

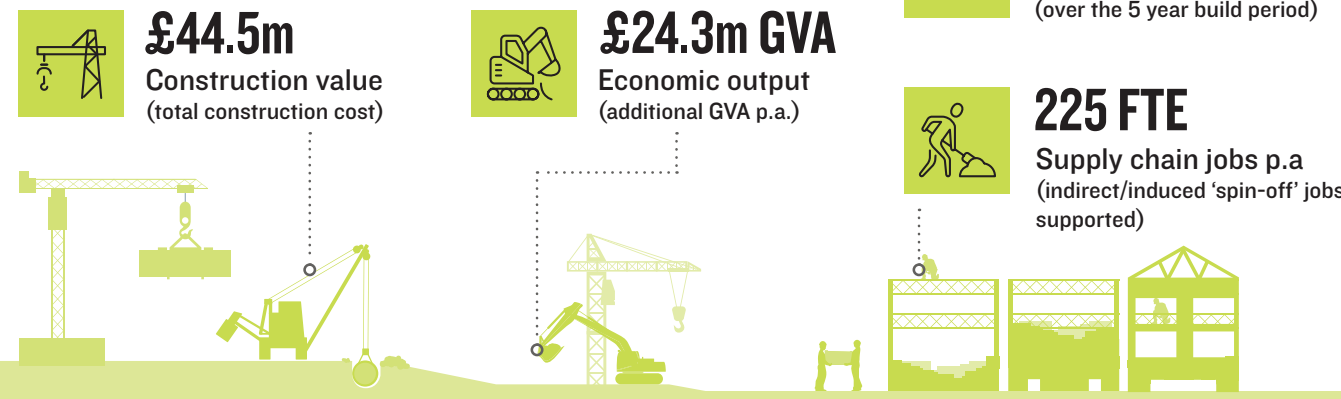
6.0 Local Benefits

6.1 The proposed development of 340 homes at the land north of Wolverhampton Road, Shifnal offers the opportunity to stimulate economic growth, create jobs, assist in meeting Shropshire Council's identified housing need and add to the authority's revenue.



340 New homes
20% Affordable homes

Construction benefits



Operational and expenditure benefits



Local Authority revenue benefits



84 Supported jobs
(from increased expenditure in local area)



7.0 Summary

- The Vision Document has been prepared to support the promotion of Land North of Wolverhampton Road.
- It is informed by local planning policy, technical studies and fieldwork.
- It demonstrates that residential development comprising a mix of types and tenures is deliverable and achievable, contributing up to 340 dwellings towards the housing needs in Shifnal split between two parcels.
- The site is well located within easy distance to a range of local facilities including employment, education and retail by sustainable modes of transport.
- Comprehensive site development would make best use of land, utilise good highway links, and expand existing movement networks in the area.
- Site delivery presents the opportunity to provide high quality usable open space with play equipment for the current and new community, and ensure the protection and enhancement of green assets.





L&Q Estates



Stuart Field
L&Q ESTATES

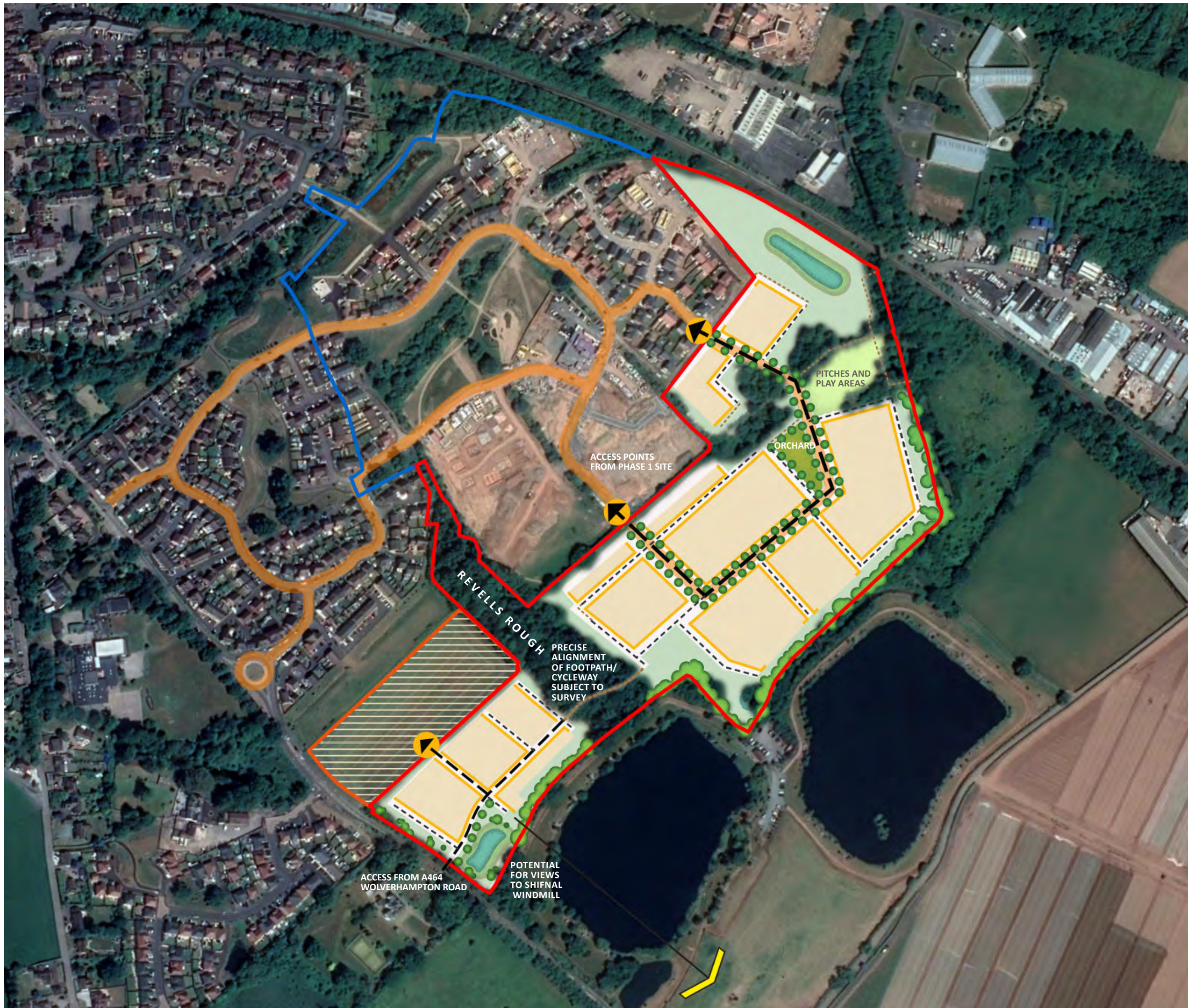
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Appendix 2 Concept Masterplan



Key	
Site Boundary	
Phase 1 site benefiting from planning permission	
Draft allocated site in third party ownership	
Loop access connecting into Phase 1 site	
Proposed main vehicular spine route	
Proposed minor routes	
Proposed footpath/cycleways	
Proposed housing	
Proposed housing frontage	
Proposed pitches and play areas	
Proposed orchards	
Proposed street trees	
Proposed boundary tree planting	
Proposed attenuation pond	

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Project	Land North of Wolverhampton Road Shifnal
Title	Illustrative Concept (no southern attenuation ponds)
Client	L&Q Estates
Date	29.09.2020
Scale	NTS
Drawn by	AC
Drg. No	PS62394-01-008 RevE

