

**Shropshire Local Plan Review**  
**Consultation on Preferred Scale and Distribution of Development**  
**October 2017**

Wem

- Wem will act as a Key Centre and contribute towards the strategic growth objectives in the North East of the County. Development will balance the need for additional housing and employment accommodating **around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 67 dwellings completed. There are also currently a further 281 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 252 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 33 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 30 dwellings per year.
- A significant new housing development at Lowe Hill Road was allocated in the existing Local Plan. Delivery of this site has been delayed due to site design constraints, but development is expected to start in the first part of the Local Plan Review period.
- To assist the economic growth objectives for the County, 6 hectares of employment development will be required in Wem over the Local Plan Review period. At 1st April 2016, there was around 4 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise significant town centre traffic management issues; safety issues associated with the railway level crossing and the need for measures to mitigate potential adverse effects from development in Wem on the integrity of protected wildlife sites.
- Identified critical infrastructure priorities for Wem include:
  - o Upgrading waste water treatment works.
  - o Additional primary provision and the assessment of the need for additional secondary school provision.
  - o Local and strategic highway improvements including town centre traffic management and junction design issues.
  - o A replacement GP surgery.
  - o Provision of additional leisure, recreation and amenity facilities.
  - o Further information on infrastructure constraints and priorities are available within the Wem Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.