

# Wem and Surrounding Area Place Plan

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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 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:**

- 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:**

- 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
- Bishop's Castle
- Bridgnorth
- Broseley
- Church Stretton
- Cleobury Mortimer
- Craven Arms
- Ellesmere
- Highley
- Ludlow
- Market Drayton
- Minsterley and Pontesbury
- Oswestry
- Shifnal
- Shrewsbury
- 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.

# 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 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
<b>Priority A</b>	<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 provide this infrastructure) or may be strategically important (i.e. essential for the good of the county as a whole).</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> <p>Provision of sufficient school places to meet local need.</p>
<b>Priority B</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>
<b>Neighbourhood</b>	<p>Projects which will support and are important to an individual community.</p> <p>These projects will usually be led by partners in the local area, such as the Parish Council.</p>	<p>Playgrounds, village hall car parks, street lights, local road safety improvements, etc</p>

### **1.3 Projects for Wem and Surrounding Area Place Plan**

The projects in the following tables 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
<b>Priority A Projects</b>				
<b>Environment and Utilities</b>				
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	Parish Council, Severn Trent Water	The site currently has hydraulic and load capacity to accommodate growth. Severn Trent Water has a quality upgrade scheme due for delivery before December 2024.
Flood risk management infrastructure (Wem Town)	Not known	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/benefit, and partnership funding to enable delivery.
Sub-standard sewerage system with frequent flooding (Myddle)	Not known	Severn Trent Water	Parish Council, Shropshire Council, Severn Trent Water	Severn Trent Water and Shropshire Council are aware of the problem.
Sub-standard sewerage service in Shawbury with frequent blockages. Up-grade of drainage system required (Shawbury)	Not known	Severn Trent Water	Parish Council, Shropshire Council, Severn Trent Water	Parish Council noted frequent flooding at various sites in the village. Some drains may need replacing. Further detailed information should be passed directly to Severn Trent Water. Please use this link to contact STW in the first instance: <a href="https://www.stwater.co.uk/get-in-touch/contact-us/">https://www.stwater.co.uk/get-in-touch/contact-us/</a>



Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Capacity of local sewerage system will need to be increased in line with new housing development (Clive)	Not known	Not known	Developers, Severn Trent Water	Issues to be addressed as part of any agreed development.
<b>Transport and Accessibility</b>				
Improvements to the level crossing and footbridge to improve safety, to improve access across the town, and access to and from town to the railway station (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 is currently developing a station audit (results due Autumn 2019).
Highway improvements – new traffic scheme to deal with additional traffic as a result of new development and to mitigate impacts of development (Wem Town)	Not known	Town Council, Shropshire Council, developers	Parish Council, Shropshire Council, developers	This would also include the introduction of advisory HGV route directional signage for Wem Industrial Estate, installed on the main routes heading toward Wem. This element of the scheme is being joint funded by Wem Town Council and Shropshire Council Highways.
<b>Priority B Projects</b>				
<b>Community infrastructure</b>				
Improvements to key sports facilities located on Wem Recreation Ground, including the football pitch, tennis courts, and bowling greens, as well as installation of an all-weather multi sports pitch for use by Thomas Adams School and the wider community (Wem Town)	Not known	Neighbourhood Fund, precept, Energise, Sport England, other grants	Town Council, Sports Centre, School, Shropshire Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development. Shropshire Council is also commissioning a Playing Pitch Strategy to support the Local Plan Review, and this strategy had identified the need to improve the facilities to include new changing rooms. 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.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
<b>Economic Opportunities</b>				
Improvements to infrastructure and investment at Wem Industrial Estate including development of small-scale office / workshop and light industry uses (Wem Rural / Wem Town Council)	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.
ICT / Broadband improvements including as part of the Connecting Shropshire project – additional investment is likely to be required to meet demands from new development and economic growth (all parishes)	To be confirmed	Shropshire Council, private providers	Shropshire Council, private providers, Town and Parish Councils	Work is ongoing by Shropshire Council and various providers to identify particular blackspots in terms of coverage and connectivity. Local intelligence around these issues will help to improve understanding of localised issues. Shropshire Council remains committed to seeking a solution to provide superfast broadband for unserved premises and is confident that it can ensure that all premises in the Shropshire Council area have access to a superfast broadband connection by 2021. For queries about the availability of faster broadband, please email address details and landline numbers (if available) to <a href="mailto:connecting.shropshire@shropshire.gov.uk">connecting.shropshire@shropshire.gov.uk</a>
Mobile phone coverage improvement (Whixall)	To be confirmed	Private providers	Private providers, Parish Council	There is a need to identify particular blackspots in terms of coverage and connectivity. Local intelligence around these issues will help to improve understanding of very localised coverage issues. Please email further information about these localised issues to <a href="mailto:connecting.shropshire@shropshire.gov.uk">connecting.shropshire@shropshire.gov.uk</a>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
<p>Development and delivery of a local economic growth strategy and action plan to support regeneration of the town, including</p> <ul style="list-style-type: none"> <li>Delivery of a Heritage Action Zone bid for Wem</li> <li>Re-use of empty properties in the town centre for economic purposes</li> <li>Environmental Sustainability Audit of town assets to reduce carbon emissions</li> <li>Connectivity through green network for cycling and walking</li> </ul> <p>(Wem Town)</p>	Not known	Future Highstreets Fund, Heritage Action Zone, Historic England	Wem Economic Forum, Town Council, Shropshire Council	Wem Economic Forum will hold workshops as part of the development of their Local Economic Growth Strategy for Wem – these are due in the autumn. A Heritage Action Zone bid for Wem has been submitted, with responses due in the autumn.
<b>Environment and Utilities</b>				
Water pressure issues – high water pressure in the area is a problem which causes excessive leaks (Grinshill)	Not known	Severn Trent Water	Parish Council, Severn Trent Water	If there is an ongoing issue locally, then further detailed information should be passed directly to Severn Trent Water. Please use this link to contact STW in the first instance: <a href="https://www.stwater.co.uk/get-in-touch/contact-us/">https://www.stwater.co.uk/get-in-touch/contact-us/</a>
Improved highway drainage at key locations and measures to address flooding and land drainage (including Slacks Corner, Moss Lane Fields, roads leading directly to the school, and outside the Social Centre) (Whixall)	Not known	Severn Trent Water	Parish Council, Environment Agency	If there is an ongoing issue locally, then further detailed information should be passed directly to Severn Trent Water. Please use this link to contact STW in the first instance: <a href="https://www.stwater.co.uk/get-in-touch/contact-us/">https://www.stwater.co.uk/get-in-touch/contact-us/</a>
<b>Housing, Health and Education</b>				
Primary School improvements – one new classroom plus infrastructure (Hadnall)	Tbc	CIL	Shropshire Council	Work will be completed by September 2019.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Additional primary school place provision to address demands of development (Wem Town)	Tbc	Shropshire Council	Shropshire Council	Shropshire Council will keep a watching brief to assess demand for school places in light of development.
Replacement of temporary classrooms with permanent classrooms at Thomas Adams School (Wem Town)	Not known	Shropshire Council	Shropshire Council, Thomas Adams School	Thomas Adams has a net capacity of 1,015 places and 739 secondary aged children in the catchment area as at January 2019. While the school is technically full, it is drawing in some 350 pupils from out-of-area. Replacement of temporary classrooms is a legacy issue and not directly linked to the impact from housing development and so would not qualify for CIL funds. The replacement of the demountable is not on the programme of capital projects funded through the Council's School Condition Allocation. Shropshire Council will keep a watching brief to assess demand.
Upgrading of GP surgery to meet increased demand from development in the place plan area (Wem Town)	Not known	GPs, NHS / CCG	GPs, NHS / CCG, Town Council	<p>The practice has recently carried out improvements to facilities. If further changes to the facility are required, it would be the responsibility of local GPs to submit a business case to the CCG.</p> <p>Shropshire CCG's Estates Strategy, along with the emerging Primary Care Network, will assess and inform how primary care services are best organised to meet the healthcare needs of the area. This Estates Strategy is currently under development and will report towards the end of 2019.</p>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				If GPs and local residents have concerns regarding provision, these should be referred directly to the CCG. Please call 01743 277500 (main switchboard) or email <a href="mailto:SHRCCG.ShropshireCCG@nhs.net">SHRCCG.ShropshireCCG@nhs.net</a>
Additional place provision and improvements to and for Newtown C of E Primary School	Not known	Not known	Shropshire Council, Newtown C of E Primary School	The school has a net capacity of 140 places and 64 primary aged children in the catchment area as at October 2017. While the school is technically full, it was drawing in some 90 pupils from out-of-area. In school place planning terms there is no requirement for the school to expand provision as it has sufficient capacity to meet in-area demand. Shropshire Council will keep a watching brief to assess demand.
Affordable housing – local interest in being involved in survey work to identify need (various)	Not known	Parish Council, Shropshire Council, registered providers, Homes England	Parish Council, Shropshire Council, registered providers, Homes England	Further discussions needed with Shropshire Council’s Housing Development Company, private sector builders, Homes England, and other housing providers. This will link to work already underway through Shropshire Council’s Community-Led Housing Enabler and to the ‘Right Home Right Place’ initiative, which helps to identify housing need in Shropshire and to provide information on affordable housing, community housing, and housing in general. For further information, or to feed in any additional local intelligence relating to housing need, please contact the housing team at Shropshire Council at <a href="mailto:affordablehousing@shropshire.gov.uk">affordablehousing@shropshire.gov.uk</a>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
<b>Transport and Accessibility</b>				
Provide a turning area and car park for Shawbury Primary School (Shawbury)	Not known	Parish Council, Shropshire Council	Primary School, Parish Council, Shropshire Council	Highways have indicated that, in the first instance, a Traffic Restriction Order is currently being progressed to restrict parking outside the school at school drop off / pick up times.
Construction of by-pass / relief road (Shawbury) (Wem Town)	Not known	Not known	Town and Parish Councils, Highways England, Shropshire Council	Discussions with Wem Economic Forum and Wem Town Council have taken place regarding potential for a bypass of the town. Given the current lack of funding available for such a scheme, this would not be pursued further at this time. However, it is still an important local aspiration.

## Table 2: Neighbourhood Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
<b>Neighbourhood Projects</b>				
<b>Community Infrastructure</b>				
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.
The Parish Council has arranged the purchase of Renshaw's Field as an 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, local fundraising	Parish Council, Renshaw's Field Association	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development. Shropshire Council is also 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.
Creation of a community hub in-line with development, to include outdoor sports facilities, recreational facilities for children, and allotments (Grinshill)	Not known	Not known	Parish Council, local community groups	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development. Shropshire Council is also commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				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 village club, village shops, and refreshment facilities (Grinshill)	Not known	Not known	Parish Council, Local community groups	Parish lead.
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.
Provide and maintain AED (defibrillator) and replace equipment as necessary. Train volunteers and pay for call scheme (Grinshill)	Not known	Not known	Parish Council	Parish lead.
Facilities for young people including children's play area (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.
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 is currently looking to undertake a large-scale replacement scheme to upgrade streetlights to LED. External funding is being sought, and Parish and Town Councils will be able to benefit from this programme by procuring through our current contracts and contractors. This approach will give greater savings, efficiencies and economy of scale. Additionally, Town and Parish Councils may also



Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy. This arrangement has already been put in place with a number of Parish and Town Councils and they have experienced a significant reduction in costs.
Additional off-street parking at the shop and church, including combining the two laybys opposite the shop. One large layby will provide extra, safe parking for motorists. (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 heritage assets. (Hadnall)	Not known	Neighbourhood Fund, precept, English Heritage, grants	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, grants	Parish Council	Parish lead.
Provision of additional burial space (Loppington)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Shropshire Council is currently progressing an enquiry regarding burial space capacity across the county. The results of this enquiry will be available in Autumn 2019.
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.
Additional car parking (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Support continuation of both village halls in the parish, and provide improved lighting in Myddle Hall (Myddle and Broughton)	Not known	Neighbourhood Fund, precept, Village Halls	Parish Council, Village Halls	Parish and Village Halls lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
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	Parish and Churches lead.
Ensure adequate street lighting (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	<p>Parish lead (subject to confirmation of ownership of columns and lamps).</p> <p>Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights to LED. External funding is being sought, and Parish and Town Councils will be able to benefit from this programme by procuring through our current contracts and contractors. This approach will give greater savings, efficiencies and economy of scale. Additionally, Town and Parish Councils they may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy. This arrangement has already been put in place with a number of Parish and Town Councils and they have experienced a significant reduction in costs.</p>
Additional play area equipment at Harmer Hill and Myddle (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improvements to footpaths and bridleways, including footpath from Bridgewater Arms to Pimhill (Myddle and Broughton)	Not known	Neighbourhood Fund, precept, grants	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development. Please also see the Shropshire Great Outdoors Strategy. The Outdoor Partnerships Team at Shropshire Council can provide legal or practical advice.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Additional parish seating (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Information boards and improved Parish Council communications (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Upkeep of community listed buildings (Myddle and Broughton)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Support the football club's development plans (Shawbury)	Not known	Neighbourhood Fund, precept, developer contributions, Sport England	Parish Council, Football Club, Sport England	Football club lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development. Shropshire Council is also 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, Shropshire Council	Parish lead. Improvements have taken place at Moat area.
Construction of a new access pathway from the new housing development to Poynton Road (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
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, Shropshire Council	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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Improve and upgrade street lights (Shawbury)	Not known	Neighbourhood Fund, precept	Parish Council	<p>Parish lead (subject to confirmation of ownership of columns and lamps – majority of lights appear to be in parish ownership).</p> <p>Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights to LED. External funding is being sought, and Parish and Town Councils will be able to benefit from this programme by procuring through our current contracts and contractors. This approach will give greater savings, efficiencies and economy of scale.</p> <p>Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy. This arrangement has already been put in place with a number of Parish and Town Councils and they have experienced a significant reduction in costs.</p>
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, which is currently under development.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improvements to Edstaston Village Hall (Wem Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Continued support for the Social Centre to improve its viability / sustainability	Not known	Neighbourhood Fund, precept, external	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, which is currently under development. Please also see the Shropshire Great Outdoors Strategy. The Outdoor Partnerships Team at Shropshire Council can provide legal or practical advice.
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, which is currently under development.
Street scene improvements to include additional signposting and notice boards, village entry signs incorporating safety warning signs (similar to Quiet Lanes), direction signs to the Social Centre, community noticeboards at Stanley Green, Welsh End, and Abbey Green (Whixall)	Not known	Neighbourhood Fund, precept, property owners	Parish Council, property owners	Parish lead.
Updating area walking maps (Whixall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Implementation of speed control measures and additional signage, with particular priority for the area around the primary school (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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
<b>Economic Opportunities</b>				
Identify areas for retail and business development (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
<b>Transport and Accessibility</b>				
Local highway improvements – improve the passing places on the main access roads into the village; introduce additional traffic calming measures; relocation of notice boards; improvements to the public Rights of Way network. (Clive)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	Without taking land from private ownership, delivery of such passing places is not achievable. For other 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Local highway improvements – new methods of speed control; provision of footpaths and bridleways; more suitable off-street car parking; network of footpaths and footways within the Parish; Puffin crossing to school and 30 mph extended (Hadnall)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	Shropshire Council Highways has requested that the Parish provide more detailed information around the perceived speeding issue. 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Local highway improvements – road safety measure outside primary school crossing and 20mph speed limit; traffic control at The Hollow; speed monitors at two additional locations; VAS unit on Myddle Hill; improved footpaths on Ellesmere Road / Harmer Hill; speed control	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	Shropshire Council Highways has requested that the Parish provide more detailed information around this issue, as it is not currently a priority in the highway programme. Shropshire Council Highways officers have raised the potential solution of a one-way system on The Hollow.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
measures in both Lower Road and Harmer Hill (Myddle and Broughton)				For other 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Provision of speed control and 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 is in place from the Shrewsbury direction, and the Parish may purchase more. For other 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Development of green network / corridor through Wem to encourage more cycling and walking and to reduce congestion (Wem Town)	Not known	Not known	Town Council, Wem Economic Forum	Town lead. Possible link to Shropshire Council's Green Infrastructure Strategy, which is currently under development.
The provision of active / matrix signs or speed awareness signs on the northern approach to the main Grinshill junction off the A49 (Grinshill)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. Grinshill Parish Council submitted a bid for funding for a VAS unit, but were unsuccessful. The future provision of a VAS unit funded by Shropshire Council would need to be assessed against other competing requests and priorities from across the county in accordance with Shropshire Council's Road Safety Policy, and would be subject to future funding being available through the LTP capital works programme.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Provision of new bus shelter (Grinshill)	Not known	Not known	Parish Council, Shropshire Council	Parish lead.
Improved passing places through the village and traffic calming measures (Grinshill)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. The future provision of improved passing places and additional traffic calming measures through Grinshill would need to be assessed against other competing requests and priorities from across the county in accordance with Shropshire Council's Road Safety Policy, and would be subject to future funding being available through the LTP capital works programme. For other 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 further details to <a href="mailto:transport@shropshire.gov.uk">transport@shropshire.gov.uk</a>
Highways improvements – paved footpath / cycle path along the 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 they would not be able to support this project.
Highways improvements – improved road condition, and improved visibility at the Platt Lane / Wagoner's Cross Roads (Whixall)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. Highways have noted that more information is required. Any changes to the layout of the Platt Lane / Wagoner's Crossroads to improve visibility and safety would need to be assessed against other competing requests and priorities from across the county in accordance with Shropshire Council's Road



Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				Safety Policy, and would be subject to future funding being available through the LTP capital works programme.
Measures to improve traffic speed and safety around the primary school (Whixall)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. The provision of further measures to improve traffic speed and safety around Whixall Primary School would need to be assessed against other competing requests and priorities from across the county in accordance with Shropshire Council's Road Safety Policy, and would be subject to future funding being available through the LTP capital works programme.

## 2. Planning in Shropshire

### 2.1 County-wide planning processes: the Local Development 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 Plan, which plays a crucial role in prioritising and shaping development in the local authority area. In Shropshire, the current Local Development Plan period runs until 2026.

Of all the documents that make up the Local Development Plan, there are three 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 Development Plan is undergoing a 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 Development 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 Development 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, as referenced at section 2.1, recognises the role of Shropshire's market towns and key centres through Policy CS3. This policy outlines how 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. You can read more from Policy CS3 by following this link: <https://shropshire.gov.uk/media/8534/core-strategy.pdf>

For Wem, Policy CS3 recognises that:

- Balanced housing and employment development of appropriate scale and design will support Wem's distinct character.
- The town is not a main shopping or employment centre, with Shrewsbury the main beneficiary of leaked retail expenditure. 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.
- 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.

The SAMDev Plan, as referenced at section 2.1, also provides brief settlement policies for each Place Plan area. You can read more from the SAMDev Plan by following this link: <https://shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf>

The policies for Wem and then for the wider area, are as follows:

- Wem will provide a focus for modest growth of approximately 500 dwellings and 4 hectares of employment land.
- The allocated sites are located to the north-west and south-west of Wem, to limit the potential for further cross-town traffic and to reflect significant safety and congestion concerns.
- Existing employment areas will be safeguarded, and an additional 4 hectares of employment land is identified.
- Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of wildlife sites at the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC / Ramsar.

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.

You can read more about the Local Plan Review preferred sites consultation by following this link: <https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>

Key points from the Local Plan Review include:

- Wem has been identified as a Key Centre and contributes towards strategic growth objectives in the north-east of the county.
- The Local Plan Review will seek to achieve balanced housing and employment growth.
- 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.
- Community Hubs are identified at Clive, Hadnall, and Shawbury.

You can read more about the Local Plan Review by following this link: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/>

### 3. More about this area

#### 3.1 Place Plan boundaries

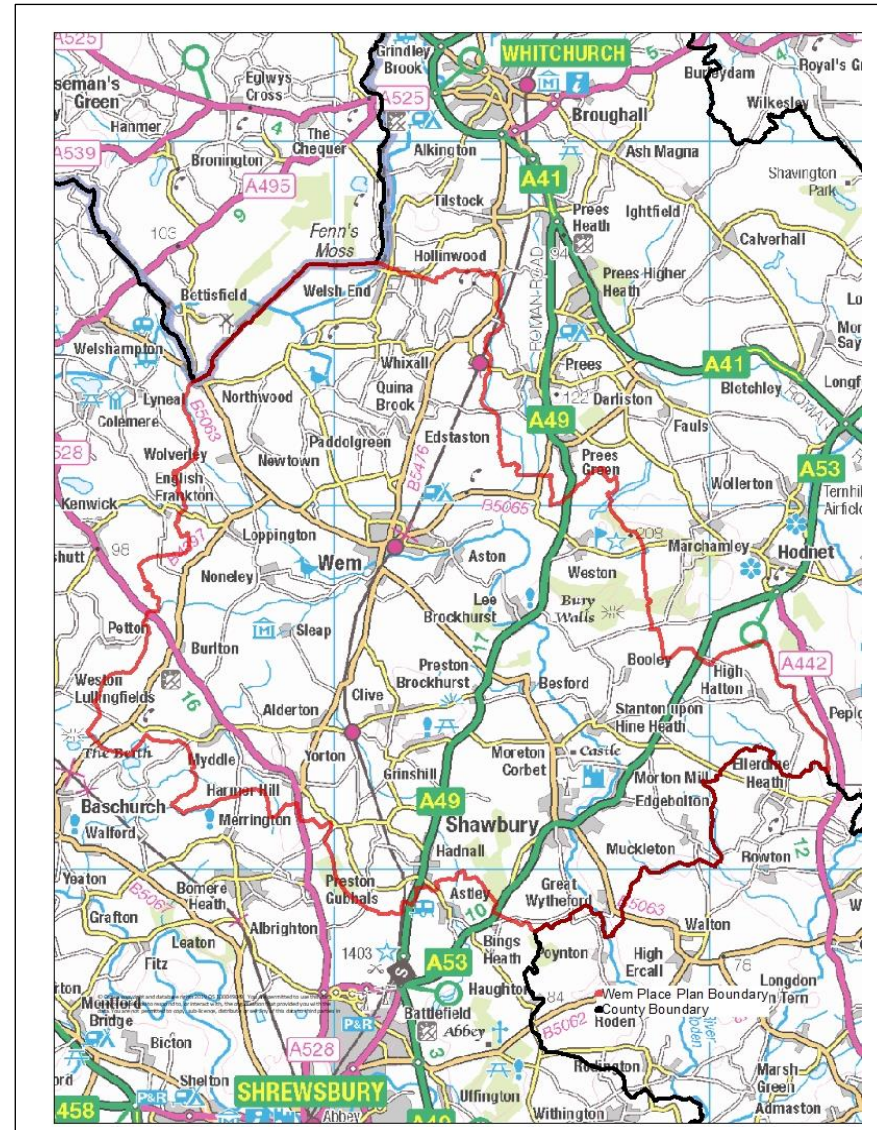
Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

The Wem and Surrounding Area Place Plan geography is shown in the map.

#### 3.2 Pen picture of the area

Wem is located to the north of Shrewsbury. The area is predominantly rural in nature and contains a mixture of housing in terms of age and type. Wem is a market town and is relatively well served for shops and other amenities. The A49 is close to the town and provides access towards Shrewsbury and Cheshire. The train station at Wem provides access for onward travel from Shrewsbury and Crewe.

The name of the town is derived from the Saxon 'Wamm' meaning a marsh, with marshy lands existing in the area of the town around the River Roden. The area is believed to have first been settled 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.

Sir Thomas Adams was born in Wem in 1586, and was a local landowner, tanner, and former Lord Mayor of London. In 1650 he founded a free school in the town, the 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. The sweet pea was first commercially cultivated in Wem 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 Parish Council
- Grinshill Parish Council
- Hadnall Parish Council
- Loppington Parish Council
- Moreton Corbet & Lee Brockhurst Parish Council
- Myddle and Broughton Parish Council
- Shawbury Parish Council
- Stanton upon Hine Heath Parish Council
- Wem Rural Parish Council
- Wem Town Council
- Weston under Redcastle Parish Council
- Whixall Parish Council

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

- Councillor Pauline Dee (Wem Ward)
- Councillor Chris Mellings (Wem Ward)
- Councillor Brian Williams (The Meres Ward)
- Councillor Simon Jones (Shawbury Ward)
- Councillor Karen Calder (Hodnet Ward)

### 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](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
- Moreton Corbet and Lee Brockhurst

### **Local Economic Growth Strategies:**

In October 2017, Shropshire Council published its Economic Growth Strategy for 2017-2021. One of the key actions identified within the Strategy was the development of a local growth strategy for each of our key market towns. In addition, smaller market towns such as Wem were also able to utilise the template to support their own work, and Wem Economic Forum are currently exploring this.

The Local Economic Growth Strategy for Wem is likely to focus on a number of key aspirations around the regeneration of the town including:

- Transport improvements.
- Accessibility and connectivity improvements.
- Re-use of empty properties within the town, including small-scale office space for employment opportunities.
- Environmental sustainability of town's assets.
- Development of green infrastructure to encourage more cycling and walking.
- Development of a tourism destination action plan.



## 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 and overleaf.

Update required	Process
The local community wishes to remove, update, or add a Priority A or Priority B Project	<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>
The local community wishes to remove, update, or add a Neighbourhood Project	<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>
Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or Priority B Project	<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>

## Annexe 1 Supporting information

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

For more information on Place Plans, please go to: <http://www.shropshire.gov.uk/place-plans> or contact your Place Plan Officer via [PlacePlans@shropshire.gov.uk](mailto:PlacePlans@shropshire.gov.uk)

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

<b>Service</b>	<b>Number</b>
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?>

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](mailto:SHRCCG.ShropshireCCG@nhs.net)