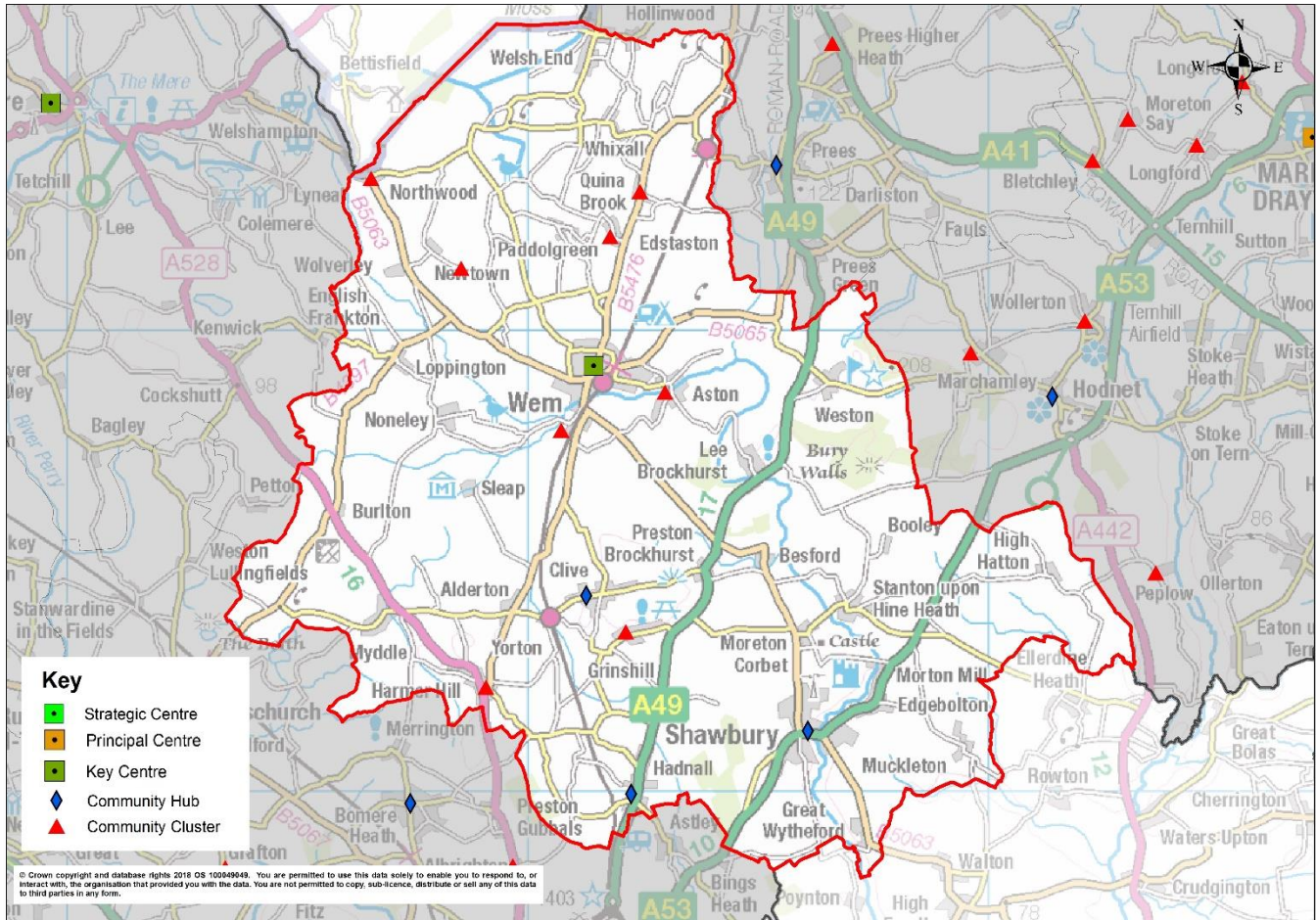


20. Wem Place Plan Area

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

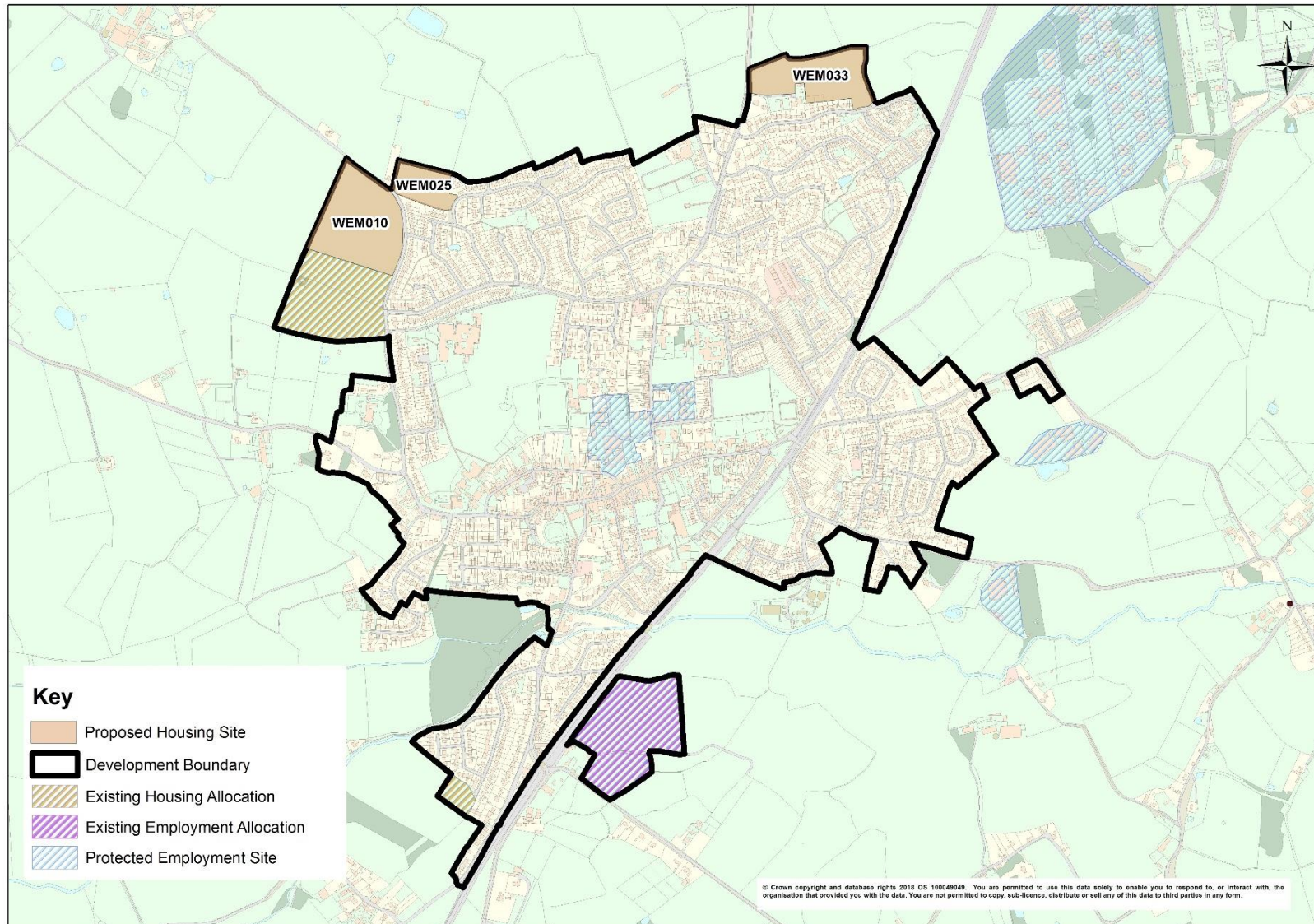
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	6
Commitments and allocations as at 31 st March 2017*	4
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	2

* *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.

Community Hubs

- 20.12. 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. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 20.13. The villages of Clive, Hadnall and Shawbury are being proposed as a Community Hubs within the Wem Place Plan area.

Clive

- 20.14. 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.

Development Strategy

- 20.15. 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. It is proposed this local requirement will primarily be delivered on a single site on the western edge of the village, together with a windfall allowance to be delivered through infill sites within the defined development boundary and/or affordable housing exception schemes.
- 20.16. The limited housing requirement takes into account the scale and character of the village. It is considered the proposed site provides a natural extension to the settlement and offers an opportunity to deliver a sympathetic development at a low density.

Summary of residential requirements

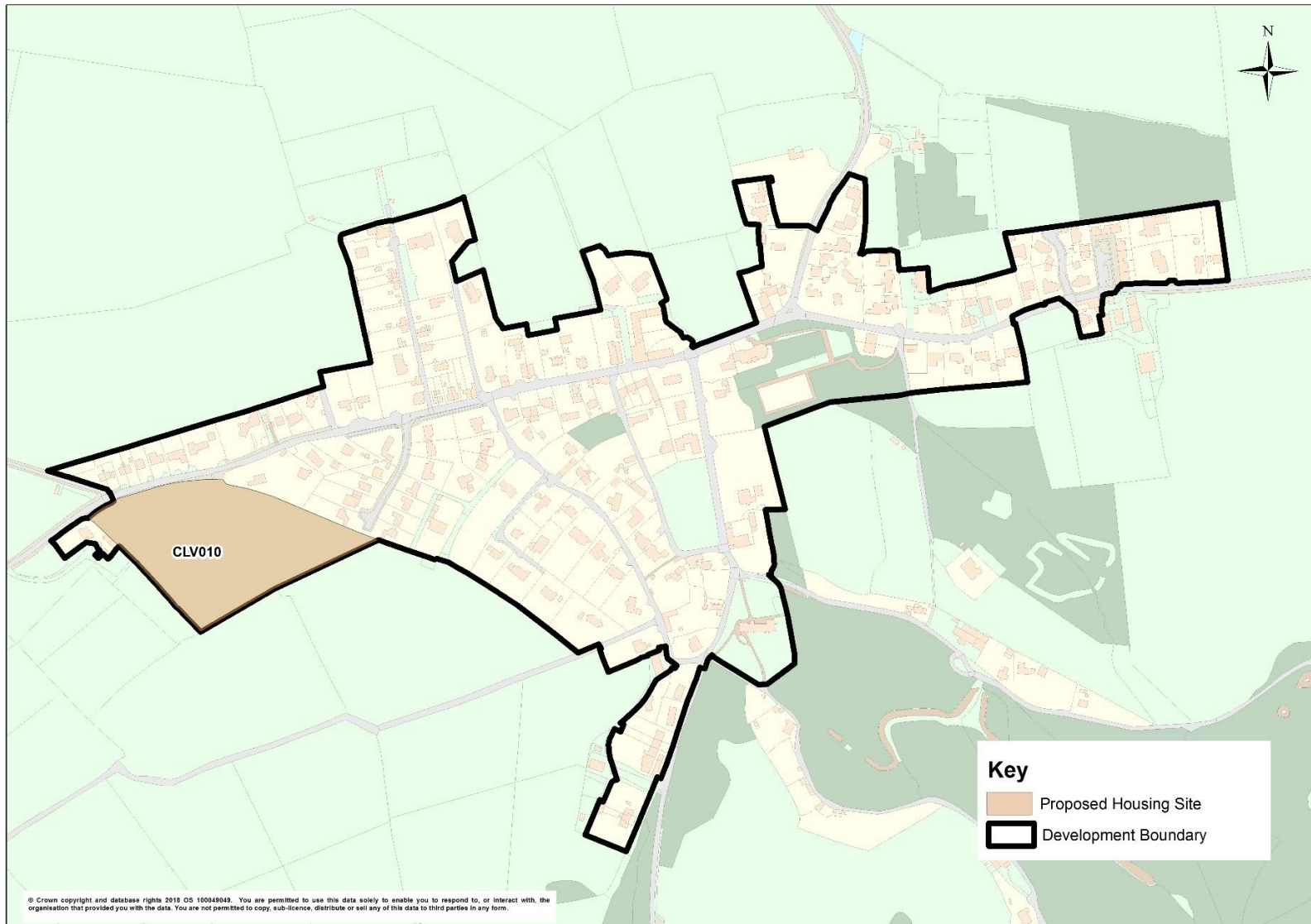
	Number of Dwellings
Preferred dwelling guideline 2016-2036	40
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	2
Remaining dwelling requirement to be identified	38
Dwellings to be allocated	25
Balance/Windfall allowance**	13

*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.

Preferred Development Boundary and Allocation

20.17. The map below identifies the location of the preferred allocation and the proposed development boundary for Clive.



20.18. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CLV010	Land south of Station Road, Clive	2	20 dwellings	Development to be developed at a low density to reflect the site's edge of centre location. Site to include a new vehicular access from Station Road.

Hadnall

20.19. 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.

20.20. 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.

Development Strategy

20.21. 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. Consideration has been given to the relatively high level of commitments when establishing this additional housing requirement.

20.22. Delivery will primarily be through development of a single site to the south of the village and east of the A49, which will provide around 40 dwellings. The balance will be delivered through infill and conversion opportunities within the development boundary, along with affordable housing exception schemes for local needs.

20.23. The housing requirement takes into account the scale and character of the village, as well as the opportunities for new development. The proposed site provides a natural extension to the south of the settlement and an opportunity for further development in future Local Plan reviews, if necessary.

Summary of residential requirements

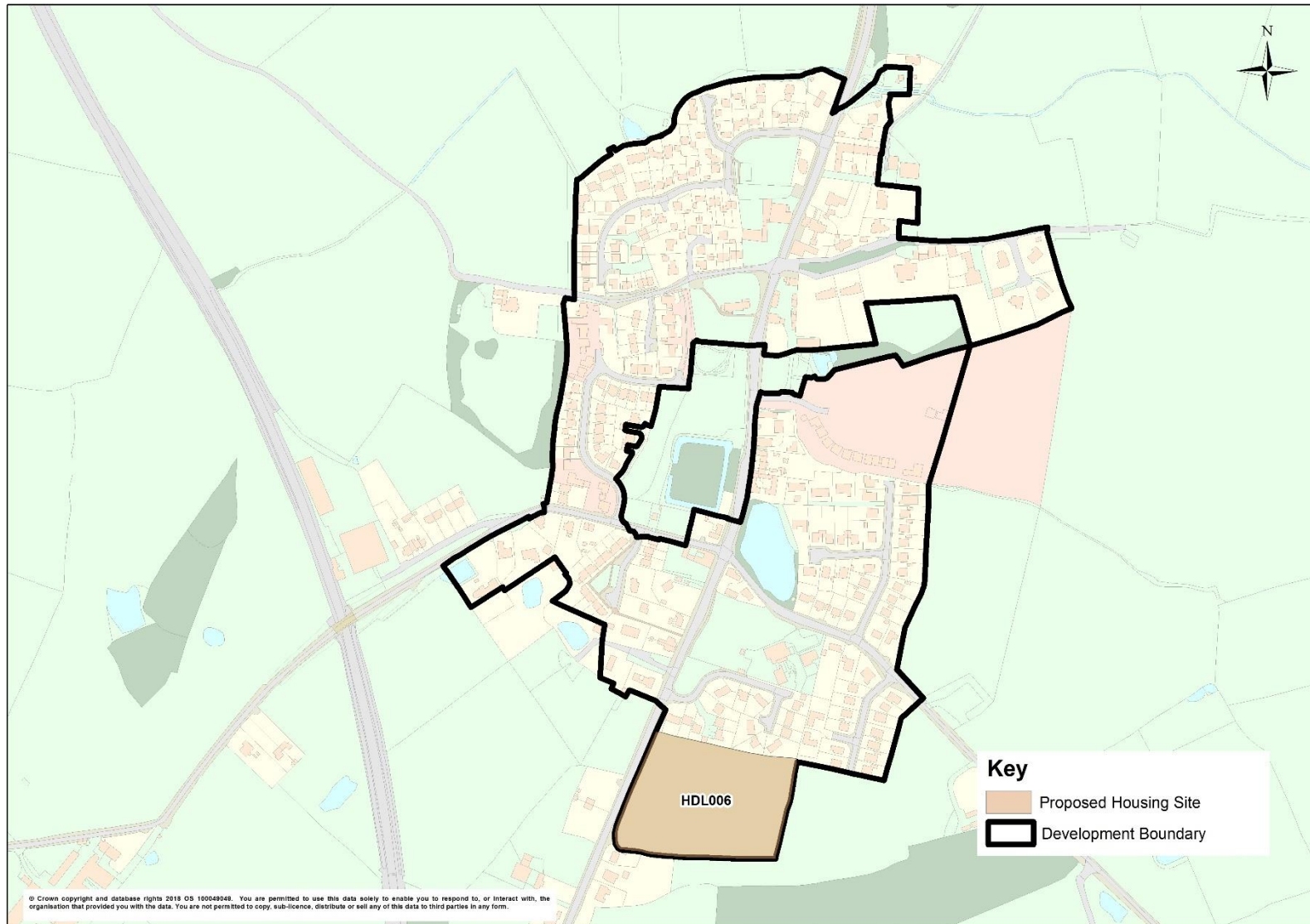
	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	65
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

**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.*

Preferred Development Boundary and Allocation

20.24. The map below identifies the location of the preferred allocation and the proposed development boundary for Hadnall.



20.25. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HDL006	Land south of Wedgefields Close, Hadnall	1.7	40 dwellings	Development to be served by a vehicular access from the A49 and will provide land for: additional car parking for the school; the extension of the existing pedestrian footpath on the eastern side of the A49; and the relocation of the 30mph zone. Land to the east of the proposed allocation to Astley Road is also being promoted and could form part of a further phase of growth for the village in future reviews of the Local Plan.

Shawbury

20.26. 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.

Development Strategy

20.27. 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. This level of growth takes account of the scale of existing commitments, the availability of services and facilities, existing population and numbers of existing dwellings, as well as an assessment of opportunities for growth.

20.28. It is proposed this local housing requirement will primarily be delivered on a single large site to the south-east of the current development off the A53, shown on the map below. It is considered the proposed allocation is a natural extension to the village, utilising the opportunity presented by the new access on the A53 through the Lioncourt Homes development currently under construction. This will allow for a natural phasing of development to reduce the impacts of development. The remainder of the local housing requirement will be delivered on infill sites and appropriate conversions within the defined development boundary and/or affordable housing exception schemes.

Summary of residential requirements

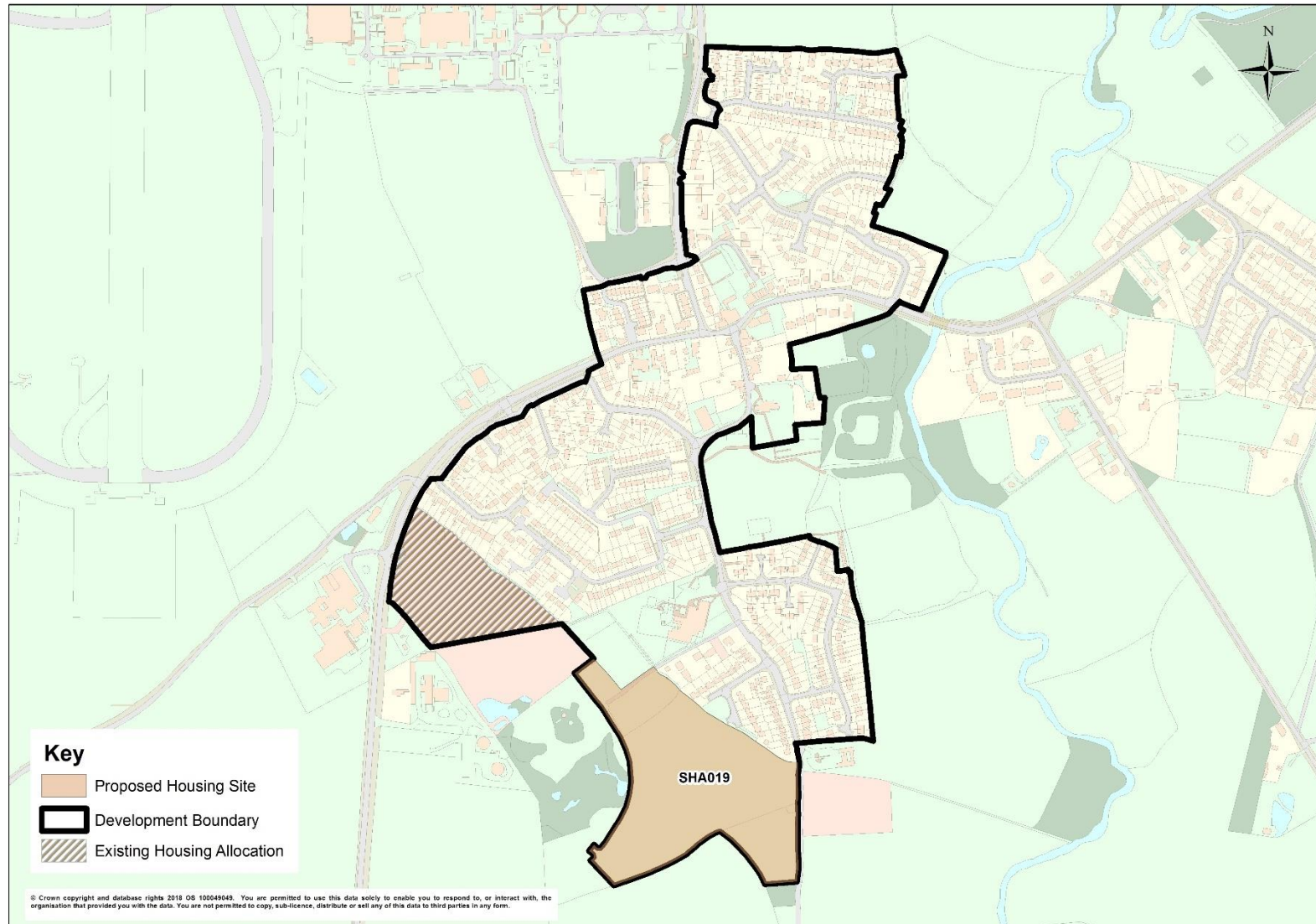
	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	55
Remaining dwelling requirement to be identified	94
Dwellings to be allocated	80
Balance/Windfall allowance**	14

**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.*

Preferred Development Boundary and Allocation

20.29. The map below identifies the location of the preferred allocation and the proposed development boundary for Shawbury.



20.30. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SHA019	Land between A53 and Poynton Road	5.2	80 dwellings	Site to include a vehicular access off the new roundabout on the A53 using the access road provided by the current Lioncourt Homes development. There will be no vehicular access from Poynton Road, the Paddocks or Hazeldine Crescent. The site will be developed in two phases, and will provide a range of dwelling types based on evidence of local need.

Community Clusters

20.31. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

20.32. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Wem Place Plan area:

- Harmer Hill
- Grinshill
- Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston

20.33. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>