



Land at Upton Lane, Shifnal

Site Vision

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Node

Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259

Prepared on behalf of Nurton Developments
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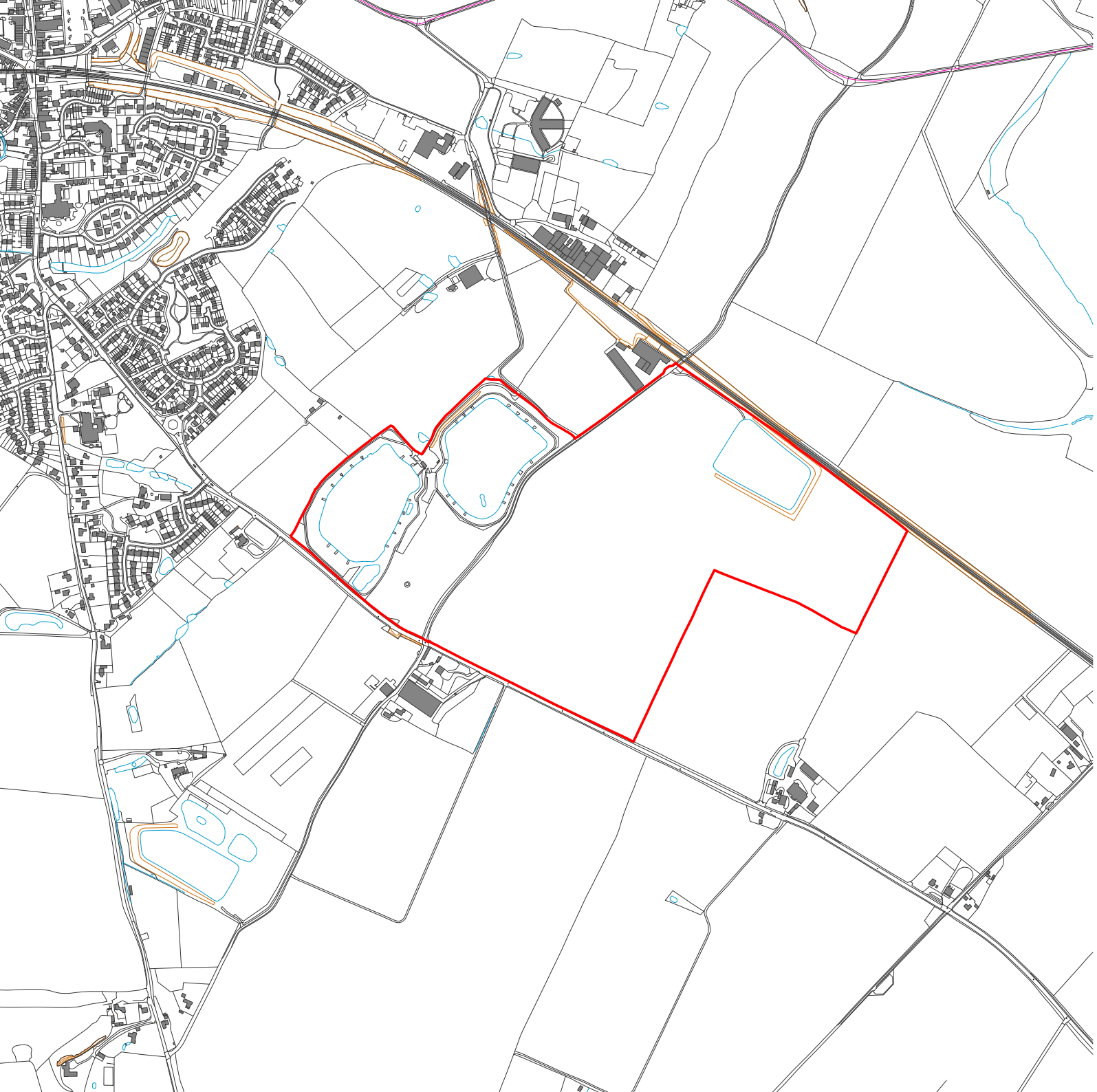
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LEGEND

 Site boundary


0  500
metres



Figure 1 | Site location | 1:10,000



1. Introduction

Introduction

This vision document has been prepared to support the promotion of land at Upton Lane, Shifnal by Nurton Developments through Shropshire Council's Local Plan Partial Review 2016-2036 (now proposed to be extended to 2038).

Shropshire Council is preparing its Local Plan Partial Review and its latest Preferred Options consultation, seeks to identify land to accommodate an additional 10,250 homes in the plan period up to 2036.

Two sites have been identified for allocation in Shifnal to accommodate a total of 180 homes. These include land north of Wolverhampton Road (100 homes) and east of Coppice Green (80 homes).

The Preferred Options also identifies 74ha to the west, south west and south of Shifnal as safeguarded land for development to meet housing and employment needs beyond 2036.

This vision document sets out the opportunity for land at Upton Lane to accommodate 700-800 homes and a significant amount of public open space as a potential alternative to the sites currently identified.

This document describes how the site's constraints, characteristics and context have been explored and evaluated to arrive at a vision for how the site could be developed.





2. The site

Overview

The site comprises 44.92ha / 111 acres of agricultural land and commercial fishing lakes to the south east of Shifnal, Shropshire.

The site is bounded to the south-west by Wolverhampton Road and the land proposed to be allocated in the emerging Local Plan, to the north by the Telford to Birmingham railway line and to the east and south by agricultural land and buildings.

Land immediately to the north west of the site, north of Wolverhampton Road, has been identified in the Preferred Options as a proposed allocation for 100 homes (Site Ref: SHF022/23).

Land to the west of Lamledge Lane has also been identified in the Site

Allocations and Management of Development Plan (SAMDev) as safeguarded land and this designation is carried forward in the current consultation. Land immediately to the north of the site, beyond the railway line, has been identified as a major employment allocation (Site Ref: SHF018b and SHF018d).

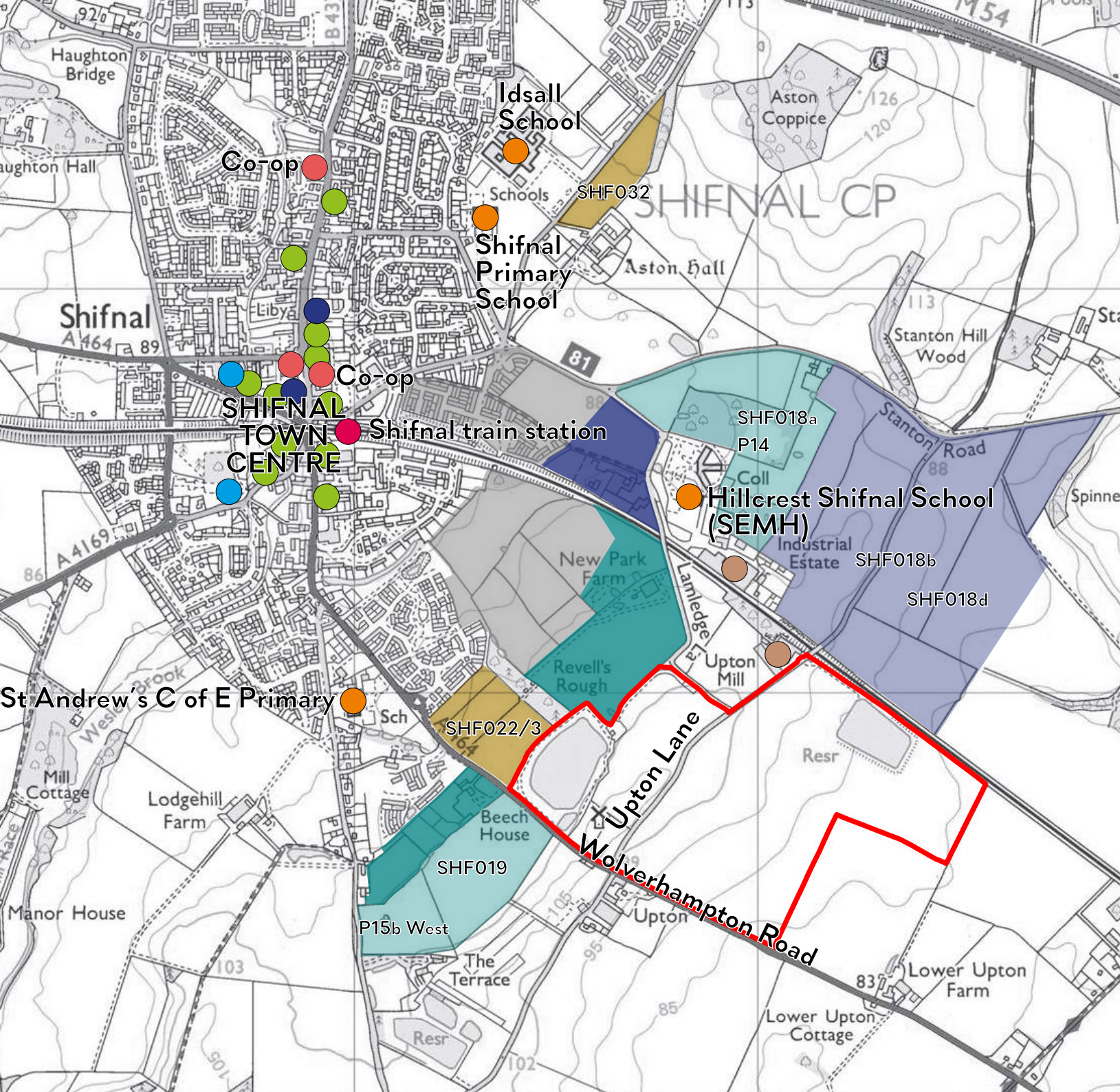
It is therefore clear from these proposed allocations that the land to the east and south east of Shifnal is considered by the Council to be the most suitable locations for growth in the town.

The land at Upton Lane offers a positive opportunity to extend the proposed development to the south east of Shifnal, preserving the more sensitive and constrained land to the west and south of Shifnal.

Most of the site is currently in intensive agricultural use and includes several clusters of trees and hedgerows which could be retained as part of any development proposal for the site. The north west corner is used for commercial fishing and includes two man-made fishing ponds.

Figure 2 shows the site in context with the existing and emerging allocations in Shifnal identified. We have excluded the proposed safeguarded land to the west and south of Shifnal to show how the direction of growth in the town could look if the land at Upton Lane is allocated instead.

This shows that the site will form a more logical extension to Shifnal and aligns with the growth already proposed in the town.



LEGEND

- Site boundary
- Train station
- Education
- Convenience store
- Community facility
- Pub / restaurant / cafe
- Employment
- Place of worship
- Existing employment allocation
- Proposed employment allocation
- Existing housing allocation
- Existing safeguarded land
- Proposed safeguarded land
- Proposed allocation



Figure 2 | Local facilities and site allocations | NTS

Accessibility

The site can be accessed from Wolverhampton Road to the south, Lamledge Lane to the north and from Upton Lane which runs north to south through the centre of the site.

Once the proposed allocation to the north of Wolverhampton Road is taken forward (Ref: SHF022/23) the site would then adjoin the new settlement boundary of the town as well as abutting the safeguarded land.

The site benefits from its proximity to the centre of Shifnal and the railway station which is located 1.4kkm to the north west. This is of equal distance to the sites that are currently being developed to the north of the town.

The proposed development also offers the potential to provide improvements to bus services and linkages between the site, the proposed allocation to the north of Wolverhampton Road, the railway station and the facilities and amenities located within the centre of Shifnal.

There are several schools within walking distance of the site. These include:

- St Andrew's Church of England Primary School on Park Lane, 300m to the north west of the site;
- Hillcrest Shifnal School (an independent primary and secondary school SEMH), 600m to the north of the site on Lamledge Lane;

- Shifnal Primary School, 1.4km to the north on Curriers Lane; and
- Idsall Secondary School, 1.5km to the north on Coppice Green Lane.

The location of the existing services and facilities are shown on the plan at Figure 2.

The proposed allocation of land for employment uses immediately to the north of the site also offers employment opportunities within proximity. In addition, the site's proximity to A464 (main road to Wolverhampton) provides further opportunities to reinforce the sustainability of the site by the provision of further on-site facilities.

The site's location means it is better connected than the other sites identified for safeguarding to the south and west of Shifnal.

This, along with the site's potential to provide on-site facilities in the form of a local centre and other community facilities to be agreed with the Council, will enhance the sustainability of the site.

Heritage

There are no listed buildings on or immediately adjacent to the site. The site does not fall within or near a conservation area. The nearest conservation area is in the centre of Shifnal and it is unlikely that development in this location would harm heritage assets.

Trees

There are a number of trees on the site although the indicative masterplan that has been prepared for the site seeks to retain as many of these as possible.

Ecology

There are no Sites of Special Scientific Interest (SSSI), Local Nature Reserves or other designated wildlife sites near the site. The agricultural land has limited ecological interest, aside from the hedgerows which can be retained with the development proposal.

The fishing lakes are man-made and will be located (along with any fish) to an alternative location.

Flood risk

The site falls within Flood Zone 1 as identified of the Environment Agency flood map and is therefore not at risk of flooding.





3. Constraints and opportunities

Introduction

The analysis of site characteristics has identified a series of opportunities and constraints to the development of the site, both for the site area itself and for the wider area around it: these are shown on the opportunities and constraints plans on the following pages and described below.

Wider area constraints

Key considerations in the wider area around the site include:

- The potential changing future composition and extent of Shifnal as indicated by site allocations and safeguarded land for housing and employment.
- Consideration of the potential impact on the setting of

heritage assets including Shifnal Conservation Area and listed buildings.

- Consideration of potential landscape and visual impacts on the site's wider setting, including the green belt.
- Consideration of the potential for noise and vibration associated with the railway line to the north of the site.
- Consideration of the capacity and widths of existing roads and railway bridge to accommodate further development.
- A source protection area (zones 1-3) is located to the north of the site. These areas are associated with protection to safeguard drinking water quality.

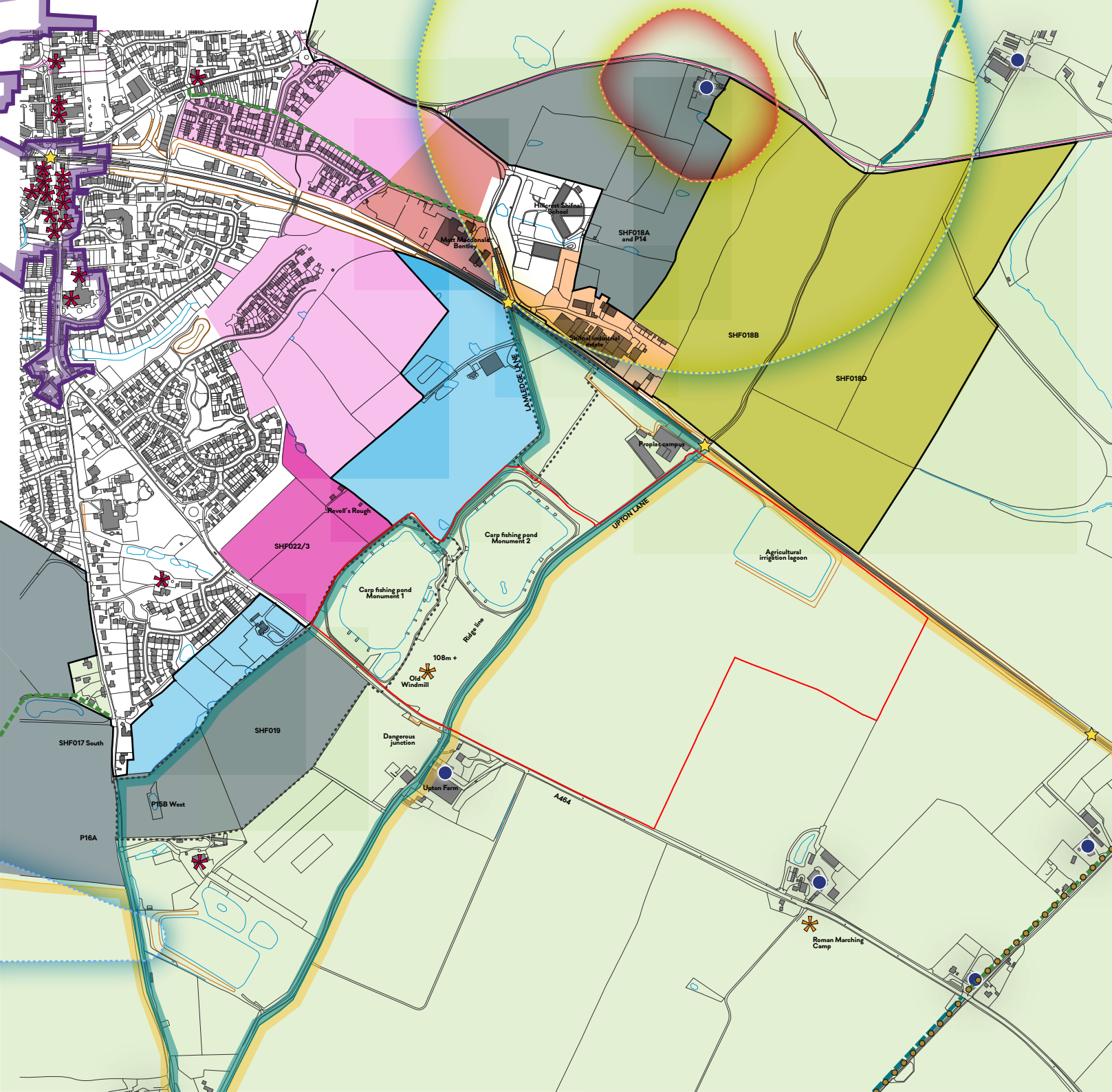
Site constraints

Considerations within the site include:

- The western edge of the site is more visually open than the east, which is largely well contained. The open aspect of the site will require consideration to mitigate its potential impact.
- Consideration of key views through the site, notably including towards the old windmill, a non-designated heritage asset located within the site.
- The site is bisected by Upton Lane which runs broadly north-east to south-west through the site.
- The site contains a number of landscape features, including hedges, woodland and trees.

Three water bodies are located within the site, including two carp fishing ponds and one agricultural irrigation lagoon.

- Consideration of noise from surrounding roads, including the A464 to the south.
- Safety of the existing highway junction on the A464.
- Topographical changes across the site need to be considered within the design process. The site rises from its western and eastern boundaries to a high point containing the windmill and a ridge line which runs to the west of Upton Lane.



LEGEND

- Site boundary
- Urban boundary
- Broad area BA2 from Shropshire Greenbelt assessment
- Parcel P15 from Shropshire Greenbelt assessment
- Sub-opportunity area SH1A from Shropshire Greenbelt assessment
- Existing employment allocation
- Existing housing allocation
- Existing safeguarded land
- Proposed safeguarded land
- Existing protected employment site
- Proposed housing
- Proposed employment
- Source protection zone - Zone 1
- Source protection zone - Zone 2
- Source protection zone - Zone 3
- Greenbelt
- Conservation area
- ✱ Non-designated heritage assets
- ✱ Listed building
- PROW footpath
- PROW bridleway
- Recreational route
- Farmsteads / rural buildings
- Railway line
- ★ Road bridge across railway line

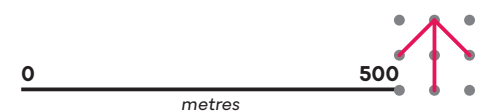
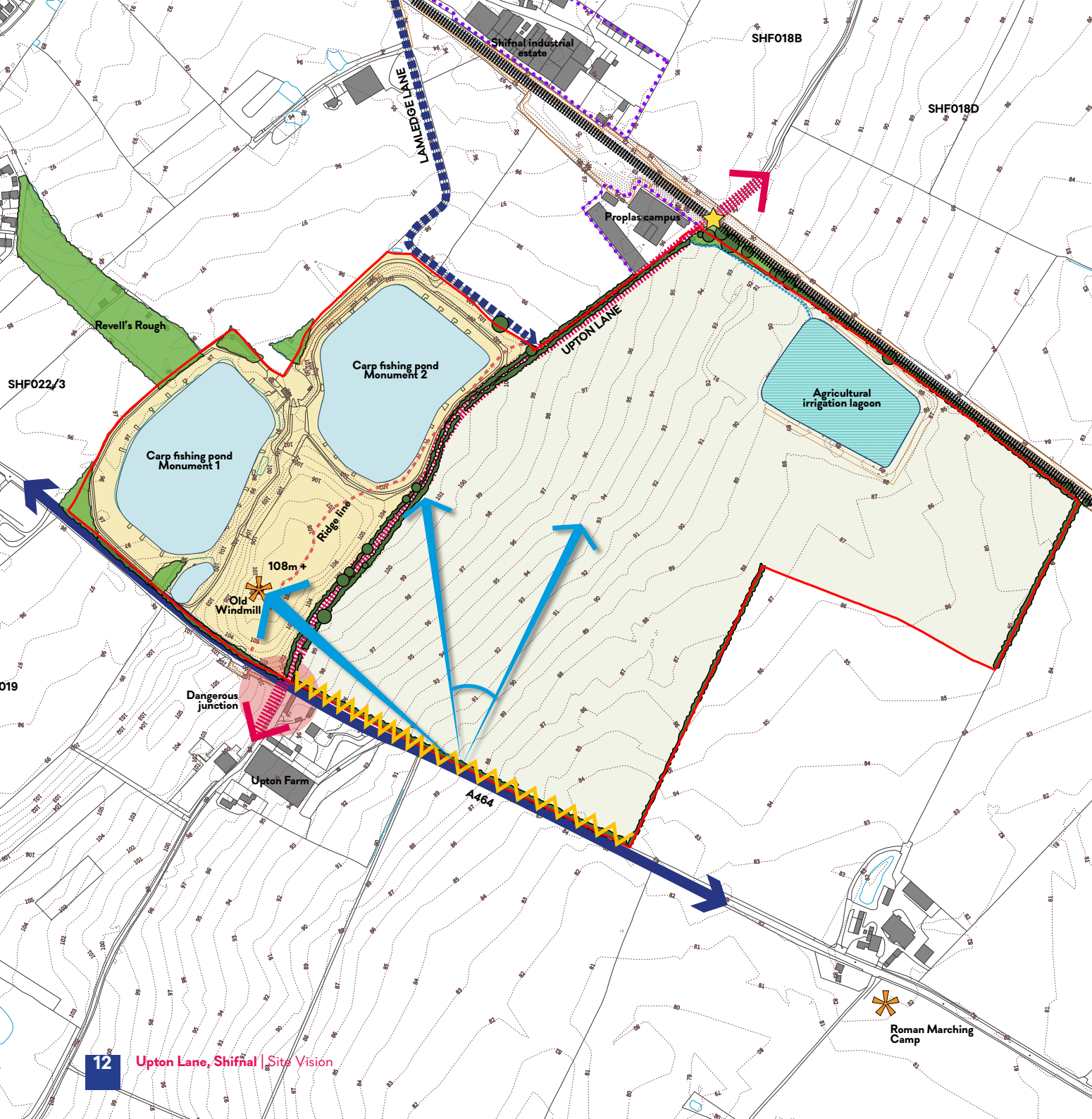


Figure 3 | Wider area constraints | 1:10,000



- LEGEND**
- Site boundary
 - Visually open
 - Visually contained
 - Carp fishing ponds
 - Agricultural irrigation lagoon
 - Existing hedges
 - Existing woodland
 - Existing trees
 - A464
 - Upton Lane
 - Lamedge lane
 - Railway line
 - Road bridge across railway line
 - Contours
 - Ridge line
 - Key views
 - Noise
 - Dangerous junction
 - Estate boundaries

0 200
metres

Figure 4 | Site constraints | 1:6,250