

The background of the entire page is a detailed, light-colored map of the Shrewsbury West area. The map shows a dense network of streets, green spaces, and various landmarks. Key areas labeled include Bickton CP, Calcot, Bickton Heath, Shelton, Bowbrook, Copthorne, Kingsland, Forthill, Mounfields, and Cotton Hill. The River Sever is visible winding through the landscape. The map is overlaid with a dark blue horizontal band containing the main title.

# SHREWSBURY WEST SUSTAINABLE URBAN EXTENSION

## Masterplan Document

Adopted by Shropshire Council December 2013

# SHREWSBURY WEST – SUSTAINABLE URBAN EXTENSION

## Masterplan Document

Document Reference	JBR2021	JBR2021	JBR2021	JBR2021	JBR2021	JBR2021	JBR2021
Document Issue	500-002	500-002_Rev A	500-002_Rev B	500-002_Rev C	500-002_Rev D	500-002_Rev E	500-002_Rev F
Document Status	Working Draft	Working Draft	Working Draft	Working Draft	Working Draft	Final	Final Issue
Release Date:	19.06.2013	28.06.2013	03.07.2013	03.11.2013	02.01.2014	28.01.2014	26.02.2014
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## 1

## Introduction

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

*(para. 56 of the NPPF)*

This Masterplan document has been prepared for the future development of land off Welshpool Road in Shrewsbury. The land is identified within the Shropshire LDF Core Strategy (adopted March 2011) as a strategic location for a Sustainable Urban Extension (SUE). It is referred to as Shrewsbury West and is one of two proposed SUEs included in the Core Strategy.

The Council has a long term Vision for Shropshire that sets out that by the year 2026 the quality of life for people in the County will have been significantly improved and that it will have become a better place in which to live and work. The Town of Shrewsbury is identified as playing a key role in delivering this Vision by continuing to be recognised as a location that can deliver good quality jobs and homes, whilst enhancing the distinctive qualities of the town.

To achieve this Vision, the Council has set out that Shrewsbury needs to continue to grow to 2026 and in its adopted Development Plan has identified the location of two sustainable urban extensions to the town, one of which is Shrewsbury West.

This Masterplan has been prepared to guide the future development of the SUE at Shrewsbury West.

It starts by providing an overview of the existing characteristics of the land and the surrounding environment and then illustrates how this combined with the aspirations and Vision of the Council will result in a development that is integrated with the local area. It also sets out how it will make best use of local infrastructure and provide the opportunity for the delivery of part of the Shrewsbury North West Relief Road (NWRP) which remains as a longer term Council aspiration.

The document introduces the high level development principles and objectives for the Shrewsbury West SUE which will underpin the more detailed design proposals for the development. It starts by explaining the planning policy context for the site and provides an understanding of the existing characteristics of the location and its surroundings. It then introduces Shropshire Council’s ‘Vision’ and objectives for the SUE before outlining the principles and design guidelines which will shape the future development. Regard is also had to the Shrewsbury South SUE Masterplan document (October 2012) which has informed the preparation of this document.

It is important that the SUE is led by a clear vision, development objectives and a set of key design principles. The vision and objectives will provide an expression of what the “place” could be like in the future and the principles provide a foundation for the future design and delivery process.

In summary the document provides:

- An understanding of the existing characteristics and context of the site;
- A vision and a set of development objectives to underpin the future development;
- The principles that will lead the future design development and evolution of the project
- An illustrative Masterplan that provides a visual representation of the aspirations of the development;
- A suitable foundation with which to review and assess the subsequent design development of the SUE.

# Aerial Location Plan



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Welcome to  
shrewsbury

parkandride 



**OXON**



***OXON Touring &  
Holiday Home Park***



# 2 Planning Policies

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

*(para. 56 of the NPPF)*

The development proposal set out within this document has been prepared within a comprehensive policy and guidance framework provided at the national and local authority level.

The Council's adopted Development Plans for the Shrewsbury West SUE are the Shropshire Local Development Framework: Adopted Core Strategy (March 2011), and the emerging Site Allocations and Management of Development Plan. Policies contained within the National Planning Policy Framework (NPPF) are also a material consideration.

In summary, the following regulations and guidance have informed the process for the proposals contained in this Masterplan:

1. The Town and Country Planning (Environmental Impact Assessment) Regulations 1999, which requires the preparation of environmental statements to accompany certain types of proposals;
2. National planning policy contained within the NPPF;
3. The Shropshire Local Development Framework – Adopted Core Strategy (March 2011);
4. Site Allocations and Management of Development (SAMDev) Plan – Preferred Options March 2012 and Revised Preferred Options July 2013.



## 2.1 National Planning Policy Framework (March 2012)

Relevant national planning policy is found in the National Planning Policy Framework (NPPF), which was published on 27th March 2012.

The NPPF sets out 12 core planning principles for the planning system. Relevant to this Masterplan are the principles stating that planning should:

- pro-active drive and support sustainable economic development to deliver homes, business and opportunities for growth whilst taking into account the needs of the residents and business community,
- seek to provide high quality design of the land and the buildings for the existing and future residents,
- take into account the different role and character of a development area,
- promote mixed use development especially if provided with multiple benefits for the surrounding area, and
- actively support developments with the aim to maximise the use of public transport, walking and cycling.

Also at the heart of the NPPF is paragraph 14. This sets out the presumption in favour of sustainable development which is seen as *'the golden thread running through both plan making and decision taking'*.

The NPPF requires Local Planning Authorities (LPA) to deliver a wide choice of high quality homes to boost the supply of housing with the objective of meeting the needs for open market and affordable housing in the area. In doing so LPAs should plan for a mix of housing based upon current and future demographic trends, market trends and the needs of different groups within the community. This includes identifying size, tenure and range of housing that is required to meet the local demand in a particular location.

In seeking to deliver a wide choice of high quality homes, the NPPF sets out that this can sometimes be best achieved by planning for larger scale development such as extensions to existing towns.

With respect to providing high quality homes, the NPPF refers to the Government's commitment to good design which is a key aspect of sustainable development, is indivisible from good planning, and will positively contribute to place making and establish a strong sense of place.

The NPPF sets out that local character and history should be respected and reinforced to reflect the local distinctiveness whilst not preventing or discouraging innovative development. Innovative designs should seek to raise the standard of design within an area. Importantly the NPPF sets out that community involvement should provide opportunities to inform the design process giving the LPA a rationale to look at those developments more favourable.

## 2.2 Shropshire Local Development Framework: Adopted Core Strategy

In March 2011 Shropshire Council adopted its Core Strategy Development Plan Document (DPD) which is the first and most important document of its Development Plan. In the Core Strategy the Council sets out a spatial Vision and strategic objectives to guide future development and growth in Shropshire in the period up to 2026. The Vision of the Core Strategy is to create *"a flourishing Shropshire"* which promotes a positive change to the area where the county will be a better place in which to live and work.

Shrewsbury Town is identified as Shropshire's growth point with a key role to play in the development strategy for Shropshire.

Policies CS1 – CS9 seek to *Create Sustainable Places* and deliver the Vision and objectives of the plan. For the Shrewsbury West SUE policies CS1 and CS2 are of particular relevance.

## Policy CS1: Strategic Approach

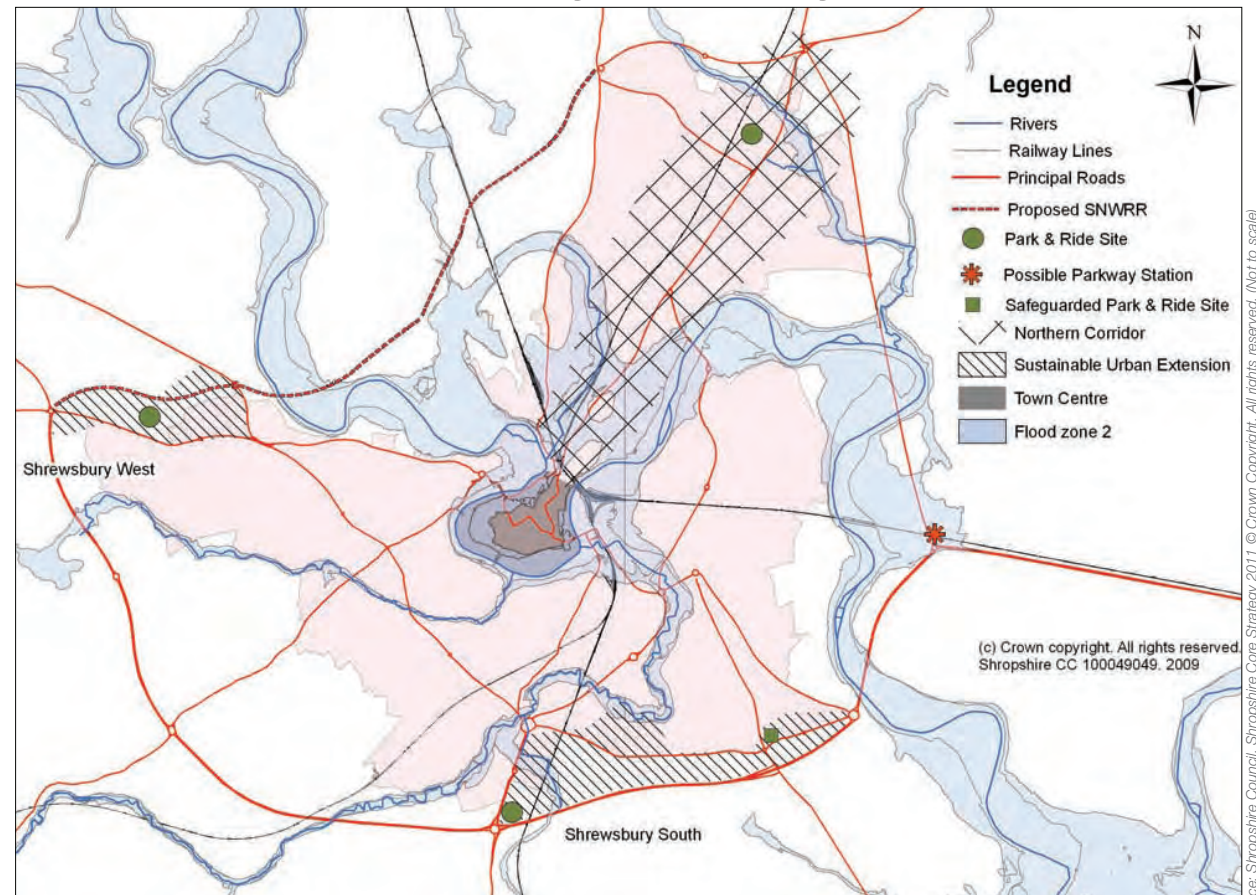
The Strategic Approach states that:

*“Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be “affordable housing”, around 290 hectares of employment land, and accompanying infrastructure across Shropshire in the following places:*

*Shrewsbury, as a sub-regional centre and Shropshire’s growth point, will be the focus for significant retail, office and employment development, and accommodate approximately 25% of Shropshire’s residential development over the plan period”.*

*Furthermore “the role for Shrewsbury reflects the Shrewsbury Vision, and aspirations of the community in Shrewsbury to continue to thrive as a centre for employment and services, and maintaining its outstanding natural, built and historic environment.”*

## Shrewsbury Core Strategy Key Diagram



Extracts from the Shropshire Core Strategy 2011: Figure 6 - Shrewsbury Key Diagram

## **Policy CS2: Shrewsbury Development Strategy**

Policy CS2 seeks to ensure a comprehensive and co-ordinated approach to growth at Shrewsbury. It sets out that planning for housing and economic growth will be linked to infrastructure improvements and the protection and enhancement of the town's role, character and unique historic and natural environment.

Shrewsbury will play a key role in delivering new homes and jobs in Shropshire and will provide:

- Housing growth  
Approximately 25% of Shropshire's need for new homes, equating to 6,500 new homes for the period 2006-2026, and
- Economic growth  
90 hectares of employment land.

To meet this need, the priority is to bring forward two SUEs to the town, one at Shrewsbury South and one at Shrewsbury West. Policy CS2 sets out that these two SUEs together will provide 25% of the new homes and 50% of the employment land needed for Shrewsbury.

Policy CS2 refers to the Shrewsbury West SUE and states:

*“Shrewsbury West – land at Bicton Heath and off Welshpool Road as illustrated on the Key Diagram, to incorporate major housing development (approximately 700 dwellings to the north of Welshpool Road), additional employment land (approximately 9-12 hectares), the provision of a new link road connecting Churncote Island on the A5 to Holyhead Road, enhancement of Park and Ride facilities and other sustainable transport improvements, scope for additional health and care facility development, and the provision of new community facilities.”*

Moreover, the following policies are important to the Shrewsbury West SUE:

### **Policy CS6 – Sustainable Design and Development principles**

- Create sustainable and high quality design,
- Achieve inclusive and accessible environment,
- Adaptable to climate change, and
- All developments have to protect, restore, conserve and enhance the natural, built and historic environment and are to be appropriate in scale, density, pattern and design to the local vernacular.

## **Policy CS8 – Facilities, Services and Infrastructure Provision**

- Protecting and enhancing existing facilities, services and amenities, and
- Preserving and improving access to facilities and services where possible.

## **Policy CS 10 – Managed Release of Housing Land**

- New housing sites identified in the Site Allocation and Management of Development (SAMDev) Plan will deliver the overall housing target of Shropshire,
- Included in the new housing sites is the Shrewsbury West SUE.

## **Policy CS 11 – Type and Affordability of Housing**

This policy seeks housing developments that:

- Help to balance the size, type and tenure of the local housing stock,
- Achieve the overall target of local affordable housing needs,
- are designed to be capable to adapt to accommodation lifestyle changes,
- support the provision of housing for vulnerable people and specialists such as nursing or care homes, and
- supply all affordable housing provision on site (only applicable for development sites above 5 dwellings).

### **Policy CS14 – Manage Release of Employment Land**

- Manage Release of Employment Land,
- Identifies Shrewsbury as the sub-regional centre and principle investment and employment location, and
- Is supported by the phased delivery of two sustainable urban extensions and through use of previous developed land and buildings.

### **Policy CS17 – Environmental Networks**

- Requires that development protects and enhances Shropshire’s environmental assets to create a multifunctional network of natural and historic resources.

### **Policy CS18 – Sustainable Water Management**

- Requires that developments integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire.

## **2.3 Shropshire Local Development Framework: Draft Site Allocations and Management of Development (SAMDev) Plan Document.**

In addition to the Adopted Core Strategy, the Council is preparing its Site Allocations and Management of Development (SAMDev) Plan Document. A draft document was published for consultation during February and March 2013.

The Draft SAMDev Plan supports the Council’s commitment to sustainability and making a positive contribution to delivering sustainable communities by setting out further detailed policies to deliver sustainable development across Shropshire. The draft policies it contains complement those policies already within the Adopted Core Strategy.

Of particular relevance to this Masterplan are the following policies:

### **Policy MD8 – Infrastructure Provision**

- Development should include measures to address a specific capacity shortfall which it has created or which is identified in the Local Development Framework, and
- Phasing of development will be considered where critical infrastructure shortfalls are identified.

### **Policy MD12 – Natural and Historic Environment**

- Development will need to conserve, enhance and restore Shropshire’s natural heritage assets and landscape character.

## **2.4 Shropshire Local Development Framework: Supplementary Planning Documents and Planning Guidance.**

The Council has adopted a number of Supplementary Planning Documents (SPDs) and Guidance that are of relevance to the preparation of the Masterplan.

- Sustainable Design SPD : Provides guidance on how development in Shropshire should be designed and constructed, and
- Open Space Interim Planning Guidance : Provides guidance on how much open space should be provided with new development.



# 3

## Response to Context and Analysis

*“...a crucial first step to achieving good design is to develop a thorough understanding of the context within which the new housing will sit and then the nature of the site itself and its immediate surroundings”*

*(page 16 of Better Places to Live: By Design)*

### 3.1 Site Location and Context

The site is located on the western edge of Shrewsbury and extends in a broadly east to west direction around the existing settlement edge between the Holyhead Road in the east and the A5(T) in the west. The site occupies land north and south of the A458 Welshpool Road adjacent to the Churncote Junction in the west, and lies between the Oxon Business Park and Severn Trent Water Treatment Works on its southern boundary and a variety of land uses along its northern boundary including the Oxon Pond, the Oxon Touring and Holiday Home Park, the Uplands Care Home and the Severn Hospice. Shrewsbury town centre lies approximately 2.2 miles (3.5 kilometres) east of the site.

The site has the potential to accommodate the western part of the preferred Shrewsbury North West Relief Road (NWRR) route through the site between the A5(T)/Welshpool Road junction and the Holyhead Road (old A5), referred to as the Oxon Link Road (OLR). The eastern edge skirts around the boundary of Shelton Gardens and Deane Close, the Oxon Business Park, and Severn Trent Water Treatment Works and extends west to the Churncote Junction.



The site comprises predominantly farmland but also a number of other uses and features including the Oxon Park and Ride facility, Bicton Heath Local Centre, a small Garwood Europe Depot, small stretches of Calcott Lane, Shepherd's Lane and Welshpool Road, and a series of hedgerows, trees and footpaths. Existing residential and employment areas lie immediately to the north and south of the site. Collectively these features and their associated vegetation provide a mature landscape setting to the immediate surrounds of these parts of the site.

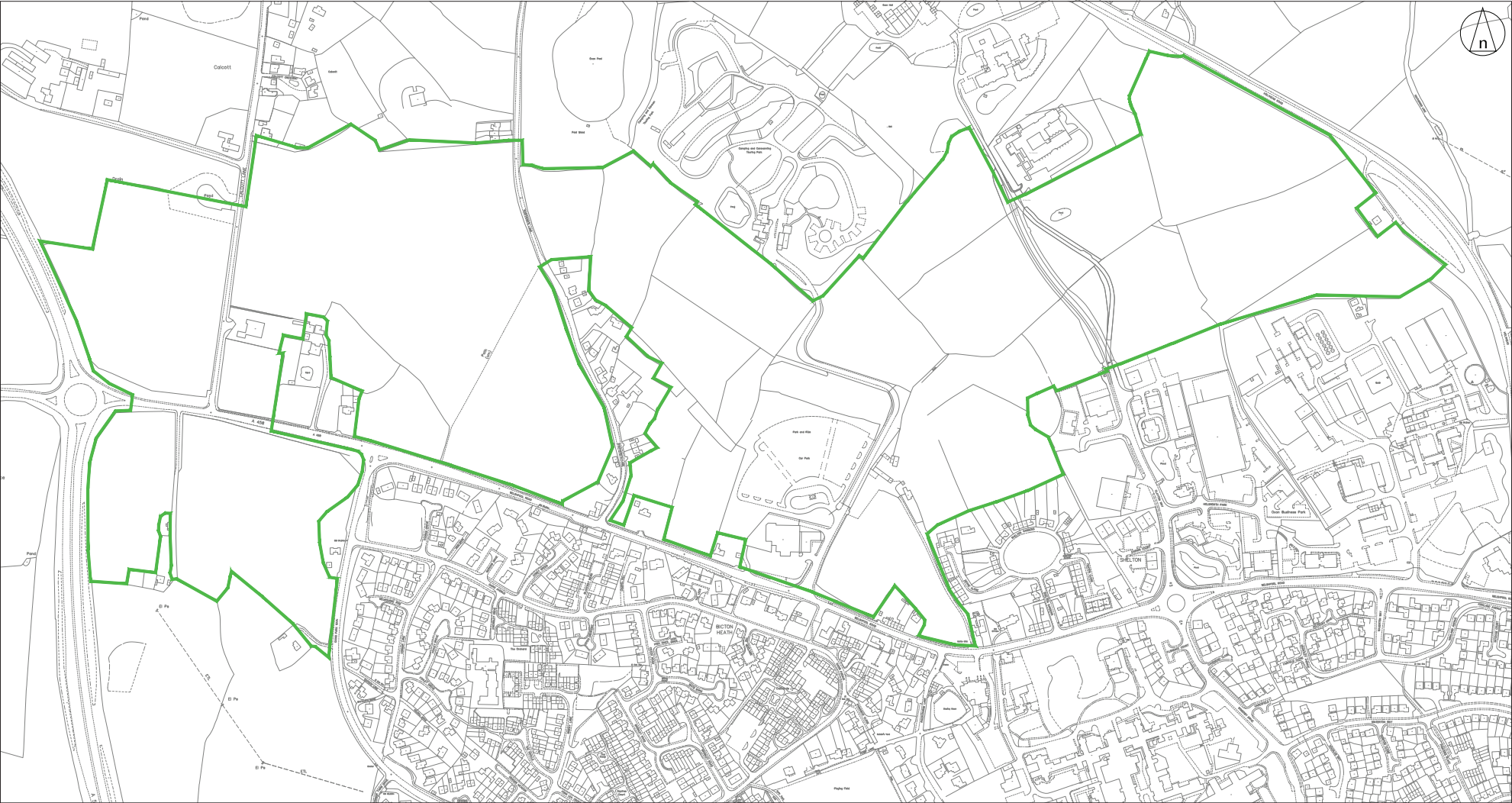
To the east beyond the Holyhead Road and to the west beyond the A5 the landscape generally opens out to the countryside with some wider ranging views, notably to the east towards the River Severn Valley and the Shelton Rough, although views to the south west towards the Shropshire Hills are significantly foreshortened by the Churncote Coppice.

Dwellings along Shepherd's Lane are not included as part of the site, neither are the dwellings on the northern section of Welshpool Road to the west of Deane Close. However, their presence dictates that they have been fully considered as part of the overall urban design considerations. South of the Welshpool Road is the Gains Park residential area and the Shelton area, including the Royal Shrewsbury Hospital and the new Redwoods Centre (health care facility).


The site occupies approximately 62 hectares and stretches for nearly 2 kilometres in an east-west direction along the OLR.



# Site Location Plan



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 Study Area

## 3.2 Topography

The broad topographic context of the site and Shrewsbury is varied and includes pronounced changes in level and features in the wider landscape. Key landform features of this wider landscape include the River Severn valley, the Shropshire Hills to the south west and the Wrekin to the east. Other less pronounced high points and valleys exist to the north of the town. However, these distinctive points are all at some distance from the site.

The site generally falls from east to west, although there are noticeable undulations creating subtle variations, and the portion of the site south of Welshpool Road begins to rise again to a localised high point. The site has a low point of around 77m AOD on its western edge to a high point of just over 93 m AOD adjacent to the Severn Trent Water Treatment Works.

Localised gently rolling high and low points occur across the land. These include a low area in the fields immediately north of Welshpool Road adjacent to Ellmar and Westside dwellings which have recently included standing water. The land to the south of Welshpool Road rises from approximately 80 m AOD to a high point of nearly 88 m AOD.

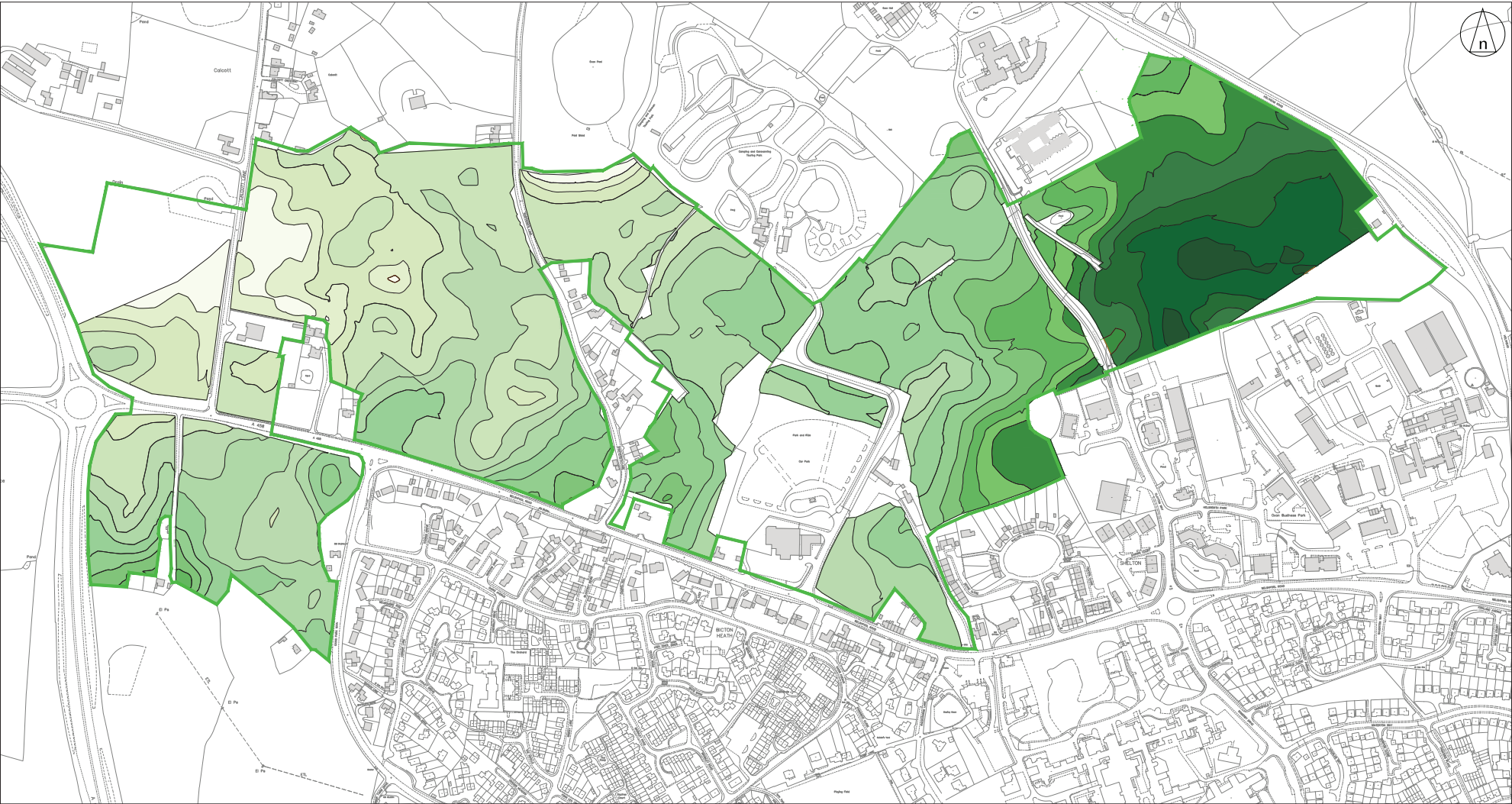


*Gentle level change in an area north of Welshpool Road.*

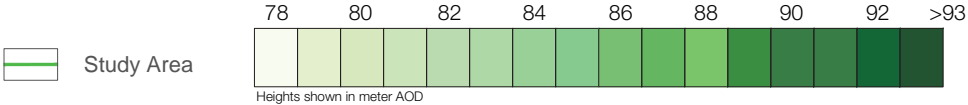


*High and low points across a field opposite The Uplands complex.*

# Topography Plan



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### 3.3 Nature Conservation and Ecology

A Phase 1 Habitat Survey was undertaken across the site during 2007 and updated and extended during 2011. No non-statutory designated ecological sites or protected species have been identified within the site boundary. The River Severn lies 260m from the site at the closest point. From a review of maps there appears to be no hydrological connection between the site and the River Severn. Therefore there is no anticipated impact pathway from which this feature could be affected.

Oxon Pool Local Wildlife Site adjoins the northern site boundary, and boundary areas could be directly or indirectly affected depending on the site layout. The margin of the pool lies less than 100m from the closest field boundary and ecological impacts could arise if there were a hydrological connection.

The site largely comprises species-poor areas of arable farmland, poor semi-improved grassland and tall ruderal habitats (plants growing in rubbish, poor land, waste or disturbed ground), with small areas of woodland that support a limited diversity of species. These areas are of ecological value only at a local area level.

Species-rich hedgerows and mature trees found across the site are considered to be of higher value for wildlife. The mature trees on site are likely to support a range of invertebrate species and the trees and hedgerows provide good nesting bird habitats. They are also considered to offer good foraging bat habitats.

The site has good connectivity to the wider landscape, with the treelines/hedgerow networks providing wildlife corridors to other pockets of semi-natural habitats within the wider area.

There is scope to improve and enhance the biodiversity interest of the site and protect the importance of the existing hedgerows, mature trees and Oxon Pool as part of a well planned future development scheme on the site.



*Area of species-poor arable farmland.*



*Line of mature trees considered to be of high value.*

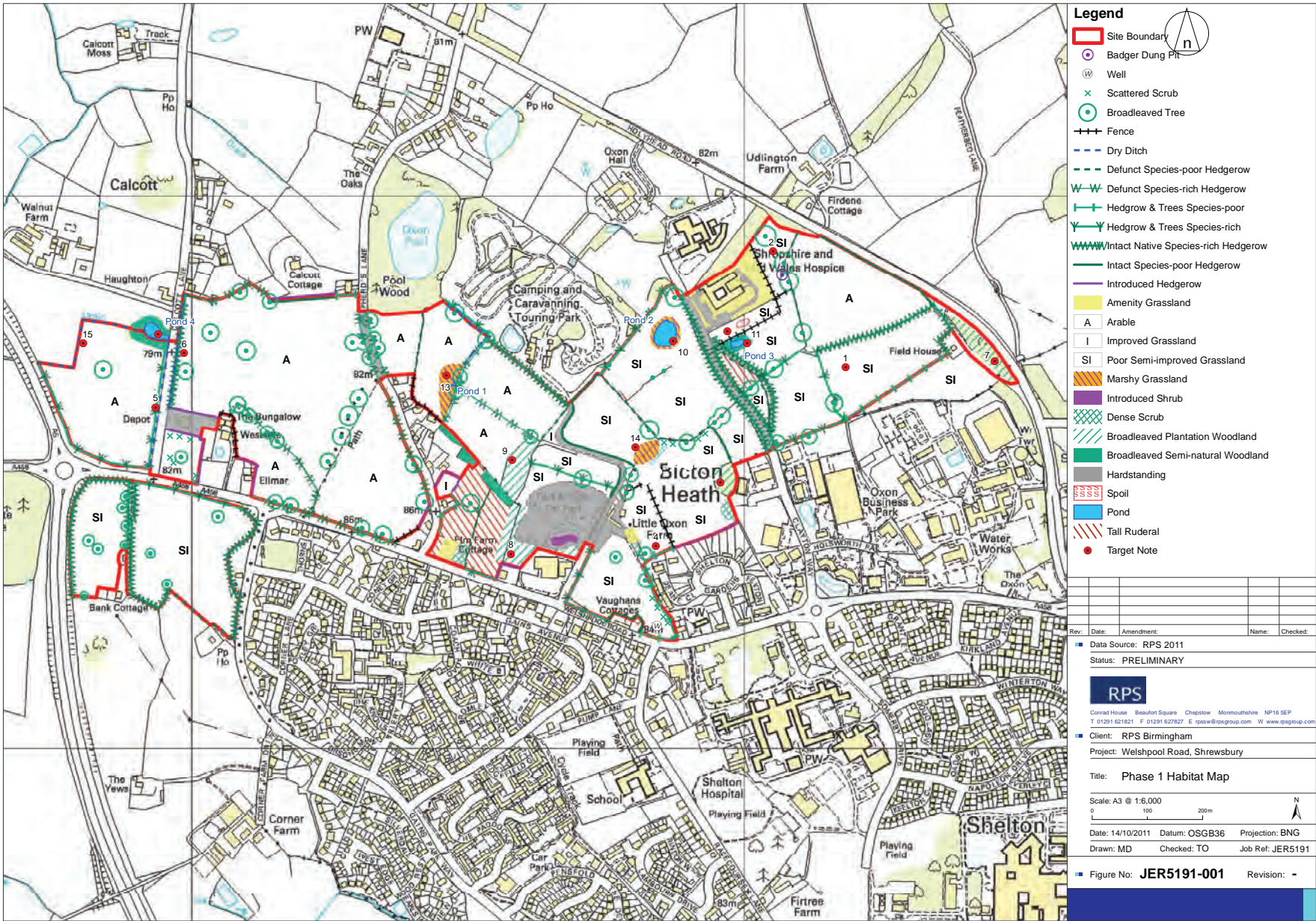


*Species rich hedgerow and trees at the northern edge of the Park & Ride.*



*Oxon Pool Wildlife Site.*

# Ecology Plan



Note: For reference refer to drawing JER5191-001, Phase 1 Habitat Map, 14.10.2013, prepared by RPS Birmingham. Plan by RPS © Crown Copyright. All rights reserved. Licence number AR 161462 (Not to scale)

### 3.4 Landscape and Visual

A Landscape Character and Sensitivity Assessment has previously been undertaken throughout the county and around Shrewsbury. Site specific Landscape and Visual Appraisal studies have also been undertaken which provide a more detailed scale of assessment. These studies assist in understanding the landscape qualities of the site, its broader context and it's landscape elements that contribute to it's landscape typologies.

The site is situated in an urban fringe on the western edge of Shrewsbury and is broadly east-west orientated and occupies land in between the Holyhead Road in the east and the A5(T) in the west.

There are a variety of land uses within and adjacent to the site described in section 3.1 but the site itself is predominantly farmland with mature trees and hedgerows located mainly along field boundaries and lanes. There are a few individual mature native trees of note mainly located next to public rights of way within arable farmland.

The landscape east of Shepherds Lane has been previously assessed as being of medium landscape sensitivity and acting as a green space in between the urban edge and the Oxon Hall / caravan park and the Severn Hospice and Uplands Care Home. The landscape west of Shepherd's Lane has been previously assessed as being of high / medium landscape sensitivity as the site opens out into wider countryside towards the west.

The most sensitive landscape features and areas within and adjacent to the site are;

- the mature trees and species rich native hedgerows to Shepherds Lane and Clayton Way,
- the scattered individual mature native trees within agricultural fields,
- the ribbons of native hedgerows that separate agricultural fields,
- the block of woodland adjacent to the western edge of the Oxon Park & Ride and the existing local centre,
- Oxon Pool to the north of the site which is a County Wildlife Site and a UK BAP priority habitat (Ponds and Wet Woodland),
- Parts of the site have been classified as low lying marsh and fen which is a UK BAP priority habitat, and
- The mature trees and hedges on either side of Welshpool Road that contribute to making it an attractive approach to Shrewsbury.


In visual terms the site is not seen extensively from any surrounding areas, although views across parts of the site are possible from a few immediately adjoining areas. Relatively few residential properties experience views across parts of the site. i.e. properties to Shepherd's Lane, Calcott Lane, a small number of properties to the northern edge of Welshpool Road, the northern edge of Shelton Gardens, and Gains Park Way to the south of Welshpool Road.


Extensive landscape buffer planting to the A5 and the woodland to Churncote Coppice prevents views to the wider countryside to the west of the site.

# Landscape Analysis Plan



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-  Study Area
-  Individual Existing Trees
-  Existing Trees To Be Removed (due to declining health - subject to survey)
-  Existing Hedgerows / Woodland
-  Agricultural Crop Land

-  Grassland
-  Existing Ponds
-  Existing Public Footpaths
-  Existing Informal Footpaths
-  Photographic Locations (Refer to LS-02 for photographs)

-  Shropshire Wildlife Trust Site



*Individual mature trees within agricultural land west of Shepherd's Lane.*



*Shepherd's Lane*



*Approach into Shrewsbury along Welshpool Road (looking south-east).*



*Individual mature trees to Welshpool Road approaching Churmcode roundabout.*





*Typical view of agricultural land to the east of Clayton Way.*



*View north-west of Calcott Lane and agricultural fields to the west.*

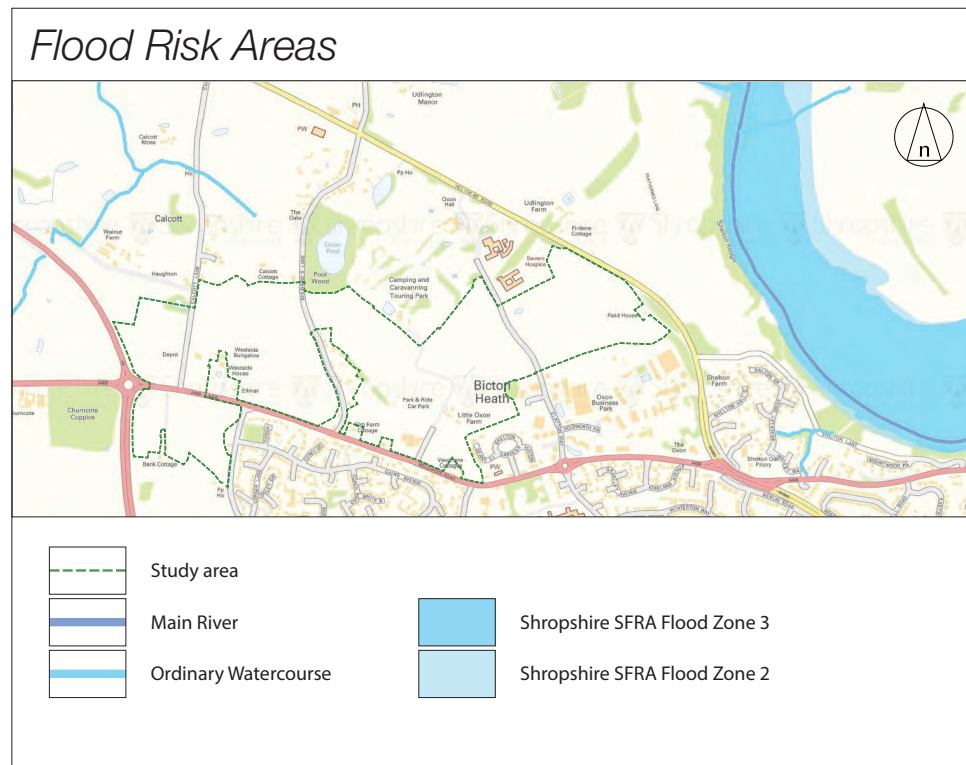


*Species rich hedgerows to Clayton Way and mature trees / hedgerows within agricultural land to the west of Clayton Way.*

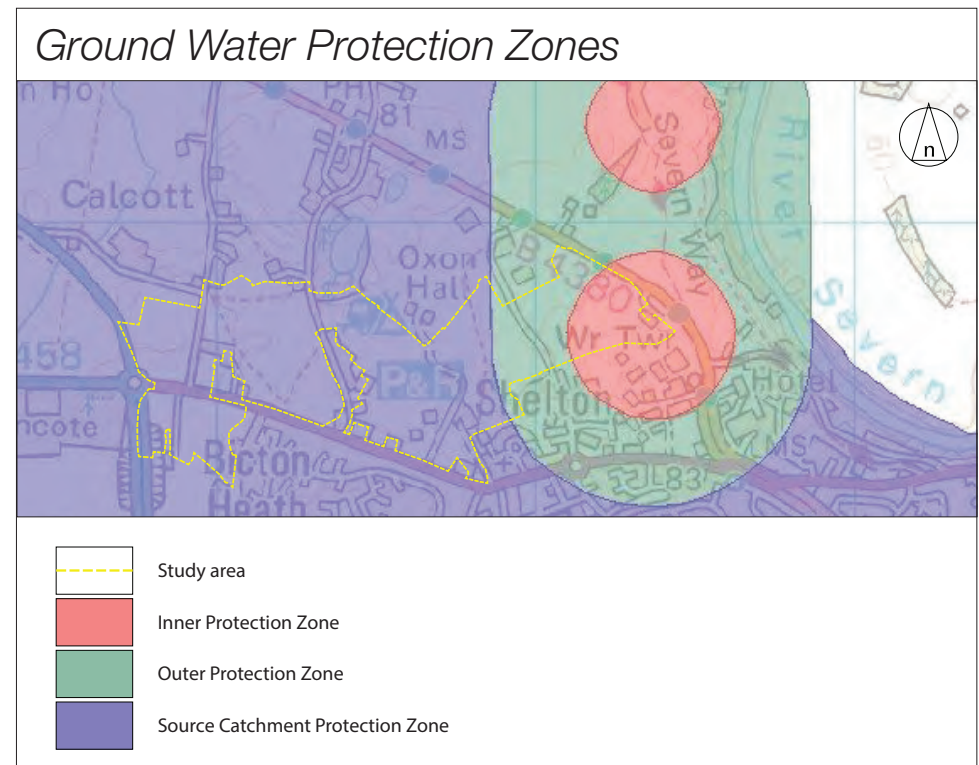
### 3.5 Water, Drainage and Flood Risk

The figure below illustrates the existing areas of Flood Risk and the Environment Agencies Ground Water Protection Zones. As can be observed the study area of the Masterplan falls outside of the existing areas of Flood Risk and the extents of Oxon Pool. While this is the case, development proposals will need to carefully manage the discharge of water from the site in a sustainable manner, in particular the water draining from the new Oxon Link Road.

The site is also, in part, covered by Ground Water Protection Zones 1 and 2 as illustrated. Any development will need to have cognisance of these Ground Water Protection Zones in bringing forward proposals.



Source: <http://shropshire.gov.uk/maps/flood.htm> , last accessed 25.02.2014.



Source: <http://maps.environment-agency.gov.uk> , last accessed 25.02.2014.

### 3.6 Access and Movement

Welshpool Road is a public transport corridor with frequent bus stops providing direct access to the full range of facilities, services and employment opportunities available in the town centre, as well as providing a link to other residential neighbourhoods.

The Churncote Roundabout at the western extent of Welshpool Road provides a key route into Shrewsbury from the west, and provides direct access on to the A5(T), with convenient onward access to Telford and the Midlands to the east, and to destinations north and westward such as Oswestry, Chester and North and mid-Wales. Welshpool Road, as a consequence accommodates significant through traffic.

The site is crossed by a series of roads. Two of which, Calcott Lane and Shepherd's Lane, provide vehicular links between the B4380 Holyhead Road and Bicton in the north and Welshpool Road in the south, and two of which provide a local access to Oxon Touring and Holiday Home Park, the Severn Hospice and the Uplands Care Home.

The OLR is intended to be a high quality and attractive strategic route for east to west movements between the A5 and the town centre. The OLR will remove such existing movements from Welshpool Road, allowing its function and character to be greatly improved to better suit its environs such as the removal of through traffic, improvements to pedestrian and cyclist facilities and amenity, improvements to bus service reliability and passenger waiting, and improvements to local access.

To achieve this, the number of junctions along the OLR must be minimised to reduce delay, whilst ensuring local access needs are met for existing and future demand. A demand for north to south movement does exist although it is dominated by the demand for east to west movement. North to south movements are, therefore, incorporated into the OLR Proposal in a balance that caters for demand whilst achieving the aims of the OLR.

The proposed development site lies within close proximity to regular public transport routes, being located on the main western public transport corridor into the centre. Buses can be caught from Welshpool Road and the Park and Ride, and bus stops are located at regular intervals along the main road. Regular services operate two-way on a normal weekday basis. Bus stops are provided on both sides of Welshpool Road, at locations within easy walking distance of the site at Bicton Heath Local Centre and Oxon Business Park. The site is, therefore, considered to be well served by frequent buses.

These bus services run to the Shrewsbury Bus Station which is within easy walking distance of Shrewsbury Railway Station, which is the nearest railway station to the site. The Station is located on the north east side of the town centre adjacent to Castle Gates, around 3km from the proposal site. Rail services from Shrewsbury Station can be caught on lines connecting the town with Herefordshire to the south, Birmingham and the West Midlands to the east, Cheshire, Manchester and Merseyside to the north, and through Wales on three lines running between the north west and south west.

A series of Public Rights of Way (PROW) extend across the land through the central and western half of the site. These provide valuable links between Welshpool Road and dwellings and employment areas in the north.

There are no on-site cycle routes. However, Holyhead Road is an on-road cycle lane and designated National Cycle Route which links to various cycle routes in Shrewsbury. There is also an off-road cycle lane south of Welshpool Road and an on-road cycle lane along Gains Avenue, opposite the Local Centre, which links to various on and off-road cycle routes south of the site.



### 3.7 Local and Community Facilities

Shrewsbury town centre is approximately 3.2 km distance from the site. Shrewsbury, as the county town of Shropshire, has a wide range of shops and services available including multiple national retailers, specialist shops and services, along with entertainment and leisure uses. Within the town centre there is a range of employment opportunities available, in particular within the service sector.

Bicton Heath Local Centre is located at the heart of the development site on Welshpool Road. It has a number of facilities which include a Co-Op supermarket, a restaurant and hot food takeaways, a veterinary surgery/pet food shop and external Automated Teller Machine (ATM), as well as capacity for additional services in vacant premises.

Just along from the Local Centre is Christ Church in the Parish of Shelton and Oxon which is the local place of worship. It has a church hall that provides a regular toddlers club and is available for other community uses and is for hire.

The nearest public house is The Grapes Inn on Welshpool road opposite the church. It has a childrens 'Fun House' indoor play facility, a function room and bowling green. The pub also serves food.

Located next to The Grapes Inn is the Oxon Dental Care which is within walking distance of the site. There is also a Dental Spa on Oxon Business Park. The closest GP surgery is the Myton Oak Surgery in Racecourse Lane approximately 1km from the site.

These health facilities are accessible from the site and can be reached by foot or public transport.

The Earlyworld Nursery is located on the Oxon Business Park. The Oxon CE Primary School and Bicton CE Primary School are within 1 and 1.5km respectively of the site. St. George's Junior School and Woodfield County Infant School are approximately 2.5km from the site. These schools provide infant and junior education and have before and after school facilities. There are a number of state and independent secondary schools within Shrewsbury including Shrewsbury School, The Priory and Meole Brace Secondary Schools and the Wakeman School. These schools can be reached by public transport.

Further education facilities are available at Shrewsbury College of Arts and Technology which has its main campus in the south east of Shrewsbury and the Radbrook Campus on Radbrook Road, just over 2km from the site. There is also the Shrewsbury Sixth Form College in the centre of town, approximately 3km from the site.

There are a wide range of leisure centres in Shrewsbury. The closest to the site is the Quarry Swimming and Fitness Centre which is in the town centre and approximately 3km from the site. It boasts four pools, a fitness suite and a restaurant. The nearest recreation ground is Oxon Recreation Ground Play Area and Multi Sports Area some 500m from the site which provides a multi purpose court, football pitch and children's play area.

In addition to the employment opportunities that are available within Shrewsbury town centre, located on the southern boundary of the site is the Oxon Business Park within an attractive environment, and contains a number of businesses operating within the research and development and hi-technology sectors. Shrewsbury and Telford NHS Trust are also large employers in the area with the Shrewsbury Hospital being only a few hundred metres from the site. Severn Trent Water and the Environment Agency offices are on the Oxon Business Park. The Severn Hospice and Marches Care have facilities on Clayton Way on the northern boundary of the site.



Christ Church

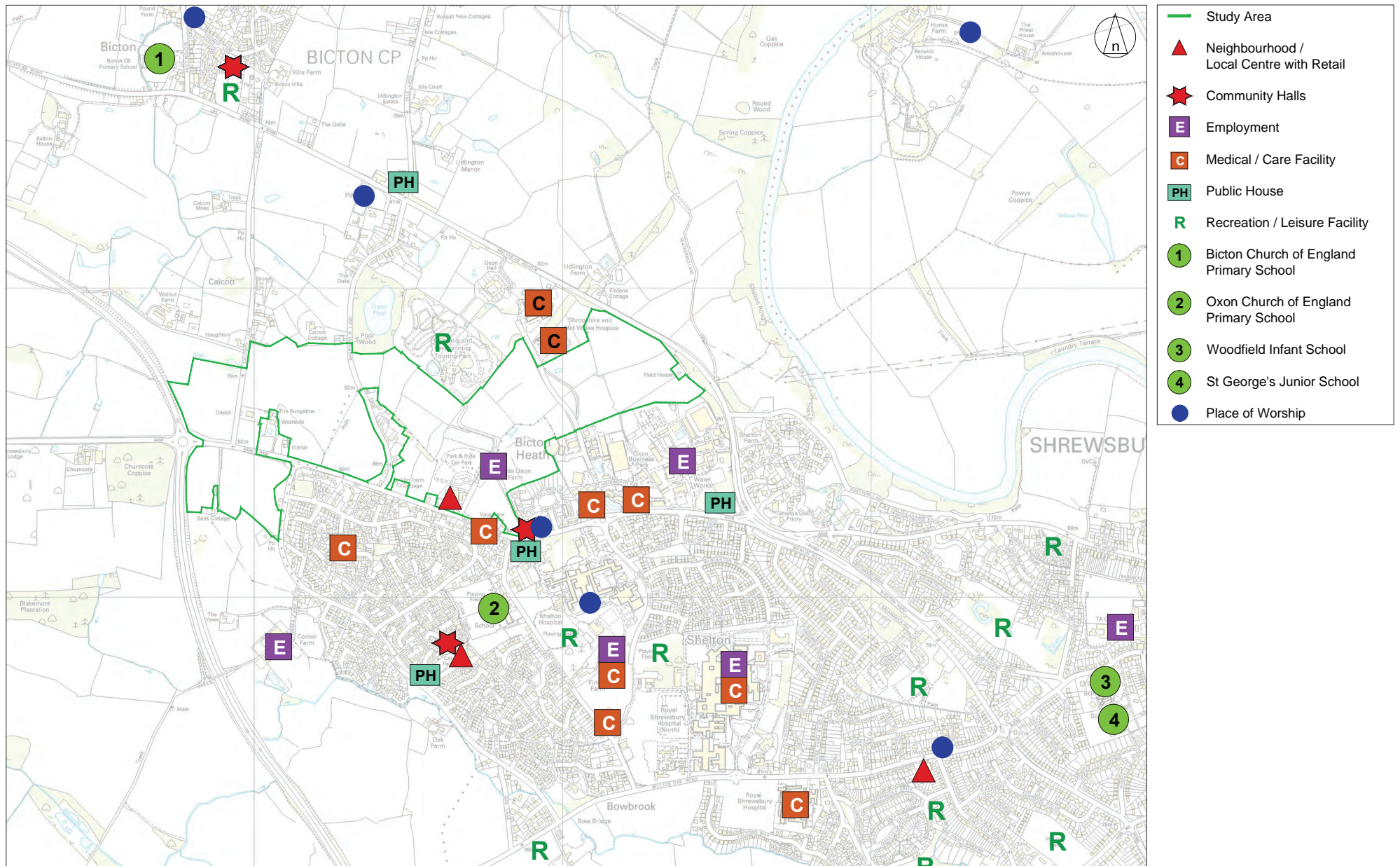


Oxon Business Park



Bicton Heath Local Centre

# Local Facilities Plan



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