



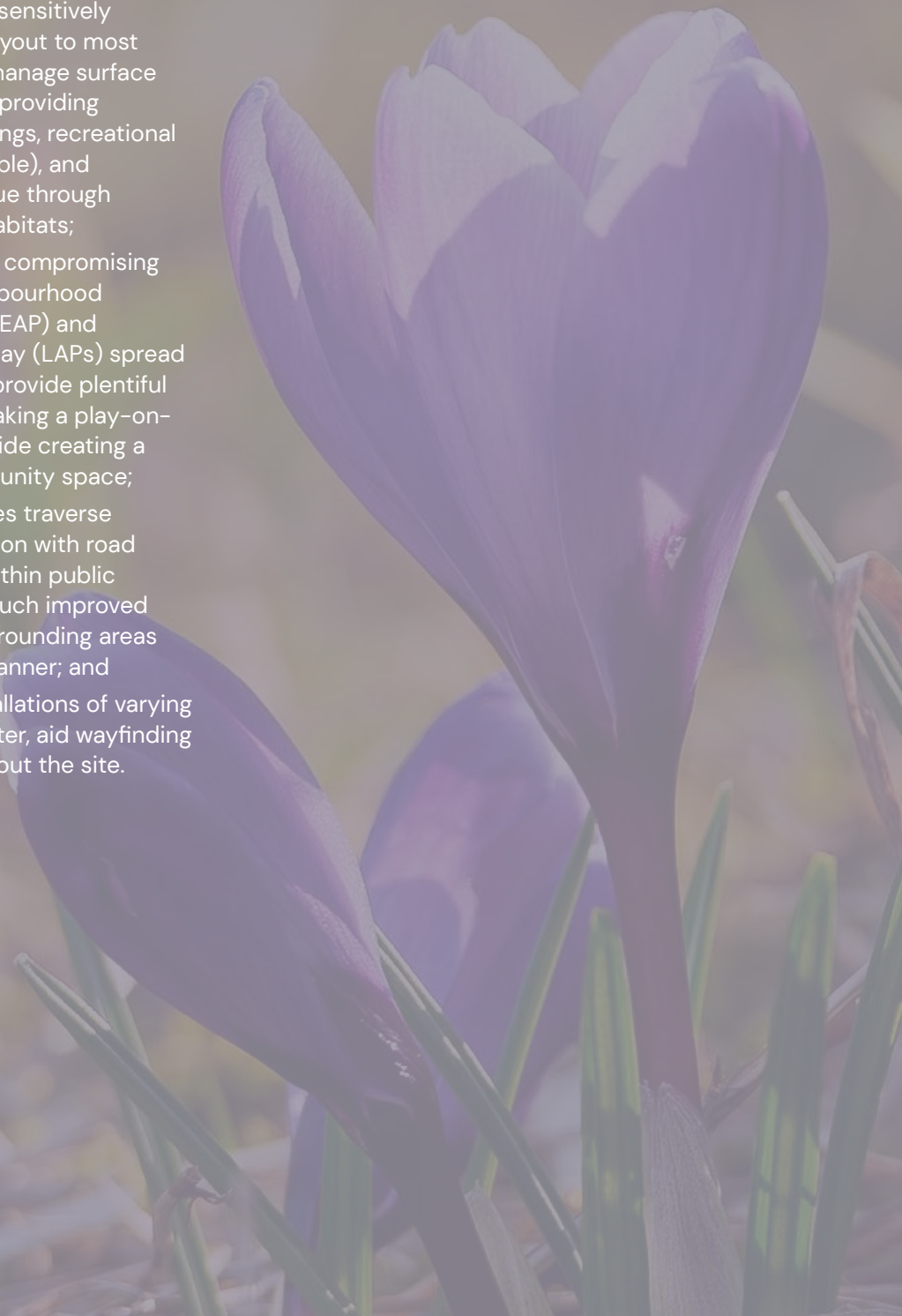
ALBRIGHTON SOUTH
ENVIRONMENTAL ENHANCEMENT STRATEGY

JUNE 2024 | P24-O225 | PREPARED BY PEGASUS GROUP

DRAFT

SUMMARY OF ENHANCEMENTS

- » A total of 20.3ha would be made available for biodiversity, recreation and water management – with habitats and environments ranging from green corridors, semi-natural greenspaces, amenity green spaces, play spaces, community productive landscapes, and Sustainable Drainage Systems (SuDS) basins. In combination, these shall greatly exceed the minimum 10% biodiversity net gain required;
- » Planting of over 3.1ha of woodland planting (native trees with native shrub understorey), 543 individual native trees, 122 feature trees, 523 street trees, 45 orchard trees – all set within extensive areas of tussocky meadow, wildflower meadow, wet-tolerant meadow (within SuDS) and limited areas of amenity grass;
- » Situated within the Green Belt, creating a new defined edge to the developed southern extent of Albrighton is a key focus of the site design – with a deep, dense woodland belt and landscape setting proposed along this sensitive southern boundary;
- » Separation from Boningale Conservation Area (south-east of the site) is also provided through the inclusion of woodland belts and substantial depth of open green space along the southern boundary in closer proximity to it;
- » Sensitivity to the setting of Lea Hall (Grade II listed residential property), sitting outside the site's southern boundary, has been achieved by a substantial depth woodland belt and orchard planting to these boundaries to provide a tranquil setting and layered screening;
- » Retention of existing hedgerow and tree group vegetation within and to site boundaries has played a fundamental consideration in site layout, limiting proposed removals to those necessary to achieve access only. Retained vegetation is to be enhanced, infilled and set within an attractive landscape setting;
- » Ecological corridors through and along site boundaries are greatly enhanced through the diversification of current habitats – enhancing existing poor-quality hedgerows surrounded by monoculture crops of little value, with additional woodland, hedgerow, tree planting, tussock grassland, wildflower meadow, and wetland habitats within SuDS;
- » SuDS features have been sensitively incorporated within the layout to most suitably store, treat and manage surface water runoff – whilst also providing attractive landscape settings, recreational functionality (where suitable), and extensive biodiversity value through creation of more varied habitats;
- » A network of play spaces, comprising a centrally-located Neighbourhood Equipped Area for Play (NEAP) and multiple Local Areas for Play (LAPs) spread throughout the site shall provide plentiful opportunities for play – taking a play-on-the-way approach alongside creating a central destination community space;
- » Footpaths and cycle routes traverse the site both in combination with road hierarchy as well as set within public open spaces, providing much improved connectivity between surrounding areas in a safe and attractive manner; and
- » A series of public art installations of varying forms to establish character, aid wayfinding and placemaking throughout the site.





CONTENTS

SUMMARY OF ENHANCEMENTS	02
INTRODUCTION	04
PLANNING CONTEXT	06
SETTING THE SCENE	10
THE PROPOSALS	14
CA1 – PATSHULL GATEWAYS	18
CA2 – GREEN BELT GREEN CORRIDORS	20
CA3 – HEDGEROW HABITATS	22
CA4 – DESTINATION GREENSPACE	24
CA5 – BONINGALE BUFFER	26
CA6 – GREEN NECKLACE	28
CA7 – COMMUNITY FACILITIES	30
SUSTAINABLE DRAINAGE SYSTEMS	32
CLIMATE RESILIENCE	34



Pegasus Group
33 Sheep Street
Cirencester
Gloucestershire
GL7 1RQ
www.pegasusgroup.co.uk | T 01285 641717
Prepared by Pegasus Design on behalf of Boningale Homes
Pegasus Design is part of Pegasus Group Ltd

June 2024 Project code P24-0225
Contact: Environment – Isaac Butler-Davis / Neil Furber
© Copyright. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Ltd.
Crown copyright. All rights reserved, Licence number 100042093.
♻️ Printed material produced by Pegasus Design Cirencester is printed on paper from sustainably managed sources and all parts are fully recyclable.

-	June 2024	First Issue	IBD/NF



INTRODUCTION

PURPOSE OF THIS DOCUMENT

- 1.1 This Environmental Enhancement Strategy (EES) supports the outline application with a specific focus on environmental enhancements developed through a landscape and ecologically-led design approach. Drawing upon work undertaken to date to understand the green and blue infrastructure functionality of the site, the landscape and ecological approach reinforces the vision and ambitions for the site with the aim of providing long-term landscape mitigation and enhancement.

THE VISION

Albrighton South shall meet the growth needs of the local community, with community facilities and greenspaces that allow for people and nature alike to continue to grow, strengthen and flourish through all stages of life. Intrinsic to this vision is longevity – to not only fulfil immediate needs, but to provide security that these provisions can be sustainably upheld for generations to come.

THE AMBITION

- 1.2 Albrighton South shall provide a sustainable urban extension to facilitate the needs of the growing local community of Albrighton. Through a series of connected multi-functional green spaces, the site shall deliver an eclectic mix of varied landscapes to allow the local community and wildlife the opportunity to thrive – not only meeting today’s needs, but providing resilience for the future.
- 1.3 Starting with the retention and enhancement of existing blue and green infrastructure as a core value of the development, proposals integrate these features as a key backbone into the design of greenspaces throughout the site. With multi-functionality always in mind, wherever possible without detriment to core functions, spaces shall provide for both people and nature.

OBJECTIVES

- 1.4 The project objectives are to provide a development fit for the future of Albrighton community, through provision of greenspaces which acknowledge the key needs of residents in a sustainable manner.
- 1.5 This EES focuses upon the scheme’s landscape and environmental enhancement: these core objectives are applied within the landscape and ecologically-led context which has driven the design development in response to the setting, designations and local context.
- 1.6 The proposed development sets to achieve a significant biodiversity net gain. The proposed Biodiversity Net Gain (BNG) within the site shall be provided predominantly within public open spaces, and shall provide a plethora of benefits. In many cases, these shall be provided in a multi-functional approach through landscape elements such as SuDS features, informal recreation spaces and creation of new habitats such as woodland within the site.

LANDSCAPE OBJECTIVES

- 1.7 The landscape approach to the development as a whole is to create a blended interface between the developed edge of Albrighton and the open countryside beyond. Central and northern green spaces echo the village greens and formal deep grass verges of Albrighton high street; meanwhile, the eastern and southern site boundaries take a much more informal and naturalistic character inspired by tree belts scattered throughout the countryside beyond.
- 1.8 A pivotal consideration behind all design choices shall be seeking opportunities to retain and enhance existing, and create new landscape features of ecological value. This may be simple considerations such as incorporating existing ponds into green spaces throughout the site, including swales of wildflower within areas that would typically be formal grass, and incorporating expansive depths of native shrub and tree planting to site boundaries.

SUSTAINABILITY

- 1.9 Proposals promote sustainable transport principles through the incorporation of cycle routes, bus routes, and extensive footpath networks. The green infrastructure network shall be key in the delivery and connectivity of these networks, providing these routes set within green spaces wherever practical, safe and feasible to do so.
- 1.10 Blue infrastructure shall also form a key characterising feature within the network of green spaces throughout the site, and shall wherever possible provide multi-functional uses to maximise the benefits they bring to both people and biodiversity. Landscape design choices will also consider climate resilience and ensuring the longevity of the design for the future, thus its management and maintenance has also been a key consideration.

LANDSCAPE DESIGN

- 1.11 Connectivity between key destinations within and beyond the site shall be key in shaping key locations and green space typologies throughout the site, all working within the constraints and opportunities of existing ecologically value landscape features. For example, high quality hedgerows and tree groups within the site shall be retained wherever feasible and incorporated within green spaces through the site, with additional landscape proposals working to enhance these habitat corridors. In most cases, these corridors shall form multi-functional spaces – providing habitat corridors for nature, blue infrastructure through the site, movement corridors and recreational spaces for people.
- 1.12 Access to play, and how this influences locations of both formal and informal play opportunities within the site, is integral to the linking of green spaces. Key Consideration shall be given to providing easily accessible spaces throughout the site for residents, as well as how informal play-as-you-go and destination play spaces relate to key movement corridors such as to the primary school, secondary school, and the neighbourhood centre.

ECOLOGY

- 1.13 The scheme responds to the sensitive nature of the site, both in terms of its relationship to local communities and its adjacent landscape. From rainwater harvesting to native species, the ecology strategy protects existing, adjacent and on-site habitats.
- 1.14 The site shall deliver Biodiversity Net Gain in line with the emerging national requirement of +10% as a minimum, and shall do so in such a way to maximise benefits to both Albrighton residents, existing and new as well as local wildlife.

PLANNING CONTEXT

2.1 This section notes the national and local planning policy and guidance for the site, specific to landscape proposals and this Environment Enhancement Strategy.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.2 The NPPF (Dec 2023) is a material consideration in planning decisions and any development would need to accord with the following planning provisions. At the heart of the NPPF is a presumption in favour of sustainable development. It sets out overarching objectives to achieve sustainable development: economic, social, and environmental.

2.3 For decision-making, a development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless:

- “i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

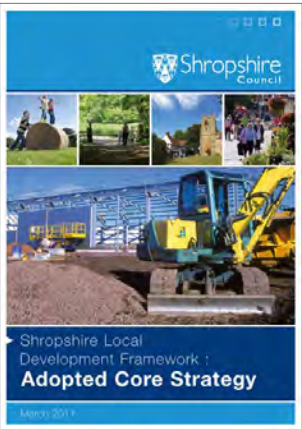
(para 11 bi-ii pg 6 of NPPF)

GREENBELT

2.4 The site sits within the Green Belt. Policy background and how the proposals would impact upon the openness and purposes of the Green Belt is covered in a separate report by Pegasus Group.

SHROPSHIRE LOCAL DEVELOPMENT FRAMEWORK (LDF)

2.5 The two key documents which make up the Shropshire Local Development Framework (LDF) are: Core Strategy DPD - adopted 24 February 2011 and, Site Allocations and Management of Development Adopted Plan – adopted 17 December 2015.



CORE STRATEGY

2.6 The Core Strategy locates the site within the East Spatial Zone:

“River Severn flows through the east zone with sloping valley sides. The surrounding land constitutes mixed farming use, planned woodland and country houses with associated parklands.”

2.7 The policies within the Core Strategy of relevance to this document include the following:



CORE STRATEGY POLICY 6:
SUSTAINABLE DESIGN AND
DEVELOPMENT PRINCIPLES

“To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

...opportunities for walking, cycling and use of public transport

...adaptable, safe and accessible to all...

Protects, restores, conserves and enhances the natural, built and historic environment... taking into account the local context and character...

Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities...”

- 2.8 The explanatory text states that trees and woodlands are important landscape, wildlife and cultural assets, therefore development should be sensitive to, protect and enhance these valued features. It acknowledges that new developments can make a positive contribution to the level of open spaces in towns and villages and connecting links between open spaces.

CORE STRATEGY POLICY 17:
ENVIRONMENTAL NETWORKS

“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...

Contributes to local distinctiveness, having regard to the quality of Shropshire’s environment, including landscape, biodiversity and heritage assets...”

- 2.9 The explanatory text notes that environmental networks many multifunctional benefits include informal recreation for communities and tourists.

CORE STRATEGY POLICY 18:
SUSTAINABLE WATER MANAGEMENT

“Developments will integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation, by ensuring that:

...New development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change...

... surface water will be managed in a sustainable and coordinated way.

- 2.10 The explanatory text states that effective management of water is important in the development of sustainable communities, helping enhance local amenity value and biodiversity through provision of green space.



SHROPSHIRE COUNCIL SITE
ALLOCATIONS AND MANAGEMENT
OF DEVELOPMENT (SAMDEV) PLAN

2.11 The policies within SAMDev Plan which are of relevance to this development include:

DEVELOPMENT MANAGEMENT POLICY
MD2: SUSTAINABLE DESIGN

“...For a development proposal to be considered acceptable, it is required to:

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set...

i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character...

ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space;

iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity”.

2.12 The text goes on to note that development should retain and enhance important views and landmarks, and respond appropriately to local environmental and historic assets.

DEVELOPMENT MANAGEMENT POLICY
MD12: THE NATURAL ENVIRONMENT

“...The avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration will be achieved by:

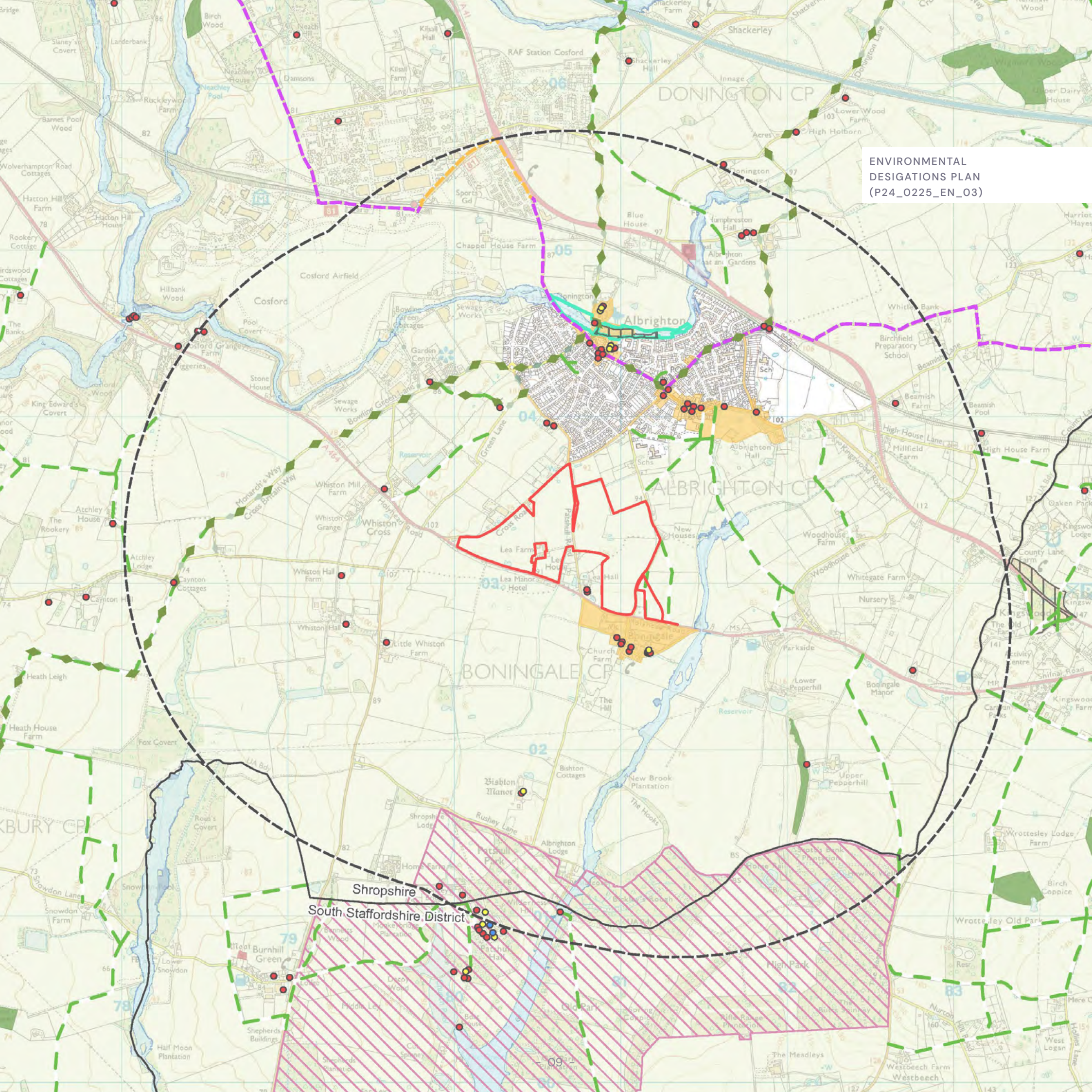
...3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.

4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area...”

2.13 Trees, hedgerows and woodlands are mentioned as integral and significant features in Shropshire’s landscape and townscapes, noting that their conservation and proper management is an essential factor in maintaining local distinctiveness.



ENVIRONMENTAL
DESIGNATIONS PLAN
(P24_0225_EN_03)



SETTING THE SCENE

LANDSCAPE CONTEXT (SETTING AND LANDSCAPE CHARACTER)

- 3.1
- The Shropshire Landscape Typology (September 2006) locates the site within LCT 14: Sandstone Estatelands, with key characteristics including:

“Arable landuse

Regular field patterns

Parkland with associated country houses

Clustered settlement pattern

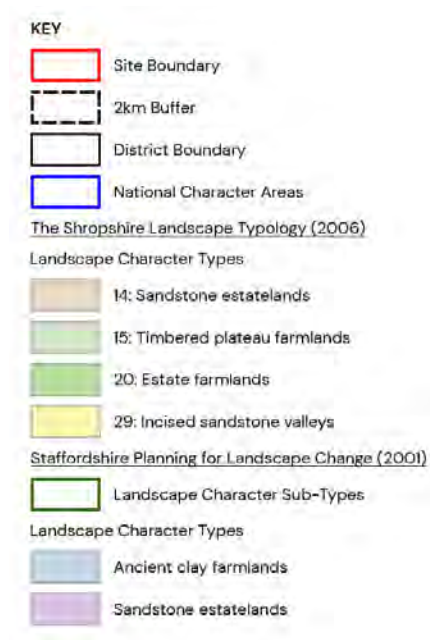
Medium – large scale, open landscapes”

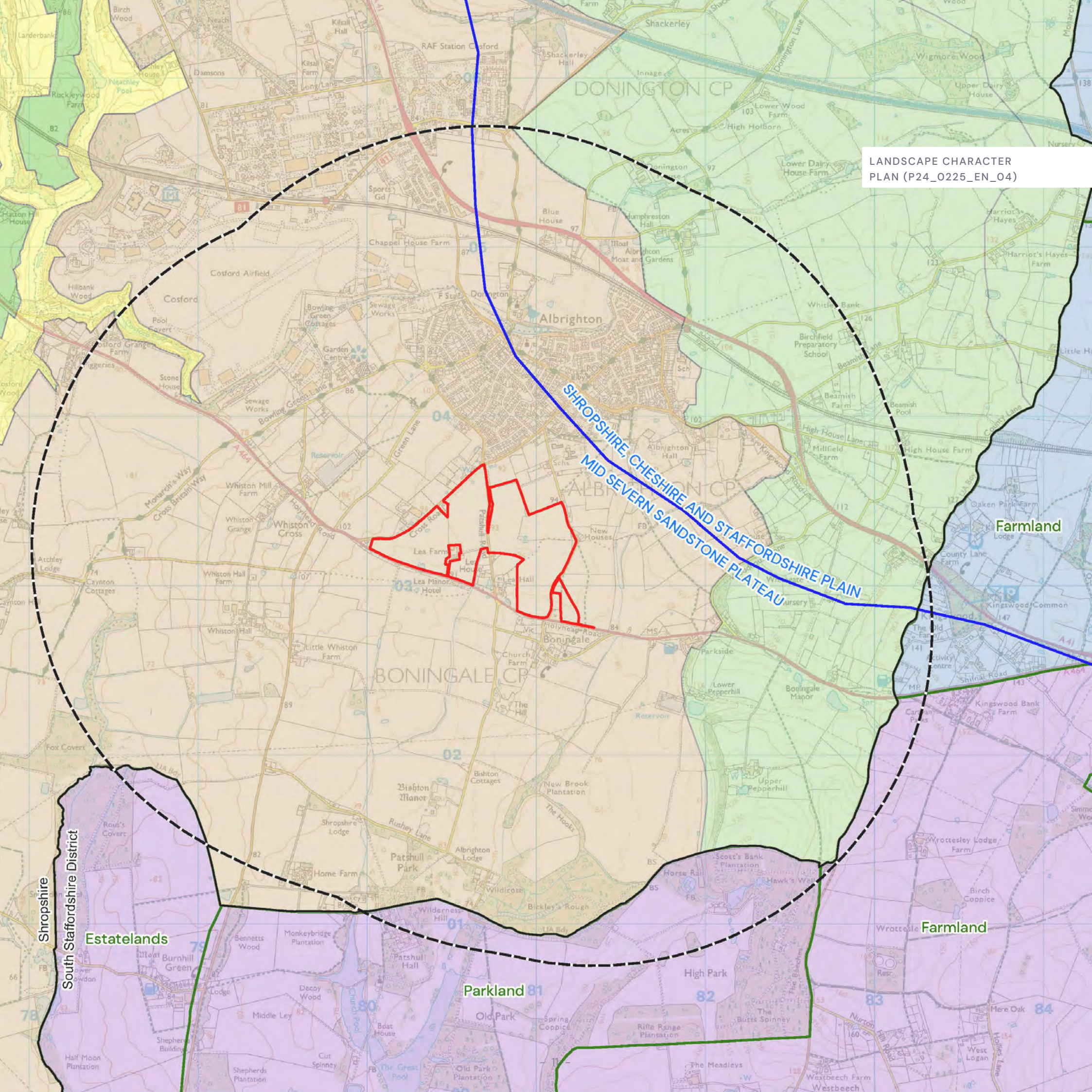
“...gently rolling, open landscapes... utilised for intensive arable and, in some areas, mixed farming... Parklands of various sizes, with their associated country houses, occur throughout these landscapes. They frequently contain veteran trees and provide significant focal points of tree cover more generally. Beyond these areas, the tree cover comprises thinly scattered field and hedgerow trees, together with occasional blocks of planted woodland, some of which may have ancient origins”.

ARBORICULTURE

- 3.2
- An Arboricultural Survey has been undertaken by FPCR for all existing trees present on or immediately adjacent to the site. Key considerations in relation to existing trees are described below.
- 3.3
- A total of 117 individual trees, groups of trees, and hedgerows were surveyed in or adjacent to the site.
- 3.4
- Of these, 24 were classified as category A (high quality), 40 as category B (moderate quality), 51 as category C (low quality) and 2 as category U (very low quality).
- 3.5
- To facilitate appropriate site access infrastructure and associated visibility splays, a number of individual trees, groups of trees, and hedgerows will be impacted upon. T1 (category B) is also proposed for removal to accommodate internal street structure.
- 3.6
- Dense mixed species tree belts and hedgerows along the southern boundary (to be retained in their majority) create a strong separation from the retained Green Belt beyond.
- 3.7
- Individual trees, groups of trees, and hedgerows within the site are also retained in their majority, retained as key ecological and landscape character features within the proposals.
- 3.8
- As part of the proposals, there is a fundamental ambition to strengthen existing tree and hedgerow resource on site. This shall be undertaken by:

 - » Infilling and additional planting to existing tree groups and hedgerows to improve quality and depth;
 - » Provide new hedgerows and woodland belts to provide further cover and connectivity through the site;
 - » Substantial individual trees within public open spaces; and
 - » A large area of orchard tree planting.





LANDSCAPE CHARACTER
PLAN (P24_0225_EN_04)

SHROPSHIRE, CHESHIRE AND STAFFORDSHIRE PLAIN
MID SEVERN SANDSTONE PLATEAU

Farmland

Farmland

Parkland

Estatelands

Shropshire
South Staffordshire District

KEY

- Application boundary
- Existing vegetation
- Existing vegetation to be removed
- Existing contours - major (dark grey) and minor (light grey)
- Proposed residential built form
- Proposed spine road
- Proposed secondary street
- Proposed tertiary street
- Proposed shared surface / private drives
- Proposed pedestrian footpath
- Proposed NEAP
- Proposed informal play/trim trail opportunity
- Proposed public art opportunity
- Proposed feature tree
- Proposed native tree
- Proposed street tree
- Proposed orchard tree
- Proposed native tree belt with native shrub understorey
- Proposed native hedgerow
- Proposed wet tolerant native shrub
- Proposed ornamental shrub
- Proposed marginal planting
- Proposed amenity grass
- Proposed wildflower meadow
- Proposed tussocky meadow
- Proposed wet-tolerant meadow to SuDS basins

Footpath connections on to existing footpath network improves pedestrian connectivity within local area

SuDS basins to include wildflower grassland and planting to suit ground conditions to increase habitat diversity for nature and residents

Breaks in the southern boundary woodland belt are offset by dense scattering of trees set around the junction, providing an appropriate entrance character whilst layering screening of development from the south-west

New roundabout junction provides main access into the site. Requiring vegetation removal to accommodate works and visibility splays, removals are extensively offset by substantial tree belts (set behind visibility splays), minimising open views of development from the south. Public art features to roundabout centre provide a strong entrance feature and establish a sense of place and character upon arrival

Deep set back of built form from southern boundary combines with scattered layering of trees, semi-natural landscaping and SuDS basins to further strengthen the new green belt edge

10-20m depth of woodland belt provides strong reinforcement and infilling of existing vegetation along the southern site boundary, defining the new green belt edge

Community green space to be provided on northern point of site, furthering current pondside areas to opposite side of Patshull Road

Existing roadside hedgerow to be removed to facilitate improved pedestrian connectivity - with replacement native hedgerow proposed beyond footpath edge

Amenity landscaping and public art create strong focal entrance to site

Patshull Road downgraded to foot/vehicular access to properties only, providing improved access route th

SECONDARY SCHOOL

Community orchard (species of local provenance) set within wildflower meadow provides quality amenity space for residents, and high biodiversity value through habitat diversity

Neighbourhood Equippe Area for Play centrally located to maximise accessibility



KEY OPPORTUNITIES & PRINCIPLES

- » Mitigate the impact on the setting of Boningale Conservation Area through careful masterplanning, buffers and screening, and sensitive design, including the use woodland/ tree belts to help integrate the development into the rural landscape.
- » Enhance connectivity and habitat links between adjacent areas through landscape proposals, in particular a strong central green corridor connecting existing tree groups and hedgerows within the site, to provide a succinct green infrastructure network;
- » Maximise tree planting to increase carbon sequestration and specify species considering climate resilience;
- » Plant a wide range of tree species and plant communities to contribute to biodiversity and create a more resilient tree population;
- » Explore opportunities to provide or enhance key habitat types on site;
- » Deliver Biodiversity Net Gain through a combination of various on-site enhancements;
- » Protect and enhance existing hedgerows to provide valuable wildlife corridors;
- » Create new woodland edge planting along the site boundaries to enhance ecological connectivity as well as provide visual screening;
- » Ensure any invasive plant species present on site are removed to minimise the risk of them spreading to adjacent areas;
- » Incorporate sustainable drainage systems intrinsically within green spaces to mitigate flood risk;
- » Provide opportunities for outdoor recreation within walking distance of the existing developed edge of Albrighton;
- » Design with consideration for local character and materials; and
- » Enhance the accessibility of existing pedestrian and cycle connections within the surrounding area to aid the improvement of the broader network.

THE PROPOSALS

VISION

Peripheral green spaces are integral to providing a softened setting to the development adjacent to the Green Belt, whilst a series of well-connected green spaces laced through the centre of the site focusses on provision of multi-functional amenity space for residents. Connectivity between all of these spaces provides a greatly strengthened connectivity and provision of habitats within the local area.

The design will provide extensive and varied environmental enhancements to maximise ecological benefit, whilst also mindful of the opportunity that appropriate landscape features have to strongly contribute to the strengthening of the local landscape character.

The existing landscape shall be greatly diversified and enhanced into a series of informal, natural character spaces which connect to the site's surroundings. The public open spaces will seamlessly incorporate existing landscape features and habitat corridors, as well as proposed sustainable water management features in their most suitable locations, creating high quality landscapes of high multi-functionality. They shall also provide a strong buffer to proposed built form at key interfaces with the surrounding landscape, to not only enhance their setting but also integrate within it.

Green spaces will work hard to deliver attractive, healthy setting for residents and users to live, work and play. Multi-functionality of these green spaces shall ensure that all leisure, recreation, and connectivity with nature needs are met. The experience shall be further enhanced through incorporation of public art.

A cohesive movement network shall provide ease of access through the site for cars, cyclists and pedestrians alike. Key spine roads run through extensive green spaces, allowing users to appreciate the landscape whilst they weave through it.

- 4.1
- The Masterplan has evolved via a carefully selected multi-disciplinary professional, public engagement process, and local authority discussions. This ensures the progressed design respects its setting, local context, condition and character.

LANDSCAPE MASTERPLAN

- 4.2
- The site covers a large area of currently arable fields, however constraints and opportunities across the site vary field by field. The landscape design will be sensitive to these intricacies, insuring it delivers upon the varied mitigation factors across the site, as well as the key public amenities and functionality for residents. In addition, the landscape will maximise biodiversity and ecology in a multi-functionality approach to maximise leisure and recreational provision for residents.
- 4.3
- A series of overarching principles underpin the development of the landscape masterplan to provide a characterful, coherent scheme that is appropriate to its setting and delivers the requirements of residents alongside wider public and environmental benefits.

BIODIVERSITY

- 4.4 The landscape design seeks to build upon the interconnected matrices of habitats and ecological networks provided through the existing structure of tree groups and hedgerows. Taking its cues from the existing surrounding landscape character and context, and identifying key ecological opportunities has helped to shape a well-informed, and priority driven approach to habitat creation.
- 4.5 The proposed design will minimise the impact on landscape features of high distinctiveness such as existing tree belts and hedgerows. Retention (as far as practicably possible, limiting removals to achieving access only), protection and appropriate setting of these habitats, along with the landscape and ecology led design approach, aims to maximise enhancement and obtain a high Biodiversity Net Gain score.

ECOLOGICAL MITIGATION AND ENHANCEMENT MEASURES

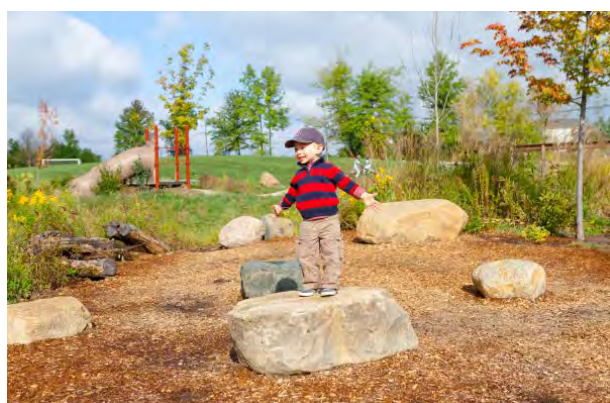
- 4.6 The proposal will apply the following mitigation strategy:
- » Retain existing habitats and ecologically valuable features as far as is practicably possible;
 - » Optimise their suitability as habitats to support local wildlife through enhancement measures through enhancement and improved connectivity; and
 - » Provide new landscape features of high habitat value to local wildlife to further diversify suitable wildlife provision for species present within the local area.

ARBORICULTURE

- 4.7 Key considerations for the development of design in relation to existing trees are described below:
- » Where possible existing woodland, trees and hedgerows will be retained, paying particular attention to those of high or moderate quality, or features which provide a particularly strong contribution to local landscape character;
 - » Proposals shall allow ample space for existing (and proposed) vegetation to grow and thrive to their full potential and lifespan unimpeded, and without detrimental impact on surrounding green spaces or built form;
 - » In the limited areas that vegetation removal is proposed (to achieve suitable site access), these removals shall be extensively mitigated against through replacement planting within the site; and
 - » In limited situations where development may impinge upon root protection areas, necessary measures shall be put in place, such as no-dig construction methods, to ensure that the health and future lifespan of the vegetation is not impacted (to be assessed and appropriate measure proposed at detailed design stage).

WATER BODIES AND SUSTAINABLE DRAINAGE

- 4.8 A number of existing water body and associated surrounding vegetation sit within middle of fields and along boundary lines, and shall be retained as existing for their drainage, ecological and landscape character value. A number of water accumulations/wetter ground also exist at low points throughout the site, which in conjunction with the proposed sealed surfaces associated with the development, have been taken to inform how a Sustainable Drainage System can be integrated into the site to minimise flood risk associated with the development.
- 4.9 A surface water drainage strategy has been prepared for the proposed development, which includes 5 basins, to restrict the peak runoff rate to the undeveloped (greenfield) equivalent, ensuring no increase in flood risk on-site or downstream of the development. Sustainable drainage will be incorporated into the proposed development in a variety of features to improve water quality, reduce flood risk and provide multi-functional amenity and biodiversity value to the site. Measures to allow the collection and reuse of rainwater for non-potable applications will also be provided.



A GREEN SETTING

- 4.10 As part of the development, there is opportunity to provide new public amenity accessible and of value to the local community. The proposed alterations to the existing road network surrounding the two site parcels, in combination with those proposed through the site, provide a substantial improvement to pedestrian, cyclist and vehicular permeability between the existing community of Albrighton, into the site, and on through to the landscape beyond.
- 4.11 Footpath and cycleway routes within the site are (wherever feasible) set within expansive areas of high-quality public open space, to provide opportunities to access these spaces as a destination, or to simply appreciate a closeness with nature in transit.

BROAD BRUSH / FINER GRAIN

- 4.12 A highly ornamental planting approach would not be appropriate to the character and scale of the majority of the site and its rural setting. Thus naturalistic plant communities such as meadow, woodland and native hedgerow are more appropriately responsive to the setting and utilised within the proposals. The use of local natural landscape features and species brings additional benefits in terms of biodiversity.
- 4.13 In key locations, such as the site entrance gateways, the northern community green, around the local centre, and the central Neighbourhood Equipped Area for Play (NEAP), a finer-grained approach is more appropriate, with the introduction of more ornamental level and form of planting proposed.

PUBLIC TRANSPORT

- 4.14 The use of public transport will be encouraged through the development of bus services in the local area, which will also benefit the wider community by providing publicly accessible services on routes that are currently underprovided by existing public transport networks and supporting the reduction of private car use. Increasing the frequency, visibility, and reach of bus services will ensure that the community can benefit from increased accessibility.

ACTIVE TRAVEL MODES:

PEDESTRIAN & CYCLING ACCESS

- 4.15 The main route through the site is provided via the central spine road, looping through the site from Holyhead Road and connecting north to Cross Road, providing a key route from Albrighton through to Holyhead Road, providing for cars, cyclists and pedestrians. A network of further footpath links along secondary, tertiary and shared surface streets provides further access throughout the site.
- 4.16 A series of footpaths set within the public open spaces provide pedestrian access with connectivity to surrounding pedestrian links (including the proposed alterations to surrounding roads – downgrading from road to pedestrian/ cycleway). Here the locations of the routes have been designed to maximise enjoyment of the high quality landscape spaces and recreational facilities within the site – with ease of connectivity and access to and from the care home, local centre and secondary school in the north of the site being a key consideration.

CHARACTER AREAS

5.1 This EES document develops upon the character areas as set out within the DAS and looks at each of the strategic landscape areas in turn. Overarching landscape and environment strategies apply across the site, such as: planting; sustainable drainage; and climate resilience.

KEY

- CA1: PATSHULL GATEWAYS
- CA2: GREEN BELT GREEN CORRIDORS
- CA3: HEDGEROW HABITATS
- CA4: DESTINATION GREENSPACE
- CA5: BONINGALE BUFFER
- CA6: GREEN NECKLACE
- CA7: COMMUNITY FACILITIES
- SUDS





CA1

/

PATSHULL GATEWAYS

SUMMARY

Creating an immediate strong impression upon entry to the development is essential to creating a strong sense of place. As such, all access points shall be treated as key opportunities to create impactful gateways, with landscaping used to create attractive interfaces between the surrounding streetscape and the site itself.

The northern junction shall take inspiration from locally typical junction configurations – with small pocket parks created to the road edge, featuring ornamental planting, feature trees and locally-relevant sculptural art pieces or sculptures. Hedgerow removal is required to achieve the proposed road widening, which shall be offset by a replacement native hedgerow along the revised footway edge to continue providing screening of the site from Cross Road.

The roundabout to the southern access creates a greater change to the existing streetscene along Holyhead Road, and require hedgerow removal to achieve required junction visibility splays. This provides opportunity to create a gateway feature, with extensive wildflower meadow swathes, feature tree planting, and focal feature tree cluster and public art installations proposed to the centre of the roundabout. Whilst the proposed woodland belt highly limits the impression of proposed built form on the streetscene and landscape beyond, the roundabout itself provides opportunity to create a key entrance gateway feature. Hedgerow removal shall be mitigated within the proposals.

Patshull Road and Newhouse Lane crossovers are fundamental to achieving an improved local movement network. Requiring minimal hedgerow removal to achieve junction visibility splays, landscaping shall be utilised in these key locations to ensure safe crossings with these proposed pedestrianised routes.

The primary school and eastern boundary crossover Heath House Lane (and associated improvements to Heath House Lane) are fundamental in providing safe access to the proposed primary school. Extensive tree planting shall be incorporated along boundaries adjoining Heath House Lane to limit impression of proposed built form from Heath House Lane – designed to maximise visibility and safe crossing.

FUNCTION

The northern access provides key connectivity into Albrighton. To facilitate the necessary works, hedgerow is proposed to be removed – which shall be offset by proposed replacement native hedgerow planting beyond revised footway extent, creating a newly defined corner to Cross Road / Patshull Road junction.

The southern roundabout requires vegetation removal to achieve required visibility splays – however, this shall be offset by deep belts of woodland planting behind the visibility splays.

PUBLIC ART

Public art features shall be incorporated immediately around the new junctions to create defined entrances to the site. This may incorporate stylised signage, for ease of identifying the site to aid navigation and movement.



CA1 PATSHULL GATEWAYS LOCATION PLAN



ILLUSTRATIVE SECTION - NORTHERN POCKET PARK



ILLUSTRATIVE SECTION - SOUTHERN ROUNDABOUT



CA 2

/

GREEN BELT GREEN CORRIDORS

SUMMARY

Fundamental to incorporating the proposed development within its existing landscape context is the sensitivity afforded to the redefinition of the developed edge of Albrighton South. To achieve this, a great deal of space has been allowed for to these boundary, setting built form back approximately 50m from Holyhead Road, allowing for integration of wide expanses of public open space, comprising of woodland belts, scattered tree planting, SuDS basins, and tussocky and wildflower meadows.

Where existing tree belts sit along these boundaries, these are retained in their majority; with boundary hedgerows greatly strengthened with proposed tree belts (native tree planting with native shrub understorey) to a minimum depth of 10m to ensure a consistent strong definition. These tree belts shall be fundamental in providing a strong visual separation between the site and Green Belt and Boningale Conservation Area beyond.

Smaller public art features and informal play-as-you-go opportunities shall sit within this space to provide multi-functional attraction to and use, however shall remain minimal so not to degrade from the provision of appropriate separation from Boningale Conservation Area and the Green Belt.

FUNCTION

Whilst the primary function of this area is to provide an appropriate redefined developed edge to Albrighton South, the space is multi-functional in providing a key provision of semi-natural and amenity greenspace for the enjoyment of residents, as well as footpaths linking key movement routes and providing leisure walking routes.

ECOLOGY

These landscapes shall function as key green corridors through the site, with the diversity of habitats created providing vital ecological connectivity for local wildlife between surrounding areas – from woodland, to meadows, and wetland habitats.

NATURAL GREENSPACE

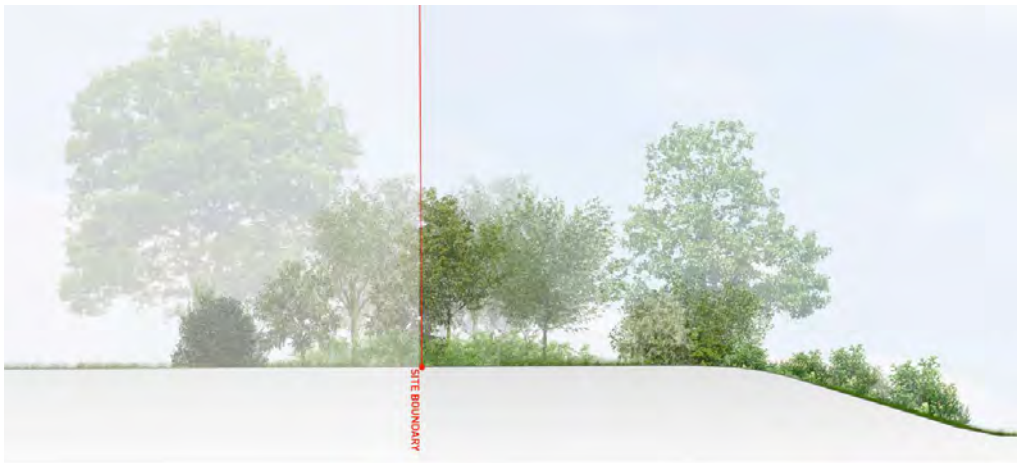
With key community recreation functions focussed within the central greenspace, these spaces focus on providing connectivity and appreciation of more quiet, naturalistic landscapes. Footpaths provide ease of access to navigate through, explore and connect with nature, whilst remaining relatively undisturbed to maximise ecological benefit provided.

RECREATION

Informal play-as-you-go opportunities are incorporated at key locations along the footpath routes to provide ease of access to play across the whole site, as well as providing a more diverse experience suitable for all users.

PUBLIC ART

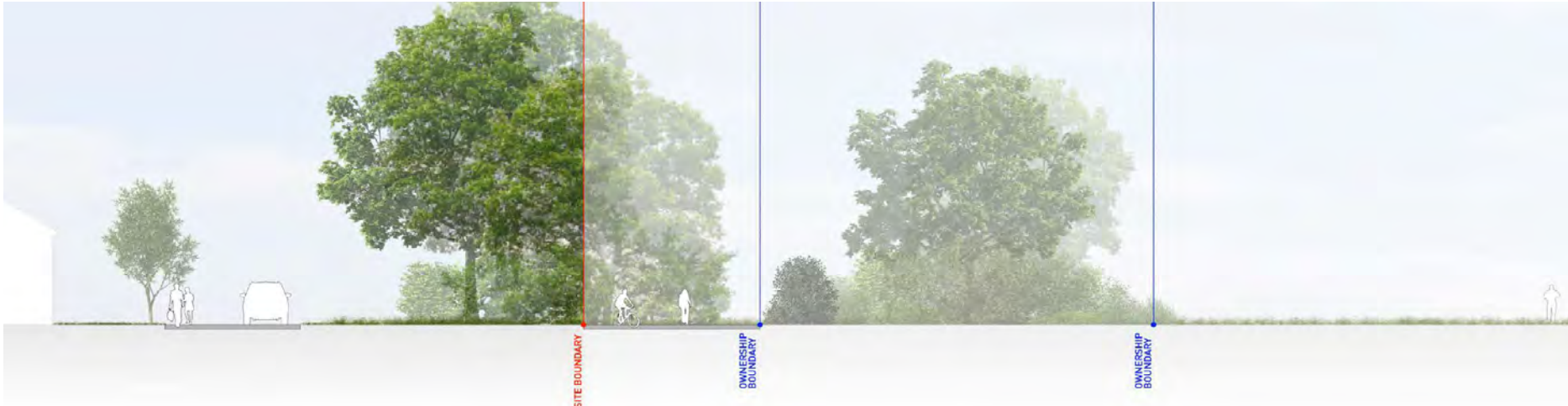
Public art provide a sense of adventure, exploration, and to provide clear route guidance along the way. Where appropriate, these may include information about, links to or reflect character of surrounding landscape proposals – i.e. Kingfisher sculpture adjacent to SuDS basin.



ILLUSTRATIVE SECTION - HOLYHEAD ROAD BOUNDARY



CA2 GREEN BELT GREEN CORRIDOR LOCATION PLAN



ILLUSTRATIVE SECTION - THROUGH NEWHOUSE LANE



CA3

/

HEDGEROW HABITATS

SUMMARY

The site layout has been developed to retain as far as practicably possible all existing vegetation of value on site. As such, housing parcels have been arranged to retain a number of existing hedgerows cutting across the site. These are to be accommodated within green corridors to ensure the protection and longevity of retained hedgerows, tree groups and trees, as well as movement of wildlife.

ECOLOGY

Retained vegetation within these corridors are of varied quality, and as such shall be enhanced where required by infilling with additional hedge plants to thicken coverage and increase species diversity, improving value as a habitat corridor for local wildlife. Where breaks in hedgerows exist, these shall be planted up with new hedgerow to improve connectivity. Hedgerows shall also benefit from native tree planting within or alongside existing and proposed hedge lines.

The ecological value of these linear vegetation shall be greatly enhanced by incorporating them within a diverse habitat of tussocky grassland and wildflower grassland to their base, and additional native tree planting alongside.

LANDSCAPE CHARACTER

Retention and enhancement of these landscape features contributes to the strengthening of locally significant landscape character – whilst also providing some breakdown of built form, and visual segregation and filtering of views to reduce visual impact of massing of development.



CA 4

/

DESTINATION GREENSPACE

SUMMARY

Centrally located, this green space sits on a key access route connecting community facilities to the north to residential parcels, and as such is well placed as a destination community green space, focussing on amenity value and recreational function.

Wide expanses of amenity grassland facilitate informal recreation opportunities (such as informal sports), whilst feature trees and ornamental planting frames key spaces such as the Neighbourhood Equipped Area (NEAP). Tussocky grassland with swathes of colourful wildflower meadow sit to the peripheries of the space, to provide aesthetic variation, connectivity to nature, and enhanced ecological value.

With Grade II listed Lea Hall south of this boundary, providing an appropriate setting to this building is key in this location. The inclusion of a substantial area of orchard along this boundary provides visual screening, tranquil environment, and character appropriate landscape within this vicinity.

ECOLOGY

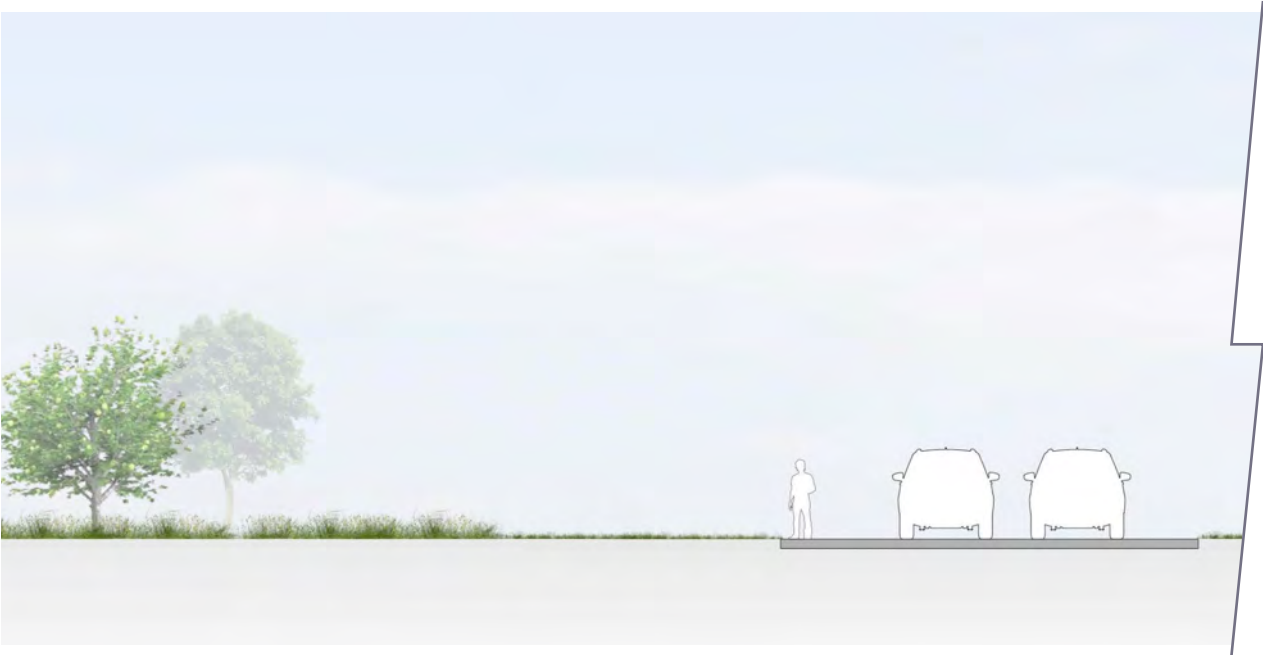
Large expanses of tussocky and wildflower meadow with scattered native trees look to offset the focus on recreational functionality of amenity landscape surrounding the NEAP.

The orchard provides a productive landscape of great value to residents, diversification of habitats created within the site, as well as recreational value. The large expanse of wildflower meadow shall provide a valuable habitat to local wildlife, and works in fundamental unison to enhance benefits to orchard tree planting productivity

PUBLIC ART

Public art shall be incorporated along the road edge that may relate to the adjacent wildflower meadows or play space, to encourage passers-by to explore the surrounding landscape.

This will also act as a navigational tool and help users identify the designated greenspace.



RECREATION

A Neighbourhood Equipped Area for Play (NEAP) is located for optimal accessibility and visibility within the site, to maximise use and community benefit. Set within a larger area of public open space, informal play and recreation opportunities, compliment the NEAP whilst providing natural surveillance over the space to reduce risk of anti-social behaviour and vandalism within the space. A 30m offset has been provided from the surrounding built edge to the NEAP.

The NEAP provides play opportunities for a wide age range – incorporating challenging play and sensory experiences to suit all abilities, arranged so that all ages and abilities can play together. Seating provides for ease of parental supervision as necessary , with picnic benches to broaden functionality and opportunities for use of the space.



CA4 DESTINATION GREENSPACE LOCATION PLAN



ILLUSTRATIVE SECTION - THROUGH DESTINATION GREENSPACE

CA5

/

BONINGALE BUFFER

SUMMARY

A moderate quality hedgerow, currently maintained at a low height, runs along the highway edge at this junction between Holyhead Road and Newhouse Lane. This provides a moderately exposed feel to this juncture in close proximity to Boningale Conservation Area – however, the field has little direct visual inter-connectivity with the Conservation Area itself.

Setting back of built form by c. 150m from the southern boundary within this area greatly reduces the perceived connectivity of proposed development with the Conservation Area to the south. Incorporation of extensive depths of tree belt to reinforce the existing hedgerow which forms the site boundary greatly increases the visual screening into the site, whilst the inclusion of a SuDS basin in this area makes good use of the offset distance. Overall this forms a multi-functional space providing diversity for wildlife and residents alike whilst providing a clearly defined edge to the site.

RECREATION

An extensive expanse of tussocky grassland, wildflower meadow, and wet-wildflower meadow within the SuDS basin, provides a generously sized area for general recreational enjoyment, exploration, and connectivity with nature.

An expanse of amenity grass within this area provides opportunity for informal play and sports – whilst play-as-you-go or trim trail equipment provides a more structured play provision on residents doorsteps.

PUBLIC ART

Sculptural art pieces are proposed within this locality, set within or with backdrop of wildflower creating a sense of exploration. These may relate to the naturalistic landscape beyond, or Boningale Conservation Area character, so to interconnect with the local area and encourage exploration or a connection to nature.





CA5 BONNINGALE BUFFER LOCATION PLAN



CA6
/
GREEN
NECKLACE

SUMMARY

The series of hedgerows and tree groups running east-west through the centre of the site, presents an ideal opportunity to create a well-connected series of green spaces providing a high level of movement permeability for wildlife and users.

With the proposed pedestrianisation of Patshull Road and Newhouse Lane, this greatly improves the connectivity into the series of green spaces running through the centre of the site, maximising the various routes and therefore potential use of these spaces.

The green necklace's focus is to provide attractive space for recreation, whilst maximising ecological value and connectivity.



ECOLOGY

Generous expanses of amenity grass are proposed to the spine road edge for aesthetic value and to provide informal recreation space. This is complimented by expansive areas of tussocky grassland and wildflower meadow with scattered native trees beyond the pedestrian footpath running through the space.

RECREATION

These spaces provide a high level of connectivity between surrounding pedestrian routes, serving a highly functional purpose – however the generosity of these spaces allows incorporation of ample recreation opportunities and connectivity to nature.

Mown grass routes (or trodden desire lines) through tussocky grassland and wildflower meadows shall further enhance connectivity in addition to the more formal footpath connections.

PUBLIC ART

Public art shall be incorporated along the road edge. This could take inspiration from surrounding landscape such as wildflower meadows of SuDS basins, function as placemaking or directional features or guides, or work with defined characters of each housing parcel they sit beside.



CA6 GREEN NECKLACE LOCATION PLAN



CA7
/
COMMUNITY
FACILITIES

SUMMARY

The Care Home and Local Centre are understood to incorporate semi-private spaces, accessible for use by residents, visitors, customers, and staff. As such, associated green spaces provide opportunities to be more ornamental in style, and potentially for more maintenance intensive proposals. In the immediate surrounds of the buildings, ornamental garden scale landscaping shall be proposed to create an appropriate setting and enclosure to the buildings. In the wider grounds, woodland belts are proposed to site boundaries, with swathes of tussocky and wildflower meadows with scattered native trees also.

Within the school grounds (bounded by a secure boundary), the landscape shall have restricted access as is standard to school design practices. The existing site comprises an area of existing woodland/ tree group and hedgerows to boundaries, which are proposed to be further enhanced, potentially with proposed woodland belts. It is anticipated that the majority of the grounds shall be occupied by playing pitches. A SuDS basin is likely to be incorporated to deal with sealed surface runoff and pitch run-off, which shall provide further habitat diversity also.

The detailed design of the school and it's grounds is subject to Education Authority Design Guidance

ECOLOGY

Opportunities should be taken to provide highly ecologically beneficial landscaping to the site peripheries (through integration of woodland belts, meadows, native tree planting, and planting associated with the SuDS basin), however the building frontage should be given a more appropriately ornamental landscape treatment, and areas given to playing pitches to the rear. This will aid the integration of the land use within the site.



CA7 COMMUNITY FACILITIES LOCATION PLAN

SUSTAINABLE DRAINAGE SYSTEMS (SUDS)



SUMMARY

SuDS basins are located throughout the site at the most appropriate locations and capture and manage surface water runoff – generally these relate to areas of seasonally wet ground. Therefore, their potential for multi-functionality is in the forefront of design intent.

As such, the drainage function of this spaces is greatly enhanced for amenity and ecological value by inclusion of wet-tolerant wildflower meadow, wet-tolerant shrub planting to top of banks, and marginal planting to bases of basins.

ECOLOGY

The basins create a different habitat than elsewhere on site due to their seasonally wet conditions/following heavy rainfall. The quality of this diversity is further enhanced through:

- » Use of wet-tolerant wildflower meadow;
- » To provide further species diversity to meadow habitats provided elsewhere on site;
- » Wet-tolerant shrub planting to create more diverse nesting habitat opportunities; and
- » Marginal herbaceous planting to the base of basins where soils are most frequently wet.



PRECEDENT SUDS IMAGES

CLIMATE RESILIENCE

- 5.2 Alongside well-designed Green and Blue Infrastructure, which integrates the existing landscape framework, the proposed planting strategies provide the opportunity to enhance and optimise the development proposals at Albrighton South, providing resilience to climate change and supporting biodiversity.

RETENTION AND MANAGEMENT OF EXISTING VEGETATION

- 5.3 Across the site much of the existing vegetation will be retained, which includes numerous mixed-species hedgerows, broad-leaved trees groups and scattered individual broad-leaved trees. The retention of these valuable site assets will provide an existing landscape framework, existing habitats and instant visual amenity within the development, from which to build and develop the landscape scheme.
- 5.4 The management of the existing tree stock will be considered to help ensure the longevity of canopy cover, biosecurity challenges that may affect trees in the future and climate resilience in tandem with new planting aspirations. Diversity of species and choosing the correct species for the scenario is important to ensure the long term canopy cover to compliment the existing tree resource within the site.
- 5.5 An understanding of the existing landscape character has influenced the type of landscaping proposed. Species will be mainly native, using a wide mix of plants to increase biodiversity. Plants will be chosen to suit the conditions across the site, most notably to SuDS basins where species will be required to tolerate seasonally wet soil conditions. Where planting is closer to the development native plants may be less suitable, in which case wildlife attracting species will be utilised to ensure the biodiversity value of the entire development.

Native plants are less suitable as they typically grow large and informally, in the residential areas non-native species which have limited growth heights and more formal character are more suitable via semi-ornamental species.

- 5.6 Particular attention has been given to ensure that green networks/ ecological routes have been retained and enhanced.

NEW PLANTING STRATEGIES

- 5.7 In addition to the existing vegetation resource, the new planting within the proposals will need to be monitored and managed within the context of climate change and the ability of species to adapt to future stresses and conditions. This will be echoed in new habitat planting palettes with species carefully considered to ensure climate resilience and suitability to location and function of the space as well as their visual attributes.
- 5.8 The proposed planting across the public open space network including the hedgerow, woodland, scrub and native shrub along with scattered parkland tree planting has been located to ensure continued wildlife movement between habitats is maximised whilst according with the functions of the spaces.
- 5.9 The importance of incorporating Street trees, as well as tree planting within other components of the green infrastructure, has been raised during the design development process, and is reiterated in para 136 of the NPPF 2023:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change....”

(Para 136, NPPF 2023)

- 5.10 To fully integrate the public open space as part of the scheme, a matrix of meadow grass areas, scrub/shrub planting, native tree planting and fruit tree planting will be established to create varying conditions and enhance biodiversity, with wildflower meadows also created within SuDs features. Within the residential curtilage and at the periphery of the site, ornamental planting will be utilised, in particular, ornamental grasses will be used to echo the naturalised grassed areas, while allowing for structure and definition to the more formal areas within the residential part of the development.

- 5.11 The very nature of providing a sustainable development at Albrighton South aims to provide a plethora of functions which contribute to helping the scheme be climate resilient. From tree planting to provide shade, to urban design and architectural principles to minimise heat loss and provide the optimum siting and building orientation the scheme considers the role of place making and climate resilience.

Office Location
33 Sheep Street,
Cirencester
GL7 1RQ
T 01285 641717
cirencester@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

 All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus Group, 33 Sheep Street, Cirencester, Gloucestershire GL7 1RQ
We are ISO certified 9001, 14001, 45001


Pegasus_Group


@pegasusgroup


Pegasus_Group

PEGASUSGROUP.CO.UK