

Albrighton South

Outline Planning Application



Design & Access Statement

May 2024



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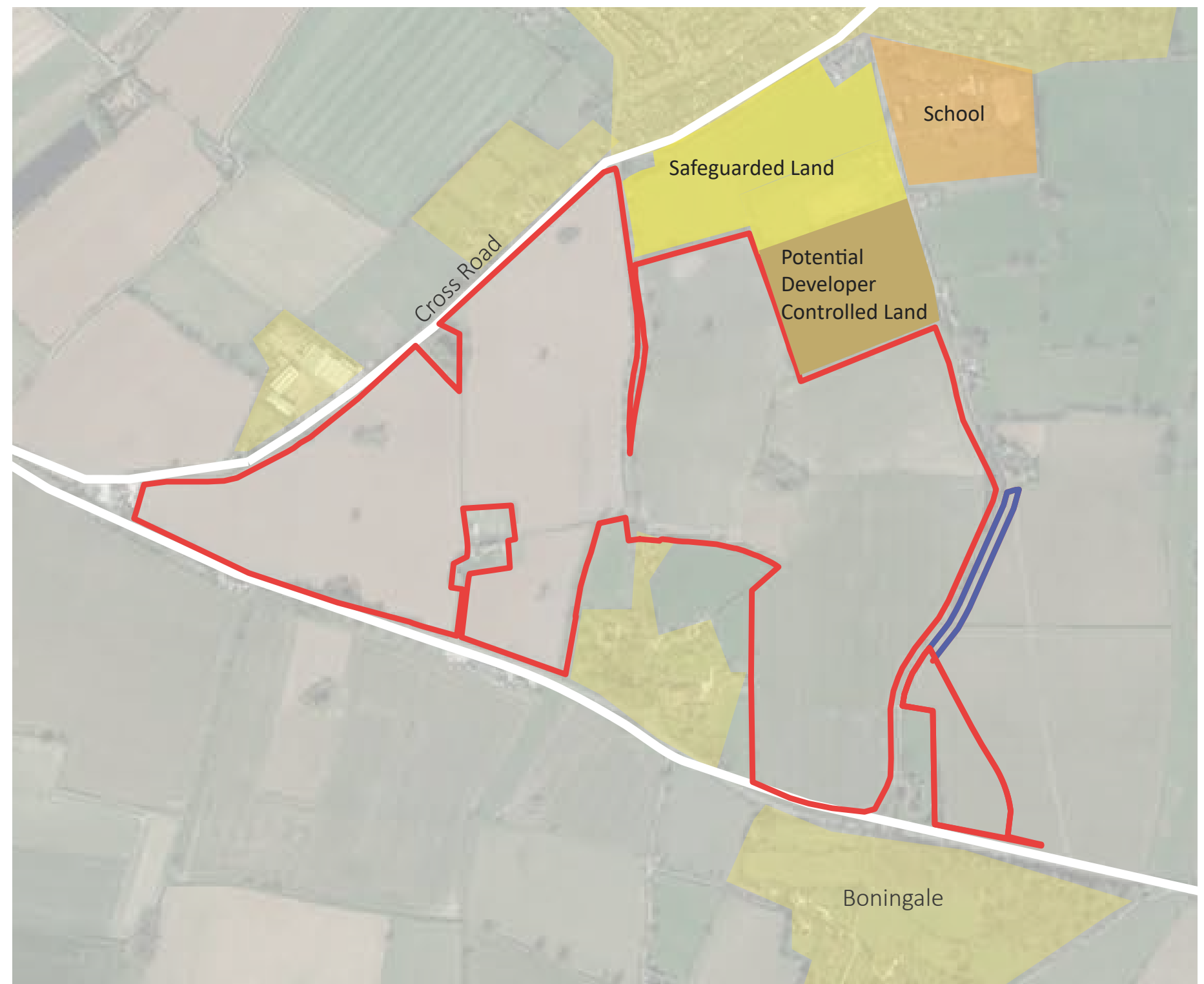
1. Introduction

1.1 Summary

This Design and Access Statement (DAS) has been prepared by CASS on behalf of Boningale Homes to support an outline planning application for the proposed development at Land at Albrighton South. All matters are reserved with the exception of access.

The proposal will provide up to 800 dwellings of mixed type and tenure with associated open space, landscaping and play area along with a care home, local centre and secondary school.

The illustrative framework plan sets out the proposed access arrangement to and within the site and, indicatively, the location, distribution and nature of the proposed green spaces and orientation of dwellings.



1. Introduction

1.2 The Vision

This application seeks Outline Planning Permission for a residential-led scheme comprising up to 800 dwellings, care home, local centre and secondary school. The application is for the approval of access with all other matters reserved.

An illustrative framework plan has been prepared in support of the application to demonstrate that the site can accommodate the proposed development and can respond to the constraints and opportunities offered by the site.

Our vision for the site is for the development of up to 800 high quality homes that can fulfil the local and part of the wider regional need for market whilst respecting the character of the surrounding area. The development seeks to provide an efficient use of this site which occupies a sustainable location.

The key aspiration of the development is to successfully deliver a mixture of much needed new homes in Albrighton, and to create a sustainable, attractive development which relates well with the locality.

1.3 Purpose of the Document

The purpose of the DAS is to explain the design process which has led to the vision and the application proposals. The DAS sets out how the proposals respond to the opportunities and constraints presented by the site and the various policies and other considerations which guide its development.

The DAS demonstrates how the proposed scheme responds both to the planning policy requirements, the nature of the Site through its constraints and opportunities, and the site’s wider context, which have been assessed in detail in preparing the masterplan.

The Design and Access Statement elements have been prepared to align with guidance prepared by the Commission for Architecture and the Built Environment (CABE), Design and access statements: how to write, read and use them (2007). The relevant information can be found on the following pages:

Design and Access Statement Section	Page(s)
Use	17
Amount	17
Layout	Reserved Matter
Scale	Reserved Matter
Landscaping	Reserved Matter
Appearance	Reserved Matter
Access	
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Inclusive Access	Reserved Matter

2. Understanding the Context

2.1 Wider Context

Albrighton is located in Shropshire, approximately mid-way between Wolverhampton, to the east and Telford to the west.

The name Albrighton dates back to the sixth century and simply means a farmstead or settlement belonging to an individual (www.albrightonparishcouncil.gov.uk).

The approximately 47.17ha site and is located on the southern side of the settlement. This area presents a suitable opportunity for the growth of Albrighton in a sustainable way, providing significant growth for the district and surrounding areas for generations.

Albrighton is well connected by public transport to the surrounding settlements by regular bus services and by road, with Holyhead Road, to the south and the M54 to the north.

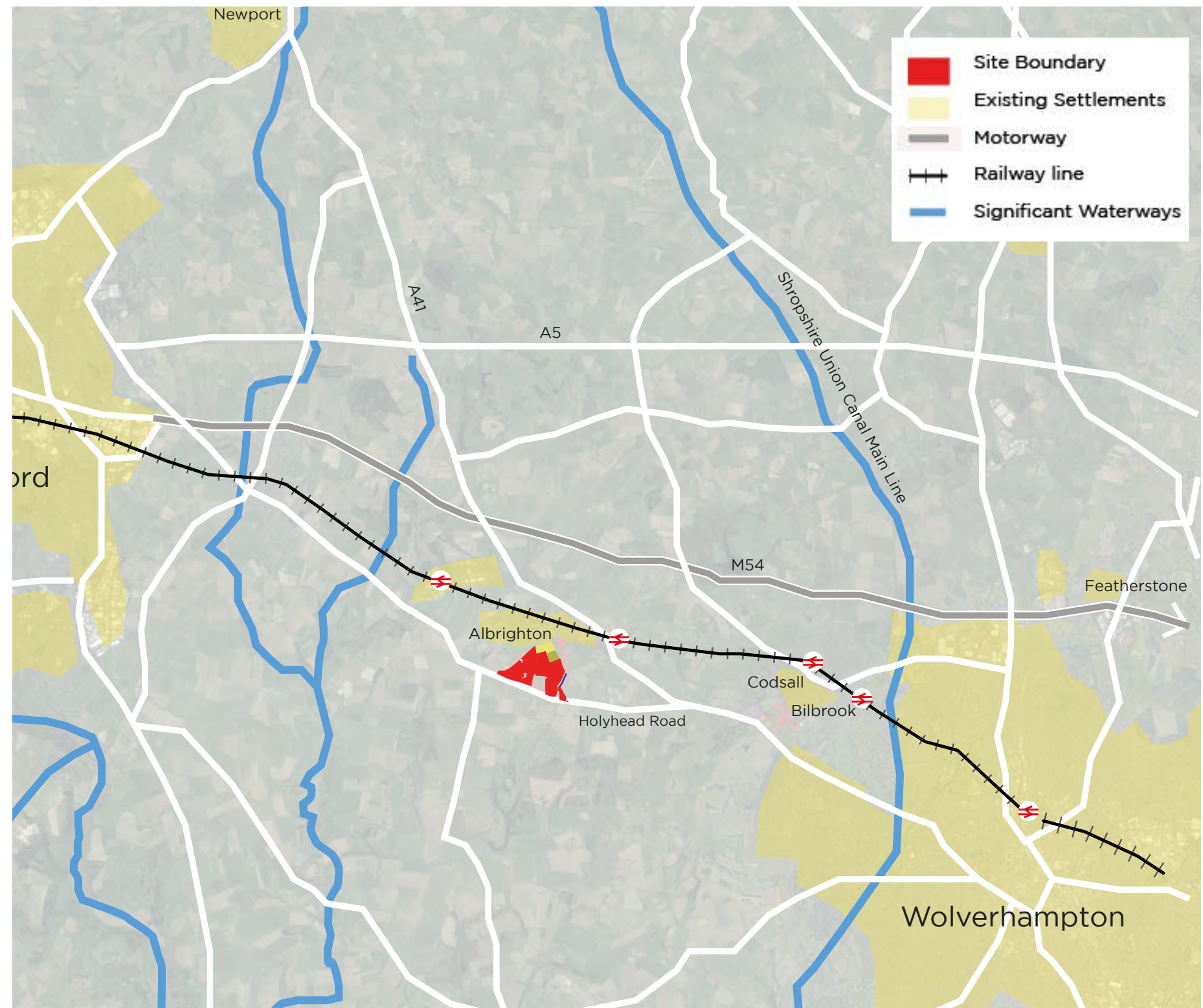


Fig. 2.1 Wider Context Plan

2. Understanding the Context

2.2 Immediate Context

The site is located to the south of Albrighton, on the land to the north of Holyhead Road. It is crossed by the existing highways of Patshull Road and Newhouse Lane. The western edge is bounded by Cross Road.

The site is linked to the existing settlement by Safeguarded Land identified in the Draft Shropshire Local Plan 2016-38, S1 Albrighton Place Plan Area.

Albrighton Primary School is close to the site and the centre of Albrighton is located to the north-east. The High Street provides a number of local facilities and services. There are also two primary schools within the town. For secondary education, pupils must travel to Telford or Wolverhampton.

The railway station is to the north-east of the town, adjacent to the Albrighton Bypass, with trains to Birmingham and Shrewsbury once an hour.

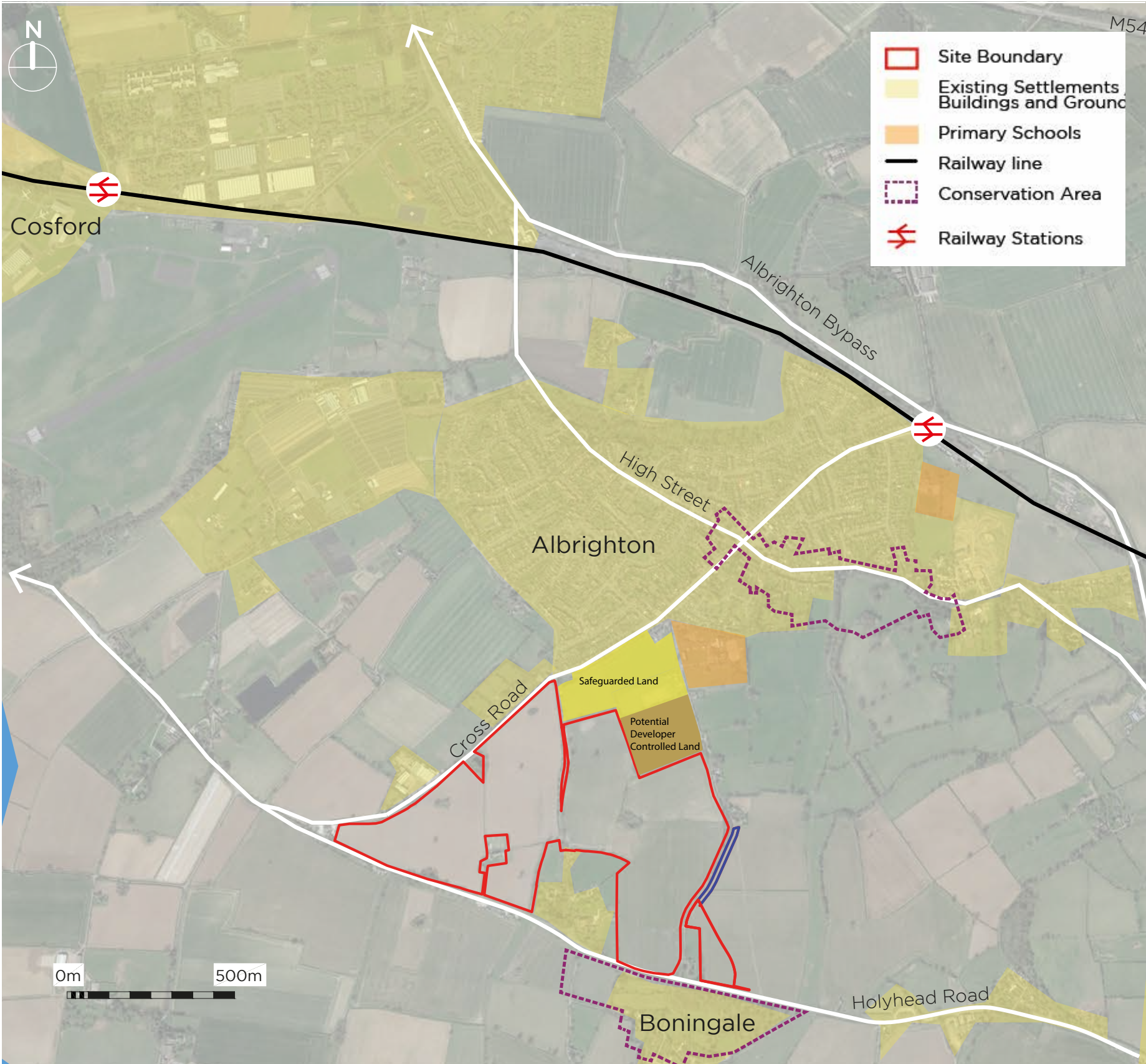


Fig. 2.2 Immediate Context Plan

2. Understanding the Context

2.3 Site History

Albrighton has a long history but remained relatively small as a settlement until the mid-twentieth century. The settlement initially followed a linear form along the High Street. From the middle of the twentieth century the town expanded significantly, with growth to the west of the settlement and within the triangle of roads formed by Station Road, Shaw Lane and High Street up to the station.

These mid to late twentieth century developments form clusters of growth between the older historic development.

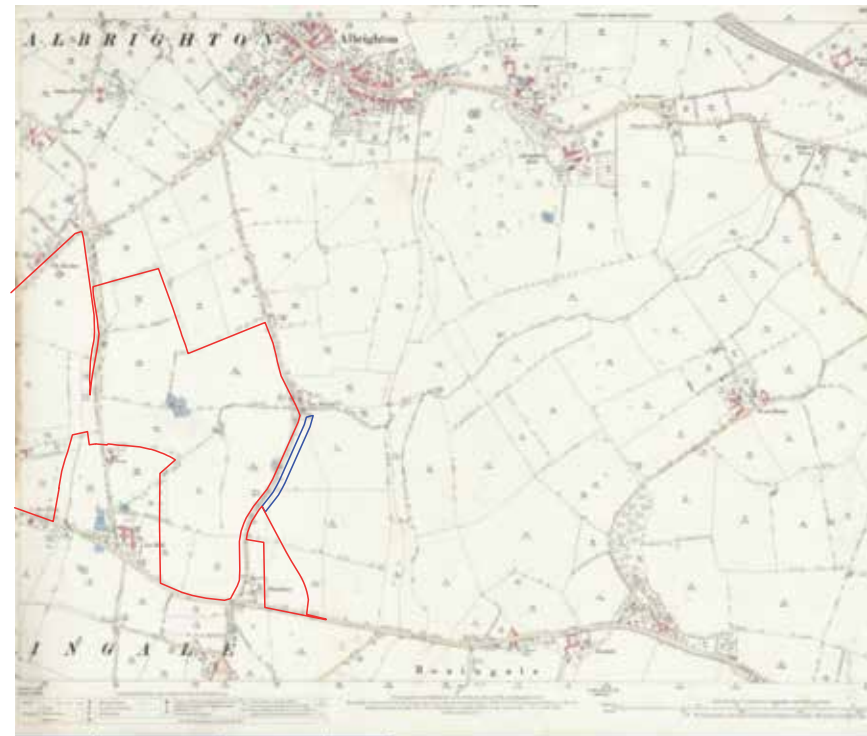


Fig. 2.3 1881 Map (National Library of Scotland)

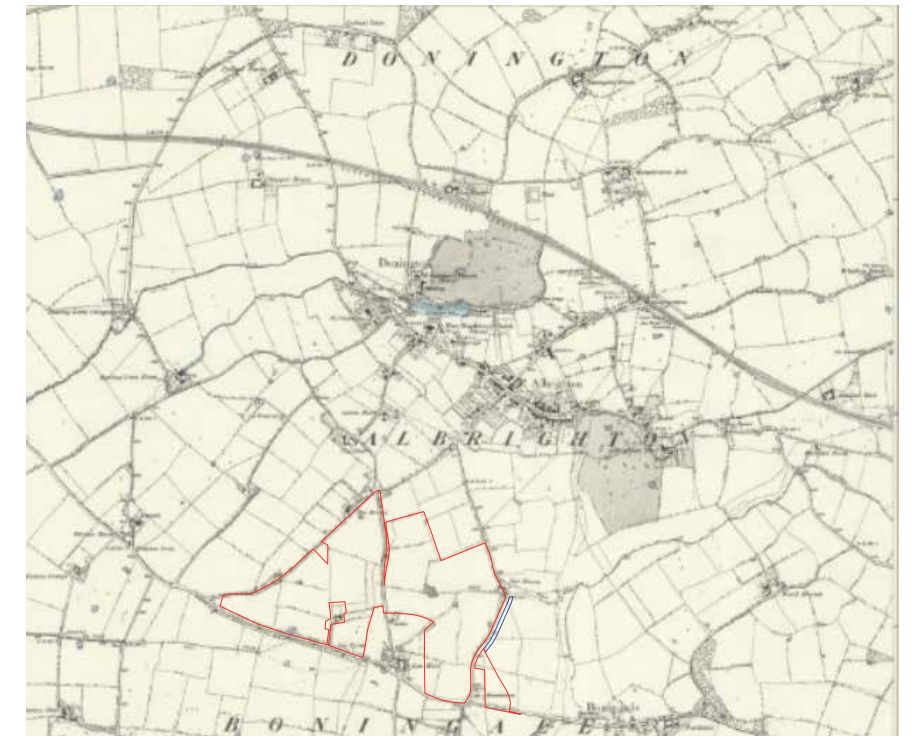


Fig 2.4 1901 Map (National Library of Scotland)

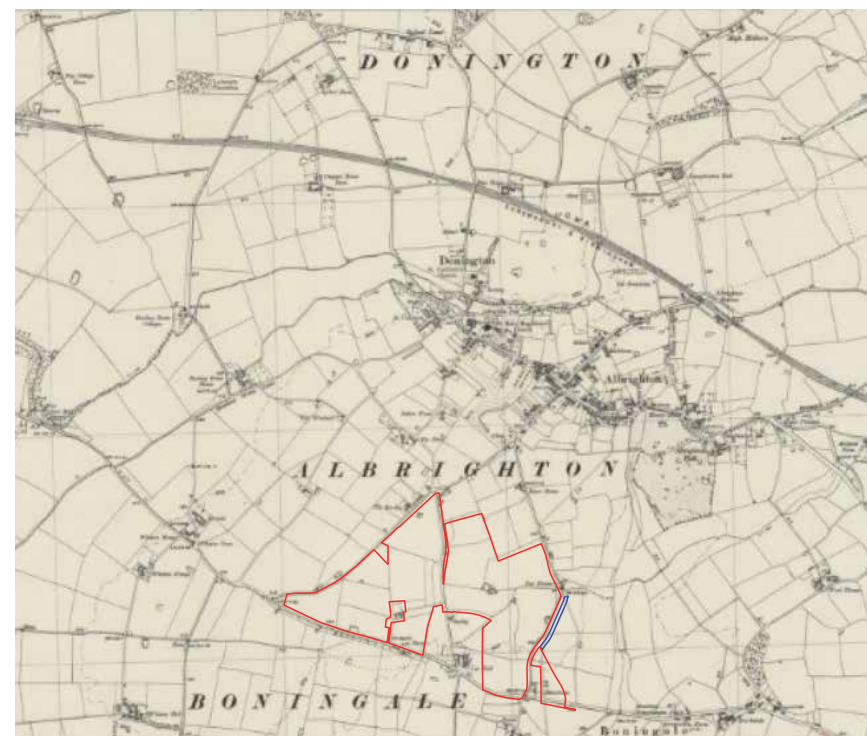


Fig 2.5 1924 Map (National Library of Scotland)

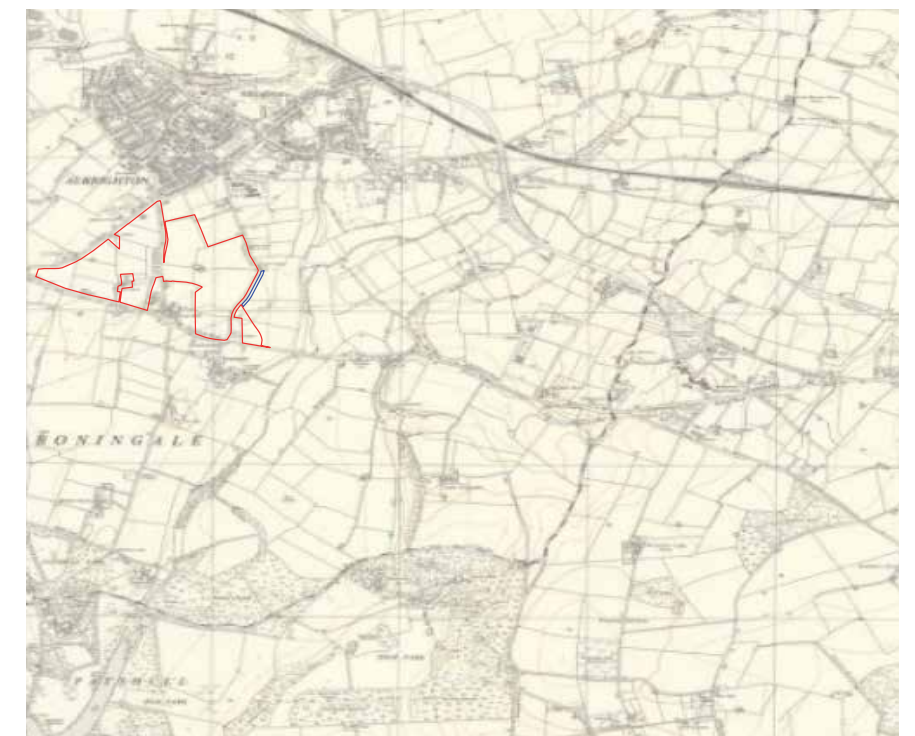


Fig 2.6 1966 (National Library of Scotland)

2. Understanding the Context

3.3 Photographic Analysis

The site reaches from the existing settlement southwards to Holyhead Road. It is broadly level, with a slight slope down towards the south-east. The most eastern part of the site drops more steeply towards a brook, and associated flood plain.

The boundaries of the site are formed by hedgerows and the existing highway network.

There are a number of listed buildings surrounding the site, to the south within and close to the Boningale Conservation area and within Albrighton.

Views to and from the site are limited due to the level topography. The main views across and from the site are towards the south-east.

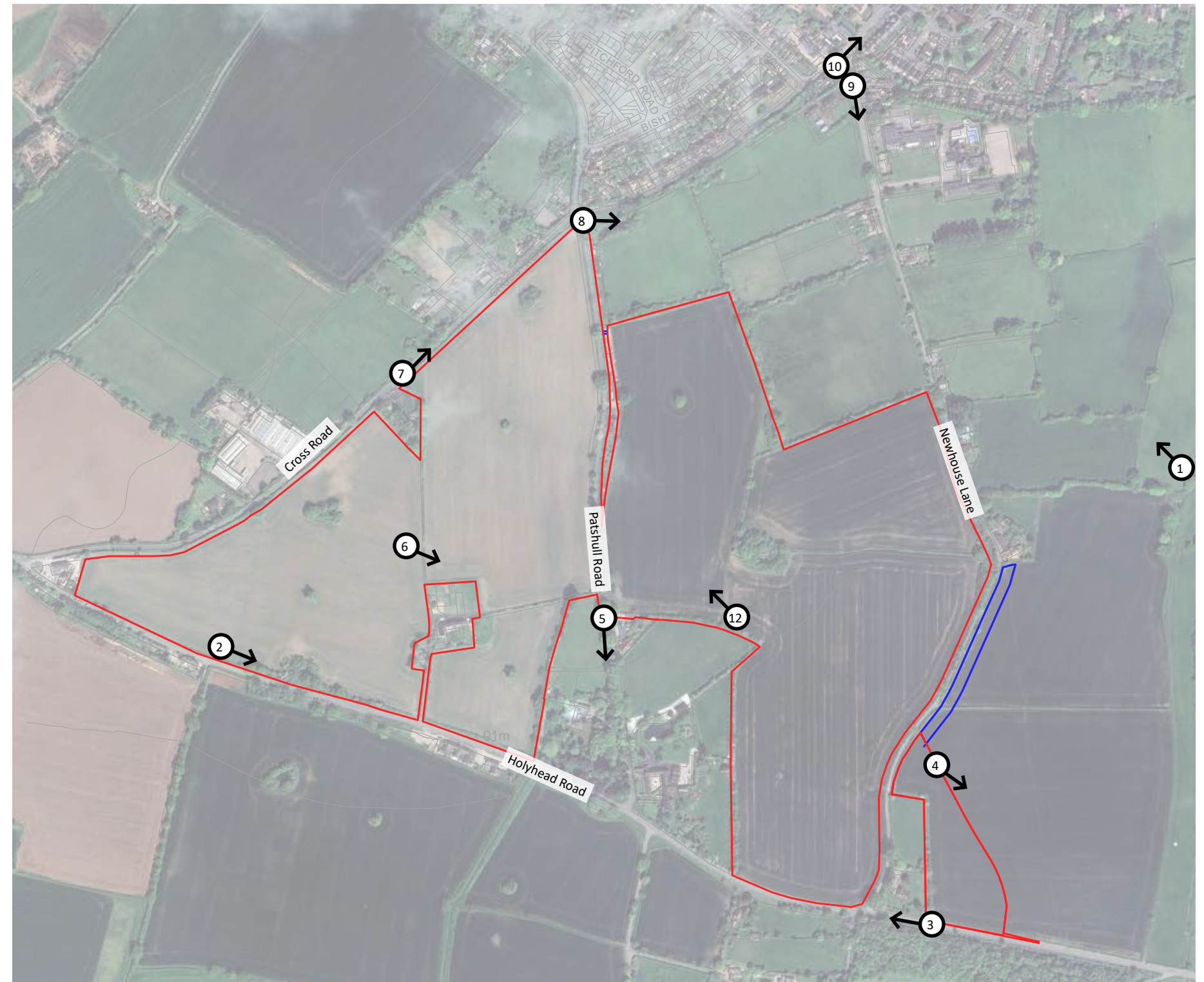


Fig. 2.7 Site Photograph Location Plan

2. Understanding the Context



View north along public right of way



View south-east alongside Holyhead Road



View west along Holyhead Road



Looking south-east from the site



Patshull Road, looking south towards Holyhead Road



View east across the site



View north on Cross Lane



Existing community space on Cross Lane



View south towards primary school on Newhouse Lane



View north along Cross Lane



Some of the shops on the High Street

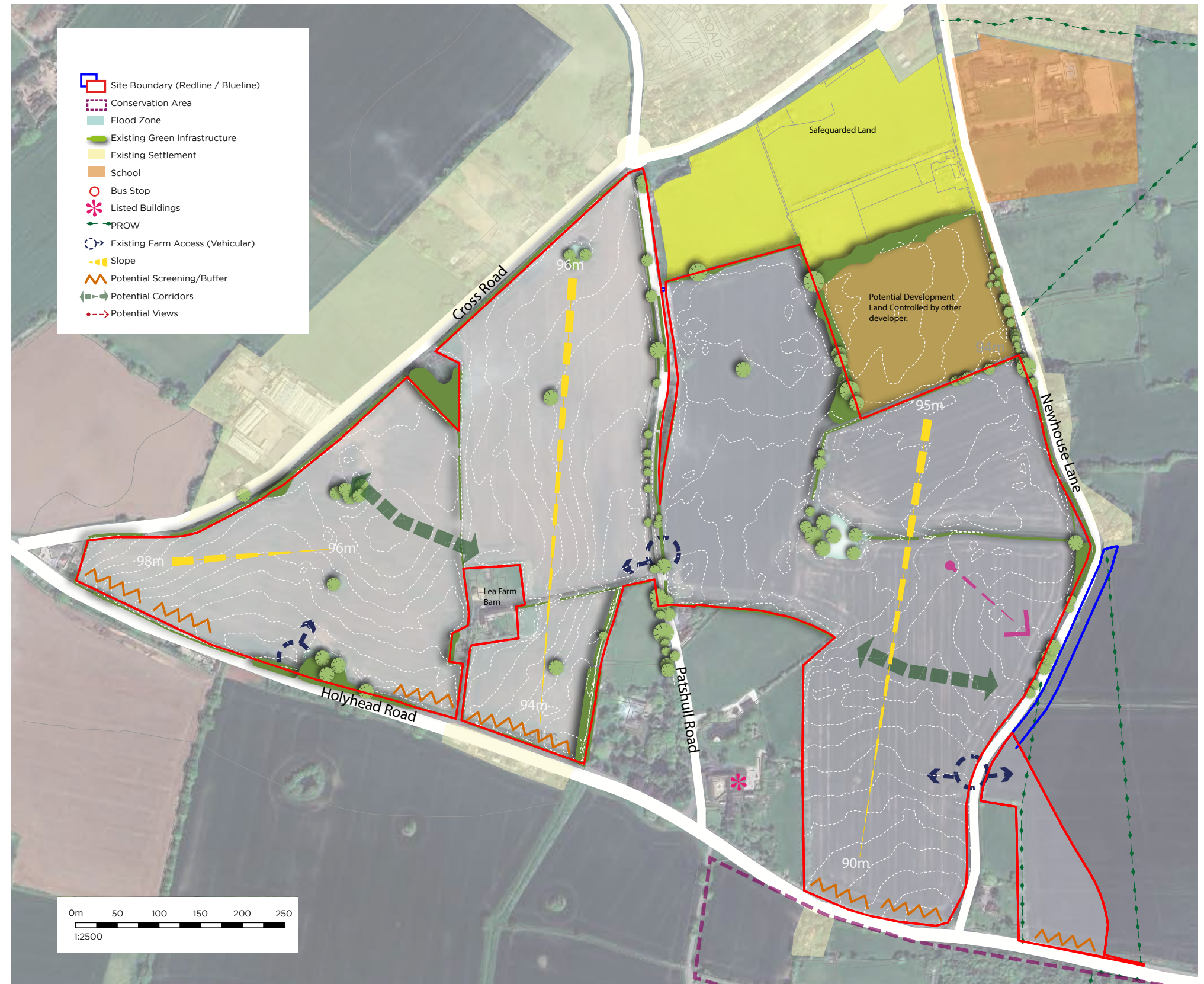


View to Patshull road from within site

3. Site Analysis

4.1 Opportunities and Constraints

The design process starts with the identification of opportunities and constraints associated with the development derived from the assessment of the site and its context.



3. Site Analysis

Site Opportunities

The site's design concept considers the following opportunities:

- The site is relatively level with a gentle slope down towards the east.
- The site includes land adjacent to three existing roads connecting the settlement to Holyhead Road. These roads create opportunities to access the site.
- Existing trees and hedgerows can be utilised to provide established green infrastructure to support recreation and habitat.
- To the east of the site are a number of public rights of way which provide pedestrian connections into the town centre, its facilities and services, and out into the countryside via Boningale.
- There are no significant views from or to the site. However, the topography allows views across the site and from the southern edge, looking south-east.
- Cross Road provides a direct route to Albrighton Railway Station.

Site Constraints

The site's design concept considers the following constraints:

- To the east of the site the topography drops more steeply to the floodplain of the brook.
- There are a number of established trees and hedgerows within and on the edges of the site. These should be maintained where practicable.
- Boningale Conservation Area and the listed buildings within and next to it are located adjacent to Holyhead Road and the southern edge of the site. A buffer can be accommodated on the southern edge to mitigate potential impacts on the conservation area.
- The junction of Cross Road and Holyhead Road is unsafe for increased traffic.
- Holyhead Road is a fast country road with overgrown footways.
- Patshull Road and Newhouse Lane are narrow country lanes unsuited to increased traffic.

4. Design Development

4.1 Design Evolution

The initial proposals for Albrighton South were prepared October 2023 for a pre-application submission to Shropshire Council. These presented a vision for growth in Albrighton. This proposed making use of the existing highways for connections into the settlement.

In February 2024 the scheme was refined to include only the land controlled by Boningale Homes, with land to the east of Newhouse Lane removed from the application boundary. This also relocated the proposed school, care home and local centre sites. This sought to create a gateway to Albrighton from Holyhead Road to the south by locating the local centre in a visible location, on the edge of the site. This proposed creating a new spine road through the site with a roundabout on Holyhead Road. The main vehicular link to the settlement was along Patshull Road.

These plans were presented to the local community at an event at The Red House in Albrighton on 5 March and 10 May 2024. Following feedback from the consultation and input from the landscape, drainage, heritage and ecology professionals the proposals were revised again. The key changes were a relocation of the care home and school to the north, closer to the existing settlement and at the heart of the proposed development. The aim of this was to support the integration of the proposed development with the existing place by encouraging movement across the site boundary.

Furthermore, additional green infrastructure is illustrated separating the proposed development from Boningale Conservation Area and the Listed Lea Hall on the southern edge of the site.



Fig. 4.1 Masterplan Proposals (October 2023)

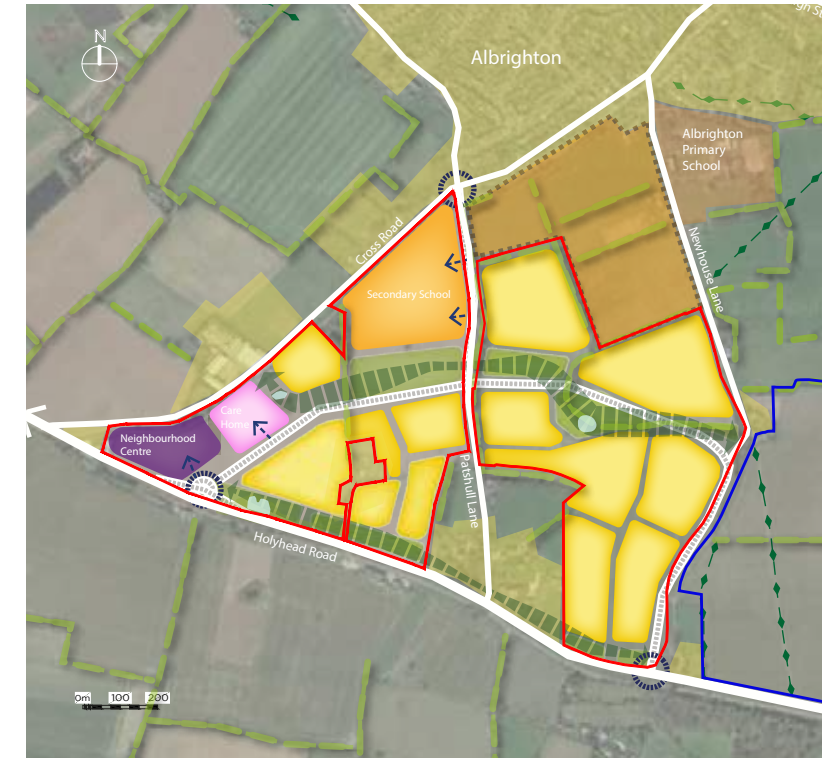


Fig. 4.2 Masterplan Proposals (February 2024)



Fig. 4.3 Masterplan Proposals (May 2024)

5. Design Parameters

5.1 Design Parameters and Strategies

The proposed illustrative framework plan shows the latest iteration of how the development could be delivered. This maintains the proposed roundabout on Holyhead Road and locates a new access point to the east.

In addition, a new road is illustrated linking the spine road with Cross Road, to the north. This will provide the main vehicular link to the settlement and existing facilities. This proposes that Cross Road, Patshull Road and Newhouse Lane will be downgraded to allow access to existing properties and prioritise active travel.

The proposed secondary school, care home and local centre may be located to gain access from the proposed spine road. These new facilities will also overlook a ribbon of green spaces which link east-west and north-south through the site.

The green infrastructure has been indicated to accommodate the required public open space, drainage attenuation and habitat whilst seeking to maintain and reinforce existing trees and hedgerows.



Fig. 5.1 Illustrative Framework

5. Proposed Design

5.2 Placemaking Parameters

The placemaking parameters plan indicates a series of key places connected by pedestrian/cycle links to create an active and sustainable urban extension south of Albrighton.

The proposed scheme seeks to create a new routes into Albrighton from Holyhead Road and Boningale to the south. Patshull Road is defined as a key active travel route connecting the existing green space (south of Cross Road) with a new central green space for the neighbourhood. The existing green space is also added to with further green space to the west of Patshull Road.

On the east-west axis, a green corridor is proposed running east-west formed by a series of active spaces and routes. The green corridor is overlooked by the main highway and the care home, local centre and the secondary school facilities. Further green spaces are indicated at the junctions of major movement routes with drainage basins integrated into the landscape to provide additional amenity space.

A new spine road is proposed to connect Holyhead Road through the new development to Albrighton and relieve traffic on Cross Road, Patshull Road and Newhouse Lane.

Marker/ key buildings are indicated along the spine road, at key junctions, overlooking green spaces and at the end of vistas and views within the site.

New homes will be orientated to face onto public spaces, streets and pedestrian/cycle routes to provide natural surveillance. The rear of the proposed properties will be secured by creating enclosed development blocks.

The edges of the site will be defined by new green infrastructure creating a robust new settlement edge.

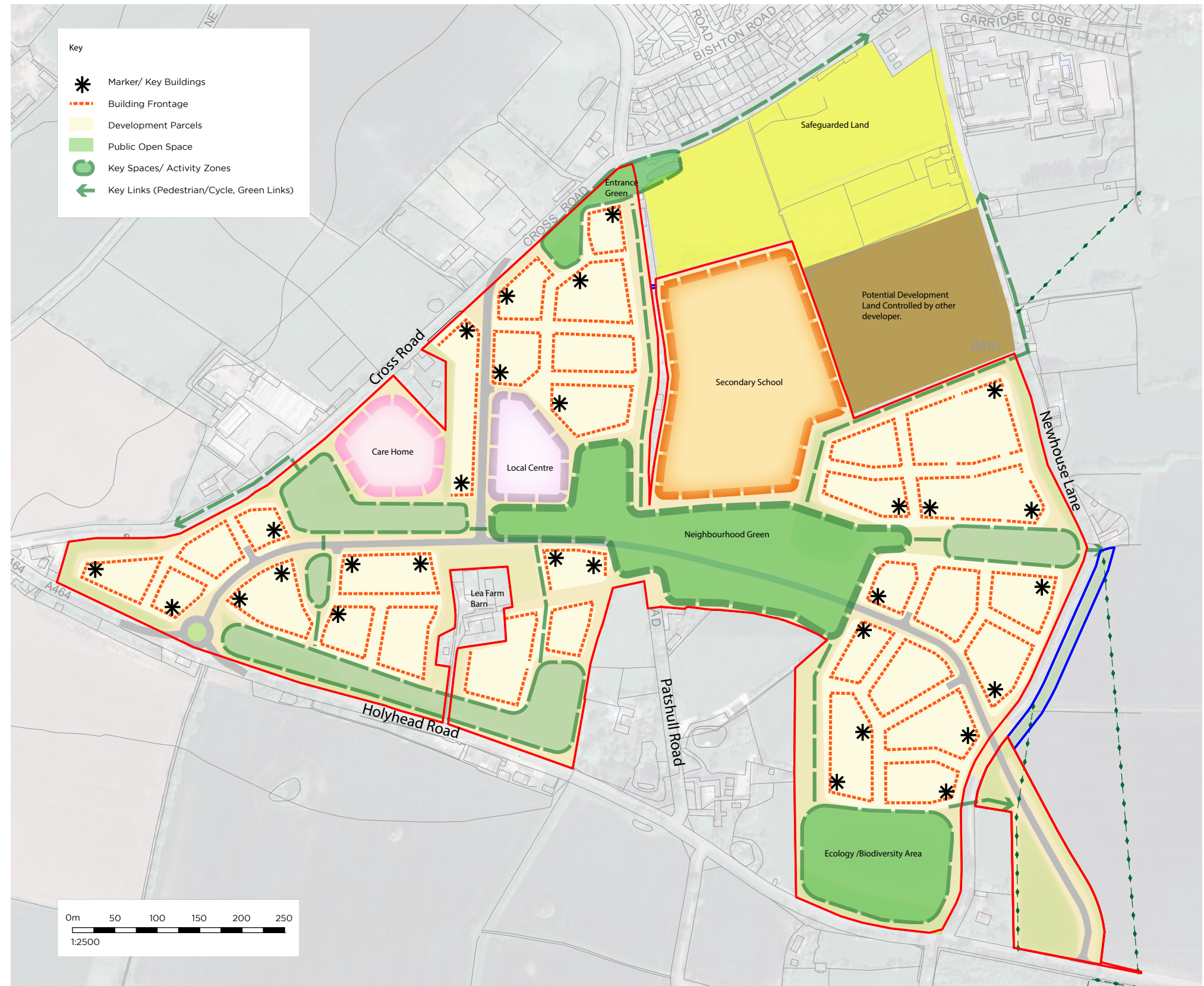


Fig. 5.2 Placemaking Framework

5. Proposed Design

5.3 Movement Parameters

The Movement Parameters Plan seeks to prioritise active travel into Albrighton. New pedestrian and cycle routes will cross the development linking into the existing footway and footpath network. The existing and proposed homes will be linked by these routes to the new facilities within the site, as well as to the High Street and Railway Station.

A new Spine Road is indicated through the site serving the new development and the wider highway network with a new link between Holyhead Road and the Albrighton High Street passing through the site providing a new main route into Albrighton. A new roundabout is proposed on Holyhead Road which will link through the site to Cross Road to the north and across Newhouse Lane back onto Holyhead Road. This route will be purpose designed to accommodate modern levels of vehicular traffic and provide safe pedestrian and cycle routes alongside it.

It is proposed that Patshull Road will be downgraded to a pedestrian priority route whilst access will be maintained to existing properties. Cross Road and Newhouse Lane will also be downgraded in sections to focus traffic onto the new road.

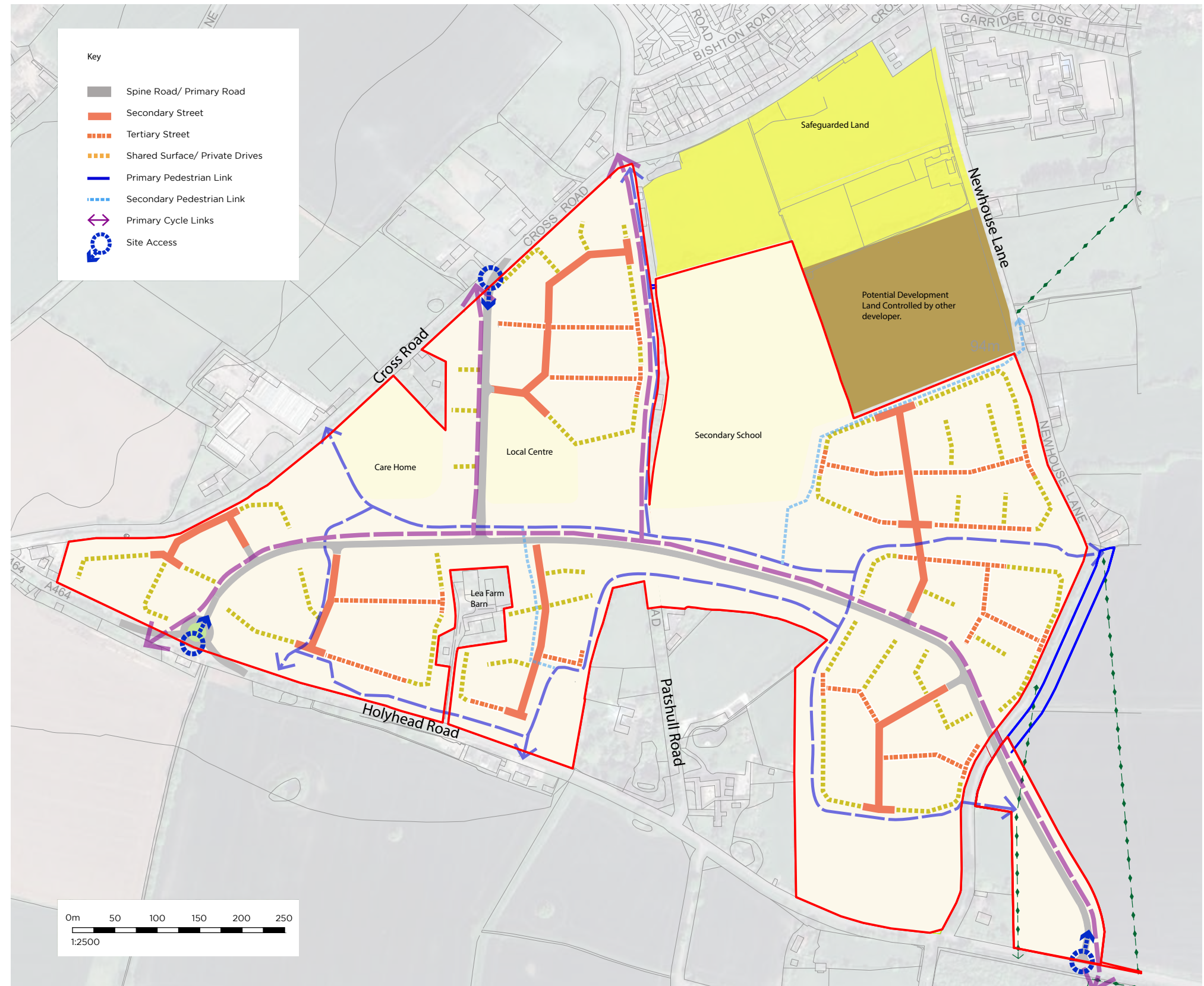


Fig. 5.3 Movement Framework

5. Proposed Design

5.4 Green and Blue Infrastructure Parameters

Green and blue infrastructure has been used to develop the framework for the development of Albrighton South. The majority of the existing, established trees and hedgerows are shown as retained to protect habitat and provide established landscape features within the new development. The landscape will be enhanced by the planting of new trees and hedgerows contributing to increase the biodiversity within the site.

The existing trees and hedgerows on the edges of the site will also be reinforced with additional woodland planting. This will provide visual screening of the development and protect the setting of the listed buildings and maintain separation from Boningale village.

The existing landscape features form the spines along which proposed active travel routes will link to the proposed secondary school, local centre, care home and to existing facilities and services within Albrighton.

A new hierarchy of open spaces can be created including a large community/neighbourhood green at the heart of the development connected to smaller local spaces/parks and green infrastructure areas. These spaces will include informal and formal local play areas, playing fields, pitches, walking trails and sustainable drainage basins.

New homes will be orientated to face onto the open spaces and green areas to create active frontages.

The existing public open space at the Cross Road/ Patshull Road junction will be added to with additional green space within the site. This will form the northern gateway to the development from the settlement.

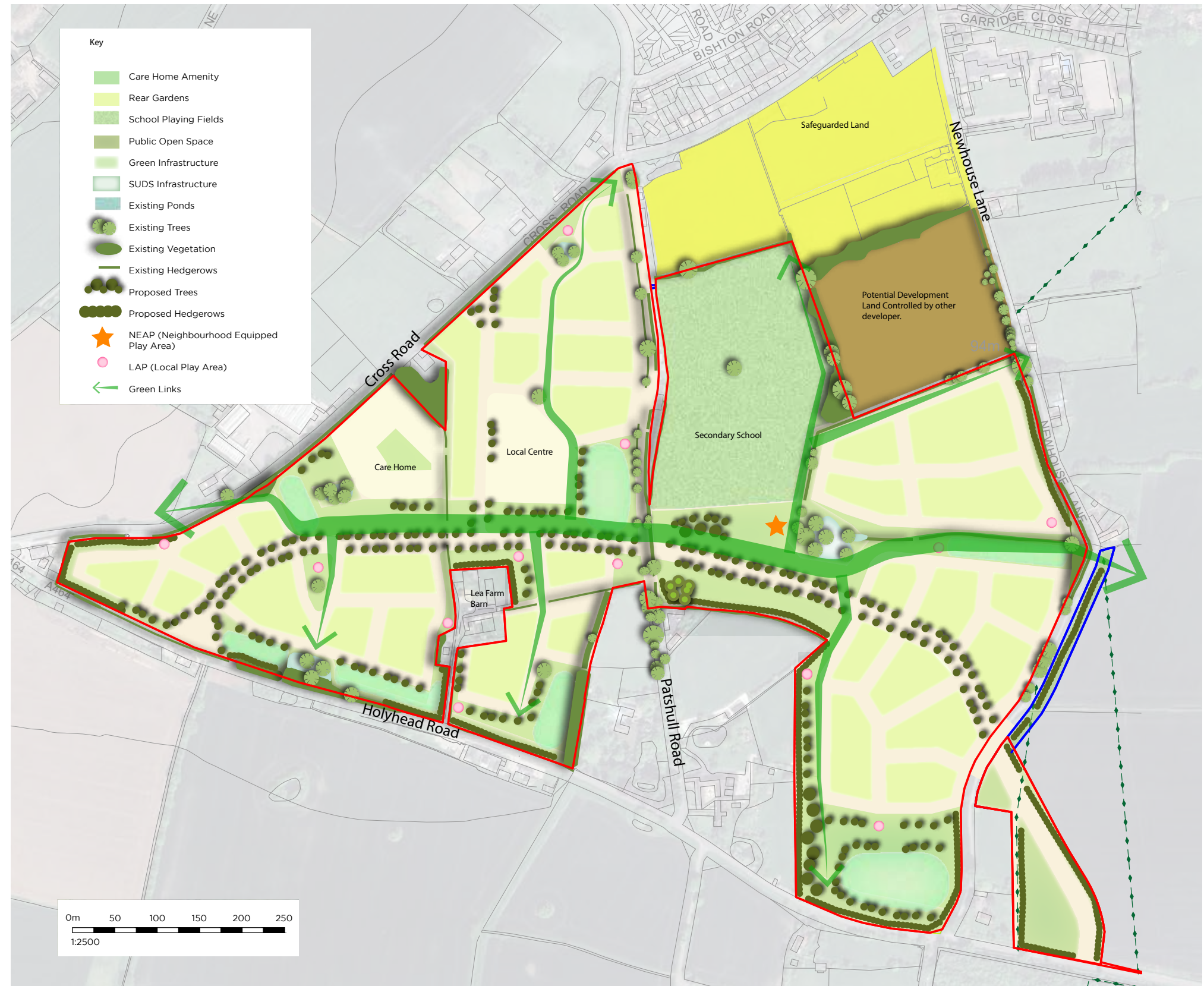


Fig. 5.4 Green Infrastructure Framework

5. Proposed Design

5.5 Land Use Parameters

The plan shows the main landuses within the new development. It is proposed to include a secondary school, local centre and care home along with residential development, open space and green infrastructure. The local centre could accommodate a supermarket, a surgery, pharmacy and start up units.

Land Use	Area (ha)	%	No. of Units
Residential Area (Ha)	22.2	44%	up to 800
Care Home	1.3	3%	70 beds
Secondary School	5.5	12%	
Local Centre	1.1	2%	
Public Open Space	7.1	15%	
Green and Blue Infrastructure	4.9	10%	
Drainage Attenuation	3.3	7%	
Highway Infrastructure	3.2	7%	
Total	47.29	100%	

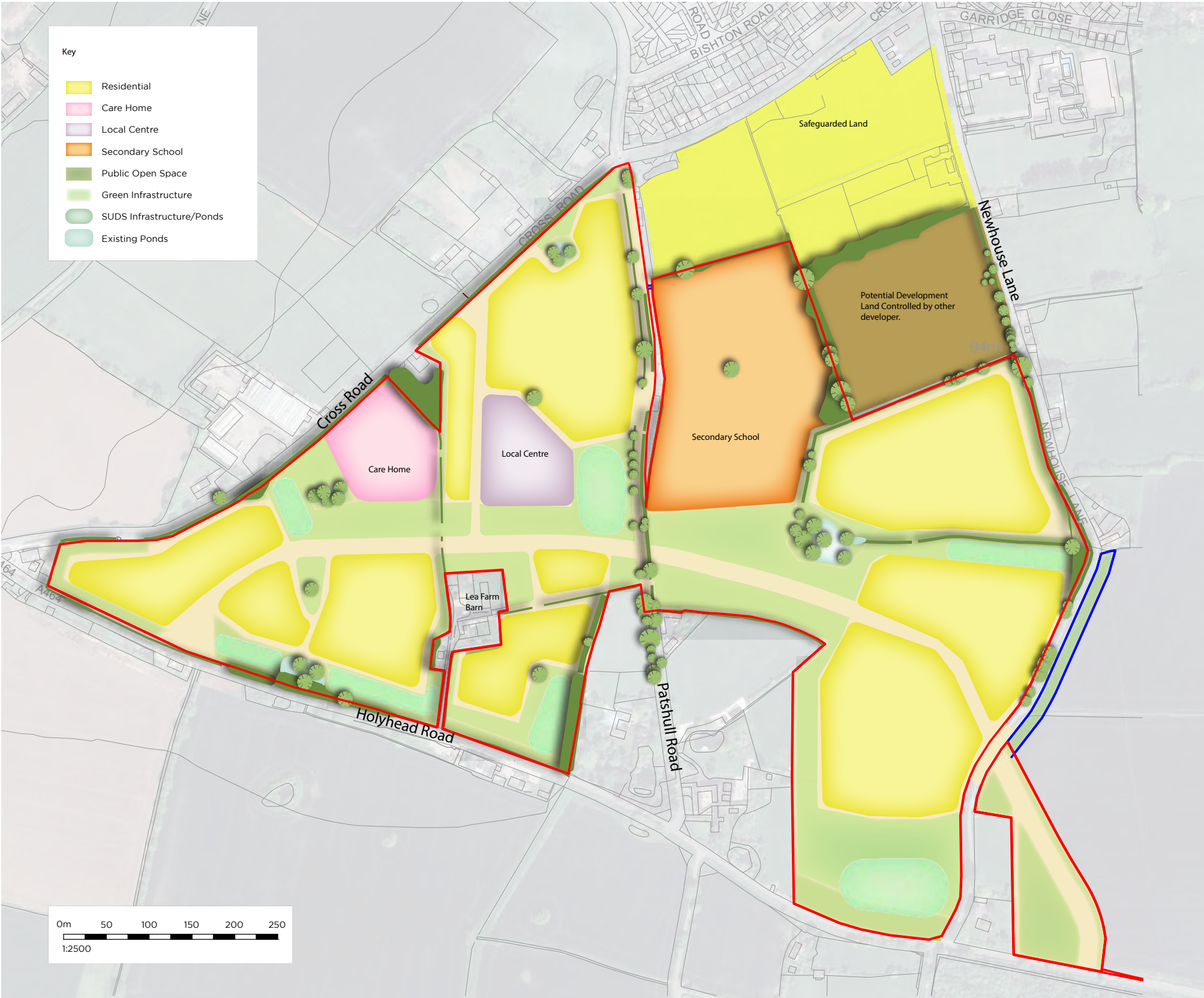


Fig. 5.3 Movement Framework

6. Conclusion

6.1 Summary

Albrighton South will create a new neighbourhood which can support the long-term sustainability of Albrighton and continue to make it an attractive place to live in Shropshire. The settlement already contains a large number of existing facilities and services, including a railway station providing connection to Shrewsbury and Birmingham New Street, via Wolverhampton.

The scale of the proposal will provide opportunity to deliver a number of benefits to the settlement including a new secondary school.

The up to 800 new homes will be accompanied by substantial new accessible green spaces and play areas, as well as care home and local centre facilities. The proposed new green infrastructure will provide a robust boundary to the Green Belt and mitigate impact on the nearby heritage assets whilst providing opportunity to maintain the majority of the existing trees and hedgerows.

The outline planning application for the Albrighton South site will provide attractive new homes in a suitable and sustainable location which will benefit Albrighton and the wider region.



Fig. 6.1 Illustrative Framework



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