

**LDF Implementation Plan and  
Local Investment Plan**

**Ellesmere  
& surrounding  
area  
Place Plan**

**Version 20  
20-01-2011**

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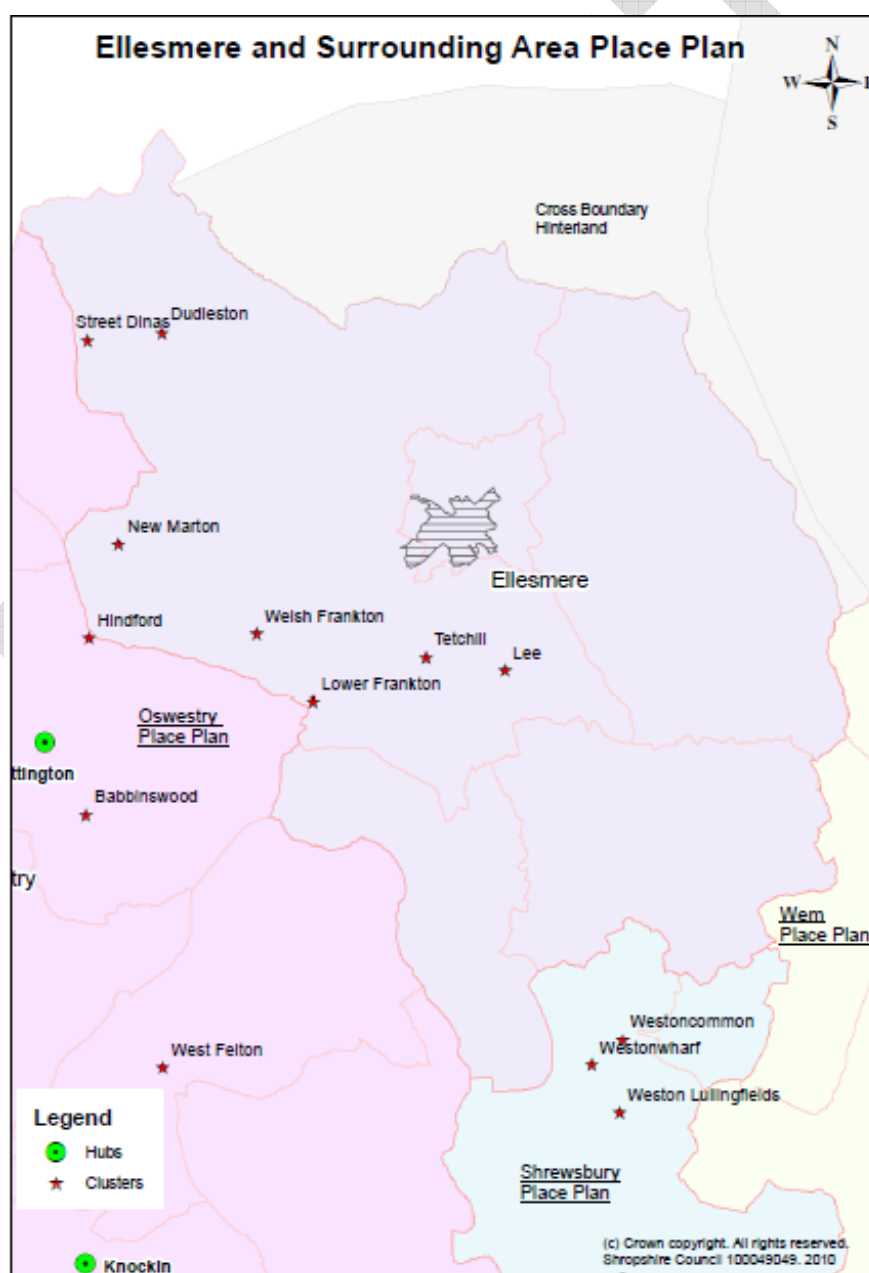
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# 1. INTRODUCTION

## *What is this document?*

- 1.1 This document is the Place Plan for *Ellesmere and its surrounding area*. It summarises the infrastructure and investment requirements needed to deliver the community vision and aspirations for Ellesmere, its Community Hubs, Clusters and surrounding Rural Hinterland.
- 1.2 It covers the areas shown in the map, below, which is based on the perceived area of influence for the main settlement, Ellesmere, as identified by Ellesmere Town Council.



- 1.3 However, whilst this Place Plan covers the area identified, it is important to note that it does not work in isolation, but is part of a set of 18 interlinked Place Plans, covering Shropshire's main settlements and their hinterlands. The above map provides an overview of the Place Plans bordering the Ellesmere locality, in addition to any perceived cross border areas of influence, which lie outside Shropshire and provide a focus for cross border working with neighbouring local authorities and partners.
- 1.4 Within Ellesmere and its surrounding area, no Community Hubs have currently been put forward by the local community (via parish councils in the Ellesmere locality), as part of the Local Development Framework. However, a number of Community Clusters have been put forward by the local community and are identified on the map. Community Hubs and Clusters are defined as settlements or groups of networked settlements where limited development is needed to ensure that the local community becomes more sustainable. As such, development in these locations will be based on community benefit, such as the provision of local facilities, economic development or housing for local needs. Outside of the hubs and clusters, the surrounding area is defined as countryside (Rural Hinterland) where further development will be strictly controlled and only allowed in exceptional circumstances.
- 1.5 However, there is an ongoing opportunity for communities to 'opt in' as either a Hub or a Cluster at a later stage in the Local Development Framework Plan period (2006-2026), for example through a review of local parish plans. The Council will therefore continue discussions with the local community to identify the community benefits that can be delivered through development.
- 1.6 In identifying the local infrastructure and investment requirements for Ellesmere and its surrounding area, extensive discussions have been undertaken with relevant town and parish councils, in addition to local infrastructure and service providers. This is part of an ongoing process of community led working, which will ensure that the Ellesmere and surrounding area Place Plan is kept up to date and continually reflects local needs and priorities.
- 1.7 Whilst this initial version of the Ellesmere and surrounding area Place Plan primarily focuses on the investment requirements for Ellesmere, work is ongoing to identify the infrastructure and investment requirements for the surrounding area. Detailed discussions with parish councils within the Ellesmere locality are therefore ongoing and will inform the updated version of the Ellesmere Place Plan in due course.
- 1.8 The Place Plans form part of the Shropshire Local Development Framework (LDF) Implementation Plan and the Local Investment Plan.

As outlined in figure 1, this package of documents is aimed at ensuring the delivery of sustainable places in Shropshire.

- 1.9 The LDF Implementation Plan outlines all the infrastructure requirements which are needed to support the level and location of development for Shropshire, as outlined in the Core Strategy. It covers physical infrastructure (transport, energy, water, waste, minerals and ICT/digital), economic infrastructure (regeneration, business growth and employment, skills training) social infrastructure (education, health and community facilities) and green infrastructure (open spaces, recreation and sporting facilities and green public realm) requirements.
- 1.10 The Local Investment Plan (LIP) will help the Council and its partners to work together to coordinate various funding streams.
- 1.11 The 18 Place Plans provide detailed information on a place by place basis. They identify the vision for a specific place and the investment needed to deliver that vision. As such, they seek to bring together “bottom up” priorities, originating from community aspirations with “top down” schemes and actions, originating from large organisations such as Shropshire Council. They will be used to assist in prioritising which are the most important schemes within a particular place, given limited resources, and will help provide a delivery programme which will create and maintain Ellesmere and its surrounding areas as sustainable communities.

### ***How is this document structured?***

- 1.12 As the Place Plan for Ellesmere and its surrounding area, this document identifies and divides the infrastructure and investment requirements for *Ellesmere, its Community Clusters and Rural Hinterland (and any future Community Hubs)*, into the following themes:
  - Housing and cohesive, sustainable communities
  - Economic investment and opportunity
  - Social and community infrastructure
  - Environment and climate change
  - Transport and accessibility
- 1.13 Each infrastructure requirement has been identified according to whether it is considered to be ‘critical’, ‘priority’ or ‘key’ and colour coded according to whether there are any known barriers to its delivery.
- 1.14 Infrastructure schemes which have been coloured **red** are known to have important barriers which are preventing their delivery, such as a lack of funding. Infrastructure schemes which have been coloured **amber** are known to have some barriers to delivery such as an incomplete set of funding or no known timescale for delivery. Schemes

that are coloured **green** have no known barriers to delivery and therefore have identified partners, funding and timescales for delivery.

- 1.15 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 and investment needs that are required to create and maintain places as sustainable communities.

### ***How will this document be used to deliver sustainable places in Shropshire?***

- 1.16 Through ongoing engagement with the local community, this plan seeks to record and convey the priorities for Ellesmere and its surrounding area to partners who are in a position to invest money and deliver schemes to meet local needs.
- 1.17 The Plan will also be used to inform what contributions towards local infrastructure will be sought from development within Ellesmere and its surrounding area, through the Community Infrastructure Levy and developer contributions, to meet community priorities.
- 1.18 In summary therefore, this Place Plan has the following roles:

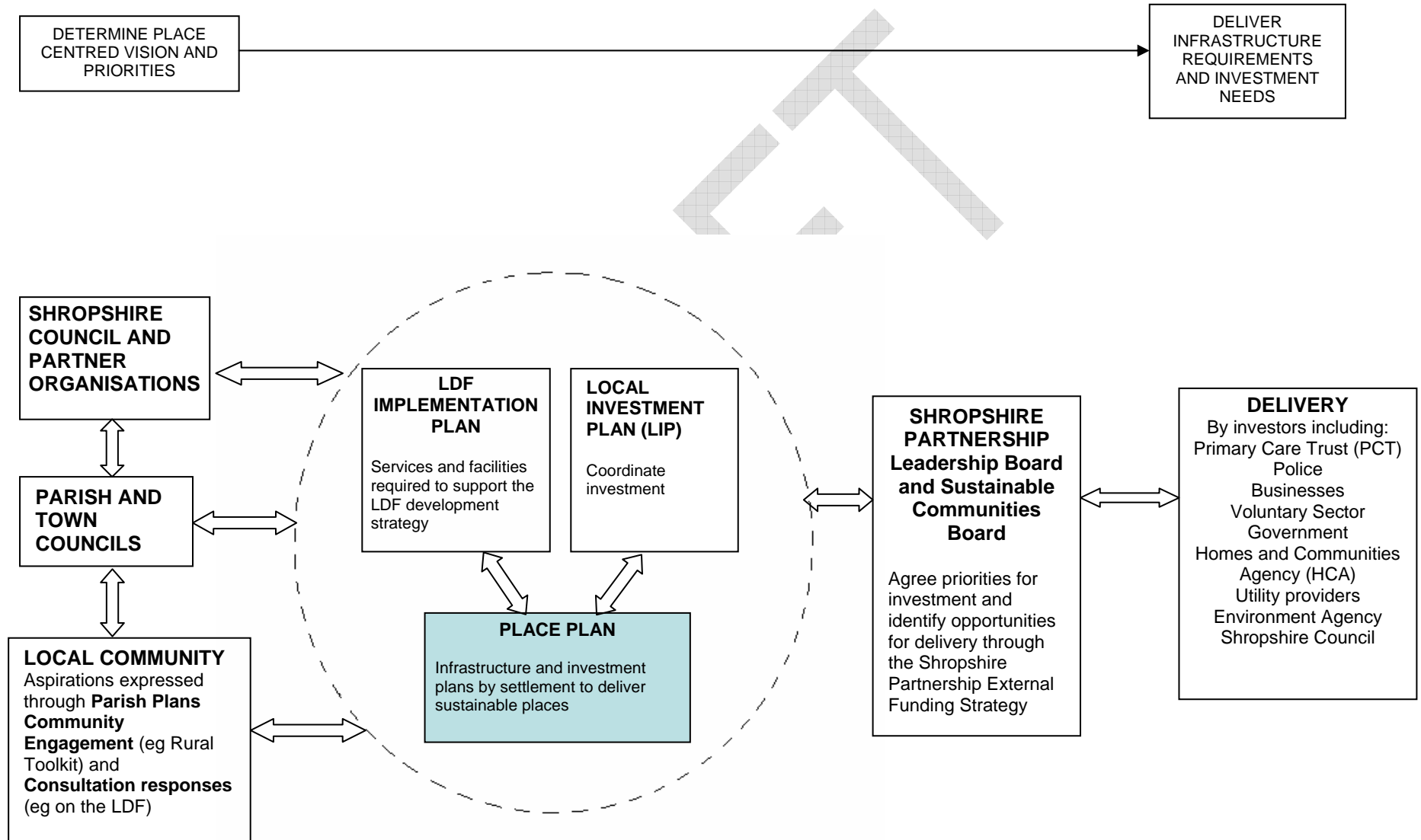
#### **DECISION-MAKING PROCESS**

- Provides a mechanism for taking decisions through the appropriate channels

#### **CONTENT**

- Provides details of how the vision will be delivered in *Ellesmere and its Community Hubs, Clusters and the Rural Hinterland*.
- Records and conveys the agreed shared priorities to partners who are in a position to invest and deliver;
- Identifies priorities for contributions towards local infrastructure from development, through the Community Infrastructure Levy / tariff and through other external funding sources.

**Figure 1: Delivering sustainable places**



## 2. ELLESMERE PLACE PLAN

### 2.1 VISION FOR ELLESMERE

The vision for *Ellesmere* is found in the Core Strategy Policy CS3, and is as follows:

***Ellesmere will have development to support local business development, recognising its high quality landscape, particularly the environmental and historic assets of the meres and canal.***

***Core Strategy Policy CS3***

### 2.2 ELLESMERE PROFILE

#### **Population-**

- Ellesmere has a population of 4,659, of which 21.1% are 65 or older and 21.1% are under the age of 18. *Source: Mid 2007 Population Estates*
- 57.8% of the Ellesmere population are aged 18 – 64. This equates with 2,693 people of working age. The proportion of the town's population in this age bracket is lower than the Shropshire average.

#### **Deprivation-**

- There are varying levels of deprivation within Ellesmere. 61% of residents live within the 40% most deprived of areas nationally whereas the remaining 39% of the town's residents live within 20% least deprived of areas nationally. *Source: IMD 2007 CLG. SOA Population Estimates 2005. Office of National Statistics*

#### **Employment-**

- A significant proportion of Ellesmere's working age population is employed in elementary occupations, process, plant and machine operatives and skilled trades occupations, with these combined accounting for 43.5% of the total in Ellesmere compared with 36.4% County wide. In contrast, fewer Ellesmere residents work as managers or senior officials or in profession or associate profession and technical occupations.
- The proportion of the Ellesmere working age population claiming JSA is on a par with the Shropshire average at 2.9%. *Source: Nomis 2009 Office of National Statistics, Crown Copyright*
- As a proportion of total JSA claimants, 32% are classified as long term compared to 24.3% in the County and 29% in the West Midlands. *Source: Nomis 2009 Office of National Statistics, Crown Copyright*
- Employment self containment in Ellesmere is comparatively low, at 36.1%, although this is typical for a town of its size. There are fewer jobs in the town, at 1,167, than there are resident workers. *Source: Census 2001*
- Most workplaces in Ellesmere are small and employ fewer than 10. There are some major employers, however, including Anglo Beef Processors, Tudor Griffiths Group, Hiab Cranes, LHS Electricals, Fabdec, ETC Sawmills and Ellesmere College. Two main employment areas include the Ellesmere Business Park on Oswestry Road and the Cargotec Industrial Park on Grange Road.

- A quarter of all jobs in Ellesmere are in the manufacturing sector, compared to just 11.5% of all Shropshire jobs. A minor proportion of jobs are in construction 3.1%, meaning that 71.9% of jobs are within the service industry. Distribution, hotels and restaurants and public administration, education and health are the most important service sectors, accounting for more than half of all Ellesmere jobs between them. *Source: Annual Business Inquiry 2007, Office for National Statistics (Nomis) Crown Copyright 2009.*
- The proportion of employees in Ellesmere working in “declining sectors” stands at 44%. This equates to 463 people. This figure is much higher than the county average of 26.6% as well as regional (30.9%) and national (28%) averages. *Source: Annual Business Inquiry 2007, Office for National Statistics (Nomis) Crown Copyright 2009*

### **Living-**

- 928 of Ellesmere residents travel away from the town to go to work, while 642 travel into Ellesmere. *Source: Census 2001*
- More than 85% of main convenience shopping expenditure is leaked away from Ellesmere, although the town does retain 42% of top up convenience shopping spend. The vast majority of comparison goods spend takes place away from Ellesmere. Oswestry, Shrewsbury and Wrexham are the main beneficiaries of retail spend leakage.

### **Issues and Opportunities-**

- The proportion of the Ellesmere population who are of working age is lower than the Shropshire average.
- 61% of residents live within the 40% most deprived of areas nationally and the 20% most deprived areas within the county and as such there are significant pockets of deprivation within the town.
- A sizeable proportion of Ellesmere’s working age population is employed within elementary occupations, process, plant and machine operatives and skilled trades occupations, with these combined accounting for 43.5% of the total in Ellesmere compared with 36.4% county wide. In contrast, there are fewer “high level” jobs.
- In July 2009 the proportion of JSA claimants who were classed as long term unemployed in the town was higher than county and regional averages, although only marginally so. Overall, the claimant count is on a par with the Shropshire average.
- Employment self-containment is relatively low at 36.1%, although this rate is typical for a town of Ellesmere’s size.
- A quarter of all jobs in Ellesmere are in the manufacturing sector, compared to just 11.5% of all Shropshire jobs.
- The proportion of employees working in declining sectors is higher than county, regional and national averages. In contrast though, a comparatively high proportion are employed within knowledge intensive sectors
- More than 85% of main convenience shopping expenditure is leaked outside of Ellesmere. There is, however, a new Tesco in Ellesmere, so this leakage rate may well reduce.

## 2.3 COMMUNITY LED PLANNING IN ELLESMERE

### **Community Led Plans**

*Ellesmere Strategic Action Plan (2004)*

The following have been identified from the Ellesmere Strategic Action Plan as community needs and priorities:

- Former creamery redevelopment- potential within the Wharf area, potential for new hotel provision, parking provision particularly to cater for caravans.
- Mere Development Plan- including Cremorne Garden redesign, play area redesign and traffic calming measures.
- Tourism initiatives- including improved signage, landscape enhancements and promoting local produce through farmers markets
- Canalside enhancements- development of canalside along with wharf development, links with sculpture initiative and potential at Telfords Yard
- Health centre –purchasing new premises for existing medical centre and expansion of current range of health services provided.

### **Local Joint Committee**

Ellesmere Town is located within the Ellesmere Local Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

*Ellesmere Local Joint Committee*

- Road safety, speeding and HGVs
- Rural transport, parking
- Police and community safety
- Adult services, elderly services

### **Other Community Consultations**

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

*Ellesmere Town Council representations on the SAMDev*

(Representation reference no SAMDEV DPD/04IOP/002368/00001)

- Infrastructure on business parks road and wharf housing allocation is required
- Improved car parking
- Better public transport links with Wrexham and Oswestry
- More appropriately sized vehicles e.g. buses for different areas
- Footway and cycle routes by London House to Dairy Site
- Medical Centre re-positioning required.
- Expansion of the Lakeland site will be needed with the increase of population.
- A new primary school co-located with the Lakelands School
- Better police coverage
- Availability of community centres.
- Need for allotments
- Extra provision for recreational facilities, sports pitches and play areas are required

## **Investing in Shropshire's Future- Local Infrastructure and Investment Workshop with Ellesmere Town Council (20<sup>th</sup> September 2010)**

- Lack of hotels
- Improved access from Birch Road to Wharf development
- Link needed between the business park roundabout and Wharf development
- Primary school drop off improvements
- Shortage of space for motor home parking in town centre
- Shortage of car parking spaces in the town centre
- Lack of coach parking in the town centre and Mere
- Developer required for Wharf development
- Flooding
- Lack of youth facilities
- Funding for new medical centre
- Swimming pool
- Football club facilities and access require improvements
- Lack of community buildings
- Cemetery is nearly at capacity
- Methane issue on recreation ground

## 2.4 INFRASTRUCTURE AND INVESTMENT DELIVERY FRAMEWORK FOR ELLESMERE

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
<b>Housing and cohesive, sustainable communities</b>									
Affordable housing provision	PRIORITY	Shropshire Council  (Development Services- Strategy and Development)	Developers  Registered Providers  Homes & Communities Agency  Landowners  Town & Parish Councils				2010/11 to 2013/14	Homes & Communities Agency Grant  Shropshire Council capital programme  Registered Providers  Developer cross-subsidy  Developer cash contributions	33% of all new housing in Shropshire will be affordable housing, delivered through  <ul style="list-style-type: none"> <li>• appropriate % of open market housing linked to developments</li> <li>• 100% affordable “exceptions sites”</li> <li>• better use of empty properties</li> </ul> Delivery in this market town area includes small scale exceptions sites in the rural hinterland, including opportunistic “build your own affordable home” sites.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									<p>Former Dairy Crest Site, Wharf Road, Developer has planning permission for – 385 dwellings 115 affordable but currently unable to bring forward this scheme at the current value. Renegotiating the viability.</p> <p>Brownlow Road- Old Station Yard, S106 site, 14 affordable units</p>
Housing for vulnerable people	PRIORITY	Shropshire Council  (Community Services- Housing Services)	Registered Providers/ Specialist Providers				Ongoing	Supporting People Funding/ Private investment/ Homes & Communities Agency Grant	Includes provision for the frail and those with specialist needs eg. the very elderly; people requiring supported living such as those with dementia/ health difficulties/ learning disabilities; gypsies and travellers; victims of domestic violence,

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
				PFI Bid				Private Finance Initiative (PFI)	prevention of homelessness, move on accommodation from supported housing, etc.  PFI extra care scheme at Wharfside
Improving and adapting existing housing	KEY	Shropshire Council / Registered Providers / Home owners  (Community Services- Housing Services)	Keep Shropshire Warm / Developers	Countywide: £6.5 million for social housing; £951,000 for private sector; £2.6 million for disabled facilities grants			2010-2011	CLG grant / Shropshire Council budget / Regional Housing Board	Includes: <ul style="list-style-type: none"> <li>energy efficiency to reduce carbon emissions and tackle fuel poverty;</li> <li>upgrading social housing to meet the Decent Homes standard;</li> <li>adaptations to meet changing needs, including disabled facilities grants;</li> <li>bringing empty homes back into use.</li> </ul>
<b>Economic investment and opportunity</b>									

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Developer contribution to public realm improvements	PRIORITY	Shropshire Council  (Development Services)		£86,003	N/A	N/A		Developer contributions	Developer contributions in relation to former Dairy Crest site, Wharf Road
Market Towns Revitalisation Programme – Market Towns Capital Initiative Fund	KEY	Shropshire Council members  (Development Services- Economic Development)	Local businesses, residents, investors	£0.5M allocated across 11 designated market towns and key settlements			2010-2015	Shropshire Council capital programme. Match funding from other sources will be explored including LJC funding.	It is expected that each town will benefit, with each expected to bid for around £40,000-£50,000. The maximum support for an individual project is £50,000. 2 bids can be submitted, combined aggregate limit £75,000. 1 <sup>st</sup> round bids will end March 2011.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Ellesmere Destination improvements	KEY	Shropshire Council  (Development Services- Economic Development)	British Waterways	£475,000 for 2009-10			ongoing	Shropshire Council capital programme	<p>The Town Council has identified a need to continue improvements to terrace gardens up to Ellesmere House.</p> <p>The boat house plays a significant role in marketing and development of the town.</p> <p>There is potential for further phases of development at Wharf and Ellesmere Yard with British Waterways. Ellesmere Yard is in the ownership of British Waterways and has been identified as having potential for a mix of tourism, leisure, employment and residential uses. British Waterways are currently working on proposals to open up a large part of the yard. British Waterways are particularly keen to</p> <p>Connection between wharf, mere and town centre has been raised as important. Heritage Trails that connect the</p>

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									develop a heritage museum and are developing a business case. The condition of the buildings is such that a significant amount of gap funding will be required to realise the project
Ellesmere Business Park Phase II	KEY	Shropshire Council  (Development Services-Economic Development)		£2.89 million			2013-15	Shropshire Council capital programme	Expansion of business park.  The Town Council has identified a need for conference facilities and offices  The Town Council has also identified the possibility of enhancing access to the football club through Phase II by providing a link across the brook.
Adoption programme for council owned employment sites	KEY	Shropshire Council  (Development		£1 million			2010-2014	Shropshire Council capital programme	Ellesmere Business Park.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
		Services-Economic Development)							
Support for business start up and business growth	PRIORITY	Shropshire Council  (Development Services-Economic Development)		£320,000 (countywide)			2009-2011	Shropshire Council capital programme	Delivered through the Shropshire Business Enterprise Grants, supports retail business start up and growth. £40,000 remains in the budget unless additional funding can be sourced.
Marketing rural Shropshire as a tourism destination	KEY	Shropshire Council  (Development Services-Economic Development)	Destination Management Partnership, including Telford and Wrekin	£150,000 (countywide)			2009-2012	RDPE	Strategic support for tourism marketing and infrastructure
Northern Marches Leader Programme (focus on the rural hinterland not the market town)	KEY	Northern Marches Leader Partnership with Shropshire Council as partner	Northern Marches Leader Partnership	£1.85million			2009-2013	RDPE	Accountable body is Cheshire West and Chester.  Support to land-based businesses (training, adding value to agricultural and forestry products, co-operative development of new products. Funding also supports basic services,

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									village renewal and development, conservation and upgrading rural heritage, training and information, co-operation) Eligibility criteria is complex. Impacts also on social and community.
Support to tourism industry through support to improve quality, skills, ICT and marketing	KEY	Destination Management Partnership, Shropshire Council  (Development Services- Economic Development)	Telford and Wrekin Council	£110,000 (countywide)			2010-2011	AWM	This is the final year of a 3 year contract. Finishes March 2011.
Facilitation of ICT /broadband technologies	KEY	BT	Shropshire Council						The expansion of the broadband digital network is an issue throughout Shropshire because of its rural nature. The Community Working Team have identified that there is a

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									potential need for broadband access within Ellesmere town, which could perhaps link with market hall developments.
Provision of accommodation for tourists	KEY	Ellesmere Town Council	Private Sector						The Town Council has identified an interest in there being more accommodation provision in Ellesmere in order to encourage visitors to stay longer.
Mere tourist facilities	KEY	Ellesmere Town Council							The town Council has identified the need for the Lady Katherine Steamboat to be homed at the Mere, to prevent transportation costs out of season.
SPACE (supporting potential arts and crafts enterprises) workshops and mosaic trail	KEY	SPACE, Active Care							SPACE are currently connected to Active Care, but are keen to become a social enterprise in their own right, supporting adult care and local artists by

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									holding workshops. They are also interested in putting together a mosaic trail in the town, engaging in the community through workshops to provide a trail.
<b>Social and community infrastructure</b>									
Developer contributions to open space/recreational enhancements	PRIORITY	Shropshire Council  (Community Services- Culture and Leisure)	Parish Council	£90,000	N/A	N/A		Developer contributions	Developer contributions in relation to former Dairy Crest site, Wharf Road
Developer contribution to education improvements relating to Lakeland school	PRIORITY	Shropshire Council  (Children and Young Peoples Services)		£100,000	N/A	N/A		Developer contributions	Developer contributions in relation to former Dairy Crest site, Wharf Road
Ellesmere Medical Centre	PRIORITY	PCT	Shropshire Council, Through the Door To Healthy Living					Shropshire Council capital programme	Land acquisition. This is a priority for the PCT. Through the Door To Healthy Living have identified potential for the new medical facility to include integrated

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									healthy lifestyle activities by having built in space for exercise and cooking facilities.
Review of primary educational facilities to ensure sufficient school places	PRIORITY	Shropshire Council  (Education)	Developers	Dependent upon extent and location of development			Dependent upon outline of full planning permissions and developer's timescales	Developer contributions, Primary Capital Programme and Building Schools for the Future	An initial assessment has identified that there are currently no unfilled primary school places in this area. Existing educational infrastructure may be expanded slightly, but any additional housing beyond this may need a new school and/or a new school site. The normal position will be that an assessment of school place provision will be made before planning permission is granted to decide whether the existing school infrastructure is able to cope and whether or not developer contributions are required.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									The Town Council have identified that by locating the primary school next to the secondary school economies of scale could be achieved.
Review of secondary educational facilities to ensure sufficient school places	PRIORITY	Shropshire Council (Education)	Developers	Dependent upon extent and location of development			2015-2026	Developer contributions, Primary Capital Programme	In general, secondary schools will have more capacity to absorb additional development than primary schools, until at least 2015. However, beyond this period, consideration may need to be given to the provision of extra secondary school places
Refurbishment of police station	KEY	West Mercia Police					ongoing	West Mercia Police	Ellesmere police station is dated and could do with updating in the future. Significant population growth may result in the requirement for a larger station.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Market Hall – potential for multi-use	KEY	Shropshire Council  (Community Services- Culture and Leisure)	Town Council						There is potential for multi-use development of the market hall- to include the library, market and youth provision
Provision of amenity greenspace	KEY	Shropshire Council  (Development Services- Strategy and Development)	Developer				ongoing	Developer contributions	The PPG17 Study has identified a current under provision of amenity greenspace
Provision of recreational facilities for children	KEY	Shropshire Council  (Development Services- Strategy and Development)	Developer, Ellesmere Town Council				ongoing	Developer contributions	The PPG17 Study has identified a current under provision in the supply of facilities for children  In terms of play areas, the Community Working Team has identified a local need for more play equipment, particularly in Berwyn View and Hillcrest area.  The Town Council has expressed and interest

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									in orienteering around the Mere, which could be used by school groups and Duke of Edinburgh
Provision of recreational facilities for young people	KEY	Shropshire Council  (Development Services- Strategy and Development)	Developer				ongoing	Developer contributions	The PPG17 Study has identified a current under provision in the supply of facilities for young people  Area 51 Skatepark are also interested in skatepark facilities.
Provision of allotments	KEY	Shropshire Council  (Development Services- Strategy and Development)	Developer				ongoing	Developer Contributions Shropshire Council	The PPG17 Study has identified a current under provision of allotments.  The Community Working Teams has identified that there is current local interest in allotment provision.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Mere improvements	KEY	Shropshire Council  (Community Services- Culture and Leisure)	Town Council						Leisure Services have identified that work is required to the Garden Terraces at the Mere and that a use needs to be found for Mere Cottage.
Social clubs and facilities	KEY	Shropshire Council  (Community Services- Culture and Leisure)	Shropshire Sailing Club.						The Community Working Team has identified that the development of the Shropshire Sailing Club, Rangers Club House and Scout Hut have all been highlighted as local priorities. The Shropshire Sailing Club is particularly interested in multi-use connected which new charity status and linking activity to other nature and water activities.
Advice Services countywide	KEY	Citizens Advice Bureau		£150,000 countywide					AWM will make funding available for Citizens Advice Service or similar to provide services

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Playbuilder Grant	KEY	Shropshire Council  (Community Services- Culture and Leisure)		£1,120,000 countywide			2009-11	Shropshire Council capital programme	
Montgomery Canal	KEY	North Shropshire Tourism Ltd	British Waterways				aspirational		British Waterway support the opening up of the Montgomery Canal and increasing the accessibility of its towpaths in particular between Llanymynech, Ellesmere and Chirk would increase tourism and recreational use along the Montgomery, Llangollen and Shropshire Union Canals. There are potential recreational activities associated with the canals natural, built and social heritage assets, including the links to Telford, the Pontcysyllte World Heritage Site and the

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									industry along the canals.
Development of the Shropshire Way and of new circular walks,	KEY	Shropshire Council  (Community Services- Culture and Leisure)		£28,000	£28,000	None	2010-2012  Shropshire Way improvements underway	Natural Assets, LEADER, HLF	Creation and enhancement of the Shropshire Way and creation of new circular walks to promote as a walking destination.
Various rights of way improvements including removal of stiles and enhanced signage to ensure easier access for all	KEY	Shropshire Council  (Community Services- Culture and Leisure)	Ellesmere Town Council, Ellesmere Civic Society, British Waterways				A survey is being carried out in 2010/11 to determine works required	Shropshire Council capital programme / LTP	Promotion of easier access routes and 'health walks' with Walking for Health schemes  The Town Council has identified: • Extension to the

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									<p>footpath around the Mere in the long term.</p> <p>The Ellesmere Civic Society is keen to develop a number of footpaths as heritage areas of interest. The Sculpture Initiative is also interested in expanding the existing sculpture trail to make links between the canal and the mere.</p> <p>British Waterways have suggested improvements to towpaths including The Shropshire Way and development of new circular walks.</p>
<b>Environment and climate change</b>									
Developer contribution to enhancement of ecological areas	PRIORITY	Shropshire Council (Development)		£20,000	N/A	N/A		Developer contributions	Developer contributions in relation to former Dairy Crest site, Wharf Road.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
		Services)							
Provision of natural and semi natural open space	KEY	Shropshire Council  (Development Services- Strategy and Development)	Developer				ongoing	Developer Contributions Shropshire Council	The PPG17 Study has identified a current under provision of natural and semi natural open space.
Enhancement and awareness of meres and mosses landscape. Focus is not on the market town but on areas outside national sites.	KEY	Shropshire Wildlife Trust	Landscape Partnership	£1.42million			2010 - 2015	Lottery	Conserving and restoring habitat, increasing participation, local awareness, access and learning, training and skills. This is a targeted programme and not a grant bidding scheme.  British Waterways have suggested that this could include reserves on the Montgomery Canal. (Acquisition of the land would allow creation of new ecology sites by volunteer and

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									resettlement labour.)
Potential need for upgrades to the Sewage Treatment Works	CRITICAL	Severn Trent Water	Environment Agency				Unclear whether this will be required	Severn Trent Water's business planning (AMP)	The Water Cycle Study identified data issues relating to the current dry weather flow and therefore further analysis is required. However, should there be insufficient hydraulic spare capacity at the works, there are no known physical constraints that would prevent additional capacity being provided at this treatment works.

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Upgrades to sewerage infrastructure	CRITICAL	Severn Trent Water					The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.	Options are currently being appraised by Severn Trent Water as part of their capital investment programme.	There is generally good hydraulic performance in the sewerage network. However, any development to the west of Ellesmere will need to be pumped to the Wastewater Treatment Works.
METNET- Targeted business support to Environmental Technology SMEs	KEY	Shropshire Council  (Development Services- Economic	Herefordshire Council, Worcestershire Council and Telford and Wrekin	£351,531 (across partnership area including			Up to 31/03/2012	ERDF, AWM	The Marches Environmental Technologies Network (METNET) is a business network within the

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
to improve their competitiveness and productivity.		Development)	(Marches LEP)	Shropshire)					Marches LEP area. There is a particular emphasis on engagement, collaboration and innovation
<b>Transport and accessibility</b>									
Developer contribution to highways improvements	PRIORITY	Shropshire Council  (Development Services)		£40,000	N/A	N/A		Developer contributions	Developer contributions in relation to former Dairy Crest site, Wharf Road
Develop and improve the cycle and pedestrian network	KEY	Shropshire Council  (Development Services- Highways and Transportation)		£500,000			2011-2026	Shropshire Council capital programme and developer contributions	To include enhancing opportunities for leisure and tourism connected to waterways. Other projects to be identified.
Improvement of core bus network and related infrastructure	KEY	Shropshire Council  (Development Services- Highways and Transportation)		£500,000			2011-2026	LTP funding/ Developer contributions	

Infrastructure or investment requirements and opportunities	Critical/ Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Local highway improvements, traffic management, parking provision and speed and safety management	KEY	Shropshire Council  (Development Services- Highways and Transportation)		£500,000			2011-2026	Shropshire Council capital programme and developer contributions	<p>Projects to be identified.</p> <p>Speeding has been a Local Joint Committee agenda item, at which the following actions were requested:</p> <ul style="list-style-type: none"> <li>• a 20mph limit in Sandy Lane</li> <li>• Extension of yellow lines on Birch Road to prevent cars parking on the brow of the hill</li> <li>• Need for more parking facilities for businesses and visitors</li> <li>• Request for parking to be restricted to one side of the road on Cambrian Avenue.</li> </ul>

### **3. COMMUNITY HUBS PLACE PLAN FOR THE ELLESMERE AREA**

#### **3.1 VISION FOR COMMUNITY HUBS**

The vision for Community Hubs is found in the Core Strategy Policy CS4, and is as follows:

***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.***  
***Core Strategy Policy CS4***

Within the Ellesmere area, no settlements have been put forward by the local community (via parish councils) as Community Hubs. The surrounding area, outside Ellesmere Town or the identified Community Clusters is therefore currently defined as countryside (Rural Hinterland), where further development will be strictly controlled and only allowed in exceptional circumstances. The Council will, however, continue discussions with the local community to identify the community benefits that can be delivered through development and there is an ongoing opportunity for communities to 'opt in' as either a Hub or Cluster at a later stage in the Local Development Framework Plan period (2006-2026), for example through a review of local parish plans.

## 4. COMMUNITY CLUSTERS PLACE PLAN FOR THE ELLESMERE AREA

### 4.1 VISION FOR COMMUNITY CLUSTERS

The vision for Community Hubs is found in the Core Strategy Policy CS4, and is as follows:

***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.***

***Core Strategy Policy CS4***

Within the Ellesmere area, the following settlements have been put forward by the local community (via parish councils) as Community Clusters:

- Dudleston, Street Dinas
- Hindford, Babbinswood, Welsh Frankton and West Felton (*Note: Only Welsh Frankton is covered by this Place Plan, with the other settlements within this Cluster being covered by the Oswestry Place Plan*)
- Tetchhill, Lee
- Welsh Frankton, New Marton, Lower Frankton

### 4.2 PROFILE OF COMMUNITY CLUSTERS IN THE ELLESMERE AREA

### 4.3 COMMUNITY LED PLANNING IN COMMUNITY CLUSTERS IN THE ELLESMERE AREA

#### **Community Led Plans**

*Ellesmere Rural Parish Plan (2004)*

The following have been taken from the Ellesmere Rural Parish Plan as identified community needs and priorities:

- Road safety- including the B5068 between Ellesmere and Saint Martins
- Speed reduction
- Barriers to work and study opportunities- including access to transport, ill health and lack of information and advice
- Improved public transport- particularly bus services to Shrewsbury and Wrexham and evening services
- Improve cycling facilities
- Improved facilities for children and young people

- Improved services- expansion of mobile library service and banking
- A children's playground for Tetchill
- Notice boards in the Parish
- Develop a Neighbourhood Watch and Farm Watch
- Preservation of trees and further planting
- Sports Hall at Saint Criffins School
- Broadband internet
- Lack of affordable housing for young people and small families
- Energy saving measures
- Provision for new and existing businesses

### **Local Joint Committee**

Ellesmere Rural are located within the Ellesmere Local Joint Committee Area. The needs and priorities raised by the local community as part of Local Joint Committee meetings can be seen at section 2.3.

### **Other Consultations**

#### **Local Development Framework Core Strategy – Final Plan Publication (February- March 2010)**

*Ellesmere Rural Parish Council representations on the Core Strategy*  
(Representation reference no CORESTRATEGY002367/00002/005)

- Affordable housing should be based on proven demand

## 4.4 INFRASTRUCTURE AND INVESTMENT DELIVERY FRAMEWORK FOR COMMUNITY CLUSTERS IN THE ELLESMERE AREA

- Ellesmere Rural (including Dudleston, Street Dinas, Tetchhill, Lee, Welsh Frankton, New Marton, Lower Frankton)

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
<b>Housing and cohesive, sustainable communities</b>									
Conduct a Housing Needs Survey	PRIORITY	Ellesmere Rural Parish Council, Shropshire Council							The Parish Council has identified the need for a Housing Needs Survey to ensure affordable housing provision for young people and small families.
<b>Economic investment and opportunity</b>									
Encourage and support new and existing businesses	KEY	Ellesmere Rural Parish Council, Shropshire Council  (Economic Development)							The Parish Council has identified the desire to support initiatives designed to encourage new and existing businesses.
<b>Social and community infrastructure</b>									
Enhance Parish	KEY	Ellesmere							The Parish Council has

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Communication		Rural Parish Council							identified the need for new notice boards in Dudleston Heath
Facilities for children	KEY	Ellesmere Rural Parish Council, Shropshire Council  (Children and Young Peoples Services)							The Parish Council has identified the need for nursery provision.  The Parish Council has identified the need to determine whether there is demand for a playground in Tetchill
Set up a Youth Club	KEY	Ellesmere Rural Parish Council, Shropshire Council							The Parish Council supports efforts for a youth club in Dudleston Heath and Tetchill
Expansion of Mobile Library Services	KEY	Ellesmere Rural Parish Council, Shropshire Council  (Library Services)							

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Funding for the Sports Hall Criftins CE School	KEY	Criftins School, Shropshire Council	Ellesmere Rural Parish Council						The Parish Council has identified the need to support the fundraising.
Develop a Neighbourhood Watch and Farm Watch scheme	KEY	Ellesmere Rural Parish Council	West Mercia Police						
Improved broadband	KEY	BT	Shropshire Council						
Provide a local cash point	KEY	Ellesmere Rural Parish Council	Post Office						The Parish Council has identified the need for local cash points.
<b>Environment and climate change</b>									
Protect and plant additional trees	KEY	Ellesmere Rural Parish Council, Shropshire Council  (Environment)							
Provide local skips	KEY	Ellesmere Rural Parish Council, Shropshire Council							Request better provision and availability of large public skips

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
		(Waste Management)							
<b>Transport and accessibility</b>									
Encourage Car Sharing	KEY	Ellesmere Rural Parish Council							The Parish Council has identified the desire to promote car sharing.
Improved pedestrian and cycling facilities	KEY	Ellesmere Rural Parish Council, Shropshire Council (Highways)	Criftins CE School, Ramblers Association, Campaign to Protect Rural England						<p>The Parish Council has identified the need for improved cycle parking in Ellesmere Town.</p> <p>The Parish Council has identified the need to develop a safe pedestrian route from Criftins Parish Hall to Criftins CE School.</p> <p>The Parish Council has expressed a desire to develop quiet lanes for cyclists, walkers and horse riders and potentially impose speed limits e.g. on single lane tracks</p>
Preservation of canals and	KEY	British Waterways	Shropshire Council,						The Parish Council have identified the need to

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
towpaths			Ellesmere Rural Parish Council						preserve local waterways.
Road Safety Improvements	KEY	Ellesmere Rural Parish Council, Shropshire Council  (Highways)							The Parish Council have identified the need to pursue road safety concerns.

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## 5. ELLESMERE'S RURAL HINTERLAND PLACE PLAN

### 5.1 VISION FOR RURAL HINTERLAND

The vision for the Rural Hinterland is found in the Core Strategy Policy CS5, and is as follows:

***In the open countryside, new development will be strictly controlled. 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.***

***Core Strategy Policy CS5***

Within the Ellesmere locality, any area outside the town of Ellesmere or the identified clusters is considered to form part of Ellesmere's Rural Hinterland.

### 5.2 PROFILE OF THE RURAL HINTERLAND IN THE ELLESMERE AREA

### 5.3 COMMUNITY LED PLANNING IN ELLESMERE'S RURAL HINTERLAND

#### **Community Led Plans**

*Welshampton, Lyneal and Colemere Parish Plan (2008)*

The following have been taken from the Welshampton, Lyneal and Colemere Parish Plan as identified community needs and priorities:

- Concern about the level and speed of traffic- A495 through Welshampton and B5063 to Wem
- Parking for the school and church in Welshampton
- Pressures on infrastructure from any new development
- Noise, fly tipping and mains services in some parts of the Parish
- Adult education classes
- Interest in exploring 'green' ideas for the Parish
- Further increase in tourism in Colemere causes concern with regard to infrastructure , traffic and litter
- Colemere, Welshampton and Lyneal may benefit from the development of tourism
- Development of home working, small businesses and jobs in agricultural diversification
- Concern regarding Police response
- Welshampton Village Hall is underused in the day but very important to the Parish.

### **Local Joint Committee**

Welshampton and Lyneal are located within the Ellesmere Local Joint Committee Area. The needs and priorities raised by the local community as part of Local Joint Committee meetings can be seen at section 2.3.

Cockshutt cum Petton is located within the Ellesmere Local Joint Committee Area. The needs and priorities raised by the local community as part of Local Joint Committee meetings can be seen at section 2.3.

Hordley is located within the Five Perry Parishes Local Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

- Road Safety, speeding, HGVs
- Rural transport, parking, Parkright
- Youth opportunities, facilities
- Police and Community Safety
- Streetscene, litter

### **Other Consultations**

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

*Cockshutt-cum Petton Parish Council representations on the SAMDev*  
(Representation reference no SAMDEV DPD/04IOP/002353/00001)

- Retain and improve the existing facilities of the village

#### **Cockshutt-cum Petton Community Toolkit Event – 13<sup>th</sup> May 2010**

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

Activities:

- Arts and heritage events
- Youth groups and clubs
- Walking and rambling activities

Facilities:

- Community centre/village hall
- School
- Open spaces and play areas
- Places of worship

Services:

- Post office services
- Shops
- Healthcare

Infrastructure:

- Broadband speed and connectivity

- Job opportunities
- Road improvements

Full information and feedback from the Cockshutt-cum Petton Toolkit event is available at:

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

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## 5.4 INFRASTRUCTURE AND INVESTMENT DELIVERY FRAMEWORK FOR ELLESMERE'S RURAL HINTERLAND

### Lyneal and Colemere

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
<b>Housing and cohesive, sustainable communities</b>									
Housing development on infill sites or conversion of existing properties (dependent on certain criteria)	<b>PRIORITY</b>	Welshampton and Lyneal Parish Council, Shropshire Council							<p>The Parish Council has identified the need for:</p> <ul style="list-style-type: none"> <li>• Sheltered accommodation for the elderly</li> <li>• Association Housing</li> <li>• Affordable starter homes</li> <li>• Family Homes</li> </ul> <p>They have expressed a desire for no executive, large single site properties or new sites.</p>
<b>Economic investment and opportunity</b>									
<b>Social and community infrastructure</b>									
Enhanced communication within the Parish	<b>KEY</b>	Welshampton and Lyneal Parish Council,	Local Businesses, Local Community						The Parish Council has identified the need to create a newspaper/website, use newspapers to communicate with the

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									Parish and consider extra notice boards in the Parish Hall
Enhanced Community Facilities	KEY	Parish Hall Committee	Switch on Shropshire, Local Colleges  Welshampton and Lyneal Parish Council, Shropshire Youth Association, Shropshire Council						The Parish Council has identified an interest in homework facilities and adult education classes.  The Parish Council has identified the need for clubs/activities for children and youth.
Improved broadband connection	KEY	BT	Shropshire Council						The Parish Council has identified a need to improve the quality of broadband.
Reopening the Sun Inn, in Welshampton	KEY	Pub Action Group, Local Community, Welshampton and Lyneal Parish Council	Pub Action Group, Local Community, Parish Council						The Parish Council has noted that the Sun Inn remains closed.
Improve Police Visibility	KEY	West Mercia Police	Welshampton and Lyneal Parish Council						The Parish Council have identified the need to address the lack of visibility of Police.
<b>Environment and climate change</b>									

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
Gully Clearance	KEY	Welshampton and Lyneal Parish Council, Landowners, Shropshire Council							The Parish Council have stated that gully clearance is poor.
Address Mains Water Problem at Hampton Wood	KEY	Severn Trent	Welshampton and Lyneal Parish Council,						The Parish Council has identified problems with mains water at Hampton Wood.
Street scene Improvements	KEY	Welshampton and Lyneal Parish Council, Shropshire Council							The Parish Council has identified issues with dog fouling, fly tipping and material blowing off landfill sites.
Introduce mains gas/sewerage (dependent on cost)	KEY	Severn Trent/Transco	Welshampton and Lyneal Parish Council,						The Parish Council has identified that some people in the Parish would like mains gas/ sewerage dependent on cost.
<b>Transport and accessibility</b>									
Improved cycling and pedestrian provision	KEY	Welshampton and Lyneal Parish Council, Shropshire Council (Highways)							The Parish Council has identified a need for improved cycling facilities including a cycle rack.  The Parish Council has identified that footpaths,

Infrastructure or investment requirements and opportunities	Critical Priority or Key	Lead delivery partner	Other partners	Cost	Funding secured	Funding gap	Timescale for delivery	Potential funding sources	Notes
									towpaths and bridleways require maintenance.
Improved Road Maintenance	KEY	Welshampton and Lyneal Parish Council, Shropshire Council  (Highways)							The Parish Council has identified that certain roads require improvements.
Reduce Speeding Traffic	KEY	Welshampton and Lyneal Parish Council, Shropshire Council  (Highways)	Speed Watch Group						The Parish Council have identified the need to reduce traffic speed on certain roads.
Improve Car Parking	KEY	Welshampton and Lyneal Parish Council, Shropshire Council  (Highways)	Welshampton Church and School, West Mercia Police						<p>The Parish Council has identified the need to address parking provision at Welshampton Church and School, which is currently hazardous.</p> <p>The Parish Council has also identified the need to address car parking in passing places, verges and on pavements. They have suggested erecting signs in passing</p>

<b>Infrastructure or investment requirements and opportunities</b>	<b>Critical Priority or Key</b>	<b>Lead delivery partner</b>	<b>Other partners</b>	<b>Cost</b>	<b>Funding secured</b>	<b>Funding gap</b>	<b>Timescale for delivery</b>	<b>Potential funding sources</b>	<b>Notes</b>
									places and 'please do not park here' tickets.

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