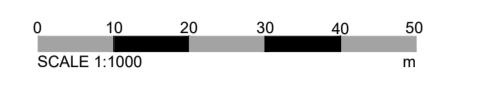


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Zones - Design parameters

- A** The space forms the western end of a green corridor which runs east-west across the site. It provides a walking / cycling link to Ashley Road and is available as a shared recreation / habitat space. Informal children's play facilities could be provided here or the area could be used for denser habitat planting.

The existing track from Ashley Road to the pumping station will be left unmetalled. It will serve as a quiet walking route most of the time, with some very occasional access by a maintenance van.
- B** The residential area provides overlooking for those using the green corridor. Bungalows may be a suitable form of development here. The plan shows a possible arrangement in a different colour (pink).

Boundary planting will soften the appearance when viewed from the gardens to the north.
- C** This is the central part of the green corridor, set back from the main road and doubling up as a sustainable drainage corridor. A dry walkway will be maintained alongside the drainage features and it is worth remembering that the features will not always be under water. Bridges and stepping stones could be provided as points of interest and the existing large trees would be retained.

A broad green corridor will flank the public right of way as it runs north-south from Church Street to the Flash. As with Zone A, semi-natural children's play space could be provided beside the right of way
- D** The heart of the community will be this green space which combines habitat planting and public open space. The old moat will be protected, with development kept at least five metres away.
- E** This zone will provide informal recreation for both adults and children. It may be suitable for a community growing space, such as an orchard, as well as for areas of denser habitat planting.
- F** This residential area provides overlooking to the public right of way and the green heart of the community. The east-west green corridor runs to the south of the new homes, giving an alternative walking route to the access road.

At the eastern end of the site, our green corridor links to the National Cycle Route beyond. The zones may be suitable for larger plots, which would complement those along Church Street to the north. Boundary planting will be retained and enhanced to preserve privacy.



SCALE BAR & NORTH POINT:



BECH HOUSE
 SHREWSBURY BUSINESS PARK
 SHREWSBURY
 SHROPSHIRE
 SY2 6FG
 TEL: 01743 271697
 shrewsbury@berrys.uk.com
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ORIGINATING OFFICE:

- Legend**
- Site Area = 4.789 Ha / 11.83 Acres
 - Existing Residential Buildings
 - Public / Commercial Building
 - Existing main trees on site
 - Existing Hedgerow
 - Existing Dense Woodland
 - Sewage Pumping Station
 - Remnants of Medieval Moat
 - New 5.5m wide Access Road
 - New 2m wide Pavement
 - Public Right of Way
 - Possible Footpath Diversion
Please note any diversion would be addressed during a future reserved matters application
 - New Public Open Space (1.067Ha)
 - New Private Plots inc. Gardens
 - New Indicative Tree Planting
 - New SUDS

D	Amend to include different legend notes	12.11.2024	OWH	PJ
C	Amend layout further to client feedback	11.11.2024	OWH	PJ
B	Amend layout to incorporate LPA requests - reduced density of site to 80 no. houses and additional green corridors added.	07.11.2024	RJC	PJ
A	Amend layout to incorporate client changes and reduced density of site	07.10.2024	OWH	PJ
REV	DESCRIPTION	DATE	BY	CHKD



STATUS:	PLANNING	
CLIENT:	MONTAGUE LAND	
PROJECT:	RESIDENTIAL DEVELOPMENT LAND NORTH OF ST. GEORGES BYPASS ST. GEORGES, TELFORD, TF2 9LF	
DRAWING:	INDICATIVE SKETCH BLOCK PLAN	
SCALE @ A1:	DRAWN BY: CHKD BY: DATE:	
1:1000	OH	05.10.24
DRAWING NO:	REVISION:	
SA43394 -BRY-ST -PL - A - 005 _ D		

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PROPOSED INDICATIVE BLOCK PLAN
 DENSITY OF HOUSING SHOWN 80 x No. DWELLINGS