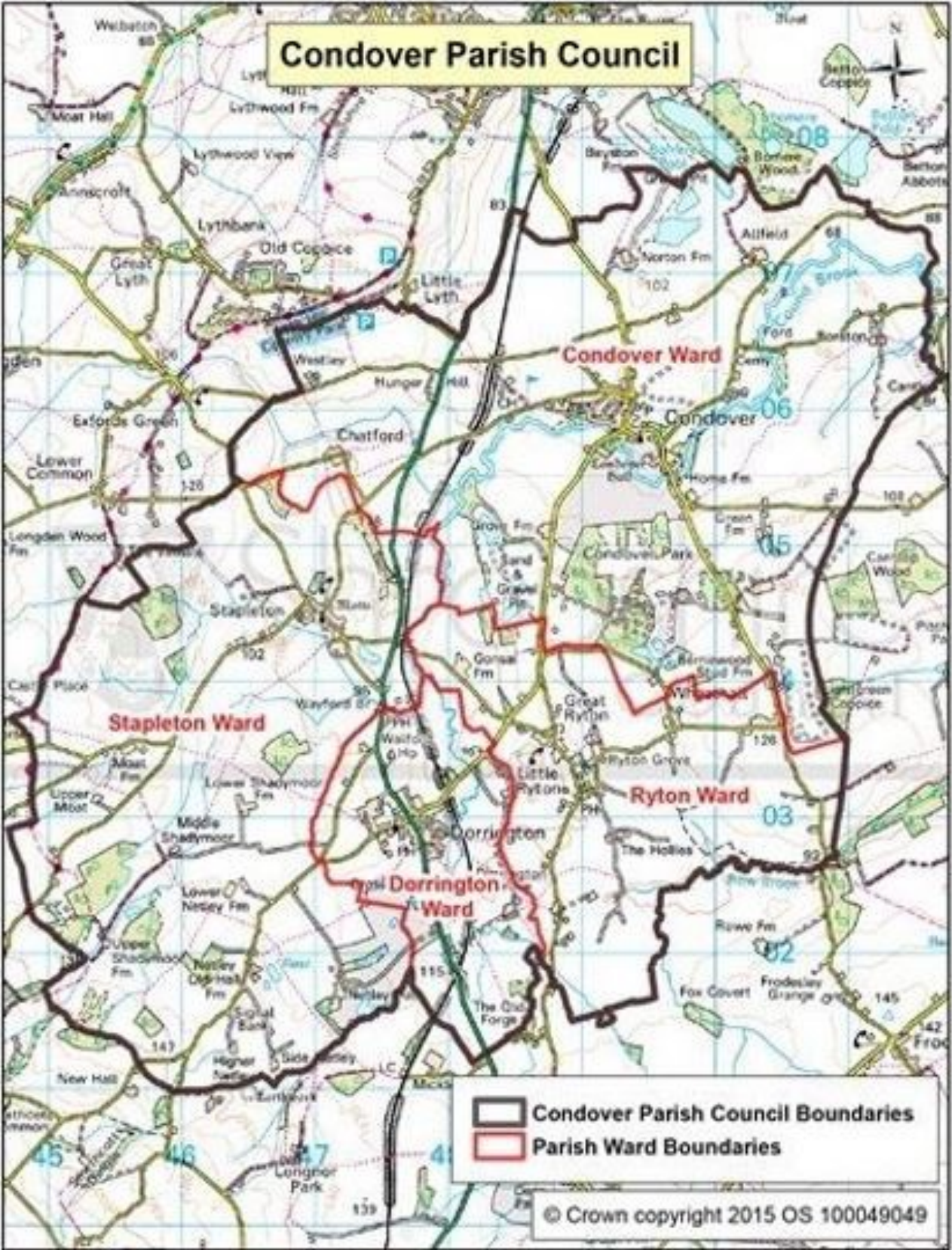


CONDOVER PARISH NEIGHBOURHOOD PLAN
DRAFT POLICIES FOR OUR PARISH
COMMUNITY CONSULTATION - AUTUMN 2020



This page is intentionally
blank

CONDOVER PARISH NEIGHBOURHOOD PLAN

POLICIES FOR OUR PARISH

COMMUNITY CONSULTATION *DATE*

Welcome to the community consultation on the main objectives and policies to be put forward in Condover Parish Neighbourhood Plan.

Neighbourhood Plans mainly address housing and other development but as you will see the Condover Parish Neighbourhood Plan includes policies about other aspects of community life as well.

The Condover Parish Neighbourhood Plan is being developed with our local communities through the Neighbourhood Plan Steering Group, made up of Parish Councillors and local residents.

The objectives and policies are based on the feedback received from Parish communities through consultation events, and formal and informal discussions. They aim to reflect the needs and aspirations of local residents and to address matters that are directly important to quality of life in Condover Parish.

THIS IS NOT THE FINAL NEIGHBOURHOOD PLAN DOCUMENT.

The final Neighbourhood Plan will be longer, with more information about the Parish area and more detailed evidence to back up the agreed policies. The final document will be consulted in 6 - 9 months' time, depending on the feedback we get from this consultation.

This document is in three parts:

- **What is a Neighbourhood Plan?**
- **A snapshot of the Parish**
- **The draft policies for the Condover Parish Neighbourhood Plan**

Please take you time to read through the policies and let us know what you think be filling out the Feedback Form.

If you have any questions, please contact your local Parish Councillor, or contact:

Edward Marvin: 07985 103213 / marvin@web-hq.com

Brigid Carey: 07516 445872 / condoverpc@gmail.com

CONDOVER PARISH NEIGHBOURHOOD PLAN

The Condover Parish Neighbourhood Plan covers the whole Parish of Condover, which includes the villages of Condover, Dorrington, Ryton and Stapleton. It provides a framework for the future, up to 2038. Our Plan has been developed with our local communities and has objectives which reflect the needs and aspirations of local communities and address matters that are directly important to quality of life in Condover Parish.

The objectives of our Plan underpin the policies in the Plan. Together the objectives and policies seek to deliver our shared vision for Condover Parish that will help sustainable development and promote economic resilience leading to thriving communities within an enriched environment.



The Condover Parish Neighbourhood Plan (our Plan) provides a positive framework for decisions about planning development, for the benefit of community sustainability across the Parish. This includes provision of new housing, with affordable housing, in the designated development hub—Dorrington. It also includes developing and diversifying our local economy by supporting existing business networks, encouraging enterprise and by attracting inward investment. Our Plan highlights the pressure to balance development with infrastructure, from addressing capacity in domestic services and on local roads to extending provision of social, community, recreational and other leisure infrastructure to meet local community, business and tourism needs.

Condover Parish has a rural landscape providing valuable habitats for a diverse range of wild life and plants. Our Plan aims to conserve and enhance our natural environment, supporting biodiversity, protecting and developing habitats, encouraging engagement and participation from communities, business and developers alike.

The Parish has a rich architectural heritage with more than 100 listed buildings and sites of historic interest, and over the centuries has been home to many notable people. Our Plan aims to stimulate understanding of and to promote the cultural and historic wealth of our Parish.

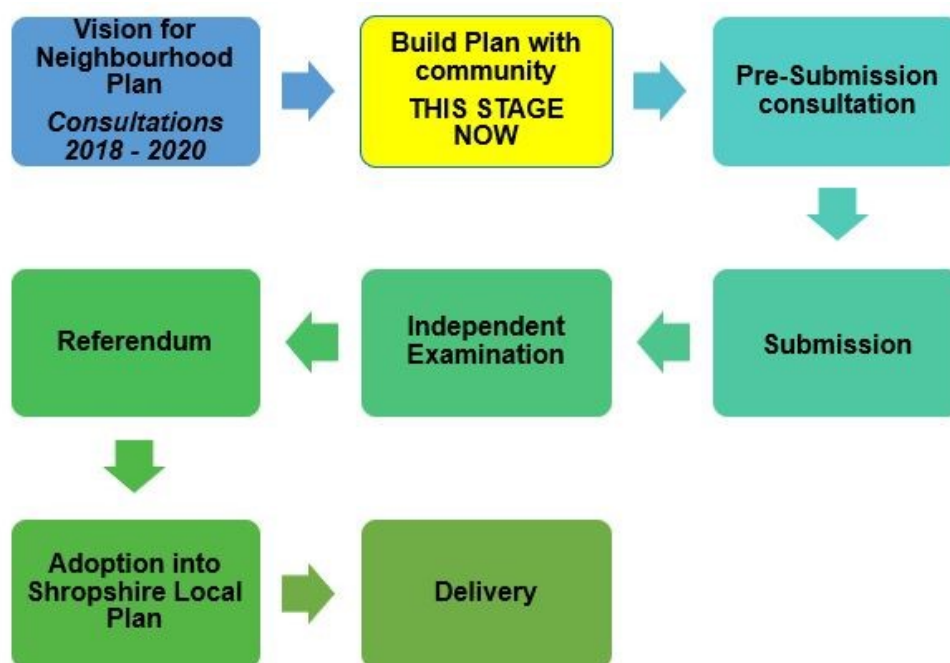
Communities in Condover Parish share national concerns about climate change, and about the pollution and destruction of the natural world. Our Plan includes policies to help local people 'Reduce Reuse and Recycle', and initiatives to promote rewilding and community gardening.

1. What is a Neighbourhood Plan?

- 1.1 The Localism Act of 2011 gave new rights and powers to communities. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. It is a powerful tool in that it has statutory weight and must be taken as a material consideration in planning decision-making.
- 1.2 The National Planning Policy Framework highlights that Neighbourhood Planning gives communities power to develop a shared vision for their area and that Neighbourhood Plans can help to deliver sustainable development. Neighbourhood Plans can influence local planning decisions as part of the statutory development framework.
- 1.3 All Neighbourhood Plans must:
 - have appropriate regard to national planning policy;
 - contribute to sustainable development;
 - be in general conformity with strategic policies in the development plan for the local area;
 - be compatible with EU obligations and human rights requirements.

How is a Neighbourhood Plan made?

- 1.4 In rural areas, development of a Neighbourhood Plan is usually led by Parish Councils, in consultation with local communities. The Neighbourhood Plan must consider the diverse needs and aspirations of all local residents, and the final Plan must balance these as fairly as possible. There is a standard process for making a Neighbourhood Plan, which involves seven key stages:



Making Neighbourhood Plan can take a long time, usually 1–3 years, depending on the range of local matters included. A Neighbourhood Plan is a planning document and as such addresses new housing, economic development, provision of amenities and land use. Neighbourhood Plan can also include other communities priorities, such as traffic and transport and the natural environment. The Condover Parish Neighbourhood Plan embraces both the central planning matters and wider local community concerns.

2. Our Neighbourhood Plan and the Shropshire Council Local Plan

- 2.1 Shropshire Council is the Local Planning Authority (LPA) for Shropshire, and as such sets out and manages the planning strategy and policies for Shropshire. The Shropshire Local Plan is made up of two key documents: a Core Strategy and a policy document. The Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV), which was adopted in December 2015, sets out proposals for the use of land and policies to guide future development across the county in order to help to deliver the Vision and Objectives of the Core Strategy for the period up to 2026. A partial review of the Shropshire Local Plan 2016-2038 is currently underway and includes a review of the numbers of new homes needed in the county and the amount of employment land, and a review of green belt boundaries.

Both the Core Strategy and SAMDEV are extremely supportive of Neighbourhood Plans, as is the emerging Local Plan review.

How does our Plan fit with Shropshire's Plan?

- 2.2 The production of our Plan has enabled local people to contribute towards determining how land in the Parish should be used in the future in a way which benefits the whole community.

A Neighbourhood Plan is, in law, a planning document. When the Condover Parish Neighbourhood Plan has been made and adopted it will become part of the Local Development Framework alongside the Core Strategy and SAMDEV, and alongside the outcome Partial Review (when adopted). The Neighbourhood Plan will be used to help determine planning applications within the Condover Parish designated Neighbourhood area.

3. A snapshot of our Parish

- 3.1 Condover Parish is a Civil Parish located approximately 6 miles south of the county town of Shrewsbury in Shropshire. Condover Parish has four electoral wards, each having its own village with village hall and characterised by open rolling countryside. The village are: Dorrington, Condover, Stapleton and Ryton (comprising Great and Little Ryton). There are no train stations within the Parish, and only one privately operated bus service which passes through three of the four village. There are two primary schools in the Parish but no secondary schools. There are over 120 listed building and monuments in the Parish.
- 3.2 **Dorrington** is the largest village in the Parish and has been designated as the development hub for the Parish within the Shropshire Local Plan (Partial Review). The village is bisected by the A49. Dorrington has a school, church, a small business park and a range of local amenities including village shop with Post Office, butcher, pub, Persian restaurant and hairdresser. There is a large recreation ground behind the village hall to the west of the A49, which has a MUGA, child's play area and community garden. The Dorrington Crown Green Bowling Club is also in this location.
- 3.5 **Condover** Is also a large village, centred around a broad conservation area. There is a primary school and Post Office but no other local services. Condover Village Sports Ground lies to the north west of the village and has a pavillion hosting seasonal cricket and football teams. There is membership-based Social Club next to the village hall in the middle of the village. There is a woodland park and nature reserve managed by the Parish Council alongside the River Cound below a public footpath through the village.
- 3.5 **Ryton** is located less than 1 mile (1.6 kilometres) to the northeast Dorrington. Together with the neighbouring hamlet of Little Ryton, Great Ryton is often referred to as simply "Ryton". There is a pub in Little Ryton and in Great Ryton there is a small red-brick Mission Church. Ryton Village Hall is in Little Ryton.
- 3.6 **Stapleton** is located just north of Dorrington. Stapleton has no bus service and no longer has any facilities beyond the church and the village hall. Although still a farming continues, other businesses are emerging such as holiday cottages and there a solar energy concern.

4. The Policies in the Condover Parish Neighbourhood Plan

All Neighbourhood Plans contain policies which support the aims and objectives of that Neighbourhood Plan.

In the final Condover Parish Neighbourhood Plan document, there will be a lot more text evidencing and justifying the policies. This will relate to national and local government policies and strategic documents, and evidence gathered the local level.

At the moment, the main aim to enable communities to see the actual draft policies, with just some of the 'evidence and justification', for ease of reading. **If you want to know more though, please contact Brigid Carey - Parish Clerk, or Edward Marvin Chair of the Parish Council and of the Condover Neighbourhood Plan Steering Group.**

There are seven policy areas. As the Neighbourhood Plan is essentially a planning document, the principle policies refer to new housing development. These Housing Policies are supported by a range of other associated policies, to ensure that new development is sustainable, and that the opportunities and impacts provided by new housing are embraced and managed.

The policies in the Condover Parish Neighbourhood Plan refer to:

**Housing and Design
Business Development
Traffic and Transport
Sustainable Living**

**Communications Infrastructure
Community Facilities And Recreation
Local Heritage and Environment**

5. HOUSING AND DESIGN POLICIES

The Condover Parish Neighbourhood Plan has the following objective:-

To ensure that any new housing developments be relatively small, unobtrusive and reflect local needs.

POLICY HOU1 - VILLAGE DEVELOPMENT BOUNDARIES

Development boundaries around the villages of Condover and Stapleton are defined and shown on Figures 001 and 002. These are the same as the existing development boundaries

Figure 001: Condover development boundary

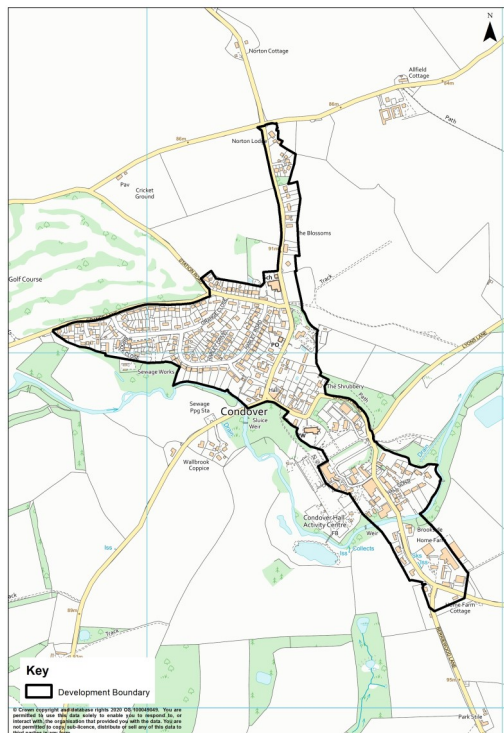
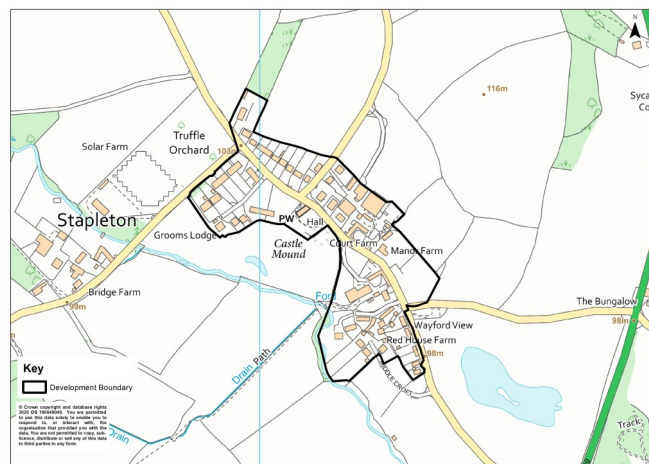


Figure 002: Stapleton development boundary



POLICY HOU1 - VILLAGE DEVELOPMENT BOUNDARIES *Continued*

Ryton will continue to be designated as Open Countryside

Figure 003: Ryton Open Countryside



POLICY HOU2 - SCALE OF NEW HOUSING

Condover: No new development will be permitted within Condover development boundary.

Stapleton: Infill development of up to five new homes will be permitted within the Stapleton development boundary, subject to compliance with Policy HOU3 - New Housing Location, and Policy HOU5 - Design.

It must be demonstrated that there is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of the Shropshire Local Plan.

Dorrington: Within Dorrington development boundary, new housing development consistent with housing numbers set by Shropshire Council for Dorrington as a Community Hub within the Local Plan Review will be supported.

In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Condover Parish, it is envisaged that this figure will be for around 69 dwellings from 2016-2038, incorporating small scale residential developments of up to twenty-five (25) dwellings per development. It must be demonstrated that there is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of the Shropshire Local Plan.

Smaller family homes and homes for younger and/or older people will be supported.

Delivery of additional homes will be phased over the whole period up to 2038.

POLICY HOU3 - NEW HOUSING LOCATION

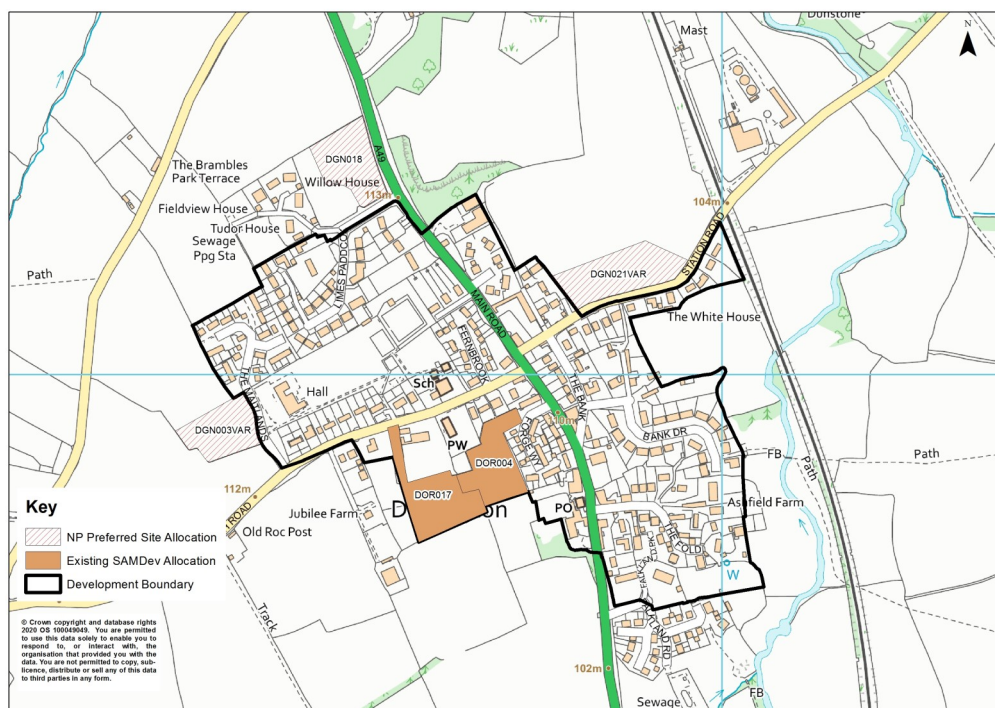
Stapleton: Within the development boundary, development will be supported on suitable sites which:-

- a. does not adversely affect local landscape character and visual amenity; and/ or
- b. fills a small, restricted gap in the continuity of existing frontage buildings; and/ or
- c. Is on suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings;
- d. are a conversion of existing buildings; and/ or
- e. replace an existing building; and/ or
- f. provides for evidenced local affordable housing through rural exception sites either within or on the edge of the development boundaries; and/ or
- g. does not adversely affect heritage assets or their settings and respect to the approach set in Policy DP24: Conserving and Enhancing the Historic Environment of the Revised Local Plan.

Dorrington: Within a new development boundary, development will be supported on designated preferred sites, as shown in Figure 004, below.

Preferred Sites	Development Guidelines	Provision
Land adj. The Maitlands, Dorrrington (DGN003)	Development to be accessed directly from The Maitlands with regard required to minimising impacts on views from existing dwellings and the Village Hall	25
The Limes Limes Paddock (DGN018)	Development to be accessed directly from Limes Paddock with regard required to minimising impacts on existing dwellings	18
Land off Station Rd (south) (DGN021)	Development to be linear in nature and accessed directly from Station Road with regard required to minimising impacts on existing dwellings. Off-road parking to be provided. Existing hedge to be protected and retained with minimum essential impact only. Pedestrian footpath to be provided and extend long the frontage.	20

Figure 004: Dorrrington preferred sites



POLICY HOU4 - TENURE OF NEW HOUSING

Development of additional homes in Dorrington within the development boundary that offers a mix of tenures, including private and affordable rented and homes for first-time buyers will be supported, subject to compliance with the Policy HOU3 - New Housing Location, and Policy HOU5 - Housing Design Policy, and Shropshire Local Plan SP5 High-Quality Design.

POLICY HOU5 - DESIGN

New development will deliver high quality design by ensuring the creation of better places in which to live and work, improving sustainability and ensuring individual and community well-being.

- A. Development adjoining open countryside should provide a sympathetic transition.
- B. All new building shall take account of the topography and natural features of the site to maximise the views from the site to the surrounding areas of countryside and to minimise impact on the skyline.
- C. The orientation of new buildings should be arranged to maintain as far as is possible the views from existing buildings.
- D. New buildings should provide off-street parking for at least two driven vehicles. Development of over 10 homes should provide additional parking space for visitors, to provide a minimum one third the number of visitor spaces to the number of homes.
- E. New building should make use of materials appropriate to the rural character of the Parish, and apply them in a way to reinforce local character
- F. New dwellings will be normally be no more than 2 storeys high, unless such development is appropriate to its setting, topography, and is well designed in its own right.
- G. Dwellings should be of varying designs, house types and sizes, and have individual outside space.
- H. Design should respect the character of the locality and the local vernacular and contribute positively to local distinctiveness.
- I. New developments should take account of environmentally sustainable technology and materials, and take positive proactive measures to reduce the carbon footprint of new homes, ensure new homes are future-proofed against changes to Government regulations relating to fossil fuels and energy-efficiency, and that they are affordable to keep warm.
- J. Development should support features beneficial to wildlife, incorporating a native British mix of plants within their landscaping
- K. To ensure the health and well-being of nature and the environment, residents and the community, the design and development of new homes should have regard to the 'Good Level' accredited by the Building With Nature Standards Board([Building With Nature](#))

5.1 Evidence and Justification

5.2 Condover Parish is a rural settlement. This Neighbourhood Plan recognises that in order to maintain a sustainable and flourishing community, some housing development will be appropriate to meet local housing needs. However, one of the main responses from the consultations was that people value the open countryside setting of Condover Parish, and the rural character, and it is the aim of the Neighbourhood Plan that new housing development will remain of a scale and in locations appropriate to the rural location.

5.3 The Shropshire Local Plan currently comprises the Core Strategy (2011) and the Site Allocations and Management Development (SAMDEV) Plan (adopted in 2015). The Local Plan is currently under review and under the revised Local plan smaller rural areas will be managed through the following policies (when adopted):

- SP7. Managing Development in Community Hubs (Dorrington)
- SP8. Managing Development in Community Clusters (Stapleton)
- SP9. Managing Development in the Countryside (Condover and Ryton)

5.4 New housing delivered so far

The adopted SAMDEV plan provided guidelines of around 30 - 35 additional homes in Dorrington, around 20-25 new homes in Condover, and 5 new (infill) homes in Stapleton. To date, these housing guidelines have been exceeded to twice the original expectation: Dorrington has delivered around 89 new homes, and Condover around 60 new homes, including 30 affordable homes.

5.5 New housing for Dorrington

The Local Plan Review provides revised guidelines for Dorrington of around 150 additional homes in total for the period 2016 - 2038. When adjusted to take account of homes already delivered and planned for in the current Shropshire Local Plan, the guideline for Dorrington in the Condover Parish Neighbourhood plan is 69 additional homes.

5.6 Development boundary for Condover

The Local Plan does not require any further additional homes in Condover. Two community consultations were held in Condover, in September and November 2019, to ask whether the community would prefer to take limited additional housing or no additional housing. Of the total of 90 residents who attended, 35 expressed preference for a designation of open countryside, 19 for retaining the existing development boundary allowing some infill, and 36 preferred the option to extend the existing development boundary to allow for some new development. It was resolved that within the Neighbourhood Plan and in compliance with the Local Plan Review, no additional homes would be permitted in the Condover Parish Neighbourhood Plan. Condover village will retain its existing development boundary, to clearly define the curtilage and manage potential 'urban creep'

5.7 Development boundary for Stapleton

No additional homes have been delivered in Stapleton since 2016. Consultation with Stapleton residents in May 2019 asked whether they would prefer to take limited additional housing or no additional housing. Of the 44 residents in attendance, 15 expressed preference for a designation of open countryside and 19 for retaining the existing development boundary allowing some infill. It was resolved that within the Neighbourhood Plan, Stapleton should retain its existing development boundary. Any new development would be infill, within the existing development boundary and up to a maximum of 5 additional homes.

5.8 Housing Needs

To inform the type and size of new housing required to meet local needs, an independent Housing Needs Assessment was carried out in May 2019 by AECOM. This Assessment found that the housing stock in Condover Parish is characterised by large to very large properties, with 66.8% of the dwellings having six or more rooms, compared to 55% across Shropshire as a whole. In contrast, the Assessment also found that in Condover Parish 14.5% of households are single families where members are all aged 65 and over, compared with 11% in Shropshire and 8.1% in England. The Parish area has a slightly larger proportion of people in the age band 65-84.

An analysis of property types and sizes in the intercensal period suggested that there had been an increasing supply of medium-sized and larger properties in the Parish area (3-4 rooms and 6 rooms or more). It is however evident from the life stage modelling that demand for smaller homes may be apparent in the Parish area as the population continues to age and new younger households form. Given the current stock, to avoid any misalignment, the final recommended housing split for new dwelling provision is estimated to be:

1 bedroom	18%
2 bedrooms	38%
3 bedrooms	44%

The Assessment found there would be no need during the Neighbourhood Plan period to build further large properties with four, five or more bedrooms

During the Autumn of 2018, Condover Parish Council undertook a consultation exercise with the residents of Condover, Ryton, Dorrington and Stapleton: 'Our Parish - Our Future' The purpose was to inform the development of a Neighbourhood Plan by gauging local opinion about themes within the emerging Plan, including housing, and to ensure the community's views were incorporated. Of the 218 respondents, 72% thought their should be more 2-3 bed homes in the Parish, and 69% thought more homes for older people should be provided. 89% thought new homes should be affordable for local people, and 83% thought more homes should be provided for first-time buyers.

This consultation also found that 86% of respondents wanted to small developments, delivered in phased way over the life of the Plan (92%).

5.9 Infrastructure

The Local Plan Review emphasises the availability of sufficient infrastructure underpins good plan making, and quite rightly is one of the issues which attracts comments at consultation. The Parish Council will work alongside Shropshire Council and infrastructure providers contributing to the Shropshire Infrastructure Plan and the Shrewsbury Place Plan to identify and endeavour to resolve infrastructure constraints. It must be demonstrated that there is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of the Shropshire Local Plan.

5.11 Rural character

It is important that any new development is of high-quality design, enhancing the local character, contributing to environmental sustainability and promoting community well-being. The Parish is set within a rural landscape, with many views of the open countryside. Every effort needs to be adopted to ensure new developments respect this.

In the 'Our Parish - Our Future' consultation 92% of respondents highlighted that new homes should reflect and enhance the rural character of the Parish, 90% respondents thought that off-street parking should be a priority within the Neighbourhood Plan. With respect to the natural environment, 98% thought that wildlife should be protected, and 96% thought that hedgerows should be protected.

5.12 Quality design

The Local Plan Review has provided policies to support quality in design and character of new housing (SP5 High Quality Design) and stipulates new housing must maintain and enhance the character, appearance and historic interests of settlements, and be of a scale, design and layout that is appropriate to the site and its surroundings.

5.13 Climate change

In its policy SP3 Climate Change, the Local Plan Review requires that development in Shropshire will support the transition to zero-carbon. DP12 - Minimising Carbon Emissions promotes fabric energy efficiency, including as part of the retrofitting of existing buildings and Integrating or supporting both on- and off-site delivery of renewable and low carbon energy.

6 BUSINESS DEVELOPMENT

The Condover Parish Neighbourhood Plan has the following objective:

To enable the communities of Condover Parish to have a vibrant and sustainable future it is important to maintain and expand a diverse and prosperous local economy.

POLICY BUSIN1 - NEW BUSINESS AND TOURISM

New business accommodation and tourism facilities will be supported as follows:

- a) within or adjoining existing settlements, on a scale appropriate to the settlement, taking account of the fact that Dorrington is the main settlement in the Parish; or
- b) in the open countryside where associated with a farm diversification scheme or an existing employment site of a small scale and the development can be shown to be making a positive contribution to its setting in the open countryside and to maintaining and sustaining the rural character and heritage of the Parish.

POLICY BUSIN2: DORRINGTON BUSINESS HUB

Accommodation for development of a new Dorrington Business Hub in Dorrington, will be supported provided that:

- a) The need for new or additional space is supported by a robust business case; and
- b) Funding is in place to complete the development, and to operate the Dorrington Business Hub as a viable and on-going concern; and
- c) An evaluation of any additional vehicle movements has been undertaken, and a traffic management plan put in place ; and
- d) Within the framework of viability, the environmental impacts of the building design, the materials used and ongoing heating and lighting sources are evaluated and environmental sustainability is maximised

6.1 Evidence and Justification

6.2 Business and employment development faces challenges in rural areas, including:

- Remote proximity to population centres and consumer markets;
- Added transport costs to access markets outside the Parish;
- Inconsistent access to broadband and mobile phone services;
- Restricted transport to larger centres of education and research; and
- Environmental and physical constraints on growing businesses within a rural area

6.4 The local economy has diversified over recent years with ‘professional and technical activities’ and ‘wholesale and retail’ sectors now accounting for more businesses than agricultural. Local businesses reported difficulties with recruitment, particularly in relation to skilled and professionally qualified workers, and in relation to flexible, part-time and seasonal workers.

6.5 Agriculture is no longer the primary business sector for the Parish. The Local Plan Review identifies Community Hubs and Community Clusters as the focus for new development in the rural area, whilst also supporting new affordable housing provision for evidenced local needs and fostering appropriate rural employment opportunities. Employment, business and community development in the countryside will be considered against national policy and the criteria in other relevant policies of our Plan and the Shropshire Local Plan which together recognise the need for flexibility in delivering development to support and meet rural economic and community needs whilst ensuring that development does not result in unacceptable adverse impacts.

6.6 A consultation with local businesses in the Parish was carried out in May 2019. The outcome highlighted the issues which were important for local businesses to be included in the Neighbourhood Plan. These were:

- Development of a local business network and directory
- Access to local training events and seminars.
- Ability to recruit suitably qualified personnel.
- Traffic and transport:
 - * concern about the size and speed of vehicles on narrow country lanes;
 - * the condition of roads (potholes);
 - * frequent disruption on the main A49 trunk road

6.7 Dorrington Business Network

Dorrington is home to the Dorrington Business Network (DBN) which provides regular networking opportunities and support for businesses in the Parish and surrounding area. Condover Parish seeks to build on this foundation and develop DBN into a more comprehensive and proactive business hub, in partnership with Shropshire Council and neighbouring rural parishes. This will support rural enterprise, and give local businesses access to advice, training and mentoring in business management and growth, product and service design, marketing, distribution and export



Dorrington Business Network

@DORRINGTONBUSINESSNETWORK.UK ·
Community group

[Learn More](#)

dorringtonbusinessnetwork.uk

COMMUNITY LIFE

7. TRAFFIC AND TRANSPORT

The Condover Parish Neighbourhood Plan has the following objective:

To work to improve transport networks, with access to sustainable travel options that are affordable and help to reduce environmental impact

POLICY TRA1 - IMPROVE TRAFFIC SAFETY

Schemes will be supported that:

- a) Improve the safety of all road users and pedestrians; and/or
- b) Manage the flow of traffic through the Parish area; and/or
- c) Increase opportunities for walking and cycling; and
- d) Help to reduce carbon emissions and air-bourne pollution
- e) Are viable and sustainable; and
- f) Minimise the impact on wildlife and the environment

POLICY TRA2 - PARKING

Schemes will be supported that add to the availability of off-street parking in villages in the Parish and at countryside access points, and that:

- a) Are viable and sustainable; and
- b) Minimise the impact on wildlife and the environment

POLICY TRA3 - FOOTPATHS AND CYCLE ROUTES

Schemes will be supported that sustain and enhance opportunities for walking and cycling, and that

- a) Are viable and sustainable; and
- b) Minimise the impact on wildlife and the environment

POLICY TRA4 - RAIL AND PUBLIC TRANSPORT CONNECTIVITY

Schemes will be supported that deliver direct access to rail transport in the Parish, and that:

- a) Are viable and sustainable; and
- b) Minimise the impact on wildlife and the environment

7.1 Evidence and Justification

Condover Parish is further away than average from key services such as a job centres, secondary schools and hospitals/ Accessing public transport at a necessary or convenient time is not always achievable. Data from the Department for Transport indicates that the centre of Condover Parish is 10.4km from a job centre, with the average distance in England being 4.6km. The nearest secondary school from Condover village is 7.1km away in Shrewsbury, and from Dorrington it is 9.8km to the nearest secondary school in Church Stretton. The average journey to secondary school in England is 2.1km. It is not feasible to walk to a supermarket and there is one limited private bus service. There are no evening or Sunday bus services.

7.2 Condover is a rural parish, and like many rural areas, car ownership and usage is high. There are no public car parks in the Parish. Many of the older traditional houses are located in village centres or on narrow rural lanes and have little or no off-street parking Car parking in the Parish is problematic for residents, business and road users alike.

Each village has concerns about the size, volume and speed of traffic passing through it, traffic which is specific to the village location.

Traffic travelling through the Parish en-route to a further destination another layer to the problems experienced by residents and businesses. In May 2018, 'Our Parish - Our Future' asked local residents about the improvements they would like to see in the Parish. Of those responding, 79% were concerned about pedestrian safety, and 88% were concern about the speed of traffic through villages and along narrow country lanes.

7.3 Condover village

Residents of Condover village have become increasingly concerned about how busy the main road through the village and past the primary school has become. The mix of domestic and commercial traffic has become so acute at times that heavy vehicles often have to mount the pavement to make progress through the village.

The Parish Council has been in close liaison for many years with Shropshire Council to raise local concerns and propose solutions, however scant progress has been made.

In June 2020, the Parish Council undertook at 'traffic flow' survey on an 'average working day', Monday to Friday. The survey counted traffic flow along Station Road from the village hall to the school from 5.00am to 6.00pm each day. It should be noted, this survey was carried out while restrictions were in place to control Covid-19: the school was closed to all but essential workers; some businesses including JCA Adventure Holidays and Berriewood Equestrian were closed: and the Business Park was operating at a reduced level. There was also no holiday traffic.

The survey counted an average of 1340 vehicle movements per day, travelling north and south. These comprised:

Quarry lorries:	63	Cars/domestic traffic:	857
Other lorries:	74	Motor bikes:	6
Farm tractors/machinery:	18	Cyclists:	70
Vans:	212	Cars/vans + trailers:	13
Coaches/buses:	17	Total:	1,340

7.4 Dorrington

Traffic concerns in Dorrington are related to:

A49 trunk road:	This road bisects the village, and carries heavy and large through traffic as well as local and farming traffic.
Church Road:	This is a narrow side road leading from A49 passed the Church' primary school to the village hall and GP surgery, then on to service the surrounding farmland, a wedding, holiday and equestrian venue, and a range or agricultural businesses.
Back Lane:	This is side lane off A49 which enables some heavy vehicles to avoid Church Road. However it is primarily single track and damage to the road surface, verges and hedgerows is significant
Station Road:	This is a narrow side road providing access to the east side of the village, and then on to Ryton and Condover. It services a heavy plant business in Dorrington, a large agricultural distribution business in Ryton, an RSPCA large animal rescue centre, and holiday traffic.

7.5 Ryton

Ryton is at the 'crossroads' of the Parish. It has the main Dorrington to Condover road passing through it which in places is very narrow. The lanes in general are narrow, have poor drainage and are of low road quality. There is restricted visibility due to high hedges, inadequate passing places, and no pavements or refuges for pedestrians or cyclists to stand to allow traffic to pass. There is a combination of fast domestic traffic and high volume agricultural and commercial vehicles including articulated HGV's and tractors. The roads are extensively used by pedestrians and cyclists but due to poor visibility it can be dangerous. Some roads especially roads leading up to Wheathall from Ryton and Radmore, are impassable to pedestrians due to flooding at times. Along with Condover and Dorrington, Ryton is serviced by the privately operated 435 Shrewsbury to Ludlow bus.

7.6 Stapleton

As stated Condover parish is very rural and beyond walking distance of a supermarket, secondary schools etc. Stapleton residents has limited access to public transport and it is the only village in the Parish not served by a through bus route. The lanes in Stapleton and its environs are predominantly single track without pavements, and were not designed for the large present day commercial and farming equipment. This has created significant problems for residents and other road users. Speeding is of concern to residents. Traffic calming and other traffic management measures within and through Stapleton will be supported by this Plan.

8. SUSTAINABLE LIVING

The Condover Parish Neighbourhood Plan has the following objective:

To work to reduce the level of finite resources used to meet the infrastructure, development and lifestyle needs in the Parish and to promote and support sustainable living

POLICY SL1 SUSTAINABLE RENEWABLE ENERGY

In the event the Local Electricity Bill should be entered into statute, support will be given to schemes locally generate clean energy for sale, and that

- a) Are supported by a robust and sustainable business case; and
- b) The revenues from such schemes would directly benefit the local community, within the terms of the enacted Local Electricity Bill; and
- c) Funding is in place to complete the development; and
- d) Local generation can be demonstrated to be a viable and on-going concern; and
- e) An evaluation of any additional vehicle movements has been undertaken, and a traffic management plan put in place; and
- f) Minimise the impact on wildlife and the environment

POLICY SL2 - SUSTAINABLE LIVING

Schemes that support and enable local communities to reduce, re-use and/or recycle plastic, food and other waste will be supported, provided that:

- a) There is a clear and consistent educational message that supports behaviour change
- b) Environmental health and waste management standards are not compromised
- c) Schemes are inclusive to a diverse range of interests and life-styles
- d) Existing stakeholders are properly consulted and are in broad agreement with the proposals
- e) Where appropriate, interpretation materials are made available
- f) Scheme are fully funded, financially viable and sustainable

8.1 Evidence and Justification

8.2 Our Plan, aims to reduce the level of finite resources used to meet the infrastructure and development needs in the Parish. There are three solar panels farms within the Parish, two in Condover and one in Stapleton.

8.2 Shropshire Council declared a Climate Emergency in 2019. The Local Plan Review policy DP12. Minimising Carbon Emissions also maximising opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies where changes to existing buildings, including extensions and alterations, are being undertaken.

change represents a major challenge to our way of life and, alongside ensuring that development meets today's needs, comes a responsibility to future generations. Our Plan promotes sustainable development, including using resources efficiently, and provision of infrastructure such as electric car charging points.

8.3 The Parish Council supports the provision within the Local Electricity Bill which, if made law, would empower local communities to sell locally generated clean energy directly to local customers by establishing a statutory Right to Local Supply.

8.4 The Parish Council supports initiatives to support sustainable living, including the Reduce (minimising the amount of waste we create), Reuse (using items more than once), Recycle (putting a product to a new use instead of throwing it away).

9. COMMUNICATIONS INFRASTRUCTURE

The Condover Parish Neighbourhood Plan has the following objective:

To work to ensure that mobile connectivity and broadband provision across the Parish meets the needs of employers and residents and supports how they choose to work and live.

POLICY COM1 COMMUNICATIONS INFRASTRUCTURE

Schemes that deliver high quality and consistent communications infrastructure, including high speed broadband and improved mobile network coverage, will be supported, provided that:

- a) Access to improved communications infrastructure is available to residents, businesses and amenities within the Parish; and
- b) Where feasible and viable, new housing development should ensure that residential properties have high speed broadband connectivity capability.
- c) Any new infrastructure is sympathetic to its surroundings and camouflaged as appropriate; and
- d) The impact on wildlife and the natural environment is minimised
- e) Are compliant with Local Plan Review policy DP28. Broadband and Mobile Communications Infrastructure

9.1 Evidence and Justification

9.2 Businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, social inclusion and community safety. The consultation and engagement with residents undertaken in autumn 2018, 'Our Parish - Our Future' found that 72% of respondents said they wanted access to faster broadband speeds.

9.3 The Condover Parish Neighbourhood Plan consultation with local businesses carried out in May 2019 found that 84% of respondents said improved mobile reception was central to their business operations and development, and 70% stressed the importance of faster broadband speeds.

9.4 The Local Plan Review policy DP28 Broadband and Mobile Communications Infrastructure requires that residential and commercial developments including change of use or conversion of existing buildings will deliver passive ducting wherever possible, to facilitate the delivery of competitive fibre broadband services.

9.5 DP28. Broadband and Mobile Communications Infrastructure requires that new mobile and fixed wireless network apparatus is appropriately located and sympathetically designed to reduce their visual impacts on the surrounding area by mounting the apparatus

10. COMMUNITY FACILITIES AND RECREATION

The Condover Parish Neighbourhood Plan has the following objectives:

To promote the health and well-being of local people by retaining and developing community facilities within the Parish, supporting active lives within strong communities.

POLICY CFR1 - COMMUNITY FACILITIES

Schemes will be supported that protect and enhance community facilities, and that:

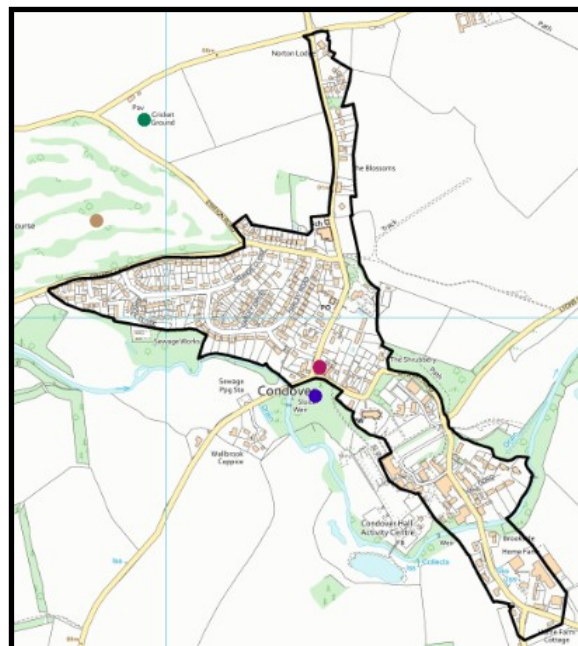
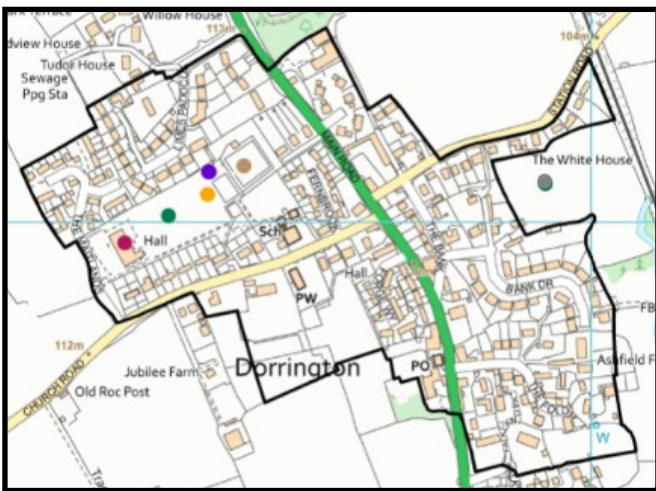
- a) Are supported by a robust and sustainable business case; and
- b) Have that have the general support of the local community and people who use the facilities; and
- c) Maximise access and meet the diverse needs of the community; and
- d) Funding is in place to complete the development; and
- e) Funding is in place to operate the community facility; and
- f) The impact on wildlife and the natural environment is minimised

POLICY COM2 - RECREATION, PLAY AND OUTDOOR FACILITIES

Schemes will be supported that promote active, healthy life-styles and mental well-being, and that:

- Are supported by a robust and sustainable business case; and
- Have that have the general support of the local community and people who use the scheme; and
- Maximise access and meet the diverse needs of the community; and
- Funding is in place to complete any development works; and
- Funding is in place to operate the scheme; and
- The impact on wildlife and the natural environment is minimised

Dorrington: ● Village Hall ● Recreation ground ● Multi-use games area (MUGA)
● Community garden ● Crown green bowling club ● Village Green



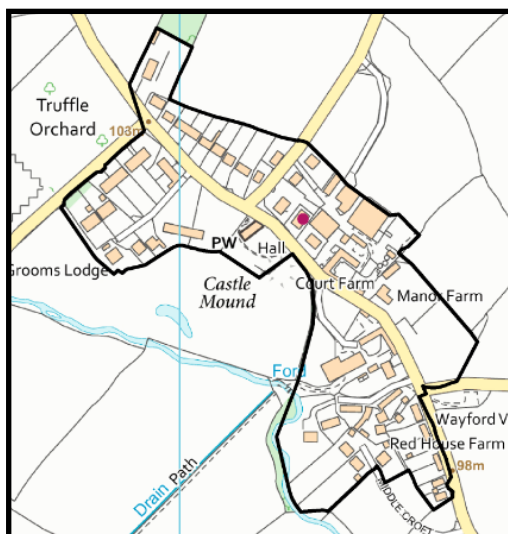
Condoover

● Village Hall ● Village sports ground
● Condoover Woodland Park
● Golf club



Ryton

● Village Hall



Stapleton

● Village Hall

RECREATIONAL FACILITIES IN THE PARISH AREA

10.1 Evidence and Justification

- 10.2 To promote and sustain health and well-being, local communities need access to community facilities, and recreation, play and sports facilities. A healthy environment contributes to a healthy population. For example, clean air from reduced vehicle and other emissions helps to reduce respiratory ill health. Encouraging active travel through activities such as walking or cycling increases levels of physical activity. Rich biodiversity both encourages individuals to engage with their environment and is linked to positive mental wellbeing.
- 10.3 In 2016, supported by the Parish Council, Dorrington Village Hall carried out research into the extent to which the opportunities for activity in the Parish match the needs of people living in the Parish and the surrounding area. This research identified three areas priorities for action:
- Families, especially adults with young children
 - Early years provision, and
 - Older 'inactive' adults
- 10.4 Our Plan will create a joined up approach to promoting activities and events across the Parish. In consultation with local residents, especially the groups identified above, opportunities to be active - together will be supported. This will include exploring the potential for partnership or referral arrangements with the Beeches Medical Practice to work to tackle health inequalities and prevention

11. LOCAL HERITAGE AND ENVIRONMENT

The Condover Parish Neighbourhood Plan has the following objectives:

To preserve and enhance local heritage, and preserve and improve the natural environment and bio-diversity within the Parish.

POLICY LHE1 - PRESERVING LOCAL HERITAGE

Schemes that help to preserve local heritage and/or enable and facilitate enhanced engagement with and understanding of local heritage will be supported, provided that:

- a) Any works to heritage sites or artefacts meet with conservation requirements and standards and have the necessary permissions
- b) Existing stakeholders are properly consulted and are in broad agreement with the proposals
- c) Schemes are inclusive to a diverse range of interests
- d) Where appropriate, interpretation materials are made available
- e) Scheme are fully funded, financially viable and sustainable

POLICY LHE2 - NATURAL ENVIRONMENT

Schemes that enable the protection, enhancement and/or rewilding of the key features of the parish landscape, including farmland, veteran trees, woodlands, hedges, wetlands, wildlife corridors and other natural heritage sites, will be supported, provided that:

- a) Any works to environmental sites or assets meet with wildlife and natural conservation requirements and standards and have the necessary permissions
- b) Existing stakeholders are properly consulted and are in broad agreement with the proposals
- c) Schemes are inclusive to a diverse range of interests
- d) Where appropriate, interpretation materials are made available
- e) Scheme are fully funded, financially viable and sustainable

11.1 Evidence and Justification

- 11.2 Each of the villages and much of the countryside area in the Condover Parish has features of historic and environmental interest. There are over 130 listed buildings and monuments in the Parish, a significant number of protected individual and groups of trees, and protected tree canopies, and many miles of ancient hedgerow.
- 11.3 The Parish Council created and maintains Condover Woodland Park - a wildlife area with interpretation board and play facilities. The Parish Council maintains the closed graveyard at St Andrew and St Mary church in Condover and a number of grass verges and open spaces within the Parish.
- 11.4 The Parish Council supports initiatives to support sustainable living, including the Reduce (minimising the amount of waste we create), Reuse (using items more than once), Recycle (putting a product to a new use instead of throwing it away).

End of Draft Policies

Condover Neighbourhood Plan Draft Policies: Consultation Process

The Parish Council has listened to the concerns of local communities and businesses, and has worked with them to develop a vision for the future of our Parish. Through consultation, discussion and objective research, we have built a body of evidence which underpins the draft policies for inclusion in the Condover Parish Neighbourhood Plan.

This consultation aims to receive feedback on the draft policies, which have at their core planning policies informing the provision of housing to meet local needs, embedded within associated policies essential to the promotion and development of vibrant and sustainable rural communities.

The consultation aims to:

- Build on the engagement work undertaken to date and enable members of our communities and a wider range of local stakeholders to comment on the draft policies;
- Share the draft policies before they are finalised so that any gaps or concerns can be addressed before inclusion into our Neighbourhood Plan;
- Build awareness of the Condover Parish Neighbourhood Plan and communicate the vision, aim and priorities it contains;
- Present the shared priorities;
- Receive feedback on the proposed draft policies to ensure our Neighbourhood Plan delivers as closely as possible the priorities for our Parish and our communities.

Please complete the questionnaire which makes up the back pages of this document, tear it off and return it through the letter box of your Village Hall before 31st December 2020.

Condover Neighbourhood Plan Draft Policies: Consultation

Autumn 2020

Please complete the consultation questionnaire, using the space provided for any comments you may have.

1. Have you read through this document: **CONDOVER PARISH NEIGHBOURHOOD PLAN DRAFT POLICIES FOR OUR PARISH?**

YES NO

Which village to you live in/near?

2. The vision for Condover Parish Neighbourhood Plan is to support sustainable development and promote economic resilience leading to thriving communities within an enriched environment.

Do you think the draft policies adequately describe what our Neighbourhood Plan aims to achieve?

YES NO

Comments:

3. The objectives of our Neighbourhood Plan are to:

- Ensure that any new housing developments be relatively small, unobtrusive and reflect local needs.
- Enable the communities of Condover Parish to have a vibrant and sustainable future it is important to maintain and expand a diverse and prosperous local economy.
- Work to reduce the level of finite resources used to meet the infrastructure, development and lifestyle needs in the Parish and to promote and support sustainable living
- Work to ensure that mobile connectivity and broadband provision across the Parish meets the needs of employers and residents and supports how they choose to work and live.
- Work to improve transport networks, with access to sustainable travel options that are affordable and help to reduce environmental impact
- Promote the health and well-being of local people by retaining and developing community facilities within the Parish. Supporting active lives within strong communities
- Preserve and enhance local heritage, and preserve and improve the natural environment and bio-diversity within the Parish

Overall, do you think these are the right objectives?

YES NO

Is there anything you disagree with?

YES NO

Comments

Your thoughts on the draft policies

The policies in our Neighbourhood Plan will inform decision-making about housing provision, business development and community life in the Parish until 2038. We'd like to know whether you broadly agree or disagree with the draft policies presented in this consultation document, and whether you have any comments.

4. In response to the statement—‘This draft policy will support sustainable development and promote economic resilience leading to thriving communities within an enriched environment’, please let us know what you think by circling the response that most reflects your view.

Housing and Design Policies

HOU1: Village Development Boundaries

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

HOU2: Scale of New Development

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

HOU3: New Housing Location

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

HOU4: Tenure of New Housing

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

HOU5: Design

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Business Development – all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Traffic and Transport – all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Sustainable Living – all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Communications Infrastructure – all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Community Facilities and Recreation - all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Local Heritage and Environment - all policies

Agree	Neither agree nor disagree	Disagree	Don't know
-------	----------------------------	----------	------------

Comments

Please continue on a separate sheet of paper if you have more comments

Please return your comments to your Village Hall by 31st December 2020. Thank you.