                     |
| <p>All new open spaces, including relating to new developments and a new burial ground should include natural and semi-natural greenspace and could include water attenuation, such as ponds and rain gardens. These principles should also apply to improvements at the open space off Love Lane, including the playing field and football pitch. Allotments should be provided in new developments.</p> | ✓                                                                                   |                                                                                       | ✓                                                                                     | ✓                                                                                     | ✓                                                                                     | ✓                                                                                     |

| Summary of key opportunities                                                                                                                                                                                                                                                   |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| River management strategies for the watercourses in the study area should be produced, particularly to include the management of invasive species, the provision for adjoining wetlands for water storage, and increased vegetation to slow the flow of water to the channels. | ✓                                                                                 |                                                                                     | ✓                                                                                   |                                                                                     |                                                                                     | ✓                                                                                   |
| Improve access, interpretation and views of historical assets including Castle Toot, church of St Mary and Mawley Hall.                                                                                                                                                        |                                                                                   | ✓                                                                                   |                                                                                     | ✓                                                                                   |                                                                                     |                                                                                     |
| Improvement to maintenance and wayfinding of the PRoW network surrounding the settlement, with particular emphasis on routes towards Neen Savage and Hopton Wafers                                                                                                             |                                                                                   |                                                                                     |                                                                                     | ✓                                                                                   | ✓                                                                                   | ✓                                                                                   |
| The SAMDev employment allocation in the north east of the study area at Neen Savage should be linked to the existing cycle network, with additional routes towards the route along the B4363 and cycle parking included within the development.                                |                                                                                   |                                                                                     |                                                                                     | ✓                                                                                   |                                                                                     | ✓                                                                                   |
| Development off Tenbury Road should optimise green space and street trees to increase connectivity between the wildlife corridors Hobsons, Pudding Brook and Tenbury Road/Eagle.                                                                                               | ✓                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     | ✓                                                                                   |
| Continuation of natural verges along Ludlow Road to provide connectivity throughout the settlement. Habitat creation on this corridor north east of the settlement should provide suitable habitats for a variety of bats which have been recorded along this stretch of road. | ✓                                                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     | ✓                                                                                   |