



Shropshire
Council

Wem and Surrounding Area Place Plan 2019/20

DRAFT

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Context: what is a Place Plan?

Shropshire Council is working to make Shropshire a great place to live, learn, work, and visit- we want to innovate to thrive. To make that ambition a reality, we need to understand what our towns and communities need in order to make them better places for all. Our Place Plans – of which there are 18 across the county – paint a picture of each local area, and help all of us to shape and improve our communities.

Place Plans are therefore documents which bring together information about a defined area. The information that they contain is focussed on infrastructure needs, such as roads, transport facilities, flood defences, schools and educational facilities, medical facilities, sporting and recreational facilities, and open spaces. They also include other information which can help us to understand local needs and to make decisions. This wider information includes things like housing needs in light of population changes, and environmental issues in light of development.

In an ideal world, we would be able to support all of the infrastructure needs within the 18 Place Plan areas of Shropshire. However, funding restrictions mean that we have to make some difficult decisions, and prioritise the infrastructure that is most important. Place Plans help us to do this.

The aim of the Place Plans is therefore:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are therefore:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed in to the Strategic Infrastructure Implementation Plan for the county as a whole.
- To feed in to Shropshire Council's Corporate Plan and Service Plans.

There are 18 Place Plans in Shropshire, covering the following areas:

- Albrighton
- Bishops Castle
- Bridgnorth
- Broseley
- Church Stretton
- Cleobury Mortimer
- Craven Arms
- Ellesmere
- Highley
- Ludlow
- Market Drayton
- Minsterley and Pontesbury

- Much Wenlock
- Oswestry
- Shifnal
- Shrewsbury Town
- Shrewsbury Rural
- Wem
- Whitchurch

The Place Plans also include the wider hinterlands around each of these towns or key centres. In this way, everywhere in the county is included within a Place Plan.

Place Plans are reviewed regularly, and as such are 'live' documents informed by conversations with Town and Parish Councils, and with infrastructure and service providers. This document is the 2019/20 version of the Wem and Surrounding Area Place Plan.

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1. List of Projects

1.1 Data and information review

The infrastructure project list in the table below is based on information submitted to Shropshire Council by Town and Parish Councils in each Place Plan area. This information is then tested against data held by the Council, and further informed by consultation with a range of infrastructure providers. By gathering this information, we have been able to understand more clearly the needs of each Place Plan area, and to use this information to make some difficult decisions about prioritisation of projects.

For the Wem and Surrounding Area Place Plan, a review of information has shown that key infrastructure issues are:

- Potential requirement to upgrade and improve the capacity of the wastewater treatment works to provide the necessary scope to support new development.
- Possible provision of additional school places in response to development.

1.2 Prioritisation of projects

Following collation and assessment of this information, the difficult task of prioritisation of projects can be undertaken. Projects are allocated to a category, based on the descriptions extensive discussions with a range of partners, and on information included within the Implementation Plan of Shropshire's Local Development Plan: <https://www.shropshire.gov.uk/media/8603/ldf-implementation-plan-2016-17.pdf>.

Projects will be allocated to one of the three categories identified below:

- Priority A Projects
- Priority B Projects
- Neighbourhood Projects

The table **below** gives further information about the categories.

Category	Description	Examples
Priority A	<p>This is infrastructure which will unlock development.</p> <p>These are usually projects which will be led by Shropshire Council and/or its strategic infrastructure delivery partners, such as utilities companies, the Environment Agency, Highways England, broadband providers, etc.</p> <p>These projects are sometimes also legally required (i.e. Shropshire Council has a statutory duty to provides this infrastructure) or may be</p>	<p>Improvements to drainage in Whitchurch to allow significant housing and business premises development.</p> <p>Works at Churncote roundabout on the A5 to the west of Shrewsbury – improvements here will impact across the county.</p>

	strategically important (i.e. essential for the good of the county as a whole).	Provision of sufficient school places to meet local need.
Priority B	<p>This is infrastructure which will support development in a number of ways and/or a number of locations.</p> <p>These projects will often be required across numerous locations in the Place Plan area or will impact widely within the Place Plan area as a whole.</p>	<p>Improvements to Broadband connectivity across the county.</p> <p>Provision of housing to meet local need.</p> <p>Improved access to public transport facilities, such as rail stations.</p>
Neighbourhood	Projects which will support and are important to an individual community.	Playgrounds, village hall car parks, street lights, local road safety improvements, etc

1.3 Projects for Wem and Surrounding Area Place Plan

The projects in the following table have been identified through evidence and data gathering as described in section 1.1, and through discussions and consultations with Town and Parish Councils. Discussions have also taken place with relevant departments across Shropshire Council, and with external providers of strategic infrastructure. However, please be aware that this table does not commit any partner to undertake specific activity, as priorities and resources are subject to change.

Further, whilst Shropshire Council will continue to support its Town and Parish Councils to identify infrastructure needs within the Place Plan area, the final decision on the level of priority given to specific infrastructure projects rests with Shropshire Council, based on the evidence gathering noted above.

Projects have been presented in two tables: the first covering Priority A and Priority B projects, and the second covering Neighbourhood projects.

Please note that completed projects will be included in a separate supporting document. This document will be made available on Shropshire Council's website, alongside the Place Plans themselves

Table 1: Priority A and Priority B Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Priority A Projects				
Environment and Utilities				
Water pressure issues – high water pressure in the area is a problem which causes excessive leaks. Severn Trent Water (Grinshill)	Not known	Severn Trent Water	Parish Council, Severn Trent Water	Severn Trent Water have requested more information and evidence of local issue.
Upgrade Wastewater Treatment Works – currently no hydraulic capacity at the works. Given sufficient notice, no problems are envisaged with providing the necessary capacity to support new development. (Wem Town)	Not known	Severn Trent Water AMP	Parish Council, Severn Trent Water	The site currently has hydraulic and load capacity to accommodate growth. Severn Trent Water have a quality upgrade scheme due for delivery before December 2024.
Flood risk management infrastructure (Wem)	To be confirmed	Flood Defence Grant in Aid, CIL	Shropshire Council, Environment Agency,	An infrastructure scheme is included in the Environment Agency’s next 6-year programme (2021 onwards) to protect around 20 properties at risk of flooding but requires assessment for cost/benefits and partnership funding for delivery.
Priority B Projects				
Economic Opportunities				
Improvements to infrastructure and investment at Wem Industrial Estate (Wem Rural)	Not known	Parish Council, Site owners, Site tenants, Shropshire Council	Parish Council, Site owners, Site tenants, Shropshire Council	Needs to be assessed as part of the development of Shropshire Council’s Business Parks Strategy.
Housing, Health, and Education				
Primary School improvements – one new classroom plus infrastructure (Hadnall)	Tbc	CIL	Shropshire Council	Will be completed by September 2019.
Additional primary school place provision to address demands of development (Wem Town)	Tbc	Shropshire Council	Shropshire Council	Watching brief to assess demand for school places in light of development.
Transport and Accessibility				

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Provide a roundabout on the A53 to support access into a potential development site. (Shawbury)	Not known	Parish Council, Shropshire Council, Developers	Parish Council, Shropshire Council, Developers	Completed
Provide a turning area and car park for Shawbury Primary School (Shawbury)	Not known	Parish Council, Shropshire Council	Primary School, Parish Council, Shropshire Council	Road safety and access to School raised recently by clerk. Ongoing discussion currently with the Parish Council and are looking to put in some parking restrictions outside the school which the Parish Council are funding. These are due to be advertised in the near future.
Highway improvements – new traffic scheme to deal with additional traffic as a result of new development (Wem Town)	Not known	Town Council, Shropshire Council, Developers	Parish Council, Shropshire Council, Developers	Application EOI submitted for consideration.
Improvements to the level crossing and footbridge to improve railway station connectivity (Wem Town)	Not known	Network Rail, Town Council, Shropshire Council	Network Rail, Town Council, Shropshire Council	The Crewe and Shrewsbury Passenger Association is currently in conversation with Transport for Wales regarding Wem Station and surrounds. Transport for Wales are currently developing a station audit (results due summer 2019).

Table 2: Neighbourhood Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Neighbourhood Projects				
Community Infrastructure				
Improve phone box to provide complete information point for the parish (Clive)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Maintain AED (defibrillator) and replace equipment as necessary, train volunteers, pay for call scheme (Clive)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improve parking near school / surgery (Clive)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Provision of a village club, village shop, and post office (Clive)	Not known	Not known	Parish Council, private sector	Parish lead.
Provision and maintenance of facilities and equipment for sports, recreation, and leisure – Parish Council has arranged the purchase of Renshaw’s Field as additional recreational space, discussions are ongoing regarding the addition of children’s play / leisure facilities (Clive)	Not known	Neighbourhood Fund, precept, Renshaw’s Field Association	Parish Council, Renshaw’s Field Association	Parish lead. Possible link to Shropshire Council’s Green Infrastructure Strategy, currently under development. Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities
Improve access to the Village Hall (Grinshill)	Not known	Neighbourhood Fund, precept, Village Hall	Parish Council, Village Hall committee	Village Hall and Parish lead.
Improvements to road access to the church (Grinshill)	Not known	Neighbourhood Fund, precept, Church	Parish Council, Church	Church and Parish lead.
Facilities for young people (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Community outdoor area to include a club house and sports field (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Additional street lighting on the A49 (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead (subject to confirmation of ownership of columns and lamps). Shropshire Council Highways are currently looking to undertake a large-scale replacement scheme of our remaining streetlights lights to LED with external funding being sought. As part of this process, Shropshire Council have enabled Town and Parish Councils to procure through our current contracts and contractors, should they wish to do so. This approach will provide greater savings, efficiencies, and economies of scale. Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy – this has already been put in place with a number of Parish and Town Councils, and they have received a significant reduction in costs previously paid.
Additional off-street parking at the shop and church (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Protection of Heritage Sites – secure additional funding for maintenance, increased access and potential local ownership of the heritage assets. (Hadnall)	Not known	Neighbourhood Fund, precept, English Heritage	Parish Council, English Heritage	Parish lead.
Additional community spaces (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Facilities for young people (Loppington)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Provision of additional burial space (Loppington)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improved public realm – additional notice boards, cycle way markers and cycle racks, repair / replace stiles and kissing gates (Loppington)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
New bus shelter for school children (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Additional car parking (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Support continuation of both village halls in the parish; provide improved lighting in Myddle Hall; provide a porch at the rear entrance to Harmer Hill Village Hall (Myddle and Broughton)	Not known	Neighbourhood Fund, precept, Village Halls	Parish Council, Village Halls	Church and Parish lead.
Support continuation of all three churches across the parish in order to enable the maintenance of burial grounds. (Myddle and Broughton)	Not known	Neighbourhood Fund, precept, Church	Parish Council, Church	Church and Parish lead.
Ensuring adequate street lighting (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead (subject to confirmation of ownership of columns and lamps). Shropshire Council Highways are currently looking to undertake a large-scale replacement scheme of our remaining streetlights lights to LED with external funding being sought. As part of this process, Shropshire Council have enabled Town and Parish Councils to procure through our current contracts and contractors, should they wish to do so. This approach will provide greater savings, efficiencies, and economies of scale. Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy – this has already been put in place with a number of Parish and Town Councils, and they have received a significant reduction in costs previously paid.
New play area at Harmer Hill (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	New play area has been installed at Harmer Hill.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improve recreation and sports facilities for all ages; Football Club development plans (Shawbury)	Not known	Neighbourhood Fund, precept, developer contributions, Sprrt England	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development. Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities
Improvements to the street scene – reduce the amount of litter particularly around shops / take-aways, Village Hall, main road and verges; improvements to Shawbury Moat; control of dog fouling. (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Controlled crossing from playing field to Primary School (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	School and Parish lead. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Links to surgery and school in conjunction with new development (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Indication from clerk that facilities cannot cope with new housing. These are not outlined in current CCG or Education plans. More information required.
Construction of a new access pathway from the new housing development to Poynton Rd (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Development of extended area of the Glebe including gates, footpath, drainage improvements and fishing stands. (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improved pedestrian facilities – undertake pavement improvements at Church Close, Church Street, Elephant and Castle, Bridgeway, and A53 (Mytton to the village); consider routes for circular walks. (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Provision of toilet facilities in the village centre (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improve and upgrade street lights (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead (subject to confirmation of ownership of columns and lamps). Shropshire Council Highways are currently looking to undertake a large-scale replacement scheme of our remaining streetlights lights to LED with external funding being sought. As part of this process, Shropshire Council have enabled Town and Parish Councils to procure through our current contracts and contractors, should they wish to do so. This approach will provide greater savings, efficiencies, and economies of scale. Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy – this has already been put in place with a number of Parish and Town Councils, and they have received a significant reduction in costs previously paid.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Installation of additional CCTV cameras (Shawbury)	Not known	Neighbourhood Fund, precept	Town Council	Parish lead.
Provision of additional allotment land (Wem Town)	Not known	Neighbourhood Fund, precept	Town Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Multi pitch sports facility at Butler Sports Centre (Wem Town)	Not known	Neighbourhood Fund, precept, Energise	Town Council, Shropshire Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development. Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities
Provision of out of town parking for buses and lorries (Wem Town)	Not known	Neighbourhood Fund, precept	Town Council	Parish lead.
Improvements to Wem Recreation Ground – the Playing Pitch Strategy had identified the need to improve the facilities to include new changing rooms (Wem Town)	Not known	Neighbourhood Fund, precept, Energise, Sport England	Town Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Town centre regeneration (Wem Town)	Not known	Neighbourhood Fund, precept	Town Council	Parish lead.
Improvements to Edstaston Village Hall (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
MUGA at Newtown (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improved parish communications via noticeboards, website, additional newsletters, social media (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improve footpaths and bridleways (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Create a cycle path from Edstaston to Wem and Lower Lacon Park to Wem (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Maintenance of Prees Station (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Enhanced use of community facilities e.g. churches and chapels. (Wem Rural)	Not known	Neighbourhood Fund, precept, property owners	Parish Council, property owners	Parish lead.
Additional signposting and notice boards. (Whixall)	Not known	Neighbourhood Fund, precept, property owners	Parish Council, property owners	Parish lead.
Improvements to Social Centre car park (Whixall)	Not known	Neighbourhood Fund, precept, property owners	Parish Council, property owner	Parish lead.
Provision of footpaths and bridleways. (Whixall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Area walking maps. (Whixall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Implementation of speed control measures and additional signage (Whixall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Provision of an artificial defibrillator (Whixall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Economic Opportunities				
Provide appropriate small-scale home / work units. (Wem Rural)	Not known	Parish Council, Shropshire Council	Parish Council, Shropshire Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Identify areas for retail and business development (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Environment and Utilities				
Connect properties to National Grid (Loppington)	Not known	Not known	Parish Council	Not currently detailed in any utility provider plans. More information required.
Connect properties to mains drainage (Loppington)	Not known	Not known	Parish Council	Not currently detailed in any utility provider plans. More information required.
Provision of mains gas (Stanton upon Hine Heath)	Not known	Not known	Parish Council	Not currently detailed in any utility provider plans. More information required.
Inadequate sewerage system (Myddle) (Shawbury)	Not known	Not known	Parish Council	Recent indication from clerk. Not currently detailed in any provider plans. More information required.
Transport and Accessibility				
Local highway improvements – improve the passing places on the main access roads into the village; introduce additional traffic calming measures; relocation of notice boards; relocation of bus stops from pinch points; new bus shelter; improvements to the public Rights of Way network. (Clive)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	More information required. SC Highways do not currently have this within their programme. Without additional land passing places are indicated as not achievable.
Local highway improvements – new methods of speed control measures; provision of footpaths and bridleways; more suitable off-street car parking; network of footpaths and footways within the Parish. (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	More information required by Shropshire Council Highways to understand the speeding issue and to provide advice. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Local highway improvements – road crossing and 20mph speed limit by Myddle School; traffic control at The Hollow; speed monitors at two additional locations; improved footpaths on Ellesmere Road / Harmer Hill; provide speed control measures in both	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	The scheme is not currently within the highways programme. Highways have indicated safety scheme designed up for the installation of a raised carriageway plateau outside the school, would cost approx. 20k. There are some small-scale signing

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Lower Road Harmer Hill and Myddle Hill; installation of a VAS Sign on the on the Wem Road (Myddle and Broughton)				works proposed in Myddle (i.e. signage to deter HGV's from using Brookside, pedestrian signage on A528, junction signage on Myddle Hill) Recent discussions about accident "blackspot" on A528 and accidents at junction for Newton on the Hill. SC have officers offered one-way solution on The Hollow. VAS's can be purchased by parish where suitable. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Road safety measure outside primary school (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	See information above.
Provision of speed control and road safety measures – road safety measures in respect of cars, HGVs and farm traffic, including provision of two traffic speed monitors on roads entering Shawbury. (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	It is the responsibility of the Parish to lead on this project. VAS in place from Shrewsbury direction and the Parish could purchase more. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Highways improvements – paved footpath / cycle path along A53 from Stanton Crossroads to Shawbury (Stanton upon Hine Heath)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	Shropshire Council Highways have indicated that this is not currently within the programme.

2. Planning in Shropshire

2.1 County-wide planning processes: the Local Plan

Planning is a statutory process (required by law) that all local authorities across the UK must undertake.

A number of planning policy documents consider a wide range of important planning issues such as housing, employment, retail, the environment, and transport. Together, these documents constitute the Local Development Framework, which plays a crucial role in prioritising and shaping development in the local authority area. In Shropshire, the current Local Plan period runs until 2026.

Of all the documents that make up the Local Plan, there are two that we will refer to here. They are:

- Core Strategy – adopted 24 February 2011
- Site Allocations and Management of Development (SAMDev) Plan – adopted 17 December 2015

At the moment, the Local Plan is undergoing a partial review, which will ensure that Shropshire Council can respond to changing circumstances. The review will include, but is not limited to, consideration of housing requirements, employment land requirements, the distribution of development, and a review of green belt boundaries. Until the review is completed, the existing Local Plan remains as the overarching guide for all development across the county

There is also a third set of documents which are of vital importance to the Local Plan. These are the 18 Place Plans, and you are currently reading the Place Plan for **Wem and Surrounding Area**.

2.2 This Place Plan area in the county-wide plan

The Core Strategy recognises the role of Shropshire’s market towns and key centres through Policy CS3. All of our towns have distinctive identities, which new development is expected to reinforce, by respecting each town’s distinctive character, and by being sensitive to its landscape setting, historic features, and the towns’ functions. The policy for Wem is focussed as follows:

CS3 States:

The Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands and providing for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town’s distinctive character and is supported by improvements in infrastructure, will take place within the towns’ development boundaries and on sites allocated for development Wem will have development to strengthen its economic role and support and enhance its important community assets and to maintain its role as a sustainable place.

Wider information about the area notes Wem (population 5,400) is located between Whitchurch and Shrewsbury on the B5476 and on the Crewe – Shrewsbury railway line. A high proportion of its population, 24.9%, are aged 65 and over. The town is not a main shopping or employment centre, with Shrewsbury the main beneficiary of leaked retail expenditure and also many more people commute out of Wem to work than commute in. More than 90% of employees who work in Wem are in the service sector, with public administration, education and health accounting for a substantial 43.1% of all jobs.

Housing tenures in the local joint committee area at the time of the 2001 Census were 73.9% owner occupied, 14.0% private rented and 11.1% social rented. There is currently no hydraulic capacity at the Wem Wastewater Treatment Works and a new discharge consent will be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. This new discharge consent may take the Wastewater Treatment Works beyond conventional technology but would be required even without any further growth in this location. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements. In addition, actions will be required as part of the River Basin Management Plan to tackle other contributing factors, such as diffuse pollution.

The SAMDev Plan also provides brief settlement policies for each Place Plan area. The policies for Wem, and then for the wider area, are as follows:

S17.1 states:

Wem will provide a focus for modest growth of approximately 500 dwellings and 4 hectares of employment land. Specific site allocations for housing are identified on the Policies Map and in Schedule S17.1a below and are together capable of delivering 110 new dwellings. The allocated sites are located to the north-west and south-west of Wem, in order to limit the potential for further cross-town traffic and to reflect significant safety and congestion concerns regarding the railway crossing to the east of the town centre.

To help deliver a better balance between housing and employment in Wem, and to provide a range and choice additional local employment opportunity to help reduce the need to commute out of the town for work, existing employment areas will be safeguarded under Policy MD9 and an additional 4 hectares of employment land is identified on the Policies Map and in Schedule S17.1b below. These sites will complement the committed urban employment sites in Schedule S17.1c. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross-town traffic movements by commercial vehicles.

To support Wem's role as a District Centre, and in line with evidence from the North Shropshire Retail Study 2008, the extent of the Primary Shopping Area for the town is identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Core Strategy Policy CS15 and SAMDev Policy MD12.

Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Wem Town Design Statement and any other future community-led plan or masterplan that is adopted by Shropshire Council. Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

Schedule S17.1a Housing Sites

Development of the allocated housing sites identified should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Schedule S17.1b Employment Sites

Development of the allocated employment sites identified should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule.

S17.2: Community Hub and Cluster Settlements:

In addition to meeting the requirements of Policy CS4, development in Community Hubs and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance contained in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

S17.2(i): Shawbury

Shawbury is a community hub which will provide for modest growth of about 50 new dwellings over the period to 2026. New housing will be delivered through the allocation of a single site for 50 dwellings close to the site of the relocated primary school. Key development constraints for Shawbury include flood risk in areas to the east of the town, the Shawbury Moat Scheduled Ancient Monument and the landscape quality and wildlife value of areas which lie adjacent to the River Roden. Key infrastructure planning issues include the need for an upgrade to sewerage infrastructure and the provision of new sports facilities.

S17.2(ii): Myddle and Harmer Hill Cluster

The settlements of Myddle and Harmer Hill are a Community Cluster which will provide for modest growth of around 50 dwellings over the period to 2026. As there is already planning approval for about thirty dwellings in the Parish, this would allow for about a further twenty dwellings, including up to six individual dwellings within the rural part of the parish over the period to 2026. No specific site allocations are proposed in the cluster settlements and development should take the form of individual or small groups of housing as infill development within the development boundaries of both settlements.

S17.3 Area-wide Policies:

In the wider Wem Place Plan area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Two hectares of employment development is expected to take place on small-scale windfall sites across the Wem Place Plan area over the period to 2026 and will be positively considered in relation to employment policy MD4 and the relevant policies for Wem (CS3 & CS11), hubs and cluster settlements (CS4 & CS12) or the rural area (CS5, MD6 & MD7b) as appropriate.

Shropshire Council started reviewing its Local Plan in 2017 and recently consulted on the preferred sites which are needed to meet the county's development needs during the period to 2036. The new Plan is unlikely to be adopted before 2021. The review will ensure that the Local Plan continues to be the primary consideration for decisions about development in Shropshire by maintaining robust and defensible policies that conform with national policy and address the changing circumstances within the County and beyond. Key points from the Local Plan review include:

Wem has been identified as a Key Centre and contributes towards the strategic growth objectives in the north-east of the County.

The Local Plan Review will seek to achieve balanced housing and employment growth within Wem through the provision of around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.

In the first year of the Local Plan Review period 64 dwellings were completed, with a further 231 dwellings committed through planning permission, prior approval or allocation. The SAMDev also identified 4 hectares of employment land on land off Shawbury Road which remains a commitment. Therefore, the Local Plan Review will need to identify suitable opportunities for the delivery of around a further 305 dwellings and 2 hectares of employment land on allocated sites and/or windfall development.

The strategy and associated level of proposed growth recognises 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.

Taking into account the above issues three preferred housing sites are identified for the town to 2036. These are shown on the map and schedule below. In total it is considered these sites will deliver around 210 dwellings, leaving around 95 dwellings to be delivered on windfall sites within the development boundary, or on affordable housing exceptions schemes over the remainder of the Plan.

No specific preferred employment sites are proposed at this stage, partly due to the lack of specifically available sites for this use. However, in ensuring growth is balanced, it is considered there are sufficient opportunities for the required additional two hectares of employment land to be delivered on windfall sites in edge of settlement locations over the course of the plan to 2036.

It is recognised there are a number of identified infrastructure priorities for Wem, including: the upgrading of waste water treatment works, additional education provision, and a replacement GP Surgery, and that the additional growth proposed is likely to place additional pressure on these services. The Council will therefore continue to work closely with infrastructure providers and where necessary will require development to financially contribute to improvements.

Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. The villages of Clive, Hadnall and Shawbury are being proposed as a Community Hubs within the Wem Place Plan area:

- Clive is a moderately sized village situated to the south of Wem off the A49 and B5476. The village has a linear character running east/west, although the majority of existing housing is located to the south-west of the village. The village is not identified in the current SAMDev Plan as a Community Hub and therefore has seen very few housing developments in recent years. However, as part of the review of this Local Plan it is considered that due to the range of services and facilities provided, the village should now be proposed as a Community Hub. It is considered this will benefit the village in helping to sustain the level of village's facilities into the future. Over the period to 2036, a modest amount of further housing of around 38 houses to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and

infrastructure improvements.

- Hadnall is a moderately sized village situated to the south of Wem. Due to its relatively close proximity the village also has a strong relationship with Shrewsbury. The village has seen development either side of the A49, which has contributed to the village's linear character. Whilst the village is not identified as a Community Hub in the current SAMDev Plan, it is recognised the settlement has nevertheless seen several development schemes come forward over the last few years. As part of the review of this Local Plan it is considered that due to the range of services and facilities provided the village should now be proposed as a Community Hub. It is recognised the Parish Council are developing a Community-Led Plan for the village and in 2017 undertook a community questionnaire on a range of issues relevant to the future growth of the village. Initial evidence from this survey suggest there is local support for some additional growth, although it is recognised comments also identified the need to balance new housing with additional infrastructure and to respect the character of the settlement. Over the period to 2036, it is considered Hadnall should provide around an additional 52 dwellings to supplement the existing committed sites. This moderate level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development.
- Shawbury is a large village situated to the south off the A53. The natural centre of the village is at the junction of the B5063/A53/Church Street, where the majority of services are provided. The village is already identified as a Community Hub in the SAMDev, which included the allocation of the land off the A53 along with the creation of a new roundabout on the A53. This site is currently under construction. Having considered the availability of services and facilities in the village it continues to be considered the village should be identified as a Community Hub in this Local Plan Review. Over the period to 2036, development of around an additional 94 dwellings will be provided to supplement the existing committed sites. This will provide further opportunity to deliver a range of accommodation types to help meet local housing needs and support investment and improvements in community facilities and infrastructure improvements resulting from development.

Other locations not included in the list of proposed Community Hubs or Community Clusters above, will be classed 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

by the Celtic Iron Age settlers who left evidence of two settlements. The town is recorded in the Domesday Book of 1086 as consisting of four manors. In 1202 Wem was granted the status of a market town and weekly markets are still retained today.

In 1650, Sir Thomas Adams born in Wem in 1586, a local landowner and tanner and ex Lord Mayor of London, founded a free school in the town, Adams Grammar School, which still exists today as Adams School. The Great Fire of Wem occurred in 1677, when a candle started a fire that destroyed most of the wooden buildings in the town. Within the town the sweet pea was first commercially cultivated by Henry Eckford in 1887. Each year the Wem Sweet Pea Festival attracts visitors from around the world.

3.3 List of Parishes and Local Elected Members

This Place Plan covers the following Town and Parish Councils:

- Clive
- Grinshill
- Hadnall
- Loppington
- Moreton Corbet & Lee Brockhurst
- Myddle and Broughton
- Shawbury
- Stanton upon Hine Heath
- Wem Rural
- Wem Town
- Weston under Redcastle
- Whixall

The following Elected Members of Shropshire Council represent constituencies within this Place Plan area:

- Councillor Pauline Dee
- Councillor Chris Mellings
- Councillor Brian Williams
- Councillor Simon Jones
- Councillor Karen Calder

3.4 Other local plans

When developing the Place Plan for an area, Shropshire Council also looks at any other local plans and strategies that focus on infrastructure needs within this particular area.

For Wem and the surrounding area, the relevant plans include:

Community Led or Parish Plans:

- Clive Parish Plan 2014 <http://www.cliveparishcouncil.org/community/clive-parish-council-10158/parish-plan>
- Grinshill Parish Plan 2013 <http://www.grinshillvillage.com/community/grinshill-parish-council-10621/the-parish-plan/>

- Hadnall Community Led Plan 2017 <http://www.hadnall.org.uk/hclp.html>
- Loppington Parish Plan 2012 http://loppingtonparishcouncil.gov.uk/wp-content/uploads/2016/03/Parish-Plan-Review-v0_10_1.pdf
- Myddle and Broughton Community Led Plan 2013- <https://www.myddle.net/muratest/assets/File/Printers%20copy.pdf>
- Shawbury Parish Plan 2010- <https://www.shawbury-pc.gov.uk/index.cfm?pageid=24&pagetitle=Parish%5FPlan%5F2010>
- Stanton Upon Hine Heath Parish Plan 2005 and update 2017 <http://www.stantonparishcouncil.org.uk/uncategorized/community-action-plan/>
- Wem Rural Community Led Plan 2013 - <https://www.wemrural-pc.gov.uk/wem-rural-community-plan/>
- Wem Town Plan 2007- <https://www.wem.gov.uk/sites/default/files/uploads/wemtowplan.pdf>
- Whixall Parish Plan 2013- <http://www.whixallparish.org.uk/Whixall-parish-plan.pdf>
- Weston Under Redcastle- tbc
- Moreton Corbet & Lee Brockhurst- tbc

Neighbourhood Plan or Neighbourhood Plan 'Light':

No current Neighbourhood Plans in this area.

Local Economic Growth Strategies

Following the launch of Shropshire's Economic Growth Strategy 2017-2021 in October 2017 one of the key target actions identified within it was the development of a local growth strategy for each of our key market towns. Smaller market towns are also able to utilise the template to support their own work and Wem Economic Forum are currently exploring this.

4. Reviewing the Place Plan

4.1 Previous reviews

To date, the Place Plans have been updated through conversations with Town and Parish Councils, Local Elected Members, infrastructure and service providers, and local businesses. The ambition was to hold such conversations on an annual basis, but this approach has been difficult for the Council to resource, and has not enabled the Place Plans to be quickly and easily updated in response to changing local circumstances.

4.2 Future reviews

Undertaking an annual conversation involves significant consultation and engagement across the county. In light of current resource constraints, Shropshire Council will therefore now update the Place Plans on a rolling basis. This means that the Place Plans are 'live' documents, which can be updated as required in order to reflect changing infrastructure needs within a community. Town and Parish Councils will be able to submit projects for inclusion in their Place Plan on an ongoing basis.

A summary of the process that we will follow to review and incorporate these updates is shown below.

Update required	Process
<p>The local community wishes to remove, update, or add a Priority A or Priority B Project</p>	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer (see contact details at Annexe 1). This can be done via letter, email, or conversation and discussion.</p> <p>Shropshire Council's Internal Infrastructure Group (a group of officers with responsibility for delivery of infrastructure) will consider the information and agree any amendments that need to be made to the Place Plan.</p> <p>The proposed amendment will then be shared with the Strategic Infrastructure Forum (external infrastructure providers, such as utility companies, Environment Agency, etc.) for their input.</p> <p>The Place Plan Officer will feedback the results of the discussions to the Town or Parish Council, and the final form of the amendment will be agreed.</p> <p>The Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council's website.</p>
<p>The local community wishes to remove, update, or add a Neighbourhood Project</p>	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer.</p> <p>The Place Plan Officer will consult with internal and external partners to ensure that there are no reasons why the project should not be included.</p>

	<p>The Place Plan Officer will make the required changes to the Place Plan, and upload the revised document to Shropshire Council’s website.</p>
<p>Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or Priority B Project</p>	<p>The relevant Place Plan Officer will contact all Town and Parish Councils in the Place Plan area to discuss any proposed amendments to A and B projects.</p> <p>Once any amendments have been discussed and agreed, the Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council’s website.</p>

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Annexe 1 Supporting information

For more information on Shropshire Council's planning policies, please go to:
<http://www.shropshire.gov.uk/planning-policy/>

For more information on Place Plans, please go to:
<https://shropshire.gov.uk/planning-policy/implementation-and-place-planning/place-plans>
or contact your Place Plan Officer via corrie.davies@shropshire.gov.uk

For additional information on Council services, please refer to the telephone numbers below:

Service	Number
General enquiries	0345 678 9000
Housing benefit	0345 678 9001
Council tax	0345 678 9002
Business rates	0345 678 9003
Planning and building control	0345 678 9004
Housing	0345 678 9005
Streets, roads and transport	0345 678 9006
Bins and recycling	0345 678 9007
School admissions, free school meals and school transport	0345 678 9008
Concerns for the welfare of a child/children's social care or early help support	0345 678 9021
Registrars	0345 678 9016
Concerns for a vulnerable adult and Adult Social care	0345 678 9044
Elections	0345 678 9015

Alternatively, you can contact us via our website using the online enquiries form:
<https://shropshire.gov.uk/forms/contact-us?url=https://shropshire.gov.uk/customer-services/how-to-contact-us/>

For more information on health provision, please contact Shropshire Clinical Commissioning Group directly:

NHS Shropshire Clinical Commissioning Group,

William Farr House,
Mytton Oak Road,
Shrewsbury,
SY3 8XL.
Tel: 01743 277500 (main switchboard)
Email: SHRCCG.ShropshireCCG@nhs.net

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