

**LDF Implementation Plan and  
Local Investment Plan**

**Highley  
& surrounding  
area  
Place Plan**

**Version 13,  
14/01/2011**

# **CONTENTS**

## **1. Introduction**

## **2. Highley place plan**

- 2.1 Vision for Highley
- 2.2 Highley Profile- local evidence
- 2.3 Community led planning in Highley
- 2.4 Highley Delivery Framework

## **3. Community Hubs place plan**

## **4. Community Clusters place plan**

## **5. Rural Hinterland place plan**

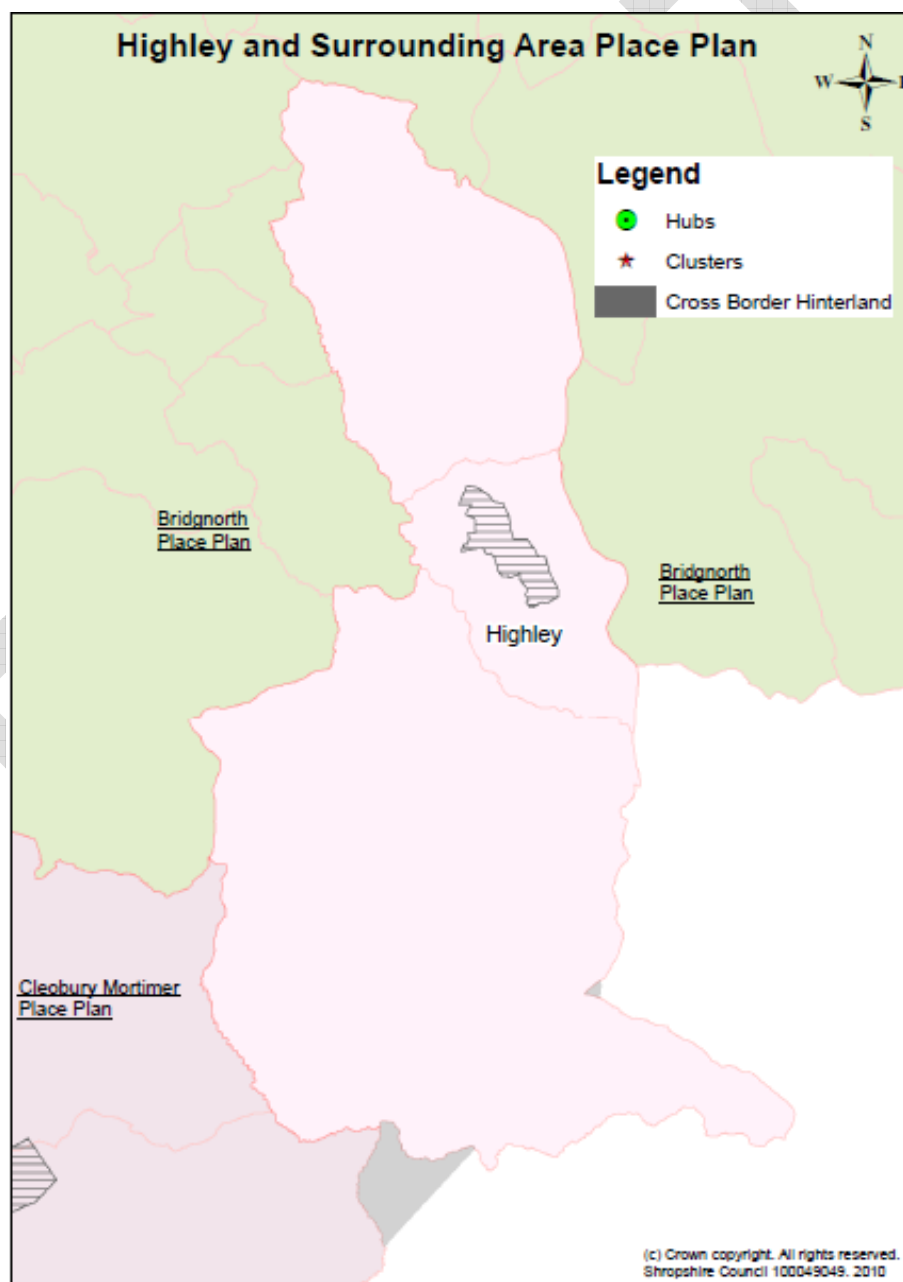
- 5.1 Vision for the Rural Hinterland
- 5.2 Rural Hinterland profile
- 5.3 Community led planning in the Rural Hinterland
- 5.4 Delivery framework for the Rural Hinterland

### ***Appendix 1- Highley Town Profile***

# 1. INTRODUCTION

## *What is this document?*

- 1.1 This document is the Place Plan for *Highley and its surrounding area*. It summarises the infrastructure and investment requirements needed to deliver the community vision and aspirations for Highley, its Community Hubs, Clusters and surrounding Rural Hinterland.
- 1.2 It covers the area in the map, below, which is based on the perceived area of influence for the main settlement, Highley, as identified by Highley Parish 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 Highley locality, in addition to the 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 the Highley locality, no Community Hubs or Clusters have currently been put forward by parish councils within the Highley and surrounding area, as part of the Local Development Framework. Community Hubs and Clusters are those settlements or collections of settlements where limited development is needed to ensure that the local community becomes more sustainable. Development in these settlements would therefore be based on community benefit, such as the provision of local facilities, economic development and housing for local needs.
- 1.5 As there are no Community Hubs or Clusters, all of the surrounding area around Highley is currently defined as countryside (Rural Hinterland), where further development will be strictly controlled and only allowed in exceptional circumstances. 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 Highley and its surrounding area, extensive discussions have been undertaken with relevant 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 Highley Place Plan is kept up to date and continually reflects local needs and priorities.
- 1.7 Whilst this initial version of the Highley and surrounding area Place Plan primarily focuses on the investment requirements for Highley, work is ongoing to identify the infrastructure and investment requirements for the surrounding area. Detailed discussions with parish councils within the Highley locality are therefore ongoing and will inform the updated version of the Highley 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 Highley and its surrounding areas as sustainable communities.

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

- 1.12 As the Place Plan for Highley and its surrounding area, this document identifies and divides the infrastructure and investment requirements for Highley and its Rural Hinterland (and any future Community Hubs or Clusters) 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 it’s 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 Highley 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 Highley 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:

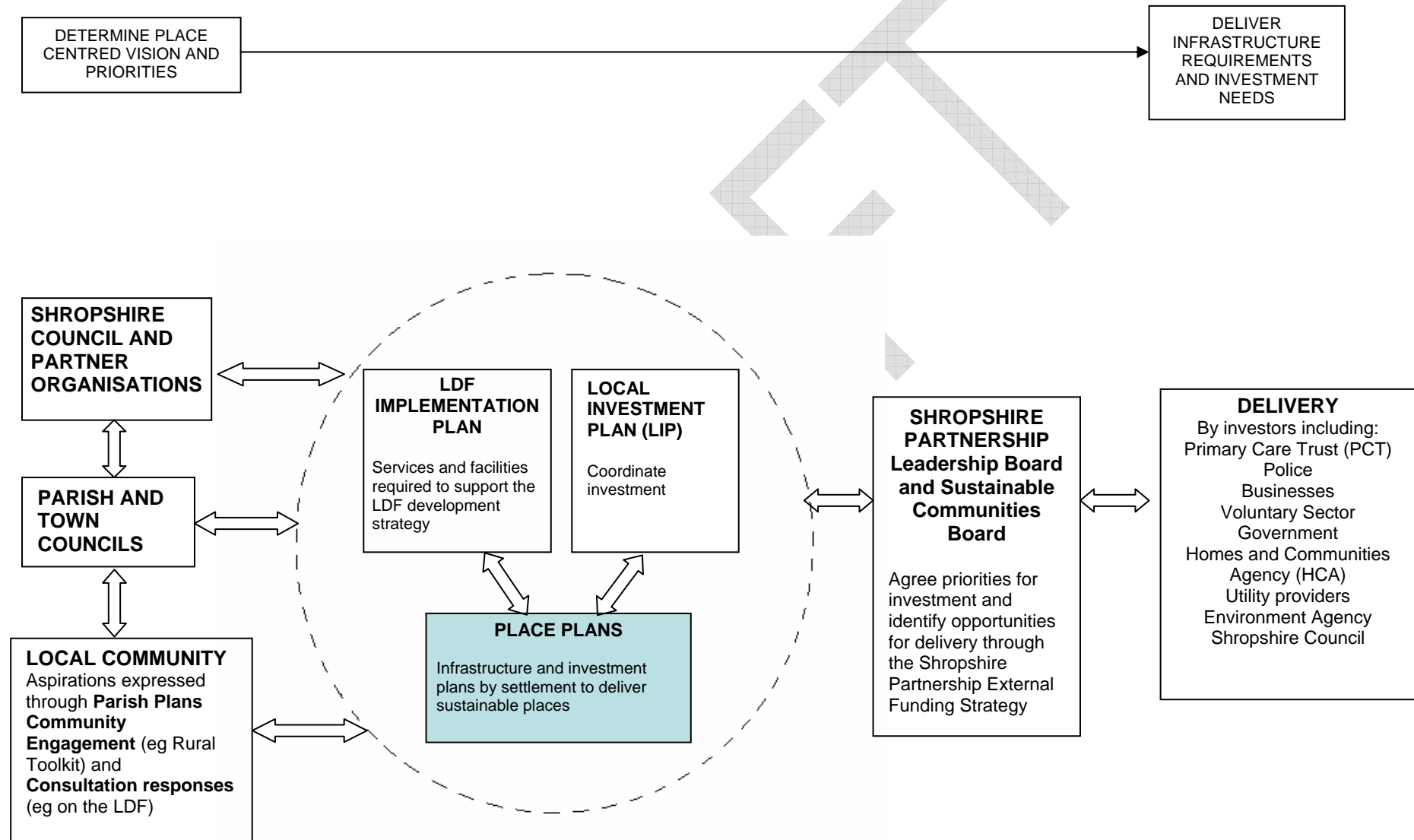
### DECISION-MAKING PROCESS

- Provides a mechanism for taking decisions through the appropriate channels

### CONTENT

- Provides details of how the vision will be delivered in *Highley 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. HIGHLEY PLACE PLAN

### 2.1 VISION FOR HIGHLEY

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

***Highley will have development that balances environmental constraints with meeting local needs.***

***Core Strategy Policy CS3***

### 2.2 HIGHLEY PROFILE

#### Population -

- Highley has a population of 3,726 with a comparatively high proportion of these in older age brackets. Overall, 53% of the Highley population is aged 45 and over, with 32.8% aged 45-64 and 20.2% aged 65 and over. These age bands account for 28.3% and 19.7% of the Shropshire population respectively. *Source: Mid 2007 Population Estimates*. The catchment area for this population is shown on the map opposite.
- 60.1% of the Highley population is aged 18-64. This equates with 2,240 people who are of around working age.

#### Deprivation -

- There are varying levels of deprivation within Highley. 50% of the town's residents live within the 20% least deprived of areas nationally, the remaining 50% of the resident population live within the 40% most deprived of areas nationally.
- The disparity between the two Highley Super Output Areas is reflected in the fact that one is within the 20% most deprived areas of Shropshire while the other is in the 20% least deprived areas of the county.

#### Employment -

- Process, plant and machine operatives and those working in elementary occupations are over represented amongst the Highley resident workforce, with the former accounting for 18.8% of the total (compared with 8.8% for Shropshire) and the latter for 14.3% (12.6% for Shropshire). In contrast, there are fewer managers and senior officials (12.5% compared with 15.3%) and professional and associate professional and technical occupation workers (7.4% and 8.7% respectively in Highley, 10.5% and 13.5% for Shropshire).
- The proportion of the working age population in Highley claiming JSA is slightly higher than the county average at 3.3% (compared with 2.9%) in July 2009. The number of claimants has, however, been rising at a slower pace than average, at 65.9% over the last year, compared with 97.1% county wide. *Source: Nomis 2009 Office of National Statistics, Crown Copyright ©*
- In July 2009 there were 20 people classified as long term unemployed, (on the claimant register for 6 months or more), which is the equivalent

of 27.4% of all JSA claimants compared to 24.3% in the county, 29.5% in the West Midlands and 32.2% in Great Britain. 0.9% of the Highley working age population has been unemployed for six months or longer.

*Source: Nomis 2009 Office of National Statistics, Crown Copyright ©*

- Highley is not a main employment centre. It supports just 597 jobs, and while most of these jobs are filled by local residents (74.9%), the majority of resident workers are employed elsewhere. Consequently, employment self-containment is very low, at 29.8%. *Source: Census 2001*
- Most workplaces in Highley are small, and there are few major employers in the town. The principal employer is Highley Pens Factory, which is located at the southern edge of the settlement.
- Almost twice as many Highley jobs are in manufacturing as is typical for Shropshire, at 22.6%, with the presence of the Highley Pens Factory influencing this. There is also slightly higher than average employment in the construction sector (7.7%). Consequently, although most jobs are in service industries, with the exception of distribution, hotels and restaurants, which account for more than a third of all Highley jobs, employment in other service sectors is under-represented.
- The proportion of employees in Highley working in “declining sectors” stands at 48.9%. This is the highest rate out of all the market towns and key centres and equates to 153 employees out of a total of 313. Employment in these sectors is far higher than the county average of 26.6% as well as regional (30.9%) and national (28.0%) averages. *Source: Annual Business Inquiry 2007, Office for National Statistics (Nomis) Crown Copyright 2009.*

### **Living -**

- Highley is not a main retail centre; it retains no comparison goods expenditure or main convenience shopping spend, but does retain a small proportion of top-up convenience expenditure.
- Highley has a high outflow of workers, with 1,054 resident workers travelling outside the local area to their place of employment. Only 150 people travel to Highley to work *Source: Census 2001*

### **Issues and Opportunities**

- 53% of the Highley population is aged 45 and over which is significantly higher than the county average.
- Half of the resident population live within the 40% most deprived of areas nationally and within the 20% most deprived areas of Shropshire.
- Process, plant and machine operatives are over represented amongst the Highley resident workforce, accounting for 18.8% of the total (compared with 8.8% for Shropshire).
- Employment self-containment is very low, at 29.8%. Highley has a high outflow of workers, with 1,054 resident workers travelling outside the local area to their place of employment.
- Almost twice as many Highley jobs are in manufacturing as is typical for Shropshire, at 22.6%.
- The proportion of employees in Highley working in “declining sectors” stands at 48.9%. This is the highest rate out of all the market towns and key centres.

- Highley retains no comparison goods expenditure or main convenience shopping spend and as such provides limited shopping opportunities for its residents. Kidderminster is the main beneficiary of spend leaked from Highley.

DRAFT

## **2.3 COMMUNITY LED PLANNING IN HIGHLEY**

### **Community Led Plans**

#### *Highley Parish Plan*

The Much Wenlock, Brown Clee and Highley Local Joint Committee have allocated £400 in 2010 to help fund the preparation of a Parish Plan for Highley.

The plan questionnaire has just been completed (July 2010) and will be distributed early in September. The main issues that have initially been identified are:

- Lack of jobs
- Affordable housing provision
- Local sewage works are insufficient to accommodate more housing
- Bus services are inadequate for those who don't have a car to get to work, for going elsewhere in the evenings and weekends and for getting to hospital appointments
- Facilities and services for elderly residents
- Severn Centre is underused
- Allotments
- Speeding traffic, particularly at night
- Repairs to Rhea Hall estate

### **Local Joint Committee**

Highley is located within the Much Wenlock, Brown Clee and Highley Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

#### *Much Wenlock, Brown Clee and Highley Local Joint Committee*

- Road safety and speeding
- Youth opportunities and facilities
- Adult services and elderly services

Highley crosses borders with the Cleobury and Rural Local Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

#### *Cleobury and Rural Local Joint Committee*

- Road safety, speeding and HGVs
- Youth opportunities and facilities
- Police and community safety
- Housing needs
- Flooding
- Highways
- Waste
- Health care provision (especially a new doctors surgery)
- The local economy, broadband and tourism

### **Other Community Consultation**

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

*Highley Parish Council representations on the SAMDev*

(Representation reference no SAMDEV DPD/04IOP/002376/00001)

- Affordable housing for local needs
- Enhanced but sympathetic employment opportunities
- A health check on the village is needed before any development takes place
- Major improvements would be needed in the village to support any development.

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

- There needs to be more information on websites to bring tourism to the town
- Limited local employment opportunities which include the pen factory and local shops but most people travel
- The countryside explorer bus no longer runs so people no longer come to the village.
- Shropshire Link route and times are limited.
- Subsidence issues on the road to Kidderminster.
- Road into the village is narrow and dangerous especially Woodhill Road and the road is not well maintained.
- Lack of car parking at the new engine house, so Severn Valley Railway encourages parking at the Country Park. People then do not come into the village itself which is leading to a loss of potential revenue.
- Improved healthcare needed, people travel out of the village and there is now only one GP when there use to be two.
- There is no daycare for older people in the village.
- There is no youth club.
- Severn Centre is underused, closed on Friday and Saturday evenings, two of the four boilers are not working and costs £5,000 per week to run.
- Limited activities in the village for families.
- Third of the population is young and a third of the population is elderly. There are 800 children and young people in the village all together.

## 2.4 INFRASTRUCTURE AND INVESTMENT DELIVERY FRAMEWORK FOR HIGHLEY

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> <p>Oak Street, Highley – Wyre Forest HA are developing 4 units of affordable housing to be completed by the end of March 2011.</p> <p>Local Plan Allocated site (HIG2) could be brought forward by the landowner as a mixed</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
									<p>tenure planning gain site to yield up to 10 affordable homes (subject to the % of affordable housing being in accordance with prevailing policy and guidance)</p> <p>Vicarage Lane, Highley – potential mixed site for upto 12 units. Details regarding the affordable housing provision on the site have yet to be discussed. However it will be required to provide an appropriate % of affordable housing in accordance with prevailing policy and guidance.</p> <p>Netherton Lane, Highley – mixed scheme with Outline planning permission for 30 units. Likely to yield 10 to 15 affordable units in accordance with</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
									<p>prevailing policy and guidance on viability.</p> <p>Potential requirement for a further small 'exception site' to be developed at 100% affordable housing. (6-8 units?)</p> <p>Delivery in this area includes small scale exceptions sites in the rural hinterland, including opportunistic "build your own affordable home" sites.</p>
Housing for vulnerable people	PRIORITY	Shropshire Council  (Community Services- Housing Services)	Registered Providers/ Specialist Providers	PFI bid - Capital cost plus ongoing cost to Shropshire Council of			Ongoing	Supporting People Funding/ Private investment/ Homes & Communities Agency Grant  Private	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
				£173,500 per annum for 30 years for 50 units				Finance Initiative (PFI) bid	prevention of homelessness, move on accommodation from supported housing, etc.  Extra Care PFI bid: 50 extra care places each (Baschurch, Highley, Market Drayton, Shrewsbury, Oswestry and Wem). PFI bid in second round.
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</li> </ul>

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
									use.
<b>Economic investment and opportunity</b>									
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.
Council workshop improvement programme	KEY	Shropshire Council  (Development Services-Economic Development)		£1 m			2010-2014	Shropshire Council capital programme	Proposed to cover all economic development workshops includes Alverley Industrial Estate
Adoption programme for council owned employment sites	KEY	Shropshire Council  (Development Services-Economic Development)		£1 million			2010-2014	Shropshire Council capital programme	Includes Alverley Industrial Estate
Support for business start up	PRIORITY	Shropshire Council		£320,000 (countywide)			2009-2011	Shropshire Council capital	Delivered through the Shropshire Business

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
and business growth		(Development Services-Economic Development)						programme	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  The Parish Council identifies the underused historical assets including the Miners Trail (Highley Trail), New England old miners cottages and other activities including the Severn Valley Country Park.
Support to tourism industry through support to improve quality, skills, ICT and marketing	KEY	Destination Management Partnership  Shropshire Council  (Development	Telford and Wrekin Council	£110,000 (countywide)			2010-2011	AWM	This is the final year of a 3 year contract. Finishes 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
		Services-Economic Development)							
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.
<b>Social and community infrastructure</b>									
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	An initial assessment has identified that there are unfilled primary school places in this area and that the existing primary education infrastructure can be expanded to allow for further additional provision. Beyond this, any additional housing would potentially require 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

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
									decide whether the existing school infrastructure is able to cope and whether or not developer contributions are required.
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.
Advice Services countywide	KEY	Citizens Advice Bureau		£150,000 countywide					Citizens Advice Service or similar to provide services
Playbuilder Grant	KEY	Shropshire Council (Community Services-Culture and Leisure)					2009-11	Shropshire Council capital programme	

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
Various rights of way improvements including development of the Jack Mytton Way and of new circular walks, Removal of stiles and enhanced signage to ensure easier access for all	KEY	Shropshire Council  (Community Services- Culture and Leisure					A survey is being carried out in 2010/11 to determine works required	Shropshire Council capital programme / LTP	Creation and enhancement of the Jack Mytton Way and creation of new circular walks to promote as a walking destination. Promotion of easier access routes and 'health walks' with Walking for Health schemes
Provision of open space	KEY	Shropshire Council	Town Council, developers					Developer contributions	Highley has a current lack of provision of amenity greenspace, provision for children and young people, outdoor sports facilities and allotments.
Community Facilities	KEY	Parish Council, Shropshire Council							The Parish Council identifies: <ul style="list-style-type: none"> <li>• Possible youth café like the one that runs at Bewdley.</li> <li>• Better use of the Severn Centre including</li> </ul>

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
									improved opening hours, more health care services, more access to council services in particularly through the Library. Library needs to be used more efficiently including the provision of computers.
<b>Environment and climate change</b>									
METNET- Targeted business support to Environmental Technology SMEs to improve their competitiveness and productivity.	KEY	Shropshire Council  (Development Services- Economic Development)	Herefordshire Council, Worcestershire Council and Telford and Wrekin (Marches LEP)	£351,531 (across partnership area including Shropshire)			Up to 31/03/2012	ERDF, AWM	The Marches Environmental Technologies Network (METNET) is a business network within the Marches LEP area. There is a particular emphasis on engagement, collaboration and innovation
Provision of open	KEY	Shropshire	Town					Developer	Highley has a current

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
space		Council	Council, Developers					contributions	under provision of natural and semi natural open space.
<b>Transport and accessibility</b>									
Improved bus infrastructure	KEY	Shropshire Council		£100,000			2011-2026	Developer contributions, LTP	The Parish Council would like to see the continuation of the countryside explorer bus at least at the weekend and for one late evening a week.
Develop and improve the cycle and pedestrian network	KEY	Shropshire Council		£200,000			2011-2026	Developer contributions, LTP	To include Direct footpath/footway links from new developments to school and centre Additional crossings of Bridgnorth Road to access school if development to the north/east Improve links between Severn Valley Country Park and town
Local highway improvements, traffic management, parking provision	KEY	Shropshire Council		£200,000			2011-2026	Developer contributions, LTP	

<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>
and safety enhancements									

DRAFT

### **3. COMMUNITY HUBS PLACE PLAN FOR THE HIGHLEY 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 Highley area, no settlements have been put forward by the local community (via parish councils) as Community Hubs. All of the surrounding area around Highley 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 HIGHLEY 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 Highley area, no settlements have been put forward by the local community (via parish councils) as Community Clusters. All of the surrounding area around Highley 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.

## **5. HIGHLEY'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 Highley area, the following settlements are considered to form part of the Rural Hinterland.

### **5.2 PROFILE OF THE RURAL HINTERLAND IN THE HIGHLEY AREA**

### **5.3 COMMUNITY LED PLANNING IN HIGHLEY'S RURAL HINTERLAND**

#### **Community Led Plans**

##### *Kinlet Parish Plan (2006)*

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

- Affordable housing
- Transport
- Traffic and road safety
- Highway maintenance
- Waste and recycling
- Countryside, recreation, heritage and tourism
- Local economy
- Education and training
- Communications, publicity and democratic engagement

#### **Local Joint Committee**

Chelmarsh and Billingsley are located within the Much Wenlock, Brown Clee and Highley Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

*Much Wenlock, Brown Clee and Highley Local Joint Committee*

- Road safety and speeding
- Youth opportunities and facilities
- Adult services and elderly services

Kinley and Billingsley are located within the Cleobury and Rural Local Joint Committee Area. The following needs and priorities have been raised by the local community as part of Local Joint Committee meetings:

*Cleobury and Rural Local Joint Committee*

- Road safety, speeding and HGVs
- Youth opportunities and facilities
- Police and community safety
- Housing needs
- Flooding
- Highways
- Waste
- Health care provision (especially a new doctors surgery)
- The local economy, broadband and tourism

**Other Consultations**

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

*Chelmarsh Parish Council representations on the SAMDev*

(Representation reference no SAMDEV DPD/04IOP/002338/00001)

- Drainage problems.
- Lack of facilities and infrastructure, loss of school, shop, PO.
- Affordable housing would be supported on the grounds of proven need for local people
- Substantial upgrading of the B4555 is required before any large scale development in Highley.

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

### Kinlet

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	PRIORITY	Kinlet Parish Council, Landowners, Shropshire Council							The Parish Council has identified the need to monitor the potential with local landowners for 'exception sites' on which low cost housing could be built.
<b>Economic investment and opportunity</b>									
<b>Social and community infrastructure</b>									
Undertake a skills and training needs audit	KEY	Kinlet Parish Council, Shropshire Council							The Parish Council has identified the need for such a survey in the Parish.
Develop a community broadplace	KEY	Kinlet Parish Council, Shropshire Council, Switch On							The Parish Council wish to explore possible locations in the Parish for a community broadplace.

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
Introduction of broadband	KEY	Shropshire BT	Kinlet Parish Council, Shropshire Council						The Parish Council support and if required will campaign for broadband access within the Kinlet exchange areas
Develop a Hire Scheme at Kinlet School Playing Fields	KEY	Kinlet Parish Council, Kinlet School/ Shropshire Council	Shropshire Council						The Parish Council wish to develop a scheme whereby any local group could hire Kinlet School playing fields for community use at agreed times, including suitable supervision and insurance arrangements'.
<b>Environment and climate change</b>									
Widen the range of recyclables catered for by the 'bring' facilities at Kinlet Parish Hall.	KEY	Kinlet Parish Council, Shropshire Council							
Preserve the areas historical assets	KEY	Kinlet Parish Council, Shropshire Council	English Heritage						The Parish Council has identified the need for a heritage scheme at Kinlet Colliery and for the access, restoration and interpretation

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
									scheme at New England.
<b>Transport and accessibility</b>									
Public Transport Improvements	KEY	Public Transport Providers	Shropshire Council, Kinlet Parish Council						The Parish Council has identified the need to review the links between various transport routes including: 125 to Bridgnorth for Telford/Wolverhampton connections 125 to Kidderminster, potential extension of route to the railway station to enable further links
Improvements to bus shelters	KEY	Kinlet Parish Council, Shropshire Council (Highways)							The Parish Council has identified the need to improve the four bus shelters in the Parish, including: <ul style="list-style-type: none"> <li>• Timetable information/ displays</li> <li>• Ensure passengers are able to be seen by bus drivers</li> </ul>

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 community transport scheme	KEY	Kinlet Parish Council, Shropshire Council  (Highways)	Shropshire Link						The Parish Council wish to explore the idea of a community transport scheme to meet the needs of those who cannot be catered for through mainstream public transport. They have identified Seasonal shopping trips to major centres, access for young people and others to social and recreational facilities not served by public transport.
Local highway improvements, traffic management, parking provision and speed and safety enhancements	High Priority	Shropshire Council  (Highways)	Kinlet Parish Council, West Mercia Police						The Parish Council has identified the need for traffic and road safety improvements, including: <ul style="list-style-type: none"> <li>• A 40mph speed limit on the B4363/B4194 in Kinlet Village</li> <li>• A potential expansion of this on the</li> </ul>

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>B4363 at the northerly end to respond to concerns of residents in Winnall area.</p> <p>Reduced speed limits at:</p> <ul style="list-style-type: none"> <li>• Button Bridge area on the B4194</li> <li>• Severn Lodge Lane</li> <li>• School Lane in Kinlet</li> <li>• B4363 in the Kinlet Bank/ Baveney Wood area (extending into Neen Savage parish)</li> <li>• B4363 Winnall</li> </ul>
Footpath and Bridleway Improvements	KEY	Kinlet Parish Council, Shropshire Council	P3 Group, Landowners						<p>The Parish Council has identified the need for a number of footpath improvements including:</p> <ul style="list-style-type: none"> <li>• Formalising a permissive footpath connection</li> </ul>

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>between Woodlands Holiday Home Park and the bridleway north of Dowles Brook</p> <ul style="list-style-type: none"> <li>• Complete missing links such as a lack of a north south connection from the Button Bridge area across the Borle Valley, limited connection into the Wyre Forest from the Severn Lodge area and the discontinuous bridleway between Kinlet and Chorley</li> <li>• More suitable links with neighbouring P3 groups bordering</li> </ul>

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>Worcestershire Parishes, Highley Initiative and Cleobury Country Partnership</p> <ul style="list-style-type: none"> <li>• Develop a graded system of walks and rides in order to be included in guidebooks/leaflets and encourage sustainable tourism.</li> <li>• General maintenance and minor repairs</li> </ul>