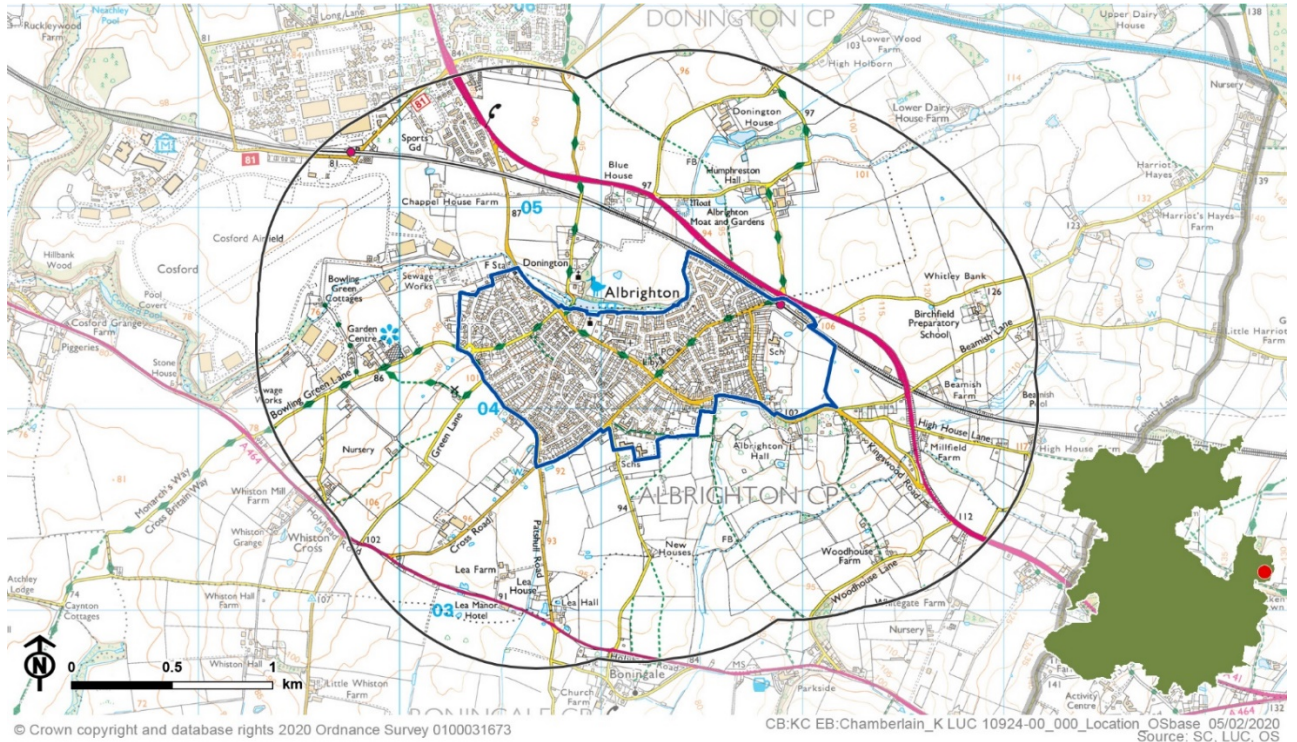


## **Appendix A**

### **Settlement and Strategic Site Assessments**

# Key Centre – Albrighton

## Location



## Summary of Settlement Study Area and Location

### Introduction

The Pre-Submission Draft Local Plan (2020) identifies Albrighton as a Key Centre. The study area boundary as defined within this Green Infrastructure Strategy is a 1km offset from the settlement limit. Due to its proximity to RAF Cosford, which is a strategic site, there is an overlap between the study areas for Albrighton and RAF Cosford. This section of the report focusses on Albrighton only, although where assets and opportunities exist which are shared between them, these are identified.

Albrighton is one of the eastern-most settlements in Shropshire, located roughly half-way between Telford and Wolverhampton and is almost entirely surrounded by Green Belt. The town had a population of roughly 4,800 in 2016<sup>1</sup> and is popular with tourists for its world-famous David Austen Roses.

### Development context

Existing development allocations in the town are set out in the SAMDev (2015)<sup>2</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 sites currently allocated and those being proposed are set out below.

Existing Housing allocations within the town allocated in the SAMDev (2015)<sup>3</sup>:

- Site ALB003: Land at White Acres, Albrighton. Site provision: 20 dwellings;
- Site ALB002: Land east of Shaw Lane, Albrighton. Site provision: 180 dwellings.

The Proposed Housing Allocations included within the Pre-Submission Draft Local Plan (2020) are:

- Site ALB017: Land north of Kingswood Road, Albrighton (east). Site Area: 5.49ha.
- Site ALB021: Land north of Beamish Lane, Albrighton (east). Site Area: 1.33ha.(Combined site capacity: Approximately 180 dwellings).

The Pre-Submission Draft Local Plan (2020) also identified preferred areas of safeguarded land as follows:

- Site P36 (including ALB014): Land at Cross Road, Albrighton (south). Site Area: 6.98ha. Likely use: Residential and Community;
- Site P35 (eastern portion): Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass, Albrighton (east). Site Area: 6.56ha. Likely use: Residential;
- Site P32a: Land between Albrighton By-pass and the Railway line, north east of Albrighton (east). Site Area: 6.32ha. Likely use: Maintaining existing and employment uses.

The Pre-Submission Draft Local Plan (2020) sets out that 180 dwellings are considered for allocation, at two contiguous sites, which are Land north of Kingswood Road and Land North of Beamish Road. These sites are adjacent to a large site which has planning permission, known as East of Shaw Lane, the proposed new allocations extend the development area to the east. The allocation of these sites will require removal of land from the Green Belt. Further land is also proposed to be removed from Green Belt, which will be safeguarded for future development, beyond 2036. 48 homes are anticipated to be delivered through windfall.

<sup>1</sup> Shropshire Local plan Review: Consultation on preferred Sites Nov 2018

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

<sup>3</sup> Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015





Donnington and Albrighton LNR



Shrewsbury Arms, a Grade II listed building



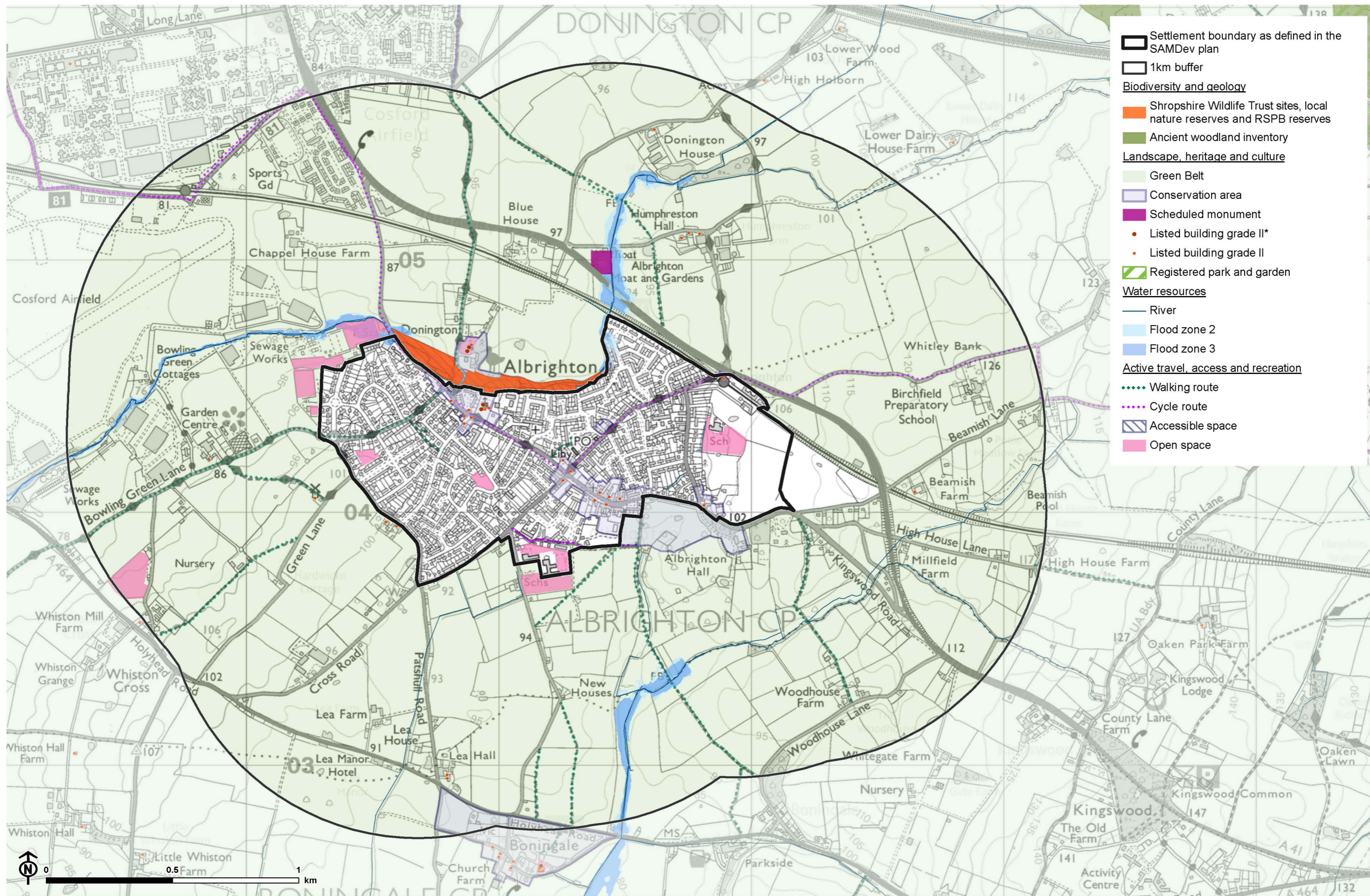
Albrighton Moat and Garden



View along footpath 0102/6/1





## Existing Green Infrastructure Assets and Key Constraints






## 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>■ Donnington and Albrighton Local Nature Reserve (LNR) borders the northern edge of the settlement, and includes a meadow, a willow woodland area, pools and Humphreston Brook. This is also identified as a core area in the Shropshire Environment Network mapping.</li> </ul> <p><b>Notable and Priority Habitats</b></p> <ul style="list-style-type: none"> <li>■ There are sections of deciduous woodland Priority Habitat, notably several linear tracts along the watercourses such as Humphreston Brook.</li> <li>■ South east of the settlement, there is an area of lowland meadow, noted as a priority habitat. This is located along the brook near Kingswood Road Nurseries.</li> <li>■ There are no ancient woodlands within the study area.</li> <li>■ Corridors identified in the Shropshire Environment Network mapping predominantly follow the water courses, notably the Humphreston brook. The railway line running through the centre of the site is also an identified corridor.</li> </ul> <p><b>Species</b></p> <ul style="list-style-type: none"> <li>■ Records of Protected and Priority species within the study area are scattered and there are no clear clusters of sightings to suggest there are notable populations utilising specific habitats within the settlement and buffer. 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 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 settlement of Albrighton and the western half of the buffer area is characterised as estate farmlands, which have framed views and are noted for parklands and associated veteran trees<sup>4</sup>.</li> <li>■ The eastern part of the study area is characterised as timbered plateau farmlands, featuring an ancient pattern of hedged fields with characteristic prominent hedgerows and hedgerow trees. River valleys are also noted for being wooded.</li> <li>■ Overall the study area has low sensitivity to development, with a medium-high sensitivity score for both visual and landscape sensitivity associated with employment development.</li> <li>■ The land within the study area is classified as grade 2 and 3 for agriculture.</li> <li>■ There is no land north of the settlement under countryside or environmental stewardship agreement.</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>■ Albrighton Moat and Gardens is a Scheduled Monument north of the settlement associated south of Humphreston Hall.</li> <li>■ There are a number of Grade II listed buildings within the settlement and its surroundings. This includes: <ul style="list-style-type: none"> <li>– The Shrewsbury Arms;</li> <li>– Beamish House;</li> </ul> </li> </ul>

<sup>4</sup> The Shropshire Landscape Typology, 2006

	<ul style="list-style-type: none"> <li>– The Old Windmill, off Green Lane; and</li> <li>– Outbuildings associated with Humphreston Hall.</li> </ul> <ul style="list-style-type: none"> <li>■ There are three conservation areas within the study area, including Albrighton, Albrighton Station Road and Donington and Albrighton.</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>■ Humphreston Brook, a tributary of the River Worfe runs east-west along the northern boundary of the settlement. Donnington Pool, located on this brook, is classified as a Lake under the Environment Agency Open River data set.</li> <li>■ There are further small brooks which run through the study area.</li> </ul> <p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>■ The land adjoining Humphreston Brook is designated as Flood Zone 3 along the northern boundary of the settlement. Donnington Pool Local Nature Reserve is in this zone and has a Historic Land Use as floodplain.</li> <li>■ The land surrounding the water course south of Albrighton, east of Newhouse Lane is categorised as Flood Zone 3. This is predominantly agricultural land.</li> <li>■ Environment Agency surface water flood mapping indicates that there are areas throughout the town which are at high and medium surface water flood risk.</li> <li>■ Responses to the town and parish council consultation raised increased flood risk from new development as a key issue to be resolved.</li> </ul> <p><b>Pollution</b></p> <ul style="list-style-type: none"> <li>■ Diffuse agricultural pollution affects the whole study area, impacting riparian biodiversity and natural habitats, The western half of the study area, including half of Albrighton itself, and the south eastern corner of the study area are in the Groundwater West Midlands Nitrate Vulnerable Zone (NVZ). The whole study area lies within the Surface Water River Worfe (Wesley Book to River Severn) NVZ.</li> </ul> <p><b>Sustainable Urban Drainage Systems (SUDs)</b></p> <ul style="list-style-type: none"> <li>■ The highly varied permeability across the study area means both infiltration and attenuation SUDs are considered to be suitable<sup>5</sup>.</li> <li>■ There is an SPZ1 to the west of the settlement.</li> </ul>

<sup>5</sup> Shropshire Outline Water Cycle Study (2010)

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



### Transport Context

#### Rail

- The town is served by Albrighton Railway Station, which is served by West Midlands trains with links to Shrewsbury, Wolverhampton and Birmingham New Street

### Active Travel

#### Walking

- There are several PRow extending from the settlement to the wider countryside, particularly in the east of the study area running north and south out of the town.
- Bowling Green Lane and Rectory Road in the western part of Albrighton form part of the Monarch Way, a 615-mile route tracing the escape of King Charles II after his defeat at the Battle of Worcester in 1651.

#### Cycling



- The National Cycle Network enters the north western edge of the study area but does not go as far as the settlement of Albrighton itself. The route is then taken over by the Shropshire Cycle Route 81 which runs through the town centre and continues east out of Shropshire towards Codsall. This route however offers little in terms of cycle priority.

### Access and Recreation

- Open space provision within the study area predominantly consists of outdoor sports provision, including at Albrighton Primary and Infants School, St Mary's C of E primary School, Albrighton Cricket Club, the playfield of Worthington Drive. Albrighton Football Club and Albrighton Bowling Club. The provision of these is generally dispersed to the outskirts of the settlement.
- This said, the Talbot Road and Abney Road Greenspaces provide local accessibility to greenspace, and both of these are located in the western part of the town.
- Donnington Pool Local Nature Reserve is an important provision of natural and semi-natural open space provision, located on the northern border of Albrighton settlement. This area provides the significant majority of accessible natural greenspace to the town, certainly in terms of large strategic scale greenspace.
- In terms of all open space, Albrighton has 2.1Ha/per 1000 persons, which is significantly below the Shropshire average of 6.8Ha/1000 persons. The largest deficiency is in natural and semi-natural green space (deficient by over 1ha) but the deficiency in parks and gardens is also important as there is currently no provision for this within the settlement<sup>6</sup>.
- As a result of the town having only one accessible greenspace over 1.5Ha in size, accessibility to natural greenspace declines as you travel further away from Donington Pool Local Nature Reserve. In addition, this green space is designated for ecological reasons and therefore the increase in population provided by new housing puts greater strain on this important asset. Concern was raised about this issue was raised in response to the parish and town council survey.

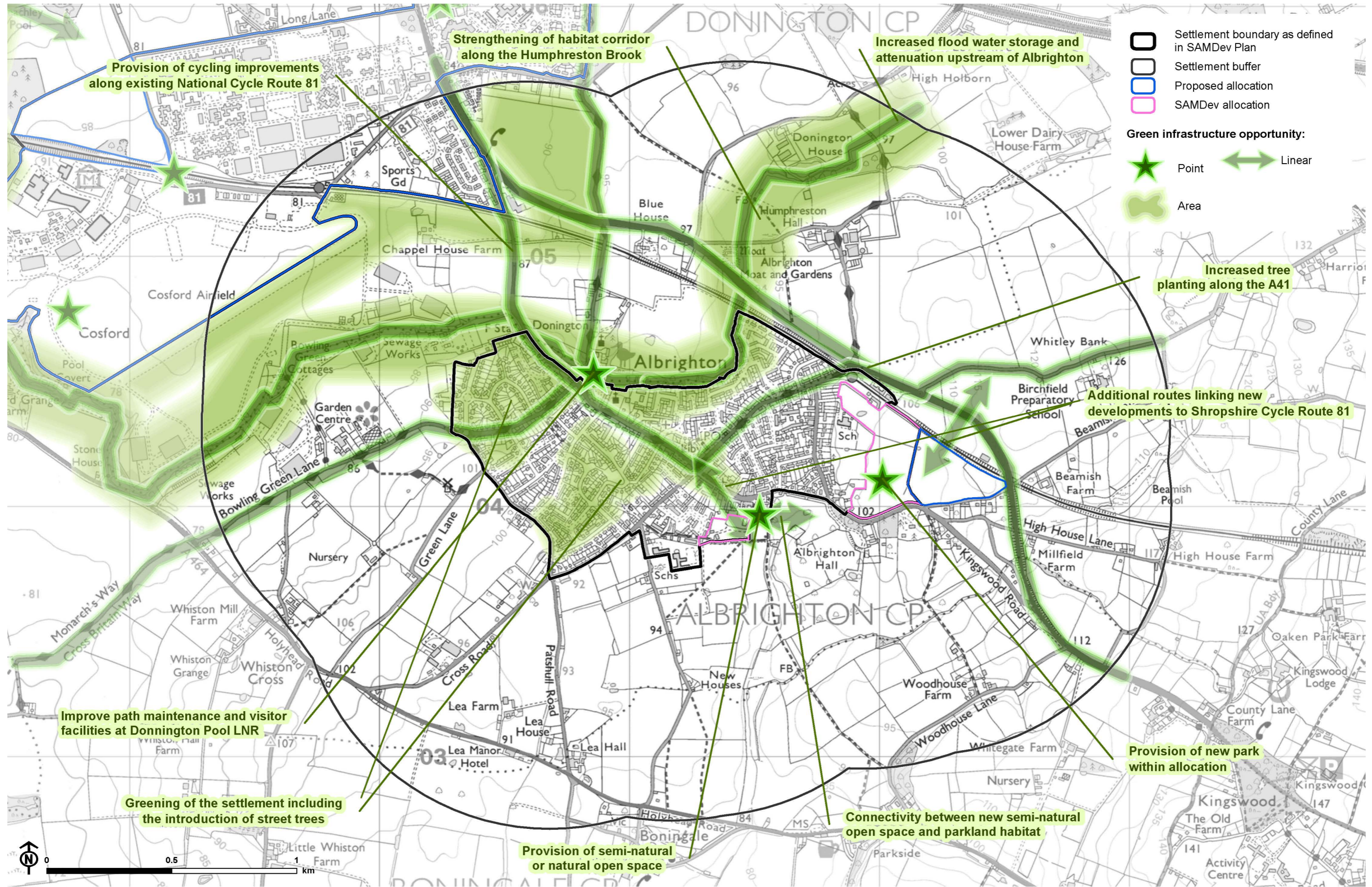
<sup>6</sup> Shropshire Open Space Needs Assessment (2018)



<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 indices of health deprivation indicates that the south and west of the study area us more deprived with regard to health and is in the 40-50% most deprived in the context of Shropshire. The western part of the settlement of Albrighton is identified as being within one of the 10% least deprived areas , therefore in general, health deprivation is not considered to be a significant issue for Albrighton.</li> </ul> <p><b>Child Obesity</b></p> <ul style="list-style-type: none"> <li>■ Public Health England data shows that there are relatively low levels of childhood obesity and excess weight throughout the study area.</li> </ul> <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>■ Air Quality 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>■ Current open space provision primarily comprises the provision of outdoor sports which has limitations to both use and accessibility.</li> <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: 0.10ha per 1000 persons (2018 population base). Analysis shows that the northern part of the town falls within 400m of such provision, however the southern side of the settlement does not.</li> <li>– Allotments: 0ha per 1000 persons (2018 population base). There is provision of allotments immediately north west of the settlement which is accessible to the western half of Albrighton.</li> <li>– Provision for Children and Teenagers: 1 space in total. Analysis shows that the majority of the town falls within 800m of such provision, however the eastern side of the settlement does not.</li> </ul> </li> <li>■ See the Open Space Assessment appended to the GI Strategy Report for more details.</li> <li>■ The Albrighton Place Plan identifies a need for an adult football pitch and a new children' play areas, youth shelter and multi-use games area in Albrighton, specifically related to the development East of Shaw Lane.</li> </ul> <p><b>Noise Pollution</b></p> <ul style="list-style-type: none"> <li>■ Road noise of 55dB Lden3 or more over 24 hours affects the northern and eastern parts of the settlement. This is associated with the A41 which bypasses Albrighton to the north, and the M54 which runs north of the study area.</li> </ul>
<p><b>Key Theme 6: Climate Change</b></p> 	<p><b>Tree cover</b></p> <ul style="list-style-type: none"> <li>■ All National Forest Inventory woodland within the study area is broadleaved which is effective at sequestering and retaining carbon. These include riparian planting at Donnington Pool Local Nature Reserve, alongside Humphreston Brook, near Cordy Lane and near the Midland Police training range, and around the ditch near Poole Meadow Farm.</li> <li>■ The Shropshire Council tree audit shows that there are a number of trees within the settlement itself, including species of Oak, Yew and Sycamore, which help to provide shelter from increased temperatures and rain events, which are expected to increase as climate change takes effect.</li> </ul> <p><b>Flooding Climate Change Allowance</b></p> <ul style="list-style-type: none"> <li>■ Modelling suggests that taking account of climate change, flooding will bypass current flood zone 3 levels in over 50% of events by only a small amount, with limited impact on the settlement itself.</li> </ul>



## Green Infrastructure Opportunities









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CB/KC EB/Beetham\_m LUC 10924-02\_003\_Albrighton 23/07/2020 Source: OS, LUC









## 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, including along the Humphreston Brook where habitat strengthening including tree planting and restoration and enhancement of wetland / riparian is recommended.</li> <li>■ Development north-east of the settlement, alongside the railway line should retain and, where possible, improve the existing bordering vegetation to retain the railway's function as a Shropshire Environment Network corridor.</li> <li>■ Additional habitats could be introduced at the many outdoor sport provision assets within the settlement by introducing rough grassland or hedges on the edge of the pitches on the borders of the sites.</li> <li>■ Provision of open space at the proposed housing allocation at Kingswood Road and Beamish Lane should include natural or semi-natural areas.</li> <li>■ Enhancement of the visitor facilities at the Donington Pools LNR such as paths, litter bins and interpretation, in order to help accommodate increased visitor numbers is recommended. Protection and enhancement of deciduous woodland along the Humphreston Brook corridor would benefit not only the wildlife corridor but also recreation.</li> </ul>
<p><b>Key Theme 2: Landscape, Heritage and Culture</b></p> 	<ul style="list-style-type: none"> <li>■ Views to historic features such as the Albrighton Moat scheduled monument from the Monarch Way should be maintained and the historic importance of this route should be emphasised through interpretation and information material.</li> <li>■ Tree planting and enhancement of woodland along Humphreston Brook , characteristic of the timbered plateau farmlands to the south and east of the settlement is recommended.</li> </ul>
<p><b>Key Theme 3: Water Resources</b></p> 	<ul style="list-style-type: none"> <li>■ There is the opportunity to increase flood water storage and attenuation with planting upstream of Albrighton to reduce the fluvial flood risk. North of the A41 where the flood risk zone is more expansive this could involve the creation of wetland / riparian habitat along the Humphreston Brook.</li> <li>■ The greening of the settlement, including the introduction of street trees, within new developments and council owned land to the west of the settlement will intercept rainwater and help to limit the build-up of surface water in high rainfall events.</li> <li>■ Tree planting along the edge of the proposed RAF Cosford allocation to north is recommended as this will slow the flow of water to Albrighton Brook.</li> <li>■ Green Infrastructure improvements within the study area should tie in with other work taking place as part of the Place Plan priority to ensure provision of flood risk management infrastructure that is appropriate to local conditions, including both surface water and flood risk, as delivered by the established flood group.</li> <li>■ All new developments should utilise sustainable urban drainage approaches.</li> </ul>

<p><b>Key Theme 4: Active Travel, Access and Recreation</b></p> 	<ul style="list-style-type: none"> <li>■ Improvements to cycling priority on Shropshire Cycle route 81 through Albrighton should be introduced, alongside additional cycle parking at key destinations in the town, such as shops and recreation facilities.</li> <li>■ New development at the east of the settlement should be linked to the existing Shropshire Cycle Route 81 (which as stated above, should be improved) to encourage active travel.</li> <li>■ Improve wayfinding and interpretation along the Monarch Way and provide footpath links from the new developments.</li> <li>■ Improved maintenance of paths and additional visitor facilities including litter bins and benches at Donnington Pool LNR is recommended to accommodate additional residents and development at the proposed RAF Cosford allocation.</li> </ul>
<p><b>Key Theme 5: Health and Wellbeing</b></p> 	<ul style="list-style-type: none"> <li>■ Provision for open space associated with the new development East of Shaw Lane should include multifunctional open space which provides an adult football pitch, children's play area, youth shelter and multi-use games area, as well as incorporating allotments, natural and semi-natural greenspace areas including woodland belts and hedgerows. This open space should be large enough to meet policy standards and include multiple accesses to improve accessibility from the eastern part of Albrighton.</li> <li>■ Increased trees planting along the A41 is recommended to help reduce the perception of noise pollution and help mitigate Co<sub>2</sub> emissions associated with the traffic within the study area.</li> </ul>
<p><b>Key Theme 6: Climate Change</b></p> 	<ul style="list-style-type: none"> <li>■ Increased tree planting is recommended in the town to create urban shading and absorb carbon dioxide.</li> <li>■ All new planting should provide climate resilient species.</li> </ul>

Summary of key opportunities						
Improved maintenance of paths and additional visitor facilities including litter bins and benches at Donnington Pool LNR to accommodate additional residents and development at the proposed RAF Cosford allocation.	✓			✓	✓	
Enhancement of environmental corridors along Humphreston Brook through tree planting and creation / enhancement of riparian habitats to create a strong, continuous habitat mosaic. In east this should include woodland in line with the Timbered Plateau characteristics.	✓	✓	✓			✓
New open space at the developments off Shaw Lane / Kingswood Road / Beamish Lane should include provision for a park, incorporating children's play, an adult football pitch, youth shelter, multi-use games area, allotments and natural spaces, and provide habitat linking to the Shropshire Environment Network corridors, particularly the railway line.	✓			✓	✓	
Improved wayfinding and path maintenance along the Monarch Way, including retaining and securing views to historic features and interpretation of the historic importance of the route.		✓		✓	✓	
Provision of cycling improvements throughout the town, particularly focussed on Shropshire Cycle Route 81, and ensure new developments off Shaw Lane / Kingswood				✓	✓	✓



Summary of key opportunities						
Road / Beamish Lane are linked to the existing cycle network through additional routes.						
Increased tree planting along A41 to reduce the perception of road noise, strengthen the environmental corridor and help mitigate Co <sub>2</sub> emissions associated with the traffic.	✓				✓	✓
Increase flood water storage and attenuation by planting, upstream of Albrighton, to reduce the fluvial flood risk.	✓		✓			✓
The greening of the settlement, including the introduction of street trees, within new developments and council owned land to the west of the settlement will intercept rainwater and help to limit the build-up of surface water in high rainfall events.	✓		✓			✓