



Shropshire Regeneration Prospectus: Local Investment Plan

**Approved by Shropshire Council on 13 October 2010
& the Homes and Communities Agency on 12 November 2010**

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Other documents in the Regeneration Prospectus

"Place Shaping Through Partnership Working"

"LDF Implementation Plan"

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Appendix 2- Oswestry

Appendix 3- Whitchurch

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Appendix 6- Market Drayton

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Appendix 9- Bishops Castle

Appendix 10- Church Stretton

Appendix 11- Cleobury Mortimer

Appendix 12- Craven Arms

Appendix 13- Bridgnorth

Appendix 14- Albrighton

Appendix 15- Broseley

Appendix 16- Highley

Appendix 17- Much Wenlock

Appendix 18- Shifnal

1.0 INTRODUCTION

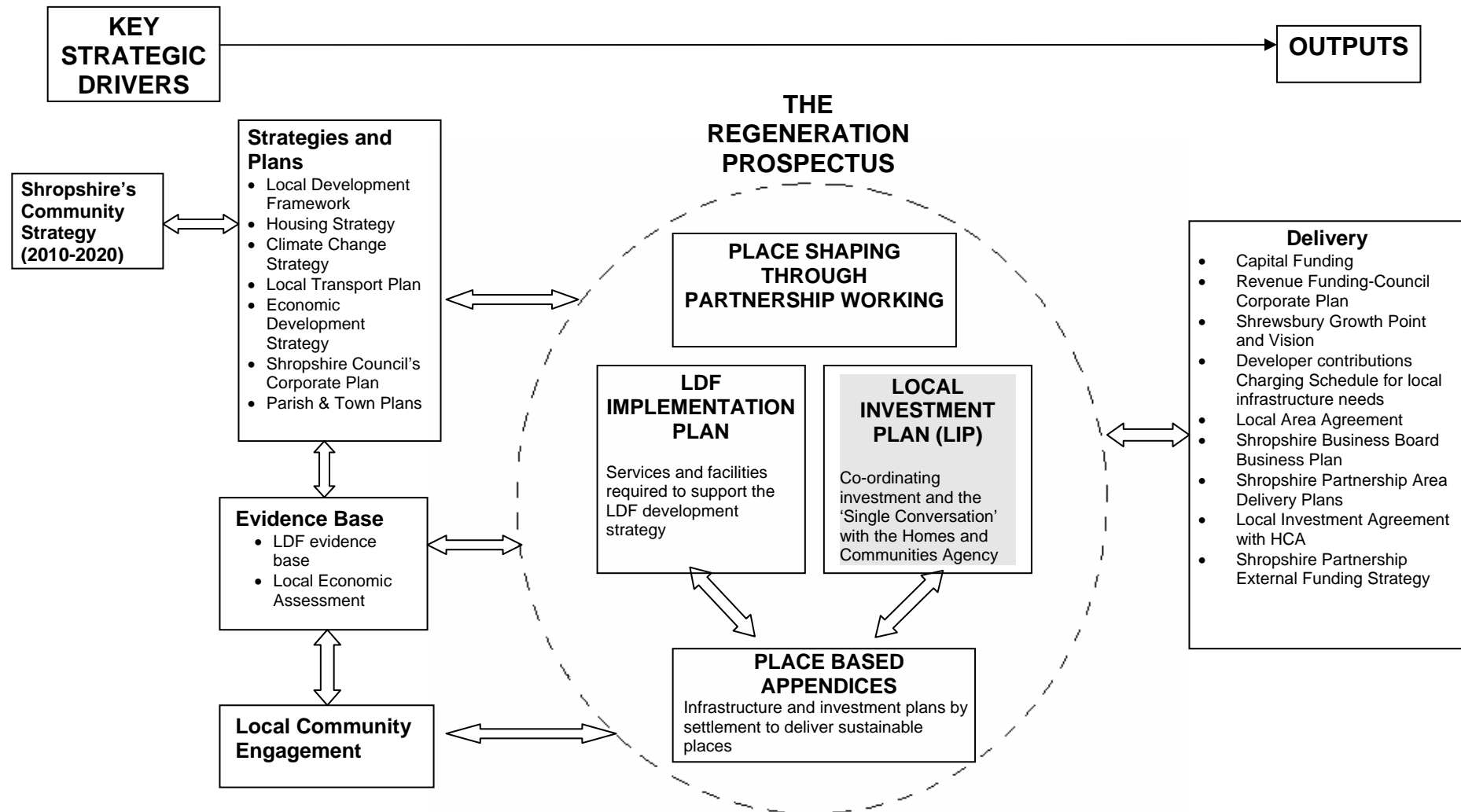
- 1.1 This document is the Local Investment Plan part of the Regeneration Prospectus. The Regeneration Prospectus is a suite of inter-related documents. To avoid repetition, it is assumed that all are read together.
- 1.2 The purpose and operation of the Regeneration Prospectus is contained in the document, "Place Shaping Through Partnership Working". This details the part played by many organisations in developing the Regeneration Prospectus, and ongoing engagement with communities as Shropshire Council explores its potential as a tool for future delivery of transformed public services. It explains the origin of the Regeneration Prospectus and its current form in three parts: the Implementation Plan for the Local Development Framework, the Local Investment Plan and the Place-Based Appendices.
- 1.3 An overview of the Regeneration Prospectus is shown in figure 1 overleaf. The documents "Place Shaping Through Partnership Working", "LDF Implementation Plan" and the "Place Appendices" are available online at <http://www.shropshire.gov.uk/planning.nsf/open/CC9FA5B53CF83B558025778200388043> with the reference "Shrops EV9".

2.0 PURPOSE AND STRUCTURE OF THE LOCAL INVESTMENT PLAN

- 2.1 The Homes and Communities Agency's business model, termed the "*Single Conversation*", is to dispense its funding for housing and regeneration schemes in accordance with the local Council's Local Investment Plan. This is a key driver in preparing the Local Investment Plan (LIP) and consequently the LIP specifically relates to priorities for potential investment by the Homes and Communities Agency (HCA). These were contained in the Strategic Overview to the Local Investment Plan and were agreed by the HCA's Regional Management Board on 30th April, the Shropshire Sustainable Communities Board on 20th May and Shropshire Council's Cabinet on 12th May 2010.
- 2.2 The LIP will inform the local Investment Agreement between the HCA and Shropshire Council.
- 2.3 The LIP must be viewed in the context of the Shropshire Regeneration Prospectus. The Regeneration Prospectus is the umbrella framework for co-ordinating investment by many partners. Its purpose is to maximise the effectiveness of public and private resources, in order to deliver sustainable places and support local aspirations. It is a key tool for implementing Shropshire's Community Strategy and Shropshire's Local Development Framework.
- 2.4 The Place-Based Appendices are at the core of the Regeneration Prospectus, and detail investment and infrastructure programmes place by place. The 18 place based appendices are (in descending population size order) Shrewsbury, Oswestry, Bridgnorth, Market Drayton, Ludlow, Whitchurch, Shifnal, Wem, Albrighton, Broseley, Ellesmere, Church Stretton, Highley, Cleobury Mortimer, Craven Arms, Much Wenlock, Bishops Castle, Pontesbury and Minsterley. Each place appendix includes smaller places in its rural hinterland.

- 2.5 The place based approach of the Regeneration Prospectus is tailored to giving local communities greater involvement in shaping the places in which they live. The place based plans bring together in one document the 'top down' investment and actions originating from large organisations together with 'bottom up' schemes and priorities identified by the local community. In addition to playing a key role in coordinating many sources of investment, they will also be used to determine local priorities.
- 2.6 The LIP and place appendices benefit from the extensive evidence base that underpins the Community Strategy and Local Development Framework. Key aspects that are particularly relevant to the Single Conversation with the Homes and Communities Agency are summarised in Annex 3.
- 2.7 The LIP reflects the timescale in the Shropshire Community Strategy, namely to 2020. Inevitably, greater detail is available for the initial three years 2010/11 – 2013/14. We will update the Local Investment Plan (LIP) at regular intervals, to ensure it remains up-to-date. The Place Based Appendices that provide the core information for the LIP are working documents that are updated several times a year.
- 2.8 The Local Investment Plan has been drawn up through engagement with a range of partners, including:
- Registered Social Landlords (RSLs), through specific consultations and meetings of the Shropshire Social Housing Forum and the Shropshire Development Sub-Group;
 - The Local Strategic Partnership, through the Shropshire Sustainable Communities Board;
 - The public and a range of stakeholders, through the Local Development Framework consultation process;
 - A range of infrastructure providers, at an Infrastructure Planning Event on 27th July 2010.
 - Partners involved in the preparing the Regeneration Prospectus and the Place-Based Appendices, including the Highways Agency; West Mercia Police; Shropshire PCT; Shropshire Fire Service; Severn Trent Water; Welsh Water; National Grid; Scottish Power Manweb; Central Networks; United Utilities; the Coal Authority; BT; Environment Agency; Shropshire Wildlife Trust; Sport England; Shropshire Council's officers in Education, Passenger Transport, Transportation, Strategic Highways and Traffic, Drainage, Housing, Community Working, Economic Development, Leisure & Outdoor Recreation and External Funding; and Town and Parish Councils.

Figure 1: Overview of the Shropshire Regeneration Prospectus



3.0 **Shropshire Context**

Overview

- 3.1 A diverse, predominantly rural county on the border with Wales, Shropshire is one of the largest unitary authorities in England. With a population of 290,900 and only 0.9 people per hectare, the county of Shropshire (excluding Telford and Wrekin unitary) is one of the most sparsely populated in England.
- 3.2 Shrewsbury is the largest settlement and contains about a quarter of the total population. The other main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population. The majority of the population live in smaller settlements, rural villages, hamlets and dispersed dwellings in the wider countryside.

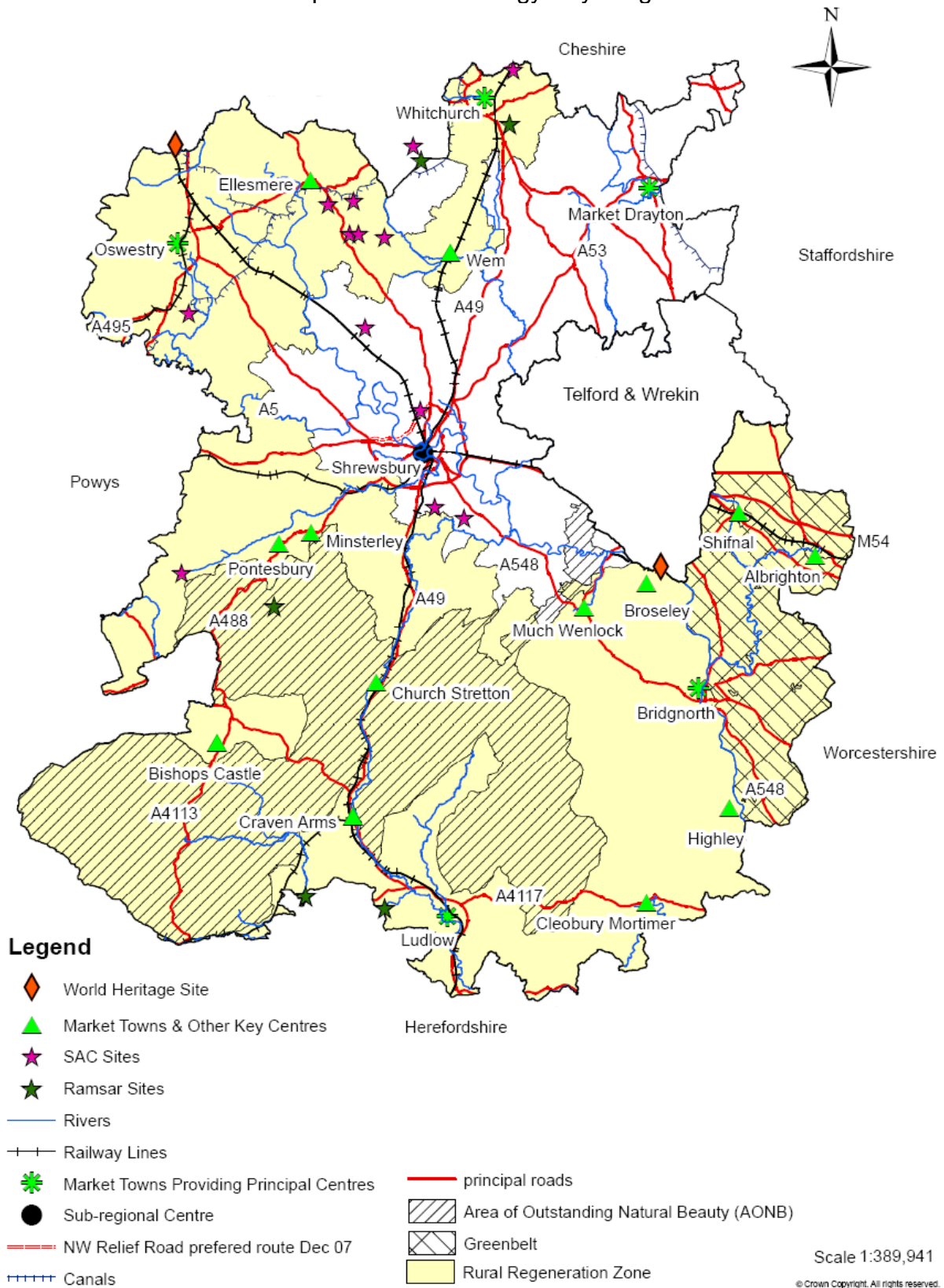
Shrewsbury

- 3.3 Shrewsbury is designated as a Growth Point by Government and a “settlement of significant development” and sub-regional centre in the West Midlands Regional Strategy. The town is the main commercial, cultural and administrative centre for the Shropshire and mid-Wales, and a popular destination for tourists and visitors. The Growth Point Programme seeks to deliver an ambitious and comprehensive programme of growth to deliver the vision of a County Town of the highest quality and a strong sub regional centre for the rural west.
- 3.4 The Shrewsbury Growth Point, has been identified as one of 20 regional Impact Investment Locations (IIL) in the West Midlands by the West Midlands Joint Strategic Implementation Board. It is a key project in the emerging Marches Economic Partnership bid together with Hereford Edgar Street Grid and Telford Town Centre, both of which also have IIL status. The proposed North West Relief Road in Shrewsbury is also highlighted as a priority infrastructure project in the Regional Funding Advice to Government submitted in February 2009. This project remains a priority project for the LIP despite being currently on hold due to governmental funding issues.

Market Towns and rural hinterlands

- 3.5 Shropshire has five larger market towns (Oswestry, Market Drayton, Whitchurch, Bridgnorth and Ludlow) and thirteen smaller market towns and other key centres (in descending size, Shifnal, Wem, Albrighton, Broseley, Ellesmere, Church Stretton, Highley, Cleobury Mortimer, Craven Arms, Much Wenlock, Bishop’s Castle, Pontesbury and Minsterley). The last six named have under 3,000 inhabitants. The towns have always acted as a focus for commercial and social activity, and they have in the past provided a successful way of stimulating employment, investment and services in rural areas.

Shropshire Core Strategy Key Diagram



- 3.6 The delivery of affordable housing in the rural area constitutes the second regional Impact Investment Location (IIL) in the West Midlands to affect Shropshire. The Regional Funding Advice (February 2009) seeks to deliver up to 500 new affordable homes in rural and market towns in the rural West Midlands IIL. In terms of rural renaissance there is an urgent need to provide more affordable housing in rural areas to meet local needs, sustain local rural communities and help to regenerate rural economies. The rural affordable housing programme will be critical in helping to deliver rural renaissance.
- 3.7 Shropshire has a rich and varied natural and historic environment. About one third of the County is upland, mostly to the south and west. Part of the eastern edge of the county lies within the metropolitan Green Belt, while the southern and western parts of the County are generally more remote and self contained. There are a range of pressures, with the “deep rural” west along the border with Wales facing different pressures from the “accessible rural” east along the border with the metropolitan area.

Sub-regional relationships

- 3.8 Shropshire’s five former district and borough Councils were merged to form a Unitary Shropshire Council on 1st April 2009. Following the break up of the West Midlands Regional Assembly in April 2010, a new sub-regional partnership grouping has been established, comprising Shropshire, Herefordshire and Telford and Wrekin Councils. The three Councils together with representatives from the housing sector form the West Housing Partnership. The Partnership intends to produce a joint Housing Strategy Statement, which will influence future reviews of the Local Investment Plan.
- 3.9 The three Councils have together submitted a Marches Local Enterprise Partnership (LEP) bid to government for approval. The partnership will be set up to build on the particular strengths and opportunities of the area, creating the right conditions for substantial business growth and increased enterprise. The Marches LEP aims to create the conditions for enterprise to flourish and will improve the economic prosperity of the Marches area by coordinated action to stimulate the drivers of economic development, including housing, transport, infrastructure, broadband availability, inward investment and skills.

Strategic challenges

- 3.10 An extensive evidence base accompanies the Shropshire Community Strategy and the Core Strategy, of which the elements most relevant to the Local Investment Plan are summarised in Annex 3. In addition to thematic evidence, the 18 Place Appendices contain a portrait of each locality in Shropshire, including locally-identified issues and priorities. The strategic challenges that are apparent from the evidence base are highlighted below. They are addressed through the Community Strategy, Local Development Framework, Shropshire Business Board’s Business Plan and Shropshire’s Housing Strategy, which are summarised in section 4.

Economic purpose

- 3.11 Shropshire has a predominantly small business economy, typified by relatively low wages (Shropshire currently ranks 161st out of 202 in the UK for wage levels). There are strong commuting links between Shrewsbury and Telford, and between

Market Drayton and the Potteries in Staffordshire. The majority of Shropshire is however too distant from the metropolitan area to encourage commuting and is classified as “remote rural”, with the western part of Shropshire showing a high degree of economic containment.

- 3.12 In both the “accessible rural” and the “remote rural” parts of Shropshire, the mismatch between the high cost of housing and the local low-wage economy causes problems. There is a persistent loss of young people, combined with high levels of in-migration of older age groups, leading to an increasing demographic imbalance. The proportion of people over retirement age in Shropshire is forecast to rise from 19.4% of the population in 2006 to 30.8% of the population by 2031. Consequently “rural rebalance” has become a theme of Shropshire’s various strategies. This seeks to ensure a mix of people of different ages and incomes in the rural economy. In particular, a mix of housing tenures and prices is essential to retaining and attracting young people and ensuring that lower income workers are not squeezed out of their communities.
- 3.13 The revitalization of the market towns is a key economic theme. This recognises the key role of market towns in providing not only employment but also services and facilities for their rural hinterlands. Transport links and broadband access are particularly important in this regard. In addition to serving Shropshire, the market towns of Oswestry and Shrewsbury provide health care, education, leisure and retail services for Welsh neighbours, with flows east from Powys.
- 3.14 With the exception of the Shrewsbury Growth Point, it is inappropriate to highlight a small number of locations for investment. Unlike more urban authorities where there may be a small number of high profile regeneration areas, Shropshire’s investment needs are for many smaller schemes across a wide area, commensurate with the dispersed nature of its rural communities.

Housing and place making

- 3.15 Shropshire’s attractiveness results in a growing population, with a forecast increase of over 40,000 people (29,000 households) over the 20 years 2006-2026. The Local Development Framework seeks to meet housing needs and demand by providing for up to 27,500 new homes over 2006-2026, of which a third will be affordable housing. To achieve this will require an increase in building rates over the past average of 1,200 per annum. There is currently over 5 years land supply, and the Local Development Framework is on track to ensure sufficient land supply over the medium and long term.
- 3.16 Ensuring a good balance of housing types and tenures is a key part of the “rural rebalance” agenda that seeks to ensure sustainable, economically and socially balanced communities across Shropshire. The Regeneration Prospectus, particularly through its Place Appendices, demonstrates a comprehensive approach to place making, including economic, social and environmental aspects. Investment in economic opportunities, social & community infrastructure and transport & accessibility are detailed in the Place Appendices but only summarised in the Local Investment Plan for schemes for which Homes and Communities Agency funding may be available.

4.0 SHROPSHIRE'S VISION AND PRIORITIES

The Community Strategy

- 4.1 The *Sustainable Community Strategy 2010-2020's* was adopted in February 2010, with the Vision "**A flourishing Shropshire**". To reflect and deliver the vision, the Sustainable Community Strategy sets out three priorities and associated aspirations, namely:

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

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

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

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

Priority 3. Healthy, safe and confident people and communities

Aspiration: "Our communities are strong, healthy, safe and inclusive, and encourage cultural diversity, voluntary effort and participation in community life."

- 4.2 More detail on delivery of the Community Strategy priorities and aspirations is contained in Annex 1.

The Local Development Framework

- 4.3 The spatial (place-related) aspects of the Community Strategy will be delivered by the Shropshire Local Development Framework (LDF). The spatial vision and strategic objectives of the LDF are expressed in the Core Strategy, and are reproduced in Annex 2. The Core Strategy's spatial strategy centres on:

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

The market towns and other key centres (18 in total), that form a network of main service centres, providing employment and a range of shopping,

education, healthcare, cultural, leisure, and other services and facilities accessible to their wider rural hinterlands.

Community Hubs and Community Clusters, which are generally larger villages that can offer services and deliver more affordable housing and local employment to help keep rural communities sustainable, with balanced populations.

The Shropshire Business Board Business Plan 2009-2012

- 4.4 The Shropshire Business Board's identified priorities include investing in economic infrastructure, raising the profile of Shrewsbury as an enterprising county town and developing the role of the market towns as vibrant service centres.
- 4.5 The high quality natural and built environment is viewed as an economic asset, with links to tourism opportunities as well as playing a role in attracting inward investment. The Business Plan supports knowledge-based activities, the environmental technologies sector, creative and cultural industries, and the land-based sector, particularly food and drink businesses. It seeks to create better opportunities and higher quality jobs to retain Shropshire's young people. Shropshire ranks second in the UK for home-based enterprise, and accordingly the Business Plan supports the expanding home-based business sector. It also supports the growing social enterprise sector, and seeks to raise skills across the workforce.
- 4.6 The Business Plan acknowledges that educational achievement in Shropshire is excellent but there are sustained patterns of out-migration among young adults. Furthermore, Shropshire's businesses have difficulty recruiting graduates. Both problems are related to the relatively high cost of housing in Shropshire, and the acute shortage of affordable housing for local people, as well as limited employment and higher education opportunities.
- 4.7 The Place-Based Appendices contain details of investment planned under the "economic investment and opportunity" theme, including support to various business areas, broadband infrastructure and the market towns revitalization programme. They will continue to reflect the economic development strategy as the Marches Local Enterprise Partnership develops its own programme over 2011/12.

The Shropshire Housing Strategy 2009-2011

- 4.8 The *Shropshire Housing Strategy 2009-2011* has the vision: "**Housing in Shropshire will meet the diverse and changing needs of our communities by providing pathways of housing choice to decent and affordable homes in sustainable communities.**" Its eight policy areas are:
 1. Housing Provision and affordability
 2. Decent Homes in the Private Sector
 3. Decent Homes in the Social Sector
 4. Vulnerable Households
 5. Gypsies and Travellers
 6. Homelessness and Prevention

7. Landlord Services
8. Housing Options and Allocations

4.9 The Shropshire Housing Strategy will be replaced in 2011 by a West Partnership Joint Housing Strategy. It is clear that there will be an increased focus on cross departmental and cross agency working, including the links between housing and health; Crime and Anti-Social Behaviour and economic development/ Worklessness. It is also likely that the key themes in the existing Housing Strategy will be rolled forward to some extent.

The Homes and Community Agency's key priorities

4.10 The Homes and Community Agency (HCA) has five key priorities in its 2010 Business Plan, namely:

1. Increasing the supply of housing in all local authorities

An increase in the overall supply of new housing is key to the economic success of the region. By regenerating failing markets, meeting housing demand and need and providing aspirational housing, the region will be able to provide homes of choice to residents develop sustainable communities and attract employers to strengthen and sustain the economy.

2. More affordable housing in rural areas

This priority reflects the continuing importance of the delivering affordable housing in rural areas in the region, as an HCA Corporate objective and a regional priority in delivering rural renaissance. Up to date knowledge and strong and diverse skills base builds confidence in development partners and all stakeholders.

3. Improving stock beyond decent Homes

Responding to the continuing need to improve existing housing stock in the region given the correlation between poor housing conditions, ill health and economic deprivation. It also recognises that the progress towards the decent homes standard in public and private housing must be maintained and there is a more demanding scenario of reducing the carbon footprint of housing and creating sustainable communities.

4. Developing place making in key locations using total place approach

By applying the place making approach, investment plans will evolve to more completely address HCA key themes of equality and diversity, vulnerable and older people, as well as achieving our vision of improving people's lives and fulfilling local needs, aspirations and ambitions for places. The aim will be to create in each location high quality sustainable mixed communities characterised by increase employment levels, social cohesion and quality housing, education and health outcomes.

5. Economic Well being, jobs, and Birmingham's growth

This priority reflects the importance of Birmingham as a key economic driver in the region and its influence within the region and the country. It supports the ambition of the RES to see Birmingham as a global city. Sustainability and growth of the region will not be achieved by either economic regeneration or housing growth in isolation. As a regional capital and major economic driver Birmingham provides the key destination focus to attract inward investment and retain and incubate

internal investment, providing that the regional offer across a range of housing choices in sustainable communities delivered.

5.0 DELIVERING THE VISION: “SINGLE CONVERSATION” THEMATIC PRIORITIES

5.1 The “Single Conversation” is a process by which Shropshire Council and the Homes and Communities Agency (HCA) seek to co-ordinate their actions, on the themes that fall within the HCA’s remit. Thematic priorities have been identified that bridge national HCA targets and local ambition.

5.2 Common themes between the Shropshire Community Strategy, the Core Strategy, the Housing Strategy and the HCA’s key priorities are:

- a place-making approach, encompassing regeneration, accessibility and economic well being
- improving the existing housing stock and local environment, lowering our carbon footprint and adapting to climate change in the process
- creating strong communities and delivering sufficient homes for all, including the more vulnerable in society

5.3 To guide investment by the Homes and Communities Agency these themes have been articulated into four thematic priorities:

Priority 1. Market Towns and Rural Renaissance Programme

Priority 2. Shrewsbury Growth Point

Priority 3. Lowering our Carbon Footprint by improving the existing housing stock

Priority 4. Stronger Communities

Priority 1. Market Towns and Rural Renaissance Programme

5.4 The Community Strategy seeks strong market towns and rebalanced rural settlements. The provision of more affordable housing, together with economic development and better services, are key elements of delivering this ambition.

5.5 High house prices and relatively low wage levels in Shropshire result in an affordability ratio of house prices to incomes of 7.88 (2009 lower quartile house prices over lower quartile gross annual income). Affordability problems have a negative impact on the Shropshire economy and contributes to the out-migration of the young, fuelling a growing imbalance in the age profile of Shropshire’s population.

5.6 The number of households in Shropshire is forecast to grow faster than the regional average, at 28.5% growth 2006-2031 compared to a West Midlands average of 23.5% (2006-based ONS household projections). This will put additional pressure on the housing market and means that substantial housing developments, with a significant proportion of affordable units, will be required. Failure to meet this demand would have adverse consequences for housing affordability and for the retention of a viable and balanced workforce.

- 5.7 Within the Regional Funding Advice, Rural Shropshire is recognised as an Impact Investment Location (IIL) for investment in affordable housing. Most of rural Shropshire also lies within the Regional Economic Strategy's Rural Regeneration Zone. It is recognised that investment must address all aspects of regeneration, in order to create genuinely sustainable communities and achieve the local vision.
- 5.8 Shropshire Council intends to transform the way it operates and delivers services to its local communities. One of the main pillars for this transformation will be the adoption of a Total Place approach to our market towns, focussing not just on physical but also economic, community and civic regeneration. The Place-based Appendices are a key tool in this approach. For example, the market town revitalisation programme is using the Place-based Appendices, as is the Local Development Framework. Investment in housing by the HCA is therefore co-ordinated with other investment programmes through the Place-based Appendices.
- 5.9 For the period 2006-2026, the Shropshire Core Strategy directs about 40% of development to the 18 market towns and key centres, equating to around 11,000 new homes (of which around 3,600 will be "affordable housing") and up to 93 hectares of employment land. 35% of development is directed to smaller settlements in the rural area, equating to around 9,600 new homes (of which 3,170 should be affordable homes) and up to 100 hectares of employment land.
- 5.10 Regeneration of under-used and derelict sites is sought across the market towns and other key centres. Funding from Kickstart and other schemes is very important in helping deliver this objective. For example, the redevelopment of the timberyard in Wem with the aid of Kickstart funding will help deliver regeneration of Wem. Private investment in major redevelopments is significant, for instance the major redevelopment of the Wharf at Ellesmere; redevelopment of Gravel Hill on Lower Galdeford in Ludlow and land at Stourbridge Road, Bridgnorth.
- 5.11 Through the Shropshire Local Development Framework, we will ensure that new homes will have minimal effect on climate change and are "future-proofed" for a changing climate and the changing needs of their residents. The LDF's "Sustainability checklist" approach will ensure standards are high. This needs to be matched by private and public investment in the internal and external design of new developments.
- 5.12 Economic development, including investment in broadband and transport links, is an important part of Shropshire's aspirations for its rural areas. Advantage West Midlands have recently signed a contract with Shropshire Council that brings £1.325 million funding over five years to the Shropshire Hills Area, as part of the LEADER and Rural Regeneration Zone programme. The Local Action Group hopes to spread this funding over 50 projects, and benefit over 7,000 people.
- 5.13 The rural areas have a particular need to ensure that local people are not squeezed out of their local area by competition from incomers and rising house prices. To address these issues the Shropshire Housing Allocation Policy allows for "local lettings plans", which prioritise applicants for social housing on the basis of a strong local connection. This is strengthened by partnership between the

main social housing landlords, including use of a common choice based lettings scheme. Through the Allocation Policy and the choice based lettings scheme, social housing is allocated in a manner that is sensitive to the needs of rural communities and aids rural economic regeneration.

- 5.14 To deliver more affordable housing Shropshire Council has introduced a more flexible and innovative approach aimed at maximising the provision of affordable housing through the planning system. The Interim Planning Guidance on Affordable Housing (July 2009) and subsequent LDF work includes a “build your own affordable home” approach to single plot exception sites, as well as encouraging larger exception sites and providing flexibility in order to encourage development even in the current market downturn. In addition, the Council is proactively seeking to bring exception sites forward, including actively seeking suitable sites from its own landholdings and by approaching private landowners. Delivering sufficient housing, especially affordable housing, continues to be a key priority in Shropshire.

Priority 2. Shrewsbury Growth Point

- 5.15 The Government’s Growth Points initiative supports communities that want to pursue large-scale sustainable growth, including new housing, employment and infrastructure. There are 50 Growth Points across England including Shrewsbury. Shrewsbury is also an identified Regional Funding Impact Investment Location (IIL) within the Regional Funding Advice.
- 5.16 The particular challenge for Shrewsbury is to achieve economic and physical development within the constraints of the town’s unique form and historic character. The continuing development of an integrated transport strategy for the town is a critical element in meeting this challenge. Delivering environmental excellence is a key aspiration in the vision for Shrewsbury, linked to a central theme of the Shropshire Community Strategy.
- 5.17 The Growth Point Programme of Development through the Core Strategy plans to deliver:
- 6,500 net additional dwellings by 2026, to include 100 affordable dwellings per annum;
 - 85-95 hectares of additional employment land, including new business park development,
 - two sustainable urban extensions in Shrewsbury West and Shrewsbury South;
 - Improvements to the town centre, with 20,000 sq m gross office floorspace provision and 80,000 sq m comparison retail floorspace and town centre street enhancements;
 - Implementing a package of transport measures to tackle access, traffic and air quality issues for the town and town centre in particular;
 - Tackling water resource, supply and treatment issues;
 - Major new educational, cultural and health facilities to meet the needs of the county town and its wider catchment area;

- Protection, enhancement and extension of the town's green network.

5.18 The Shrewsbury Programme of Development identifies a number of sites as important to regeneration, bringing derelict and under-used land back into use. Kickstart funding is currently instrumental in helping bring some of these sites forward. Many of the sites are in the Shrewsbury Northern Corridor, which is a focus within Shrewsbury for regeneration and environmental renewal. Sites in this corridor include:

- Ditherington Flax Mill (a complex of internationally significant listed buildings), in conjunction with English Heritage (over 140 housing units, educational, commercial, leisure and cultural uses)
- Ditherington Spring Gardens site – 189 housing units, utilising Kickstart and Growth Point funding
- Land west of Ellesmere Road – 156 housing units
- Arlington Way (former Tesco site) – 121 housing units, on Council-owned land
- Land at Harlescott – 3.73 acres of public sector owned brownfield employment land
- Land at Greenfields – potential for exemplary environmentally sustainable housing scheme – up to 9 homes including 2 affordable units built to Code for sustainable homes level 6.
- A package of environmental improvement schemes to support the regeneration activity and provide an improved setting for the Northern Corridor.

5.19 In the urban area, local businesses have been active in helping to produce the “Shrewsbury Vision” Regeneration Framework. This is based around 3 key areas of work – vision, strategy and delivery. Vision includes developing the emerging visioning themes and identifying a clear, comprehensive strategy and priorities with deliverable timelines. Strategy includes ensuring a joined up approach for Shrewsbury that pulls the corporate, regulatory and community policies and private sector, utilities, government agencies etc, such as the LDF, Community Strategy, Local Transport Plan and Cultural Strategy together. Delivery includes producing a detailed delivery plan on a series of areas within the urban area of Shrewsbury where considerable change is needed.

5.20 The Shrewsbury Regeneration Framework provides an overall vision, that Shrewsbury is a distinctive, progressive riverside county town that is continually and sustainably growing and evolving and is extending its role and growing its influence with new uses, infrastructure, activities, neighbourhoods and relationships by building on its special attributes, character, history and quality of life.

5.21 The Shrewsbury Regeneration Framework Vision reflects the key themes and objectives of the Shropshire Community Strategy, Core Strategy Final Plan, Shrewsbury Vision 2009 and the aspirations of stakeholders identified through the consultation workshops in 2010. The Shrewsbury Vision Regeneration Framework is expected to be completed by November 2010. Emerging themes for the Vision are as follows:

- **Raising the Profile:** Fulfilling Shrewsbury's role as county town and a national asset by enhancing existing strengths and assets in heritage, environment and culture. Increasing the profile and understanding of the town as an investment and tourism location.
- **Enterprise and Learning:** Growing a balanced, diverse and sustainable economy and workforce and ensuring a high quality coherent learning offer at all ages and levels.
- **Sustainable Communities:** A town with a balanced, safe and healthy community supported by infrastructure and housing, delivering an excellent quality of life, an enhanced natural environment and a clear response to climate change.
- **Accessibility:** Delivering an integrated transport strategy for Shrewsbury that tackles congestion and promotes sustainable forms of transport.
- **Heart of Shrewsbury:** A sustainable town with a vibrant, high quality growing town centre with a balance of uses that reflects its historic environment and is supported by edge of centre sites and a welcoming Northern Corridor.

5.22 A set of key projects have been developed in response to the baseline challenges and community consultation. These can be differentiated between area based projects and strategic projects. The draft objectives and options of the area based projects are:

1. West End Area

- Contributing to the town's public realm and design quality
- Supporting small scale retail: potential for farmer's market / market garden space
- Leisure / education / night time destination
- Consolidation and revitalization of the Sixth Form Estate
- Traffic calming on Victoria Quay with potential riverfront access / decking
- Celebrating Rowley's House

2. Riverside Area

- Increase in the quality and quantity of the town centre retail offer
- Delivery of a new foodstore, hotel and department store
- Active frontage onto Smithfield Road / River Severn including food and beverage
- Traffic management of Smithfield Road
- Improved bus station gateway

3. Abbey Foregate Area

- Urban village
- Celebration of Shrewsbury's historic environment
- Enhancement of public realm and reduction of vehicle thoroughfare through traffic calming, redirecting traffic down Old Potts Way
- Retention of car park – development inhibited by archaeological constraints
- Enhanced food and beverage offer

4. Castle Foregate Area

- Commercial office location
- Potential long term hotel and conference centre

5. Frankwell Area

- River frontage and marina destination / theatre cultural offer
- Stew and Maltings buildings brought back into active use
- Celebrated gateway to the town (roundabout)
- Small businesses destination

5.23 The strategic projects focus around the following themes:

- Economy and learning
- Accessibility
- Green Network
- River Severn
- Public Realm and Urban Design

5.24 It is anticipated that Shrewsbury's growth will be supported by a new river crossing and North West Relief Road to complete the town's bypass, and provision of an integrated transport service. The town gained Cycling Town status in 2009, and is pursuing even more use of sustainable transport together with the protection, enhancement and extension of the town's green network.

Priority 3. Lowering our carbon footprint by improving the existing housing stock

5.25 The majority of homes that will exist in 2050 are already built. Improving and making better use of the existing housing stock not only delivers more environmentally-friendly homes, with lower carbon emissions, but also tackles fuel poverty and aids health among households.

5.26 Stock condition surveys have been carried out by each of the former districts in Shropshire. The early surveys assessed against the "unfit" standard, which is based on section 604 of the Housing Act 1985 legislation. This was substantially less onerous than the "decent homes" standard which replaced it. The 'Decent Homes' standard requires homes to provide adequate thermal comfort (heating and insulation), be in a reasonable state of repair, be free of any Category 1 housing Health & Safety Rating Hazards and have adequate modern facilities.

5.27 The early surveys show a level of unfitness in the private sector housing stock in Oswestry Borough of 6.4% (318 dwellings) in 2002, and a level of unfitness in South Shropshire of 2.1% (412 dwellings) in 2005. The later surveys show levels of non-decency in Bridgnorth District of 31.9% (6,370 dwellings) in 2006; North Shropshire of 30% (7,000 dwellings) in 2008; and Shrewsbury and Atcham Borough of 27.8% (12,100 dwellings) in 2009. The total private sector housing stock failing the standards at the time of their respective surveys was therefore 26,200 dwellings.

- 5.28 A survey of the Council's stock in April 2009 revealed that 29.2% of the stock (or about 1,250 dwellings) did not meet the Decent Homes Standard. RSR data for Registered Providers' stock in April 2009 shows 0.5% (672 dwellings) did not meet the Decent Homes Standard.
- 5.29 The total estimate of stock that is in inadequate condition across tenures is therefore about 28,000 dwellings. Bringing these homes up to a decent standard is a key priority for Shropshire.
- 5.30 In Shropshire, over 6,000 households have benefitted from the Keep Shropshire Warm" energy efficiency initiative since Autumn 2007. Local Area Agreement funding has been secured during 2009/10 to increase capacity and provide a more consistent and timely service in relation to energy advice and insulation measures. Additionally, Shropshire Council is one of three authorities nationally to be involved in a major study of fuel poverty, with 2,500 Shropshire households being engaged. It continues to be an area of concern and a priority for investment.
- 5.31 Shropshire Council is a member of the West Midlands Kick Start Partnership. The Partnership assists home owners on low incomes with advice; surveys; access to approved contractors and low-cost financial assistance or equity release in order to undertake works such as repairing and/ or replacing leaking roofs; old kitchens and bathrooms in order to bring homes up to the Government's Decent Homes Standard. This service was made available from April 2009 and it is hoped to continue to keep it properly resourced.
- 5.32 Shropshire Council works closely with private landlords to tackle the worst housing conditions and to reduce the number of long-term empty homes. There are currently over 4,300 empty homes in Shropshire (3.3% of the total stock), of which 1,933 (1.5% of the total stock) were empty for over 6 months. A draft Empty Homes Strategy was published in July 2010, with a target of returning 51 empty homes into use in 2010/11, 76 empty homes into use in 2011/12 and 101 empty homes into use in 2012/13. A Private Sector Renewal Strategy is also under preparation, with publication expected in late 2010. Encouraging better use of existing properties is a key part of reducing our environmental impact whilst improving housing conditions.

Priority 4. Stronger communities

- 5.33 Stronger communities are created by ensuring that the housing needs of all in the community are met, including the most vulnerable. Suitable housing greatly increases the effectiveness of other public interventions, and adds value in tackling multifaceted issues such as health, social care and criminal justice.
- 5.34 There is a strong financial case for providing housing-related support to vulnerable people, as early intervention proves more cost-effective than waiting until crisis points are reached. Failing to address the needs of vulnerable households results in a much greater scale of public funding, in a wide range of areas including the healthcare budget, the social services budget, the policing budget and the educational budget. It has been estimated that the Supporting People Programme provides a net saving to the public purse nationally of £3.41

billion, against its cost of £ 1.61 billion, a gearing (ie. savings as a proportion of costs) of 2.12¹.

- 5.35 In Shropshire, it has been estimated that £5.076 million of housing support over 2011/12 would lead to potential savings of £12.7 million. An integrated, “total place” approach to public services leads naturally to an “invest to save” preventative approach.

Responding to an ageing population

- 5.36 One of the major challenges over the next few years will be the increase in older people living in Shropshire. Between 2006 and 2026, the number of people of retirement age in Shropshire is expected to increase from 66,100 to around 106,400 people, a rise from 19% to 30% of Shropshire’s total population (Office of National Statistics population projections based on past trends and demographic modelling). This demographic change will significantly increase the number of people who require housing support and will have significant implications on resources, meaning that it is essential that the Council works effectively with all key partners, including the PCT, to ensure that services are delivered in an effective and cost-efficient manner.
- 5.37 As part of its response, Shropshire Council is seeking Private Finance Initiative (PFI) credits to develop 400 units of Extra Care Housing for older people and additional accommodation for people with dementia. However, this is only the “tip of the iceberg” of the growing need from an ageing population and much more provision is needed. A more detailed evidence base to inform future investment in this area is currently being commissioned by the West Housing Partnership to inform future investment.
- 5.38 To improve provision for the elderly and other specialist needs, Shropshire Council uses Core Strategy Policy CS11 and associated Supplementary Planning Document on the type and affordability of housing. This helps direct private investment by developers towards meeting identified needs.

Vulnerable People

- 5.39 Groups that are particularly vulnerable in Shropshire include people with enduring mental health needs, those with learning difficulties, physical difficulties, those with drug/alcohol issues, young people and young families with complex needs. The numbers of vulnerable people in Shropshire are significant.
- 5.40 Between 2000/01 and 2004/05 there were on average 1,250 acute admissions to hospitals in Shropshire where there was a primary diagnosis of mental and behavioural disorders. Between 2001 and 2004 the number of adults with learning disabilities using social services increased by 15% and the number of people with learning disabilities aged over 65 rose by 31%. (Joint Strategic Needs Assessment 2010).
- 5.41 The number of people suffering from a long-term illness or disability has increased dramatically over the last decade, with approximately 14% of people in Shropshire

¹ Capgemini, *Research into the Financial Benefits of the Supporting People Programme* (2009)

now having a disability. There are approximately 9,000 wheelchair users in the County of which approximately 3,300 are between 18 and 64 years old. There are approximately 2,000 adults in Shropshire who are blind and 3,000 people who are severely partially sighted. Generally, 90% of all blind or partially sighted people are over the age of 60. (Joint Strategic Needs Assessment 2010). The ageing demography of the county means the number of vulnerable people is expected to increase significantly in future years.

- 5.42 It is estimated that over 12,000 women per year will have experienced some form of physical and/or psychological violence or abuse in Shropshire. 739 offences were reported in Shropshire during 2006-07. Recent analysis has shown that alcohol is a factor in approximately 50% of all domestic violence offences in Shropshire. The Shropshire Community Substance Misuse Team received 830 referrals from adults for alcohol misuse between 1 April 2002 and 31 March 2004. In Shropshire there is an estimated prevalence of 1,025 Problem Drug Users (PDUs), which accounts for around 1% of Shropshire's population aged between 15-64 years old. In Shropshire there were 763 people in drug treatment services at the end of 2006-07.
- 5.43 The majority of housing related support for vulnerable people is commissioned through the Commissioning and Partnerships team through the Supporting People Programme. This will remain a key delivery mechanism for meeting the needs of vulnerable people.
- 5.44 Other interventions are needed to support vulnerable people including Disabled Facilities Grants and programmes to adapt homes where required, across all tenures.

Gypsies and Travellers

- 5.45 Gypsies and travellers are an important minority group in Shropshire. The need for additional pitches is clearly spelt out in the sub-regional Gypsy and Traveller Accommodation Assessment (GTAA) 2007 as 93 permanent pitches by 2017 (of which 81 remain outstanding at 2010), a transit site and 4 show people plots. Both private and public investment is encouraged to meet the need.
- 5.46 There is a strong commitment to delivering high quality management of Gypsy and Traveller sites within Shropshire. The excellent standards are reflected in a recent inspection of the service through the Quality Assessment Framework (QAF). Shropshire has gone from Category C QAF to Category B, reflecting rising standards. This good progress should continue if resources are made available.

Preventing Homelessness

- 5.47 Tackling homelessness continues to be a priority, with 706 households reporting as homeless over 2009/10 of which 214 were accepted as statutorily homeless.
- 5.48 Shropshire's draft Homelessness Strategy was published July 2010 and focuses on a number of key priorities which include increasing the range of housing options and prevention pathways available. There needs to be more accommodation for single people. More 'move-on' options from temporary accommodation are also required, including supported housing projects.

Addressing worklessness

- 5.49 Higher levels of worklessness amongst tenants of social housing is an issue that both Shropshire Council and local Registered Social Landlords (RSLs) are working to address. Tackling this issue has benefits for the local economy, community cohesion, and ultimately releases more social housing to those in greatest need. Multi-agency partnership working is currently being established in this area, and is likely to grow in importance in the years ahead.

6.0 RESOURCES AND DELIVERY

Partnership working

- 6.1 The role of partners in the Regeneration Prospectus is detailed in the accompanying document “Place Shaping Through Partnership Working”. This details the community-led approach underpinning the Regeneration Prospectus and the links to the Local Strategic Partnership.
- 6.2 Local input is also detailed in each Place Appendix, which provide a focus on place that brings community, business and the public sector interests together. The Place Appendices show where public investment is being directed and what the local community’s aspirations and priorities are. This key information can be a catalyst for private sector investment, as businesses seek to maximise the opportunities available, and for co-ordinating public sector investment for maximum effectiveness.

Funding

- 6.3 Funding to enable delivery is critical to delivering Shropshire’s vision. The Regeneration Prospectus, in combination with the Shropshire Partnership’s External Funding Strategy, will be central in co-ordinating funds, particularly for capital investment, as well as bidding to various agencies for funds for programmes and individual projects. The External Funding Strategy can be found at www.shropshirepartnership.org.uk by following the links to supporting strategies.
- 6.4 Resources and funding streams to deliver essential infrastructure are detailed in the accompanying “LDF Implementation Plan” part of the Regeneration Prospectus, which should be read alongside this LIP.

Investment Requirements

- 6.5 Full details of investment programmes by a multitude of agencies are contained in the Place Appendices. For ease of reference by the HCA in its investment decisions, section 7 below summarises what investment is needed to ensure delivery of the agreed “Single Conversation” thematic priorities. These should be seen in the context of wider investment in economic development, transport, social & community and environmental infrastructure that is detailed in the Place Appendices.
- 6.6 The Place Appendices are at the core of the Shropshire Regeneration Prospectus. They include the rural hinterland around each larger settlement, providing a comprehensive picture of all investment required in Shropshire. They are:

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

The Appendices are available online at

<http://static.shropshire.gov.uk/publications/PlanningLDF/Shrops-EV9-shropshire-regeneration-prospectus-appendix.pdf>

Monitoring Delivery

- 6.7 Future delivery of the priorities and actions within the Regeneration Prospectus will be reported to the Shropshire Partnership, the West Housing Partnership and other partners through:
- Capital programme monitoring reports
 - Periodic evaluations of programmes and projects
 - Annual review of the LDF Implementation Plan via the AMR

Adoption and Updates

- 6.8 The Local Investment Plan will be adopted by Shropshire Council, the Shropshire Partnership and the Homes and Communities Agency. It will then inform a Local Investment Agreement between the HCA and Shropshire Council in due course.
- 6.9 The Regeneration Prospectus is a living document that will be updated regularly, to ensure it reflects rapidly changing circumstances and opportunities. The first update will be to the Place Appendices in April 2011, and will reflect greater certainty on the amount of growth and infrastructure required in each town in Shropshire as a result of further progress on the Local Development Framework. It will also reflect the repercussions of the Comprehensive Spending Review on various organisations' budgets. Importantly, public engagement in the Regeneration Prospectus over autumn and winter 2010/11 will further inform the locally-identified priorities.

7.0 DELIVERY: SUMMARY OF THE PLACE APPENDICES in relation to “Single Conversation” Local Investment Plan priorities

PLACE APPENDICES THEME	INVESTMENT REQUIREMENTS	SUMMARY OF PROPOSED SCHEMES IN PLACE APPENDICES 2010/1-2012/3	HCA FUNDING	SHROP-SHIRE COUNCIL	RSL FUNDING	DEVELOPER & PRIVATE FUNDING	OTHER FUNDING
DELIVERING “SINGLE CONVERSATION” PRIORITY 1: MARKET TOWNS & RURAL RENAISSANCE PROGRAMME							
<i>AFFORDABLE HOUSING PROVISION</i>	Affordable housing as a proportion of housing on all development sites	Affordable housing forward programme includes 194 completions for 2010/11, 213 projected for 2011/12 with a proposed figure of 207 for 2012/13. These figures exclude completions within the Shrewsbury Growth Point area. This information is based upon our anticipated delivery programme factoring in reductions in HCA grant and continuing difficult economic circumstances for both the building industry and purchasers seeking low cost home ownership.	✓ <i>HCA Funding sought</i>			✓	✓
	100% affordable “exceptions sites”	Mix of RSL sites and “build your own affordable home” single plot schemes include 72 completions for 2010/11, 19 projected for 2011/12 with a proposed figure of 91 for 2012/13. These figures reflect the current absence of funding for new schemes during 2011/12 with an assumption of a return to a fully funded rural programme in 2012/13. In addition to funded schemes is an assumed step change increase in the delivery of rural single plots now available county wide.	✓ <i>HCA Funding sought</i>		✓	✓	

	Bringing empty properties back into use.	Approximately 30 individual schemes to refurbish and convert existing buildings for use as affordable homes in perpetuity are planned during this period. £750k cost	<i>HCA Funding sought</i>	✓	✓	✓	✓
<i>REGENERATION</i>	Regeneration that engages the whole community and builds community networks	“Turning Lives around” programme for vulnerable people of working age through training & skills / volunteering / work / community engagement.	<i>HCA Funding may be sought</i>	Social care funding			Supporting People Grant
		“Count Me In” programme for older people to enable greater involvement in the community	<i>HCA Funding may be sought</i>	Social care funding			Supporting People Grant
PLACE APPENDICES THEME	INVESTMENT REQUIREMENTS	SUMMARY OF PROPOSED SCHEMES IN PLACE APPENDICES 2010/1-2012/3	HCA FUNDING	SHROP-SHIRE COUNCIL	RSL FUNDING	DEVELOPER & PRIVATE FUNDING	OTHER FUNDING
DELIVERING “SINGLE CONVERSATION” PRIORITY 2: SHREWSBURY GROWTH POINT							
<i>GROWTH POINT HOUSING DELIVERY</i>	Northern Corridor Delivery Plan	Spring Gardens residential development (189 homes of which 57 are affordable)	✓ £1.79m Kick Start funding		✓ Wrekin Housing Trust	✓ Persimmon Homes	✓ £75,000 Growth Point funding
		Land at Ellesmere Road residential development (156 homes of which 54 are affordable)	Failed Kickstart funding bid			✓ Lovell Homes	.

		Arlington Way residential development (121 homes of which 48 are affordable)	Scheme being considered for PLI funding	✓ Shropshire Council (landowner)		✓	£10,000 Growth Point funding
		Gay Meadow, residential development (161 homes of which 44 are affordable)	Failed Kick Start Bid			✓ Barratts	
		Exemplary environmentally sustainable housing scheme of up to 9 homes, including 2 affordable units built to Code Level 6, on publicly-owned land at Greenfields	<i>HCA Funding sought</i>	✓ Shropshire Council (landowner)		✓	
	Bringing forward surplus public sector land & Hospital Sites Programme	Royal Shrewsbury Hospital, Copthorne. residential development (150 homes of which 38 are affordable)			✓ Marches HA	✓ Cala Homes	
		Land at Harlescott – 3.73 acres of public sector owned brownfield employment land		✓ Shropshire Council (landowner)			
<i>REGENERATION</i>	Redevelopment to regenerate Northern Corridor Shrewsbury	Ditherington Flax Mill regeneration of Grade 1 and Grade 2* listed mills and maltings buildings. A mixed use development including 140 housing units as enabling development, commercial, leisure and culture facilities. Total £50 m cost.	<i>HCA Funding sought</i>	✓	✓	✓	✓ English Heritage AWM

		Northern Corridor environmental enhancement. £13 m cost – to support regeneration activity	✓				✓ New Growth Point funding
	Shrewsbury Vision Regeneration Framework	Shrewsbury Vision work to develop key areas such as Riverside, Abbey Foregate, Castle Foregate, the West End and Frankwell					✓ New Growth Point funding
<i>AFFORDABLE HOUSING PROVISION</i>	Affordable housing as a proportion of housing on all development sites	Affordable housing forward programme includes 89 affordable housing units to be provided in 2010/11, a planned 46 for completion in 2011/12 with a current projection of 70 in 2012/13. This information is based upon our anticipated delivery programme factoring in known issues relating to no HCA grant funding for planning gain sites and continuing difficult economic circumstances for both the building industry and purchasers seeking low cost home ownership.	✓ <i>HCA Funding sought</i>			✓	✓ Potential New Growth Point funding
	100% affordable “exceptions sites”	At present no anticipated delivery of any RSL schemes or single plots within Growth Point area.	✓ <i>HCA Funding sought</i>		✓	✓	
	Bringing empty properties back into use.	Approximately 30 individual schemes to refurbish and convert existing buildings for use as affordable homes	<i>HCA Funding sought</i>	✓	✓	✓	✓

		in perpetuity are planned during this period. £750k cost across Shropshire.					
PLACE APPENDICES THEME	INVESTMENT REQUIREMENTS	SUMMARY OF PROPOSED SCHEMES IN PLACE APPENDICES 2010/1-2012/3	HCA FUNDING	SHROP-SHIRE COUNCIL	RSL FUNDING	DEVELOPER & PRIVATE FUNDING	OTHER FUNDING
DELIVERING “SINGLE CONVERSATION” PRIORITY 3: LOWERING OUR CARBON FOOTPRINT BY IMPROVING THE EXISTING HOUSING STOCK							
<i>IMPROVING AND ADAPTING EXISTING HOUSING</i>	Energy efficiency to reduce carbon emissions and tackle fuel poverty.	4,500 schemes at a total cost of £1.5m	<i>HCA Funding sought</i>	✓ £50k		✓ Circa £100k	✓ CLG grant “Keep Shropshire Warm” agency & Energy Companies
	Upgrading social housing to meet the Decent Homes standard			✓ £6.5 million for social housing	✓		✓
	Upgrading Private Sector Homes to meet the Decent Homes Standard	Approximately 100 individual schemes at a total cost of £2m	<i>HCA Funding sought</i>	✓ £200 - 300k over the 3 year period		✓	✓ Residual elements of former RHB funding
	Adaptations to meet changing needs, including Disabled facilities grants	Approximately 1,000 individual schemes at a total cost of £6m	<i>HCA Funding sought</i>			✓	✓ CLG grant circa. £1.1m annually for DFGs

	Bringing empty homes back into use	Approximately 150 individual schemes to refurbish and convert existing buildings are planned during this period £3m cost	<i>HCA Funding sought</i>	✓	✓	✓	✓
PLACE APPENDICES THEME	INVESTMENT REQUIREMENTS	SUMMARY OF PROPOSED SCHEMES IN PLACE APPENDICES 2010/1-2012/3	HCA FUNDING	SHROP-SHIRE COUNCIL FUNDING	RSL FUNDING	DEVELOPER & PRIVATE FUNDING	OTHER FUNDING
DELIVERING “SINGLE CONVERSATION” PRIORITY 4: STRONGER COMMUNITIES							
<i>HOUSING FOR VULNERABLE PEOPLE</i>	Provision for people requiring supported living such as those with dementia & health difficulties	Extra Care PFI bid: 50 extra care places each in Baschurch, Highley, Market Drayton, Shrewsbury, Oswestry and Wem. Capital cost plus ongoing cost to Shropshire Council of £173,500 per annum for 30 years for each 50 units		✓ PFI Capital cost plus ongoing cost		✓	✓ Private finance initiative Supporting People Grant funding
		Open market & affordable extra care developments across Shropshire	<i>HCA Funding sought</i>		✓	✓	
	Provision for minority groups	Additional gypsy and traveller accommodation: 81 permanent pitches plus 20 transit pitches	<i>HCA Funding sought</i>			✓	
	Re-integrating into normal life & homelessness prevention	Ex-offender move-on from supported accommodation – 6 units in Shrewsbury	<i>HCA Funding may be required</i>		✓		✓ Supporting People Grant

	Provision for people with mental illness requiring supported housing	Mental Health supported housing – Shrewsbury	<i>HCA Funding may be required</i>		✓		✓ Supporting People Grant
	Provision for vulnerable adults	Learning Disability supported housing – Shrewsbury	<i>HCA Funding may be required</i>		✓		✓ Supporting People Grant
	Provision for vulnerable adults	Autism / Aspergers specialist supported housing	<i>HCA Funding sought</i>	Social care funding		tbc	✓ PCT / NHS funding; Supporting People Grant
	Provision for vulnerable adults	5 units Learning Disability shared ownership	<i>tbc</i>	Social care funding		tbc	✓ PCT / NHS funding; Supporting People Grant
	Re-integrating into normal life & homelessness prevention	25 designated units of move-on accommodation from offender pathway, young peoples pathway and drug & alcohol pathway	<i>HCA Funding sought</i>				✓ Supporting People grant

ANNEX 1: SHROPSHIRE'S COMMUNITY STRATEGY

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

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

By 2020 we will ensure that:

1. The economy is sustainable and businesses are competitive
2. The local workforce has higher skill levels and access to better paid employment
3. Services meet the needs of local people and access is easier
4. Housing meets the needs of local people through a range of suitable housing options, particularly affordable housing developments
5. Shropshire's reputation as a great place to live, work and visit will be widely recognized

Priority 2 – Responding to climate change, and enhancing our natural and built environment

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

By 2020 we will ensure that:

1. Shropshire has a lower carbon footprint, inspired and implemented through community leadership
2. Our rich and varied natural and built environment and heritage is protected and enhanced, balanced by innovative thinking in design, build and technology
3. Our streets are clean, the roads are maintained and there are accessible areas of the countryside and green open spaces
4. Our natural resources are managed sustainably, and the generation and landfilling of waste is reduced

Priority 3 – Healthy, safe and confident people and communities

Our aspiration: Our communities are strong, healthy, safe and inclusive, and encourage cultural diversity, voluntary effort and participation in community life.

By 2020 we will ensure that:

1. Our communities are more vibrant, cohesive and residents take personal and collective responsibility for their wellbeing
2. Local people, particularly those who are younger, have better social, cultural and leisure facilities
3. Children and young people are encouraged to reach their full potential, and decide on Shropshire as their place of choice
4. Health inequalities between men and women and between affluent and non-affluent areas are reduced. People are healthy and more active, and healthcare

provision is accessible and meets the needs of the community

5. Older people are active and healthy, have the opportunity to work if they wish, and those with long term conditions are supported to live independently

6. People feel safe, secure and protected, reflecting the low crime rate in Shropshire and recognising the contribution of public services in making Shropshire safe. Drug and alcohol misuse and its impact is lower, enabling resources to be used elsewhere

7. Families and individuals with more complex social, learning or health needs, and people whose circumstances make them more vulnerable than others are supported or protected through both appropriate and targeted services

Shropshire Community Strategy 2010-2020

ANNEX 2: SHROPSHIRE’S CORE STRATEGY VISION AND OBJECTIVES

The Core Strategy is founded on the Shropshire Community Strategy, and sets out how spatial planning can help deliver the Community Strategy’s social, economic and environment based priorities and agreed outcomes. The Core Strategy Spatial Vision and Strategic Objectives provide the backbone for all the policies set out in the Core Strategy and subsequent Local Development Framework documents.

Core Strategy Spatial Vision - Shropshire in 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

Shropshire Core Strategy: Final Plan Publication February 2010

Core Strategy Strategic Objectives

1. Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training, multifunctional open space and the countryside, healthcare, leisure, cultural, shopping and other facilities and services, and the provision of infrastructure, to meet their needs.
2. Develop the roles of Shrewsbury as a sub-regional centre, and Shropshire's market towns and key centres as self contained settlements, providing the main focus for new housing, employment and infrastructure development and the preferred location for a range of services and facilities to serve the wider needs of their respective hinterlands.
3. Rebalance rural communities through the delivery of local housing and employment needs appropriate with the role, size and function of each settlement, or group of settlements, ensuring that development delivers community benefit.
4. Provide and maintain a sufficient and appropriate supply of housing land in sustainable locations, prioritising the use of brownfield sites, where available, and taking into account the availability and capacity of existing and proposed infrastructure.
5. Provide for a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly.
6. Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities.
7. Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture, ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location.

8. Support the improvement of Shropshire's transport system in a sustainable and integrated way and locate development to improve accessibility by quality public transport, cycling and walking, help reduce car dependency and the impact of traffic on local communities and the environment.
9. Promote a low carbon Shropshire, delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management.
10. Promote high quality sustainable design and construction in all new development, ensuring that developments respond to their local context and create safe, accessible and attractive places which contribute to local distinctiveness.
11. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks.
12. Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being.

Shropshire Core Strategy: Final Plan Publication February 2010

ANNEX 3: EVIDENCE BASE SUMMARY

The Local Area Agreement Evidence Base, the Local Economic Assessment and the Local Housing Market Assessment are key elements of the underpinning evidence base. They may be found, along with a great many other evidence-base reports, at www.shropshire.gov.uk/planning.nsf following menu path Planning Policy / Local Development Framework / Evidence Base. Key facts and figures are summarised below.

Communities

The population of Shropshire has grown by 8.2% (22,200 people) from 1991 to 2007, compared to a national figure of 6.7% and a regional figure of just 2.9%. Since 1991 population growth in Shropshire has been due to migration into the area, with natural change in the County being more deaths than births.

Shropshire has a relatively high concentration of people in the older age groups. In 2007 about 48.0% of the County's residents were aged 45 or over, compared to only 40.8% nationally. Since 1991 the number of people in Shropshire aged 45 to retirement age has increased by 27.0%, compared to an increase of 23.1% nationally. The number of people of retirement age and over in Shropshire has risen by 26.6% since 1991, compared to a national increase of 9.3%. In contrast, the number of people aged 16-29 has fallen by 16.2%; compared to a fall of 6.4% nationally. The reduction in young people in Shropshire is partly influenced by long-term falling birth rates and partly due to young people choosing to spread their wings at this age, to attend university, travel or to find work. History suggests though that many return to Shropshire later in their lives. The number of people in Shropshire aged 30-44 has risen by only 1.4% compared to a 9.4% rise nationally.

In 2006, Shropshire already had a greater percentage of people aged over 65 years than is the case nationally. Over the period 2006 to 2031, the number of people in Shropshire over 65 years of age is forecast to increase by over 40,000 persons, from 19.4% of the population in 2006 to 30.8% of the population by 2031 (2006 ONS population projections). The County is also an attractive place to retire, with its high quality natural and historic environment acting as a magnet for in-migration from other parts of Britain, particularly among the older age groups. All these factors have implications for the delivery of services to the older population, particularly meeting the needs of the increasing elderly population.

Overall, Shropshire County is a relatively affluent area and is ranked as being the 111th most deprived County of 145 counties and unitary authorities (Index of Multiple Deprivation 2004). It is worth pointing out that deprivation is measured on established urban domains and may not identify deprivation caused by rurality and isolation, which are significant issues in Shropshire.

Four wards fall within the most deprived 5th in England. These are Harlescote, Meole Brace and Monkmoor wards in Shrewsbury and the Castle ward in Oswestry. Many of the market towns have wards within the most deprived 20% in England, namely Broseley, Ellesmere, Highley, Ludlow, Market Drayton, Shifnal and Whitchurch. A further six wards in Shrewsbury fall within the most deprived 20% in England, as do a further six wards in and around the Oswestry area.

The proportion of Shropshire's population that identified themselves as being from black, mixed or other minority ethnic groups, was 3,400 persons (1.2% of the population) at the time of that last census in 2001. This is significantly lower than the national figure of 9.1% and the regional figure of 11.3%. The largest ethnic groups within this figure are of Chinese and Indian extraction. Vulnerable groups are covered in more detail under Priority 4 later in this Strategic Overview.

Housing

Shropshire has 132,000 dwellings (2009), the majority of which are owner-occupied (72% at the time of the 2001 census). The social rented stock was relatively low in 2001, at 13.8% of Shropshire's stock compared to the West Midlands average of 19.9%. Private renting and other tenures (including tied housing) are important parts of the housing stock in Shropshire, comprising 9.3% and 4.5% of the stock respectively in 2001.

The predominant house type in Shropshire is detached properties, varying between 32.6% in Shrewsbury & Atcham area to 51.8% in South Shropshire (compared to the national rate of 23.0%). As would be expected with high numbers of detached properties and an ageing demographic, there is a high incidence of under-occupation and fuel poverty. House prices are high, with strong demand. Households on local incomes struggle to compete with households moving into Shropshire from other parts of Britain. House prices are generally higher in the south of Shropshire, and lower in the north.

Housing affordability is a real problem in much of Shropshire as a consequence of high average house prices combined with a low wage economy. Since 1997 there has been a growing gap between incomes and house prices, with the ratio being much higher in Shropshire than the West Midlands as a whole. In 2008 the mean house price to mean income ratio was 6.71 in Shropshire as a whole (Local Housing Market Assessment 2010). The lower quartile house price to lower quartile income ratio ranged between 6.87 in Oswestry Borough up to over 10.45 in South Shropshire and Bridgnorth District, compared to the West Midlands average of 6.60 (2008 figures, Local Economic Assessment 2010). The problem is exacerbated in some areas of the county by the comparatively high number of properties used as second homes, averaging 0.9% across Shropshire but rising to 2.8% around Church Stretton and 4.6% in the Welsh Borders (2001 Census).

Shropshire's social rented stock is 17,334 homes, with the majority owned by the LSVT housing associations, namely Severnside HA, the LSVT for the former Shrewsbury and Atcham Borough (5,281 properties), Meres and Mosses HA, the LSVT for the former North Shropshire District (2,319 properties) and South Shropshire HA, the LSVT for the former South Shropshire District (2,045). There is a Council-owned housing stock of 2,318 properties in the former Bridgnorth District area and 1,920 properties in the former Oswestry Borough area. The Wrekin Housing Trust, is actively expanding into the area. Other players include Sanctuary, the Shropshire Rural Housing Association, the Bromford Housing Group and Equity Housing Group, all of which have under 350 properties.

A single unified Shropshire Housing Register and Choice Based Lettings Scheme, known as Shropshire HomePoint, was introduced on the 1st June 2009. There are over 6,000 people (late 2009) on the Register, and between 1 April 2008 and 31st

March 2009, there were 1,262 general needs lettings. The *backlog* of housing need had previously been estimated at 6,471 households in the Strategic Housing Market Assessment 2008. In addition, Shropshire's growing population, combined with relatively low wage levels, results in estimated *newly arising* housing need of 1,529 households per annum (Strategic Housing Market Assessment 2008). Increasing the supply of affordable housing is an ongoing challenge for Shropshire.

Greater detail on need and demand is available in the Local Housing Market Assessment (LHMA) 2010, which provides a finer grain of information for 13 local housing market areas within Shropshire. The Council also has a detailed Strategic Housing Land Availability Study (SHLAA) for potential land supply to meet the need for housing development. Both the LHMA and the SHLAA are in-house datasets (available on the Council's website) that are kept up-to-date annually, to ensure that detailed knowledge of both the need, and sites for meeting that need, are readily available.

Current LAA targets are NI154: net additional homes and NI159: supply of ready to develop housing sites as a percentage of total provision. Targets for 2010/11 are 1,233 net additional homes (NI154) and 132% housing land supply in relation to total provision (NI159). Shropshire Council performed well against both indicators in 2008/9, and is on track to continue to deliver significant numbers of homes despite the recession. Progress on the Local Development Framework will ensure that a five year supply of housing land continues over the long term.

The in-house target for NI155: number of affordable homes delivered is 270 affordable homes. This is not included in the LAA because of the existence of a LPSA8 5 year target 2006-2011 for 926 affordable homes. Shropshire Council is on track to achieve this figure, with 833 affordable homes already delivered 2006-2010.

The Shropshire Local Development Framework (LDF) is an important aspect of the delivery of sites for housing development, and will replace the five existing district Local Plans. Within the LDF, the Core Strategy Development Plan Document (DPD) is currently at its final Plan Publication stage (Feb 2010) with submission to the Secretary of State scheduled for July 2010 and adoption by March 2011. The Site Allocations and Management of Development DPD is scheduled for submission by October 2011 and adoption mid 2012. The strategy for targeting growth is set out under the Priorities 1 and 2 later in this Strategic Overview.

The condition of the existing housing stock and the number of empty homes is detailed under Priority 3 in section 5 of the Local Investment Plan.

Impact of the Recession on Housing

The number of sales in Shropshire has decreased as a result of the recession, dropping from 5,452 sales in 2007 to 2,929 sales in 2008. At the same time, the number of cash sales has increased slightly from 31.4% in 2007 to 35.6% in 2008. This may indicate that the more affluent residents of Shropshire are still purchasing or releasing equity. It could also indicate an increase in the number of second homes within the County which is currently higher than the national average.

The mean price of all dwelling types decreased slightly over 2007 – 2008, from £213,622 in 2007 to £211,639 in 2008. House prices then fell by 8.4% in 2008 and

continued to decline during the first quarter of 2009. More recently, however, there have been tentative signs of house price recovery, and while prices remain depressed, transactions are notably higher.

This notwithstanding, mortgage lending within the UK fell by 10% in November 2009 to £12 billion, which is 14% down on November 2008. First time buyers are still struggling to secure a mortgage unless they have a substantial deposit. This continues to have a significant impact on the bottom end of the market and on the availability of mortgages for intermediate affordable housing tenures.

The Local Economy

The economy in Shropshire reflects its rural character with agriculture, farm diversification and tourism playing an important part and employing a greater proportion of the workforce than the national or regional average. The main employment areas are concentrated in Shrewsbury and the larger market towns. In some smaller market towns, there is heavy reliance on a small number of large employers. A Local Economic Assessment is being prepared, and will shortly be available on the Council's website. Ensuring a good balance between economic development, housing and infrastructure is a key theme in the Core Strategy's spatial strategy, which is elaborated in sections 4 and 5 of this Strategic Overview.

Shropshire has a comparatively high economic activity rate (81.3% compared with 77.3% for the West Midlands and 78.8% for the UK). Unemployment has become a greater issue since the onset of the current economic downturn, but the JSA claimant rate remains below the West Midlands and UK rates (3.0% in August 2009 compared with 5.5% in the West Midlands and 4.4% in the UK). However, lower claimant rates to some extent disguise a significant level of rural under-employment. A relatively high proportion of jobs are part-time (35.5% of jobs in Shropshire part-time in 2007 compared with 31% in the West Midlands and the UK), and there is a substantial amount of seasonal and casual work (both tourism and agriculture related). Many people work two or three part time jobs to make ends meet.

Although less acute than in some areas, worklessness is nonetheless an issue in Shropshire that needs to be addressed. In May 2008 there were 14,520 people claiming work related benefits in Shropshire, 8.5% of the working age population. Although the rate is lower than the national and regional average, the numbers are still significant and will impact on associated economic issues including household income levels, as well as the social issues linked with worklessness including housing, health and crime as well as "quality of life" more generally.

Wage levels are relatively low in Shropshire. In 2008, average weekly workplace earnings stood at £410.30 compared with £448.90 in the West Midlands and £478.60 in the UK. In this respect, Shropshire is ranked 15th worst in the UK (Local Economic Assessment 2010). Raising median earnings is a LAA priority. Used with the employment rate this indicator allows the Council to make a broad assessment of its economic output and the level of up skilling present. The LAA target for NI166: median earnings of employees in the area is 93% of average median earnings, an increase from the baseline of 91.4% (average for 1997-2006).

There is a significant level of net out-commuting in Shropshire, especially in highly skilled/managerial occupations, which indicates a lack of these types of jobs within

the county. Shropshire residents travel further to work than their regional or national counterparts. The 2001 census showed an average distance travelled at 15.88km, with 9% travelling 30km or more.

29.4% of Shropshire employees work in public administration, education and health compared with 26.5% of the regional workforce and 26.9% in the UK. The county also supports above average employment in distribution, hotels and restaurants, at 26.4% compared with 23.3% in both the West Midlands and the UK. In contrast, comparatively few work in finance, IT and other business services (12.9% compared with 19% in the West Midlands and 21.6% in the UK). The knowledge economy is becoming increasingly important to the national economy, and now absorbs more than 40% of employees in England and Wales and just under 40% of the West Midlands workforce. However, this proportion is notably less in Shropshire at 30.2%, and furthermore has been in decline since 2003.

Shropshire has a lower business start up rate than either the West Midlands or the UK, although the business closure rate is significantly lower, indicating a superior level of business survival. Shropshire supports a strong level of enterprise and entrepreneurship as measured by new businesses registering for VAT per 10,000 of the population. This gives a 2006 enterprise rate of 44 for Shropshire – the highest in the West Midlands region, and notably higher than either the regional or national averages (34 and 37 respectively). It should be noted that businesses below the VAT threshold are not included in either business start up or business closure data. Shropshire is known to have a large number of micro businesses, many of which are not VAT registered.

The percentage of small businesses in Shropshire showing employment growth is measured through the LAA, NI172: VAT registered business in the area showing growth. It is a measure of dynamism within firms and not an indicator of the overall change in employment from which training capacity can be identified.

Skills and training

Youth unemployment in Shropshire has been steadily rising over the past 5 years at a similar rate to regional and national averages. Over the last twelve months, however, the number of unemployed aged 24 and under has risen slightly above the national and regional average rates by almost 73% to August 2009 (compared with 58% in the West Midlands and 66% in the UK). Furthermore, there has been a substantial increase in long term youth unemployment. Over the last year, the number of unemployed aged 24 and under who have been claiming for six months or more rose by 176.2%, much higher than either regionally or nationally (105% and 143.7% respectively.)

Shropshire has regard to the key part that skills and qualifications play in supporting economic development. The skills gap is higher in Shropshire than is the case either regionally or nationally. The Shropshire LAA (Local Area Agreement) aims to address a number of these issues. A key indicator is NI163: working age population qualified to at least Level 2 NVQ or higher. The baseline percentage is 70.8% qualified to Level 2 NVQ or higher, with an improvement target for 2010/11 of +4% (a cumulative +9% from 2008). There is no university in Shropshire, which means that graduate retention/attraction is a challenge.

In Shropshire, the NEET (16-18 year olds who are not in education, employment or training) make up 5.5% of the 16 to 18 cohort, which is lower than regional and national averages. Within Shropshire, however, Ludlow has the highest proportion of inactive NEETS at 40.6% of the county total. One third (31.3%) of Ludlow's NEET total comprises teenage parents or pregnant teenagers. LAA indicator NI117: percentage of NEET, has a baseline percentage of 4.5% in Shropshire, with an improvement target for 2010/11 of a reduction to 3.6%. Non-participation in education, employment or training of this age group is a major predictor of later unemployment, low income, depression, involvement in crime and poor mental health. Through the LAA, the Council will continue to measure the prevalence of NEETs and the impact of its interventions.

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