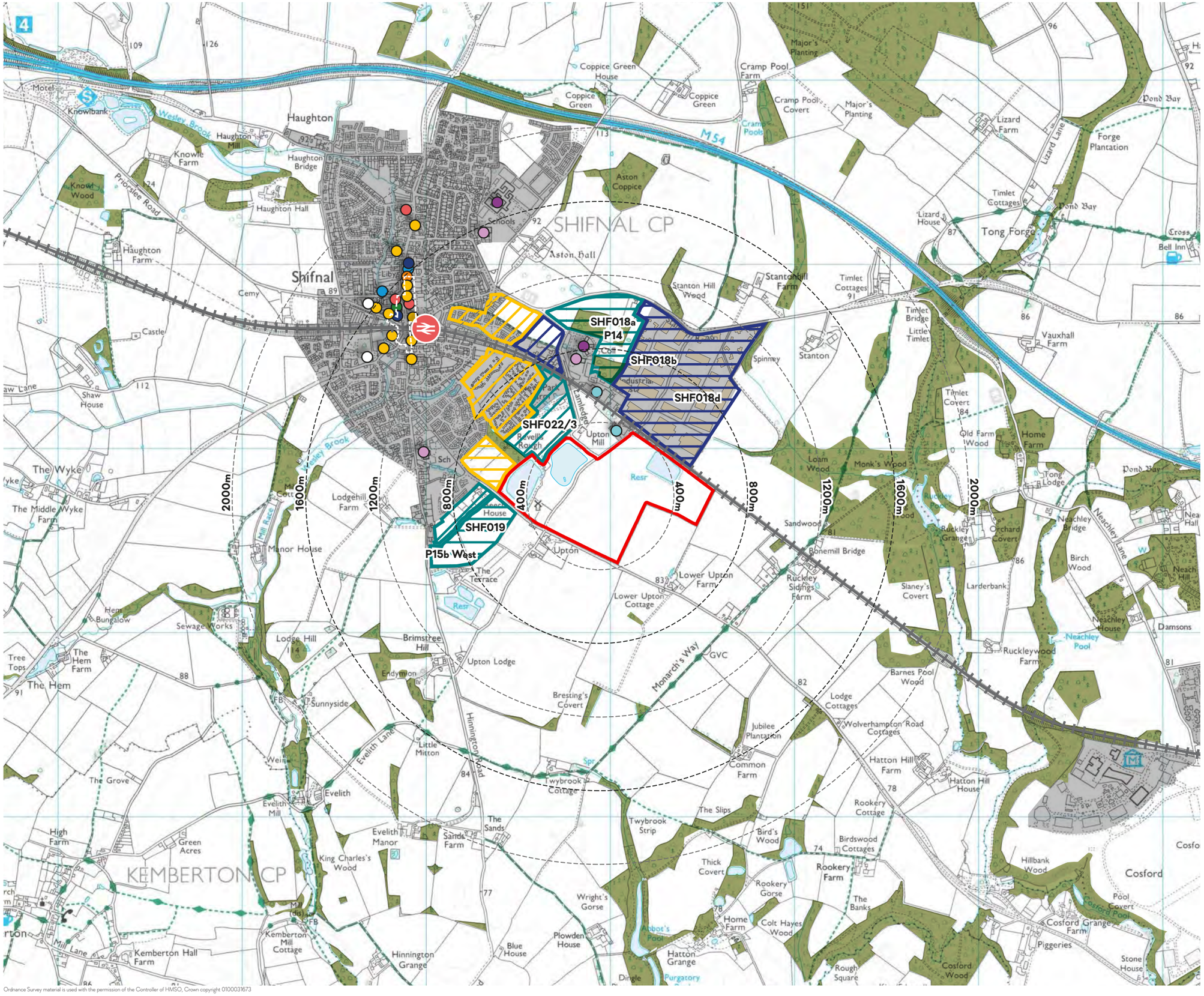


Ordnance Survey material is used with the permission of the Controller of HMSO, Crown copyright 0100031673

LEGEND

Site boundary

Land use

- Railway station
- Place of worship
- Community centre
- Doctors surgery
- Employment
- Pharmacy
- Bar/ cafe/ restaurant
- Library
- Convenience store
- Primary school
- Secondary school

Planning allocations

- Shifnal town centre boundary
- Housing allocation
- Proposed housing allocation
- Employment allocation
- Proposed employment allocation
- Safeguarded land
- Proposed safeguarded land

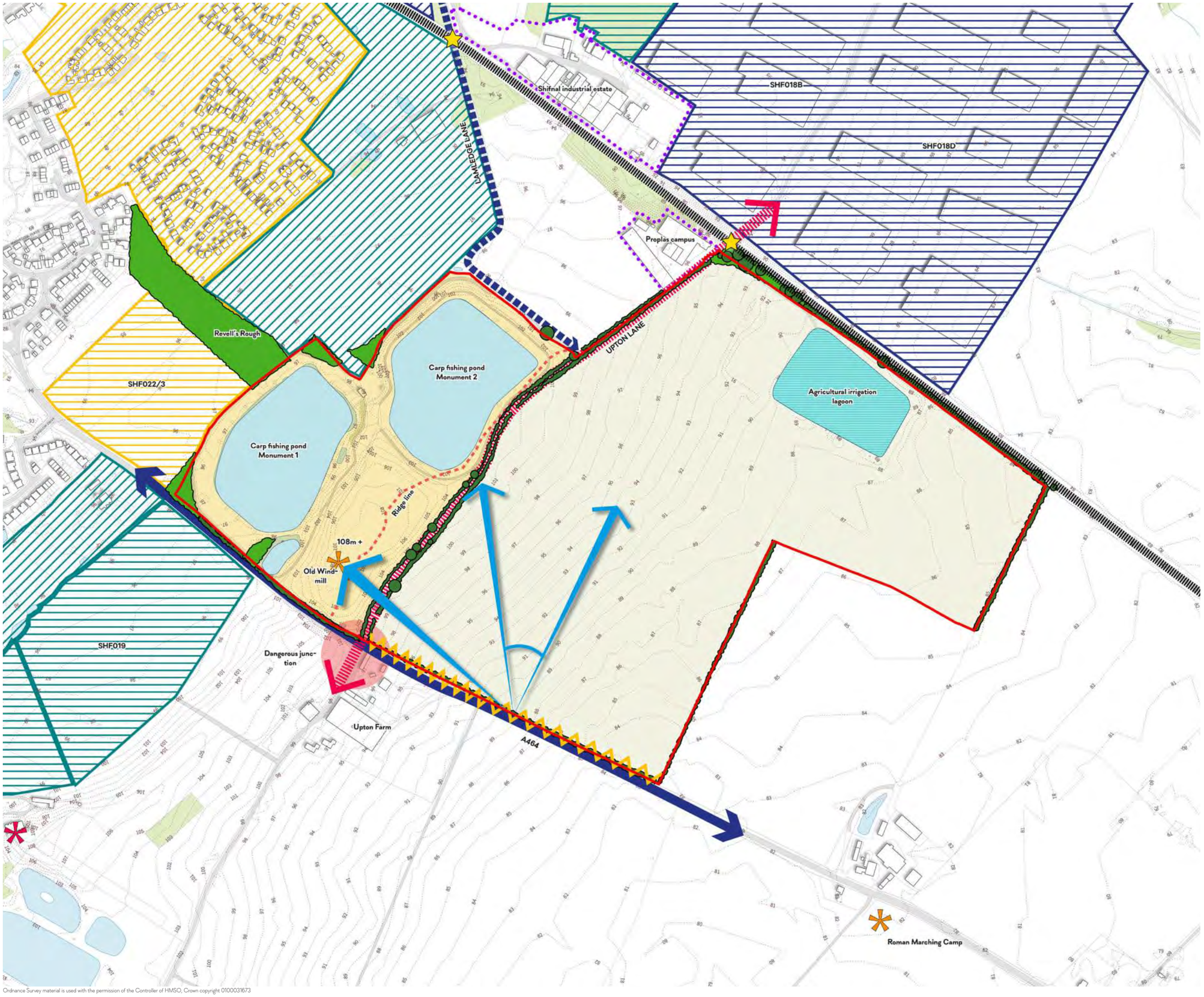
0 1
kilometres

Revisions

Site:	**Land at Upton Lane, Shifnal**
Client:	Nurton Developments Ltd
Title:	**Local context analysis**
Scale:	1:20,000 @ A3
Drawing No.	001
Revision:	--
Date of Issue:	25.09.2020
Drawn by:	KK
Node Ref:	NUR0444

Node
Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259



Ordnance Survey material is used with the permission of the Controller of HMSO, Crown copyright 0100031673

LEGEND

Site boundary

Landscape features

- Existing hedgerow
- Existing tree
- Existing woodland
- Existing carp fishing ponds
- Existing argricultural irrigation lagoon
- Visually contained landscape
- Visually open landscape
- Height contours

Access & movement

- A464
- Lamledge Lane
- Upton Lane
- Railway line
- Road bridge across railway line
- Dangerous junction

Site features

- Ridge line
- Key views
- Noise
- Estate boundaries

Planning allocations

- Housing allocation
- Proposed housing allocation
- Employment allocation
- Proposed employment allocation
- Safeguarded land
- Proposed safeguarded land

0 200
metres

Revisions

Site: **Land at Upton Lane, Shifnal**
Client: Nurton Developments Ltd
Title: **Opportunity and constraints**
Scale: 1:5,000 @ A3
Drawing No. 002
Revision: --
Date of Issue: 25.09.2020
Drawn by: KK
Node Ref: NUR0444

Node
Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259

Ordnance Survey material is used with the permission of the Controller of HMSO, Crown copyright 0100031673

LEGEND

Site boundary

Development proposals

- Residential character area 1
- Residential character area 2
- Residential character area 3
- Residential character area 4
- Community hub/ local centre

Access & movement

- Primary boulevard
- Secondary avenue
- Residential street
- Private driveway
- Footpath
- Upton Lane
- Vehicular access
- Pedestrian access
- New roundabout junction

Landscape features

- Public open space
- Existing hedgerows
- Proposed woodland screening
- Avenue trees
- Green buffer
- Balancing ponds
- Man-made fishing ponds and agricultural lagoon filled in for residential development
- Children's play area

Heritage assets

- Old windmill
- Views towards old windmill
- Non-designated heritage assets

Planning allocations

- Housing allocation
- Proposed housing allocation
- Employment allocation
- Proposed employment allocation
- Safeguarded land
- Proposed safeguarded land

0 200
metres

Revisions

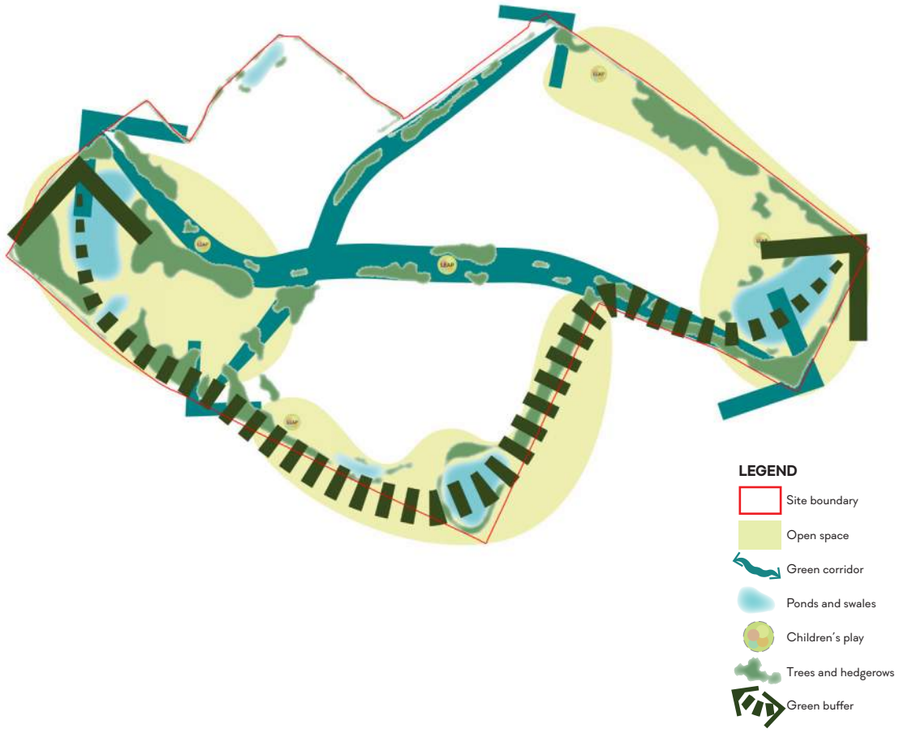
Site:	**Land at Upton Lane, Shifnal**
Client:	Nurton Developments Ltd
Title:	**Design framework**
Scale:	1:5,000 @ A3
Drawing No.	003
Revision:	--
Date of Issue:	25.09.2020
Drawn by:	KK
Node Ref:	NUR0444

Node
Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

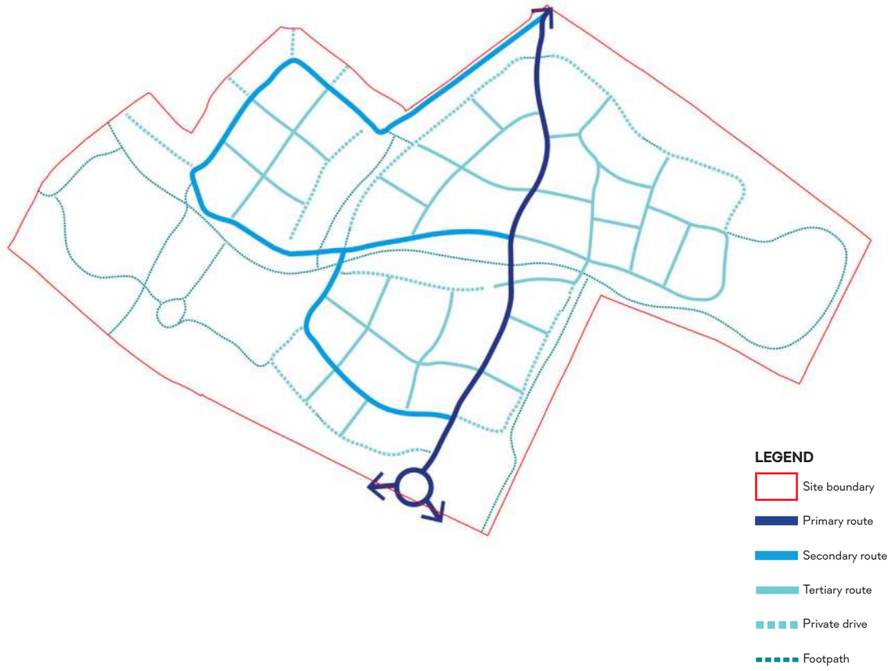
node

thisisnode.com | 0121 667 9259

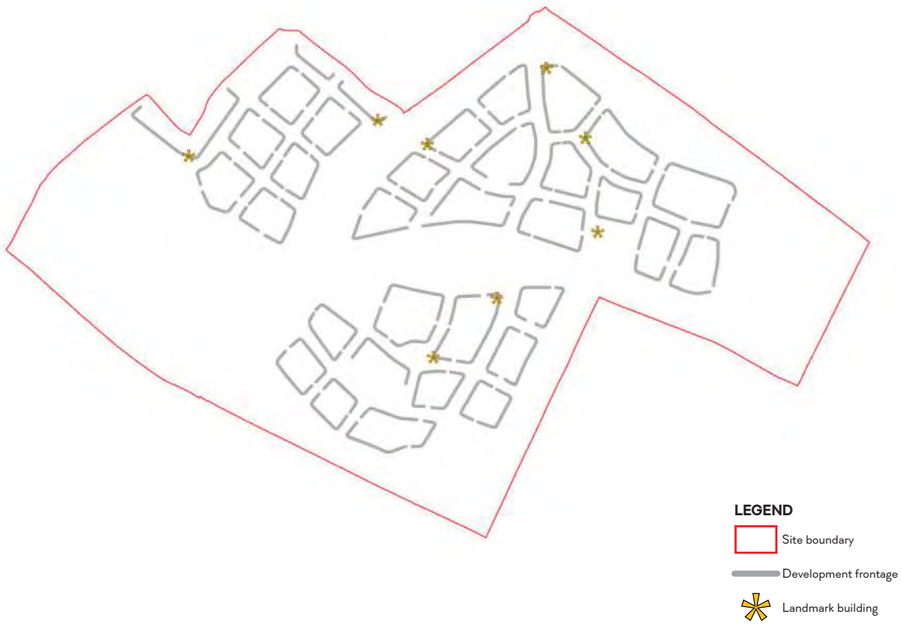
1. Strong green infrastructure framework



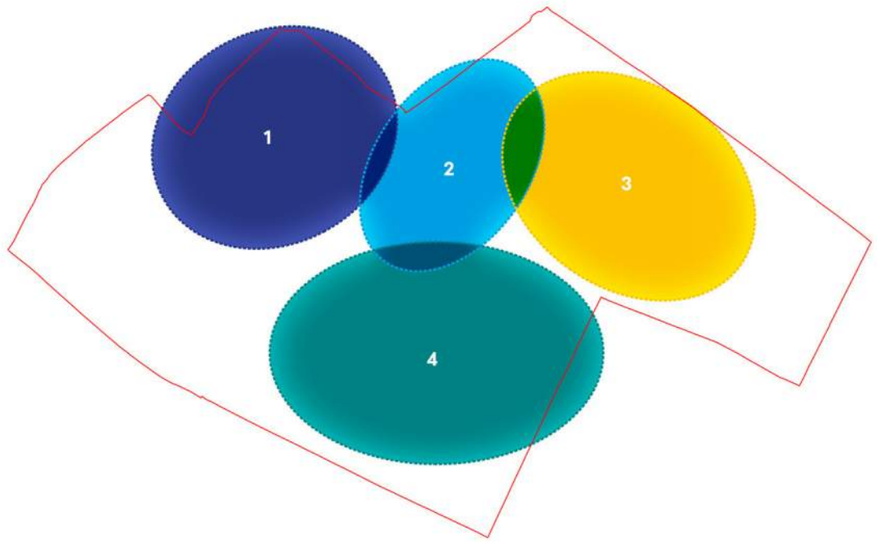
2. Integrated and connected movement framework



3. A legible development



4. Creation of character areas



Revisions

Site:	**Land at Upton Lane, Shifnal**
Client:	Nurton Developments Ltd
Title:	**Design principles**
Scale:	NTS @ A3
Drawing No.	004
Revision:	--
Date of Issue:	25.09.2020
Drawn by:	KK
Node Ref:	NUR0444

Node
Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259

Ordnance Survey material is used with the permission of the Controller of HMSO, Crown copyright 0100031673

Ordnance Survey material is used with the permission of the Controller of HMSO, Crown copyright 0100031673

LEGEND

Site boundary

Development proposals

Development parcel

Public open space

Surface water attenuation basin

Access & movement

Existing public footpath

Proposed footpath

Existing bridleway

National cycle route 81

Proposed pedestrian and cycle route

Proposed bus service 14 route extension

Railway station

Planning allocations

Existing development allocation

Proposed development allocation

0 200

metres

Revisions

Site: **Land at Upton Lane, Shifnal**
Client: Nurton Developments Ltd
Title: **Site interconnectivity**
Scale: 1:6,250 @ A3
Drawing No. 005
Revision: --
Date of Issue: 25.09.2020
Drawn by: AJF
Node Ref: NUR0444

Node
Imperial & Whitehall
23 Colmore Row
Birmingham
B3 2BS

thisisnode.com | 0121 667 9259