

# Stoke Upon Tern Neighbourhood Development Plan 2033

March 2018



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## **Executive Summary**

The Parish Council welcomes the opportunity for the people living within the Parish to have a meaningful say in the future growth and shape of their communities.

Though the Parish has been able to sustain steady growth over the past twenty five years, it is now becoming clearer that considerable thought and effect need to be applied as to how new development can continue to be achieved without harming the character and structure of our community. The Neighbourhood Plan is our response to this challenge.

From the outset the Parish Council recognised that, despite the wealth of local knowledge to call upon, we needed expert advice and guidance as well as funding for what proved to be a two-year project. Our Working Group deserves much credit for not only securing highly experienced consultants in Urban Vision, but also having the determination to achieve the funding required from Shropshire Council and Locality, which delivers the government's neighbourhood planning support programme.

From the original surveys to presentations, workshops, site visits, numerous enquiries and consultations, it is clear that every effort was made to ensure that the Plan would take all aspects into consideration in producing our vision for the future of Stoke upon Tern.

This Neighbourhood Plan is the result of an enormous amount of work by a small team and demonstrates that we welcome new development and new people to our community. However the size and nature of new development needs to be carefully managed and controlled not only to protect those who already live in this rural locality but also those who wish to share in the experience of living and working in a well balanced, fully sustainable community.

Cllr Peter Waters Chairman Stoke upon Tern Parish Council

Dated:

## Background to the Neighbourhood Plan

This Neighbourhood Plan will set out the direction for the parish of Stoke upon Tern until 2033. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the parish. Although the Government's intention is for local people to influence what goes on in their Neighbourhood Plan area, the Localism Act 2011 however sets out important legal requirements. In accordance with such legislation, the Neighbourhood Plan must meet the basic conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Policy Guidance.
- Contribute to the achievement of sustainable development;
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.
- Be in general conformity with the strategic policies of the development plan for the area.

In relation to the latter the Stoke upon Tern Neighbourhood Plan must reflect the strategic policies of the:

1. The Shropshire Local Development Framework: Core Strategy 2011-2026 Adopted March 2011
2. The plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015

Within these constraints, the Neighbourhood Plan still gives the opportunity for local people to have control over the future of their parish, by actively planning where other development should go and what benefit it would bring to the area. Furthermore it can improve and increase the local environmental and recreational resources of the area for the benefit of the health and well-being of local residents.

It can also incorporate other wider policies that go beyond land use considerations and demonstrates support for wider strategic improvements.

## EU Obligations

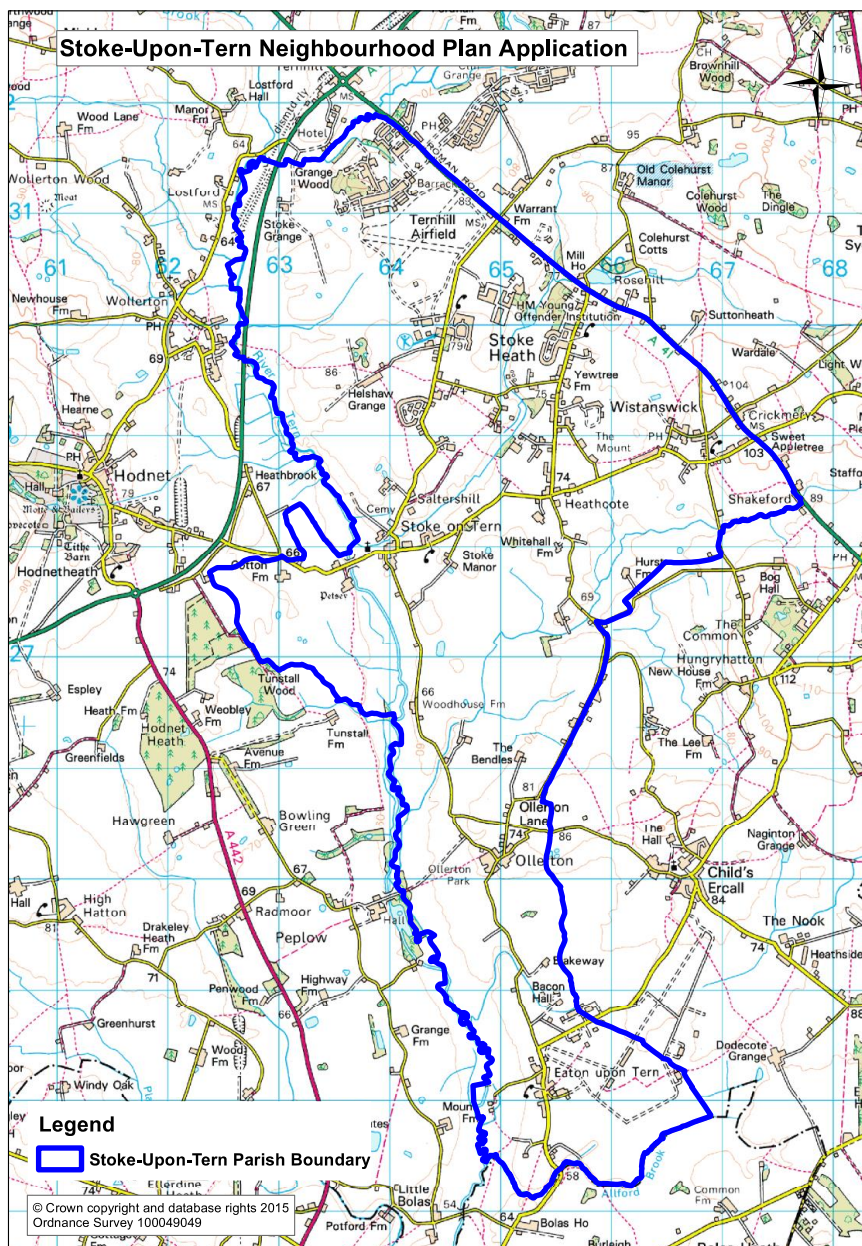
This neighbourhood plan is compatible with EU obligations and has included an Equalities Impact Assessment within its Basic Conditions Statement. The policies within this plan have been prepared with due care and consideration to ensure they are compatible with EU obligations and the neighbourhood plan has been screened by Shropshire Council for SEA. The screening response confirmed that SEA is not required. There are no sites that would make the Habitat Regulation apply.



## The Neighbourhood Plan Area

In 2012 the Localism Act came into force, enabling local communities in England to take the lead in planning how their own neighbourhoods will develop. Many communities around the country have seized this opportunity to influence the future of their areas. Stoke upon Tern Parish Council has produced a Neighbourhood Development Plan for the parish in order to shape the future development of the area.

The Neighbourhood Area is the area that will be covered by the Neighbourhood Plan. The Stoke upon Tern Neighbourhood Area, which is the same as the area defined by the Stoke upon Tern Parish boundary, was designated by Shropshire Council on the 19<sup>th</sup> May 2015. The Council's decision empowers Stoke upon Tern Parish Council to produce a Neighbourhood Plan for the Parish. The Neighbourhood Area is shown in the following map.



## **Purpose of the Neighbourhood Development Plan**

Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Plan must be taken into account by the local planning authority, Shropshire Council.

Neighbourhood Plans are a new type of statutory plan. Not only are they intended to be produced by local people for their own areas; they also have to be agreed through a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or district planning policy, which is approved by the local authority, a Neighbourhood Plan must be the subject of a vote by residents of the area covered by the Neighbourhood Plan.

The Stoke upon Tern Neighbourhood Plan will be a statutory planning policy document supported by a majority of local people, which will enable Stoke upon Tern Parish Council to have a greater and more positive influence on how the area develops over the plan period, which covers the period 2017 to 2033.

## **The Scope of the Neighbourhood Plan**

The purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas. However, each Neighbourhood Plan must be in line with and not contradict higher level planning policy. It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with local strategic policies. A key implication of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide scope for at least the level of growth specified in the Local Plan. This is discussed in more detail in the Local Plan section.

In planning the future development of their areas local planning authorities must set out the level of growth in housing and employment, which will take place over the next 10 to 15 years. In other words the total numbers of new dwellings that will be built and the total area of land for new employment that will be developed are both provided by the local planning authority. The Neighbourhood Plan can determine where these dwellings or business units will go, and it can allow a higher level of growth than the local planning authority requires, but it cannot reduce the scale of these allocations.

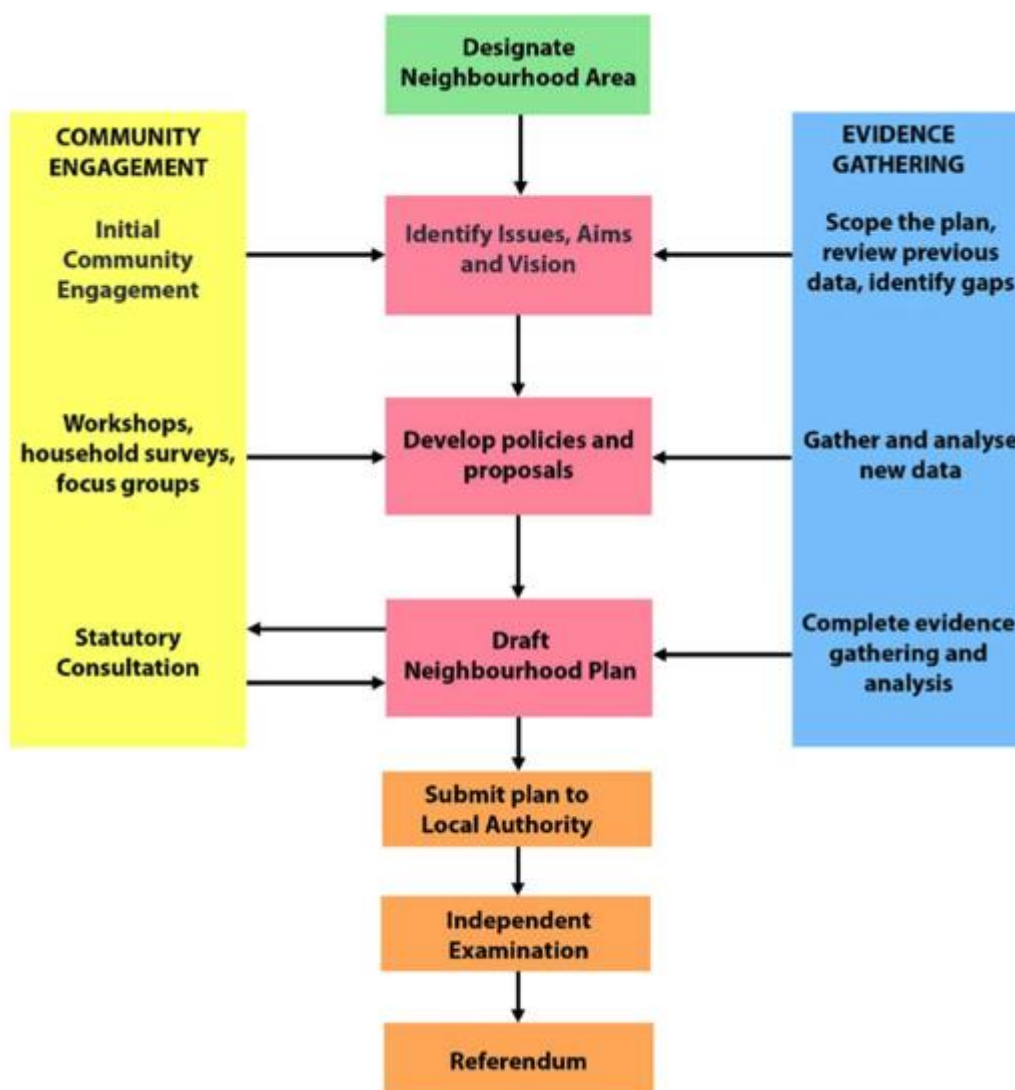
Stoke upon Tern Neighbourhood Plan will be part of the statutory development plan for the area. Consequently it may only deal with the same range of matters as all other statutory development plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters, which are covered by separate legislation, such as highway matters, cannot be dealt with in the Neighbourhood Plan.

## The Neighbourhood Plan Process

The neighbourhood plan process is set out in the Neighbourhood Planning (General) Regulations 2012. This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date.

The following diagram illustrates the main stages in preparing the Stoke upon Tern Neighbourhood Plan.

### Main Stages of the Stoke upon Tern Neighbourhood Plan Process



Neighbourhood plans must be based on relevant evidence about the neighbourhood area (the Parish of Stoke upon Tern) and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it.

The Neighbourhood Plan itself has been led by the Stoke upon Tern Neighbourhood Development Plan Steering Group, which is made up of Parish Councillors. In producing this



draft Neighbourhood Plan the Steering Group has been supported by neighbourhood planning specialists, Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with Shropshire Council, who have provided practical assistance and advice on key issues such as strategic local policy.

The Parish Council organised workshop and consultation events to gauge local opinion at key stages in the production of the Neighbourhood Plan. In addition the Neighbourhood Plan will be the subject of a 6-week period of statutory consultation before the plan can be submitted to Shropshire Council. This is the stage when views about the Neighbourhood Plan are formally recorded and formally responded to, so anyone wishing to make comments must use this opportunity to register them.

During formal consultation the Parish Council will advertise that the draft Neighbourhood Plan is available for people to comment on. The publicity will notify people of where they could see a copy of the Neighbourhood Plan, the deadline for comments, and where they could be returned. Details and all relevant documents are available on the Stoke upon Tern Parish Council Neighbourhood Plan website: [www.stokeuponternparish.org.uk](http://www.stokeuponternparish.org.uk) - and forms will be made available for people to register their comments.

After the formal consultation period the Parish Council will consider all the representations received and decide how to respond to them. This includes making appropriate modifications to the draft Neighbourhood Plan.

The amended Neighbourhood Plan will then be submitted to Shropshire Council, along with a Consultation Statement and a Basic Conditions Statement, explaining how the Neighbourhood Plan satisfies the defined legal requirements.

It is the Council's duty to check whether the Neighbourhood Plan has followed the proper legal process and that it has met the legal requirements for consultation and publicity. If the Council is satisfied in this regard, then the Council will publish the Neighbourhood Plan and invite representations from the public and from statutory consultees. At this stage comments must focus on whether the Neighbourhood Plan satisfies the basic legal conditions.

Following the 6-week publicity period Shropshire Council will appoint an independent examiner to consider the Neighbourhood Plan and any representations made at this stage. The independent examiner's duty is limited to considering whether the Neighbourhood Plan meets the basic conditions. This means there is little scope to alter the content of the Neighbourhood Plan at this stage.

The independent examiner will prepare a report, which can recommend that the neighbourhood Plan proceeds to a referendum, or proceeds to a referendum with appropriate modifications. If the examiner concludes that the Neighbourhood Plan does not meet the basic conditions he or she will recommend that it does not proceed to a referendum.

If the examiner finds the Neighbourhood Plan to be satisfactory, with modifications if necessary, then Shropshire Council will arrange for a referendum to take place. All people on the electoral register who live in the Neighbourhood Area (Stoke upon Tern Parish) will be entitled to vote in the referendum.

If more than 50% of the votes cast support the Neighbourhood Plan, then the Council will bring the plan into force through a simple resolution of the Council.

## **The Core Strategy**

The Neighbourhood Plan has a role to play in ensuring that the parish of Stoke upon Tern plans for the proposed growth ensuring that any future development meets the needs and aspirations of the community.

In the preparation of the Neighbourhood Plan the following strategic documents have been used:

1. The Shropshire Local Development Framework: Core Strategy 2011-2026 Adopted March 2011
2. The plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015

## **Consultation**

Consultation is vital to the Neighbourhood Planning process as this is the mechanism through which the wishes of the community are incorporated in to the Plan.

It is important to emphasise that the Stoke upon Tern Neighbourhood Plan actually belongs to the people of the parish - and the vision and policies within it are based on listening carefully to the wishes of the local residents, whose views were expressed in the consultations below with local people, businesses and others with an interest in the area.

The geographical character of the parish provides for discrete settlements, each with their individual character, needs and aspirations, linked by open countryside and farmland. The consultation process and feedback therefore must reflect and respect these characteristics and needs, which may involve settlement specific policies alongside parish wide compromise and collective thinking.

Stoke upon Tern Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Plan. As with all the other services it demonstrates the Parish Council recognises that the Neighbourhood Plan must reflect the needs of the community and the locality. Accordingly the Parish Council has sought to communicate with residents in a timely and effective manner, and to inform and actively engage with them throughout the process of producing the Neighbourhood Plan. The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Plan is summarised in the community engagement table.

To achieve the varied community engagement the Parish Council has used a wide range of communication methods including special open meetings, workshops, the village notice boards, the parish newsletter, and the parish website. In addition specially printed leaflets and questionnaires were circulated to all households in the parish at key stages.

The Neighbourhood plan has undertaken or will be the following statutory consultation as part of the process:

- Publicity of the neighbourhood area (already done by LPA)
- Pre-submission consultation (to be done by Parish Council)
- Publicity following submission (to be done by LPA)

In addition the following table illustrates the non-statutory community and stakeholder engagement undertaken as part of the evidence gathering and neighbourhood plan process, used to inform, shape and scope the plan.

The outcome of each of the following engagement events was summarised and reported at Parish Council meetings have been published on the Stoke upon Tern Parish Council website, [www.stokeuponternparish.org.uk](http://www.stokeuponternparish.org.uk).

## Community Engagement Process for Neighbourhood Plan

<b>COMMUNITY ENGAGEMENT PROCESS FOR NEIGHBOURHOOD PLAN</b>		
Date	Method	Purpose
June 2015	Newsletter	Announcing forthcoming community engagement events this was delivered to all households within the parish.
July 2015	Community Engagement	A stall at Wistanswick fete also engaged with local people to promote the Neighbourhood plan and begin to identify the key issues and themes for the plan.
July 2015	Event Flyer	Again to all households, advertising these 5 workshops, which took place in different locations within the parish in August 2015.
August-September 2015	Community Events	5 Events delivered across the Parish to gather evidence shaping the scope of the plan, identifying the issues and aspirations of the community. This also raised areas that would require further in depth evidence gathering such as local business need and housing need.
September 2015	Community Questionnaire	As part of the stakeholder engagement a community questionnaire was sent to all local residents in the NP area.
September 2015	Newsletter	Accompanying the questionnaire a newsletter also summarised the previous community events and provided an update on the NP.
October 2015	Stakeholder Events	A further event was held with local amenity groups in October 2015.
December 2015	Newsletter	Status Update
January – February 2016	Questionnaire	Canvas opinion of businesses, both large and small throughout the Parish
March 2016	Newsletter	Input sought on Highway Traffic survey
March-May 2016	Community meetings	Serving as an update on the NP process, informing the development of the draft document and shaping of the NP template.
April-June 2016	Community Workshops	A number of community workshops, exploring the scope of the plan, and determining the vision and aims.
June 2016	Housing Needs Survey	A Housing Needs survey was included in the June 2016 Newsletter to provide critical evidence to inform the housing policies of the NP.
September 2016	Newsletter	Further Housing Needs Input sought
December 2016	Newsletter	Reminders to complete Housing Survey
Oct – Nov 2017	Various	Regulation 14 Consultation

## Schedule of Parish Council meetings

During these meetings Neighbourhood Plan discussed as an Agenda item, minutes taken and posted in public domain alongside Open Sessions held at every meeting.

DATE	EVENT	OUTCOME
August 2015	Parish Council	Public Involvement and Minutes published
September 2015	Parish Council	Public involvement and Minutes published
November 2015	Parish Council	Public Involvement and Minutes published
December 2015	Parish Council	Public involvement and Minutes published
January 2016	Parish Council	Public Involvement and Minutes published
March 2016	Parish Council	Public involvement and Minutes published
May 2016	Parish Council	Public Involvement and Minutes published
June 2016	Parish Council	Public involvement and Minutes published
August 2016	Parish Council	Public Involvement and Minutes published
September 2016	Parish Council	Public involvement and Minutes published
November 2016	Parish Council	Public Involvement and Minutes published
December 2016	Parish Council	Public involvement and Minutes published
January 2017	Parish Council	Public Involvement and Minutes published
March 2017	Parish Council	Public involvement and Minutes published
May 2017	Parish Council	Public Involvement and Minutes published
June 2017	Parish Council	Public involvement and Minutes published
August 2017	Parish Council	Public Involvement and Minutes published
September 2017	Parish Council	Public involvement and Minutes published
November 2017	Parish Council	Public Involvement and Minutes published
December 2017	Parish Council	Meeting postponed
January 2018	Parish Council	Public Involvement and Minutes published

## **Key Outcomes and Issues**

In September 2015 Stoke upon Tern Parish Council undertook a Community Survey via a detailed questionnaire to identify issues for action in the area and identify the issues and themes for the neighbourhood plan. An executive summary of the results identified key issues for consideration relating to traffic, housing and the environment. Subsequent neighbourhood plan steering groups sessions designed a varied programme of community engagement to inform the neighbourhood plan and ensure that the policies were an effective tool to address some of the community issues, needs and aspirations identified.

Building on the 2015 survey during 2016 a specifically designed Housing Need Survey was circulated to all residential properties in the neighbourhood plan area. Additionally a Business and Communication Survey was undertaken with locally. Following all the community and stakeholder engagement the following Issues were raised during the process:

### **Housing**

- Housing types, mix and scale of development including in-fill
- Materials and design of new buildings.

### **Business and Employment**

- Rural diversification
- Support home working
- Broadband connections
- Mobile phone connectivity
- Poultry industry and intensive agriculture
- Crown land sites and long-term future

### **Community Assets and Facilities**

- The Red Lion Pub
- Some new services required, suggested additional village shop needed.
- Maintenance of footpaths and opportunity to promote healthy lifestyles and circular walks.

### **Natural Environment**

- Maintenance of gulleys and ditches, issues with flooding
- Maintenance of rural character, hedgerows and large mature trees and boundary treatments.
- Enhancement of natural habitat areas.



## Stoke upon Tern – the Place

In order to produce a robust Neighbourhood Plan it is necessary to have a good understanding of both the neighbourhood area and the local community's views about what should be done to improve and protect it.

This section of the Plan provides a brief history of Stoke upon Tern, its growth in the 20th century, and an assessment of its character.

### Location

Stoke upon Tern parish covers some 2,300 hectares and is situated in North East Shropshire approximately 3 miles from the market town of Market Drayton and 15 miles from Shrewsbury

The Parish is unusual that it does not have a main settlement, in fact it is made up of 6 main settlement areas

- Stoke on Tern
- Stoke Heath
- Eaton on Tern
- Ollerton
- Riverside Drive
- Wistanswick

All of which have differing identities and local requirements.

Bounded by A53 and A41 to NW & NE, the parish is lozenge shaped and is situated between 52° 52'N and 52° 47'N (north to south) and 2° 29'W and 2° 32'W (east to west) and is approximately 4 miles north to south and 2 miles west to east.

It is bordered by the parishes of Childs Ercall, Sutton on Tern, Hinstock, Hodnet and Waters Upton.

### Landscape and Setting

The Parish is generally rural made up of the small hamlets identified in the previous section which are generally separated by a mix of small, medium and large fields and open areas. There is very little woodland in the parish, with the trees concentrated in small stands of woodland, mature hedgerows and fields.

As the parish sits at the southern end of the Cheshire Plain, the terrain is predominately comprised of low hills and flat areas, with a maximum elevation of about 100 metres.

The River Tern, a tributary of the River Roden and then the River Severn, provides the main wildlife corridor, connecting wildlife refuges built along the line of the Hodnet Bypass.

As a rural parish, the primary land use is for agriculture with a mix of small medium and large agricultural holdings, these are generally Dairy, Arable, Livestock and latterly vegetable growers.

Because of the flat terrain in some parts, over the years there has been a significant military presence with two airfields, one at Tern Hill, which is still in use, and Eaton on Tern, no longer active.

The large airfield at Tern Hill is currently used primarily for helicopter training, although it has two large runways.

There are two main industrial areas in the parish, which are based around old military sites, these are Warrant Road which is occupied by a single user and Rosehill Road that is occupied by several businesses. In addition there is HMP Stoke Heath, which is also based upon another old military site.

The main communication routes are the trunk route of the A41 which runs approximately north to south and the lateral routes from Wistanswick to Hodnet and from Rosehill to Eaton on Tern.

## **History and Heritage**

Stoke upon Tern has been settled for many years from Roman times and is mentioned in Domesday Book as Stocche and owned by Edmund "of Stoke on Tern".

In 1066, following the Norman Conquest the lands around the area were granted to Roger de Lacy, a Marcher Lord and builder of Ludlow Castle.

There are several medieval sites around the parish, some that have all but disappeared, such as Stoke Castle and the moats at Heathcote, whereas there are others that remain such as Petsey Manor and Cotton Farm.

The Church of St Peter's is a Grade II listed Victorian church replacing an earlier building in 1874. Additionally the area was an early proponent of Non-Conformism, with 2 chapels at Wistanswick and Stoke Heath. Hurst Farm was an early meeting place and there is a burial ground in the neighbouring field.

Latterly the history of Stoke upon Tern has been bound up with the military. The airfield at Tern Hill was originally opened by the Royal Flying Corps in 1917 to train pilots for action in the First World War. It was subsequently expanded prior to 1939 and was heavily used during the Second World War. Also was the airfield at Eaton on Tern.

Following the end of the war in 1945 the sites were gradually wound down until all that remains is Tern Hill airfield and the associated barracks, currently home to the 2<sup>nd</sup> Battalion, Royal Irish Regiment.

Of the residents of Stoke upon Tern over the ages the most famous is Thomas Dutton, the Shropshire Giant, who was born in the Poor House in Stoke Heath, grew to 7' 3" tall and weighed in at 23 stone. He appeared throughout the UK as a circus and music hall act. He is buried in Stoke upon Tern Cemetery.

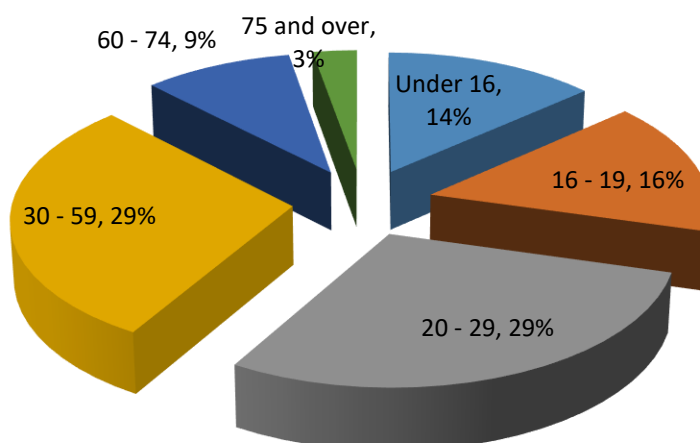
## Demographics

There were 492 households in Stoke upon Tern in the 2011 census. The resident population was 2034 individuals, of which 68% were male and 32% female. This figure includes 733 residents living in communal establishments, namely Stoke Heath Prison (404) and Clive Barracks (324), including 5 staff and 23 family members or partners of staff. This provides some clarity for the larger proportion of males.

From 2001 to 2011 the population living in households increased by 13% and in communal establishments by 24%. The age distribution changed little in the years 2001 to 2011, with 60% of the population aged between 16 and 44, largely accounted for by the communal establishments.

The population consisted of 275 children aged under 16, 1592 adults of working age, and 167 people aged over 65. A more detailed breakdown is shown below.

### Age distribution 2011



In 2011 the 492 households in Stoke upon Tern had an average household size of 2.6. There were 101 one-person households, of which 49 were lone parents and 42 were pensioners; there were 80 pensioner households altogether.

The proportion of people who were Black, Asian and Minority Ethnic (BAME) is 5.6%, which is considerably lower than the 20% average for England.

## **Business and Employment**

There is several business operating in the Parish, sharing common issues plus their own particular requirements. A survey of 52 businesses was undertaken to identify the key areas of concern, of which 31 responses were received.

In terms of the numbers of employees, other than Government establishments (MOD and Prison Service), there are 2 identified employers who employ more than 5 people on a permanent basis.

Using the accepted Business Size metrics outlined below, the main categories are detailed:

- Medium-sized 51-250 employees
- Small 11-50 employees
- Micro 2-10 employees
- Sole Trader 1

### **Large businesses**

Other than the Government sites outlined above, and for whom we have no accurate employment numbers, there are no large businesses within the Parish.

### **Medium sized businesses**

Based upon both current and projected numbers, there is 1 medium sized employer in the Parish.

This is a materials recycling plant which receives and processes waste materials and who has stated that it will be initially employing 55 people.

### **Small and Micro businesses sited on Industrial sites**

The main industrial site for small & micro businesses is Rosehill Road Industrial Estate which is home to 18 businesses who were sent questionnaires from which 8 responses were received.

The other micro businesses tend to be located across each settlement.

### **Micro businesses and Sole Traders working from home and other small offices**

There is a wide spread across the Parish of both businesses based in homes and people who are generally employed elsewhere but are based at their homes. There were 12 questionnaires sent to this group with 11 responses; the key issues that these homeworkers faced were poor mobile and internet connectivity.

### **Agriculture and farming**

The parish has 14 farms that were surveyed, with 3 of those being semi-retired or part-time plus land owned and farmed by others outside the parish. The holdings generally are one member of staff, although the larger family farms have other family members working there. There are 2 holdings, which are large units for the production of eggs and hatched chicks respectively.

## **Haulage and ancillary industries.**

This category includes haulage contractors and other industries such as caravan storage. There are less than half a dozen haulage contractors identified in the Parish, plus 1 caravan storage location. The local roads are, however, used by LGV's travelling to warehousing facilities in neighbouring parishes and by those delivering to farms and particularly the materials recycling site identified above.

## **Prison**

HMP Stoke Heath is a major employer in the Parish, there are currently 289 full time staff directly employed at Stoke, plus an unspecified number of other workers and contractors.

## **Ministry of Defence**

The 2 key MOD establishments are the airfield at Tern Hill, which is extensively used by RAF Shawbury as a helicopter training area, and the 1<sup>st</sup> Battalion, Royal Irish Regiment which has approximately 400 soldiers and their families deployed at Clive Barracks. It is, however planned that the site is vacated by 2022 and that the land be turned over to development.

This is currently subject to an ongoing consultation exercise involving Shropshire Council, the MOD, local town and parish councils and the local MP.

## **Employment outside parish**

There are a large number of people resident in the Parish and whose place of work is outside the Parish. It was found that about 25% of those who responded work outside the Parish.

## **Survey findings.**

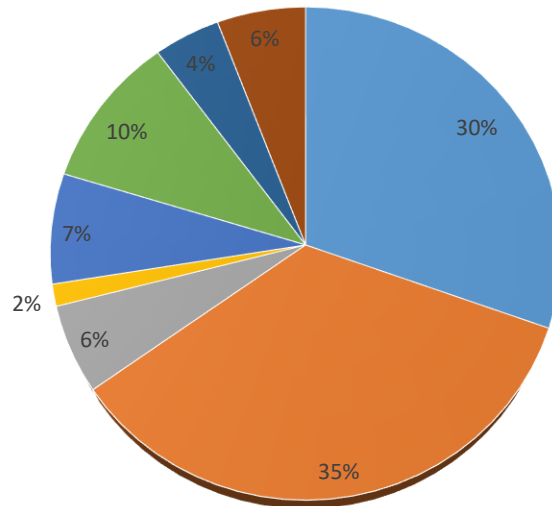
Following analysis of the responses to the questionnaires, there are 2 key findings which are most troubling for business, these show the issues of overwhelming concern.

- Lack of high speed broadband
- Lack of reliable and fast mobile telephone service

The businesses were asked to respond to 8 questions with an indication the importance to them of the particular issue identified.

In this graph we have identified those issues which businesses felt were of high priority to them.

### Business needs given as High Priority



- Faster Broadband
- Improved mobile connectivity
- Provision of business information resource (by telephone or online)
- Provision of a business hub (e.g. virtual office on a pay as you go service based in a local community building)
- Networking Groups to introduce and promote local businesses to each other
- Promotion of local businesses via the local website
- Availability of workspace
- Availability of appropriately qualified staff

These responses are based upon the return of 31 responses from the 52 questionnaires distributed and covered all types of businesses.



## Shopping

The Parish of Stoke upon Tern is within 5 miles of the local market town of Market Drayton, which has a wide range of shops and three medium sized supermarkets, making it possible to support the majority of household and business needs. There are also several trade outlets supporting construction and agricultural related businesses.

Newport is 8 miles away, it compliments Market Drayton with couple of alternative medium sized supermarkets and a wider variety of small shops.

Further afield, there are 3 larger towns and shopping centres up to about 20 miles away. These are Shrewsbury and Telford in Shropshire and Hanley in Staffordshire.

However, on a local basis, facilities are limited to two convenience stores, neither being within walking distance of main residential areas.

## Community Assets and Facilities

Stoke on Tern School has 120 pupils on roll with space and facilities to take up to 140 children. They also provide Early Years childcare for children from the age of 3 years old within the Foundation Stage Class.

There are 2 churches, St Peter's at Stoke upon Tern and the United Reform Church in Wistanswick. Adjacent to the church is the Glebe Field, a communal space for picnics and outdoors events. Opposite the U.R.C in Wistanswick is a field owned by the U.R.C and used for such community events as the annual Village Fete.

The Parish has two community halls, the Parish Hall in Stoke upon Tern, and Wistanswick Institute, in Wistanswick.

There is a play area in Dutton Close, managed by the Dutton Close Residents Association.

The Red Lion in Wistanswick is the only pub in the parish.

The Maurice Chandler Sports Centre in Stoke Heath provides facilities for many sports and activities, including badminton, 5-a-side football, roller skating and a cardio-vascular gym.

The Old Tip at Wistanswick, which was historically used as a sand quarry and subsequently a rubbish tip by the defunct Market Drayton Rural District Council.

The Pump House at Wistanswick, which is a small plot of land which is also owned by Stoke upon Tern Parish Council.

There are public footpaths and bridleways within the Parish, with more in the north than the southern areas.

# Traffic and Transport

## Background

Stoke upon Tern is a rural parish, which is structured more around separate small settlements rather than a hub village community. With little local employment and the distributed nature of the communities, vehicular movements are a fundamental part of the community and therefore car ownership is high.

30% of the residential population (excluding those residing in communal establishments) indicated they commute to work (source: Census 2011, ONS). Some of the residents work outside of the community and therefore travel daily to work in larger conurbations outside the local area. With the A53 to the West and the A41 to the North, a small number of large employers, including the Prison and the MOD, results in significant traffic flows in to the community throughout the day.

This will present challenges for local housing and employment growth, with careful attention needing to be given to infrastructure improvements.

## Public Transport

There is a regular bus service, linking Shrewsbury to Hanley, which operates along sections of the A53 and A41 between Hodnet and Ternhill. However, the route means that it is over an hours walk from the main populations, and so provides limited access and is not a viable alternative for those in the area who don't have access to their own transport.

There were also two bus services (341 and 342), connecting the parish to both Market Drayton and Wellington (Telford), these used to travel through parts of the Parish and enjoyed regular use by some residents. The 342 service ran throughout the day, during weekdays and Saturdays, on an hourly basis, but its route was meant that it was not an option for all. The 341 service was primarily to provide for school transport, this made this service too limited.

These services ceased operation in July 2016, but have been partially replaced by a Community Service, which both runs to a timetable and can also be pre-ordered and which provides a link to both Market Drayton and Telford Hospital daily.

## Roads

Serviced by the A41 and A53, there is a comprehensive road network which connects all the settlements and provides good access to all. Typical of a rural area, these and public foot paths provide pedestrian linkages as well as enjoyable leisure routes for walkers, cyclists and horse riders.

However, thought is being given as to how this system may need to be adjusted to respond to future growth, because although comprehensive, the road network is typical of the countryside, being narrow and without pavements. Rather than develop wider and busier roads, the plans are to strategically position future growth to maximise the use of better routes and to attract improved public transport.

## Vision and Aims

### VISION FOR STOKE UPON TERN:

To enable sustainable growth and development; to preserve and enhance the quality of life for the community to support a healthy community, and to safeguard and protect environmental quality, including special historical and natural characteristics of the Neighbourhood.

SUTA1: To create a sustainable, thriving and prosperous parish that supports an excellent quality of life for all its residents whilst retaining the current characteristics and maintaining its sense of community and welcoming newcomers and visitors.

SUTA 2: To ensure the area is safe from flood risk, is adaptable to climate change and has the lowest carbon dependence possible.

SUTA 3: To preserve the high quality natural environment, to protect nature and wildlife interests and green spaces supporting sports and recreation.

SUTA 4: To promote the parish of Stoke upon Tern as a long-term living and working settlement that meets the needs of all ages of residents and encourages businesses and employment opportunities.

SUT5: To ensure that, where they may exist, such different needs and requirements of the separate communities within the parish are recognized and where necessary are particularly addressed.

The policies are the means to achieving these aims.

# Land Use Policies

## Context

Neighbourhood Plans must meet certain “basic conditions” before they can be brought into force. These will be tested through the independent examination and will be checked by the local planning authority before the plan is able to proceed to the referendum. The Basic Conditions for Neighbourhood Plans are that

- They must have appropriate regard to national policy
- They must contribute to the achievement of sustainable development
- They must be in general conformity with strategic local policy
- They must be compatible with EU obligations including human rights requirements.

When the Stoke upon Tern Neighbourhood Plan is submitted to Shropshire Council it must be accompanied by a Basic Conditions Statement, which proves that the Neighbourhood Plan satisfies the Basic Conditions.

## National Policy

The National Planning Policy Framework (NPPF) strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future of the local area, they should set planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area’s future and an understanding and evaluation of its defining characteristics.

Neighbourhood Plans should support the sustainable growth and expansion of all kinds of businesses and enterprise in rural areas, they should promote the development and diversification of agricultural businesses, they should support sustainable rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities in villages.

## Sustainable Development

The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people’s quality of life, and to provide a wider choice of high quality homes

The aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

## Local Strategic Policy

The adopted Local Strategic Policy is set out below

1. The Shropshire Local Development Framework: Core Strategy 2011-2026 Adopted March 2011
2. The plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015

The Plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015 acknowledges the role of Neighbourhood Plans and states it will cross-reference where appropriate any development proposals that are within a Neighbourhood Plan area ensuring they take into account the policies of the Neighbourhood Plan.

## Policies for Stoke upon Tern

The policies in the Stoke upon Tern Neighbourhood Plan are based on evidence gathered from local surveys, official statistics and existing publications, and on the views, comments and ideas of the local community expressed in response to the various consultations carried out as the Neighbourhood Plan was being prepared.

The evidence underpinning the Neighbourhood Plan is listed in the Schedule of Evidence accompanying the plan. The consultation process and the responses received from the local community and key stakeholders are summarised in the Appendices in Section 2 of this Neighbourhood Plan; full details of the consultation process are given in the Consultation Statement (*to be written following formal consultation*).

The policies have been formulated so as to satisfy the legal requirements for neighbourhood plans (the Basic Conditions), which are that the Neighbourhood Plan must

- have appropriate regard to national policy
- Contribute to the achievement of sustainable development
- be in general conformity with strategic local policy
- be compatible with EU obligations, including human rights requirements.

The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community within the framework set by the overarching legal requirements for neighbourhood plans.

The Neighbourhood Plan's policies are presented in a consistent format comprising

- the strategic objectives for the relevant topic (housing, rural environment, etc.)
- the context and rationale for the individual policy,
- the strategic basis for the policy,
- the policy itself,
- the purpose of the policy, and
- an explanation of how the policy will be applied in managing future development in

Following consultation with the community and an analysis of the evidence gathered, issues were identified which the Neighbourhood Plan would address, and a vision, aims and objectives were generated to guide the future development of Stoke upon Tern. The Stoke upon Tern Neighbourhood Plan Steering Group then held a policy mapping workshop on the 3<sup>rd</sup> December 2015 to decide how to translate the community's aspirations for the area into policies that will be used to make decisions on future development proposals and planning applications.

The key policy areas concerned the design and scale of new housing in Stoke upon Tern, the design of new development, and rural diversification within the Parish to ensure a sustainable business and employment future.

Shropshire Council has adopted the Market Drayton Place Plan 2015-2016, which identifies the infrastructure requirements, which will provide planning gain in respect of larger developments. This is further discussed in the policies of the Shropshire Council SAMDev, 2015 and the Core Strategy 2011.

## **Introduction and Background to Policy Areas**

Following consultation and research that provides the evidence base for the Neighbourhood Plan, a range of policy areas were identified to address identified issues and opportunities, and are designed to support the vision and aims of the plan.

The vision and aims are outlined in Section 3, and will be achieved through a series of site allocations (see Section 8), and the following enabling land use policies.

The identified policy areas are as follows:

- Housing;
- Business and Employment;
- Community Assets and Facilities; and
- Natural Environment.



# Housing and Design

## Purpose

- To preserve and enhance Stoke upon Tern's rural character.
- To focus new development in the existing settlement, in the interests of sustainability.
- To ensure that all new development in Stoke upon Tern is designed to a high standard based on established design principles.
- To ensure that all new development in Stoke upon Tern responds and contributes to the distinctive built character of its setting.

## Rationale and Evidence

Through the community engagement key issues surrounding the protection of the rural character of the parish and future growth were identified. Specifically issues included the design of new development, expansion of caravan sites and provision of Gypsy and Traveller sites. These policies seek to inform future development and address local housing needs, and provide a balanced mix of new homes, in a planned, well-designed and sustainable manner in line with the vision and aims of the plan.

Stoke upon Tern has a distinctive rural character. It is important that all new development is well designed, in order to protect the existing character and to enhance the quality of the built environment.

## Local Housing Need

The plan aims to address local housing need.

The determination of Housing Need in this Plan is based upon Housing Need surveys undertaken in 2013 and discussions with both Shropshire Council and Meres and Mosses Housing Association; and the Housing Needs survey undertaken as part of the development of this Neighbourhood Plan in 2016, the responses to which are within Appendix 2.

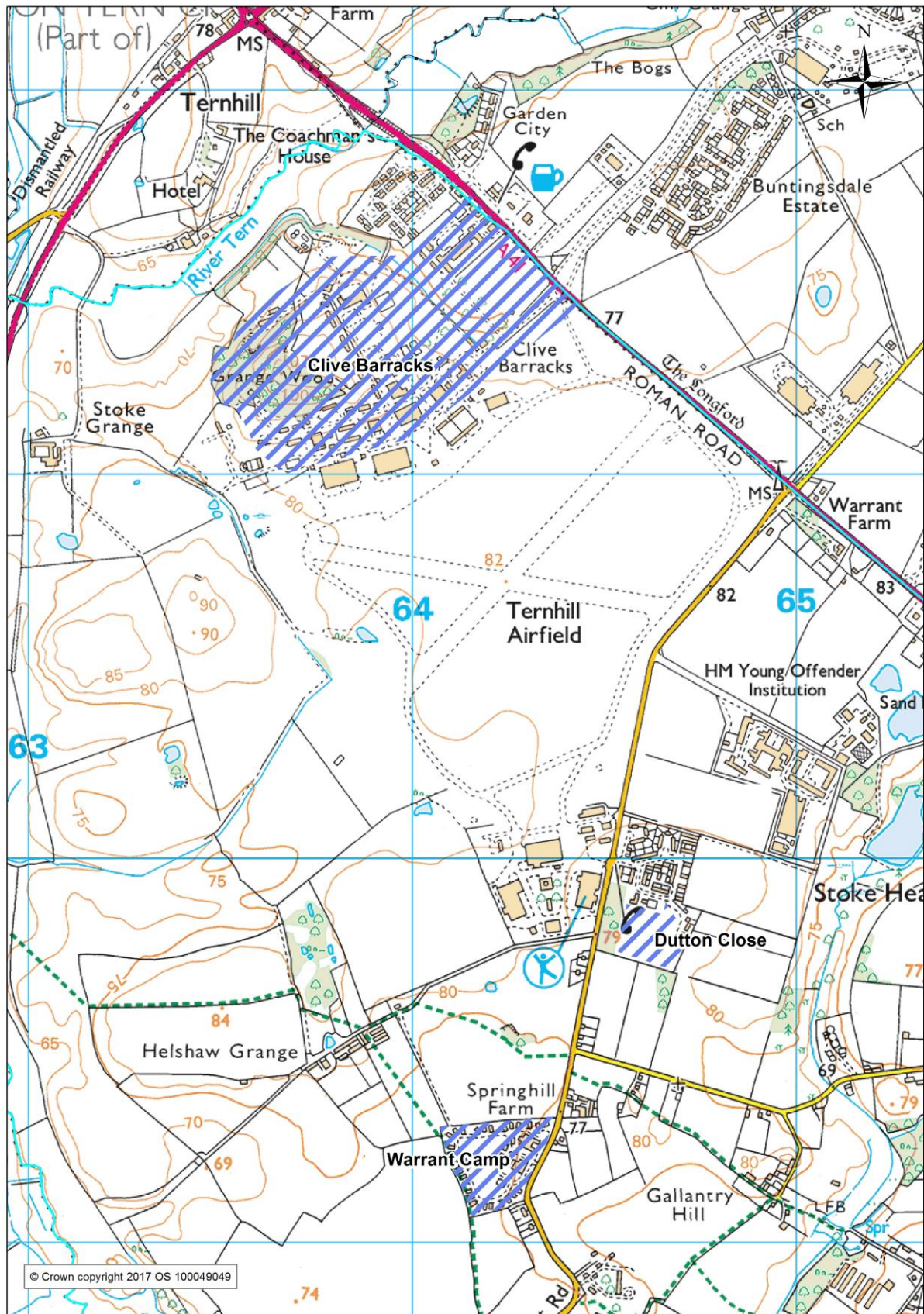
This was further supported by Shropshire Council which identifies in the SAM Dev Adopted Plan December 2015 in policy MD3 that "*on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.*"

Furthermore, Shropshire Council is identifying Community Hubs as part of the 'Hierarchy of settlement methodology'. In terms of the Stoke upon Tern Neighbourhood Plan, a Community Hub is defined as an existing or potential group of dwellings providing a range of properties of differing size, forming a community within the parish and separated from other Hubs by open countryside

These hubs are clearly defined in terms of their size and boundary and are intended to provide the focus of future development, enabling sustainable growth within the neighbourhood plan area without compromising the distinct character of the rural parish. There are three identified Community Hubs within the Neighbourhood Plan Area as shown on the plan and listed below:

- Dutton Close Community Hub, anticipated to deliver up to 25 additional dwellings
- Warrant Camp, Warrant Road Community Hub, anticipated to deliver up to 38 additional dwellings.
- Clive Barracks, Tern Hill Community Hub, anticipated to deliver up to 500 additional dwellings.

## Identified Community Hubs



There would be a presumption to support development in these three key areas, however respecting the character of the Community Hubs to ensure that they do not join, maintaining the rural character and scale of the area.

By promoting future growth within the parish in identifiable Community Hub areas, promoted through policies in the emerging local plan, this enables the other smaller hamlets within the Neighbourhood Plan area to be considered as 'Open Countryside' as the development boundaries will be removed and significant future development should be concentrated in the identified Community Hubs shown in this plan

The provision of sites for caravans and camping is an important element of the visitor economy, and addressing temporary housing needs. The main issue raised by the use of land for static caravans is the impact on countryside; caravan sites can be very obtrusive features in the landscape detracting from its scenic qualities and amenity.

## **Good Design**

Good design is essential in order to enhance local distinctiveness, to achieve sustainable development, and to ensure that new buildings are integrated with their setting both functionally and aesthetically. Responses to consultation indicated that local people are concerned that the character of the area may be lost and that there is a need for affordable homes to encourage young families to the area to help sustain the school, and the wider community viability.

The National Planning Policy Framework confirms that good design is indivisible from good planning. It recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design. Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

The SAM Dev Adopted Plan December 2015 identifies in Policy MD2 Sustainable Design that design should "*respond positively to local aspirations.*" The Neighbourhood Plan identifies these local aspirations in the design policy.

The Shropshire Landscape Character Assessment 2006 states that the predominant settlement pattern comprises of two variables – dispersion (scattered farmsteads/ isolated dwellings) and nucleation (towns, villages and hamlets). A strongly nucleated settlement pattern exists where most dwellings are clustered together in villages or hamlets, whilst in highly dispersed settlement pattern dwellings are scattered throughout the landscape. Invariably settlement patterns reflect the broader history of the landscape.

The Shropshire Local Development Framework: Core Strategy 2011-2026 Adopted March 2011 provides a framework for securing high quality design in new development. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design, which responds to the character of local areas. This is important across the neighbourhood plan area of Stoke upon Tern, but also in rural settings where the design of new buildings is vital in preserving the rural character of the area.

Policy D1 draws on nationally recognised design principles established by the Commission for Architecture and the Built Environment and Building For Life 12, the national standard for assessing proposals for new housing development. The Shropshire Local Development Framework 2011 seeks to ensure high quality and locally distinctive design, and this is one of the strategic objectives of the Core Strategy. SAMDev 2015 also states that where appropriate, development should meet the higher standards of sustainable design set out in Core Strategy policy CS6 and in MD2.

## **Gypsy and Traveller Sites**

The existing Arc4 study identifies a shortfall of 19 Gypsy and Traveller pitches across Shropshire to 2019, though the local authority were actively seeking to deliver 5 additional pitches, which would suggest a need for 14 pitches to 2019.

In addition, Arc4 also identified a likely requirement for 12 additional pitches in the longer-term (2019-2027), but that this would probably be addressed through the proposed new provision and turnover of existing provision.

They also recommended that the local authority worked alongside the Gypsy and Traveller community to “address small scale needs” in accordance with Policy C12 in the Core Strategy.

Arc4 have been commissioned to review this study, but are 2-3 months away from a draft report. Therefore, for the purposes of the Neighbourhood Plan, the current evidence will be used to develop the policy.

In addition, DCLG guidance describes “smaller permanent sites” as between 6 and 12 pitches, whilst latest DCLG planning policy in respect of Gypsy and Traveller sites (dated August 2015) sets out different policies for different types of location. Policy C: Sites in Rural Areas and the Countryside would be applicable to Stoke-upon-Tern, and states “when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community”.

Therefore, the key issues for Stoke-upon-Tern in terms of Gypsy and Traveller provision would appear to be:

- Stoke upon Tern’s rural setting.
- Ensuring proposals being of a scale that do not dominate the various settlements across the parish.
- Addressing identified needs.

Given the rural nature of Stoke upon Tern, it would be justifiable to develop the policy in a manner that would accord with addressing “small scale needs”, and suggest that this would be no more than 5 pitches.

## **Policies**

### **Policy H1: Addressing Identified Local Housing Needs**

A range of housing needs have been identified, and in terms of housing types and tenures, development proposals must address these. New housing development will address identified needs, including:

- Affordable housing, including homes for social rent, affordable rent, shared ownership, and starter homes; and
- Housing for the older population such as supported housing, and downsizing and rightsizing opportunities (this is considered further in Policy H2 below)

In addressing local housing needs, encouragement will be given to the adaptation and conversion of redundant agricultural buildings.



## Application of Policy

Policy H1 is designed to address identified local housing needs, and is focused on providing affordable housing options for younger people, and housing options for the older population, which will free-up properties for the market. It also recognises the potential to utilise redundant agricultural buildings for new homes, where appropriate.

### Policy H2: Caravan Sites

New static caravan development or extensions to existing sites will be approved in appropriate locations where there would be no significant adverse impact on the countryside and any other sensitive areas. Such impacts will include consideration of:

- Visual intrusion;
- noise and disturbance;
- additional traffic movements.

The countryside and other sensitive areas include:

- rural landscape;
- areas with statutory designations;
- historic areas and their setting;
- residential areas;

Appropriately sited small-scale extensions to existing caravan sites may be permitted where, due to improvement to landscaping and layout, the result would be a less intrusive site.

## Application of Policy

Stoke upon Tern is home to several caravan sites, and Policy H2 is designed to properly manage and plan for their possible future expansion, and proposals for new sites. The creation and extension of static caravan sites on open or exposed sites is discouraged by the policy. This is particularly important in environmentally vulnerable areas.

### Policy H3: Homes for Gypsies and Travellers

Permission will be considered for Gypsy and Traveller accommodation on the two sites (The Paddocks, Warrant Road – 8 pitches and Abdo Hill Farm, Rosehill – 4 pitches) and which are marked on “Plan – Existing Sites”; providing that

- The design and layout is appropriate to the rural context and includes a landscaping plan
- Each should not exceed the existing capacity
- Proposals do not dominate the countryside settings.

The design and layout of proposals should be appropriate to the rural context, and applicants should demonstrate that proposals do not dominate the countryside setting.

## Application of Policy

To address the impact that caravan sites have on the countryside and amenity, and to properly manage their growth. Planning History and location plan are to be found in Appendix 1.

### **Policy D1: Design of New Development**

New development in Stoke upon Tern must deliver good quality design. In order to achieve this all new development must wherever possible and appropriate and should comply with the following requirements.

1. Respond to the existing character of the parish by providing active frontages to streets and spaces and responding to nearby development in terms of enclosure and degree of set-back;
2. Be well integrated with its surroundings by reinforcing existing connections and creation of new ones, while respecting local character and appearance;
3. Provide convenient access to community services and facilities;
4. Have good access to public transport or otherwise help reduce car dependency;
5. Create a place with a locally inspired or distinctive character, complementing the existing character and vernacular;
6. Respect and enhance local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;
7. Provide buildings, landscaping, boundary treatments and planting that create attractive streets and spaces;
8. Take advantage and respect views into and out of sites in order to make the development easy to access and navigate through;
9. Provide streets that encourage low vehicle speeds and which can function as safe, social spaces;
10. Integrate car parking within landscaping so that it does not dominate the streets, and ensure that car parking requirements can be catered for on plot;
11. Clearly distinguish between public and private spaces;
12. Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;
13. Be of an appropriate scale, massing and height in relation to the wider parish context;
14. Include high quality and recycled materials which complement those used in the surrounding area; and
15. Not create unnecessary light pollution by having bright, permanently lit areas at night.
16. Help achieve a fibre optic connection to the nearest connection chamber in the public highway.
17. Ensure permeable in hard landscaped areas.
18. Incorporate Sustainable Urban Drainage Systems designed as part of the landscaping scheme.

Policy D1 will be applied flexibly where outstanding and innovative development is proposed, and where proposals involve the conversion and adaptation of an existing building.

Significant development proposals should be subject to independent design review, as stated in the NPPF.

## **Application of Policy**

Good design is not just a matter of appearance, but also about the functionality of the development and its relationship to its surroundings. Good design is not about copying past styles, or preventing innovative modern design. The aim is to create site-specific creative design, which responds to the form and materials of its surroundings but does not merely imitate neighbouring buildings or their details. Policy D1 will be applied flexibly when very high quality innovative designs are proposed.

The Parish contains Historic Farmsteads and where applications are submitted for these Policy D1 should ensure high-quality materials are used, which could include well-finished and durable modern materials or authentic historic materials, including authentic vernacular materials such as Staffordshire Blues. It would not include 'mock' traditional materials, such as plastic fascias or standard concrete roof tiles.

The Design and Access Statement submitted with planning applications for new development must show how the design of the proposed development responds to each of the principles set out in Policy D1.

# Business and Employment

## Purpose

- To sustain and enhance a range of employment opportunities within the parish, enabling growth by supporting existing businesses and encouraging sustainable new enterprises that help diversify the rural economy, without having adverse environmental impacts.
- To promote the re-use of agricultural buildings.
- To support existing employment sites within the rural parish.
- To support and enable appropriate rural diversification to ensure the continued viability.

## Rationale and Evidence

Stoke upon Tern is a rural community. Many local businesses are micro or small enterprises, many run from residents' own homes. There are a number of farms and agricultural-related businesses, and commercial services such as pubs, a shop and a café. Established family owned/run businesses have been located in the Parish for many years.

Consultation with local businesses and residents has identified general support for rural diversification, home based businesses, agriculture, tourism, light industrial and other businesses that can operate in the rural environment. Support was also shown to maintain industrial uses within existing sites in the parish, which provide employment opportunities in the area although predominantly the working population commute from the parish

As a rural area the local economy reflects this. Over time, there has been an element of economic diversification, but to date, this has not been properly planned and managed. The policies in this plan seek to address this key issue.

The National Planning Policy Framework Para 28 identifies that neighbourhood plans should: *“Support sustainable growth and expansion of all types of business and enterprise in rural areas. Promote the development and diversification of agricultural and other land-based rural businesses. Support sustainable rural tourism and leisure development and promote the retention and development of local services and community facilities in villages.”*

The NPPF positively encourages flexible working practices including the integration of employment and residential uses.

The SAM Dev Adopted Plan December 2015 states that small-scale office, workshop and light industrial uses will be supported where they are well located and well suited to employment use. The re-use of existing buildings provides an opportunity for these types of combined uses.

The Shropshire Core Strategy sets out Shropshire County Council's vision, strategic objectives and a broad spatial strategy to guide growth and development across Shropshire to 2026. Policy CS4 addresses the development needs of “community hubs and community clusters” with a focus on ensuring the sustainability of such settlements, “allowing development in Community Hubs and Community Clusters that helps rebalance local communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement”. Policy CS5 addresses development within the countryside and the Green Belt, and looks to enable “development proposals on appropriate sites which maintain and enhance countryside vitality and character” which improve the sustainability of rural



communities, including small-scale economic development proposals that help to diversify the rural economy.

#### **Policy BE1: Rural Diversification**

Stoke upon Tern is a rural parish, with a mainly rural, agricultural economy.

Development that contributes to diversification of the local rural economy will be approved, subject to there being no significant adverse impact on:

- existing businesses;
- residential amenity; traffic management, noise etc.
- the rural environment.

#### **Application of Policy**

The purpose of Policy BE1 is to encourage and enable the diversification of the local economy in an appropriate manner, and to ensure that such proposals do not have a negative impact on local residents and existing local businesses.

#### **Policy BE2: Home Based Business**

Proposals for the conversion or extension of existing residential properties or the development of new buildings within a residential plot for commercial uses to provide opportunities for new start-up businesses, or the expansion and diversification of existing businesses, will be supported where it can be demonstrated that proposals are compatible with residential uses, will not have any significant negative impact on residential amenity, traffic management, noise etc.

New housing is encouraged to include opportunities for home working and opportunities to cater for home based business, where it can be demonstrated that the principles set out in Policy D1 will not be compromised.

#### **Application of Policy**

To support and enable appropriate rural diversification to ensure the continued viability and sustainability of the parish, and to ensure that the local economy remains resilient.

#### **Policy BE3: Rosehill Road and Warrant Road Industrial Estates**

The Rosehill Road and Warrant Road industrial estates in Stoke-upon-Tern currently support B1, B2 and B8 uses.

Applications for uses other than B1, B2 and B8 must be compatible with existing uses and not have any significant negative impact on the local environment and amenity. New development proposals will be expected to make contributions to environmental improvements within their locality, where this will ameliorate what would otherwise be negative impacts.

## **Application of Policy**

Stoke upon Tern is home to a number of Industrial Estates which cater for a diverse range of businesses, and provide employment opportunities for local people. Policy BE3 is designed to help manage future change across the estates, and ensure that they can continue to provide a good local base for businesses and provide local employment.

# Community Assets and Facilities

## Purpose

- To ensure the creation of a balanced and sustainable community, and to ensure that local people have access to a range of high quality play, sports and recreational facilities as it is recognised that there is a link between sport and recreational facilities and health and well being, and that development proposals provide appropriate provision and support towards new facilities, and enhancements.

## Rationale and Evidence

Paragraph 70 of the National Planning Policy Framework states that “to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”

Policy CS8 of the Shropshire Core Strategy sets out the County Council’s approach to the provision of infrastructure, services and facilities, and aims to protect and enhance “existing facilities, services and amenities that contribute to the quality of life of residents and visitors”.

The SAM Dev Adopted Plan December 2015 identifies in policy MD12 to encourage development that “*appropriately conserves, enhances connects, restores or recreates natural assets.*”

Access to a range of community facilities is essential to deliver the services that meet community needs. This is especially important in smaller settlements where services and facilities are limited. Policy CAF3 is designed to ensure that identified community assets are protected, and to guard against unnecessary loss of community value.

New sports and recreational facilities could be supported if referenced in the Place Plan through the Community Infrastructure Levy.

**Policy CAF1: Local Play, Sports and Recreational Facilities**

Access to high quality play, sports and recreational facilities is an important element of sustainability, and development proposals must deliver or contribute to such facilities.

New residential development must be supported by a balanced range of play, sport and recreational facilities, existing or new. The capacity of existing facilities and the additional demand created by new development must be considered and addressed.

Where residential sites are developed incrementally, a masterplan must be prepared in advance to ensure that the development of the complete site will be adequately supported by play, sports and recreational facilities.

**Application of Policy**

Proposals must provide appropriate facilities or provide contributions to their provision where it is viable to do so.

**Policy CAF2: Community Assets, Facilities and Services**

A range of community assets have been identified across the Neighbourhood Area. Development proposals involving identified community assets will be approved, where there is no loss of community value.

Where a proposal involves a recognised Asset of Community Value as determined by the provisions of the Localism Act 2011, this will be taken into account in the determination of planning applications.

**Application of Policy**

Proposals for development that involve an identified community asset must be considered in the context of the presumption against loss of community value. Improvements to infrastructure and community bus and transport services are needed in particular to address the need identified earlier in the plan. These should include services such as those provided by the Shropshire Volunteer Driver Scheme facilitated by Shropshire Council.

# Natural Environment

## Purpose

- Stoke-upon-Tern is a rural parish surrounded by attractive countryside, a rich natural environment, and a range of important environmental assets, such as Wollerton Wetlands.
- The local environment and landscape character is one of Stoke-upon-Tern's unique selling points, and Policy NE1 is designed to enhance this, and enable improved access to green spaces and environmental assets.

## Rationale and Evidence

To ensure that local people have access to a range of high quality open spaces and environmental assets, that development proposals provide appropriate provision and support towards delivering or enabling access to such assets, and to enhance the rural character of the parish.

Policy CS17 of the Shropshire Core Strategy seeks to “identify, protect, enhance, expand and connect Shropshire’s environmental assets”, and will seek to secure contributions in accordance with Policies C8 and C9 “towards the creation of new, and improvement to existing, environmental sites and corridors, and the removal of barriers between sites”.

Wollerton Wetlands is a local nature area created during the construction of the A53 Hodnet bypass, which is much valued locally. Opened in September 2003, the area was created as part of the environmental gain of the road scheme. Developing over 4 hectares of new wetland area using natural ground water in the Tern Valley, it is now an established nature reserve but not officially designated. The site includes a large pool, and wetland grasslands accessed by the local footpath network, situated on the north-west boundary of the Neighbourhood Area. Wollerton Wetlands provides an established habitat to many species.

### **Policy NE1: Key Environmental Assets**

Access to high quality green spaces and environmental assets such as Wollerton Wetlands is an important element of sustainability.

Development proposals must deliver access, or contribute to enabling access, to such assets.

Development proposals must incorporate important environmental assets and features, such as trees and hedgerows, and take opportunities to improve and enhance footpaths, bridleways, and public rights of way.

Planning applications must be supported by an assessment of the level of informal outdoor space that the proposals should deliver.

## **Application of Policy**

Proposals will be assessed, and should demonstrate how positive links and connections can be made to key environmental assets and corridors.

## Non Planning Issues

If there are any non-planning issues, or proposed projects/initiatives, then a non-statutory annex could be added to the plan.

This would not be part of the statutory neighbourhood plan and not subject to independent examination and referendum, therefore. But it would inform people of how you intend to deal with other issues raised, which are not matters for planning policy to address.

Issues to be covered:

- Village or Community Shop
- Public Transport
- Speeding Traffic
- Traffic Movements on rural routes
- Infrastructure Impacts of development within the locality (The Neighbourhood Plan Area and neighbouring parishes)
- Pound or Pinfold at Ollerton.

# Appendices



# Appendix 1

## Policy H3: Homes for Gypsies and Travellers supporting detail.

### Introduction

The 2 sites have both been subject to Planning Applications and subsequent Appeals.

The details are:

- 1 The Paddocks, Warrant Road. Temporary permission for residential caravan site known as the Paddocks granted at Appeal in June 2013 (REF APP/3245/A/12/2186880), for 8 pitches, specific to named occupants. subsequently permission granted for permanent use by variation of conditions (16/02362/VAR).

#### Inspector's Decision

The appeal is allowed and planning permission is granted for the change of use of land to form a residential caravan (gypsy traveller) site to include 8 pitches (2 caravans per pitch), erection of 8 utility blocks and boundary fencing; works to widen existing vehicular access and formation of internal access tracks; installation of package treatment plant; change of use of existing agricultural building to equestrian use; shared electricity unit; water connection and shared refuse store at Warrant Road, Stoke upon Tern, Stoke on Tern, Shropshire, TF9 2DZ in accordance with the terms of the application, Ref 12/01424/FUL, dated 1 April 2012 and the plans submitted with it.

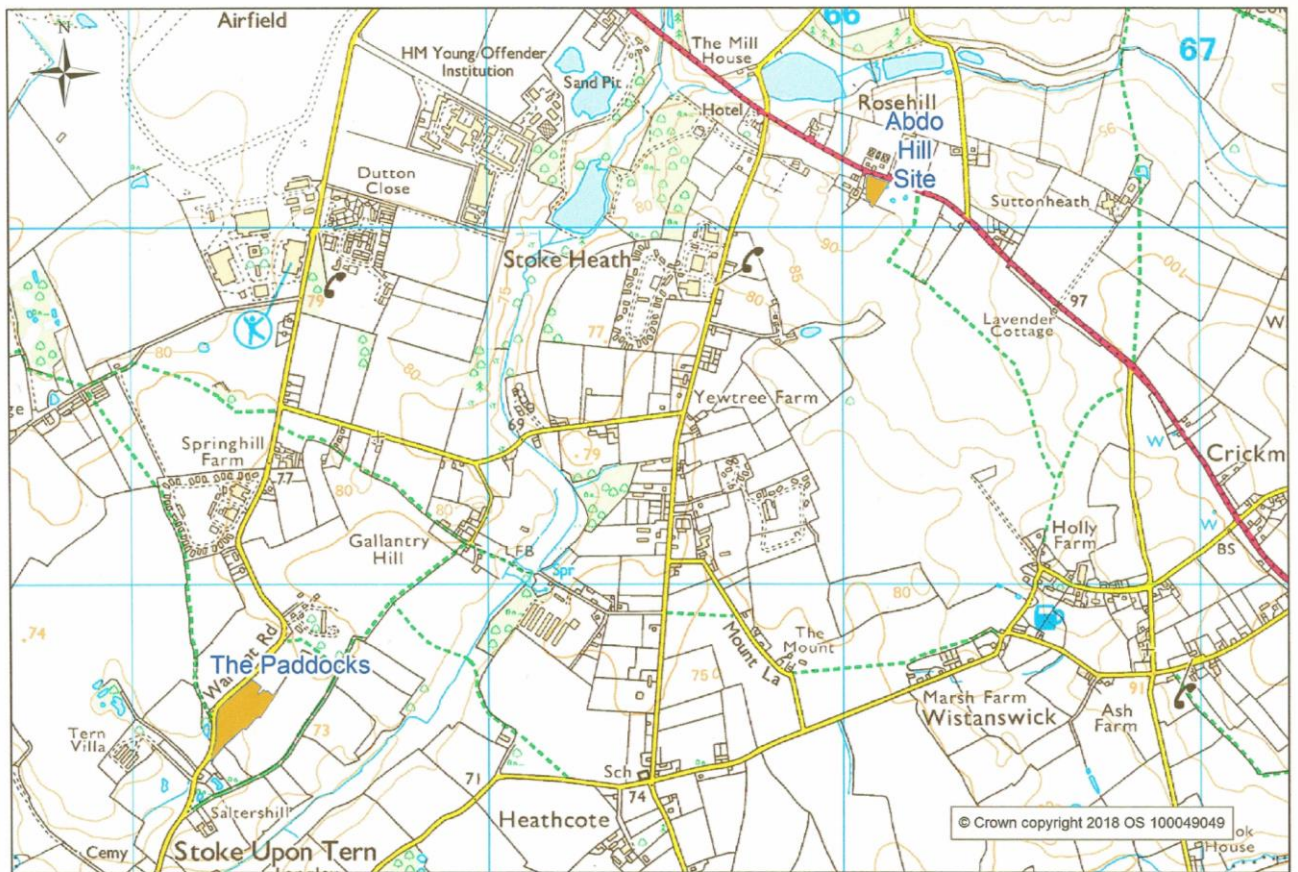
- 2 Adbo Hill Farm, Tern Hill. Permission granted at Appeal in February 2014 (14/02510/DIS) for 4 No permanent pitches.

#### Inspector's Decision

The appeal is allowed and planning permission is granted for the use of land for the stationing of caravans for residential purposes for 4no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use at Adbo Farm, Rosehill, near Market Drayton, Shropshire TF9 2JF in accordance with the terms of the application, Ref 12/03581/FUL, dated 21 August 2012 subject to the conditions set out in the Annex to this decision.

Application

## Location of Abdo Hill and The Paddocks sites



## **Appendix 2**

### **Community Questionnaire September 2015**

#### Introduction

5 Events delivered across the Parish to gather evidence shaping the scope of the plan, identifying the issues and aspirations of the community.

No of Questionnaires

91

Yes	No
75	16
82%	18%

Is there a need for additional private housing, over and above those already identified for Dutton Close 25-50 and Warrant Road Camp 38?

If yes, Please indicate your preferred sites by ticking the following options

	No answer	Strongly Disagree	Disagree	Agree	Strongly Agree
Brown Field Sites [Sites previously or currently developed, e.g. unused military sites or unused commercial sites]	9	3	15	30	34
	10%	3%	16%	33%	37%
In-Fill Development [Additional development within existing clusters/settlements, e.g. existing developments of more than 20 dwellings]	18	10	28	28	7
	20%	11%	31%	31%	8%
Previously undeveloped sites [e.g. agricultural land]	18	11	55	3	4
	20%	12%	60%	3%	4%

Please indicate, by ticking your preference, the scale of development to be considered for each development opportunity:

	No answer	Strongly Disagree	Disagree	Agree	Strongly Agree
Less than 5	43	2	11	15	20
	47%	2%	12%	16%	22%
Between 5 and 10	47	2	12	20	10
	52%	2%	13%	22%	11%
Between 10 and 20	49	2	18	16	6
	54%	2%	20%	18%	7%
Between 20 and 30	48	2	23	14	4
	53%	2%	25%	15%	4%
Between 30 and 40	55	2	26	4	4
	60%	2%	29%	4%	4%
More than 40 (please give number)	56	2	31		2
	62%	2%	34%	0%	2%

What proportion should be Affordable Housing [*Affordable Housing means Housing Provided at below market prices? For people who are unable to afford to purchase or rent houses generally available on the open market without financial assistance, as their only home*].

	No answer	Strongly Disagree	Disagree	Agree	Strongly Agree
Less than 10%	47	2	9	16	17
	52%	2%	10%	18%	19%
Between 10% and 15%	51	2	14	15	9
	56%	2%	15%	16%	10%
Between 15% and 20%	60	2	21	4	4
	66%	2%	23%	4%	4%
Between 20 and 25%	54	2	19	9	7
	59%	2%	21%	10%	8%
More than 25% (Please give percentage)	60	2	22	1	6
	66%	2%	24%	1%	7%

**Jobs**

Please provide your thoughts on the kind of employment you would like to see, please tick boxes below:

	No answer	Further Developed in the Parish	Introduced to the Parish
Construction	73	14	4
	80%	15%	4%
Retail	54	19	18
	59%	21%	20%
Motor Vehicle Repair	83	5	3
	91%	5%	3%
Transport and Storage	83	6	2
	91%	7%	2%
Accommodation and Food Services (Hotels/Restaurants)	64	15	12
	70%	16%	13%
Financial and Insurance	80	4	7
	88%	4%	8%
Administration	80	7	4
	88%	8%	4%
Information and Communication (IT/Telecommunications)	61	12	18
	67%	13%	20%
Other:	88		3
	97%	0%	3%

**Commercial Development**

Is there a need for additional commercial (employment) development:

If yes, please indicate your preferred sites by ticking the following options:

Yes	No
76	15
84%	16%

	No answer	Strongly Disagree	Disagree	Agree	Strongly Agree
Brown Field Sites [Sites previously or currently developed]	27		19	22	23
	30%	0%	21%	24%	25%
Previously undeveloped sites [e.g. agricultural land]	43	2	38	6	2
	47%	2%	42%	7%	2%

## Transport

Please tick one of the boxes below:

	No answer	Yes
Never use local bus services	42	49
	46%	54%
Occasionally use local bus services	67	24
	74%	26%
Regularly use local bus services	87	4
	96%	4%

What would cause you to use it more regularly?

## What alternative forms of transport would you use?

	No answer	Frequently	Occasionally	Never
Taxi	29	3	45	14
	32%	3%	49%	15%
Bicycle	43	8	28	12
	47%	9%	31%	13%
Car Share	43	1	26	21
	47%	1%	29%	23%
Other:	90	1		
	99%	1%	0%	0%
If Never, please give main reason	91			

## What is your need for transport?

	No answer	Frequently	Occasionally	Never
Travel to Education	51	9	2	29
	56%	10%	2%	32%
Travel for shopping	13	57	19	2
	14%	63%	21%	2%
Travel to Health Centre/GP	19	26	43	3
	21%	29%	47%	3%
Travel to Hospital	25	17	44	5
	27%	19%	48%	5%
Travel to Employment	37	30	5	19
	41%	33%	5%	21%
Travel to Leisure/Sport	37	24	22	8
	41%	26%	24%	9%
Other:	84	5	2	
	92%	5%	2%	0%

## **Appendix 3**

### **Business Questionnaire**

A Survey was taken to canvas opinion of businesses, in all sectors throughout the Parish, in total 31 responses were received from 52 questionnaires sent out.

The businesses were sized in line with national guidelines as follows:

- Medium-sized 51-250 employees
- Small 11-50 employees
- Micro 2-10 employees
- Sole Trader 1

Detailed below are:

- A copy of the Survey Questionnaire
- Responses to Question 2.3



**Communications**

**Q1.1 Do you have access to the internet at your business address?**

Yes - landline	
Yes - mobile	
No - I do not want internet access	
No - I cannot get access to the internet	

**Q1.2 Is your internet speed sufficient for your use?**

Yes		No	
-----	--	----	--

**Q1.3 Do you have adequate mobile phone coverage?**

Yes		No	
-----	--	----	--

**Business**

**Q2.1 Please tick if you would support the infra-structure and new building that might be required to develop the following types of business:**

Small retail outlets like general stores	
Farming	
Light Industry	
Small business units + offices on a small business park	

**Q2.2 Do you:**

Run a business in Stoke upon Tern Parish?	
Run a farm in Stoke upon Tern Parish?	
Work from home?	
Intend to start running a business/working from home?	

**Q2.3 If you ticked any category in Q2.2, how important would the following be to you?**

**Rate in order of importance 1 = high priority 2= important 3= unimportant**

	1		
Faster Broadband			
Improved mobile connectivity			
Provision of business information resource (by telephone or online)			
Provision of a business hub (e.g. virtual office on a pay as you go service based in a local community building)			
Networking Groups to introduce and promote local businesses to each			
Promotion of local businesses via the local website			
Availability of workspace			
Availability of appropriately qualified staff			

**Q2.4 Indicate that if working, do you mostly:**

Work from home		
Work in Stoke upon Tern Parish		
If not in the Parish, how far do you travel to work in miles	Up to 10 miles	
	Over 10 miles	

**Name of Business:**

## Responses to Question 2.3

### Categories rated on level of importance

1 = high priority 2= important 3= unimportant

	1	2	3
Faster Broadband	21	4	3
Improved mobile connectivity	24	4	1
Provision of business information resource (by telephone or online)	4	9	7
Provision of a business hub (e.g. virtual office on a pay as you go service based in a local community building)	1	6	14
Networking Groups to introduce and promote local businesses to each other	5	9	9
Promotion of local businesses via the local website	7	10	6
Availability of workspace	3	8	11
Availability of appropriately qualified staff	4	5	12

70

57

66

## **Appendix 4**

### **Housing Questionnaire**

A Housing Needs survey (see below) was undertaken in 2016 to provide evidence to inform the Housing Policies of the Neighbourhood Plan.

Attached are:

- Housing Survey Questionnaire
- Analysis of the Responses
- The Comments received in response to Question 9
- Statement from Shropshire Council on Affordable Housing
- Shropshire Survey 2013

# Stoke upon Tern Parish Neighbourhood Plan Housing questionnaire

As part of our drive to shape the parish for the future, you can help us by giving your thoughts on your housing needs for the future. For the purpose of this questionnaire, affordable housing means small, low cost housing of the starter home or retirement home size. In rural areas, priority for any new affordable housing will be given to people with a local connection who are in housing need.

**NOTE: ALL FORMS WITH NAME & ADDRESS WILL BE ENTERED INTO A PRIZE DRAW TO WIN £50**

Please return completed forms to any of these addresses:

- |                                     |                               |
|-------------------------------------|-------------------------------|
| Marsh Farm, Wistanswick             | Cramer Cottage, Eaton on Tern |
| Hope House, Sandy Lane, Stoke Heath | Holly House, Chapel Lane      |
| Tern Meadows, Stoke upon Tern       | Heath View, Tern Hill         |
| 52, Dutton Close                    |                               |

Post to The Clerk, 18, Mendip Close, Little Dawley, Telford TF4 3JG, email: [stokeparishcouncil@hotmail.co.uk](mailto:stokeparishcouncil@hotmail.co.uk)

Your name/address: .....

.....

Please tick the box(es) most relevant to you in the following questions.

Thinking about your own household

1. What type of accommodation do you currently occupy?

- |  |   |
|--|---|
| <input type="checkbox"/> Private Rented        | <input type="checkbox"/> Rented from Council or Housing Association |
| <input type="checkbox"/> Home Owner            | <input type="checkbox"/> Sharing with Family or Friends             |
| <input type="checkbox"/> Other (please detail) | .....   |

2. In your opinion, is your present accommodation adequate for your household's needs?

- Yes (go to Q5)                       No (go to Q3)

3. If your present accommodation is not adequate for your needs, why?

- |   |  |
|---|--|
| <input type="checkbox"/> Needs improvement or repairs               | <input type="checkbox"/> Too costly to heat            |
| <input type="checkbox"/> Too large                                  | <input type="checkbox"/> Too small                     |
| <input type="checkbox"/> Affecting the health of a household member | <input type="checkbox"/> Rent / mortgage too expensive |
| <input type="checkbox"/> Need different accommodation (go to Q4)    | <input type="checkbox"/> Other .....                   |

4. If you need alternative accommodation, what would you like?

- |   |  |
|---|--|
| <input type="checkbox"/> Open market house to buy | <input type="checkbox"/> Open market house to rent |
|---|--|

- Affordable housing to buy
- Affordable housing to rent
- Sheltered accommodation
- Other .....
- Sheltered accommodation (inc extra care)

5. Are you registered on the Shropshire Housing Register?

- Yes
- No
- Not sure

6. Do you own property or land that you might be willing to see built on or developed for affordable housing for local need only?

- Yes
- No

**As you may be aware there are plans to redevelop the Clive Barracks at Tern Hill, which is in our parish. Please let us know your views by answering the questions below.**

7. What type of housing will be appropriate

- Affordable housing to buy for local people
- Affordable housing to rent for local people
- Affordable housing to buy for people from other areas
- Affordable housing to rent for people from other areas
- Sheltered accommodation for older people to buy or rent, including Extra Care housing
- Open market housing to buy
- Open market housing to rent
- Home / Work accommodation

8. What size of housing would be appropriate

- 1 / 2 bedroom properties
- 3 / 4 bedroom properties
- 5 or more bedroom properties
- Bungalows
- Flats or apartments
- Other .....

9. If you have any other comments, please make them here: .....

.....

## Neighbourhood Plan Housing Questionnaire – Summary of Responses

Total Responses 103			
Section	Question	Sub question	Responses
1	What type of accommodation do you currently occupy?	Private Rented	3
		Council or Housing association	6
		Home Owner	82
		Sharing with Family / Friends	10
		Other	2
2	Is your present accommodation adequate	No	10
3	If your present accommodation not adequate, why?	Needs improvement or repairs	3
		Too costly too heat	1
		Too large	4
		Too Small	1
		Affecting health of household member	3
		Rent / mortgage too expensive	0
		Need Different Accommodation	1
		Other	2
4	If you need alternative accommodation, what would you like?	Open market house to buy	3
		Open market house to rent	0
		Affordable house to buy	11
		Affordable house to rent	1
		Sheltered accommodation	1
		Sheltered accommodation (inc extra care)	0
		Bungalow	3
		Self Build	1
5	Are you on the Shropshire Housing Register?	Yes	8
		No	79
		Not Sure	7
6	Do you own land for local needs development only?	Yes	5
		No	90

7	What would you want to see developed at Clive Barracks?	Affordable Housing to buy for local people	78
		Affordable Housing to rent for local people	53
		Affordable Housing to buy for people from other areas	22
		Affordable Housing to rent for people from other areas	17
		Sheltered accommodation for older people to buy or rent	47
		Open market housing to buy	44
		Open market housing to rent	19
		Home / work accommodation	18
		8	What size of housing is appropriate?
3/4 bedroom	80		
5 bedroom	4		
Bungalows	61		
Flats or apartments	23		
Other	4		

## Comments received in response to Question 9

- Redevelopment should take into consideration all age groups. Existing buildings converted into flats/apartments
- Concern about how local infrastructure will cope if more houses
- Shortage of smaller properties in area, local developers making it worse by only building large houses. Barracks should be turned into a Creative Community Hub
- Better traffic calming/more facilities. Not waste tip
- Housing for first time home buyers and retired people to free up family homes
- Need better transport, eg bus.
- Have factories and businesses in among houses so no need to travel to work
- Family housing as local schools have space
- Waste site close by- unlikely to attract people to area
- Community centre open in daytime
- Need more affordable housing in area – include a school, shops & doctors
- Entrance to barracks on busy road – increased congestion
- Mix of properties and community facilities – healthcare, shops, school, recreation
- Preserve green space at front
- Not a need for affordable housing in parish – high quality housing would bring wealth & employment to the area
- Should not be industrial - keep separate from habitation as problems occur when type of industry changes, as at AR Richards
- Mix of housing including bungalows
- Would not like type of housing likely to attract more drug users/dealers or those abusing the benefit system – want a Tern Hill village to be proud of
- Nobody “needs” more 5 bed luxury executive homes. People need to join the property ladder & provide a no frills affordable home for their families. Some will need an apartment to start and elderly & disabled people need bungalows
- Need to cater for young people in the parish
- Sheltered accommodation would require improved public transport infrastructure



## Statement on Affordable Housing

As at October 2016, 5,264 people are registered with Shropshire HomePoint looking to rent or buy an affordable home in Shropshire. Shropshire HomePoint is a first contact for those looking to rent or part purchase a property from a Housing Association or private individual, this was formally known as the Councils Housing Waiting List.

Shropshire Council are more than aware that the figure of 5,264 is only part of the hidden housing need that Shropshire has. In many villages and parishes those in current or future housing need don't always register with HomePoint due to the lack of local properties available in the area they currently live, work or have family.

Shropshire Council encourages and supports parishes to identify their true housing need, working alongside them and if suitable promoting community led schemes. This gives communities of all shapes and sizes the opportunity to have a say, commission their surveys and provide homes to meet local needs. This can help parish councils secure delivery of the homes that local people want and need in order to make villages and settlements more sustainable.

Another option for those with access to land along with an exceptional need to live within a parish is the Single Affordable Plot Policy. This gives those in housing need and a need to live in the parish the opportunity to build their own affordable property. Restrictions are placed on the property to limit its occupation, size and value to ensure the property remains affordable in the future.

Currently Stoke Upon Tern parish only has a handful of existing affordable housing stock which limits the opportunity for local people to secure a home this could mean that local people in housing need do not always register and come forward.

From previous email:

Meres and Mosses along with Shropshire Rural Housing Association have properties within the parish and from a very quick postcode search it looks like 22 housing association rental properties are situated in the parish made up of 11 in Stoke on Tern, 1 in Ollerton, 3 in Wistanswick, 2 in Stoke Heath, 5 in Tern Hill –

Also we have 7 single plot exemption houses already built & 2 or 3 more in the pipeline

## **Shropshire Council Survey of Housing Need Stoke upon Tern Parish: July 2013**

Existing social housing stock 22 which comprise 17 (Meres and Mosses) and 5 (Shropshire Rural)

16 households on waiting list, of these:

- 1 Lives in tied accommodation
- 2 Mobile home/caravan
- 5 Homepoint Partner Tenant
- 3 Living with family and friends
- 1 Unspecified
- 2 Private tenant
- 1 Lodger
- 1 Prison

9 properties have been made available since 2009 attracting an average of 44 bids. There were 76 bids received for a 3 bed house

2 households on wider housing waiting list note Stoke on Tern as a first preference

None of those on the housing waiting list who currently reside in the Parish have specified a preference to remain living in the Parish

Existing preferences include:- Hodnet 3 (households), Market Drayton 7 (households), Shrewsbury 2 (household) and Alberbury and Cardeston 1 (household)