

# DRAFT MASTERPLAN FOR SHELTON HEATH - HOLYHEAD ROAD - SHREWSBURY



**A** View north west along Holyhead Road to where roundabout to North West Relief Road is proposed



**B** View south east along Holyhead Road to where roundabout to North West Relief Road is proposed



**C** Retain public footpath around perimeter of site. Shelton Rough is shown to the right of this view



**D** View of Featherbed Lane near to Water Borehole. Proposed Public Open Space around this location



**E** Retain public footpath around perimeter of site. Shelton Rough is shown to the left of this view



**F** View along northern boundary of site showing extensive screening offered by woodland planting



**G** View along Featherbed Lane showing wildlife corridor with mature planting



**H** View along Featherbed Lane showing wildlife corridor with mature planting

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## CREATING A PLACE FOR ENTERPRISE

- 1 Extension to Shrewsbury West Sustainable Urban Extension to deliver housing, employment, health & care
- 2 Well contained site surrounded by mature woodland to its north-west, north and east
- 3 Values the River Severn Corridor as part of Shrewsbury's attractive offer

## IMPROVING MOVEMENT & PLACE

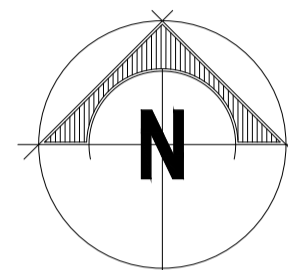
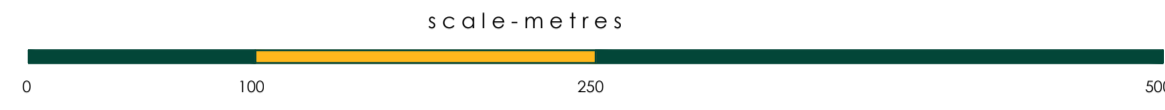
- 4 Good accessibility by bus, bike and walking into Shrewsbury and Bicton Heath local centre
- 5 Links to planned infrastructure including the Oxon Link Road
- 6 Creates a strong sense of place utilising the Featherbed Lane historic route into Shrewsbury

## SUPPORTING VITALITY, LIFE & MIX

- 7 Generous public open space integrates the existing community and the new neighbourhood
- 8 Mix of employment, health & care and circa 350 new homes for all ages in the community
- 9 Creates an attractive place that attracts and retains a skilled workforce

## NURTURING NATURAL SHREWSBURY

- 10 Retains all existing woodland and provides new planting to enhance the environment
- 11 Existing rights of way will be maintained and improved with green corridors across the site
- 12 Nurtures Shrewsbury as a great place to connect to the environment



**DEVELOPMENT AREAS - (Approx)**

Residential Area	13.74 Ha
Employment Area	1.30 Ha
Health & Care	1.38 Ha
Public Open Space (excluding Shelton Rough)	3.70 Ha



- Legend**
- Site Area - 29.85 Ha / 73.77 Acres
  - Shrewsbury West Sustainable Urban Extension (61.2 Ha approx)
  - Proposed Oxon Link Road (indicative)
  - Existing Principal Route
  - Proposed Principal Route
  - Pedestrian Routes
  - Proposed Key Frontage
  - Residential Area
  - Employment Area - Class 1 Use
  - Employment Area - Class B2 & B8 Use
  - Health & Care Business Campus
  - Scope for extension of the Health & Care Business Campus
  - Existing Local Centre
  - Proposed expansion of Local Centre
  - Scope for expansion of Local Centre
  - Oxon Park & Ride
  - Public Open Space
  - Landscape Buffer
  - Trees to be retained
  - Hedgerows to be retained
  - Proposed Planting
  - Illustrative Attenuation Area
  - Existing Pond
  - Pumping Station (indicative)
  - Scope for Pedestrian Crossing / Bridge
  - Pedestrian & Cycle Only Link

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