

19.13. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SHR158/ SHR060/ SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Approx. 40ha (residential) Approx. 20ha (commercial) Approx.35ha (green spaces, community uses, other on-site infrastructure)	1,200 dwellings	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre. Due to the scale of the site it is likely delivery will continue beyond 2036 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 40 hectares will be required for residential purposes (to deliver around 1,200 dwellings) and around 20 hectares will come forward for employment purposes. There are significant opportunities to enhance infrastructure as part of this development. Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>
SHR057 (part) / SHR177	Land North of Mytton Oak Road, Shrewsbury	Approx. 25ha	500 dwellings	<p>Development to come forward as part of a comprehensive scheme to enable the delivery of sustainable residential development. Vehicular access will be from Mytton Oak Road.</p> <p>Development will be expected to reflect the key objectives of the Big Town Plan. Development will be expected to contribute to the delivery of enhancements to green infrastructure and wherever possible create green linkages with other existing and planned development sites in the west of the town.</p>
SHR216	Land at Holyhead Road, Shrewsbury	Approx. 23ha	300 dwellings	<p>Development to be comprehensively planned, and should be the subject of a masterplan and appropriate phasing.</p> <p>Vehicular access could be provided from an additional arm to the proposed roundabout at the junction of the Oxon Link Road (currently subject to a</p>

19.20. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BNP024	Land to the west of Shrewsbury Road, Baschurch	3.1	35 dwellings	<p>Development to use the existing vehicular access through the recently developed site off Shrewsbury Road (14/01123/OUT).</p> <p>Site to be developed at a low density and to include significant open space to reflect the character of its 'edge of village' location.</p> <p>Development to further support the delivery of the medical practice on the adjoining land.</p> <p>Enhancements to the main access junction onto Shrewsbury Road will be sought.</p> <p>It is considered there may be a further opportunity to develop land to the west of this site (not currently available) in order to provide a comprehensive scheme.</p>
BNP035	Land to the East of Prescott Fields, Baschurch	1.2	20 dwellings	<p>Development to provide for a low density scheme which will include: the delivery of a firm development edge to the eastern part of the site to ensure development is suitably contained; contribution to local highway improvements in order to secure a safe access.</p>

Shropshire Local Plan Review: Consultation on Preferred Sites
November 2018

BAY050	Former Oaklands School Site, Bayston Hill	3.1	50-60 dwellings	<p>A significant area of open space should form the focus for the development. This should benefit from appropriate tree planting.</p> <p>Existing trees and hedgerows should be retained.</p> <p>A community hub should be provided on the site.</p> <p>Parking should be provided to serve the church and new Community Hub.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>
---------------	---	-----	-----------------	---

