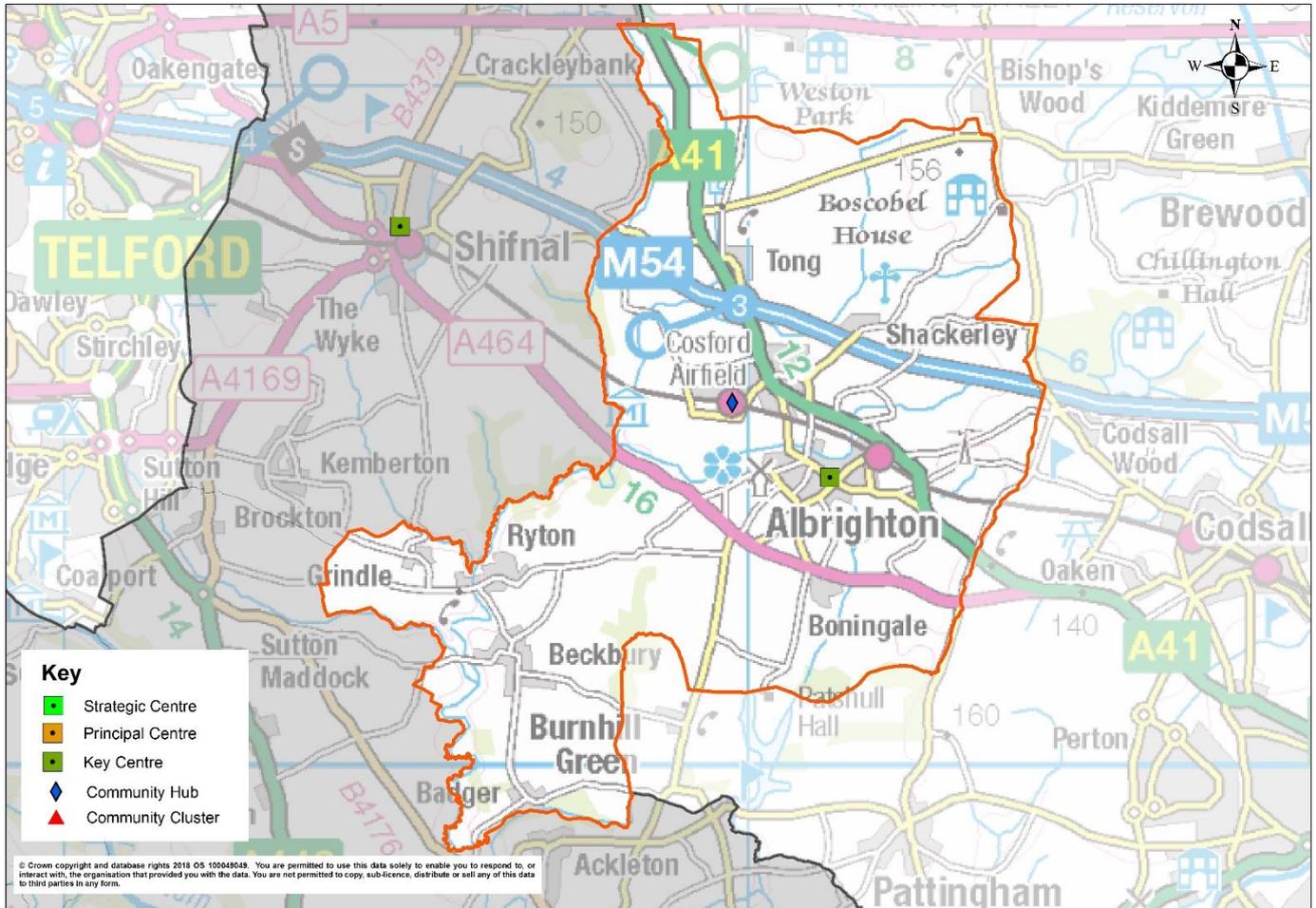


## 4. Albrighton Place Plan Area

4.1. The Albrighton Place Plan Area is located in east Shropshire. The Place Plan area contains the Key Centre of Albrighton; Cosford village and RAF base; and numerous other small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Albrighton
<b>Community Hubs:</b>	Cosford
<b>Community Clusters:</b>	N/A

4.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Albrighton

- 4.3. Albrighton has been identified as a proposed key centre. The town lies 7 miles from both Telford to the west and Wolverhampton to the east. It benefits from excellent access to the M54 and A41 and has a railway station on the Wolverhampton to Shrewsbury Line.
- 4.4. The town is surrounded (with the exception of an area of land on the eastern edge of the settlement, which has been safeguarded for future development), by the metropolitan Green Belt.
- 4.5. To the north-west of Albrighton lies Cosford village and RAF base. Whilst Albrighton and Cosford have very distinct and separate identities, due to their proximity there is a strong inter-play between them.
- 4.6. In 2016, Albrighton had an estimated population of 4,870 people and contained 2,205 dwellings. Albrighton generally has an older age structure than the average for Shropshire and England, however interestingly there is also a higher percentage of the population that are of working age (approximately 75% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 4.7. Within Albrighton two sites were allocated for residential development within the current Local Plan. The smaller allocation to the south of Albrighton benefits from outline planning permission. The larger allocation to the east of Albrighton benefits from Outline/Reserved Matters Approval for Phase 1 of the development. There remains land safeguarded for future development to the east of Albrighton, beyond the current site allocation.
- 4.8. Key planning issues for Albrighton include the need to provide more affordable and low-cost market housing and identification and delivery of employment land.
- 4.9. Identified critical infrastructure priorities for Albrighton include:
  - Consideration of the need for additional primary and secondary school provision.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, and amenity facilities.
  - Provision of a replacement GP surgery.
  - Further information on infrastructure constraints and priorities are available within the Albrighton Place Plan.
- 4.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 4.11. A detailed profile of the key centre of Albrighton is available here: <https://shropshire.gov.uk/media/9680/albrighton.pdf>

## Development Strategy

- 4.12. Albrighton will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 4.13. Albrighton currently benefits from an existing Neighbourhood Plan 'Light' (adopted June 2013), a Community Led Plan which was endorsed and adopted for development management purposes by Shropshire Council in September 2013. The document informed and provides policies that supplement those in the existing adopted Local Plan.

- 4.14. The Local Plan Review will seek to achieve balanced housing and employment growth within Albrighton, through the provision of around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.
- 4.15. In 2016-17, 12 dwellings were completed and a further 247 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 241 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 4.16. Recently Albrighton has delivered new housing at a relatively modest rate, which partly reflects the constraints of the Green Belt. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- 4.17. A significant new housing development north of Kingswood Road was allocated in the current Local Plan and is expected to be delivered in the first part of the Local Plan Review period.
- 4.18. To assist the economic growth objectives for the County, it is considered that around 5 hectares of employment land should be delivered in the area.
- 4.19. Additional land opportunities will need to recognise the presence of numerous heritage and natural environment assets in and around the town; areas of flood risk; and importantly the towns setting, inset within the Green Belt.
- 4.20. It is proposed that two adjacent sites will be allocated for residential development. The site identification process has focused on safeguarded land as this has been previously removed from the Green Belt for the purpose of providing for future development. These sites represent the full extent of the remaining land currently safeguarded for future development within Albrighton.
- 4.21. Having considered the availability, achievability and viability of sites in and around Albrighton for employment development, it is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.
- 4.22. The National Planning Policy Framework (NPPF) states that *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans”*<sup>9</sup>.
- 4.23. To inform the Local Plan Review, a Green Belt Assessment and Review has therefore been undertaken and consideration of the need to release land from the Green Belt for allocation/safeguarding for future development will occur.

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<sup>9</sup> CLG, (2018), NPPF - Paragraph 136

- 4.24. To complement the preferred allocations, and provide long term locations for growth, it is proposed that three sites will be removed from the Green Belt and safeguarded for future development beyond the current Plan Period to 2036.
- 4.25. Whilst much of the land to the south of Albrighton has been assessed in the Green Belt review as having a high level of harm of release from the Green Belt, the proposed safeguarded areas ALB014/P36 and P35 individually, largely incorporate sub-parcels resulting in a lesser harm if released. P35 in particular is identified as separated from the wider Green Belt countryside by the A41 to the east and Kingswood Road to the south. The sub-parcel of land identified for safeguarding at P32 is contained by the A41 to the North and railway line to the South and is individually assessed as having a lower level of harm of release.
- 4.26. Although the combined effects of release may be greater, it is considered that justifiable exceptional circumstances for release exist given that in the absence of these areas of safeguarded land, there would be no remaining safeguarded land and limited opportunities to meet future development requirements. There will be scope to offset potential adverse impacts by achieving improvements to the 'environmental quality and accessibility' of remaining Green Belt as required by national policy.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	500
Dwellings completed in 2016-17*	12
Dwellings committed as at 31 <sup>st</sup> March 2017*	247
Remaining dwelling requirement to be identified	241
Dwellings to be allocated	195
Balance/Windfall allowance**	46

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

#### *Summary of employment land requirements*

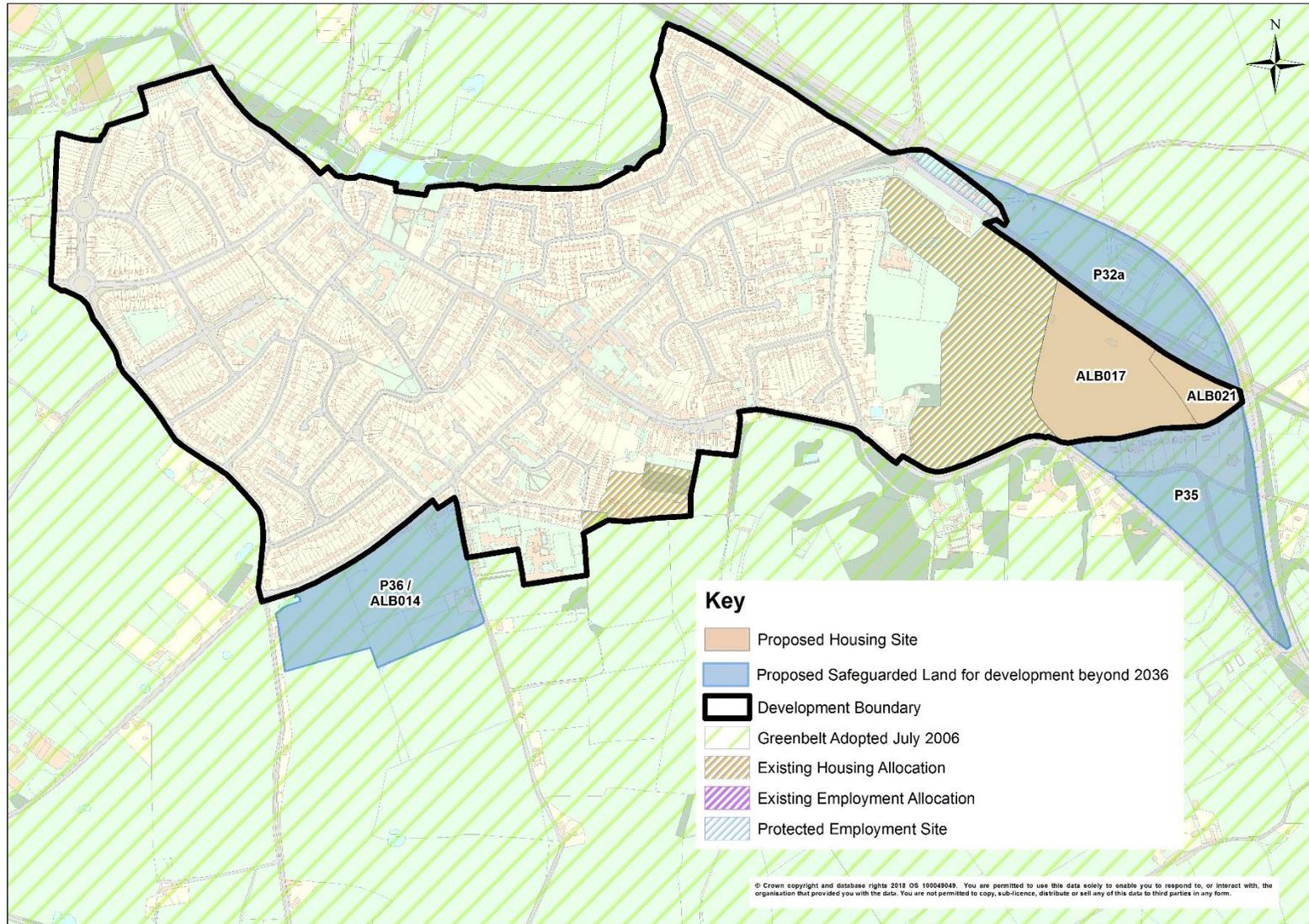
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	5
Commitments and allocations as at 31 <sup>st</sup> March 2017*	0
Employment land shortfall	5
Employment land to be allocated	0
Balance/Windfall allowance**	5

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development. It is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.*

### **Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land**

The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Albrighton:



4.27. The table below provides information on each of the preferred site allocations:

Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
ALB017	Land north of Kingswood Road, Albrighton	5.49	165 dwellings	<p>Comprehensive masterplan required for ALB017 and ALB021. This should also ensure integration into the existing allocation to the west (including vehicular/cyclist/pedestrian routes and green infrastructure/environmental networks), which will enhance the sites access to services and facilities.</p> <p>An appropriately designed roundabout should be provided on Kingswood Road at the point of access into the site.</p> <p>The design and layout of development on ALB017 should ensure provision of a highway access into ALB021. It should also allow for a northern and southern highway access into the existing allocation to the west.</p> <p>Contributions to jointly required infrastructure should be proportional, based on the level of development forecast on the two sites.</p>
ALB021	Land North of Beamish Lane, Albrighton	1.04	30 dwellings	<p>The 30mph zone should be extended to reflect the extent of these sites and the impact on Beamish Lane/A41 junction should be assessed and mitigated. This will likely involve closure of this junction.</p> <p>An appropriate buffer of the railway line and the associated environmental network corridor should be provided.</p> <p>The pond on ALB017 should be appropriately assessed and managed –opportunity to integrate into open space provision.</p> <p>Where possible, trees and hedgerows on the site should be retained and enhanced and positive tree planting should occur, particularly on areas of open space.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

4.28. The table below provides information on each of the preferred areas of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036				
Site Reference	Site Location	Site Area (Ha)	Likely Use	Site Guidelines
P36 (northern portion, including ALB014)	Land at Cross Road, Albrighton	6.98	Residential and Community Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P35 (eastern portion)	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	6.56	Residential Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P32a	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	6.32	Maintain Existing & Employment Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.

## Community Hubs

- 4.29. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 4.30. Within the Albrighton Place Plan area, only one proposed Community Hub, Cosford, has been identified.

## Cosford

- 4.31. Cosford is a small village located alongside an RAF base and airfield located wholly in Green Belt, to the north west of Albrighton, between Albrighton and Shifnal. RAF Cosford opened in 1938 as a joint aircraft maintenance, storage and technical training unit and remains primarily a training unit to present day. The site also houses the renowned Cosford Air Museum and hosts the Cosford Air Show.
- 4.32. The built form of the settlement is primarily focused around the RAF base and the majority of the development that has occurred in recent times has been associated with its operation and that of the museum, staff housing and supporting infrastructure. There is only a small area of the village which lies outside MODs land ownership. RAF Cosford is recognised as a major developed site within the Green Belt in the current Local Plan.
- 4.33. There are a range of military buildings directly associated with the operation of RAF Cosford, including more than 400 dwellings accommodating more than 1,700 people, the majority of which are military personnel.
- 4.34. As Cosford offers a wide range of services and facilities, it nominally performs the role of Community Hub, however many of these services and facilities are only available to military personnel and their families or are associated with the operation of the RAF base.
- 4.35. Growth potential has been identified in the Cosford area for a mixed use strategic development site to complement the existing and potential future uses of RAF Cosford. The potential for any land allocations will be addressed within the planned consultation on strategic sites in Shropshire.

## Community Clusters

- 4.36. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 4.37. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters have been identified within the Albrighton Place Plan area.
- 4.38. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at: <https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>