



Place Plan for Minsterley and Pontesbury & surrounding area

2015/2016

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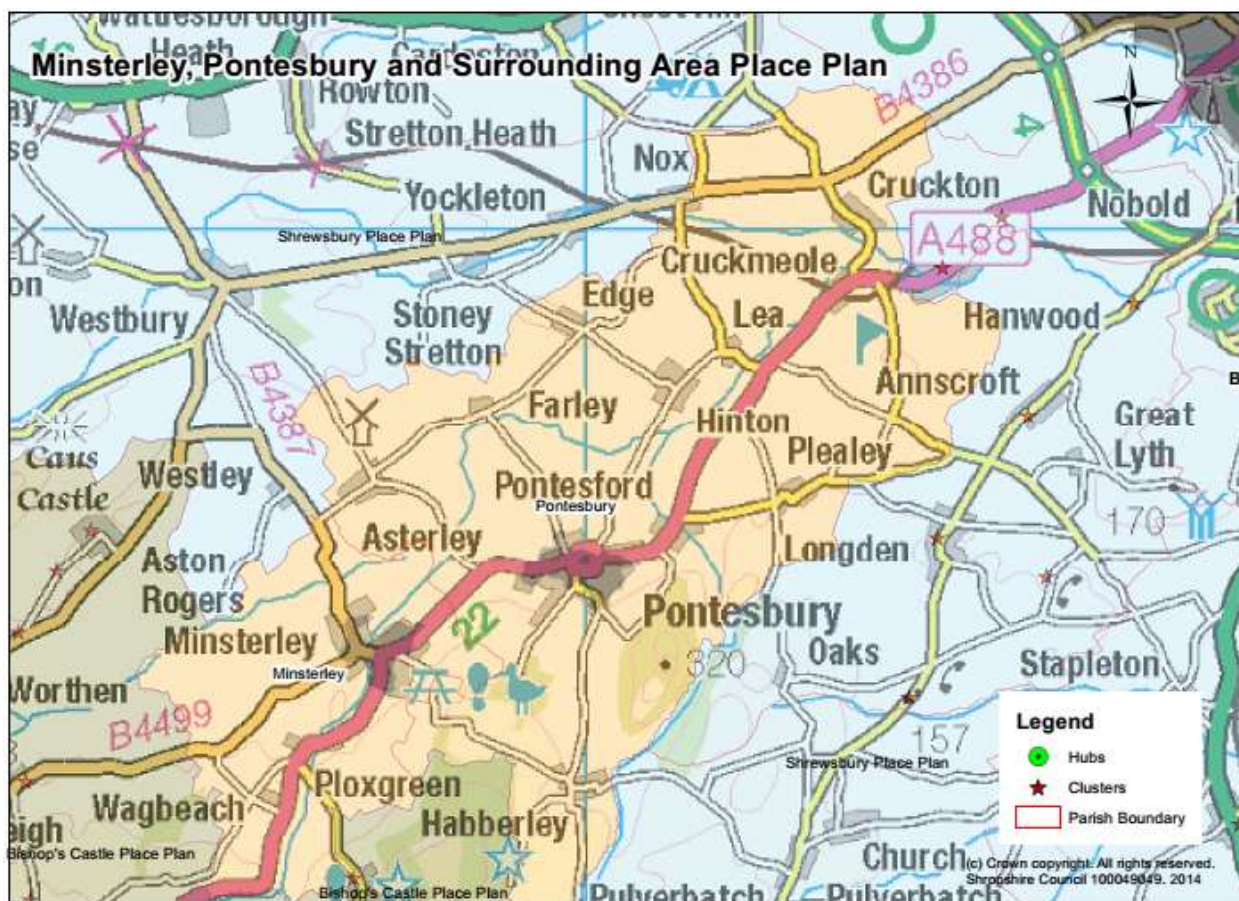
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1. INTRODUCTION

1.1 What is this document?

- 1.1.1 This document is the *Minsterley and Pontesbury and surrounding area Place Plan*. It summarises and prioritises the local infrastructure needs which are required to support the sustainable development of the area; and identifies the wider investment needs to assist delivery of the community's vision and aspirations.
- 1.1.2 The area covered within this plan is identified within the Figure below.

Minsterley and Pontesbury and surrounding area Place Plan



1.2 What are Place Plans?

- 1.2.1 The Place Plans are aimed at ensuring the delivery of sustainable places in Shropshire. They recognise that sustainability is based on many different factors and that what is needed to make and maintain a sustainable community in one place may differ in another. As such, the Place Plans list the priorities, needs and aspirations on a place by place basis for each of Shropshire's communities.
- 1.2.2 There are 18 Place Plans in Shropshire. Each Place Plan is based around one of Shropshire's 18 main towns and its wider hinterland, which comprises Community Hubs, Community Clusters and rural parishes within the surrounding countryside (Rural Hinterland).

1.2.3 The Place Plans are 'live' documents that are informed by an 'annual conversation' with Town and Parish Councils, infrastructure and service providers. As such, the Place Plans provide an up to date record of infrastructure and investment needs within an area and those priorities which should assist in providing a focus for delivery in the year ahead.

1.3 How are the Place Plans used?

1.3.1 The Place Plans provide an important evidence base to:

- **Support delivery of Shropshire's Local Plan**- *ensuring new development is supported by the necessary infrastructure, including identifying requirements for development contributions.*
- **Assist in informing planning decisions**- *forming a material consideration for planning applications.*
- **Coordinate actions and inform difficult decisions**- *where future resources should be targeted, by Shropshire Council and partner organisations.*
- **Inform local partnership working** – *ensuring an agreed set of local priorities.*
- **Assist with external funding bids**- *providing evidence of local investment needs and priorities*
- **Provide transparency to local communities**- *identifying where local investment is being targeted.*

1.4 How are the Place Plans structured?

1.4.1 Each Place Plan consist of five key sections, these are:

1. Introduction

The role of Place Plans and the communities covered within the Development Priorities.

2. Community led planning within the Place Plan area

Summary of the community vision and priorities within the Place Plan area identified through community led plans and wider consultation work with the local community.

3. Development and associated infrastructure requirements

Summary of the development plan for the area, as identified in Shropshire's Local Plan and the associated infrastructure needs and priorities required to ensure this growth is sustainable, including a plan of how these may be delivered.

4. Wider investment priorities within the Place Plan area

Summary of the identified investment needs and priorities required to support the wider sustainability of communities within the Place Plan area.

5. Place Plan Profile

Summary of key data for the Place Plan area, to provide background context to the locality and assist in informing future decision making on infrastructure and investment priorities. This is provided in Appendix B.

1.5 Place Plan links to planning and locality commissioning

Planning

- 1.5.1 The Place Plans form part of Shropshire's Local Plan, outlining the infrastructure requirements which are needed to support the level and location of development, as outlined in Shropshire's adopted Core Strategy and the Site Allocations and Management of Development (SAMDev) Plan.
- 1.5.2 As Shropshire's Local Plan seeks to link new development to the provision of local community benefits, many of the policies within the Core Strategy and SAMDev Plan refer to the need to consider the local aspirations set out within the Place Plans. As such, the Place Plans are an important material consideration for planning applications.
- 1.5.3 In addition, the Place Plans provide the framework for the targeted use of developer contributions, including design, S106 and CIL. In particular, the infrastructure priorities identified within the Place Plans informs the content of the CIL Regulation 123 List, which sets out those infrastructure needs which will be delivered through the use of CIL.

Please Note: The CIL Regulation 123 List is updated annually, and infrastructure not included within this list, can still benefit from CIL funds in the future.

Locality Commissioning

- 1.5.4 Shropshire Council is committed to locality commissioning whereby there is a strong focus on working with local communities to find out what is important to them and ensuring local services are targeted appropriately. The Place Plans are central to Shropshire's locality commissioning approach, as they provide the local evidence base of investment needs and priorities.

1.6 Supporting Shropshire's economic growth and the strategic priorities of the Marches LEP

- 1.6.1 The Marches Local Enterprise Partnership includes a number of priorities to drive strategic economic growth in Shropshire. The Place Plans help to support delivery of the LEP's economic growth priorities which are:

Supporting Business - We will create an exceptional business support environment for aspiring growth businesses through access to finance and incentives to innovate. We will promote the Marches as a business investment location

Physical Infrastructure - We will provide a compelling business investment offer with a progressive planning framework and infrastructure fit for tomorrow's business needs. This priority will include supporting the environment.

Skills Investment - We will support employers to develop themselves and their workforce and to provide employment opportunities for young people.

Low Carbon Economy - We will drive the transition to a high value, low carbon economy, maximising the opportunity in new technologies, reducing

environmental costs to business and recognising our environment as an economic asset.

Social Inclusion - We will support socially excluded and marginalised groups by removing barriers to their participation in activities that will improve their economic well-being.

- 1.6.2 The needs at a local level for fostering enterprise, business start-up, business competitiveness and expansion, investor development, inward investment, key account management and high growth business sector development is supported through a package of free business support, a wide range of financial incentives and the provision of economic infrastructure such as business parks, industrial estates and small and medium sized work-shops and incubator office space. Information is available from Shropshire Council's Business and Enterprise Team.

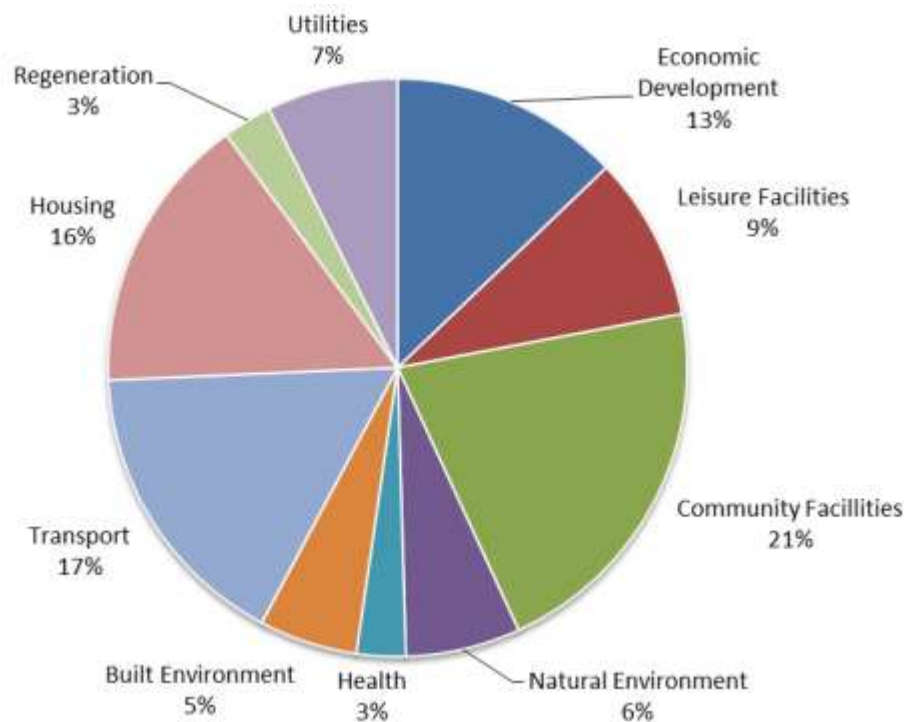
2. COMMUNITY LED PLANNING IN MINSTERLEY AND PONTESBURY AREA

2.1 *Minsterley and Pontesbury Place Plan Area*

- 2.1.1 A number of community led plans have been developed for local communities within the Minsterley and Pontesbury Place Plan area. These provide a key source of information when considering infrastructure and investment needs within an area and as such are an important basis for the Place Plans.
- 2.1.2 Appendix A provides detailed information on the community's needs and priorities identified through the various community led plans; Local Joint Committees; and other community consultations that have occurred within the Place Plan area.
- 2.1.3 However, to provide a broad understanding of the areas of interest, the below overview summarises those community priorities and key areas of interest set out in detail in Appendix A. This summary has been split between:
- Minsterley and Pontesbury Town; and
 - Surrounding Area (including Hubs, Clusters and rural parishes).

2.2 *Summary of community priorities within Minsterley and Pontesbury Town*

Summary of community priorities - by type, identified through community consultation in Minsterley and Pontesbury (as identified in Appendix A).



2.2.1 The above summary can be broken down into the following key headlines:

Transport & Highways

- New road infrastructure - village bypass.
- Traffic calming at bottom of main Pontesbury street to reduce danger to traffic exiting from bottom of Brookside
- A Safe pedestrian route from projected Hall Bank area to bottom of Main Street
- Provision of off street parking in Pontesbury.

Community Crime and Safety

- Greater police presence in the parish.
- Issue of drug use needs to be addressed.

Children and young people

- Youth opportunities and facilities required.
- Help local families to remain in the area.

Education

- Increased numbers of people would place a strain on Minsterley Primary School and Mary Webb.

Culture, Sport and Leisure

- Review and enhancement of open space, leisure, community and recreational facilities.
- Walking, cycling and rambling activities/networks.
- New skate park in Minsterley

Environment

- Litter collection and dog fouling.
- Changing facilities at sports field, Minsterley.
- Access to the countryside.
- Contaminated land improvements
- Surface Water Management and sewerage system upgrades.
- Allow a replacement vicarage on Vicarage Grounds.
- Improve Minsterley Brook
- Avoid turning Minsterley into a small town & erosion of 'green belt'.
- Safeguarding and improve existing green space.
- Form a conservation Area in Pontesbury focused on the central section of Brookside up to and just beyond cross roads with Chapel St and Whitwell Lane.

Economy and tourism

- Maintaining and encouraging sustainable retail/commercial outlets in the parish.
- Retention of existing and planned employment sites.
- Encourage new services, banking, licensing etc.
- Lack of employment opportunities.
- Enhance the centre of Pontesbury as an attractive shopping environment and hub of the community.

Development

- Provision of affordable housing.
- Maintaining and encouraging sustainable retail/commercial outlets in the parish.
- Retention of existing and planned employment sites.
- Larger employment must be linked to vast improvement of highways, arterial roads - at the moment not suitable for increase in heavy traffic.
- Housing development with a range of housing types and uses, particularly at 'Orchid Meadow' either side of Park Meadow & Hall Farm Buildings, but not near existing employment sites.
- Evidence of demand for affordable housing.
- Enhance the centre of Pontesbury as an attractive shopping environment and hub of the community.
- Loss of prime agricultural land to be minimised.
- Any development at Hall Farm requires an alternative access (Leigh Road (B4499) not suitable).
- Phase development to prevent too many houses being introduced at once.
- New housing estates must not be all low cost social housing but a mixture of social and private housing.
- No new houses in the floodplain.
- Priority to be given to brownfield sites.
- No ribbon development.

Community Facilities

- Retain post offices
- Physical structures of the schools need maintenance and improvements.
- Concern regarding expansion of Police Station.
- Any extension to Orchards Meadow requires contributions towards provision of new changing rooms.

Summary of community priorities within Minsterley and Pontesbury surrounding area:

Transport

- Edgebold A5 Island improvements
- Raising the railway bridge at Hanwood.
- Speed limit enforcement throughout A4588

Community Crime and Safety

- Increased Police presence

Development

- Loss of prime agricultural land to be minimised.

3. DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE REQUIREMENTS

3.1 Vision to guide development in the Minsterley and Pontesbury Place Plan Area

- 3.1.1 Shropshire's Core Strategy (March 2011) sets out the strategic vision and objectives to guide development and growth for the period 2006-2026. This includes a vision for *Minsterley and Pontesbury (Policy CS3)* and the surrounding *Hubs, Clusters (Policy CS4)* and *Rural Hinterland (Policy CS5)*, as follows:

MINSTERLEY AND PONTESBURY TOWN (Core Strategy Policy CS3)
Minsterley and Pontesbury as a combined key centre will accommodate development to enhance their linked roles providing employment and services in the local area, whilst retaining their distinctive and separate identities.

COMMUNITY HUBS (Core Strategy Policy CS4)
Community Hubs will have development that helps to rebalance rural communities by providing facilities, economic development or housing for local needs that is of a scale appropriate to the settlement.

COMMUNITY CLUSTERS (Core Strategy Policy CS4)
Community Clusters are comprised of two or more smaller settlements, where the combined settlements offer a range of services contributing to a sustainable community. Community Clusters will have development that helps to rebalance rural communities by providing facilities, economic development or housing for local needs that is of a scale appropriate to the settlement.

RURAL HINTERLAND (CORE STRATEGY POLICY CS5)
New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. Subject to further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits.

- 3.1.2 There are currently no Community Hub or Cluster Settlements in the Minsterley Pontesbury Plan area. Therefore, all remaining settlements within the Place Plan area form part of the Rural Hinterland.
- 3.1.3 Detailed proposals to deliver the strategic vision within the Core Strategy are contained within the Site Allocations and Management of Development (SAMDev) document which together with the Core Strategy forms Shropshire's Local Plan for 2006-2026.

3.1.4 The SAMDev Plan sets out the following detailed development policies for the Minsterley and Pontesbury Place Plan area:

Settlement	Housing guideline	Employment guideline	Allocations
Market Town			
Minsterley and Pontesbury	260	2 ha	<ul style="list-style-type: none"> • Hall Farm, Minsterley (17 dwellings) • Callow Lane Minsterley (32 dwellings) • Hall Bank, Pontesbury (60 dwellings) • Land off Minsterley Road, Pontesbury (16 dwellings)

3.2 Associated Infrastructure Requirements

3.2.1 To ensure new development is sustainable, it is important that it is supported by the necessary infrastructure.

3.2.2 The below table details the infrastructure requirements which have been identified as needed to support the level and location of development for the Minsterley and Pontesbury Place Plan, as set out above. These infrastructure requirements have been identified through:

- Annual Place Plan ‘conversation’ with Town and Parish Councils and Shropshire Council elected Members
- Annual Place Plan ‘conversation’ with local infrastructure and service providers.
- Discussions with stakeholders regarding specific development sites

3.2.3 Whilst it is important that the Place Plan sets out all known infrastructure requirements, it is vital that these are prioritised in order to provide a focus for delivery. Core Strategy Policy CS9 (Infrastructure Contributions) provides the framework for prioritising infrastructure requirements, as follows:

- 1. Critical Infrastructure:** the essentials without which development cannot take place, such as utilities, water management and safe access.
- 2. Priority Infrastructure:** that which has been identified by the community as a particular priority at that point in time.
- 3. Key Infrastructure:** all other infrastructure not included in the previous two categories.

3.2.4 The below table also sets out the recommended mechanism for delivery, taking into account the roles and responsibilities of delivery partners and the regulations governing the use of different funding streams, including developer contributions.

3.2.5 However, whilst the Place Plan provide a framework for delivery, enabling the coordination of resources around an agreed set of priorities, it is important to recognise that not all the infrastructure items listed below may be deliverable at a particular point in time.

3.2.6 For infrastructure items to be delivered through the use of CIL funding (in full or part), it would usually be identified within the annual CIL Regulation 123 List.

Minsterley and Pontesbury Town – Development related infrastructure requirements

Infrastructure Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
MINSTERLEY AND PONTESBURY TOWNS AND PARISHES							
HOUSING AND COHESIVE, SUSTAINABLE COMMUNITIES							
Affordable housing provision	PRIORITY	Shropshire Council, Homes and Communities Agency, Registered Providers	Ongoing	N/A	N/A	Section 106	Within Shropshire, it is the Council's aspiration that all developments contribute to a sustainable mix of dwelling types, sizes and tenures. This will be either through on-site provision or payment of a sum to be used for provision of affordable housing.
ECONOMIC INVESTMENT AND OPPORTUNITY							
Facilitation of ICT/broadband technologies	KEY	Shropshire Council, Private sector delivery partner, Commercial Infrastructure providers Town and Parish Councils		Initially £16.4 million. £8.2million secured from BDUK. £8.2 million secured from Shropshire Council		CIL (Local)	The Connecting Shropshire aims to provide a minimum of 2 Mbps to all of Shropshire and as much superfast broadband as possible. The project will deliver to those communities that are not going to get either basic broadband or superfast broadband under the private sector rollout. This is a community priority for many towns, villages and rural areas of Shropshire.
Enhance centre of Pontesbury	PRIORITY	Pontesbury Parish Council				Neighbourhood Fund	Identified community priority. Enhance centre of Pontesbury as an attractive shopping environment and hub of community.
SOCIAL AND COMMUNITY INFRASTRUCTURE							

Infrastructure Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
Review of primary school places to ensure sufficient provision in Minsterley	PRIORITY	Shropshire Council	N/A	N/A	N/A	N/A	An updated assessment of the effect on primary school places locally has been made based on proposed levels of development with delivery spread evenly over the remaining Plan period. This currently indicates that capacity will exist in the village to meet the demand. However Minsterley Parish Council consider that there is insufficient space at the school.
Review of secondary school places to ensure sufficient provision in Minsterley	PRIORITY	Shropshire Council	N/A	N/A	N/A	N/A	An updated assessment of the effect on secondary school places locally has been made based on proposed levels of development with delivery spread evenly over the remaining Plan period. This currently indicates that capacity will exist to meet demand in the village.
Review of primary school places to ensure sufficient provision in Pontesbury	PRIORITY	Shropshire Council	N/A	N/A	N/A	N/A	An updated assessment of the effect on primary school places locally has been made based on proposed levels of development with delivery spread evenly over the remaining Plan period. This currently indicates that capacity will exist in the village to meet the demand.
Review of secondary school places to ensure sufficient provision in Pontesbury	PRIORITY	Shropshire Council	N/A	N/A	N/A	N/A	An updated assessment of the effect on secondary school places locally has been made based on proposed levels of development with delivery spread evenly over the remaining Plan period. This currently indicates that capacity will exist in the village to meet the demand.
On-site open space provision and maintenance to meet site design requirements and standards.	PRIORITY	Developers, Shropshire Council	Dependent on development	N/A		On-site design, Section 106	On-site design standards are identified within the Open Space Interim Planning Guidance (IPG) (Jan 2012) and Policy MD2 of the SAMDev Plan (not yet adopted).

Infrastructure Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
Provision and maintenance of facilities and equipment for sport, recreation and leisure. This includes but is not limited to: <ul style="list-style-type: none"> Outdoor sports facilities. Recreational facilities for children. Allotments.	PRIORITY	Shropshire Council, Town and Parish Councils	Dependent on development	N/A	Sport England, Fields in Trust	Neighbourhood Fund, CIL (Local)	Provision to meet assessed need. Minsterley Parish Council has identified a need for a new play area, and changing facilities and a skate park at the sports field. Pontesbury Parish Council have identified better linkage of existing play area to the village.
Provision of allotments	PRIORITY	Pontesbury Parish Council				CIL (Local)	Identified community priority. Parish Council identified the purchase of allotments as high priority.
Improve and enlarge club facilities	PRIORITY	Pontesbury Parish Council				Neighbourhood Fund, CIL (Local)	Identified community priority
ENVIRONMENT AND CLIMATE CHANGE							
Upgrade Minsterley wastewater treatment works	CRITICAL	Severn Trent Water			Severn Trent Water (AMP)	N/A	There is currently no hydraulic capacity at the works. However, given sufficient notice no problems are envisaged with providing the necessary capacity to support new development.
Sewerage network capacity	CRITICAL	Developers, Severn Trent Water	Dependent on development		Developers	N/A	Hydraulic modelling of the wastewater network is required to assess whether there is capacity within the network to meet development needs and to assess known flooding problems, particularly in light of known flooding problems upstream of the pumping station. Minsterley Parish Council identify sewer upgrade as a priority.
Malehurst primary electricity substation reinforcement	CRITICAL	Western Power Distribution	2010-2015		Western Power Distribution Capital Funding Programme		Replace transformers with higher rated units

Infrastructure Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
Assessment of local flood risk in Minsterley	PRIORITY	Shropshire Council, Environment Agency, Severn Trent Water	Ongoing	£20,000	Flood Defence Grant in Aid	CIL (Local)	The Local Flood Risk Management Strategy has identified that a number of properties in Minsterley may be at risk of flooding. Minsterley Parish Council identify improvements to Minsterley Brook as a priority
Production of Operational Flood Response Plan for Minsterley	PRIORITY	Shropshire Council, Environment Agency, Severn Trent Water	Ongoing	£5,000		Section 106	In accordance with the Local Flood Risk Management Strategy the operational flood response plans, produced from condition surveys of the land drainage systems, will flag who is responsible for the maintenance of the systems which serve communities. The aim is to promote community awareness of these drainage systems such that communities can be more resilient.
Assessment of local flood risk in Pontesbury	PRIORITY	Shropshire Council Environment Agency Severn Trent Water	Ongoing	£20,000	Flood Defence Grant in Aid	CIL (Local)	The Local Flood Risk Management Strategy has identified that a number of properties in Pontesbury may be at risk of flooding.
Production of Operational Flood Response Plan for Pontesbury	PRIORITY	Shropshire Council Environment Agency Severn Trent Water	Ongoing	£10,000		Section 106	In accordance with the Local Flood Risk Management Strategy the operational flood response plans, produced from condition surveys of the land drainage systems, will flag who is responsible for the maintenance of the systems which serve communities. The aim is to promote community awareness of these drainage systems such that communities can be more resilient.
TRANSPORT AND ACCESSIBILITY							
Junction capacity, sustainability and safety improvements, where necessary, to facilitate specific development sites	CRITICAL	Shropshire Council				Section 106	To be determined as part of particular development proposals, as part of the planning application process

Infrastructure Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
Local highway improvements, including speed and safety, public realm enhancements and sustainable travel	PRIORITY	Shropshire Council				CIL (Local)	To include: <ul style="list-style-type: none"> Road safety and speed management to include VAS Consideration of Pontesbury main road widening (£200,000)
pedestrian route from Hall Bank proposed parking area to Main Street	PRIORITY	Shropshire Council					Pontesbury Parish Council identifies a need for a safe pedestrian access from the parking area which would be provided in conjunction with the development of Hall Bank .
Convert former railway route from Shrewsbury to Minsterley via Pontesbury into a traffic free cycleway and leisure path <ul style="list-style-type: none"> Phase 1 link between Pontesbury to Minsterley (via the BOAT (byway open to all traffic) and the Grove to Snailbeach Phase two extending to Hanwood Phase 3 extending to Shrewsbury 	KEY	Rea Valley Environmental Network		Phase 1- c£50-£70k, Cost of future phases to be determined	LTP funding, Landscape Partnership Scheme- Heritage Lottery	CIL (Local)	Convert former railway line to cycle track. Potential to provide significant ecological enhancements if managed sympathetically. Potential to link in with any new development. A feasibility study for this was commissioned in March 2010 and undertaken by the University of Central Lancashire. A copy is held within the Community Working Team.

4. WIDER INVESTMENT PRIORITIES IN MINSTERLEY AND PONTESBURY PLACE PLAN AREA

- 4.1.1 In addition to the infrastructure considered vital for the achievement of the vision for Minsterley and Pontesbury and consequently the Shropshire Development Strategy, there is also a significant range of wider investment priorities that have been identified for Minsterley and Pontesbury, which would support the wider sustainability of the communities within the Place Plan area.
- 4.1.2 The table below sets out these investment priorities which would support the wider sustainability of the communities within the Place Plan area.

Minsterley and Pontesbury Town – Wider investment priorities

Investment Requirement	Level of Priority	Delivery Partner(s)	Timing of Delivery	Potential Cost / Funds Secured	Potential Funding		Notes
					Wider Sources	Developer Contributions	
MINSTERLEY AND PONTESBURY TOWNS AND PARISHES							
HOUSING AND COHESIVE, SUSTAINABLE COMMUNITIES							
Housing for vulnerable people	KEY	Shropshire Council, Homes and Communities Agency, Registered Providers, Specialist Care Providers, Voluntary Sector, local communities, schools and colleges, West Mercia Police	Ongoing	Varies from scheme to scheme	Homes and Communities Agency, Shropshire Council capital programme		Includes provision to support sustainable independent living for vulnerable people including: <ul style="list-style-type: none"> • sustainable living at home • access to work • education and training and community inclusion Integrated preventative service provision with a <i>pathway</i> approach to access and retain accommodation. Target groups include: older people, young people, people with learning disabilities, mental health needs, people at risk of homelessness or domestic violence, gypsies and travellers, offenders, substance misusers etc.
Improving and adapting	KEY	Shropshire	2011-2015	Scheme	Private sector		Includes:

existing housing- includes regeneration		Council, Registered Providers, Home owners, Keep Shropshire Warm, Developers, Shropshire Home Improvement Agency,		dependent*	funding		<ul style="list-style-type: none"> • Energy efficiency to reduce carbon emissions and tackle fuel poverty; • Upgrading social housing to meet the Decent Homes standard; and • Adaptations to meet changing needs, including disabled facilities grants. <p>Shropshire Council works with the Shropshire branch of the National Landlord's Association to encourage improvements to privately rented housing focusing on issues such as fuel efficiency, tenancy agreements, local housing allowance, invisible ink security marking, condensation problems and legislation. At March 2105 the 'Decent Homes' standard has been reached on all ST&RH managed Council housing stock. At 31 March 2014 94.34% of stock acquired the Decent Homes standard following spending of £4.1m 2012/13 and £2.6m in 2013/14.</p> <p>The Disabled Facilities Grant for aids and adaptations is available for any house to a maximum of £30,000 for each application based on means testing following an assessment process.</p>
Aids and adaptations for social housing tenants	KEY	Shropshire Council Shropshire Towns and Rural Housing	Ongoing	Scheme dependent*	Shropshire Council		Shropshire Towns and Rural Housing manage the Council's housing stock and the procedures for aids and adaptations of Council properties. Procedures are in place for applications by tenants for minor and major adaptation requirements.
Bringing empty homes back into use- includes affordable housing provision	KEY	Shropshire Council, Registered Providers, Property Owners, Local Communities Voluntary Sector,	2015-2017	Scheme dependent	Empty Homes: New Homes Bonus	Section 106	<p>During the period of 2010-2013 the figures for empty homes returned to use through Shropshire Council involvement across the County were: 2010/11 – 65; Year 2 2011/12 – 94; 2012/13 – 74.</p> <p>£250,000 funding in 2015/16. A new Empty Homes Strategy covering the period 2014-17 has been adopted covering all of Shropshire. Empty homes action zones have been designated in Market Drayton and Oswestry.</p>

		schools and colleges					
Extra Care Housing	KEY	Shropshire Council, Registered Providers, Care Providers, Voluntary Sector, Local Communities	2015-2018	Scheme dependent	Developer led.		Locations to be determined. To include Market Town and Rural Area provision. Funding proposals being developed. Extra Care Housing provision targeted towards older people, especially frail older people, with planned provision for respite facilities and housing for people with disabilities.
ECONOMIC INVESTMENT AND OPPORTUNITY							
Market Towns Revitalisation Programme- Market Towns Capital Initiative Fund	PRIORITY	Shropshire Council, local businesses, residents, investors	2010-2015	£0.5million	Shropshire Council capital programme. Match funding from other sources will be explored including LJC funding.		Rea Valley Local Produce Market
Pontesbury shopping area enhancement	PRIORITY	Pontesbury Parish				Neighbourhood Fund	The Parish Council have identified a need for enhancements to be made to the centre of Pontesbury to ensure it provides an attractive shopping environment and hub of the community.
Shop Front Redecoration Scheme in Pontesbury	KEY	Shropshire Council				Neighbourhood Fund	Secure funding for basic shop front repairs and redecoration to improve the appearance of the streetscene.
Shop Front Redecoration Scheme in Minsterley	KEY	Shropshire Council				Neighbourhood Fund	Secure funding for basic shop front repairs and redecoration to improve the appearance of the streetscene.
SOCIAL AND COMMUNITY INFRASTRUCTURE							
Review of Children's Centre services	PRIORITY	Shropshire Council	Dependent upon developers' timescales	Dependent upon extent and location of development	Private sector financed	Neighbourhood Fund, CIL (Local)	A children's centre is defined by law as a place or group of places: <ul style="list-style-type: none"> Managed by, or on behalf of, an English local authority, with a view to securing that early childhood services are made available in an integrated manner through which early

							<p>childhood services are made available – either by provision of services on site, or by the provision of advice and assistance in gaining access to services elsewhere</p> <ul style="list-style-type: none"> • At which (some) activities for young children are provided on site. <p>Children’s Centre services are delivered throughout Shropshire. Residential development creates the following impact on children’s centres:</p> <ul style="list-style-type: none"> • A higher volume of parents and carers accessing provision in what tend to be relatively small spaces, resulting in the potential of further investment required to increase space. • Where the children’s centre services are delivered in part of an existing school building, increasing demand for school places can result in conversion of this space back into a Primary School. <p>Facilities must therefore be reviewed and sufficient provision made available to support expected development.</p> <p>Within Minsterley and Pontesbury the Children’s Centre services are delivered from rented accommodation within Minsterley Parish Hall.</p>
Improvements at Sports Field, Minsterley including Changing facilities at the and Skate Park in	PRIORITY	Minsterley Parish Council				Neighbourhood Fund External Grants CIL (Local)	Minsterley Parish Council has identified a need for changing facilities and a skate park at the sports field. This Priority is also identified in the section above as it envisaged that the adjoining potential development site at Callow Lane will have linked pedestrian access to this recreational facility.
ENVIRONMENT AND CLIMATE CHANGE							
Urban Landscape Character Assessment of Pontesbury	KEY	Shropshire Council		c£15,000		Neighbourhood Fund	Undertake an Urban Landscape Character Assessment of Pontesbury.

Lower Camp Hillfort	KEY	Shropshire Council					Provide community access and interpretation for Lower Camp Hillfort Scheduled Ancient Monument on Pontesbury Hill. Install interpretation panels and engage a team of local volunteers to assist with the management of the site.
Callow Hill Camp Hillfort Scheduled Monument	KEY	Shropshire Council					Provide community access and interpretation for Callow Hill Camp Hillfort Scheduled Ancient Monument. Install interpretation panels and engage a team of local volunteers to assist with the management of the site.
Survey of important views in and out of Pontesbury.	KEY	Shropshire Council				Neighbourhood Fund	Fundamental/important town views in and out to be surveyed. Introduce accessible public areas such as walkways, promenades, seating facilities.
Survey of important views in and out of Minsterley	KEY	Shropshire Council				Neighbourhood Fund	Fundamental/important town views in and out to be surveyed. Introduce accessible public areas such as walkways, promenades, seating facilities.
Urban Landscape Character Assessment of Minsterley	KEY	Shropshire Council		£1,000		Neighbourhood Fund	Undertake an Urban Landscape Character Assessment of Minsterley
Production of list of Locally Important Buildings in Minsterley.	KEY	Shropshire Council				Neighbourhood Fund	Local Listing Initiatives supported by English Heritage. Undertake public consultation exercise to create list of 'Buildings of Local Architectural or Historic Interest' (non-statutory list) List would identify local heritage assets that are valued by local community but not statutorily listed that would be afforded some degree of protection in the planning system. Involves survey work, preparation of report to Cabinet, publication of list, promotion of list

Production of list of Locally Important Buildings in Pontesbury.	KEY	Shropshire Council				Neighbourhood Fund	Local Listing Initiatives supported by English Heritage. Undertake public consultation exercise to create list of 'Buildings of Local Architectural or Historic Interest' (non-statutory list) List would identify local heritage assets that are valued by local community but not statutorily listed that would be afforded some degree of protection in the planning system. Involves survey work, preparation of report to Cabinet, publication of list, promotion of list.
Heritage at Risk register for Pontesbury	KEY	Shropshire Council				Neighbourhood Fund	Engage local groups to identify future Buildings at Risk.
Heritage at Risk register for Minsterley	KEY	Shropshire Council				Neighbourhood Fund	Engage local groups to identify future Buildings at Risk.
Heritage at risk- places of worship	KEY	Shropshire Council					Places of worship are not currently included on the Heritage at Risk Register but there are potential additions which include Minsterley. These places of worship are in the Hereford Diocese and have substantial repairs on the offing, typically in rural locations and with the potential to develop more community uses in order to improve their sustainability
Shropshire Community Archaeological Fund	KEY	Shropshire Council				Neighbourhood Fund	Opportunity for the development of a fund in support of targeted community-led archaeology projects.
Streetscene improvements in Pontesbury	KEY	Shropshire Council				Neighbourhood Fund	Survey to establish where modern railings should be replaced with more traditional design, plus condition survey of existing historic railings and program of repair where necessary. Identify opportunities to improve visual amenity of town centre through landscaping. Survey all streets for existing signage and replace, repair or introduce where necessary.

Streetscene improvements in Minsterley	KEY	Shropshire Council				Neighbourhood Fund	Survey to establish where modern railings should be replaced with more traditional design, plus condition survey of existing historic railings and program of repair where necessary. Identify opportunities to improve visual amenity of town centre through landscaping. Survey all streets for existing signage and replace, repair or introduce where necessary.
Community Tree Scheme	KEY	Shropshire Council, Developers	Ongoing	c£2640 per ha planted with tree whips, c£260 per new street tree. Funding Secured: £5,000 to be shared throughout the council and provision of 10,000 trees	Shropshire Council Highways, Maelar Forest Nurseries, Whitchurch		Run an extensive Community Tree Scheme to provide opportunities to enhance the natural environment of the area. Costs include planting, stakes, tree guards and watering to establish trees over first 3 years.

TRANSPORT AND ACCESSIBILITY

Installation of historic finger posts, waymarkers, milestones, mileposts and street signs in Pontesbury	KEY	Shropshire Council				Neighbourhood Fund	Survey of existing conditions and research into lost features. Repair or reinstate where necessary.
Improvement of car parks in Pontesbury	KEY	Shropshire Council				Neighbourhood Fund	Identify opportunities to improve the visual amenity of car parks in the historic town centre. Increase provision of wayfinding signs and landscaping.
Improvement of car parks in Minsterley	KEY	Shropshire Council				Neighbourhood Fund	Identify opportunities to improve the visual amenity of car parks in the historic town centre. Increase provision of wayfinding signs and landscaping.
Traffic calming measures at the bottom of Main Street in Pontesbury	PRIORITY	Shropshire Council				Local Fund	Pontesbury Parish Council has identified a specific safety issue with traffic exiting from the bottom of Brookside

APPENDIX A: COMMUNITY ENGAGEMENT AND CONSULTATION FOR MINSTERLEY AND PONTESBURY AREA

Community Led Plans

Pontesbury Parish Plan (2005)

The Pontesbury Plan was published in 2005, although there are no current plans to review the document. The following have been identified from the Pontesbury Parish Plan as community needs and priorities:

- Provision of affordable housing
- Maintaining and encouraging retail and commercial outlets in the parish
- Provision of off street parking in Pontesbury
- Improvements in traffic management and road safety
- Improvements to waste collection
- Litter collection and dog fouling
- Greater police presence in the parish
- Improved youth facilities and opportunities
- Access to the countryside

Minsterley Parish Plan

Minsterley does not currently have a Parish Plan, but initial conversations between the Community Council of Shropshire and the Parish Council are taking place to see if a plan can be developed.

Local Joint Committees

Both Minsterley and Pontesbury are located within the same Local Joint Committee Area; Longden, Ford and Rea Valley. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

- Road safety, speeding and HGVs
- Rural transport and parking
- Youth opportunities and facilities
- Police and community safety
- Safe routes to school, school transport
- Highways

Other Community Consultations

Local Development Framework Core Strategy – Issues and Options Consultation (January-March 2009)

Minsterley Parish Council representations on the Core Strategy (Representation reference no CORE STRATEGY 002405/00001/001)

- Larger employment must be linked to vast improvement of highways, arterial roads -at the moment not suitable for increase in heavy traffic.

Local Development Framework Core Strategy – Final Plan Publication (January-March 2010)

Minsterley Parish Council representations on the Core Strategy (Representation reference no CORESTRATEGY/09RSUB/002405/00004/001-also incorporated as representation SAMDEV DPD/04IOP/07927/1 below)

- Before planned housing development takes place, need for upgrade to sewage/pumping stations
- Need for footpath/cycle path
- If Hall Farm is to be developed an alternative access other than the one to Leigh Road (B4499) should be priority and a new traffic plan for village will be required.
- Housing development including a mixture of uses, not near existing employment sites.
- Support new school
- Encourage new services, banking, licensing etc
- Retain post office

Local Development Framework Site Allocations and Management of Development DPD (SAMDev) – Issues and Options Consultation (April- June 2010)

Pontesbury Parish Council representations on the SAMDev

(Representation reference no SAMDEV DPD/04IOP/002424/00003)

- Affordable housing particularly for young people
- Contaminated land
- Sewerage system needs upgrading
- Review of the leisure facilities
- Review of transport facilities
- Cycle path between Minsterley and Pontesbury
- Raising the railway bridge at Hanwood

Minsterley Parish Council representations on the SAMDev

(Representation reference no SAMDEV DPD/04IOP/002405/00005 and SAMDEV DPD/04IOP/07927/1) **now replaced by Minsterley Housing Strategy (see below)**

- Footpath/cycleway(top priority)
- Replacement Primary School with carpark & extended school provision(combined with new housing and roads);
- Business area
- Retention of existing and planned employment sites
- Traffic management
- Need to upgrade sewage pumping stations;
- New road infrastructure- village 'by pass' (details as per plan provided);
- Existing Post office & new services to be supported;
- No housing development near existing employment sites
- Land to rear of Horsebridge Rd should not be developed due to flood plain , access and road unsuitability issues;
- Should consider new village traffic plan if new road (as shown on submitted plan) built between Leigh Road & A488.
- Support housing development at 'Orchid Meadow' either side of Park Meadow & Hall Farm Buildings with mixture of housing types.
- Need to lift designated green space on Vicarage Grounds to allow replacement vicarage.
- Evidence of demand for affordable housing

N.B. Detailed plan submitted showing site (Hall Farm) to SW side of village for residential housing development, incorporating replacement primary school and new road system including Village 'by pass' road and small business area..

Also Feedback from Parish Council from public meeting:

- Strain on the sewage system and there is a need for an upgrade of the system
- Sufficient development has already take place
- Lack of employment opportunities
- Increased numbers of people would place a strain on Minsterley Primary School and Mary Webb
- Wish to avoid turning Minsterley into a small town & erosion of 'green belt'

Minsterley Housing Strategy to 2026- Minsterley Parish Council

- Up to 75 new houses over the next fifteen years
- Phase development to prevent too many houses being introduced at once
- New housing estates must not be all low cost social housing but a mixture of social and private housing
- Urge Severn Trent Water to upgrade the inadequate sewage system
- No new houses in the floodplain
- New houses must not increase surface water flooding
- Priority to be given to brownfield sites
- Loss of prime agricultural land to be minimised
- Any extension to Orchards Meadow requires contributions towards provision of new changing rooms
- Agree upon a new Minsterley Village Boundary
- No ribbon development

Investing in Shropshire's Future- Local Infrastructure and Investment Workshop with Pontesbury Parish Council (20th September 2010)

- Heavy traffic, HGVs, inappropriate parking, speeding and inadequate footpaths on the A488 road through Pontesbury
- Poor access for cyclists
- Additional car parking required
- School buses cause congestion and traffic hazards
- Sewerage infrastructure does not meet current need
- Physical structures of the schools need maintenance and improvements
- Previous planning decisions
- Concern regarding expansion of Police Station
- Desire to retain public toilets
- Safeguarding existing green space but improvements needed to existing play areas
- Scope for joint working by Minsterley and Pontesbury Parish Council
- Conservation Area is required to protect the central section of Brookside up to and just beyond cross roads with Chapel St and Whitwell Lane.
- Issue of drug use needs to be addressed
- Lack of facilities for young people
- Retention of employment on John Deere tractor site
- Dependency on Rea Valley Foods
- Satisfactory bus service (but not evenings and Sundays) but it is expensive and therefore a major issue, particularly for young people
- There is a need for affordable housing but there is a lack of land coming forward for this.

Minsterley & Pontesbury Community Toolkit Event – 17th February 2011

The following activities, facilities, services and infrastructure were considered to be the most important community assets by the event attendees:

Activities:

- Youth groups and clubs
- Walking and rambling activities

Facilities:

- School
- Parking
- Community centre/village hall

Services:

- Police/ emergency services
- Shops
- Toilets

Infrastructure:

- Walking and cycling networks
- Housing opportunities
- Road improvements

The following points were raised by members of the community as ideas for projects to revitalise the town:

- Swimming pool needed
- Town park (central/south)

Full information and feedback from the Minsterley & Pontesbury Toolkit event is available at:

<http://www.shropshire.gov.uk/factsfigures.nsf/open/C6BE79E370240015802577760045C7C5>

Pontesbury Parish Council response- Place Plan Annual Review 2011-2012

- Enhance the centre of Pontesbury as an attractive shopping environment and hub of the community
- Upgrade sewerage system in Pontesbury and Minsterley
- Surface Water Management in Pontesbury
- Ensure retail establishments are more sustainable
- Help local families to remain in the area
- Provide better recreational facilities

Minsterley Parish Council response- Place Plan Annual Review 2011-2012

- Upgrade inadequate sewage and pumping stations
- Complete A488 Pontesbury –Minsterley footway/cycleway
- Approve a plan for a new school, to include a new internal road to provide access from the A448
- Ensure no new housing development on the floodplain or protected sites eg SSSI
- Ensure no new housing development to the rear of Horsebridge Road due to issues with flooding and traffic management
- A new village traffic plan
- Retain all existing and proposed commercial sites
- Retain and support all existing existing shops, businesses and services
- Encourage new shops and new services
- Mixed housing development, including private low cost housing
- New open spaces and/or new leisure and community facilities
- Ensure no new housing near existing commercial sites

APPENDIX B: MINSTERLEY AND PONTESBURY AREA PROFILE

Social & Demographic Characteristics

Source: 2011 Census, Office for National Statistics, © Crown Copyright 2015.

- In 2011, there were 5,004 residents in the Minsterley & Pontesbury Place Plan Area, an increase of 9.2% since 2001. The population of Shropshire Unitary Authority increased over the same period by 8.1%.
- Minsterley & Pontesbury Place Plan Area had a larger infant and school age population than in Shropshire; 5.3% were aged 0-4 (compared to 5.1% in Shropshire) and 15.9% were aged 5-17 (compared to 14.9% in Shropshire). The older resident population was also more significant than in Shropshire, with 22.2% of residents aged 65 and over (20.7% in Shropshire) and 3.4% of residents aged 85 and over (2.7% in Shropshire).
- In the Place Plan Area in 2011, there were 1,486 families. 1.3% of these families (19 families) were concealed families, the same proportion as in Shropshire.
- 98.2% of residents (4,765 residents) aged 3 and over spoke English as their main language, a higher proportion than the Shropshire average (97.9%). The most spoken languages apart from English included Polish (27), Tagalog/Filipino (14) and Latvian (12). Of the 88 residents (aged 3+) who said that English was not their main language, 20 people could not speak English well and 2 people could not speak English at all.
- The 2011 Census showed that the Place Plan Area had a Black and Minority Ethnic (BME) Group population of 63 (1.3%), a smaller proportion of residents than in Shropshire (2.0%). The largest broad BME group was Asian/Asian British (43 people, or 0.9% compared to 1.0% in Shropshire).
- There were 5 communal establishments in the Place Plan Area. 110 people lived in the communal establishments, of which 102 were residents. Over two-fifths of people living in communal establishments were aged between 10 to 15 (47 people, or 42.7%).

Business

Source: 2011 Census, Office for National Statistics, © Crown Copyright 2015.

- 2,542 people (or 62.2% of the 16+ population) in the Place Plan Area were economically active, compared to 63.5% in Shropshire. More than a fifth of economically active people in employment (aged 16+) were self-employed (22.6% compared to 19.4% in Shropshire). Over half of all self-employed people were aged 50 and above (52.1%) compared to 49.7% in Shropshire.
- 34.6% of households in Minsterley & Pontesbury Place Plan Area had no adults in employment, compared to 33.3% in Shropshire.
- 28.2% of all residents aged 16+ were retired compared to 25.4% in Shropshire. A smaller proportion in the Place Plan Area were unemployed but available to work compared to Shropshire (2.9% and 3.3% respectively).
- 11.4% of all usual residents in Minsterley & Pontesbury Place Plan Area provided some form of unpaid care, a slightly larger proportion than the Shropshire average

(11.2%). In total 106 residents in the Place Plan Area (2.1%) provided 50 or more hours of unpaid care a week, including 65 people of retirement age (65+).

- A larger proportion of residents aged 16+ had Level 4 and above qualifications, e.g. a degree, higher degree or higher level NVQ, compared to the Shropshire average (28.4% and 27.5% respectively). A higher percentage of residents aged 16+ (18.2%) had professional qualifications for vocations such as teaching, nursing and accountancy compared to the Shropshire average (17.0%). A slightly larger proportion of residents aged 16+ had no qualifications (22.9%) compared to the Shropshire average (22.5%).
- Over three-tenths (37.5%) of the population aged 16+ and in employment the week before the Census worked in standard occupation classifications 1-3 (managers, directors and senior officials, professional, associate professional and technical), a smaller proportion when compared to the Shropshire average (38.8%).
- More than two-fifths of people (16+) in employment the week before the Census travelled 10km or more to work (45.3%), compared with 35.1% in Shropshire.

Housing and Households

Source: 2011 Census, Office for National Statistics, © Crown Copyright 2015.

- In 2011, there were 2,126 dwellings, of which 2,052 were household spaces with at least one usual resident. 74 household spaces had no usual residents. At 3.5%, this was a higher proportion than the Shropshire average (4.4%).
- Over half of dwellings in the Place Plan Area were detached properties; at 51.6%, this was a considerably higher proportion than in Shropshire (39.5%).
- The average household size in the Place Plan Area was 2.4 people per household, a slightly higher average than in Shropshire (2.3). There were also a higher number of bedrooms per household (3.0) than the Shropshire average (2.9).
- Minsterley & Pontesbury Place Plan Area had a larger proportion of older, childless households than the Shropshire average. 18.8% of households had either one working age adult (aged 16-64) and one adult aged 65+ with no children or two adults aged 65+ with no children compared to 16.7% in Shropshire. Furthermore, one person households (65+) accounted for 15.5% of all households, compared to 13.9% in Shropshire.
- 35.3% of all Household Reference Persons (a person selected to represent a whole household in statistics) were aged 65 and over, a larger proportion than in Shropshire (31.6%).

Transport & Infrastructure

Source: 2011 Census, Office for National Statistics, © Crown Copyright 2015.

- A lower proportion of households (13.3%) were without a car or a van compared with the Shropshire average (15.8%). Households were more likely to have multiple forms of personal transport; 48.5% of households owned 2 or more cars or vans, compared with 42.0% in Shropshire.
- Almost half of 16 to 74 year olds travelled to work either as drivers or passengers in car or van (49.5%), compared with 47.5% in Shropshire.
- 6.8% of people worked mainly at or from home, compared with 5.6% in Shropshire.

Natural and historic environment

Source: Shropshire Council GIS Layers.

- Habberley is a conservation area in the Place Plan for Minsterley and Pontesbury. There are also a number of Listed Buildings, such as Habberley Hall and the Church of St John, as well as Scheduled Monuments, including Pontesford Hill Camp, Nag's Head engine house and Earl's Hill Camp.
- Part of the Shropshire AONB is within the Place Plan Boundary.
- Within Shropshire Unitary Authority are a number of sites that have been identified and included on the English Heritage 'Heritage at Risk Register' (<http://www.englishheritage.org.uk/caring/heritage-at-risk/>). Within the Minsterley and Pontesbury Place Plan Area, sites that have been identified include: Callow Hal Camp and Roman Villa – 140m South-east of Lea Hall.
- There are 4 Forestry Commission Lands – Eastridge Wood, Pontesford Hill, Gatten Lodge Est and Access Pontesford. There are also 256.308 hectares of Woodland and Trees.
- There are 2 Sites of Special Scientific Interest – Earl's Hill & Habberley Valley and Huglith Mine.
- WFL Pontesbury Walks, and the Shropshire Hills supply several walking routes between them in the Place Plan Area (<http://www.shropshirewalking.co.uk/>).
- The Humphrey Kynaston Riding route passes through the Place plan Area. (<http://www.shropshireriding.co.uk/>).

Source: GIS Layers, © Copyright 2014.

Further information about Minsterley and Pontesbury available online:

- Shropshire Council Facts and Figures: www.shropshire.gov.uk/facts-and-figures/
- UK National Statistics: www.ons.gov.uk/ons/index.html or www.statistics.gov.uk/hub/index.html
- Nomis Profiles (Labour Market statistics): www.nomisweb.co.uk/