Church Stretton and Surrounding Area **Place Plan**

Published 2019/20







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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 Church Stretton 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 Church Stretton and Surrounding Area Place Plan, a review of the data has shown that key infrastructure issues include:

• Sewerage network capacity is a potential issue across the area, and modelling will be required to assess capacity to meet development needs.

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
Priority A	This is infrastructure which will unlock development. 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. 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).	Improvements to drainage in Whitchurch to allow significant housing and business premises development. Works at Churncote roundabout on the A5 to the west of Shrewsbury – improvements here will impact across the county. Provision of sufficient school places to meet local need.
Priority B	This is infrastructure which will support development in a number of ways and/or a number of locations. 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.	Improvements to Broadband connectivity across the county. Provision of housing to meet local need. Improved access to public transport facilities, such as rail stations.
Neighbourhood	Projects which will support and are important to an individual community. These projects will usually be led by partners in the local area, such as the Parish Council.	Playgrounds, village hall car parks, street lights, local road safety improvements, etc

1.3 Projects for Church Stretton and Surrounding Area Place Plan

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

Further, whilst Shropshire Council will continue to support its Town and Parish Councils to identify 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 Projec	cts	
Environment and Utilities				
Sewerage network capacity – hydraulic modelling of the wastewater network is required in order to assess whether there is capacity to meet development needs (Church Stretton)	Not known	Developers, Severn Trent Water	Developers, Severn Trent Water	The hydraulic modelling report commissioned by Shropshire Council, and being undertaken by Severn Trent Water, is due to report early 2020. Severn Trent Water are currently assessing the impact of the preferred sites in the latest consultation document on water provision, sewerage conveyance and treatment. This will help to inform a feasibility stage Flood Alleviation Scheme, and form part of the Water Cycle Study which is to be commissioned as part of the Local Plan review
Flood risk management infrastructure in east Church Stretton (Church Stretton)	To be confirmed	Flood Defence Grant in Aid, CIL Local	Environment Agency, Shropshire Council	An infrastructure scheme is included in the Environment Agency's current 6-year programme (for delivery by 2021) for east Church Stretton to protect around 111 properties. Shropshire Council have also commissioned a model and options report to look at options for addressing surface water flooding in the town.
Flood risk management infrastructure at Hillside housing development (Church Stretton)	To be confirmed	Flood Defence Grant in Aid, CIL	Environment Agency, Shropshire	An infrastructure project is in the pipeline for the Environment Agency's next investment

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
		Local	Council	programme (post 2021) to address the remainder of Church Stretton and around 40 properties.
Flood risk management infrastructure at Sandford Road and the Railway Station, as a structural issue with the capacity of the storm drain is causing flooding to properties at the bottom of the railway. The drain by the Police Station does not have capacity for the amount of surface water and needs upgrading (Church Stretton)	To be confirmed	Flood Defence Grant in Aid, CIL Local	Environment Agency, Shropshire Council	Both the Environment Agency and Severn Trent Water have inspected the site. Concerns will be picked up by Shropshire Council Flood Water Manager.
		Priority B Projec	rts	
Economic Opportunities				
Facilitation of ICT / broadband technologies (all Parishes)	To be updated	To be confirmed	Shropshire Council, local councils, private sector partners	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 connecting.shropshire@shropshire.gov.uk

Table 2: Neighbourhood Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
	Neighb	ourhood Projects		
Community Infrastructure				
Provision and maintenance of facilities – improvements to the village hall, set up voluntary car scheme, allotments, children's play area and footpaths and bridle ways (Acton Burnell, Frodesley, Pitchford, Ruckley and Langley Parish)	Not known	Neighbourhood Fund, grants, precept	Parish Council	Parish lead.
Provision and maintenance of facilities – Beavers footbridge over the ford in Cardington, need for widening and handrails, and consideration of disabled access (Cardington)	Not known	Neighbourhood Fund, grants, precept	Parish Council	Parish lead.
Improved leisure facilities – provision of a multi-use games area at the town park, under 5s play equipment to the Brooksbury play area, provision for children with a disability and/or additional needs. Additional facilities required at the new leisure centre and refurbishment of the swimming pool (Church Stretton)	Not known	Neighbourhood Fund, grants, precept	Town 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.
Provision and maintenance of facilities - new village hall and village green in Longnor, create a Local Nature Reserve in Leebotwood, improve signage for cyclists (preferred alternative cycle route to avoid the A49 trunk road in Leebotwood), improvement to Parish Noticeboards, establish tourist information point in Leebotwood (Leebotwood and Longnor)	Not known	Neighbourhood Fund, grants, precept	Parish Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Environment and Utilities				
Worlds End Brook culvert repair (Church Stretton)	£40,000	Environment Agency	Environment Agency	In the Environment Agency's 5-year work plan (up to 2023)
Ash Brook channel side gabion basket / wall repair / replacement (Church Stretton)	£50,000	Environment Agency	Environment Agency	In the Environment Agency's 5-year work plan (up to 2023)
Transport and Accessibility				
Local highway improvements – additional car parking in Acton Burnell near the castle, traffic calming measures in the villages, management of traffic on narrow lanes, improvements from King Street Junction to Acton Burnell, improved safety of roads for cycling and pedestrians and the extension of the existing pavement to reach the new Stoneleigh Park development (Acton Burnell, Frodesley, Pitchford, Ruckley and Langley Parish)	Not known	Neighbourhood Fund	Parish Council	This project is not currently within the Highways programme of work. Progression of this project would require a traffic and feasibility assessment (approx. cost of £10,000). The Parish should 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 transport@shropshire.gov.uk
Improvements to road to Acton Scott Museum – not adequate for purpose and level of traffic making it dangerous and impractical (Acton Scott)	Not known	Neighbourhood Fund	Shropshire Council, Parish Council	Shropshire Council's Highways Operations Manager is currently exploring options for this stretch of road.
There are concerns around safety relating to the road through the Apedale, especially with HGV's and current pinch points. Made worse when diversions off the A49 are in effect (Cardington)	Not known	Neighbourhood Fund	Parish Council, Highways England	This project is not currently within the Highways programme of work. 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 transport@shropshire.gov.uk

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Public realm improvements – town centre road markings and road sign rationalisation (Church Stretton)	Not known	Neighbourhood Fund, precept	Town Council	Parish lead. (NB if this project is on Highways land, then it must be delivered through the Highway authority.)
Improvements to main car park – resurfacing and landscaping (Church Stretton)	Not known	Neighbourhood Fund, precept	Town Council	Shropshire Council is working with the Town Council. This project is currently at the design stage.
Local highways improvements – improve and formalise access to Sandford Park from A49 to allow public access by vehicle, installation of 50m of pavement on the B5477 Ludlow Road, north of Little Stretton, improved junction layout at Sandford Avenue (west) / A49 to protect landmark avenue of trees, enhancements around railway station conservation area, junction markings to be improved at Sandford Avenue (Church Stretton)	Not known	Precept, Neighbourhood Fund, Shropshire Council Highways	Town Council, Highways England	This project is not currently within the Highways programme of work. The Town Council should 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 transport@shropshire.gov.uk
Flood risk on Picklescott Road making it inaccessible to emergency services, inadequate pinch points for the heavy traffic (All Stretton, Smethcot and Woolstaston)	Not known	Precept, Neighbourhood Fund, Shropshire Council Highways	Town and Parish Councils	This project is not currently within the Highways programme of work. Parishes should 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 transport@shropshire.gov.uk
Local highways improvements - increase mowing of roadside verges in Leebotwood, footpath improvements in Longnor, additional signage, repaired or renewed bridges and stiles, resurfacing of Longnor Village Hall car park (Leebotwood and Longnor)	Not known	Neighbourhood Fund, grants, precept	Parish Council, School	This project is not currently within the Highways programme of work. If this project is on Highways land, then it must be delivered through the Highway authority.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Local highways improvements –investigation of specific improvements to the Rushbury to Wall pedestrian passage, including footpaths on the B4371 and on the Wall to Rushbury Road (Rushbury)	Not known	Precept, Neighbourhood Fund, Shropshire Council Highways	Parish Council, Shropshire Council, local land owners	Local land owners have agreed to move their hedges back, which could help to facilitate delivery of the project. However, this project is not currently within the Highways programme of work. 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 highways improvements to pedestrian passage along the B4371 Wall Bank to Longville and through Longville (Rushbury)	Not known	Precept, Neighbourhood Fund, Shropshire Council Highways	Parish Council, Shropshire Council, local land owners	This project is not currently within the Highways programme of work. 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 highways improvements to pedestrian passage along the B4371 at Stone Acton, Gilberries Lane, Heath Common and East Wall Junction (Rushbury)	Not known	Precept, Neighbourhood Fund, Shropshire Council Highways	Parish Council, Shropshire Council, local land owners	This project is not currently within the Highways programme of work. 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

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 **Church Stretton 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 Church Stretton, Policy CS3 recognises that:

- Development must balance environmental constraints with meeting local needs.
- The town is located in a narrow valley in the Shropshire Hills Area of Outstanding Natural Beauty.
- Church Stretton benefits from good transport links, including a railway station on the Crewe Cardiff line.
- The town is a popular retirement destination, with 31.5% of Church Stretton residents aged 65 or over (compared with 19.7% for Shropshire).
- Tourism is very important within Church Stretton, and is a key employer.

The SAMDev Plan, as referenced at section 2.1, also provides brief settlement policies for each Place Plan area. The policies for Church Stretton, and then for the wider area, are as follows:

- Church Stretton will provide a focus for development that is part of Shropshire, with a housing guideline of about 370 dwellings and about 1ha of employment land for the period to 2026.
- New housing development will be delivered through the allocation of greenfield sites together with windfall development.
- There will be a specific site allocation of around 1 hectare of new employment land for class B1 uses (offices and light industrial).
- New development must recognise the importance of conserving and where possible enhancing, the special
 qualities of the Shropshire Hills Area of Outstanding Natural Beauty, as set out in the AONB Management Plan.
- Windfall opportunities to develop suitable small-scale employment using appropriate rural locations will be permitted.

You can read more from the SAMDev Plan by following this link: https://shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf

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 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:

- Church Stretton will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.
- The Local Plan Review will seek to achieve balanced housing and employment growth.
- Between 2006/07 and 2016/17 the average housing delivery rate in Church Stretton was 13 dwellings per year. The annual build rate required over the Local Plan Review is 13 dwellings per year.
- Additional land opportunities will need to recognise flood risk in the area.

3. More about this area

3.1 Place Plan boundaries

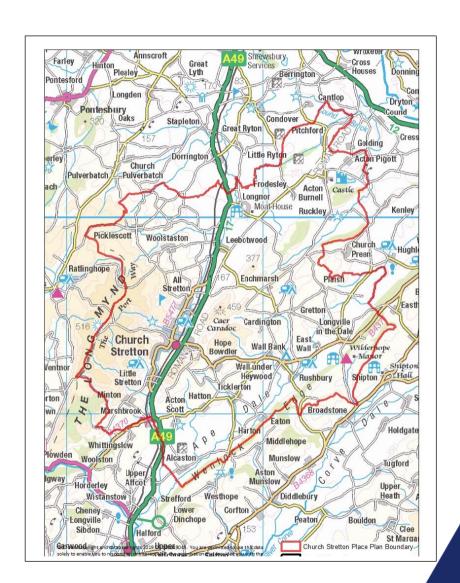
Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

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

3.2 Pen picture of the area

Church Stretton developed as an Anglo-Saxon village along the Roman road which ran through the Stretton Gap. Located midway between Shrewsbury and Ludlow, the town has the nickname of Little Switzerland due to its landscape.

There are a number of historic buildings, including St Lawrence's Church, which still stands on its original site with much of the building dating from Norman times.



In 1214 King John, who owned the manor, instructed the Sheriff to announce that a weekly market was to be held on Wednesdays. This was changed to Thursdays by a Charter granted by Edward III in 1337. Today, the market is managed by the Town Council, and is held in the town square every Thursday and Saturday.

A great fire in 1593 destroyed much of the town centre, which was rebuilt with half-timbered buildings. Many of these buildings can still be seen today.

In 1852 the railway came to Church Stretton, which still provides good transport links today. The town is also popular with walkers who visit the surrounding hills and areas of outstanding natural beauty.

3.3 List of Parishes and Local Elected Members

This Place Plan area covers the following Town and Parish Councils:

- Acton Burnell, Frodesley, Pitchford, Ruckley and Langley Parish Council
- Acton Scott Parish Meeting
- All Stretton, Smethcott and Woolstaston Parish Council
- Cardington Parish Council
- Church Stretton Town Council
- Eaton Under Heywood and Hope Bowdler Parish Council
- Leebotwood and Longnor Parish Council
- Rushbury Parish Council

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

- Lee Chapman (Church Stretton and Craven Arms Ward)
- David Evans (Church Stretton and Craven Arms Ward)
- Cecilia Motley (Corvedale Ward)
- Dan Morris (Burnell 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 Church Stretton and the surrounding area, the relevant plans include:

Community Led or Parish Plans:

- Acton Burnell. Frodesley, Pitchford, Ruckley and Langley Review
 https://www.actonburnellparishcouncil.org.uk/sites/default/files/community_led_parish_plan_review_2019_issue_1.pdf
- Church Stretton in progress
- Cardington Parish Action Plan
- Rushbury
 <u>https://www.hugofox.com/shared/attachments.asp?f=90dfb906%2Dc574%2D4678%2D8082%2D6ba9594f0276%2Epdf&o=Parish%2DP</u>lan%2DRevision%2D2012%2Epdf

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 pverleaf.

Update required	Process
The local community wishes to remove, update, or add a Priority A or Priority B Project	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.
	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.	
	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.	
	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.	
	The Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council's website.	
The local community wishes to remove, update, or add a Neighbourhood Project	The Town or Parish Council submits the relevant information to their Place Plan Officer.	
	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.	
	The Place Plan Officer will make the required changes to the Place Plan, and upload the revised document to Shropshire Council's website.	
Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or	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.	
Priority B Project	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.	

Annexe 1 Supporting information

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

For more information on Place Plans, please go to: https://shropshire.gov.uk/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