

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

- Provision of drainage and utilities to unlock two significant employment and housing sites in Whitchurch.
- Improving links to/from Crewe and to/from HS2.
- Upgrades to utilities across the area, including electricity supply and sewerage network capacity works.
- Potential development of Digital Innovation and Enterprise Park at Whitchurch town.
- Provision of additional school places to cater for development-led demand.
- Affordable housing development linked to development of strategic infrastructure sites.

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 and overleaf 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 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>

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	<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 Whitchurch 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
Priority A Projects				
Economic Development				
Whitchurch – provision of drainage and utilities to unlock two employment and housing sites at Tilstock Road and Heath Road. Mixed use scheme to including homes, employment, open space and education provision Potential for approx. 500 homes. Drainage infrastructure is required to unlock the sites, alongside other associated infrastructure to kick start the development Chester Road. (Whitchurch Town)	Approx. £1.2 million	Developer, Shropshire Council CIL	Developers, Town Council, Shropshire Council	Project is progressing. CIL monies have been allocated for the drainage work.
Improving links to/from Crewe and to/from HS2 – to be led by Highways England, supported by Shropshire Council as part of work with partners of Northern Gateway e.g. Cheshire East and Staffs.	Not known	Not known	Highways England, all affected authorities, Constellation partnership, Transport for Wales	Project is currently under discussion. Highways England is committed to support the delivery of HS2 and recognises this as a priority within its North West region.
Environment and Utilities				
Increase electricity supply capacity in and around Whitchurch to reinforce supply as indicated within the North Shropshire Reinforcement Project	To be confirmed	Scottish Power	Scottish Power	Scottish Power is proposing a major investment to install a new 132kV circuit from Oswestry grid substation to Wem. This would involve a new circuit over 15km and an extension of the existing substation at Wem to accommodate a new transformer. The project is currently subject to examination by the Planning Inspectorate as

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				a major infrastructure project. A decision is expected in early 2020.
Whitchurch Wastewater Treatment Works – a scheme to enable a tighter phosphorous limit to be met has been included in Welsh Water’s submitted business plan for AMP7 (2020-2025). (Whitchurch Town)	Not known	Welsh Water capital investment through AMP7 Business Plan 2020-2025	Welsh Water	Welsh Water’s draft business plan was submitted to Ofwat in 2018, and final determination on this plan is expected by December 2019. A scheme at Whitchurch WwTW has been included in the funding submission.
Sewerage network capacity – hydraulic modelling of network to assess cumulative impact of new development. (Whitchurch Town)	Not known	Potential developers would be expected to fund investigations during pre-planning stages.	Welsh Water	The findings of the Hydraulic Modelling Assessment would inform the extent of any necessary sewerage upgrades which can be requisitioned through the provisions of the Water Industry Act 1991 (as amended).
Flood risk management infrastructure (Whitchurch)	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 50 properties at risk of flooding but requires assessment for cost/benefits and partnership funding for delivery.
Housing, Health, and Education				
Provision of three infant and four junior classes, with associated infrastructure. A site for the enhancement of education provision is currently being negotiated with a developer of land to the south of the town. (Whitchurch Town)	To be confirmed	Shropshire Council, developer contributions, CIL	Shropshire Council, Town Council, School	Provision to be linked to development in the Whitchurch area. Completion of Whitchurch Infants school expansion is expected in September 2019. Completion of expansion work to Whitchurch Junior school is expected September 2020. A watching brief will be kept on education need for the area and as developments are released need will already

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				have been anticipated due to three Censuses per year looking at school place requirements.
Joint Medical Facility – three GP surgeries to join together. Council partnership to take part of site to create new replacement surgery. One Public Estate is the lead. (Whitchurch Town)	Not known	CCG / NHS England, GPs, Town Council	Shropshire Council, CCG / NHS England, GPs, Town Council, Housing Association	A planning application was submitted to the Planning Department and considered at the North Planning Committee on 25 June 2019. Planning permission was refused, and a new submission is currently under development, with resubmission expected in the autumn of 2019. Subject to Planning approval on resubmission, the CCG will then review a Final Business Case for the project.
Priority B Projects				
Community Infrastructure				
Upgrade or provision of new swimming pool – consider options for co-location and improvement of swimming pool (Whitchurch Town)	Not known	Shropshire Council, Sport England	Shropshire Council, Sport England	There are no updates currently available on the progress of this project.
Economic Opportunities				
Progress potential development of Digital Innovation and Enterprise Park – potentially to be sited at either ELR033 (Waymills) or ELR035 (Heath Road) within SAMDev (Whitchurch Town)	Not known	Developers, Shropshire Council	Town Council, Shropshire Council, developers	Shropshire Council will scope out potential for a business park and look at land allocations, working closely with Town Council.
Potential for additional development around the Shropshire Union Canal with expansion of marina (Whitchurch Town)	Not known	Developers, Canal and Rivers Trust, Town Council	Whitchurch Waterways Trust, Town Council, Canal and Rivers Trust, developers	Whitchurch Waterways Trust is putting a project plan together and investigating funding options to move the work forward.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Environment and Utilities				
Upgrade sewage network throughout Prees, particularly Moreton Street and the pumping stations. Further issues exist in Higher Heath and Darliston Village near the pumping station. (Prees)	Not known	Welsh Water, Severn Trent Water, United Utilities	Welsh Water, Severn Trent Water, United Utilities	Severn Trent Water are aware of and investigating issues in this area.
Upgrade Calverhall Sewerage treatment works. (Ightfield and Calverhall)	Not known	Not known	United Utilities	
Housing, Health, and Education				
Affordable housing development linked to development of strategic infrastructure sites (Whitchurch Town)	Not known	Town Council, Shropshire Council, developer contributions	Shropshire Council, Town Council	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 affordablehousing@shropshire.gov.uk
Transport and Accessibility				
Railway Station – access and parking on south of line and increased car parking (Sites WHIT033/10 and WHIT051 within SAMDev) (Whitchurch Town)	Not known	Town Council, Shropshire Council, developer contributions, Network Rail	Network Rail, Town Council, Shropshire Council	Shropshire Council will work with partners, including Network Rail, to discuss linking improvements to railways infrastructure to growth opportunities, and to address additional needs as a result of development,

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				in the interest of passengers. The station building itself is managed by Transport for Wales, who 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				
Improved Community facilities –provision of a toddler play area at Manor Place, (Prees)	Not known	Neighbourhood Fund, precept, Lottery Funding, other grant funding	Parish Council	Parish lead. Project is currently on hold. Possible link to Shropshire Council’s Green Infrastructure Strategy, currently under development.
Provision of allotment space within the village (Prees)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. The Parish is still looking for a site to facilitate allotments provision. Possible link to Shropshire Council’s Green Infrastructure Strategy, currently under development.
Provision of a footpath to Prees railway station from Prees Village (approx. 1 mile). The current route along the road is dangerous for pedestrians wishing to walk to the station (Prees)	Not known	Neighbourhood Fund, precept, Grants	Prees Parish Council, Shropshire Council, Network Rail	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 Parking and drop-off facilities for Prees railway station (Prees)	Not known	Neighbourhood Fund, precept, Grants, Network Rail	Prees Parish Council, Network Rail, Wem rural Parish Council (Station is situated in the Wem Place plan area)	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improvements to the condition of pavements and quality of streetlights within-Prees Village, Manor Place, Higher Heath (Prees)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire, Council	<p>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</p> <p>Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights lights 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>
Community shop in Calverhall (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Community facilities – improve Calverhall Village Hall (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept, Lottery funding	Parish Council, Village Hall committee	Parish lead. Improving community facilities is a priority for the Parish

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Expand and upgrade sports facilities (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept	Parish Council Sports Club	Sports club lead. 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 street lighting (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept	Parish Council	Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights lights 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.
Additional signage for facilities and walks (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Link Path -Safe walkway/cycleway project between Ightfield and Calverhall (Ightfield and Calverhall)	£46,000	Neighbourhood Fund, CIL local, precept, PCC Calverhall, local fundraising	Parish Council	Parish lead. Land has been secured and planning permission for route and type of construction has been granted. A Lottery funding application has been successful for 10k. The project has also been successful with a CIL EOI application subject to technical checks.
Tilstock Community Shop (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Community facilities – improvements to: Tilstock Bradbury Village Hall; Tilstock Bowling Club; Ash Village Hall. Investigate using solar power for community facilities (Whitchurch Rural)	Not known	Neighbourhood Fund, precept, Lottery funding, other grant funding	Parish Council, Halls and Bowling Club committees	Parish lead.
Support for community pub (Whitchurch Rural)	Not known	Not known	Parish Council, Landlord	Currently looking at what additional facilities could be provided as part of the Plunkett Foundation's 'More than a pub' scheme
Additional allotments (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Expand and upgrade sports facilities (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. 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.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Green energy street lights – change to LED on all WTC maintained street lights, phased project over 3 years (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council	Town lead. 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 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.
Upgrade play area equipment at Deermoss Park, Wheatsheaf Drive play area, and Jubilee Park (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council	Town lead. Some equipment has been upgraded in Jubilee Park
Allotment provision is needed due to a large waiting list for plots. (Whitchurch Town)	Not known	Neighbourhood Fund, precept, Allotment Association	Town Council, Allotment Association	Town lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development. Allotment land provision needs to be identified.
Wayfinding signage at railway station to improve integration and connectivity of the railway station to the rest of the town centre and beyond. (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council	Town lead.
Plant trees within pedestrian highway in the town centre to reduce traffic pollution, e.g. at Grocontinental and Heath Road (Whitchurch Town)	Not known	Woodland Trust, Neighbourhood Fund, precept	Town Council, Woodland Trust	Town lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Civic centre improvements including: enhanced Civic Centre interior; enhanced performance space (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council	Town lead.
Improvements to Whitchurch Rugby and Hockey Club including improvements to changing facilities. (Whitchurch Town)	£440,000	Energize, Whitchurch Rugby and Hockey Club, Sport England, Developer contributions, RFU, Hockey England	Whitchurch Rugby and Hockey Club, Town Council,	Clubs and Parish lead. 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. The previous Playing Pitch Strategy identified the club as a multi pitch site with community use.
Improvements to cricket and football pitch provision – linked to development at Tilstock Road, to include provision of play area, two football pitches, club house, land for cricket pitch. (Whitchurch Town)	Not known	Developers, Whitchurch Cricket Club, Football Club	Developers, Whitchurch Cricket Club, Football Club, Town Council	Clubs and Parish lead. 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.
Replacement artificial grass pitch surface at Whitchurch Leisure Centre/Sir John Talbot School. Business plan and feasibility work for artificial grass pitch to provide educational and extended community use. Primarily for hockey usage but suitable for football training and informal matches (Whitchurch Town).	£250,000	Energize, Marches Academy Trust, Sport England, Developer contributions,	Sir John Talbot School, Developers	Sir John Talbot School lead. 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.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
		English Hockey (NGB)		This will assess the supply and demand for indoor sports facilities.
Improved cycle links to Hatton Way from any new developments on south and east side of town, plus cycle racks at the Bullring in original position behind phone box (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council, SC	Town lead. SC footpath.
Additional car parking – obtain former SPEN site in Sherry Mill Hill (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council	Town lead.
Ensure retention of bridleways and public rights of way in light of any new developments taking place in the area (area wide)	Not known		Town and Parish Council, Shropshire Council	Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Housing, Health and Education				
Prees Community Housing scheme (Prees)	Not known		Parish Council, land owners, developers, Shropshire Council	<p>Parish lead. Parish representatives have met with Shropshire Council's 'Right Home Right Place' affordable housing team and visited other Community led housing schemes within the county. A preferred Residential provider has been chosen and options for a community housing scheme within the Parish are being considered.</p> <p>Shropshire Council's 'Right Home Right Place' initiative helps to identify housing need in Shropshire, and to provide information about affordable housing, community led housing schemes, and housing in general. More information is available at info@righthomerightplace.com or on 01743 257785</p>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Transport and Accessibility				
Local highway improvements including: speed monitoring; speed reduction including VAS signs; weight restriction through villages; pedestrian crossing and foot path outside primary school; upgrade passing places (Ightfield and Calverhall)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	To provide advice on what is needed and could be achieved, more information on local need is required. 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 - Speed monitoring system to monitor speed restrictions through Manor House Lane; B5065 through Lower Heath; minor roads through Mickley, Fauls and Darliston; A49 through Prees Green, and Prees village centre. (Prees)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	These projects are not currently within the Highways priority of works. 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
Address traffic on the A41 – improve safety at the junction of the B5065 with the A41 at Sanford, and ultimately secure funds for the Sandford By-Pass. (Prees)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	A scheme designed for 40mph limit at Sandford is programmed in for 2019. Work to look at the junction can be started when a budget is available.
Review road safety around Prees Primary School and Lower Heath primary school (Prees)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				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 to include: speed monitoring; speed reduction including VAS signs; weight restriction through villages; pedestrian crossing and foot path outside primary school; upgrade passing places (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	To provide advice on what is needed and could be achieved, more information on local need is required. 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
Warning signs for Horse riders (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council, Shropshire Council	Parish Lead.
Chester Road from 30mph limit, 40mph speed limit extension to bypass (Whitchurch Town)	Not known	Neighbourhood Fund, precept, developers	Town Council, Shropshire Council	This project would be supported by Highways, subject to available funding. £4,000 estimated costs for project.
7.5T weight limit in town centre Green End and High Street one-way system (Whitchurch Town)	Not known	Neighbourhood Fund, precept	Town Council, Shropshire Council	Town lead. Additional extension to area covered may be requested.
Broughall crossroads improvements – road improvements and increased signage (Whitchurch Rural)	£500,000 Highways to confirm	Neighbourhood Fund, precept, Developer contributions, LTP4	Town Council, Shropshire Council	A 50mph limit is being advertised currently.
Speed reduction 'community gateway' (Whitchurch Rural)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. For local highways concerns – such as pavements and pedestrian linkages,

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				<p>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. Email transport@shropshire.gov.uk</p>

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 **Whitchurch 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 Whitchurch, Policy CS3 recognises that:

- Whitchurch will have substantial development, recognising its accessible location on the highway and rail network, maintaining and enhancing its vibrant town centre and balancing business and housing development.
- Whitchurch (population 8,700) is close to the Cheshire and Wrexham County Borough boundaries, in particular, the towns of Wrexham, Nantwich and Crewe.
- Whitchurch benefits from a railway station on the Shrewsbury-Crewe line.
- The town has a thriving town centre and has the benefit of A49 and A525 bypasses around the town.
- The Whitchurch arm of the Llangollen branch of the Shropshire Union Canal is an important tourist facility bringing visitors to the town.

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 Whitchurch, and then for the wider area, are as follows:

- Whitchurch will provide a focus for development in North East Shropshire and with a guideline of around 1,200 dwellings and around 26 hectares of employment land in the period 2006-2026.
- New housing development will be delivered primarily on the allocated housing sites, alongside additional infill and windfall development within the town’s development boundary.
- New employment development will be delivered primarily on the allocated employment sites, alongside other appropriate brownfield opportunities within the town’s development boundary.

- To support Whitchurch's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area.
- Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of SAC/Ramsar sites at Fenns, Whixall, Bettisfield, Wem and Cadney Mosses and Brown Moss.
- Development proposals will be expected to take account of infrastructure constraints and requirements, particularly in relation to the need for upgrades to the wastewater treatment works and positively contribute towards local infrastructure improvements.
- In the wider Whitchurch 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.

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 by following this link: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/>

Key points from the Local Plan review include:

- Whitchurch will act as a Principal Centre and contribute towards the strategic growth objectives in the north-east of the county.
- The Local Plan Review seeks to achieve balanced housing and employment growth within Whitchurch, through the provision of around 1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.
- In the first year of the Plan period (2016-2017) 90 dwellings were completed and a further 956 dwellings were committed through planning permission, prior approval or site allocation.

- There is a very significant committed site at Tilstock Road already allocated in the current SAMDev Plan which will provide around 500 dwellings. The proposed strategy focusses on delivery of a range of medium sized development sites to provide options which complement delivery of the Tilstock Road site, whilst ensuring the benefits and impacts of development are spread out.
- Two significant employment allocations are still to be delivered at Waymills and Heath Road which make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.
- Over the period to 2036, it is considered that Prees Community Hub should provide around an additional 64 dwellings to supplement the existing committed sites. This 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.

3. More about this area

3.1 Place Plan boundaries

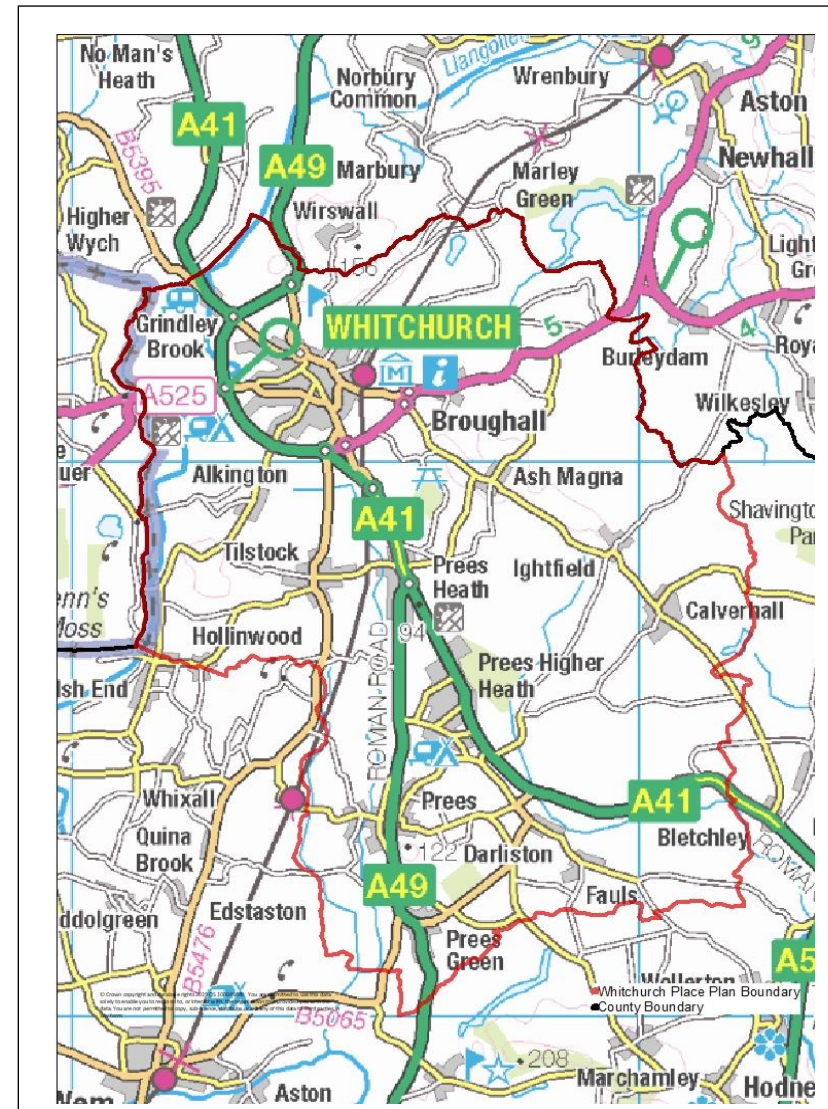
Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

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

3.2 Pen picture of the area

Whitchurch is the northern most market town in Shropshire located on the border of Cheshire and Wales. The town has been inhabited since Roman times and is a thriving market town.

This North Shropshire market town has many buildings dating from Medieval, Tudor and Georgian times. Whitchurch is reputed to be the oldest continually inhabited towns in the county. Within the town is the wooded Victoria Jubilee Park and picturesque Memorial Garden.



Named Mediolanum by the Romans and chosen for its strategic location, Whitchurch soon had legions passing through to reach the outposts of Roman Britain. The town was the heart of the Roman road network, a fact reflected today, and one that makes Whitchurch so central and accessible for visitors.

The Whitchurch firm of J B Joyce (tower clock makers) was established in 1690. Whitchurch Heritage Centre hosts information on J B Joyce for visitors. These clocks have an international reputation and can be found on cathedrals and palaces from Singapore to Kabul. Many examples of Joyce's work can be seen around the town making Whitchurch "the Home of Tower Clocks".

The town is surrounded by beautiful countryside and there are walks along the North Shropshire Canals to Grindley Brook and through the Whitchurch Waterways County Park, also a haven for wildlife and containing Greenfields Nature Reserve managed by The Wildlife Trust.

3.3 List of Parishes and Local Elected Members

This Place Plan covers the following Town and Parish Councils:

- Ightfield Parish Council
- Prees Parish Council
- Whitchurch Rural Parish Council
- Whitchurch Town Council

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

- Councillor Thomas Biggins (Whitchurch North Ward)
- Councillor Gerald Dakin (Whitchurch South Ward)
- Councillor Peggy Mullock (Whitchurch North Ward)
- Councillor Paul Wynn (Prees 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 Whitchurch and the surrounding area, the relevant plans include:

Community Led or Parish Plans:

- Whitchurch Town and Parish Plan 2011
- Whitchurch Rural – Tilstock and Ash Parish plan 2013-16

Local Economic Growth Strategy for Whitchurch:

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. The Whitchurch Local Economic Growth Strategy (LEGS) has been prepared in conjunction with a range of stakeholders, including the town council, surrounding parish councils, and local businesses. The intention is that strategy is not just confined to the town itself but also takes in the wider hinterland.

The Whitchurch LEGS is supported by this document – the Whitchurch and Surrounding Area Place Plan. This document supports the Whitchurch LEGS by identifying infrastructure needs within the area, which in turn will help to create the conditions and environment that attracts people and business to the area.

The economic vision for Whitchurch has been formed collaboratively and informed by engagement with the town and parishes. The vision is:

'The vision for Whitchurch is one of sustainable growth, capitalising on its assets and being open to development opportunities to rebalance the economy and reduce out commuting. To be a place renowned for its high skilled jobs and its ability to attract investment for large scale infrastructure projects, whilst also supporting the vibrancy of its thriving town centre'.

A number of key themes were raised as part of the engagement with local stakeholders and these are addressed within the Whitchurch LEGS. In summary, the key themes are:

- Provision of more accommodation to attract visitors
- Improvements to infrastructure, particularly around the railway and access to the southbound platform
- Aspiration for a digital/innovation business park
- Explore viability of a Business Improvement District and associated shop local campaigns
- Capitalising on strategic location and good transport links
- Making Whitchurch attractive to business
- Opportunities to promote the town as a destination
- Looking at car parking provision and viability
- Ensuring the future sustainability and viability of the town through succession planning with businesses and community leaders.
- Rebalancing the higher than average commute out with more employment opportunities

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:

<http://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

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?>

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