

THE SHROPSHIRE REGENERATION PROSPECTUS

LDF IMPLEMENTATION PLAN- *Infrastructure requirements to support the Core Strategy*

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Vision and objectives
Scale and type of development
Delivering infrastructure requirements
Housing trajectory and timescale

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Vision and objectives
Scale and type of development
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Housing trajectory and timescale

Rural Areas

Vision and objectives
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9. **List of place based appendices**

1.0 PURPOSE OF THE LDF IMPLEMENTATION PLAN

1.1 The Local Development Framework (LDF) Implementation Plan forms an important part of the evidence base for Shropshire's LDF. It supports the Core Strategy, by identifying the infrastructure required to deliver the development strategy for Shropshire, which is required to realise Shropshire's vision.

1.2 Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning, states that

'The Core Strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. The Core Strategy should draw on, and in parallel influence any strategies and investment plans of the local authority and other organisations'. (PPS12, para 4.8)

It is therefore clear that in order for the Core Strategy to be found 'sound', by an independent examination, the required infrastructure for the scale of growth outlined in the Core Strategy must be identified. It is also evident that the specific infrastructure requirements for the strategic sites, identified in the Core Strategy, need to be identified.

1.3 The LDF Implementation Plan therefore seeks to

- provide an overview of the infrastructure needs of the area, to support the scale and location of growth identified in the Core Strategy;
- enable the local authority and others to understand what is needed to implement the Core Strategy and therefore make difficult decisions on infrastructure priorities, given limited resources
- inform the Community Infrastructure Levy (CIL) charging schedule that sets the contribution required of developers towards infrastructure;

1.4 In addition, the LDF Implementation Plan is closely linked to the Local Investment Plan (LIP) arising from the 'Single Conversation' with the Homes and Communities Agency. Together the LDF Implementation Plan and LIP form an integrated delivery programme, aimed at coordinating investment and infrastructure provision to deliver the shared vision for Shropshire. As both documents have a place based focus, they share a set of place based appendices (see paragraph 2.4-2.7), which detail the investment programmes and infrastructure requirements for specific settlements. This package of documents is known as the Regeneration Prospectus (see figure 1) which is the umbrella framework into which each separate delivery framework will feed.

1.5 As a package of delivery frameworks, the Regeneration Prospectus is closely linked with the Shropshire Partnership External Funding Strategy, which identifies how partners will work together to secure the external funding

needed to deliver Shropshire’s priorities, as set out in the Regeneration Prospectus and the Community Strategy.

- 1.6 Whilst this version of the LDF Implementation Plan focuses on the infrastructure required to support the Core Strategy, it is recognised that the Plan will need to be reviewed and updated to reflect any additional infrastructure requirements for sites allocated for particular uses. An updated version of this Implementation Plan will therefore be produced alongside the publication of the Site Allocations and Management of Development (SAMDev) DPD.
- 1.7 It is also recognised that infrastructure needs and priorities change over time and it is important to respond to these changing circumstances. The LDF Implementation Plan should therefore be viewed as a ‘living’ document that takes account of these changes as they come forward and provides a continual process by which to align the programmes and actions of many organisations. The list of projects included within the Implementation Plan is therefore not intended to be exhaustive, as the process of implementation will constantly be responding to local circumstances over the life of the Core Strategy and in time the SAMDev DPD.

2.0 STRUCTURE OF THE LDF IMPLEMENTATION PLAN

- 2.1 PPS12 states that good infrastructure planning should consider the infrastructure required to support development, costs, sources of funding , timescales of delivery and gaps in funding. The LDF Implementation Plan and place based appendices therefore identify, as far as possible:
- infrastructure needs and costs
 - phasing of development
 - funding sources; and
 - responsibilities for delivery
- 2.2 For the purpose of this Plan, infrastructure is understood to be those services and facilities that are required to support development, without which Shropshire’s development strategy can not be achieved.
- 2.3 Using the guidance contained in PPS12 and Shropshire’s development strategy, the below table sets out the types of infrastructure that are included within this Plan.

PHYSICAL INFRASTRUCTURE	Transport (roads and other transport facilities)
	Energy (electricity and gas supply, renewable energy)
	Water (water supply and wastewater treatment, flood risk management)
	Waste (recycling, composting and waste recovery)

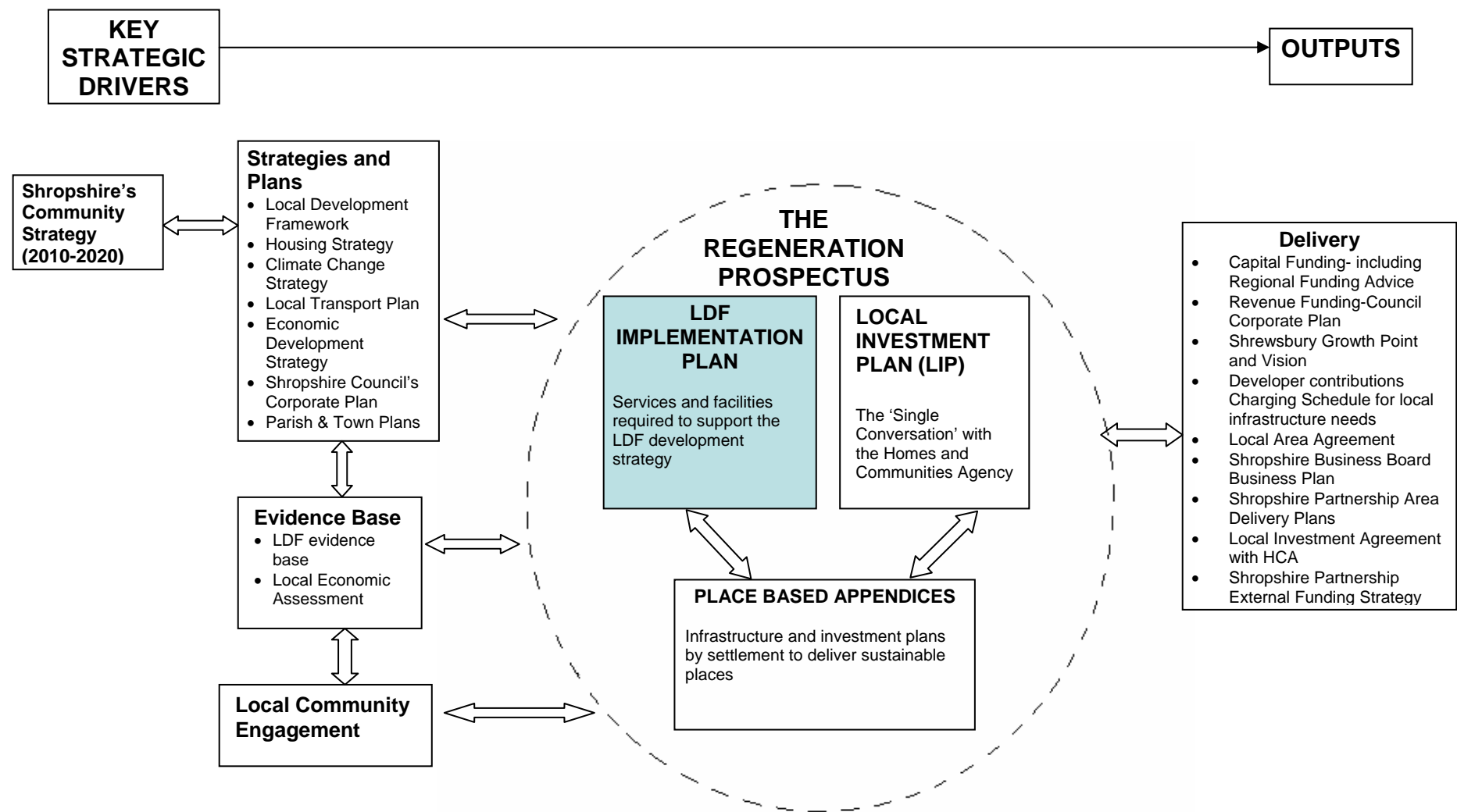
	systems)
	Minerals (construction material for growth)
	ICT/Digital (Broadband/wireless)
ECONOMIC INFRASTRUCTURE	Business Growth and Employment (investment in business development and sector growth, enhancement and expansion of business parks)
	Regeneration (Market Town revitalisation and regeneration)
	Skills Training
SOCIAL INFRASTRUCTURE	Education (primary and secondary schools, nursery education and higher education)
	Health (Hospitals, GPs, Dentists)
	Community Facilities (Libraries, Police, Fire, Ambulance, Cemeteries and Crematoria, youth facilities, village halls and community centres)
GREEN INFRASTRUCTURE	Open spaces (formal and informal open space, forests and woodlands, allotments)
	Recreation and sporting facilities (sports pitches, children's play areas)
	Green public realm (footpaths and bridleways, river and canal corridors)

- 2.4 However, it is understood that sustainability is based on many different factors and what is needed to make and maintain a sustainable community in one place may differ in another. The LDF Implementation Plan therefore consists of this main document, which outlines the key infrastructure requirements needed to support delivery of the Core Strategy, and a set of appendices, which provide an individual 'place making plan' for each settlement.
- 2.5 The place based appendices list all the infrastructure and investment requirements needed to create and maintain Shropshire's settlements as sustainable places. They complement the Government's focus on local leadership and seek to deliver better local services which are more tailored to local need.
- 2.6 The place based appendices support the bottom up approach taken in Core Strategy Policy CS4 (Community Hubs and Community Clusters). The plans will provide an important part of the evidence base for implementing CS4, by informing the community testing events which are intended to assist local

communities to arrive at an agreed understanding of their current sustainability. They will also inform future decisions on what local community priorities are in terms of community benefit and therefore determine what development will be permitted to meet community needs.

- 2.7 As this current version of the LDF Implementation Plan is aimed at supporting the Core Strategy, the current appendices are based around Shrewsbury and the seventeen Market Towns and key centres identified in Core Strategy Policy CS3 (see list on page 44). They will, however, be extended to include the investment and infrastructure requirements for smaller settlements and the rural hinterland, as part of the process of preparing the SAMDev DPD.
- 2.8 The below diagram provides an overview of the Infrastructure Planning process in Shropshire.

Figure 1: Overview of the Infrastructure Planning process in Shropshire.



3.0 SHROPSHIRE'S VISION

A vision for Shropshire:

- 3.1 The vision for Shropshire is set out in the Sustainable Community Strategy 2010-2020, which is currently being prepared by the Shropshire Partnership. The vision is of:

“A flourishing Shropshire”

- 3.2 To reflect and deliver the vision the Sustainable Community Strategy sets out three priorities:

1. Enterprise and growth, with strong market towns and rebalanced rural settlements

- A dynamic and modern economy, with an enterprise culture that attracts investors and skilled workers.
- Shrewsbury and Shropshire's market towns will have a distinct identity, be vibrant and accessible.
- Rural settlements will be strengthened as hubs of activity and development either individually or as networked clusters, providing community benefit leading to more sustainable places and a rebalancing of the countryside.

2. Responding to climate change and enhancing our natural and built environment

- Shropshire will be recognised as a leader in responding to climate change.
- Working with communities to prepare for and adapt to the issues that climate change may bring and ensure the rich varied environment is valued, protected and enhanced.
- Natural resources, waste and water will be managed efficiently and we will adapt our needs to meet the changing demands of the climate.

3. Healthy, safe and confident people and communities

- Ensuring our communities are strong, healthy, safe and inclusive,
- Encouraging cultural diversity, voluntary effort and participation in community life.

Shropshire Partnership Community Strategy Final Draft (2010-2020)

- 3.3 The LDF Core Strategy must provide a comprehensive framework intended to deliver the spatial aspects of 'A flourishing Shropshire'. The Spatial Vision outlined within the Core Strategy is as follows:

Spatial Vision - Shropshire in 2026

By 2026, quality of life for Shropshire people will have been significantly improved and Shropshire will have become a better place in which to live and work.

A sustainable pattern of development and positive change will have been promoted and successfully delivered to help communities become more resilient, confident and sustainable, meeting the challenges posed by climate change and an uncertain economy.

Shrewsbury will continue to be recognised as a County Town of the highest quality, enabled to develop as a strong sub-regional centre within the West Midlands and as the main commercial, cultural and administrative centre for Shropshire.

Outside Shrewsbury, a network of vibrant and prosperous market towns will be evident, having maintained and developed their role and function as main service centres, providing employment and a range of shopping, education, healthcare, cultural, leisure, and other services and facilities accessible to their wider rural hinterlands.

In rural areas new development of a scale and location appropriate to the size, role and function of each settlement will have delivered significant community benefit, helping places to be more sustainable.

Public and private sector investment and partnership working will have helped deliver initiatives and projects providing Shropshire residents, young and old, with access to new and improved cultural, leisure, sport, health, education, training and other facilities and services and an enhanced local environment.

New development which has taken place within Shropshire will be acknowledged by others as being of high quality sustainable design and construction that promotes safer communities, is respectful of local character, and planned to mitigate, and adapt to, the impacts of climate change.

The infrastructure required to support the scale of development and growth proposed will have been provided in a timely and co-ordinated manner by working in partnership with enabling organisations and providers.

Throughout Shropshire, high priority will have been given to the provision of housing to meet the local needs and aspirations of all households, including the elderly. Affordable housing for both rent and sale will have been provided where it is needed. Shropshire will have developed a national reputation for the provision and delivery of affordable housing.

Shropshire will have a thriving, diversified local economy, with a growing enterprise culture. It will have raised its profile as a recognised location for business development and as a tourism destination, capitalising on its unique landscape and heritage assets without damaging their value for residents and visitors.

Inward investment, local enterprise and indigenous business growth, with a focus on high technology, service and knowledge based growth sectors, will have helped generate new, improved and better paid employment opportunities for a well-educated and skilled Shropshire workforce.

Targeted improvements to the County's transport infrastructure will have taken place to widen transport choices and help reduce car dependency, improving accessibility and connectivity both within and beyond Shropshire.

The character, quality and diversity of Shropshire's natural and historic environment, the County's greatest asset, will have been protected, restored and enhanced.

4.0 LOCAL DEVELOPMENT FRAMEWORK KEY ISSUES AND STRATEGIC OBJECTIVES

Communities

- 4.1 With a population of 290,900 (2007) and only 0.9 people per hectare the county of Shropshire (excluding Telford and Wrekin unitary) is one of the most sparsely populated in England. Shrewsbury is the largest settlement and contains about a quarter of the total population. The other main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population. The majority of the population live in smaller settlements, rural villages, hamlets and dispersed dwellings in the wider countryside.
- 4.2 The county has an ageing population due to falling birth rates and longer life expectancy. A relatively large number of Shropshire's young people leave the area to work and study and a high proportion of people moving to Shropshire are of retirement age. This has implications for future development and service provision including increased need for support, specialised housing accommodation for older people and provision of accessible community services.

Transport and Accessibility

- 4.3 Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Shrewsbury and the M6. Whilst the condition of the main road network and levels of congestion are generally satisfactory, there are specific concerns with respect to routes such as the A49 and the A5. A number of rail lines provide links with the West Midlands, Wales, Cheshire and Herefordshire. Shrewsbury is a key railway hub and now benefits from a direct service from Wrexham to London. Key transport corridors include the A49/rail corridor which runs north-south through Shrewsbury and the A5/rail corridor which runs south-east from Oswestry and east towards the West Midlands conurbation.
- 4.4 Although Shrewsbury has an extensive local bus network and bus services operate in the larger market towns, public transport options in the rural areas are much more limited. Consequently, in a rural county like Shropshire many people need a car out of necessity due to the lack of public transport or decline in local services and accessible local jobs.

The Local Economy

- 4.5 The economy in Shropshire reflects its rural character with agriculture, farm diversification, the food and drink sector and tourism playing an important part and employing a greater proportion of the workforce than the national or regional average. The main employment areas are concentrated in Shrewsbury and the larger market towns. In some market towns, there is heavy reliance on a small number of large employers. Employment rates are marginally higher than the regional average, with high levels of self employment and home working. Wage levels are significantly lower than national or regional averages and whilst Shropshire is generally fairly affluent, there are areas of considerable urban and rural deprivation.

- 4.6 A significant proportion of Shropshire is part of the Rural Regeneration Zone. This is an initiative led by the regional development agency, Advantage West Midlands, to target regeneration funding and activity in the most vulnerable rural areas in terms of general prosperity in the West Midlands region. In addition, Shrewsbury is designated as a Growth Point and an important sub-regional centre.

Environmental Quality

- 4.7 One third of the area is upland, mostly in the south and east. The Shropshire Hills are designated as an Area of Outstanding Natural Beauty (AONB) and occupy about one fifth of the county. Its historic environment makes Shropshire a desirable place to live and is a key economic asset by virtue of its impact on tourism. A wide variety of different rock type has given rise to a tremendous diversity of scenery. The county's landscape also has a rich human history; ranging from the ancient patchwork of fields and farms in the Shropshire Hills, to the ordered pattern of straight lanes and brick farmsteads on the heath lands of the north east. This diversity supports a wide range of habitats, including the ancient woodlands along Wenlock Edge and the raised peat bog at Whixall Moss.
- 4.8 Historic sites in Shropshire range from Bronze Age ring ditches and Iron Age hill forts, a major Roman city at Wroxeter, Offa's Dyke, medieval walled towns and castle remains, to important areas of industrial and archaeological interest, including part of the Ironbridge Gorge World Heritage Site. The Pontcysyllte Aqueduct and Canal near Oswestry is also designated as a World Heritage Site. The value of our historic landscapes and townscapes is recognised by the designation of over 120 Conservation Areas. Enhancing access to historic sites and improving interpretation helps to ensure protection and is a key part of building a sense of place.

Water Environment

- 4.9 In addition to the River Severn and its tributaries, the area contains significant quantities of groundwater which is used extensively to provide water for agriculture, industry and local domestic supply. Heavy abstraction has resulted in falling groundwater levels and this has had an adverse impact on watercourses and wetlands. Run-off has increased as agriculture has intensified and as we have built more roads and housing, reducing the natural capacity of the landscape to absorb water. Flood risk is therefore a key issue for Shropshire and a significant constraint for new development.

Cross Boundary Linkages

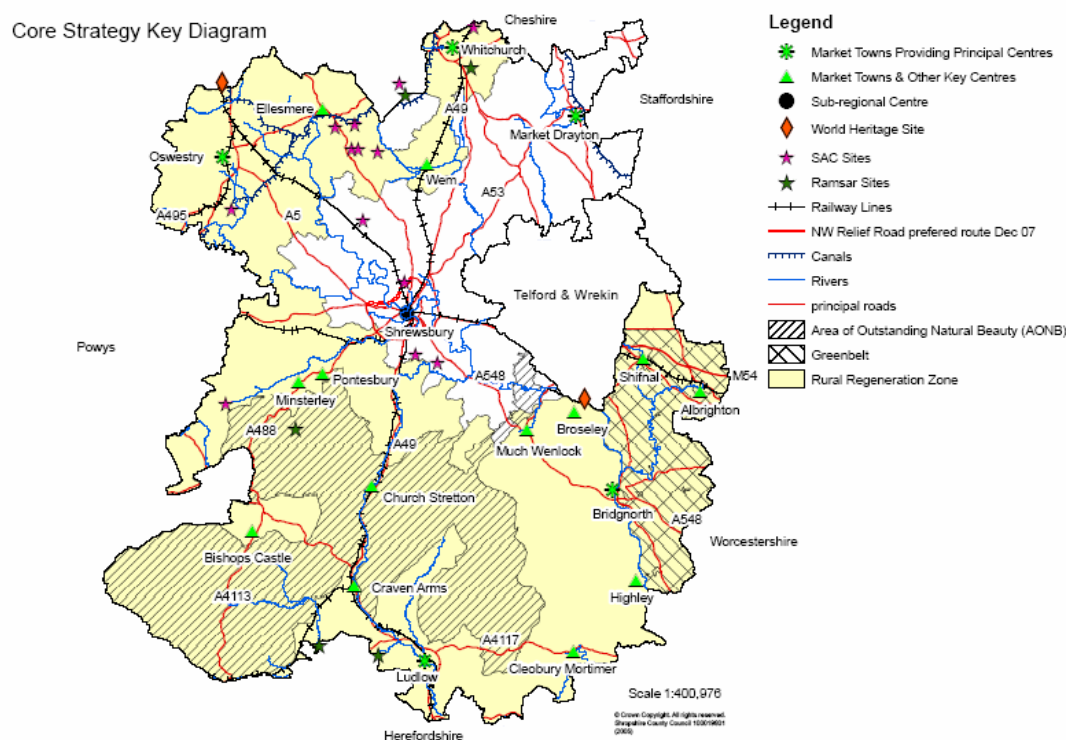
- 4.10 Shropshire has important economic links with its Welsh neighbours Powys and Wrexham, Telford and Wrekin and Herefordshire, Wolverhampton, Staffordshire and Cheshire. In order to facilitate sub-regional working Shropshire has been linked with Telford and Wrekin and Herefordshire through an agreement on sub-regional special groupings. Together with Worcestershire it forms the significant part of the Rural Regeneration Zone; where Rural Renaissance and the delivery of affordable housing contributing to sustainable communities are key issues and regional priorities.
- 4.11 Shropshire and Herefordshire together form the West Housing Market Area within the West Midlands. The range of interactions with neighbours include

cross border service provision of shopping, health, education and leisure; transport links and commuting patterns, and inter-dependencies in housing markets.

Shropshire's distinctive zones and sub- regional relationships

4.12 It is evident that Shropshire is far from uniform and different parts of the county have different characteristics, functions and needs. Relationships with neighbouring areas exert different pressures, for example the east of Shropshire is influenced by the Black Country metropolitan area while the west of Shropshire interacts with rural Wales. Issues that cross Shropshire's boundaries will be tackled at the appropriate sub-regional level.

Figure 1: Shropshire's settlement strategy



Strategic Objectives for Shropshire

4.13 Building on the vision and key issues that are outlined above, the Core Strategy identifies a set of Strategic Objectives, which provide the broad direction for local regeneration and growth within Shropshire.

Included below are the objectives, key policies in the Core Strategy for its delivery, and the Sustainable Community Strategy priorities and particular priority outcome (in brackets) the objective seeks to achieve.

1	Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training, multifunctional open space and the countryside, healthcare, leisure, cultural, shopping and other
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	facilities and services, and the provision of infrastructure, to meet their needs.
Key Core Strategy policies for delivery:	CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS13, CS14, CS15, CS16, CS17, CS18, CS19, CS20
Community Strategy priorities (with outcomes):	1 (2, 3, 4) 2 (3) 3 (1, 2, 4, 5, 6, 7)

2	Develop the roles of Shrewsbury as a sub-regional centre, and Shropshire's market towns and key centres as self contained settlements, providing the main focus for new housing, employment and infrastructure development and the preferred location for a range of services and facilities to serve the wider needs of their respective hinterlands.
Key Core Strategy policies for delivery:	CS1, CS2, CS3, CS7, CS8, CS10, CS11, CS12, CS13, CS14, CS15
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 4, 5) 3 (2, 3, 4)

3	Rebalance rural communities through the delivery of local housing and employment needs appropriate with the role, size and function of each settlement, or group of settlements, ensuring that development delivers community benefit.
Key Core Strategy policies for delivery:	CS1, CS4, CS5, CS8, CS9, CS10, CS11, CS12, CS13, CS14, CS15, CS16
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 4, 5) 3 (2, 3, 4, 6)

4	Provide and maintain a sufficient and appropriate supply of housing land in sustainable locations, prioritising the use of brownfield sites, where available, and taking into account the availability and capacity of existing and proposed infrastructure.
Key Core Strategy policies for delivery:	CS1, CS4, CS5, CS8, CS9, CS10, CS12
Community Strategy priorities (with outcomes):	1 (4, 5) 2 (2, 4) 3 (1, 3)

5	Provide for a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly.
Key Core Strategy policies for	CS1, CS4, CS9, CS10, CS11, CS12

delivery:	
Community Strategy priorities (with outcomes):	1 (4, 5) 3 (1, 3, 5, 7)

6	Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities.
Key Core Strategy policies for delivery:	CS1, CS2, CS3, CS4, CS5, CS7, CS8, CS13, CS14, CS15
Community Strategy priorities (with outcomes):	1 (1, 2, 5) 3 (3, 5)

7	Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture, ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location.
Key Core Strategy policies for delivery:	CS1, CS3, CS4, CS5, CS7, CS8, CS13, CS16, CS17, CS20
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 5) 2 (2, 4) 3 (3)

8	Support the improvement of Shropshire's transport system in a sustainable and integrated way and locate development to improve accessibility by quality public transport, cycling and walking, help reduce car dependency and the impact of traffic on local communities and the environment.
Key Core Strategy policies for delivery:	CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS13
Community Strategy priorities (with outcomes):	1 (3) 2 (1, 3)

9	Promote a low carbon Shropshire, delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management.
Key Core Strategy	CS1, CS2, CS3, CS6, CS7, CS8, CS9, CS18, CS19,

policies for delivery:	CS20
Community Strategy priorities (with outcomes):	2 (1, 4)

10	Promote high quality sustainable design and construction in all new development, ensuring that developments respond to their local context and create safe, accessible and attractive places which contribute to local distinctiveness.
Key Core Strategy policies for delivery:	CS2, CS3, CS4, CS5, CS6, CS16
Community Strategy priorities (with outcomes):	1 (5) 2 (1, 2, 4) 3 (3, 6)

11	Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks.
Key Core Strategy policies for delivery:	CS2, CS3, CS4, CS5, CS6, CS8, CS9, CS16, CS17
Community Strategy priorities (with outcomes):	1 (5) 2 (1, 2, 3, 4) 3 (3, 4, 5)

12	Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being.
Key Core Strategy policies for delivery:	CS2, CS3, CS4, CS6, CS7, CS8, CS9, CS15, CS16, CS17, CS20
Community Strategy priorities (with outcomes):	1 (5) 2 (3) 3 (1, 2, 3, 4, 5)

5.0 DELIVERY THROUGH PARTNERSHIP

- 5.1 The successful delivery of Shropshire's vision depends upon effective partnership working and strong governance.
- 5.2 In preparing the Core Strategy and this supporting Implementation Plan, the Council has engaged in discussions with a wide range of infrastructure and service providers to ensure that, at this strategic level, plans are in place to underpin infrastructure delivery. A summary of this partnership work and the ongoing process for joint working as part of the SAMDev DPD is outlined in the Consultation Statement on the Regeneration Prospectus: 'Place Shaping through Partnership Working'.
- 5.3 The Implementation Plan identifies the contribution that each partner will make to Shropshire's infrastructure needs. It is not intended to duplicate existing infrastructure investment plans that are developed by the individual infrastructure providers. Instead, it is intended to ensure that collectively infrastructure providers are planning for the right level of future development and that the strategic sites identified in the Core Strategy are deliverable. It also provides a mechanism to ensure continual engagement with partners and clarifies delivery roles and responsibilities.

6.0 RESOURCES

- 6.1 Funding to enable delivery is critical to realising Shropshire's vision.
- Public Sector Funding**
- 6.2 The public sector has a variety of funding streams from Government through department budgets linked to health, employment social care and education programmes as well as funds provided by regional agencies .The Council also has its own capital programme. The Implementation Plan will be a means of co-ordinating the delivery and timing of funding to ensure the timely delivery of infrastructure to support the development proposed in the Core Strategy.
- 6.3 Shropshire Council, as a new unitary authority, has inherited resources and commitments from its constituent authorities and has agreed a 5 year capital strategy which includes significant investment particularly in economic development infrastructure. The Council is reviewing its assets and examining the possible means of funding capital investment. In doing so, it will seek to meet where possible the aims of the Sustainable Community Strategy as well as the transformation of the Council itself. The Council is pledged to achieve 35% reduction in carbon emissions from its own activities and will seek to invest to achieve service efficiencies.
- 6.4 The former Shrewsbury and Atcham Borough Council (now part of Shropshire Council) was successful in its bid for New Growth Point funding in 2006, as part of the Government's partnership for growth. This has provided funding to help achieve Shrewsbury's key development and regeneration objectives.
- 6.5 Shropshire Council is also implementing projects with funding from a variety of public sector partners and agencies, including in particular the Homes and

Communities Agency and Advantage West Midlands, Government funding streams (for example, for education and transport), and has also been successful in accessing European funding programmes, such as the Leaders programmes in the Shropshire Hills and Northern Marches.

- 6.6 The Regional Funding Allocation process enables co-ordination and prioritisation of national and regional funding streams, including funding for major individual infrastructure projects, such as new roads. Investment is prioritised into Impact Investment Locations, of which Shropshire has two: Shrewsbury Growth Point and Rural Affordable Housing (a pan-regional area).

Private Sector Funding

- 6.7 Shropshire has a healthy private sector which has invested significantly in the County providing jobs and improving economic prosperity. By developing the Investment Programme all partners will be clear on rationale and strategy and will provide a stable climate for future investment.
- 6.8 The Council sees developer contributions as playing a vital role in securing the funding to facilitate the necessary infrastructure to support Shropshire's development strategy. The Local Development Framework will include detailed policies that explain how developer contributions will be calculated, whether through Community Infrastructure Levy or another system. These will be contained in the Site Allocations and Management of Development (SAMDev) Plan Document., which is due to be published in Final Plan form in April 2011. A CIL draft charging schedule (or other approach) will be published at the same time. This Implementation Plan will inform what contributions towards infrastructure may be sought from development as part of CIL.

Combined Funding/Drawing in External Funding

- 6.9 The Council will act with its partners to facilitate or pump-prime development, either through joint ventures or by using the necessary powers, such as Compulsory Purchase Orders, to secure development. Where there has been market failure the Council will seek to stimulate this or facilitate new investment in the provision of housing or employment sites, inward investment and local business expansion, subject to the availability of its own resources.
- 6.10 Partnership funding, bringing together public and private funding from a variety of sources, is important for many projects. One example is the Private Finance Initiative (PFI) scheme to provide 400 units of extra care housing in a number of market towns. Ditherington Flax Mill provides another example, where Shropshire Council, English Heritage, AWM, HCA and private sector developer funding may be combined with Heritage Lottery and European funding, subject to successful bids.
- 6.11 External funding is over and above government allocations, actively sought and applied for, secured through a competitive process and awarded for specific projects and programmes. Shropshire's ability to secure external funding has been critical to the delivery of Shropshire's priorities. The extent to which external funding can be secured will become increasingly important,

with less public and external resources available, greater scrutiny of spend and an emphasis on delivering better quality, more efficient joined up services. The Shropshire Partnership External Funding Strategy is about change and innovation, with partners working collaboratively to secure additional external funding and adopting alternative models of delivery to help achieve Shropshire's priorities.

7.0 IDENTIFYING PRIORITIES AND MEASURING AND REPORTING ON PROGRESS

- 7.1 It is important that Shropshire Partnership is at the centre of both the LDF Implementation Plan and the Local Investment Plan as it is the local body in which the majority of investors in Shropshire are represented. Within the Shropshire Partnership, the Sustainable Communities Board (SCB) is most appropriately placed to consider the plans in detail, as it is focused on the creation of prosperous, inclusive and sustainable communities. It includes representatives from delivery groups such as the Area Partnerships; Shropshire Business Board, the Housing Advisory Group, the Shropshire Transport Forum and Environment Forum, as well as representatives of key partner organisations such as Shropshire Council, AWM, the Highways Agency, the Homes and Communities Agency, Job Centre Plus and the Skills Funding Agency.
- 7.2 The Sustainable Communities Board is also the lead board within the LSP for external funding. The board oversees the External Funding Strategy which outlines the approach to partnership working and how to gain greater value through external funding opportunities. The External Funding Strategy has an important relationship with the Regeneration Prospectus as it identifies how some of the actions within the Prospectus will be delivered. In an increasingly competitive period for external funding, it is important that there is a joined up approach to identifying the priorities for Shropshire and the LSP's role in the Regeneration Prospectus is therefore key.
- 7.3 Whilst the LDF Implementation Plan identifies all the infrastructure requirements needed to support the Core Strategy, it does differentiate between those infrastructure requirements which are 'critical', those that are a 'priority' and those which are 'key'.
- 7.4 Critical infrastructure is that which is fundamental to development, such as electricity, water and road access, without which development can simply not take place. Priority infrastructure is that, which for a given point in time has been identified as a particular priority, in order to meet a specific need or requirement. Key infrastructure reflects the full range of infrastructure needs that are required to support Shropshire's Core Strategy.
- 7.5 The SCB will agree the level of priority given to each identified infrastructure requirement.
- 7.6 Delivery of the LDF Implementation Plan, will also be reported to the SCB and thence to the Council and other partners, through:
- LAA Performance Reports (quarterly)
 - Capital programme monitoring reports (quarterly);
 - Periodic evaluations of programmes and projects;
 - Annual review of the Implementation Plan as a whole, linked to the LDF Annual Monitoring Report, which must be published and provided to CLG each December.

7.7 It is important to recognise that the infrastructure requirements identified within this plan extend into a timeframe for which many variables are unknown. As mentioned in paragraph 1.6, the LDF Implementation Plan and its supporting appendices should be viewed as ‘living’ and will therefore be monitored and updated throughout the life of the Core Strategy to provide an up to date picture of Shropshire’s infrastructure requirements.

8.0 INFRASTRUCTURE DELIVERY STRATEGY- AREA PROGRAMMES

8.1 The strategic approach in the Core Strategy (Policy CS1) is based on:

- **Shrewsbury**- as a Growth Point and strategic focus for development
- **The market towns and key centres** – as focal points for local transport networks, employment opportunities and services
- **The rural areas**- as areas where the scale and location of development should be appropriate to the size, role and function of the settlement and the focus is on community benefit, to help deliver more sustainable places

Shrewsbury

8.2 The ‘county town’ and sub regional centre for a catchment area that extends into mid-Wales. Shrewsbury has Growth Point status and is a Regional Funding Impact Investment Location (IIL). It has also been defined as a Settlement of Significant Development within the Regional Spatial Strategy.

Market towns

8.3 Our market towns and key centres are central to the economic prosperity and quality of life of Shropshire. In addition to the five larger market towns (Oswestry, Market Drayton, Whitchurch, Bridgnorth and Ludlow) there are thirteen smaller market towns and key centres that make a vital contribution to employment, rural services, affordable housing and a sustainable rural Shropshire. They are, in descending population size, Shifnal, Wem, Albrighton, Broseley, Ellesmere, Church Stretton, Highley, Cleobury Mortimer, Craven Arms, Much Wenlock, Bishop’s Castle, Pontesbury and Minsterley.

Rural Shropshire

8.4 Shropshire is a large and relatively sparse sub region. We take a holistic view of rural sustainability, encompassing housing, employment, services and the environment. Rural Shropshire is a Regional Funding Impact Investment Location for affordable housing and mostly within the Regional Economic Strategy’s Rural Regeneration Zone.

Delivery Frameworks

8.5 Tables 1-6 set out the infrastructure delivery frameworks for each of these areas, including the strategic sites for development in Shrewsbury and Oswestry.

9.0 SHREWSBURY

9.1 Vision and objectives

By 2026, the vision for Shrewsbury is that it will continue to be recognised as a County Town of the highest quality, enabled to develop as a strong sub-regional centre within the West Midlands and as the main commercial, cultural and administrative centre for Shropshire.

9.2 The 'county town' and sub regional centre for a catchment area that extends into mid-Wales. Shrewsbury has Growth Point status and is a Regional Funding Impact Investment Location.

9.3 Key objectives of the Growth Point are:-

- Delivering 6,500 net additional dwellings for the period 2006-2026, including 100 affordable homes per annum
- Targeting brownfield and public sector owned land for development whilst bringing greenfield sites forward as required through the LDF
- Ensuring provision of an integrated transport service
- Bringing forward economic development and provision of community facilities alongside housing growth
- Improvements to the town centre, including major new retail development and town centre street enhancements
- New office commercial and business park development
- Tackling water resource, supply and treatment issues
- Major new educational, cultural and health facilities
- Protection, enhancement and extension of the town's green network.

9.4 Scale and type of development

- 6,500 net additional dwellings, for the period 2006-2026 (Panel Report on Phase 2 RSS) and 85-95 hectares of employment land.
- Focus for 'town centre' uses including retail, office, leisure, cultural and education to include 20,000 sq m gross office floorspace provision and 80,000 sq m gross comparison retail floorspace (2006-2026)
- Town centre improvements including environmental enhancements
- Appropriate retail-led development schemes, including the comprehensive redevelopment of the Riverside and West End areas of the town centre, and regeneration of the Northern Corridor
- Improvements to public transport provision and physical connection between areas
- Enhancements to green infrastructure provision and the town's environmental qualities

9.5 Strategic urban extensions

There are two sustainable urban extensions for Shrewsbury that are identified in the Core Strategy, which are required to meet the housing and employment needs of the town.

9.6 The Shrewsbury South area will deliver, in particular, significant employment land, including a major new business park, green infrastructure linked to

housing development and a potential expansion of the Meole Brace Retail Park, if required.

9.7 The Shrewsbury West area enables the delivery of a leg of the proposed Shrewsbury North West Relief Road (NWR) between Churncote Island on the A5 and Holyhead Road alongside a mix of housing, employment and community facilities provision. There is also scope for additional health and care facility provision to complement the existing facilities in the locality at the Royal Shrewsbury Hospital, Shelton and Bicton Heath.

9.8 **Delivering infrastructure requirements**

The following table provides an overview of infrastructure requirements for Shrewsbury. More detailed information on each of these proposed infrastructure schemes is provided within the Shrewsbury place based appendix (Appendix 1)

Table 1- Shrewsbury Infrastructure Delivery Framework

	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
<i>WATER</i>	<i>Water supply (Policy CS18)</i>	Phase 6& 8 of Shropshire Groundwater Scheme	CRITICAL
	<i>Waste water sewer network (Policy CS18)</i>	Sewer network capacity upgrade in Shrewsbury Town Centre	CRITICAL
	<i>Surface Water Management (Policy CS18)</i>	Surface Water Management Plans	PRIORITY
	<i>Flood Risk Management</i>	Phase 3 Coleham Flood Defence Scheme	CRITICAL
<i>ENERGY</i>	<i>Electricity supply (Policy CS8)</i>	Upgrade to Shrewsbury Grid Supply Point	CRITICAL
		Spring Gardens primary electricity substation	CRITICAL
		Bayston Hill primary electricity substation reinforcement	CRITICAL
		Shrewsbury-Harlescott 33kV electricity circuit reinforcement	CRITICAL
		Weir Hill/Rousehill 33kV electricity group reinforcement	CRITICAL
		Potential additional electricity	CRITICAL

		reinforcements for employment land	
	<i>Renewable energy (Policy CS8)</i>	Shrewsbury Weir Hydro Electric Scheme	KEY
		Investigate opportunities for a heat main	KEY
<i>TRANSPORT</i>	<i>Strategic and local highway network (Policy CS7)</i>	North West Relief Road	PRIORITY
		Improvements on A5/A49 Shrewsbury bypass	PRIORITY
		Strategic road improvements on A458 and A483	KEY
		Shrewsbury Urban Traffic Management Control System	PRIORITY
	<i>Local Travel Options (Policy CS7)</i>	Develop network of cycle routes	PRIORITY
		Developing and improving the pedestrian network	KEY
	<i>Passenger transport services (Policy CS7)</i>	Relocation of Arriva Bus depot	PRIORITY
		New Parkway station incorporating Park and Ride	KEY
		Redesign of Shrewsbury bus station	KEY
		Bus infrastructure improvements and bus priority measures in Shrewsbury	KEY
		Review of Arriva bus service in light of new development	KEY
		Development of fourth Park and Ride site	KEY
	<i>Rail related developments to support the sub-regional role of Shrewsbury (Policy CS7)</i>	Shrewsbury Station improvements, including Platform 3	PRIORITY
		Electrification of the Shrewsbury to Wolverhampton Rail Line and improvements in line speeds	KEY
		Improvements to line speeds on lines	KEY

		radiating from Shrewsbury	
		Provision of hourly service to Aberystwyth and extension of service on to the Shrewsbury to Crewe Line	KEY
		Improvements of rail services from Shrewsbury to Manchester	KEY
		Improvement to the Heart of Wales line, between Shrewsbury and Knighton	KEY
WASTE	Waste management facilities (Policy CS19)	Additional transfer and recycling facilities for business waste	KEY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
BUSINESS GROWTH AND EMPLOYMENT	Continuing development of high quality business parks on the edge of Shrewsbury town centre and the periphery of the town (Policy CS2)	Shropshire Food Enterprise Park	PRIORITY
		Shrewsbury Business Park Phase II and III	PRIORITY
		Oxon Business Park Extension	PRIORITY
		Strategic Business Park south of Shrewsbury	PRIORITY
REGENERATION	Improve the Shrewsbury Northern Corridor in accordance with the aims of the Northern Corridor Regeneration Framework (Policy CS2)	Ditherington Flax Mill	PRIORITY
		Northern Corridor Regeneration	PRIORITY
	Redevelopment priorities in the town centre (Policy CS2)	West End regeneration	PRIORITY
		Pride Hill refurbishment	KEY
	Cultural facilities to develop the commercial role of Shrewsbury (Policy CS1)	Conversion of Music Hall into new cultural facility	PRIORITY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
EDUCATION	Educational provision to meet identified need	Review of primary and secondary educational facilities to ensure	PRIORITY

	<i>(Policy CS8)</i>	sufficient school places	
COMMUNITY FACILITIES	<i>Community infrastructure to meet the needs of Shrewsbury and its wider catchment area (Policy CS1)</i>	Replacement police headquarters, town centre station and police posts	KEY
		Fire Station improvement	KEY
HEALTH	<i>Health facilities to meet the needs of Shrewsbury and its wider catchment area (Policy CS1)</i>	New Primary Care Centres at Barker Street and at Sundorne Road	PRIORITY
		Review of Primary Care provision in Cophorne	PRIORITY
		New mental health care facility at Shelton Hospital	PRIORITY
		New hospital facility for Shrewsbury and Telford acute services	KEY
GREEN INFRASTRUCTURE REQUIREMENTS			
OPEN SPACE	<i>Provision and quality of open space (Policy CS6)</i>	Open space provision and maintenance (particularly to address the current under supply of amenity greenspace and provision for children and young people)	KEY
RECREATION AND SPORTING FACILITIES	<i>Provision and quality of sport and recreation facilities (Policy CS6)</i>	New or refurbished swimming pool in Shrewsbury	KEY
		Shrewsbury Adventure Park	KEY
		Shrewsbury BMX tracks	KEY
GREEN PUBLIC REALM	<i>Expand and connect Shropshire's environmental network (Policy CS17)</i>	Rights of way improvements	KEY
		Severn Way route upgrades	KEY

9.9 The below tables provide an overview of infrastructure requirements for the strategic urban extensions in Shrewsbury. More detailed information on each

of these proposed infrastructure schemes is provided within the Shrewsbury place based appendix (Appendix 1).

- 9.10 The Council is commencing discussions with landowners to masterplan these specific areas. More detail on infrastructure requirements and proposed schemes will therefore be added as this work is progressed through the Site Allocations and Management of Development DPD.

Table 2- Shrewsbury West Infrastructure Delivery Framework

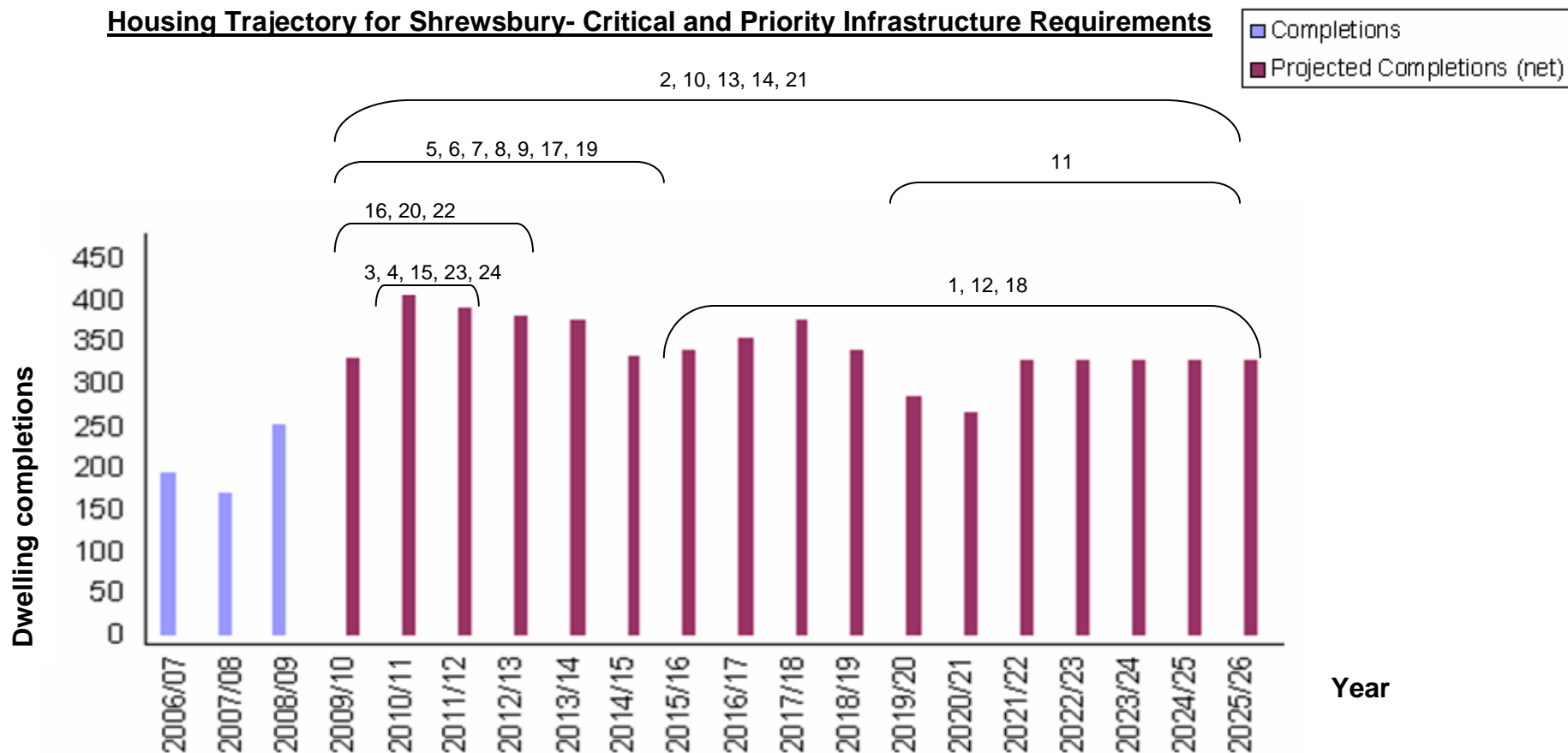
	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
<i>WATER</i>	<i>Waste water sewer network (Policy CS18)</i>	Drainage to manage surface water and to connect to foul sewer network	CRITICAL
<i>TRANSPORT</i>	<i>New link road and sustainable transport improvements (Policy CS2)</i>	Improvements to existing highway network and provision of a leg of the proposed North West Relief Road- to reduce traffic on Welshpool Road and to serve the development	PRIORITY
	<i>Enhancement of Park and Ride Facilities (Policy CS2)</i>	Relocation of Oxon Park and Ride	PRIORITY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
<i>BUSINESS GROWTH AND EMPLOYMENT</i>	<i>High quality business parks (Policy CS2)</i>	Provision of an additional 9-12 hectares of employment land and new road, footpath, cycleways and utilities infrastructure to serve the Oxon Business Park	PRIORITY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
<i>EDUCATION</i>	<i>Educational provision to meet identified need (Policy CS8)</i>	Developer contributions to primary and secondary school provision	PRIORITY
<i>COMMUNITY FACILITIES</i>	Provision of new community facilities (Policy CS2)	Enhancement of local centre. Potential to include PCT facilities to address capacity issues in Cophthorne	PRIORITY

GREEN INFRASTRUCTURE REQUIREMENTS			
<i>OPEN SPACE</i>	<i>Provision and quality of open space (Policy CS6)</i>	Provision of onsite open space and green linkage to the surrounding area	KEY

Table 3- Shrewsbury South Infrastructure Delivery Framework

	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
<i>WATER</i>	<i>Waste water sewer network (Policy CS18)</i>	Drainage to manage surface water and to connect to foul sewer network	CRITICAL
<i>TRANSPORT</i>	<i>Highways and sustainable transport improvements (Policy CS2)</i>	Improvements to existing highway network and new roundabout on Oteley Road to serve the development	PRIORITY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
<i>BUSINESS GROWTH AND EMPLOYMENT</i>	<i>High quality business parks (Policy CS2)</i>	Provision of new strategic employment site, extension of Shrewsbury Business Park, and extension of Meole Brace Retail Park, if required. To include new roads, footpath, cycleways and utilities infrastructure.	PRIORITY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
<i>EDUCATION</i>	<i>Educational provision to meet identified need (Policy CS8)</i>	Developer contributions to primary and secondary school provision	PRIORITY
<i>COMMUNITY FACILITIES</i>	Provision of new community facilities (Policy CS2)	New local centre	PRIORITY
GREEN INFRASTRUCTURE REQUIREMENTS			
<i>OPEN SPACE</i>	<i>Provision and quality of open space and green infrastructure improvements (Policy CS2)</i>	Enhancement of Rea Brook Valley and provision of onsite open space, including a buffer zone along the A5	KEY

Housing Trajectory for Shrewsbury- Critical and Priority Infrastructure Requirements



Key

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1. Shropshire Groundwater Scheme phase 6 & 8 2. Sewer network upgrades in town centre 3. Shrewsbury Surface Water Management Plan 4. Phase 3 Coleham Flood Defence Scheme 5. Spring Gardens substation 6. Shrewsbury Grid Point Supply 7. Bayston Hill substation reinforcement 8. Shrewsbury-Harlescott 33kV reinforcement 9. Weir Hill/Rousehill 33kV reinforcement 10. Electricity reinforcements for employment land | <ul style="list-style-type: none"> 11. North West Relief Road 12. Improvements on A5/A49 Shrewsbury bypass 13. Shrewsbury Urban Traffic Management Control System 14. Network of cycle routes 15. Relocation of Arriva Bus Depot 16. Shrewsbury Station improvements 17. Food Enterprise Park and Shrewsbury Business Park Phase II and III | <ul style="list-style-type: none"> 18. Oxon Business Park extension and Shrewsbury South Business Park 19. Flaxmill, Northern Corridor and West End Regeneration 20. Conversion of Music Hall 21. Review of educational facilities 22. New PCT facilities at Barker Street and Sundorne Road 23. Review of PCT facilities at Copthorne 24. New mental health care facility |
|---|--|---|

10.0 MARKET TOWNS

10.1 Vision and objectives

By 2026, the vision for Shropshire is that a network of vibrant and prosperous market towns will be evident, having maintained and developed their role and function as main service centres, providing employment and a range of shopping, education, healthcare, cultural, leisure, and other services and facilities accessible to their wider rural hinterlands.

- 10.2 Our market towns are key to the economic prosperity and quality of life of Shropshire. In addition to the five larger market towns, (Oswestry, Market Drayton, Whitchurch, Bridgnorth and Ludlow) there are thirteen smaller market towns and other key centres that make a vital contribution to employment, rural services, affordable housing and a sustainable rural Shropshire. They are, in descending population size, Shifnal, Wem, Albrighton, Broseley, Ellesmere, Church Stretton, Highley, Cleobury Mortimer, Craven Arms, Much Wenlock, Bishop's Castle, Pontesbury and Minsterley.
- 10.3 Over a third of the Shropshire population live in market towns compared to a fifth of the population nationally. The towns have always acted as a focus for commercial and social activity, and they have in the past provided a successful way of stimulating employment, investment and services in rural areas. The benefits of programmes such as the Market Towns Initiative went beyond the immediate programme outputs to include the empowerment of local communities, good practice exchange and leverage of public and private sector funding. Both the Regional Spatial Strategy and the Regional Economic Strategy state that rural renaissance should be focused on market towns to ensure the long term viability and contribution of the rural economy.
- 10.4 National, regional and local policy suggests that market towns should act as key service centres for their resident population and hinterlands. To ensure that these benefits are widely available to people in the rural hinterland, transport, particularly public transport, is important.
- 10.5 The importance attached to market towns is reflected in the level of funding which has been directed towards these towns from a range of funding programmes in the past, including almost £3.7 million from the AWM Market Towns Initiative, which in turn generated additional spend of some £9.8 million from public sector, private sector and voluntary sector contributions, and £6.7 million of European funding over the period 2003-2008.
- 10.6 Whilst each market town has specific issues that need to be addressed, there are some commonalities across all the market towns. It is widely acknowledged that market towns have been particularly badly affected by the current recession. The CRC commissioned the 2009 report *Understanding & Supporting the Resilience of Market*

Towns in response to the downturn in the economic climate. This found that market towns have seen steeper rises in unemployment than the national average (+120% compared to +90% to May 2009). The number of vacant shop units has increased significantly over the last six months, with this damaging both the look and economic vitality of town centres. Amongst the conclusions that CRC draws from the report are the need for better access to Government business and economic support funds over the next 12 months to help market towns reposition themselves to meet growing retail challenges. The CRC also advocates the activation of the Government's Town Centre Initiative Fund.

10.7 Shropshire Council intends to establish a participation mechanism to advise on a Market Towns Revitalisation Programme. Key objectives of this programme will be:

- Ensuring adequate high quality employment provision to encourage a high level of employment self-containment
- Encouraging increased employment in expanding sectors, in particular in knowledge-intensive industries
- Ensuring towns have a sufficient range of retail opportunities to encourage a high level of retail expenditure retention amongst residents
- Ensuring towns are accessible, have good transport links and offer an adequate range of services and community facilities so that residents can access what they need locally rather than having to travel
- Encouraging a range of housing provision
- Encouraging towns to grow in a manner which is sustainable
- Protecting the natural and cultural heritage and improving the environment of our market towns

10.8 **Scale and type of development**

- The Shropshire Core Strategy directs about 40% of Shropshire's total development over the period 2006-2026 to 18 market towns and key centres.
- This equates to around 11,000 new homes (of which around 3,600 will be "affordable housing") and up to 93 hectares of employment land.
- Six of the market towns and key centres have under 3,000 inhabitants, and are therefore eligible for the HCA's rural programme, namely Cleobury Mortimer, Craven Arms, Much Wenlock, Bishop's Castle, Pontesbury and Minsterley.

10.9 **Strategic urban extension**

A sustainable urban extension to the south east of Oswestry is identified within the Core Strategy, to help meet the future development needs of the area. This urban extension will create a new neighbourhood comprising a mix of uses including housing, employment land, open space and green infrastructure, local centre, new link road between Middleton Road and Shrewsbury Road and integrated with new leisure and recreation facilities at Oswald Park.

10.10 Delivering infrastructure requirements

The below table provides an overview of the infrastructure requirements for the market towns. More detailed information on each of these schemes is provided within the place based appendix for each Market Town (Appendices 2-18)

Table 4- Market Towns Infrastructure Delivery Framework

	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
WATER	<i>Water supply (Policy CS18)</i>	New groundwater source at Nescliffe	CRITICAL
		Increase in abstraction from Uckington groundwater source near Telford and new link transfer	CRITICAL
		New water supply provision at Ombersley	CRITICAL
	<i>Waste water treatment (Policy CS18)</i>	Upgrade Sewage Treatment Works at Oswestry, Bridgnorth, Ludlow, Wem, Shifnal, Craven Arms, Albrighton, Much Wenlock, Cleobury Mortimer, Minsterley (and possibly Ellesmere, depending on future modelling by Severn Trent Water)	CRITICAL
	<i>Waste water sewer network (Policy CS18)</i>	Upgrades to the sewerage network in Whitchurch, Wem, Ellesmere, Minsterley, Ludlow, Bishops Castle, Church Stretton, Cleobury Mortimer, Craven Arms, Bridgnorth, Albrighton, Broseley, Much Wenlock and Shifnal	CRITICAL
	<i>Surface Water Management (Policy CS18)</i>	Surface Water Management Plans for Oswestry, Church Stretton, Craven Arms, Shifnal	PRIORITY
		Integrated Drainage Management Plan for	PRIORITY

		Much Wenlock	
<i>ENERGY</i>	<i>Electricity supply (Policy CS8)</i>	Electricity upgrades at Oswestry	CRITICAL
		Electricity upgrades to reinforce supply at Whitchurch and Market Drayton	CRITICAL
		Potential additional electricity reinforcements for employment land in Market Drayton, Craven Arms and Bridgnorth	CRITICAL
		Malehurst primary electricity substation reinforcement	CRITICAL
		Bishops Castle-Priestweston electricity interconnection	CRITICAL
		Bishops Castle 33/11kV electricity transformer reinforcement	CRITICAL
		Craven Arms electricity reinforcement	CRITICAL
		Stockton- Cleobury Mortimer electricity reinforcement	CRITICAL
		Shifnal primary electricity substation reinforcement	CRITICAL
<i>TRANSPORT</i>	<i>Strategic and local highway network (Policy CS7)</i>	Improvements on Oswestry bypass	PRIORITY
		Strategic road improvements on the A483 from Mid Wales to Oswestry	PRIORITY
		Inner relief road (Phase 3) in Market Drayton	PRIORITY
		Review requirement for road link from Shawbury Road to Aston Road, Wem	KEY
		Bridgnorth High Town central area car park and inner relief road	KEY
		Local highway improvements	KEY

		including traffic management, parking and speed and safety management.	
	<i>Local Travel Options (Policy CS7)</i>	Develop cycle plans to establish cycle networks in the Market Towns	KEY
		Developing and improving the pedestrian network	KEY
		Gobowen to Blodwel cycleway and long distance footpath	KEY
		Pontesbury to Minsterley footway/cycleway	KEY
		Cycle links between Oswestry Town Centre and the residential expansion area to the east	KEY
	<i>Passenger transport services (Policy CS7)</i>	Review of Arriva bus service in light of new development	KEY
		Bus network improvements and bus priority measures	KEY
		Improvements to Shrewsbury to Wrexham to Chester rail line	KEY
		Improvement to the Heart of Wales line, between Shrewsbury and Knighton, via Church Stretton and Craven Arms	KEY
		Improvements to the rail services from Shrewsbury to Manchester, including additional stops at Wem and Whitchurch	KEY
		Electrification of the Shrewsbury to Wolverhampton Rail Line and improvements in line speeds	KEY
		Station improvements at Whitchurch, Wem,	KEY

		Ludlow, Church Stretton, Craven Arms, Albrighton and Shifnal	
		Extension to station car park at Craven Arms, Albrighton and Shifnal	KEY
WASTE	Waste management facilities (Policy CS19)	Facilities for recycling of household waste in Oswestry and Bridgnorth	KEY
		In-Vessel composting facility	KEY
ICT/DIGITAL	Facilitate ICT/broadband technologies (Policy CS7)	Expansion of broadband digital network	KEY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
BUSINESS GROWTH AND EMPLOYMENT	Supporting the development and growth of Shropshire's key business sectors and clusters (Policy CS13)	Investment in high growth business sectors	KEY
		Employment land provision and adoption of council owned employment sites	KEY
		Tern Valley Business Park Phase II	PRIORITY
		Ellesmere Business Park Phase II	PRIORITY
		Ludlow Eco Park Phase II	PRIORITY
		Chartwell Business Park- Bridgnorth	PRIORITY
		Marketing rural Shropshire as a tourism destination	KEY
REGENERATION	Revitalisation of Shropshire's market towns (Policy CS13)	Town centre revitalisation and regeneration	KEY
		Expand and increase shopping offer in Market Towns	KEY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
EDUCATION	Educational provision to meet identified need (Policy CS8)	Review of primary and secondary educational facilities to ensure sufficient school places to accommodate new development	PRIORITY

		Rebuild secondary school at Much Wenlock	KEY
		Adult learning provision in Oswestry, Whitchurch, Bridgnorth, Craven Arms and Cleobury Mortimer	KEY
COMMUNITY FACILITIES	<i>Community facilities to develop the role of Market Towns as focal points for services (Policy CS3)</i>	Replacement police section station in Oswestry, Ludlow, Whitchurch, Bridgnorth, Much Wenlock and Craven Arms	KEY
		Extension/improvement to existing police stations in Cleobury Mortimer, Bishops Castle and Pontesbury	KEY
		New police post in Albrighton/Cosford	KEY
		Replacement police station in Ironbridge	KEY
		Youth facilities in Whitchurch, Wem Bridgnorth	KEY
		Oswestry Library-fitting out new premises	KEY
		Wem Town Square and Hall improvements	KEY
		Market Drayton Market Hall improvements	KEY
		Ludlow Assembly Rooms- modernisation	KEY
		HEALTH	<i>Health facilities to develop the role of Market Towns as accessible centres for health services (Policy CS3)</i>
Provision of replacement GP surgeries in Wem, Cleobury Mortimer, Shifnal, Albrighton and Much Wenlock	PRIORITY		
Land acquisition for Ellesmere Medical Centre	PRIORITY		
Review of Primary Care services in	PRIORITY		

		Church Stretton	
GREEN INFRASTRUCTURE REQUIREMENTS			
OPEN SPACE	<i>Provision and quality of open space (Policy CS6)</i>	Open space provision and maintenance	KEY
		Black Patch Park, Whitchurch	KEY
		Oswestry Town Green	KEY
RECREATION AND SPORTING FACILITIES	<i>Provision and quality of sport and recreation facilities (Policy CS6)</i>	Phase 2 Oswald Park Leisure Centre, Oswestry	KEY
		New leisure provision in Ludlow, Market Drayton, Whitchurch, Bridgnorth, Much Wenlock, Cleobury Mortimer, Broseley, Shifnal and Church Stretton	KEY
GREEN PUBLIC REALM	<i>Expand and connect Shropshire's environmental network (Policy CS17)</i>	Offas Dyke, Severn Way, Shropshire Way and Wat's Dyke route upgrades	KEY
		Rights of way improvements	KEY

10.11 The below tables provide an overview of infrastructure requirements for the strategic urban extension in Oswestry. More detailed information on each of these proposed infrastructure schemes is provided within the Oswestry place based appendix (Appendix 2).

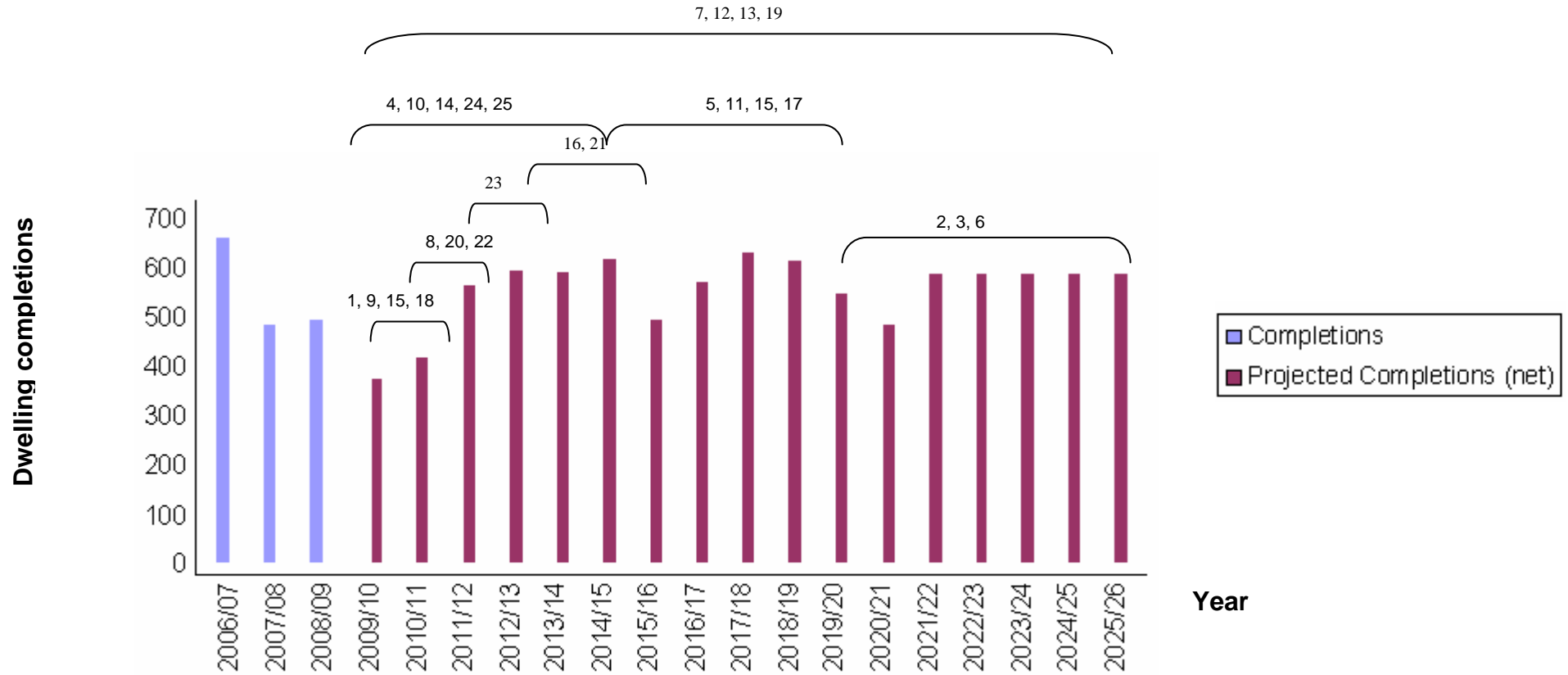
10.12 The Council is commencing discussions with landowners to masterplan this area. More detail on infrastructure requirements and proposed schemes will therefore be added as this work is progressed through the Site Allocations and Management of Development DPD.

Table 5- Oswestry East Infrastructure Delivery Framework

	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
WATER	<i>Waste water treatment (Policy CS18)</i>	Expansion of water treatment works at Oswestry	CRITICAL
	<i>Waste water sewer network (Policy CS18)</i>	Drainage to manage surface water and to connect to foul sewer network	CRITICAL

<i>TRANSPORT</i>	<i>Highways and sustainable transport improvements (Policy CS3)</i>	Improvements to existing highway network and new road link between Middleton Road and Shrewsbury Road	PRIORITY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
<i>BUSINESS GROWTH AND EMPLOYMENT</i>	<i>High quality business parks (Policy CS2)</i>	Provision of a new 4-6 hectare Business Park with new roads, footpaths, cycleways and utilities infrastructure.	PRIORITY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
<i>EDUCATION</i>	<i>Educational provision to meet identified need (Policy CS8)</i>	Provision of site for a new primary school	PRIORITY
<i>COMMUNITY FACILITIES</i>	Provision of new local centre <i>(Policy CS3)</i>	New local centre	PRIORITY
GREEN INFRASTRUCTURE REQUIREMENTS			
<i>OPEN SPACE</i>	<i>A network of open space and green infrastructure (Policy CS3)</i>	Provision of onsite recreational facilities, open space and green linkage to the surrounding area	KEY

Housing Trajectory for Market Towns- Critical and Priority Infrastructure and Investment



Key

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> 1. Nescliffe new groundwater source 2. Uckington additional groundwater source and new link transfer 3. New water supply at Ombersley 4. Upgrade Sewage Treatment Works in Oswestry, Minsterley, Wem, Ludlow and Albrighton 5. Upgrade Sewage Treatment Works in Cleobury Mortimer, Craven Arms and Shifnal 6. Upgrade Sewage Treatment Works in Bridgnorth and Much Wenlock 7. Sewer network upgrades in Whitchurch, Wem, Ellesmere, Minsterley, Ludlow, Bishops Castle, Church Stretton, Cleobury Mortimer, Craven Arms, Bridgnorth, Albrighton, Brosley, Much Wenlock and Shifnal 8. Surface Water Management Plan for Oswestry 9. Surface Water Management Plan for Church Stretton, Craven Arms, Shifnal and Integrated Drainage Plan for Much Wenlock | <ul style="list-style-type: none"> 10. Electricity upgrades in Oswestry, Whitchurch, Market Drayton, Minsterley/Pontesbury, Bishops Castle, Craven Arms, Cleobury Mortimer and Shifnal 11. Potential additional electricity reinforcements for employment land in Market Drayton, Craven Arms and Bridgnorth 12. Improvements on Oswestry bypass 13. Road improvements on A483 14. Inner Relief Road, Market Drayton (Phase 3) 15. Tern Valley Business Park Phase II 16. Ellesmere Business Park Phase II 17. Ludlow Eco Park Phase II 18. Chartwell Business Park | <ul style="list-style-type: none"> 19. Review of educational facilities 20. New PCT facility in Oswestry 21. New PCT facility in Ludlow 22. Replacement GP surgery in Wem 23. Replacement GP surgeries in Cleobury Mortimer, Albrighton and Much Wenlock 24. Replacement GP surgery in Shifnal 25. Land acquisition for Ellesmere Medical Centre |
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11.0 RURAL AREAS

11.1 Vision and objectives

By 2026, the vision for Shropshire's rural areas is that rural areas will stay rural and villages will retain their separate, distinctive and varied character. Village based services will have become more economically resilient and strengthened. New development of a scale and location appropriate to the size, role and function of each settlement will have delivered significant community benefit, helping places to be more sustainable.

11.2 The Local Development Framework seeks to improve the sustainability of rural areas, recognizing that sustainability encompasses social and economic aspects as well as environmental concerns. The approach is to strengthen villages, focusing on those villages that are designated as Community Hubs or Community Clusters.

11.3 In villages that are Community Hubs or Community Clusters, development is expected to contribute to **identified requirements** for facilities, services and infrastructure. The Regeneration Prospectus is the key framework for identifying and recording those requirements. Local communities, parish councils and others are encouraged to take an active part in influencing its contents.

11.4 Most of rural Shropshire lies within the Regional Economic Strategy's Rural Regeneration Zone. Economic development, including investment in broadband and transport links, is an important part of Shropshire's aspirations for its rural areas. Advantage West Midlands have recently signed a contract with Shropshire Council that brings £1.325 million funding over five years to the Shropshire Hills Area, as part of the LEADER and Rural Regeneration Zone programme. The Local Action Group hopes to spread the funding over 50 projects, and benefit over 7,000 people.

11.5 Within the Regional Funding framework, Rural Shropshire is recognised an Impact Investment Location for investment in affordable housing.

11.6 Scale and type of development

- The Core Strategy directs 35% of Shropshire's total development over the period 2006-2026 to the rural area.
- This equates to around 9,600 new homes (of which 3,170 should be affordable homes) and up to 100 hectares of employment land.
- In the rural areas, the Core Strategy's focus is on meeting local needs and improving sustainability, of which provision of affordable housing and local infrastructure are key components.
- Rural development will be steered to assist in delivering identified local infrastructure needs, through funding decisions by many agencies and through section 106 contributions (and potentially in the future, Community Infrastructure Levy contributions). The Regeneration Prospectus is the formal route by which local infrastructure needs are identified.

11.7 Delivering infrastructure requirements

The below table provides an overview of the infrastructure requirements for the rural area. More detailed information on each of these schemes will be added to each relevant place based appendix as part of work on the SAMDev DPD.

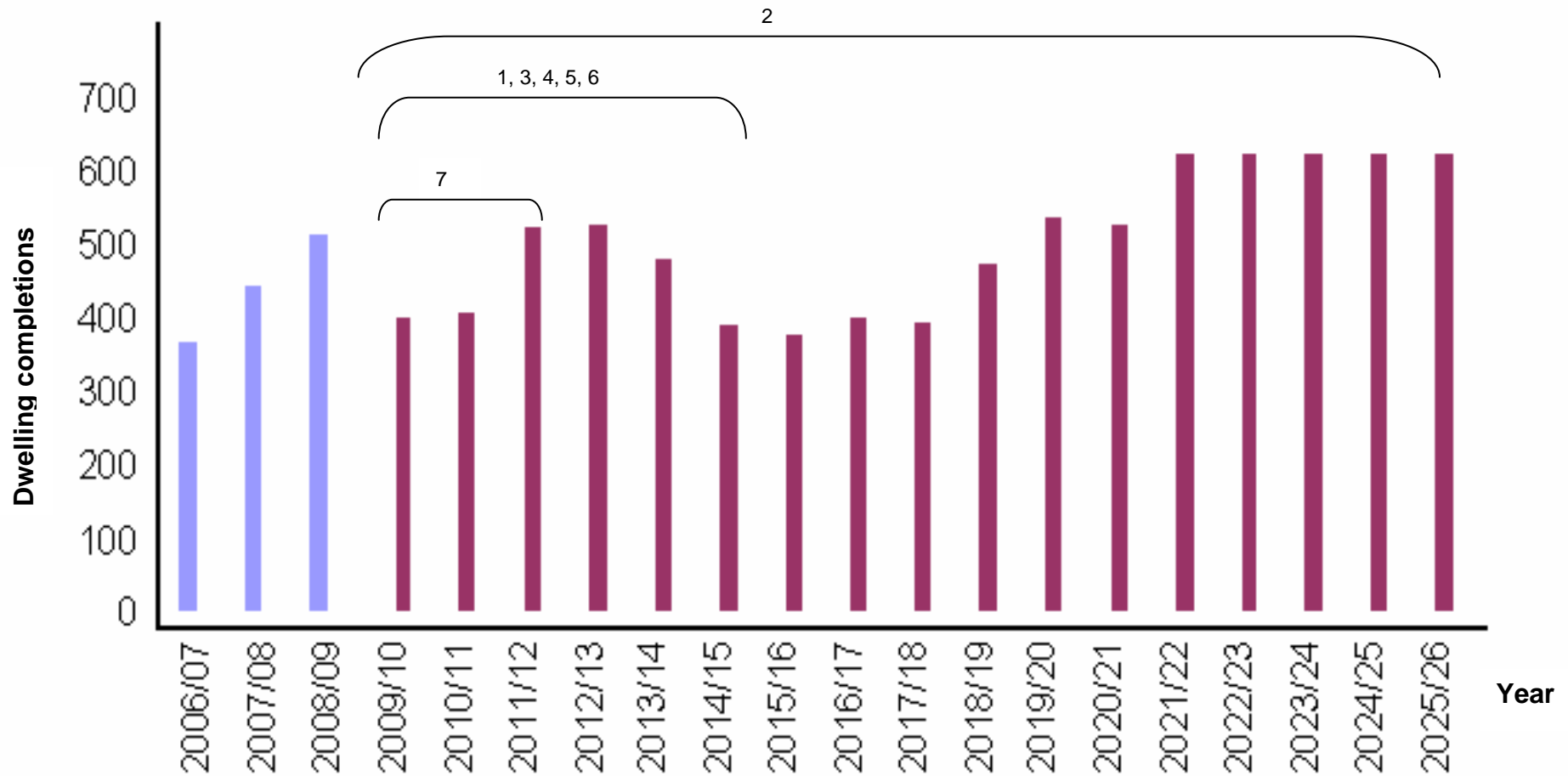
Table 6- Rural Areas Infrastructure Delivery Framework

	INFRASTRUCTURE REQUIRED	PROPOSED SCHEMES	LEVEL OF PRIORITY
PHYSICAL INFRASTRUCTURE REQUIREMENTS			
<i>WATER</i>	<i>Waste water treatment (Policy CS18)</i>	Upgrade to Sewage Treatment Works in Clun, Coalport, Baschurch, Shawbury and Dorrington	CRITICAL
	<i>Waste water sewer network (Policy CS18)</i>	Upgrades to the sewerage network in Shawbury, Gobowen, St Martins and Bayston Hill	CRITICAL
	<i>Surface Water Management (Policy CS18)</i>	Investigation of culvert capacity issues on the A5 at Whittington	PRIORITY
<i>ENERGY</i>	<i>Electricity supply (Policy CS8)</i>	Upgrade to Bayston Hill primary substation	CRITICAL
		Implementation and enforcement of electricity line between Wales and National Grid to link up Welsh wind farms to the national grid in 2015	PRIORITY
<i>TRANSPORT</i>	<i>Strategic and local highway network (Policy CS7)</i>	A41 Sandford bypass	KEY
		A483 Pant and Llanymynech bypass	KEY
		A53 Shawbury bypass	KEY
	<i>Facilities to minimise the impact of traffic on communities and the environment (Policy CS7)</i>	Safety and speed management in Rural Areas	KEY
	<i>Local Travel Options (Policy CS7)</i>	Expand national cycle network	KEY

		Improvements to Rural Public Transport Network	KEY
	<i>Passenger transport services (Policy CS7)</i>	Station improvements at Gobowen and Cosford	KEY
		Improvements to station car park at Gobowen and Yorton	KEY
		Review of Arriva bus service in light of new development	KEY
WASTE	<i>Waste management facilities (POLICY CS19)</i>	Land requirements for waste processing industries and transfer stations, including cross boundary needs	KEY
ICT/DIGITAL	<i>Facilitate ICT/broadband technologies (Policy CS7)</i>	Expansion of broadband digital network	KEY
ECONOMIC INFRASTRUCTURE REQUIREMENTS			
BUSINESS GROWTH AND EMPLOYMENT	<i>Supporting rural enterprise and diversification of the economy (Policy CS13)</i>	Provision of new rural workshops and improvement to existing rural business premises	KEY
SOCIAL INFRASTRUCTURE REQUIREMENTS			
EDUCATION	<i>Educational provision to meet identified need (Policy CS8)</i>	Review of educational facilities to ensure sufficient school places to accommodate new development	PRIORITY
COMMUNITY FACILITIES	<i>Community facilities to provide a range of local services in rural areas to contribute towards the development of sustainable communities (Policy CS4)</i>	New police post at Bayston Hill	KEY
HEALTH	<i>Health facilities to enable rural communities to become more sustainable (Policy CS4)</i>	Replacement GP surgery in Worthen	PRIORITY

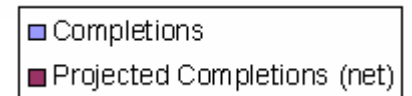
GREEN INFRASTRUCTURE REQUIREMENTS			
<i>OPEN SPACE</i>	<i>Provision and quality of open space (Policy CS6)</i>	Open space provision and maintenance	KEY
<i>RECREATION AND SPORTING FACILITIES</i>	<i>Provision and quality of sport and recreation facilities (Policy CS6)</i>	Play improvement schemes	KEY
<i>GREEN PUBLIC REALM</i>	<i>Expand and connect Shropshire's environmental network (Policy CS17)</i>	Offas Dyke, Severn Way, Shropshire Way and Wat's Dyke route upgrades	KEY
		Rights of way improvements	KEY
		Severn River Basin Management Plan	KEY
		Dee River Basin Management Plan	KEY

Housing Trajectory for Rural Areas- Critical and Priority Infrastructure and Investment



Key

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Upgrade to Sewage Treatment Works at Coalport, Shawbury, Baschurch and Dorrington 2. Sewer network upgrades in Shawbury, Gobowen, St Martins and Bayston Hill 3. Investigation of culvert capacity at Whittington. | <ol style="list-style-type: none"> 4. Bayston Hill Primary Substation 5. Electricity line between Wales and National Grid to link wind farms to the electricity grid 6. Review of educational facilities 7. New Primary Care premises in Worthen |
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List of Place Based Appendices

- Appendix 1- Shrewsbury
- Appendix 2- Oswestry
- Appendix 3- Whitchurch
- Appendix 4- Wem
- Appendix 5- Ellesmere
- Appendix 6- Market Drayton
- Appendix 7- Minsterley/Pontesbury
- Appendix 8- Ludlow
- Appendix 9- Bishops Castle
- Appendix 10- Church Stretton
- Appendix 11- Cleobury Mortimer
- Appendix 12- Craven Arms
- Appendix 13- Bridgnorth
- Appendix 14- Albrighton
- Appendix 15- Broseley
- Appendix 16- Highley
- Appendix 17- Much Wenlock
- Appendix 18- Shifnal