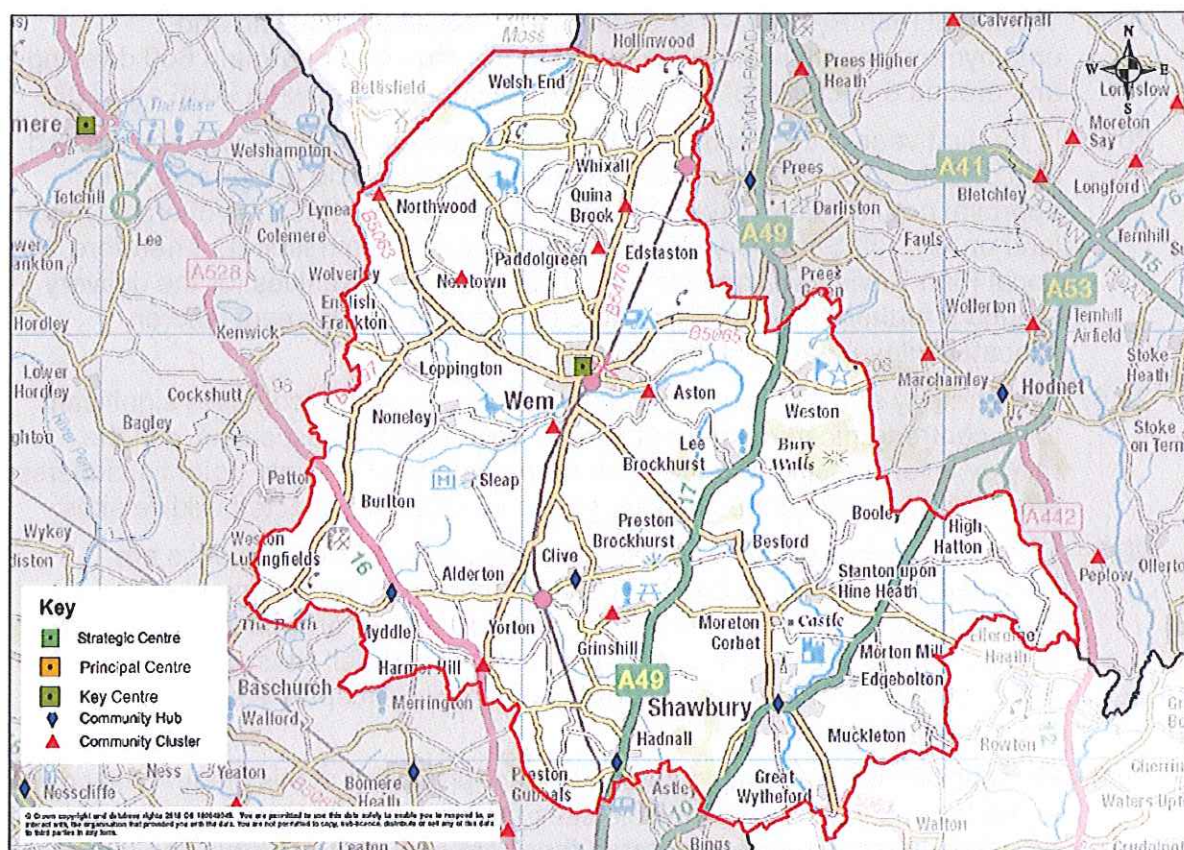


20. Wem Place Plan Area

20.1. The Wem Place Plan Area is located in north-east Shropshire. The Place Plan area contains the Key Centre of Wem and numerous small villages and hamlets.



Settlement Type	Settlement Name
Key Centre:	Wem
Community Hubs:	<ul style="list-style-type: none"> Clive Hadnall Shawbury
Community Clusters:	<ul style="list-style-type: none"> Harmer Hill Grinshill Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston

20.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

Key Centre: Wem

Development Strategy

- 20.3. Wem has been identified as a Key Centre and contributes towards the strategic growth objectives in the north-east of the County.
- 20.4. 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.
- 20.5. 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.
- 20.6. 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.
- 20.7. 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.
- 20.8. 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.
- 20.9. 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.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	600
Dwellings completed in 2016-17*	64
Dwellings committed as at 31 st March 2017*	231
Remaining dwelling requirement to be identified	305
Dwellings to be allocated	210
Balance/Windfall allowance**	95

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

Summary of employment land requirements

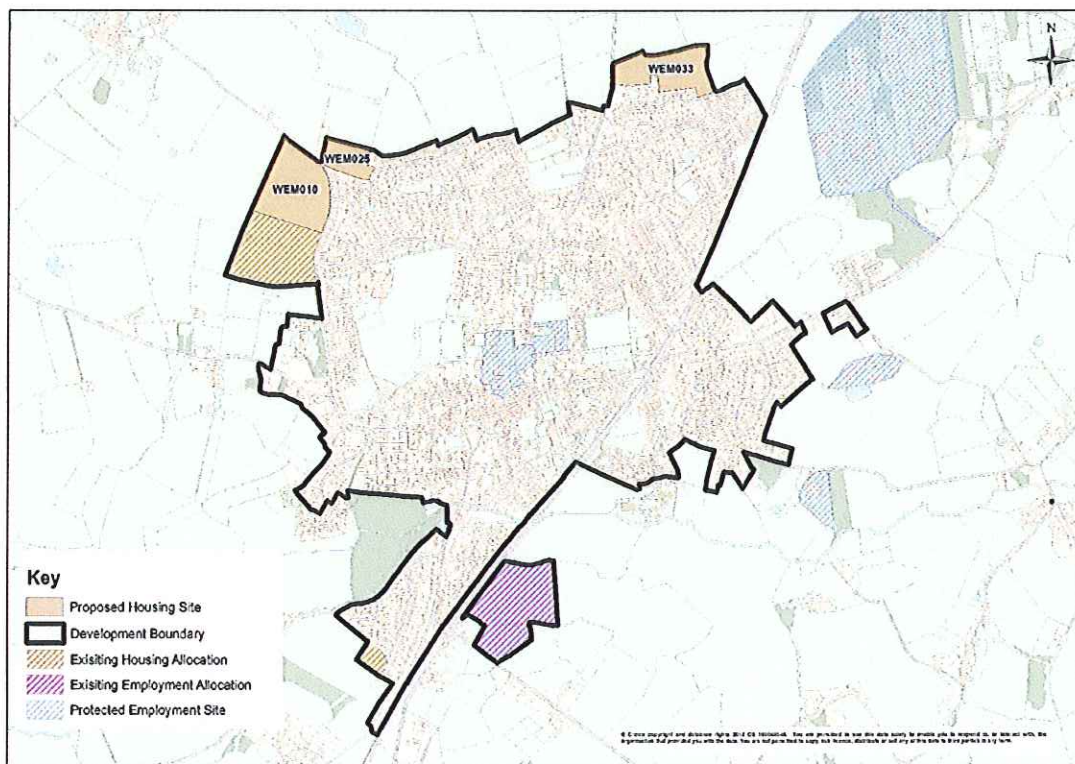
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	6
Commitments and allocations as at 31 st March 2017*	4
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	2

** Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall development.*

Preferred Development Boundary and Allocations

20.10. The map below identifies the location of the preferred allocations and the proposed development boundary for Wem.



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WEM010	Land off Pyms Road, Wem	4.2	120 dwellings	The site will provide a second phase to the existing SAMDev allocation at Pyms Road. Layout and design should therefore reflect phase one, which may also include opportunities to provide physical linkages between the sites and a shared point of access. However, if necessary it is considered a suitable separate vehicle access can be achieved into this preferred option site from Pyms Road. Development to provide a mix of housing type and tenure to reflect local needs.
WEM025	Land off Trentham Road, Wem	1.3	30 dwellings	Site to have a vehicular access from Trentham Road. Development to provide a mix of housing type and tenure to reflect local needs. Development to be subject to further ecological surveys to mitigate any impact on species, including Great Crested Newts. This may reduce the developable area and should be taken into account in the eventual design and layout.
WEM033	Land off Whitchurch Road, Wem	3	60 dwellings	Site to be developed at a low density to reflect the edge of settlement location. Site to have a vehicular access from Whitchurch Road, which may require local traffic calming measures and/or expansion of the speed limit zone. Development to provide a mix of housing type and tenure to reflect local needs.

