

# Wem Place Plan

2016 Update

# Purpose of Place Plan

- Place Plans recognise different places and communities have their own particular character, needs and priorities
- They seek to provide a robust and up to date evidence based delivery plan which matches resources to the needs of people and places
- The purpose of the Place Plan is to:

Purpose	Required outcomes
Implementation Plan for Shropshire’s Local Plan	<ul style="list-style-type: none"><li>• Identify and prioritise the infrastructure and investment needed to support the level and location of development set out in Shropshire’s Local Plan and the likely funding gap.</li><li>• Provide an action plan to address this funding gap, to support new development to 2026 and beyond</li><li>• Set out a strategy for new developments to contribute to the delivery of prioritised infrastructure, through developer contributions (eg S106 and CIL)</li><li>• Provide an integrated approach to planning and the delivery of new development, through continually reviewing housing and employment figures, levels of developer contributions and improvements to infrastructure within each locality.</li></ul>
Evidence base for investment	<ul style="list-style-type: none"><li>• Provide a comprehensive picture of development and infrastructure to help prioritise investment to create new jobs, homes and infrastructure</li></ul>
Evidence base for local service delivery	<ul style="list-style-type: none"><li>• Identify and prioritise local community investment requirements</li><li>• Provide clarity on where direct action is required by local communities</li></ul>

# Definitions- Understanding the Delivery and Investment Plan

## Project impact and delivery leads

- Strategic Projects- *SC works with it's partners to ensure delivery in the interests of Shropshire*
- Locally Strategic Projects- *SC works with the local community and partners to ensure delivery in the interests of a particular locality*
- Local Projects- *The local community works directly with partners to meet local needs*

## Project Prioritisation

- Critical- *There is a physical constraint to development or economic growth without it.*
- Priority- *Development or economic growth can not come forward in a sustainable or acceptable way without it.*
- Key- *Development or economic growth can come forward but there may be some adverse impacts on local sustainability without it.*

# UNDERSTANDING WEM

**500**

new  
homes

(2006-2026)

**c4ha**

of new  
employment  
land

estimated new

jobs

## ***EXISTING CAPACITY ISSUES***

- Mitigation measures required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney SAC/Ramsar site.
- Traffic management measures required to address traffic congestion, particularly related to cross town traffic movements.
- Upgrade to hydraulic capacity at Wastewater Treatment Works is required to meet new development needs.
- Further invest in broadband provision for the rural areas to support the rural-urban linkages between Wem and its hinterland.

## ***FUTURE OPPORTUNITIES***

- Locational proximity to the county town, Shrewsbury which is 11miles to the south.
- Benefits from a station on the Shrewsbury to Crewe rail line.
- One of Shropshire's main Market Towns, providing a focus for future development and investment.

# Understanding of known costs and expected funding

- *Total known infrastructure costs: £....*
- *Total funding secured to date:£.....*
- *Total developer contributions (CIL) received to date:*

*Total CIL Collected: 01/01/12 – 31/12/16*

	Collected	Spent
CIL Administration	£0	
CIL Strategic Fund	£0	
CIL Local Fund	£0	
Neighbourhood Fund	£0	

- *Total infrastructure funding gap: £.....*



**MAJOR HOUSING DEVELOPMENT**

- WEM003- Land off Pym's Road- 100 units
- WEM012- Land at Tilley- 10 units

**KEY EMPLOYMENT SITES**

- ELR031- Land adjacent to Shawbury Road- 4ha B1,B2 and B8 uses including resource recovery, recycling and other environmental industries.

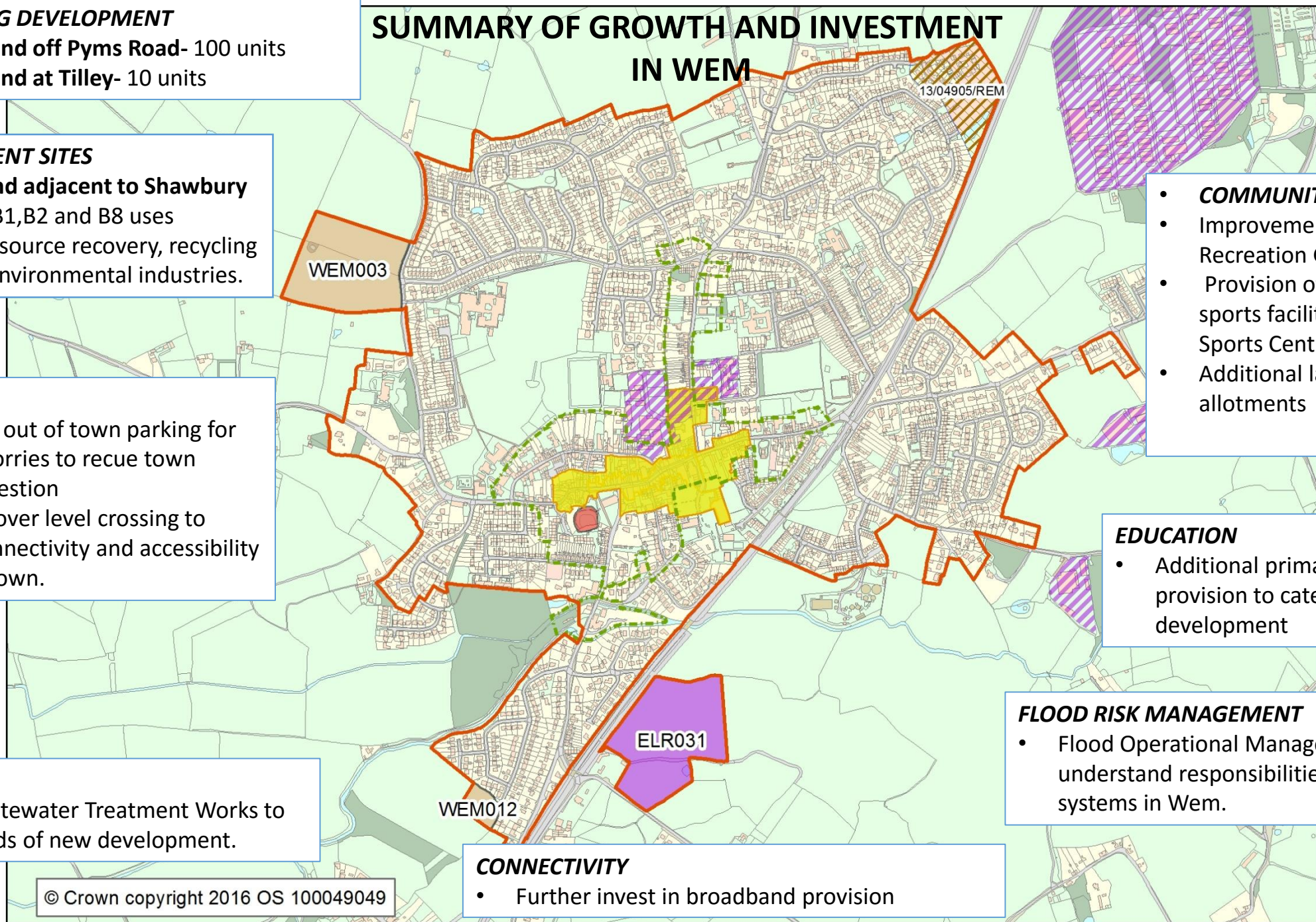
**TRANSPORT**

- Provision of out of town parking for buses and lorries to reduce town centre congestion
- Footbridge over level crossing to improve connectivity and accessibility across the town.

**UTILITIES**

- Upgrade Wastewater Treatment Works to meet demands of new development.

**SUMMARY OF GROWTH AND INVESTMENT IN WEM**



**COMMUNITY**

- Improvements to Wem Recreation Ground
- Provision of a multi pitch sports facility at Butlers Sports Centre
- Additional land for allotments

**EDUCATION**

- Additional primary school place provision to cater for future development

**FLOOD RISK MANAGEMENT**

- Flood Operational Management Plan to understand responsibilities for drainage systems in Wem.

**CONNECTIVITY**

- Further invest in broadband provision

# WEM Summary of projects

## Critical Projects

Project	Prioritisation	Funding
<b>STRATEGIC</b>		
Broadband provision	PRIORITY	Part funded
Upgrade Wem Wastewater Treatment Works	CRITICAL	Funded

## Priority Projects

Project	Prioritisation
<b>LOCALLY STRATEGIC</b>	
Operational Flood Response Plan	PRIORITY
Additional primary school place provision	PRIORITY
Highway Improvements	

## Key Projects

Project	Prioritisation	Funding
<b>COMMUNITY STRATEGIC</b>		
Multi pitch sports facility at Butlers Sports Centre	KEY	Not funded
Out of town car parking	KEY	Not funded
Footbridge at level crossing	KEY	Not funded
Provision of additional allotments		
Improvements to Wem Recreation Ground		

# Detailed Delivery Plan 2016-2026

Project Name	Description	Lead Partner	Cost	Funding secured and shortfall	Funding Comment/potential sources	Timescale	Status & Notes
Critical Projects							
ICT/Broadband	Part of Connecting Shropshire project?	Shropshire Council, Private sector	16.4 million	8.2 million secured from BDUK 8.2 million secured from SC			Unclear whether current supply through Connecting Shropshire project will meet the demands from new development and economic growth. Additional investment likely to be required.
Upgrade Wem Wastewater Treatment Works	There is currently no hydraulic capacity at the works.	Severn Trent Water			Severn Trent Waster AMP	2015-2020	Given sufficient notice, no problems are envisaged with providing the necessary capacity to support new development. No deterioration of water quality is achievable within the limits of Best Available Technology.
Priority Projects							
Operational Flood Response Plan	Plan to identify the maintenance requirements of the drainage system	Shropshire Council, Environment Agency, Severn Trent Water	£15,000	£15,000 shortfall	Developer contributions required		In accordance with the Local Flood Risk Management Strategy. Produced from condition surveys of the land drainage systems. Will flag up who is responsible for the systems and promote community awareness.
Additional primary school place provision	Additional school place provision will need to be made in the latter part of the plan period (2020-2026) to address the demands of development	Shropshire Council	£300,000	£300,000 shortfall	Developer contributions	2020-2026	Additional primary school place provision



# 1-4 yr program (2016-2026) continued

Project Name	Description	Lead Partner	Cost	Funding secured and shortfall	Funding Comment/ potential sources	Timescale	Status & Notes
Priority Project Cont....							
Highway Improvements	New traffic scheme to be identified to deal with additional traffic as a result of new development	Shropshire council			S106 CIL LOCAL		

# Key Prioritisation – Community Strategic Delivery Plan

Project Name	Description	Lead Partner	Cost	Funding secured and shortfall	Funding Comment/ potential sources	Timescale	Status & Notes
LOCALLY STRATEGIC							
Provision of additional allotment land	Identified community priority	Town Council			Neighbourhood Funds		
Multi pitch sports facility at Butler Sports Centre	Identified community priority. Aspiration to form a multi use facility at the existing five a side pitch.	Town Council, Shropshire Council, Energise				Aspirational	
Provision of out of town parking	Identified community priority. To include: <ul style="list-style-type: none"> <li>• Parking provision for buses</li> <li>• Parking provision for lorries</li> </ul>	Shropshire Council, Town Council					
Footbridge at level crossing	Identified community priority. To improve railway station connectivity	Network Rail, Shropshire Council, Town Council					
Improvements to Wem Recreation site	The Playing Pitch Strategy has identified the need to improve the quality of the facilities. To include new changing rooms.	Town Council Shropshire Council				Sports England Fields in Trust	Neighbourhood Fund, CIL Local