

Consultation Statement

Cleobury Mortimer Neighbourhood

Development Plan 2020 - 2038

Purpose.....	2
Details of those consulted and how they were consulted	3
Issues and concerns raised and how they were addressed	5
ANNEX 1: 17 January 2018 Vision Event	20
ANNEX 2: Clipping from local newspaper following Vision event, 2018.....	41
ANNEX 3: Newsletter, Spring 2018.....	42
ANNEX 4: Community presentation on transport, 2018	45
ANNEX 5: Example of project status report which was publicly available	47
ANNEX 6: Flyer for 2021 Regulation 14 consultation	48
ANNEX 7: Poster suspending Reg. 14 consultation July 2021	52
ANNEX 8: Steering Group meeting 7 July 2021	53
ANNEX 9: Flyer For May to July 2022 Reg. 14 consultation	55
ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA.....	58
ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation	62
ANNEX 12: Individual responses to Regulation 14 Consultation.....	84
ANNEX 13: Gladman response to Regulation 14 Consultation	96
ANNEX 14: Correspondence with LPA following draft response to Reg. 14	106
ANNEX 15: Correspondence regarding deliverability of CM1	107
ANNEX 16: Big Cleobury Survey and other evidence	109

Purpose

1. This Consultation Statement has been prepared in support of the Cleobury Mortimer Neighbourhood Development Plan 2020 – 2038 (NDP) on behalf of Cleobury Mortimer Town Council (“the qualifying body”) as part of its submission to Shropshire Council as the Local Planning Authority (LPA) to meet the requirements of the neighbourhood planning regulations.
2. Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 and modifications in The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 the requires:

Plan proposals and modification proposals]

15.—(1) Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include—

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan;

(d) a statement explaining how the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act or in the case of a modification proposal, how the neighbourhood development plan as proposed to be modified meets the requirements of paragraph 11 of Schedule A2 to the 2004 Act

(i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or

(ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal or the modification proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination, and

(f) in relation to a modification proposal, a statement setting out the whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.]

(2) In this regulation “consultation statement” means a document which—

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

3. This document meets the requirements of Regulation 15 (1b) and (2).

Details of those consulted and how they were consulted

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;

(b) explains how they were consulted;

4. Cleobury Mortimer Town Council, as the qualifying body for the purposes of this NDP established a Steering Group composed of councillors and community members. The Steering Group undertook the majority of the consultation whilst the Town Council assisted in such matters as advertising consultations, particularly at Regulation 14 stage of the Neighbourhood Planning (General) Regulations 2012. The Steering Group was supported at all times by a chartered town planner, Dr Andrea Pellegram MRTPI, who was actively involved in providing support on town planning matters but was not actively involved in the majority of the consultations.
5. The first major consultation event was the “visioning” event held on 17 January 2018 where the community was asked to speak about its concerns and following which the initial vision and policies were agreed by the steering group. A full report of the event is included as **Annex 1**. A newspaper clipping from the Cleobury Mortimer Clarion is included¹, copied in **Annex 2**.
6. A newsletter was sent out to the community which summarised the start of the NDP process and showed the sites that the emerging Local Plan was considering in the SHLAA, copied in **Annex 3**.
7. The steering group then met regularly to agree how to undertake further consultation with the community and the preparation of the “Big Cleobury Survey” which was advertised online, in various public meetings, through various newsletters, posters, adverts in the local paper and on social media. The main themes of the Big Cleobury Survey were Housing, Employment, Transport/Traffic, Health and Wellbeing, Infrastructure and Environment. A member of the community was assigned to oversee each topic area. The survey results were attached to the Regulation 14 consultation but have now been move here, copied in **Annex 16**.
8. Community Transport was explored in August 2018, a presentation is copied in **Annex 4**.
9. Regular status reports were prepared. An example from April 2019 is copied in **Annex 5**. This was available for the community to view.

¹ It wrongly stated that the consultant worked for Shropshire Council – Andrea Pellegram was only employed by the Town Council.

10. Throughout the process, the steering group had regular meeting and exchanges of emails with officers of the Local Planning Authority's policy team who provided a significant level of support, particularly with regard to the housing allocation process.
11. Members of the steering group also held regular meetings in person and by email with relevant landowners, particularly those where a site allocation was being proposed. The Town Council's planning consultant often attended these meetings to ensure that the site proposers' views were properly considered.
12. Since many of the community's concerns were in regard to traffic, the steering group sought advice from the Highways Authority regarding junction improvements at Tenbury Road/High Street. This consultation fed into the mitigation requirements for the site allocations.
13. An informal community consultation exercise was carried out in Spring 2019 to show the community which sites had been assessed, and what potential mitigation might be required. This extensive consultation was used by the steering group to negotiate with site proposers to agree mitigation. The NDP policies and proposals changed significantly because of this consultation as the steering group made every effort to put forward the best options for the community and for potential applicants.
14. A memorandum of understanding was sought by the steering group with the proposers but this was not forthcoming.
15. The Regulation 14 consultation on the draft plan was held 12 July to 27 August 2021. More than 1800 flyers had been delivered to all households in the town advertising and explaining the consultation is copied in **Annex 6**. The responses to this consultation have not been considered because the landowner of the two proposed housing allocations withdrew their sites and the NDP was forced to be abandoned and a new call for sites undertaken. A flyer was posted around town and advertised on the Town Council's website that the consultation was suspended. This is copied in **Annex 7**. Meeting notes of the steering group are copied in **Annex 8**. The minutes were not publicly available but are included here to illustrate why the consultation was suspended.
16. The Town Council suspended the Regulation 14 consultation in its meeting on 27 July 2021 which is a public document. Motion 08.11.21 was agreed:

08.11.21 Neighbourhood Development Plan Motion - Chair, Clerk
'Motion'

' The Town Council moves to suspend the current Regulation 14 consultation of the Cleobury Mortimer Neighbourhood Development Plan. The Town Council are concerned about the possible withdrawal of one site, and the traffic impact of the Tenbury road junction and High street that other sites in the NDP may give rise to. Therefore the Town Council moves that there shall be a new "call for sites" in support of the NDP followed by another regulation 14 consultation, to be organised by the steering group.'
17. A new call for sites was undertaken which is explained in the separate housing allocations evidence supporting the NDP. The call for sites was widely advertised in newsletters and an article in the local paper. Members of the steering group also used social media and direct contact to all known landowners to advertise the call for sites which took place between August and December 2021.
18. The steering group and their consultant considered all sites and held numerous calls and exchanged emails with all relevant landowners. The LPA provided regular advice on the

process and helped the steering group to determine a final way forward. The LPA also held an online meeting with the steering group, their consultant, the landowners and their agent to clarify what reasonable developer contributions might be included in the housing allocation.

19. The NDP was revised to account for the 2021 call for sites. The consultation was undertaken in stages: 27 May to 11 July 2022 was focused on the local community. Statutory consultees were contacted subsequently. A flyer was prepared again and distributed to all households. Social media was used to advertise events and encourage comments. Advertisements were put into the local newspaper. The flyer is copied in **Annex 9**.
20. The LPA provided a list of statutory consultees which is which is copied in **Annex 10**. The statutory consultees were all sent an email at the start of July 2022 and a reminder was sent in September 2022. Submissions were accepted up to October and the LPA responded on 1 November 2022. Therefore, all statutory consultees had more than the minimum 6 weeks in which to respond.

Issues and concerns raised and how they were addressed

(c)summarises the main issues and concerns raised by the persons consulted; and

21. The table below shows those statutory consultees who made representations to the Regulation 14 consultation with a brief summary of their main concerns. Detailed consideration of how these concerns have been addressed will be provided in the following section.
22. Statutory consultee responses are copied in full in **Annex 11**.

Name of consultee	Main issues raised
Shropshire Council	<ul style="list-style-type: none"> • Changes of wording to policy CM1. • Changes of wording to policy CM3. • Changes of wording to policy CM5.
Coal Authority	<ul style="list-style-type: none"> • It is noted that the Neighbourhood Plan proposes to allocate sites for both residential and employment uses. I have reviewed these two sites against the data we hold and can confirm that they fall outside of the areas where our records indicate that coal mining features are present. On this basis we have no specific comments to make on the Neighbourhood Plan.
Historic England	<ul style="list-style-type: none"> • No adverse comments • We commend the commitment in the Plans Vision and Policies to support development that is sensitive and sympathetic to the

	<p>character of the area including its rural landscape character and green spaces.</p>
Natural England	<ul style="list-style-type: none"> • there are unlikely to be significant environmental effects from the proposed plan
Environment Agency (initial correspondence)	<ul style="list-style-type: none"> • Have reviewed the SEA that accompanies the NDP. • Residential allocation is in Flood Zone 1. • Cemetery is located upon the Mudstone Clee Sandstone Formation which is designated as a Secondary (A) Aquifer. A groundwater risk assessment must be undertaken to protect the water environment from any potential pollution arising from proposed cemetery. See: Protecting groundwater from human burials - GOV.UK (www.gov.uk). Further evidence should be provided. • Employment land is in Flood Zone 1. Parts of NDP area affected by flooding from River Rea and ordinary watercourses with associated flooding Zones 2 and 3 in parts of the NDP area. However, since site allocations are outside this area, no comment offered at this time.
Environment Agency (subsequent correspondence)	<ul style="list-style-type: none"> • Continued objection to allocation of land for human burials, despite changed policy wording.
Sport England	<ul style="list-style-type: none"> • No specific comments were made (only general advice)
National Grid (Avison Young)	<ul style="list-style-type: none"> • No gas distribution networks located in the NDP area
Canal and Rivers Trust	<ul style="list-style-type: none"> • No comments to make

23. A number of individual responses were received from members of the community, either following in-person events or submitted by email. These are copied in **Annex 12** and summarised here (individual names have been redacted to conform with GDPR regulations).

Response number	Issues raised
1	<ul style="list-style-type: none"> • Unsafe junction (not specified which but assume High Street and Tenby Road?) • Capacity of schools, medical centre, NHS, dentist
2	<ul style="list-style-type: none"> • Would be better to relocate school and use school site for housing • Lack of school places currently
3	<ul style="list-style-type: none"> • Should have a sixth form before more homes built • Would make more sense to build on “kiddy” side of Cleobury Mortimer
4	<ul style="list-style-type: none"> • Congestion on weekends on Catherton Road
5	<ul style="list-style-type: none"> • The impact on existing school infrastructure and access has not been properly considered in site allocations • Aging and temporary school buildings are not sufficient for current population. • School traffic causes issues and congestion. • Should relocate school to proposed housing site.
6	<ul style="list-style-type: none"> • Concerns about junction capacity [does not state which junction] • Concerns about school, medical and dentist capacity.
7	<ul style="list-style-type: none"> • Site allocation is disgusting and does not take account of what residents want.
8	<ul style="list-style-type: none"> • Impact on Catherton Road or Ludlow Road
9	<ul style="list-style-type: none"> • Criticism of consultation arrangements • Major flooding on housing site • Nesting hawks
10	<ul style="list-style-type: none"> • Will access be onto Catherton Road which is already congested?
11	<ul style="list-style-type: none"> • Traffic on Tenbury Road • Junction of Tenbury and Ludlow Roads • Concern about infrastructure (schools, doctors, dentists)
12	<ul style="list-style-type: none"> • Suggests it would be better to have a linear development for housing site to follow Tenbury Road rather than wrap around.
13	<ul style="list-style-type: none"> • Tenbury Road • Question about management of wildlife area (existing)
14	<ul style="list-style-type: none"> • Site was not included in first consultation • Traffic congestion at Tenbury Road junction (Three Horseshoes) • Suggests traffic engineering solutions
15	<ul style="list-style-type: none"> • Will it provide access to Catherton Road which is already congested?
16	<ul style="list-style-type: none"> • Need to meet needs of existing residents and wildlife. • Hedgehog habitats
17	<ul style="list-style-type: none"> • Need more housing association property for local people
18	<ul style="list-style-type: none"> • Housing and employment land requirements set by Shropshire Council not influenced by local community. • Affordable housing should be for local people
19	<ul style="list-style-type: none"> • Local families should be prioritised for affordable housing
20	<ul style="list-style-type: none"> • It is untrue to say that this is the only available site • Lea View is being blackmailed by the landowner • No infrastructure will be provided like for schools

	<ul style="list-style-type: none"> Local residents had no idea that the proposals had changed Have lost police in CM Blackmail, put up or shut up Last two years have been difficult with Covid – their only comfort is calmness and serenity of their surroundings. This will cause noise and disruption. The village cannot cope with this.
21	<ul style="list-style-type: none"> The numbers calculated regarding “open space” seem to have omitted the QE11 Park which was transferred into the Cleobury Town Council responsibility some years ago. 2. Recommendation for tree planting and natural boundary hedges is great BUT the responsibility for there future maintenance need to be a stated planning condition. 3. The proposed 120 houses on the new development land will naturally produce some children. Our Primary School is currently at capacity level with no more room to build extra classrooms, I could not find any reference to a future plan to deal with this. 4. Lacon Childe itself will also be taking in extra numbers as we continue to see small developments in our adjacent eight Parishes which feed into Lacon as well, there are no comments from the Academy regarding its future. 5. Future Employment prospects, the many Local Businesses existing already have difficulty recruiting their necessary skills, what discussions has been had with the schools Academy to address skills preparation for post 16yrs/apprenticeships. 6. The Development site stretching from A4117 through to the Catherton Rd. All exiting onto the A4117, what road safety measures are proposed to facilitate their safe exit? 7. Will the cost of those safety measures be funded by who ever the developers of the site are? 8. The % of affordable housing including rental need to be minimum 33%. 9. Water and sewerage disposal have been included but no where has the supply of mains electric been raised, what discussions have been had with Western Power for future supplies? 10. Public Transport via Diamond company contract which is currently with Worcestershire Council needs to be expanded into a more frequent service and preferably brought into Shropshire Council responsibility This needs to be done NOW. 11. Tourism needs a considerable boost as there has been a reduction in provision of B&Bs, restaurant/cafe etc. to facilitate people who come to walk, cycle or just wonder about and give a boost to local high street businesses.
22	<ul style="list-style-type: none"> Support
23	<ul style="list-style-type: none"> The housing allocation site was previously rejected due to negative environmental impact The land frequently floods and this has not been taken into account Will overlook other properties because land is elevated.

	<ul style="list-style-type: none"> • Catherton Road cannot take additional traffic • The previous site (on Ludlow Road) was rejected because of traffic concerns at junction. Why was this not done for this site? • Other site options were rejected “purely because they weren’t directly adjacent to existing developments”.
24	<ul style="list-style-type: none"> • Would be better to locate new housing “at the beginning of the village “ (East?) • Existing road surfaces not good condition • Flooding on Catherton Road • Who will take ownership of the wildlife corridor?
25	<ul style="list-style-type: none"> • Lack of suitable pavements and footways for pedestrians, particularly between Curdale Close to the Medical Centre
26	<ul style="list-style-type: none"> • Oppose the development • Flooding on the field • Kits and Buzzards nest in oak trees on the site – habitat disruption • Existing high volumes of traffic on High Street • Lacon Childe schools is already over-subscribed • Difficult to get doctors/dentist appointments now and will become worse • Lack of a police station • Instead of housing, should have a green corridor on the site • Landowners act in their own interest • Why is an NDP needed? Shropshire Council would have listened to local people and would have chosen a different site. • The steering group has steered site selection away from their own properties • The referendum vote will be dominated by the Town Council. • The steering group has been careless and negligent. • Lea View residents live in fear.

24. A response was received from Gladman Developments which is copied in **Annex 13**. The main points raised are summarised as follows:

- Policies in the CMNSD should be drafted flexibly should the Local Plan Inquiry require modifications to the emerging local plan to which the NDP is aligned.
- **CM4:** Proposed modified development boundary is onerous because it does not provide any clarity over what forms of development outside the settlement boundary would be considered acceptable. New policy wording is suggested.
- **CM5:** unclear how the requirement for homes for the elderly of 2-3 beds or smaller bungalows has been derived – no supporting evidence. Suggest discussion with housing team.
- **CM6:** does not provide visual tools (NPPF 128). Design policies should be flexible – no “one size fits all” approach.
- **CM7:** More restrictive than national approach because of environmental principles. Also questions 20% tree canopy cover requirement. Suggests wording change.

(d)describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

25. The steering group followed up matters surrounding affordable housing and the method for delivery. Email correspondence was exchanged with the Local Planning Authority and as a result: this is included in Annex 11 and the email to the LPA is included in Annex 14. The email in Annex 14 was not responded to and the response from Shropshire Council appears to be from the Planning Authority only.
26. The Environment Agency objected to the allocation of the cemetery following changed requirements from April 2022. The cemetery extension is now too close to a borehole and therefore presents a risk to groundwater contamination. Clarification was sought by the steering group whether a risk based approach would be acceptable but the Agency confirmed that they maintained their objection. In response, the allocation in CM2 will be modified to be available for cremated remains only. This will be clarified in the Basic Conditions statement.
27. The landowners and site proposers for policy CM1 have been contacted and they have confirmed that the policies are deliverable. The response is set out in **Annex 15**.

28. The following changes have been made in response to consultations:

Name of respondent	How the response has been considered	Change to draft NDP
Shropshire Council as Local Planning Authority	<ol style="list-style-type: none"> 1. Comment that CMO002 and CMO005 have been built out which is a factual correction 2. CM1 is suggested to include a change to allow for further development to the west. The steering group questioned this approach because it assumed that there would be further allocations in a particular location where no rigorous site selection process had yet been undertaken. 3. Changes are proposed to CM5 about wording of affordable housing 4. Other factual changes are suggested. 5. The LPA questioned whether it was possible to stipulate the number of bungalows in CM1/3. 6. Subsequent correspondence about offering affordable housing first to local people concluded that no changes were required since Shropshire's housing allocation policy would already address this. 	<ol style="list-style-type: none"> 1. Amend NDP text 2. The proposed changed to CM1 will not be progressed because it assumes that a future site selection process will select land to the west of CM which has not yet occurred and is therefore not proven. 3. Accept changed wording for CM5. 4. Accept changed wording for factual changes. 5. The landowner and site proposer for CM1 has indicated that all the policies in the NDP are deliverable and viable and therefore the reference to bungalows will be retained. 6. No changes made.
Historic England	<ol style="list-style-type: none"> 1. The NDP approach to the historic environment was supported 	<ol style="list-style-type: none"> 1. No changes.
Environment Agency	<ol style="list-style-type: none"> 1. No objections on grounds of flooding. 2. Objection (sustained in further correspondence) that CM2 was not suitable for human burials. 	<ol style="list-style-type: none"> 1. No changes to CM1 and CM3. 2. Policy wording modified on CM2 to restrict to cremations and memorial garden only.

	3. Strategic Environmental Assessment noted	3. No changes
National Grid	1. No comments	1. No changes
Natural England	1. Strategic Environmental Assessment screening opinion “unlikely to be significant environmental effects of the proposed plan”	1. No changes
Canal and Rivers Trust	1. No comment	1. No changes
The Coal Authority	1. No comments	1. No changes
Sport England	1. General comments about how housing allocation should make provision for sport/recreation if necessary.	1. No changes made because evidence considered sports and open space provision.
Individual responses	<ol style="list-style-type: none"> 1. Questions road safety and provision of key infrastructure such as schools and NHS. 2. Would be better to relocate the school and develop housing on the school site. 3. See a new school (6th form) 4. Catherton Road traffic and the site floods. 5. Impact on existing school infrastructure has not been considered. 6. Concerns about traffic and schools. 7. Objects to allocation because built on “green belt” [sic], traffic, dog mess. Will be moving away. 	<p>No changes because:</p> <ol style="list-style-type: none"> 1. The steering group sought advice from the Highways Authority but did not receive a response. With regard to other infrastructure, this is a matter for the LPA to deliver through developer contributions in the delivery of the Infrastructure Delivery Plan and the Place Plans. 2. The school did not propose this during the call for sites and it is therefore not in the gift of the NDP to require this. 3. See previous responses. 4. See previous responses.

	<p>8. Concern about traffic at Catherton Road. Request to be kept informed of progress.</p> <p>9. Most residents of Lea View (adjacent to proposed allocation) were unaware of new proposal (after second call for sites). Suggested that site selection process was based on bribery and undue influence. There is “major flooding” on the site. Nesting hawks will be affected.</p> <p>10. Traffic congestion on Catherton Road.</p>	<p>5. See previous responses but hopefully, the Town Council will raise this issue in the next Place Plan.</p> <p>6. See previous responses.</p> <p>7. See previous comments and the site is not green belt but agricultural land.</p> <p>8. See previous comments.</p> <p>9. The respondent was obviously made aware because they made a response to this consultation. The site selection process is transparent and there has been no undue influence or bribery involved in the decision which was supported by a Strategic Environmental Assessment. The NDP makes provision for environmental improvement. The Environment Agency did not object on the grounds of flooding so surface water on the site can be managed using sustainable drainage systems as set out in CM1. No changes made.</p> <p>10. See previous comments.</p>
<p>Individual responses from Facebook</p>	<p>11 Traffic on Tenbury Road, Junction of Tenbury and Ludlow Roads, Concern about infrastructure (schools, doctors, dentists)</p> <p>12 Suggests it would be better to have a linear development for housing site to follow Tenbury Road rather than wrap around.</p>	<p>No changes because:</p> <p>11. The Highways Authority did not respond to requests for analysis of highways capacity. However, the LPA was included in discussions. It is assumed that schools/doctors etc. will be paid for form CIL (LPA portion)</p>

	<p>13 Tenbury Road. Question about management of wildlife area (existing)</p> <p>14 Site was not included in first consultation. Traffic congestion at Tenbury Road junction (Three Horseshoes). Suggests traffic engineering solutions</p> <p>15 Will it provide access to Catherton Road which is already congested?</p> <p>16 Need to meets needs of existing residents and wildlife. Hedgehog habitats</p> <p>17 Need more housing association property for local people</p> <p>18 Housing and employment land requirements set by Shropshire Council not influenced by local community. Affordable housing should be for local people</p> <p>19 Local families should be prioritised for affordable housing</p> <p>20 It is untrue to say that this is the only available site, Lea View is being blackmailed by the landowner. No infrastructure will be provided like for schools. Local residents had no idea that the proposals had changed. Have lost police in CM. Blackmail, put up or shut up</p> <p>Last two years have been difficult with Covid – their only comfort is calmness and serenity of their surroundings.</p>	<p>12. The linear shape suggested was not made available by the land owner. Only those sites put forward could be assessed.</p> <p>13. Management of wildlife sites is covered in CM1 (E) and CM7.</p> <p>14. The site was not proposed in the first consultation in this form. Then it was withdrawn from consideration by the landowner who then resubmitted the site but with a different boundary.</p> <p>15. No, Catherton Road will not be an access.</p> <p>16. The steering group confirmed that local people will be given first choice for affordable housing. Hedgehogs are specially mentioned in CM7.</p> <p>17. The steering group is satisfied that local people will be prioritised.</p> <p>18. The LPA and NDP are following national policy which dictates how much housing will be required in future.</p> <p>19. See above</p> <p>20. The site allocation methodology and the SEA have confirmed that this is the best site. The steering group followed the advice of their planning advisor at every stage of this process and there has been no blackmail or pressure.</p> <p>21. The open space figures were from the LPA's open space study. However, the main metric is the LPA's policy on open space provision from the Core Strategy. Policy CM1 makes provision for maintenance. School places will be provided by the Education Authority and CIL – this is strategic in nature and not something for the NDP to address. Road safety will be addressed by the Highways</p>
--	--	--

	<p>This will cause noise and disruption. The village cannot cope with this.</p> <p>21 The numbers calculated regarding “open space” seem to have omitted the QE11 Park which was transferred into the Cleobury Town Council responsibility some years ago.</p> <p>2. Recommendation for tree planting and natural boundary hedges is great BUT the responsibility for there future maintenance need to be a stated planning condition.</p> <p>3. The proposed 120 houses on the new development land will naturally produce some children. Our Primary School is currently at capacity level with no more room to build extra classrooms, I could not find any reference to a future plan to deal with this.</p> <p>4. Lacon Childe itself will also be taking in extra numbers as we continue to see small developments in our adjacent eight Parishes which feed into Lacon as well, there are no comments from the Academy regarding its future.</p> <p>5. Future Employment prospects, the many Local Businesses existing already have difficulty recruiting their necessary skills, what discussions has been had with the schools Academy to address skills preparation for post 16yrs/apprenticeships.</p>	<p>Authority at planning application stage. The NDP cannot change the strategic policy by the LPA on the level of affordable housing provision. Western Power raised no objections to the NDP. Agreed that public transport is not as good as some people would wish but this is beyond what the NDP can influence. The steering group did not decide to address tourism but this might be included in a review of the NDP.</p> <p>22. Noted.</p> <p>23. The site was withdrawn by the landowner and then resubmitted but the steering group is not party to that decision. The environment agency did not object on the grounds of flooding, CM1 addresses surface water flooding. The wildlife corridor will provide a screen for Lea View.</p> <p>24. Alternative sites to the east of CM were considered (see SEA and site allocation report) but could not be delivered and were rejected. CM1 requires that a wildlife management plan be created but land ownership was not specified – this is a matter for the land owner to propose.</p> <p>25. Unfortunately, the planning system does not allow for the development at CM1 to improve pavements that are currently too narrow. This might be something for the next Place Plan consultation.</p> <p>26. These points have been covered in the previous comments and will not be repeated here other than to reiterate that the steering group followed all advice from the planning authority and their own planning consultant and have tried to be fair and</p>
--	---	---



	<p>6. The Development site stretching from A4117 through to the Catherton Rd. All exiting onto the A4117, what road safety measures are proposed to facilitate their safe exit?</p> <p>7. Will the cost of those safety measures be funded by who ever the developers of the site are?</p> <p>8. The % of affordable housing including rental need to be minimum 33%.</p> <p>9. Water and sewerage disposal have been included but no where has the supply of mains electric been raised, what discussions have been had with Western Power for future supplies?</p> <p>10. Public Transport via Diamond company contract which is currently with Worcestershire Council needs to be expanded into a more frequent service and preferably brought into Shropshire Council responsibility This needs to be done NOW.</p> <p>11. Tourism needs a considerable boost as there has been a reduction in provision of B&Bs, restaurant/cafe etc. to facilitate people who come to walk, cycle or just wonder about and give a boost to local high street businesses.</p> <p>22 Support</p>	<p>transparent in all matters regarding the preparation of this NDP.</p>
--	--	--

	<p>23 The housing allocation site was previously rejected due to negative environmental impact</p> <p>The land frequently floods and this has not been taken into account. Will overlook other properties because land is elevated. Catherton Road cannot take additional traffic The previous site (on Ludlow Road) was rejected because of traffic concerns at junction. Why was this not done for this site? Other site options were rejected “purely because they weren’t directly adjacent to existing developments”.</p> <p>24 Would be better to locate new housing “at the beginning of the village “ (East?), Existing road surfaces not good condition. Flooding on Catherton Road. Who will take ownership of the wildlife corridor?</p> <p>25 Lack of suitable pavements and footways for pedestrians, particularly between Curdale Close to the Medical Centre</p> <p>26 Oppose the development. Flooding on the field, Kites and Buzzards nest in oak trees on the site – habitat disruption. Existing high volumes of traffic on High Street. Lacon Childe schools is already over-subscribed. Difficult to get doctors/dentist appointments now and will become worse. Lack of a police station. Instead of housing, should have a green corridor on the site. Landowners act in their own interest. Why is an NDP needed? Shropshire Council would have listened to local people and would have chosen a different site.. The</p>	
--	--	--

	<p>steering group has steered site selection away from their own properties. The referendum vote will be dominated by the Town Council. The steering group has been careless and negligent. Lea View residents live in fear.</p>	
<p>Gladman</p>	<ol style="list-style-type: none"> 1. Considers that the policy on the development boundary extension to include CM1-CM3 is “onerous in its current form as it does not provide any clarity over what forms of development outside the settlement boundary would be considered acceptable.” Suggested wording is provided. 2. Concerned that there is insufficient justification for housing mix in CM5. 3. CM6 - Design policies should not be overly prescriptive. 4. CM7 – the policy is more restrictive than national policy and guidance. The environmental principles (particularly for tree planting) are overly restrictive. 	<ol style="list-style-type: none"> 1. The development boundary is only an extension and adjustment of the existing Core Strategy development boundary. It therefore does not introduce new policy, but only adjusts existing policy in the Adopted Policies Map 2015. The suggested wording is imprecise and unnecessarily repeats national policy or strategic Development Plan policies. Where it is suggested that development adjacent to existing settlements should be supported, this is incorrect and contrary to Core Strategy policy CS3 and CS5. No changes made. This concern should be addressed through the local plan inquiry. 2. CM5 was based on evidence from Shropshire Council, the local community and has been agreed as viable and deliverable by the site proposer for CM1. No changes made. 3. The CM6 Good Design Principles are written in general language, not prescriptive and should therefore provide applicants with sufficient flexibility to prepare good schemes. The site proposer for CM1 has agreed that the policy is deliverable. No changes made.



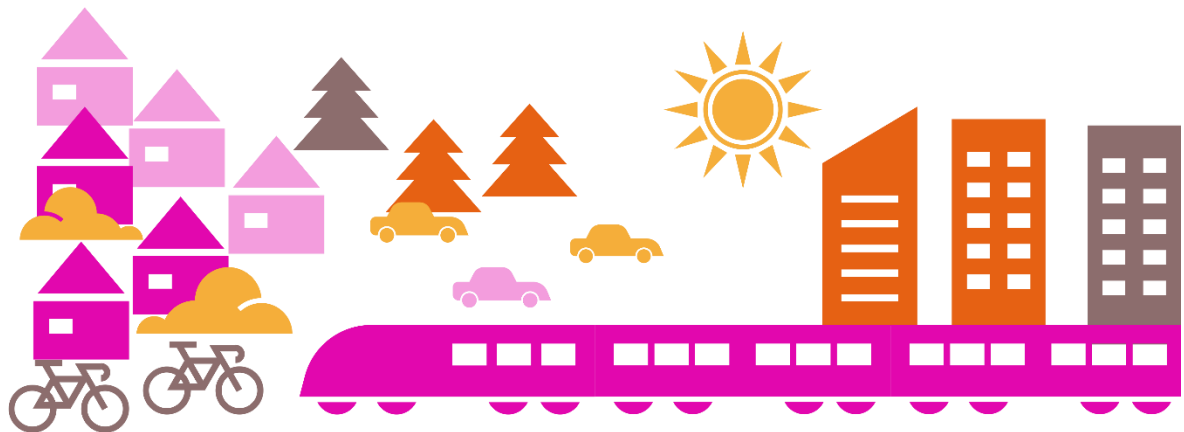
		<p>4. The CM7 environmental principles are either based on national policy, development plan policy or are community aspirations. They are not restrictive and provide flexibility for applicants. Finally, the principles in the main will be delivered on CM1 and the proposer has agreed that the policies in the CMNDP are deliverable and viable. No changes made.</p>
--	--	---

ANNEX 1: 17 January 2018 Vision Event

Cleobury Mortimer NDP community meeting
Vision event – 17 January 2018

Prepared on behalf of
Cleobury Mortimer NDP Steering Group

January 2018



Andrea Pellegram Ltd.



Andrea Pellegram Ltd.

Introduction

29. The Cleobury Mortimer NDP group hosted its first community-wide consultation event on 17 January, 2018 in the parish hall. The event was hosted by Jon Bodenham, the NDP steering group chairman and the exercise was led by the NDP group's planning consultant, Andrea Pellegram. The event was very well attended, and 61 local people gave their views in a lively 2-hour meeting.

30. This report summarises the outcomes from the event and provides advice to the NDP steering group on its potential next steps.

31. The advice in this report is not prescriptive – it is meant to guide the steering group to make its own informed decisions in how to approach the evidence gathering phase of the NDP preparation process.

32. There were a few young people in the audience who freely shared their views which is a positive start to ensure that the NDP does not focus on the needs of the older sectors of the community.

SWOT analysis

33. The event began with a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) to help the community agree how it felt about live in Cleobury Mortimer. The full transcribed results are presented in **Appendix 1**.

34. The results were repetitive as can be expected in this type of exercise. However, a number of strong themes can be identified which can serve as the basis of the NDP steering group's evidence gathering. The strengths, weaknesses and opportunities are summarised under headings in **Appendix 2**.

35. The perceived threats to the NDP process were generic and where:

- Finance
- Politics
- Some facilities are underused and may close without more users (library, gym)
- Lack of support for NDP
- NDP not representative of whole community
- Dilution of "good feeling" with newcomers
- Dormitory users don't participate
- Severe budget cuts in future – TC will need to fill funding gap
- Forgotten at the edge of the county and competition from neighbouring parishes
- Not enough jobs for new residents

Potential policy themes

36. Using the community event as a starting point, and taking account of other evidence, for instance the Parish Plan and the Town Council's plans, it might be appropriate for the steering group to consider the following NDP policy areas'

Community Hub

37. There was strong support in the meeting for the creation of a new community hub to provide a range of services for the community of all age groups. The initiative was presented by the youth club but older members of the audience also felt that a "retirement club" would also be beneficial. It was also evident that surrounding parishes relied upon CM services. It might be possible that they could supply additional patronage to render any future hub more sustainable.

38. It was also noted that funding for social and other services was dwindling and likely to decrease further. CM is at the "edge" of the county and it felt as though it was a low spending priority as a result. Some services were provided by Worcs. Council, but CM had no say in how funding was spent from that authority. Any community hub would therefore need to be fully self-funding.

39. The youth group representatives at the meeting indicated that they were developing a business plan that involved some money-generating activities such as a climbing wall, a dance studio and a music studio.

40. The steering group should meet with the youth group early in the NDP process to understand how viable the proposal is. It is likely that, should the NDP progress a hub proposal, the youth focus of the scheme would need to be broadened to meet the needs of a wider portion of the community, and possibly the needs of surrounding parishes.

41. This will be a large project and will probably take years to realise. Only parts of the project are likely to be "material to planning" so the remainder of the project will either need to be delivered through the town council's activities or by other means, for instance by the youth club itself.

42. Regarding the NDP, this would need to deliver the land use elements of the project, for example:

- Allocate a site or building;
- Have a requirement that new housing contributes to the provision of the hub (but only as much as its own fair share – it cannot build the entire hub)
- Prioritisation of CIL contributions towards the hub project
- Design principles for the hub
- "Enabling development" needed to deliver the hub (this is other development where the profits are diverted to fund the hub, for instance a housing site is offered and the profits cross-subsidise the hub project).

43. This will be a highly complex proposal involving many stakeholders. If the steering group and the town council wish to pursue it, further detailed consideration will be required to chart a path towards and NDP policy.

44. Evidence that could be gathered might be:

- What proportion of the youth in the community have identified a need for further youth facilities (community survey)?
- Are there any sites or buildings that a benevolent land owner might wish to donate or sell at below-market rates for the project?
- What do the deprivation indicators for all ages of population show?
- Is there a need for older people to have a place to meet, remain active, learn, etc.?
- Is there currently a shortage of facilities to meet these needs so that you can demonstrate that it is necessary to provide this new hub?
- Are there other factors, for instance poor public transport for people who don't/can't drive that prevents them from accessing youth/retirement services elsewhere?
- Is there a robust business plan that would allow the hub to be financially self-sustaining once it was in place?
- Is there likely to be a clear management body, for instance a charity or social enterprise, that would run and maintain it once it was in place?

Countryside and recreation

45. The quality of the countryside is important to local people and also important to visitors. Though a tourism strategy would be outside the scope of an NDP, planning policies can do much to safeguard and improve what is already in place to encourage a tourism sector to grow and flourish.

46. Local footpaths outside the village appear to be maintained by the local walking group but there were indications that the footpaths from the village to the countryside (particularly in the town centre) needed improvement.

47. From the 17 January exercise, it was not possible to identify clear policies, but if the NDP steering group is interested in pursuing this policy area, then it might be possible to focus on improving the public footpath network and links between urban and rural routes; identification of countryside recreational opportunities; view into/out of the village from the countryside that should be protected when new development is introduced; designating open spaces that are of particular importance to the local community (see paras. 76-77 of the NPPF on Local Green Space designation). See also

<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces/>

48. Evidence that could be gathered might be:

- What are the local designations already in place, for instance SSSIs, Green Belt, AONB, etc. (check <http://www.magic.gov.uk/>)
- Are there open spaces of value to the community that require further protection in your NDP as Local Green Spaces?

ANNEX 1: 17 JANUARY 2018 Vision event



- Are there important views from the countryside and back again that should be protected from encroaching development?
- Are there parts of the local footpath network that need to be improved, enhanced or protected and can new development make a proportionate contribution towards that?
- Does the village need any recreational infrastructure in the countryside?

Transport

49. This was the topic that raised the most points under the debate about “weaknesses”. Unfortunately, many of the issues raised would not be easily addressed in an NDP since the Highways Authority would have final say over the future of the transport network.

50. However, new development will add pressure where problems are already being experienced. It might be wise to include issues of concern and have a policy that requires that they will be addressed in future planning applications. This will provide developers with “early warning” of the concerns are so that, hopefully, their traffic consultants will give the issues their full attention.

51. The state of the current bus provision was given a lot of consideration during the event and the current service provision is clearly inadequate to meet local expectations. This is probably a matter of funding and support. There are a number of policies in the local plan that will require contributions to sustainable transport so having an additional requirement to support the local bus services in the NDP may be effective in securing additional support for existing and failing services.

52. There was discussion of the state of the pavements and access for people with mobility impairment and children. Though the NDP cannot “fix what is broken” it can require new development to ensure that it does not make the situation worse and that the issues are addressed on-site.

53. Evidence that could be gathered might be:

- What are the accident statistics (Highways Authority)?
- Do you have evidence of traffic speeds from traffic surveys (you can do them with the assistance of the Highways Authority)?
- Where do local people feel unsafe about crossing the street, driving, walking, etc (your survey)?
- Where is it difficult for people with mobility impairment (children, prams, mobility scooters, people who are unstable when they walk, blind people, etc.) to cross or use the highways and footpaths?
- Why is the current bus provision inadequate? What is needed to make it more fit for purpose? (use your survey AND speak to the providers themselves so that you can understand their limitations and challenges).

Design

54. Local people felt that CM was an attractive village but they also felt that recent new housing development was attractive in its own way. This would imply that the existing local plan policies are doing their job and that the NDP does not need to add additional design advice.

55. If, however, the NDP steering group feel it is necessary to consider design issues, then a Village Design Statement will be required. Advice on this can be obtained from Locality (<https://mycommunity.org.uk/resources/how-to-prepare-a-character-assessment-to-support-design-policy-within-a-neighbourhood-plan/>) or (<https://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>) or consult the Planning Local website for the toolkit on *Character Assessments*.

Trees

56. There are a few trees that people value in the village and surrounding countryside. Nobody seemed to know if they were protected. Trees can be protected under Tree Preservation Orders (TPOs) which are managed through the local planning department. You may have a specific policy on the need to protect trees in the following ways: trees in general, specific trees, list trees or groups of trees that require the special protection under a TPO.

57. Evidence that could be gathered might be:

- Where are the existing TPOs in the parish? (ask the planning authority)
- Can you map out all the trees that are of value to the community and complete a proforma for each so that you have a complete record describing each tree and why it is important?
- Do you wish to propose new TPOs?

Economy

58. There was clearly a wish to protect existing jobs and to generate new and well-paid jobs in the area. There are many aspects to this and it will be difficult to advise on the direction of an NDP policy unless there has been further research into what is there now and what is needed in the future. Further advice can be provided once the dimensions of the local economy are understood.

59. There are different ways that the NDP can approach this topic. It might seek to protect business uses from change to housing (though this is difficult and needs to be carefully approached in terms of the local plan policies and permitted development rights); seek to designate a business area in the town centre where change of use will be resisted; identify a site/building/room in the community hub or Cleobury Country where businesses could start up and require that new housing makes a contribution towards this; allocate this as a priority for the town council's CIL funding.

60. Evidence that could be gathered might be (you may wish to do a business survey in addition to a survey of local people):

ANNEX 1: 17 JANUARY 2018 Vision event



- Where to CM people work now?
- Where would they like to work in the future?
- How do they get to work?
- Would they prefer to “home work”?
- What is preventing them from working in CM?
- What does the LPA evidence on the local economy say in terms of future job creation?
- Where are all the local businesses located?
- How many jobs are there in CM?
- How much scope is there for the number jobs to grow?
- What is preventing businesses from expanding?
- Do you have land or a building to enable local businesses to become established and grow? Would these be used if they were available?
- What factors would prevent new businesses from starting up or existing businesses growing in CM?

Health and wellbeing

61. Health and wellbeing are clearly important to local people who mentioned the importance of their local medical centre and were concerned that it might be difficult to get to the hospital in time in case of an emergency.

62. Most of these issues are outside the influence of NDP policies since health provision is a matter for strategic budgeting at the county or national level.

Infrastructure

63. There are several ways that local infrastructure can be improved though policies in the NDP.

64. In the first instance, the NDP needs to identify local infrastructure of importance (people mentioned the street furniture, toilets, need for dog poo bins, and a recycling centre). The NDP also needs to identify where this infrastructure is deficient or missing. It will be easiest if the NDP focuses on infrastructure that the town council can provide and manage.

65. Once the infrastructure needs are understood, then there are various ways that the NDP can help improve it: use the town council’s CIL funds to pay for it; require new development to include it in its own boundaries; require new development to pay a contribution to the off-site infrastructure that its residents/tenants/users will require.

66. The best way to approach this is set out in the Planning Local toolkit on *Infrastructure Planning*.

Housing

67. The local community and the town council seem to be equally concerned that there are local housing needs that are not being met. However, it is not clear what these issues are which indicates that information on housing need is required.

68. There are a number of ways that an NDP might address housing:

ANNEX 1: 17 JANUARY 2018 Vision event



- Requiring that certain types of new housing is provided in new development based on locally identified need (info from your survey):
- Using community funds and energy to promote its own housing development (see <https://mycommunity.org.uk/resources/neighbourhood-planning-planning-community-led-housing/>)
- Identifying new housing land for additional housing, including small sites within the village boundaries. This would require a full site assessment (see <https://mycommunity.org.uk/resources/housing-needs-assessment-at-neighbourhood-plan-level/>) but would have the dual benefit of ensuring that CM has the right housing that it needs and also giving the security that only a 3 year housing land supply is required for unsuitable housing development in the area to be refused.

69. The first step is to understand the full coverage and evidence base for all Shropshire housing policies. As you are aware, the NDP cannot provide less housing than those policies require, only more, or the same number in a different location or a different mix of housing types (though any divergence from local plan policies needs to be fully justified).

70. The second step is to include a full set of questions in the survey that fully investigate local housing need. Sample surveys will be supplied for information.

Miscellaneous

71. There are some other issues such as Manor House (which I do not understand yet) that may also justify policy support.

72. There was a lot of discussion about “green” issues and renewable energy during the vision exercise but this was not discussed during the SWOT. The steering group may wish to consider this as well, perhaps by addressing this in the survey by asking questions about some of the “vision” aspirations (appendix 3).

VISION

74. The community made several suggestions how CM might develop to 2036. These are set out in Appendix 3.

75. The steering group may wish to summarise this in further detail, or may wish to create a short vision with objectives. In either case, the vision is the “target” that the NDP policies are trying to reach or achieve. The Vision is meant to be the justification for the approach taken by the NDP as a whole.

76. A refined “vision” based on the event is set out below. This should be the steering group’s starting point:

77. In 2036, Cleobury Mortimer will be a place where

- People of all ages live happily and enjoy a strong sense of community and the security that this brings;
- There is a state of the art community hub that meets the needs of all sectors of the community;
- The age profile of the community will be balanced because suitable housing will be available for people and families in all phases of their lives;
- There is a well-connected public transport system that allows people of all ages and mobility to travel on foot or by bus on safe, convenient and direct routes;
- Access to the beautiful countryside is available to all with good connections between rural and urban areas;
- There is a prosperous local economy that meets the needs of the town and surrounding villages and that provides well-paid local jobs, including working from home;
- The town centre is vibrant and meets the needs of local people so that they are not forced to travel long distances to access services;
- Mental and physical health is good for all members of the community because there are ample opportunities to exercise, meet others, and obtain specialist support when it is required;
- There is energy self-sufficiency and the opportunity to benefit from renewable sources of energy and cleaner energy including vehicle charging points;
- Green spaces are improved and enhanced, and local trees of importance are protected.
- Tourists will visit and contribute to the local economy.

Next steps

78. The NDP steering group should congratulate itself on a successful kick-off event – the 17 January meeting will provide a firm basis for what is to come.

79. Once the steering group has discussed the event and considered the advice in this report, it will probably be useful to assign topics to individuals to explore the advice and make further inquiries locally about the issues. It will be helpful to develop “local experts” in various topics and for these people to take responsibility for gathering the necessary evidence on each topic.

80. It may also be helpful to assign one person the role of writing the NDP draft. It can be difficult if sections are all written by different authors and editing many voices into a “single” voice is time-consuming.

81. The steering group should use the evidence available to date (the town council plan, this report, other knowledge) and brainstorm questions for the community survey. Two sample surveys from other community plans will be provided as examples of what can be done. See also <https://mycommunity.org.uk/resources/social-survey-toolkit/>. It may be helpful to have an electronic version (for instance, use Survey Monkey which is free) and a paper version. You may also wish to do separate surveys of specific sectors of the community, for instance children/young people and businesses.

82. Once the steering group has decided on which policy areas it will pursue, it is very important that meticulous records are maintained under each topic. All the information may be required in the future.

83. It may be helpful to begin by looking at the local plan policies first since they will limit what the NDP can do. Please consider the advice in the Planning Local toolkit on *Preparing NDP Policies* which has a template that you can use. By keeping the local plan policies in mind, it will be easier to avoid doing work that will need to be rejected later because of non-compliance with local plan policies.

Appendix 1: SWOT

transcribed notes from 17 January 2018 community event

STRENGTHS

85.

- Location (countryside)
- Sense of community
- No crime
- Minimal traffic
- Good pubs
- Good schools
- Quite areas (good sleep)
- Good footpaths and walking routes
- Youth project – activities for young people, somewhere to go
- Good medical centre
- Selection of churches
- Dentist
- Independent shops
- Cleobury Country (business focused, library, farmers' market, 5 businesses, 12 jobs, training room)
- Gym and sports hall at secondary school (run separately)
- Compact town centre
- Free parking
- Market hall/parish hall for hire
- Good restaurants
- Local brewery
- Sheltered housing site
- Good sports and social club
- Independent diary
- Rugby
- Brilliant local newspaper
- Post office
- Good crime reduction group
- Bank
- Variety of clubs and activities
- Masonic lodge
- Strong and progressive Town Council
- Lyme trees/street trees/other trees
- 2 free car parks (TC)
- Good quality street furniture (TC)
- Public toilets
- CCTV
- Conservation area

ANNEX 1: 17 JANUARY 2018 Vision event



- Allotment space available
- Oak trees (not all have tree protection orders)
- New nursing home permitted (but not necessarily for local people)
- Fire station
- Very friendly
- Scouts/Guides
- Nice to be young here
- Bike show brings economic benefits
- Dog friendly
- Walker friendly
- Simon Evans
- Footpath Association
- Good transport links

WEAKNESSES

- Busses – take to long, late, break down, expensive, needed for college, not a direct route, not necessarily where you want to go, not suitable for all age ranges, does not link to train station, no service on Sunday, Worcs. Council (not all of bus service is managed by local authority), not reliable enough to use for journey to work and limits young people to where they may go to college,
- Traffic jams due to narrow roads – need a bypass
- High street is clogged which has an impact on local businesses
- Lorry speed in unrestricted areas is too high – need to minimise traffic through the town
- More disabled parking
- Building fabric of primary school is poor and it is cramped
- Children cannot walk to school safely
- Disabled access is difficult in some shops
- Traffic causes risks to cyclists
- HGV have negative air quality impacts
- Need better control over construction traffic regarding impact on state of the roads, congestion, parking
- Signage clutter and redundant signs
- Manor House
- Some footpaths “in a state” especially in town centre
- Difficult access for mobility impaired
- Parking difficulties
- Lack of good quality jobs
- Banks on verge of closing
- Neglected by the centre in Shrewsbury and need to rely upon Worcs for some services
- Not enough housing for the aging
- Can feel unsafe for young people (traffic)
- Parking on pavements

ANNEX 1: 17 JANUARY 2018 Vision event

- High deprivation indices on some measures
- Lack of shelters for young people
- Lack of services (time of availability)
- Dog fouling and litter especially outside pubs
- Unsafe road crossing for young people
- No swimming pool
- Lack of police presence
- Sewage!
- No gas service or connection
- Town well is dry
- No recycling centre
- No record of trees/biodiversity
- Public toilets not maintained
- More bins
- Tarmacked front gardens to increase off-street parking has drainage implications.
- Flooding events on Pudding Brook, River Rea, Tenbury Road, Pinkham Lane
- No post box near new development
- Fibre optic not connected to many dwellings
- Network connection poor
- High traffic speeds at the ends of town where no cars are parked
- New Bridge corner/A4117 has numerous accidents
- New Road junction with A4177 also dangerous

OPPORTUNITIES

- Emerging local plan
- SUDS to begin to manage drainage
- Youth Hub/Retirement Hub/Man Shed
- expansion of primary school and possibly secondary school – may need to relocate
- Employment/Business park
- CIL/Infrastructure plan
- Housing delivered to meet local needs
- Transport infrastructure to meet local needs
- Rethink what local people feel about how their community should be
- Surrounding parishes rely upon CM services
- Employment areas are sometimes outside CM boundaries – how to get them to meet CM needs

THREATS

- Finance
- Politics
- Some facilities are underused and may close without more users (library, gym)
- Lack of support for NDP
- NDP not representative of whole community

ANNEX 1: 17 JANUARY 2018 Vision event



- Dilution of “good feeling” with newcomers
- Dormitory users don’t participate
- Severe budget cuts in future – TC will need to fill funding gap
- Forgotten at the edge of the county and competition from neighbouring parishes
- Not enough jobs for new residents

ANNEX 1: 17 JANUARY 2018 Vision event



Appendix 2: Summary of SWOT into themes

Theme	Strengths	Weaknesses	Opportunities
Community Hub	<p>Sense of community</p> <p>No crime</p> <p>Youth project – activities for young people, somewhere to go</p> <p>Variety of clubs and activities</p> <p>Very friendly</p> <p>Scouts/Guides</p> <p>Nice to be young here</p>	<p>Lack of shelters for young people</p> <p>Lack of services (time of availability)</p> <p>Building fabric of primary school is poor and it is cramped</p> <p>Neglected by the centre in Shrewsbury and need to rely upon Worcs for some services</p>	<p>Youth Hub/Retirement Hub/Man Shed</p> <p>expansion of primary school and possibly secondary school – may need to relocate</p> <p>Surrounding parishes rely upon CM services</p> <p>Rethink what local people feel about how their community should be</p>
Countryside and recreation	<p>Location (countryside)</p> <p>Good footpaths and walking routes</p> <p>Dog friendly</p> <p>Walker friendly</p> <p>Simon Evans</p> <p>Footpath Association</p> <p>Rugby</p>		

ANNEX 1: 17 JANUARY 2018 Vision event



<p>Transport</p>	<p>Minimal traffic</p> <p>Good transport links</p>	<p>Busses – take to long, late, break down, expensive, needed for college, not a direct route, not necessarily where you want to go, not suitable for all age ranges, does not link to train station, no service on Sunday, Worcs. Council (not all of bus service is managed by local authority), not reliable enough to use for journey to work, limits young people to where they may go to college,</p> <p>Traffic jams due to narrow roads – need a bypass</p> <p>High street is clogged which has an impact on local businesses</p> <p>Lorry speed in unrestricted areas is too high – need to minimise traffic through the town</p> <p>More disabled parking</p> <p>High traffic speeds at the ends of town where no cars are parked</p> <p>New Bridge corner/A4117 has numerous accidents</p> <p>Children cannot walk to school safely</p>	<p>Transport infrastructure to meet local needs</p>

ANNEX 1: 17 JANUARY 2018 Vision event



		<p>Disabled access is difficult in some shops</p> <p>Traffic causes risks to cyclists</p> <p>HGV have negative air quality impacts</p> <p>Need better control over construction traffic regarding impact on state of the roads, congestion, parking</p> <p>Some footpaths “in a state” especially in town centre</p> <p>Difficult access for mobility impaired</p> <p>Parking difficulties</p> <p>Can feel unsafe for young people (traffic)</p> <p>Parking on pavements</p> <p>Unsafe road crossing for young people</p> <p>New Road junction with A4177 also dangerous</p>	
Design	Compact town centre	<p>Signage clutter and redundant signs</p> <p>Manor House</p>	SUDS to begin to manage drainage

ANNEX 1: 17 JANUARY 2018 Vision event



<p>Trees</p>	<p>Lyme trees/street trees/other trees Oak trees (not all tpod)</p>	<p>No record of trees/biodiversity</p>	
<p>Economy</p>	<p>Good pubs Independent shops Cleobury Country (business focused, library, farmers' market, 5 businesses, 12 jobs, training room) Good restaurants Local brewery Independent diary Bank Bike show brings economic benefits</p>	<p>Lack of good quality jobs Banks on verge of closing</p>	<p>Employment/Business park</p>
<p>Health and wellbeing</p>	<p>Quite areas (good sleep) Good medical centre Dentist</p>		
<p>Infrastructure</p>	<p>Good schools Selection of churches Gym and sports hall at secondary school (run separately) Free parking</p>	<p>No post box near new development Fibre optic not connected to many dwellings Network connection poor</p>	<p>CIL/Infrastructure plan</p>

ANNEX 1: 17 JANUARY 2018 Vision event



	<p>Market hall/parish hall for hire</p> <p>Good sports and social club</p> <p>Post office</p> <p>2 free car parks (TC)</p> <p>Good quality street furniture (TC)</p> <p>Public toilets</p> <p>CCTV</p> <p>Conservation area</p> <p>Allotment space available</p> <p>Strong and progressive Town Council</p> <p>Fire station</p>	<p>Public toilets not maintained</p> <p>More bins</p> <p>No swimming pool</p> <p>No recycling centre</p> <p>Dog fouling and litter especially outside pubs</p>	
Housing	<p>Sheltered housing site</p> <p>New nursing home permitted (but not necessarily for local people)</p>	<p>Not enough housing for the aging</p> <p>High deprivation indices on some measures</p>	<p>Housing delivered to meet local needs</p> <p>Emerging local plan</p>
Miscellaneous	<p>Brilliant local newspaper</p> <p>Masonic Lodge</p>	<p>Lack of police presence</p> <p>Sewage!</p> <p>No gas service or connection</p> <p>Town well is dry</p>	

ANNEX 1: 17 JANUARY 2018 Vision event



		<p>Tarmacked front gardens to increase off-street parking has drainage implications.</p> <p>Flooding events on Pudding Brook, River Rea, Tenbury Road, Pinkham Lane</p>	
--	--	---	--

Appendix 2: Vision to 2036

transcribed notes from 17 January 2018 community event

In 2036, Cleobury Mortimer will be a place where.....

- Well connected by public transport
- Balanced age profile in population (need more young people)
- Safe routes for mobility impaired and youth
- Cycle and walking routes are joined
- Broadband and mobile signals are good to enable home working
- Can get to hospital in time
- A place that meets the needs of the young
- Vibrant town centre
- Equal or better recreational opportunities
- Electrical vehicle charging points
- Self-sufficient in energy
- Good mental health is enjoyed by all
- More local well-paid jobs
- Tourists needs are met (not just walkers)
- We have an environment plan
- There is a state of the art community hall that is multi-purpose for all ages (hub)
- The attractive character is maintained and enhanced
- Good road access with free parking
- Effective tourist strategy for visitors who will spend money
- Green spaces are retained
- Important trees are protected
- Renewable energy is available and the town is carbon neutral
- The sewage problem will be solved
- 1000 new trees will be planted

ANNEX 2: Clipping from local newspaper following Vision event, 2018

ANNEX 2: Clipping from local newspaper following Vision event, 2018

Clarion Clippings - The Local News

THE NEIGHBOURHOOD PLAN MEETING

There was an impressively strong response to this chance for everyone to have a say in what they wanted for the town in the future, with 61 people coming to the Parish Hall after an effective publicity campaign. Councillor John Bodenham, who has done a lot of work to prepare the way for this discussion, opened the evening by explaining that the town council wanted to listen and consider, then introduced Mark Greaves of the Saint Mary's Youth Project. Mark spoke briefly about his vision of building support for the whole community, with a recognised hub where people could share ideas and help one another.

Mark then handed the meeting over to Andrea Pellingham, an American trained consultant who is currently working for Shropshire Council. She explained her brief, saying how hard it had been to reach young people and get their views, so she was pleased to see youth represented and later heard. She emphasised that the town's plan should add to or complement the county plan if it was to be listened to. Asked how long it would take for ideas expressed here to become reality, she guessed it would be 12 to 18 months before there was a referendum for us to vote for or reject.

She asked for the strengths of the community and compiling the list was the longest part of the evening. Andrea's wrist was probably aching by the time it was finished and she was visibly impressed by the number of good things the town has to offer.

Perceived weaknesses inevitably meant the buses and a long list of problems. A road system that does not encourage industrial development was mentioned, as was congestion in the High Street and

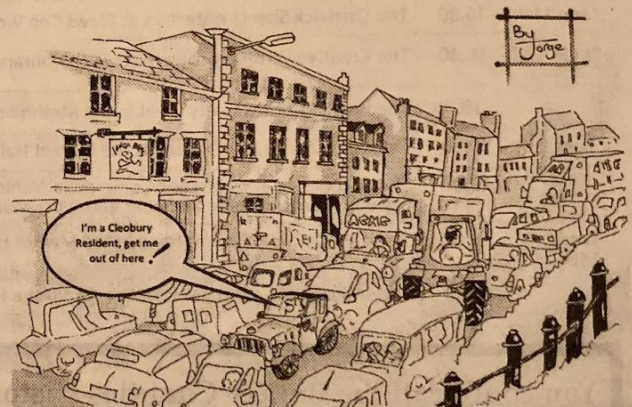
thoughtless parking.

Next question: What opportunities are there for the town to develop? A popular response was the need for a new restaurant, but not an Indian or similar. The need for employment was an obvious choice, as it's been seen as both a problem and a missed opportunity for a long time.

And what about threats? Not much response, though crossing the High Street was mentioned. With a second pedestrian crossing in development, that did not make it onto the list.

Andrea impressed with her willingness to listen and to explain why some ideas would clash with established County policy and so would not be put forward.

And a final comment from Jorge:



HOW SAD CAN YOU GET?

I've only met Emma Greenway once, several years ago when she and her husband moved into the High Street and she was enthusing about the town and the wonderful Mawley Milk she could buy. So it was sad to hear from her because some low life has superglued the electric gate on the Eagle Lane access to their back garden. How very clever!

ANNEX 3: Newsletter, Spring 2018

Neighbourhood Plan

Issue 1 Spring 2018

Cleobury Mortimer

Town Plan Meeting



61 residents attended a meeting at the Parish Hall on January 17th to set the vision for Cleobury's future to 2036. The meeting was moderated by an experienced professional planner Andrea Pellegram. It was a lively affair with input from old and young.

2



Your opinion matters



Every household has a right to a say in what gets developed in Cleobury and where. Look out for the Big Cleobury Survey. It's about where we put the next housing scheme, better transport options and sporting facilities. Do we need a new community hub? What's important for jobs? What parts of our environment need protecting?

How Many Community Groups?



What makes a community? Usually it's people who meet with a common interest and share experiences, passions, help others or play sport.

4

A Plan for Cleobury

If you value where you live and plan to stay here, then you should make sure you have your say in the Neighbourhood plan for Cleobury Mortimer's future.

A Neighbourhood Plan is a legal planning document that involves finding out what is important to residents and businesses and then coming up with what where and what type of housing, social, "affordable", for rent and other services we need to put in place too support it. Residents get to vote on it in a referendum and Shropshire Planning have to approve and abide by it too.

Everyone knows we are in the grips of a national housing shortage and so some building is inevitable. What we can add is the where and what type. Our allocation under the Local Plan is 200 houses over the period 2016-2036. We have 60 already given permission or being built which leaves us another 140 to go.

Clearly we need to have jobs for all these people and the facilities, roads and infrastructure to support this expansion. (This is much slower growth than recently. Cleobury grew by 23% 2001-2015 with 7.5% growth in households expected 2016-20136.)

Continued on page 2

Cleobury Mortimer
Town Council





Plan for Cleobury (Continued)

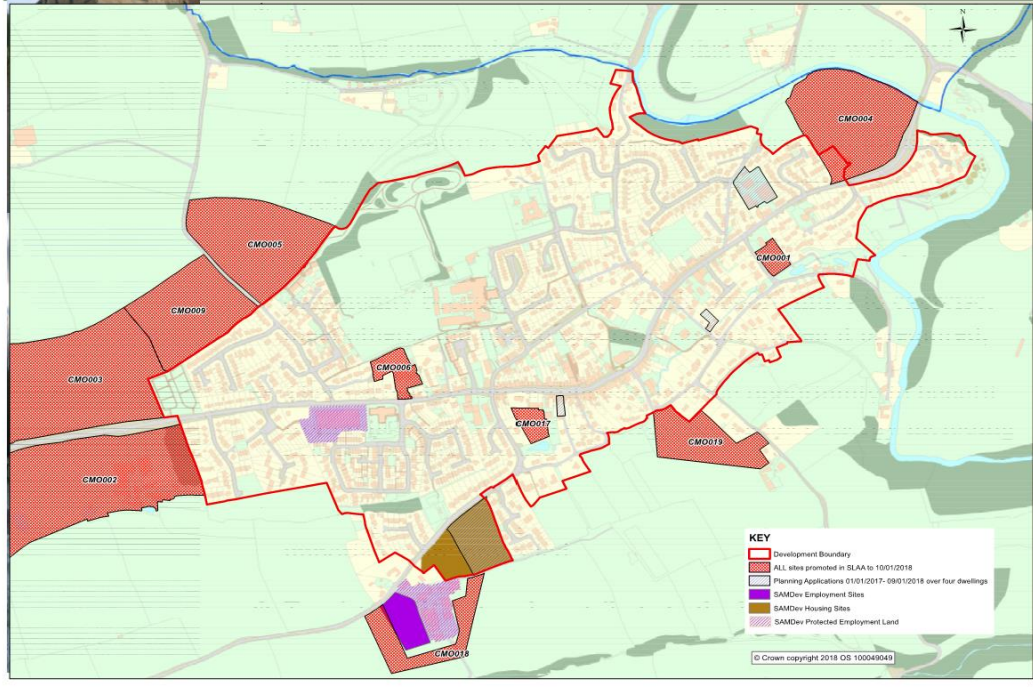
The team of volunteers leading the plan, have been meeting community groups and businesses and happily and enjoy a strong sense of community that this brings. The plan covers: Learning and Training; Health and Wellbeing; The Environment; and Infrastructure.



Next we will get the guidance on these needs via the Big Cleobury Survey as well as published data from government and our own specialist local data.

The next issue of this newsletter will cover the results and set out key elements of the plan we need to create a public transport system that allows mobility to travel on foot or by bus on the routes, and a referendum next spring.

st planning map showing potential development sites (hashed in red with numbers). n offered by land-owners and assessed. It does not mean they will be developed!



ANNEX 4: Community presentation on transport, 2018

Cleobury Community Transport

Outline proposal for discussion whilst feasibility study being prepared.

Jon Bodenham with significant input from many organisations and members of the community.
August 2018

1

Cleobury Community Transport

- 192 bus service, is limited, infrequent and expensive
 - 76% said journey times were poor or very poor
- Only Ludlow–Cleobury-Bewdley-Kidderminster
 - 72% said bus routes were poor or very poor, only 6% good
- 85% strongly or somewhat supported a paid for, volunteer run Community Bus Service to link surrounding settlements with Cleobury

Data Source: Big Cleobury Survey 2018 – 510 Households

2

Cleobury Community Transport

Research to date

<p>Interviewed at length:</p> <ul style="list-style-type: none"> • Tenbury Transport Trust • Bridgenorth Community Bus <p>Talked to / Info From:</p> <ul style="list-style-type: none"> • Community Transport Association (England) • Shropshire Community Transport Consortium • The Friendly Bus • Ludlow Traveller Ring & Ride • Shrewsbury Dial a Ride 	<p>Worked with / contributions from:</p> <ul style="list-style-type: none"> • Katja Jones – CoCo • Cath Evans – Knit & Natter/CoCo/Severn Hospice/WI • Roger Brown - SMYP • Steve Todd – Bus expert • Claire Todd – Cleobury Country Centre • Mandy Smith – Hospital Car Scheme • Neil Tysall & Paran Todd – NP & Men in Sheds • Madge Shineton – Unitary Councillor & Founder of Bridgenorth CT
---	---

3

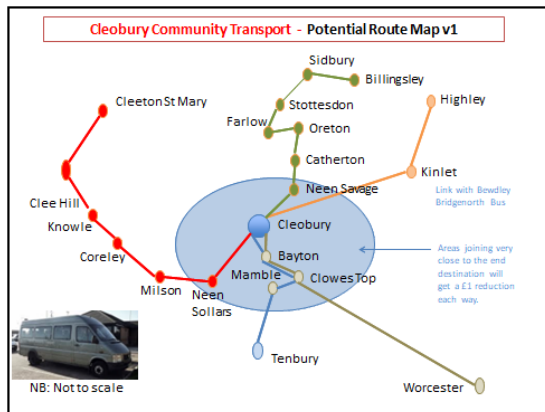
Cleobury Community Transport

Draft Aims and objectives of service

1. To reduce isolation by increasing independence through providing low cost transport.
2. To prevent exclusion and marginalisation of individuals and groups because of a lack of suitable transport.
3. To make best use of current transport resources, collaborating with other community transport services, private and public operators.
4. Develop partnerships with public, private and statutory and voluntary bodies, particular local community groups.
5. Identify and quantify transport demands ongoing, evaluate the service against these principals and seek as soon as feasible to providing a more inclusive service that can provide door to door and fully accessible transport.

4

ANNEX 4: Community presentation on transport, 2018



5

Cleobury Community Transport

This is only an example, subject to further research amongst potential customers. All prices are for a return journey. Concessionary bus passes and children under 16 go half price. This is a members only service. Membership costs £12 per year - Concessions half price. All drivers are volunteers who have been trained, DBS checked.

Prices:*	£7	£7	£9	£6	£7
Route From Times Days	Cleeton St Mary Tuesday & Friday	Cleobury Tuesday	Cleobury Wednesday	Cleobury Thursday	Billingsley Wed & Sat
9.10		Cleobury x3	Cleobury x3	Cleobury x3	
9.20	Cleeton St Mary	Bayton	Bayton		Sidbury
9.40	Clee Hill	Clowes Top	Clowes Top	Kinlet	Stottesdon
9.50	Knowle	Mable			Farlow Oreton
10.00	Coreley				Catherton
10.10	Milson Neen Sollars Cleobury Med Ctr Cleobury Talbot Cleobury Fire St	Newham Bridge			Neen Savage
10.20		Tenbury Tesco Tenbury Leisure	Worcester	Highley	Cleobury Med Ctr Cleobury Talbot Cleobury Fire St
10.30			1.30	1.30	

* Price Discounts: Customers joining very close to the end destination will get a £1 reduction each way.

6

Cleobury Community Transport

How it might work

- Start with 2 buses from Lacon Child School - Share Leases & Insurance
- Recruit Volunteer Drivers, Train with help from Shropshire Community Transport consortium.
- Use admin from Cleobury Country charged per hour for proof of concept and look at potential longer term tie ups.
- Start under Town Council Governance with a separate management committee whilst applying for Community Interest Company status.

Year 1
Launch with 2 School buses
Shared Admin

Year 2
Add own (WAV)
Wheelchair access Vehicle
Recruit P/T Admin staff

Year 3
Add Vol. Car Scheme
Add P/T Manager

7

Cleobury Community Transport

Next Steps

- Continue to build feasibility study
 - Continue research of other community transport groups.
 - Public consultation on outline plan at Neighbourhood Plan drop in session October 5th
- Conduct research on service usage, routes and pricing
 - Flu Clinic Saturday 20th Oct at Medical Centre, SMYP members, Facebook and targeted Community Groups
- Apply for start up grants - via Town Council
- Build business case & seek Memorandum of Understanding between key parties, decide phasing of launch and organisational structure.

Research & Dev.
Sep - Dec

Approval / Funding
Jan - May

Launch Plan
May - Aug

Launch
Sept - Oct

8

ANNEX 5: Example of project status report which was publicly available



ANNEX 5: Example of project status report which was publicly available

STATUS REPORT			
NEIGHBOURHOOD PLAN TASK AND FINISH GROUP			
Project Start Date: August 2017		Project End Date: April 2019	
Report Date: 27 Aug 2018 Report Period: 31 July – 27 th August 2018 Project Stage: Policy Development, First draft report, Preparing for consultation.		Overall Project RAG Status: Green	
Reason for RAG Status Change: Change back to green with results published and action plans in place on key risks.			
Work Group Manager	Cllr. Jon Bodenham	Team Composition	Kate Pearse, Roger Brown, David Webb, Pete Blackburn, Kit Smith, Paran Todd, Liam Roberts Cllrs. Gwilym Butler, Geoff Hainsworth, Paul French, Neil Tysall, Matt Sheehan (Town Clerk)
Project Objectives:			
<ul style="list-style-type: none"> Develop a Neighbourhood Plan for Cleobury Mortimer Town Parish that fully engages with the community to find out what residents and businesses of the town want for the period to 2026 and is approved by referendum. Ensure the plan is "adopted" and "made" by Shropshire County Council Planning Department so that it is written into Planning Law. 			
Critical Success Factors:			
SHORT TERM (3 months) <ul style="list-style-type: none"> Have a draft plan in place ready for consultation, structured to meet planning needs Plan consultation on draft plan Work up draft policy projects and supporting papers. Achieve Memorandums of Understanding on key development projects Develop second draft of plan following consultation LONG TERM (3-12 months) <ul style="list-style-type: none"> Plan prepared for submission for examination by Shropshire planning and an independent assessor. Have a referendum planned and completed 			
Activities Completed in August			
<ul style="list-style-type: none"> Gain approval from Town Council for first draft policy context at 6th August meeting - Complete Obtain housing type information from Shropshire Planning Team. - Complete Submit 1st Draft planning context to Shropshire Planning department in early August, incorporating any comments from Town Council and steering Group.- Complete Submit detailed brief based on above Plan to Planning consultant to produce more detailed document for consultation.- Outstanding Gain permissions for map use to allow Newsletter release in September Clarion – or revise and issue results without map.- Complete – using original map. Complete planning for consultation, including town meeting (Parish Hall Friday 5th October 7pm) plus social media and website, posters etc. – Partially completed Venue booked, Clarion article, newsletter complete. Posters and social media to do. Continue work on policy development for areas identified within the plan EG Community Transport, Youth Hub, Environmental policies, Health and Wellbeing Strategy. Partially completed Good progress on Community Transport and Youth Hub, some work on Environment. Develop results presentation and outline policy recommendations for community groups – Outstanding 			

ANNEX 6: Flyer for 2021 Regulation 14 consultation



Neighbourhood Development Plan and Strategic Environmental Assessment – Public Consultation 12th July to 27th August 2021.

Shropshire Council have a target of building 1,400 new homes in the County every year.

Further housing development in Cleobury Mortimer is inevitable.

Please make your voice heard throughout this process.

In the summer of 2020, a public consultation was completed and the feedback received relating to the NDP Regulation 14 document was incorporated into an updated document. These changes include the removal of the picnic shelter at Larks Rise and ensuring that public safety, particularly road safety, is clearly stated as a top priority within the plan.

Following the public consultation last year, feedback from an examiner viewing another local plan found that the Strategic Environmental Assessment (SEA) should be subject to a public consultation. We are therefore holding a further public consultation in July and August to include the SEA.

Why is a Neighbourhood Development Plan (NDP) required? Once an NDP achieves a simple majority vote at referendum, its policies become part of the Development Plan alongside Shropshire's policies and all future development must be in conformity with it. This will include requirements such as building density, amount of green space, parking provision, housing type, accessibility, pedestrian access into town, employment and traffic improvements etc. **Without an NDP, the community and Town Council will have little or no influence over future**

housing, leisure and employment developments in the town.

What is an SEA? A Strategic Environmental Assessment (SEA) is a systematic, decision support process, aiming to ensure that social, community, environmental, and other sustainability aspects are considered effectively within the NDP policies and future planning application in a town. During the consultation period, the NDP and SEA will be made available for public review.

Where can I view the NDP and SEA? The NDP documents will be made available on the Town Council website (www.cleobury.org.uk) and hard copies will be available for viewing at Cleobury Country. There will be two drop-in sessions where you can view the NDP and SEA documentation, discuss any queries with members of the Steering Group and leave your comments.

Session 1: Parish Hall Fri 16th Jul 6pm – 9pm

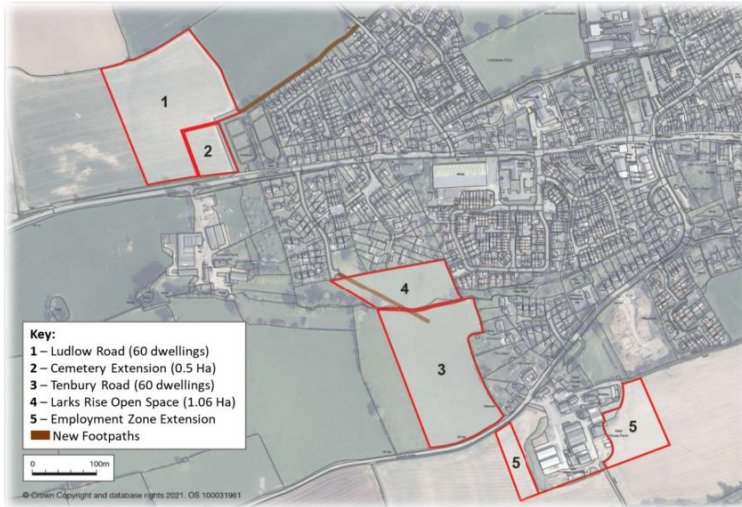
Session 2: Parish Hall Sat 14th Aug 1pm – 5pm

Email your comments relating to the NDP and SEA to: survey.ndp@gmail.com or by post to: NDP Survey, Cleobury Mortimer Town Council, Love Lane, Cleobury Mortimer DY14 8PE

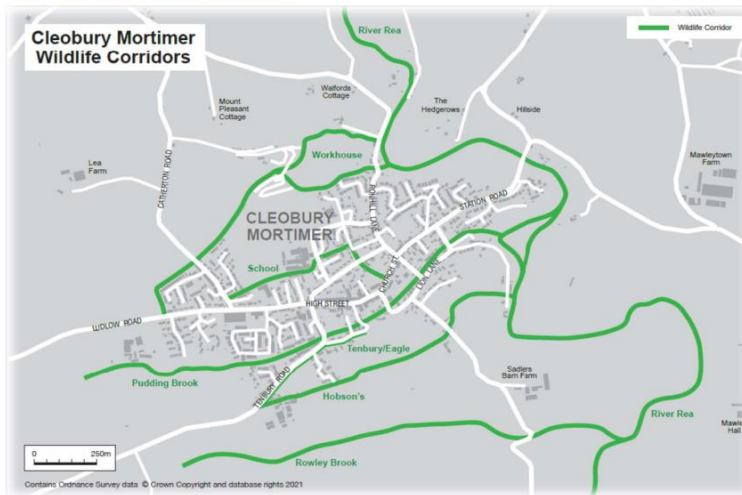
Phone for info: 01299 271154

Neighbourhood Development Plan Area Maps

Map 1 – Clebury Mortimer Area Map



Map 2 – Existing Wildlife Corridors



The NDP Policies

Due to available space in this flyer, edited summaries of the Policies and Design Principles are listed below. The full details should be reviewed in the NDP and SEA documents before providing feedback. This will be available online and hard copies can be viewed at Cleobury Country and at the drop-in sessions.

CM 1 – Tenbury Road (ref 3 on Map 1)

- A road improvement feasibility review will be prepared and agreed with Cleobury Mortimer Town Council before construction of the first dwelling is started. This will include an extension of the 30mph speed limit beyond the site entrance.
- A landscape buffer will be planted along the eastern boundary of the site before construction of the first dwelling is started.
- A footpath will be provided along the Tenbury Road to give pedestrian access to the town.

CM 2 – Larks Rise Open Space (ref 4 on Map 1)

- Proposals for the use of the site will be prepared in agreement with Cleobury Mortimer Town Council based upon public feedback.
- A footpath will be provided linking the Tenbury Road Development with Larks Rise and a footbridge will be constructed across Pudding Brook.
- Ownership of the Larks Rise Open Space will be passed to Cleobury Mortimer Town Council upon completion of the site.

CM 3 – Ludlow Road (ref 1 on Map 1)

- Construction can commence once CM 1 and CM 2 have been completed and recommended improvements to the Tenbury Road junction are in place. This will also include an extension of the 30mph speed limit beyond the new site entrance.
- A footpath and wildlife corridor will be provided linking the housing development with Catherton Road.

CM 4 – Cleobury Mortimer Cemetery Extension (ref 2 on Map 1)

- The site will be screened with natural hedging at least 1.5m high.
- Ownership of the land will be passed to Cleobury Mortimer Town Council.
- Suitable parking provision will be made.

CM 5 – Extension of the Tenbury Road Employment Site (ref 5 on Map 1)

- There should be smaller, lower rent start-up units provided within the site.
- A new footpath will be provided along the boundary of the site linking to the footpath provided by the Tenbury Road housing development.

CM 6 – Cleobury Development Boundary

- The development boundary will only be increased to include the development sites stated within the NDP and shown on Map 1.

CM 7 – Housing Mix

- Market priced housing will make up 80% of the housing provision composed of:
 - 20% two or three bedroom bungalows.
 - 60% market rate housing or land for self-builds.
- Affordable housing will make up the remaining 20% and will include a mix of one, two and three bedroom properties based upon the latest Cleobury Mortimer housing need.

ANNEX 6: Flyer for 2021 Regulation 14 consultation



CM 8 – Housing Design

- Detailed design should conform to Cleobury Mortimer Good Design Principles.
- All properties should have on-plot parking including for visitors and deliveries.
- Provision should be made for electric vehicle charging points.

CM 9 – Environmental and Biodiversity Net Gain

- Detailed design should conform to Cleobury Mortimer Environmental Principles.
- There should be 20% tree canopy cover achieved within 15 years of completion.

Cleobury Mortimer Design Principles

- Building density to be no more than 20 houses per hectare.
- Homes should achieve a “zero-carbon” impact through energy efficiency and type of building materials selected.
- Provision of access to local facilities and public transport via direct footpaths suitable for pushchairs, wheelchairs, mobility scooters and people with limited mobility.
- Maintain existing hedges and trees where possible. The use of hedge netting will not be allowed.
- Street design suitable for limiting speed and promoting safe, considerate parking.

Cleobury Mortimer Environmental Principles

- Existing trees and hedges must be protected where possible and any new trees should be native species of at least 1.5m in height or higher where specified.
- Wildlife corridors should be linked to allow fauna to travel freely between habitats.
- Landscape buffers should wherever possible be mature trees that will provide year round screening.
- Assistance for nesting birds and small mammals should be provided including hedgehog routes, nesting boxes, bat roosting boxes etc.

Development Timing Plan (estimated dates subject to change)

The milestone dates for the various activities from public consultation to the NDP being made law and the possible development timing is detailed below:

◆ Public Consultation completed	August 2021
◆ Documentation updated	October 2021
◆ Shropshire Planning Review	December 2021
◆ Cleobury Mortimer Town Council vote	January 2022
◆ Planning Inspectorate approval	February 2022
◆ Public Referendum (final public vote)	April 2022
◆ NDP is made Law (if NDP is voted in)	May 2022
◆ Developers submit planning applications	June 2022 onwards

The Steering Group hope you have found this leaflet informative, giving you a better understanding of the NDP process, the key milestone dates and, in particular, the final referendum in April 2022. We strongly encourage you to send feedback which needs to be received by 27th August 2021 and we hope to see you at one of the drop-in sessions.



**Neighbourhood Development Plan and
Strategic Environmental Assessment**

**THE PUBLIC
CONSULTATION HAS
BEEN SUSPENDED
SUBJECT TO REVIEW
BY THE TOWN
COUNCIL**

For updates, please visit the Cleobury Mortimer
Town Council website (www.cleobury.org.uk) or
follow us on Facebook

ANNEX 8: Steering Group meeting 7 July 2021

Cleobury Mortimer Neighbourhood Development Plan Steering Group

Meeting Minutes

Meeting Date: 7th July 2021 at 19:00

Purpose of Meeting: Regulation 14 Consultation Update

Attendees: Pete Blackburn – Chair (PB), John Greaves (JG), Jane Davis (JD), Geoff Hainsworth (GH), Nick Davis (ND), Kitt Smith (KS), Mike Halliday (MH)

Name	Comments /Action	Due Date
PB	<p>Meeting opened with a statement from the Chair.</p> <p>Following communications received the landowner of the Tenbury Rd, Larks Rise and Ludlow Rd sites has reneged on an agreed NDP policy relating to a footpath leading from the proposed Ludlow Rd site to the <u>Catherston</u> Rd. This was agreed at the previous consultation in 2020 and confirmed via email from Halls. In an email from Halls, the landowner has formally withdrawn the footpath and alluded to a possible withdrawal of all land offered as part of the NDP. A letter has been sent by our Consultant (Andrea Pellegram) expressing our concern at this latest change and requesting that Halls respond (on behalf of the landowner) by 14th July 2021.</p> <p>PB has made the Chair of the Town Council aware, who has called an Extraordinary Town Council Meeting on Tuesday 13th July and summoned PB to the meeting to explain any concerns to the council.</p> <p>Agreed it prudent to consider suspending the public consultation due to start on 12th July 2021 to allow time for the Town Council to evaluate and decide on a way forward and for Halls to respond on behalf of the landowner.</p> <p>Proposed that PB should attend the Extraordinary Town Council meeting. RESOLVED</p> <p>The Steering Group should decide whether next week’s NDP Regulation 14 public consultation should proceed as the plan is now not deliverable.</p> <p>Proposed that the NDP Regulation 14 public consultation should be suspended subject to further review by the Town Council. RESOLVED</p> <p>It is important that the current plans for the drop in sessions at the Parish Hall are cancelled and the public are notified as soon as possible using every possible channel.</p> <p>Agreed, we must cancel the bookings as soon as possible.</p> <p>As more than 1,800 flyers have already been delivered to all households within the town, we will need to place posters in various places around the town, make an announcement on the Town Council website, an article in the Clarion and via the Facebook page. JG will action the posters, website</p>	<p>13/7/21</p> <p>31/7/21</p>

ANNEX 8: Steering Group meeting 7 July 2021



	<p>and Facebook starting from 8th July. PB will reserve space in the August edition of the Clarion.</p> <p>Meeting closed at 19:45.</p>	
--	--	--

ANNEX 9: Flyer For May to July 2022 Reg. 14 consultation



Neighbourhood Development Plan and Strategic Environmental Assessment – Public Consultation 27th May to 11th July 2022.

Shropshire Council have a target of building 1,500 new homes in the County every year and this requires proportionate housing development in Cleobury Mortimer.

Please make your voice heard throughout this process.

Why is a Neighbourhood Development Plan (NDP) required? Without an NDP, the community and Town Council will have little or no influence over future housing, leisure and employment developments in the town. County planning policy states that a minimum of 200 houses are needed, including those already permitted, therefore an extra 120 new houses and an additional 1.3 ha of employment land is now required.

What is an SEA? A Strategic Environmental Assessment (SEA) is a systematic, decision support process, aiming to ensure that social, community, environmental, and other sustainability aspects are considered within the NDP policies and future planning application in a town. During the consultation period, the NDP and SEA will be made available for public review.

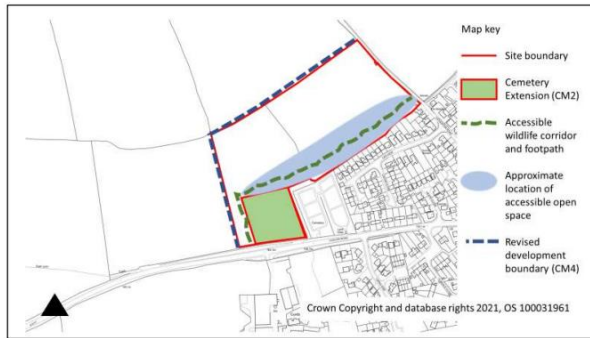
Where can I view the NDP and SEA? The NDP and SEA documents will be made available on the Town Council website (www.cleobury.org.uk) and hard copies will be available for viewing at Cleobury Country. There will be three drop-in sessions where you can view the NDP and SEA documentation, discuss any queries with members of the Steering Group and leave your comments.

1. **Friday 27th May at Lacon Childe School (Music Room) from 6:15pm to 7:30pm**
2. **Wednesday 15th June at Cleobury Country from 6:30pm to 8:30pm**
3. **Saturday 2nd July at the Market Hall from 2:00pm to 4:00pm**

Email your comments relating to the NDP and SEA to: survey.ndp@gmail.com or by post to: NDP Survey, Cleobury Mortimer Town Council, Love Lane, Cleobury Mortimer DY14 8PE

Residential Housing Development

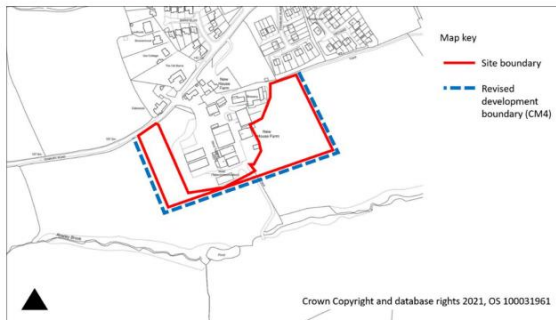
The January/February 2022 call for sites yielded 2 sites. One met all the criteria being the site between Ludlow Rd and Catherton Rd. This site would provide land for 120 homes, and a much needed 0.5 ha cemetery extension for the town. It also provides further open space/green infrastructure, with walking and cycling routes connecting with the town centre. Due to the limitations of the existing road infrastructure on Catherton Rd, the plan policies include only one vehicle access to the new development being via Ludlow Rd. It is proposed that the green open space will be located between the new development and Lea View which will also contain native trees along the full length. Sustainable drainage systems will be installed to control water run-off on-site and avoid pollution impacts from surface water.



The housing requirements are based upon the result of the Big Cleobury Survey (BCS) from June 2018 and are aligned with the requirements of the Shropshire Local Plan which is at final approval stage. The proposed housing mix is 10% two or three bedroom market rate bungalows, 70% market rate housing and 20% affordable housing to include a mix of 1, 2 and 3 bedroom properties of which 25% should be bungalows to meet the most up to date evidence on housing need in Cleobury Mortimer.

Employment Area

The new development will be of a high standard to attract new and local businesses and should seek to add to the overall improvement of the industrial area and include smaller start-up units. New development, or modifications of existing development, will not lead to a deterioration of the amenity of neighbouring properties. A footway will also be provided to allow safe pedestrian access from the employment area to the Tenbury Rd leading into town.



All the business units should be connected to superfast broadband and proposals for renewable and low carbon infrastructure will be supported where these do not cause harm to local amenity and character.

We want your feedback!

Email your comments relating to the NDP and SEA to: survey.ndp@gmail.com or by post to: NDP Survey, Cleobury Mortimer Town Council, Love Lane, Cleobury Mortimer DY14 8PE. The consultation will close on Monday 11th July 2022. We look forward to seeing you at one of our informal drop in sessions.



Neighbourhood Development Plan and Strategic Environmental Assessment – Public Consultation

27th May to 11th July 2022

Shropshire Council have a target of building a minimum of 1,500 new homes across the County every year for at least the next 16 years. The Shropshire Local Plan has been submitted to central government which states that an additional 120 homes will be built in Cleobury Mortimer over the plan period.

The NDP will ensure that the community and Town Council will be able to influence future housing, leisure and employment developments in the town.

Make sure you have your say!

The plan documentation is available online www.cleobury.org or hard copies can be viewed at Cleobury Country from Friday 27th May

Informal drop-in sessions

The Parish Meeting at Lacon Childe School (Music Room)

Friday 27th May from 6:15pm to 7:30pm

Cleobury Country Wednesday 15th June from 6:30pm to 8:30pm

The Market Hall Saturday 2nd July from 2:00pm to 4:00pm

Email your comments to: survey.ndp@gmail.com

Follow us on Facebook

ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA



ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA

Cleobury Mortimer Neighbourhood Development Plan

Regulation 14 Statutory Consultation

Consultation ran from 18th July 2022 to 2nd September 2022 but was extended to 12th September 2022 in an email sent by the Clerk on 31st August 2022

Email sent to all statutory consultees from the list sent by Shropshire Council

From: Cleobury NDP <survey.ndp@gmail.com>
Sent: 18 July 2022 13:52
To: survey.ndp@gmail.com
Subject: Cleobury Mortimer NDP Regulation 14 Consultation

To whom it may concern.

Cleobury Mortimer Town Council has recently completed a public consultation of the draft 2020-2038 NDP Regulation 14 for the town. It is a requirement that we also consult with certain statutory bodies before we submit to the Local Planning Authority (Shropshire Council) and we ask that you review the documents and provide feedback no later than Friday 2nd September 2022. Documents can be viewed via the links below or on the Cleobury Mortimer Town Council website <https://www.cleobury.org.uk/blog/>

[Cleobury Mortimer NDP Draft Reg 14](#)
[Cleobury Mortimer SEA](#)
[Cleobury Mortimer Residential Site Allocation](#)
[Cleobury Mortimer Employment Site Allocation](#)

Please send your comments via email to survey.ndp@gmail.com or by post to NDP Survey, Cleobury Mortimer Town Council, Love Lane, Cleobury Mortimer, Kidderminster, Worcs, DY14 8PE. Please ensure that we receive your comments no later than Friday 2nd September 2022.

Kind Regards
Town Clerk, Cleobury Mortimer Town Council

Note that a chasing email was sent to all consultees on 31st August 2022 and the deadline was extended to Monday 12th September 2022.

.....

ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA



NDP consultation list

Address list sent to all on 18.07.22	Comments/Responses	Sent reminders on 31.08.22
rpg@caa.co.uk		
enquiries@culture.gov.uk		
opcc@dyfed-powys.pnn.police.uk		
WestMidsPlanning@environment-agency.gov.uk	acknowledged	
nddarea9west@highwaysengland.co.uk		
consultations@naturalengland.org.uk	Response 26.08.22	
Local.plans@property.nhs.uk		
new.connections@severntrent.co.uk	ack, should get response from Joshua James	Ack from their DO NOT REPLY
planning.westmidlands@sportengland.org	Response 29.07.22	
media@sse.com	not them, but wpd - see 2down	
planning.directorate@gov.wales		
wpdnetworkstrategy@westernpower.co.uk		
dglgplanning@hotmail.co.uk		
planning@canalrivertrust.org.uk	Response 18.07.22	
public.affairs@ee.co.uk		
andrew.williamson@amecfw.com		Ack OOO
localplans.midlandsandeast@property.nhs.uk		
bob.jackson@mypostoffice.co.uk		
charleswgreen@msn.com	not him at CPRE and they wouldn't respond anyway	
chris.baker@hca.gsi.gov.uk	cannot deliver on any address inc homes england	
david.sherratt@uuplc.co.uk		
david.hardman@uuplc.co.uk		
growth.development@severntrent.co.uk		
dewi.griffiths@dwrcymru.com	ack ooo	
TownPlanningLNW@networkrail.co.uk	ack ooo	Ack OOO
egold@clientearth.org	undeliverable	
EMF.Enquiries@ctil.co.uk		
nationalgrid.uk@avisonyoung.com		Response 01.09.22
planning@mobileuk.org		
graeme.irwin@environment-agency.gov.uk		
nwww@forestrycommission.gov.uk		
Hayley.Fleming@naturalengland.org.uk		
jodie.mccabe551@mod.gov.uk	ack ooo	Ack OOO
john.pilgrim@education.gov.uk		
john.seabourn@ogauthority.co.uk		
Kezia.Taylorson@english-heritage.org.uk		Ack - sick (had response from Historic England)
malcolm.charis@ntlworld.com		

ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA



Mark.adams@property.nhs.uk		
Mark.t.davies@environment-agency.gov.uk		
planningconsultation@coal.gov.uk		Response 31.08.22
Forward.Plans@dwrcymru.com		
andrew.morgan.62405@westmercia.pnn.police.uk		
emeryra.midlands@arriva.co.uk		
townplanningwestern@networkrail.co.uk		Ack OOO
neil.hansen@highwaysengland.co.uk		
info@nationalgypsytravellerfederation.org		
Ian.Doust@highwaysengland.co.uk		Ack OOO
steven.edwards@sppowersystems.com		
ailith.rutt@canalrivertrust.org.uk		
gillian.bullimore@severntrent.co.uk		
sarah.taylor@hca.gsx.gov.uk	got ooo on homes england	
Sarah.Taylor@hca.gsi.gov.uk	cannot deliver on any address	
	response 21.07.22 - no comments to make	
natssafeguarding@nats.co.uk		
Ngozi.abakasanga@highwaysengland.co.uk		
nicksandford@woodlandtrust.org.uk	try oliver newham - done	
dutytooperate@orr.gsi.gov.uk		
Patrick.thomas@highwaysengland.co.uk		
Westareaplanning@environment-agency.gov.uk		
shwgplanning@environment-agency.gov.uk		Response 01.09.22
rhys.evans3@dwrcymru.com		Ack OOO
	Response from Peter Boland	
e-midlands@historicengland.org.uk	10.08.22	
greenshropshireexchange@gmail.com		
new.developments@virginmedia.co.uk		
Wayne.Assiratti@wwutilities.co.uk	ack ooo	
wendy.sycamore@bt.com		
Zoe.Hughes@sportengland.org	response from other	
planning.liaison@uuplc.co.uk		
planning.eastmidlands@sportengland.org		
northplanning@cyfoethnaturiolcymru.gov.uk	Ack	
Richard.Timothy@highwaysengland.co.uk		
rakesh.patel@severntrent.co.uk		
box.landandacquisitions@nationalgrid.com		
ian.blake@cpresources.co.uk	ack ooo	Ack OOO
Paul.Jukes@agromerchants.com		
planning@shropshirewildlifetrust.org.uk	x	
Debbie.fifer@canalrivertrust.org.uk		
h.winkler@tyler-parkes.com	ack ooo	
contact@swdevelopmentplan.org		
Michael.Duppa-Miller@Grundon.com		

ANNEX 10: List of Statutory Consultees consulted July to September 2022, list provided by LPA



MidPlanning@cyfoethnaturiolcymru.gov.uk	Response 24.08.22 but no comments to make	
DSplanningconsultations@dwrwymru.com	change to	
secretary@whitchurchwaterway.uk	developer.services@dwrwymru.com	
planningpolicy@cheshireeast.gov.uk		
planningpolicy@newcastle-staffs.gov.uk		
planning@staffordshire.gov.uk		
planning.policy@stoke.gov.uk		
developmentplans@telford.gov.uk	ack	Ack
planning@wolverhampton.gov.uk		
minerals@worcestershire.gov.uk		
wcs@worcestershire.gov.uk		
planning@wrexham.gov.uk		
planning.policy@wyreforestdc.gov.uk		
Brian.Dore@birmingham.gov.uk		
spatialplanning@cheshirewestandchester.gov.uk	ack	Ack
cjackson@herefordshire.gov.uk	change to	
debbie.morgan@staffordshire.gov.uk	christa.jackson@herefordshire.co.uk	Ack OOO
ldf@herefordshire.gov.uk		
brewoodparish@btconnect.com		
mark_watkins@sandwell.gov.uk	ack ooo	Ack OOO
mat.griffin@staffordshire.gov.uk		
mauricebarlow@solihull.gov.uk		
planningpolicy@walsall.gov.uk		
webmaster@powys.gov.uk		
planning_policy@wrexham.gov.uk		
jks02@btinternet.com		
ldp@powys.gov.uk		
planning@staffordbc.gov.uk	ack	Ack
localplans@sstaffs.gov.uk	ack	
tonylyons@warwickshire.gov.uk		
developmentcontrol@malvern hills.gov.uk	ack planning@wychavon.gov.uk	Ack from
	Response from Gladman Homes	plannin@wychavon.gov
	08.07.22	

Notes:

There are many company duplications in this list (dup)

Acknowledged (ack)

Out of Office (ooo)

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation

Shropshire Council as Local Planning Authority

Main response from LPA

Shropshire Council comments on the Pre-Reg 14 Draft of the Cleobury Mortimer Neighbourhood Development Plan, September 2022

Thank you for providing Shropshire Council with the opportunity to comment on the Regulation 14 Consultation draft of the Cleobury Mortimer Neighbourhood Plan (CMNDP). At this stage our comments focus on whether the CMNDP meets the 'scope of Neighbourhood Development Plan (NDP) provisions', as such we consider whether the draft Neighbourhood Plan meets the Basic Conditions as set out in the Act. In summary these are:

1. Compliance with national policies, guidance and advice;
2. Contribution to the achievement of sustainable development;
3. Conformity with the strategic policies contained in the development plan for the area; and
4. Compatibility with EU obligations.

These are also the four tests against which the Independent Examiner will assess the Neighbourhood Plan.

Compliance with national policy, guidance and advice

Based on an initial review of the draft CMNDP, it is considered that it has been prepared in line with national policy and guidance and meets the necessary criteria and expectations of a neighbourhood plan as set out in the NPPF and NPPG.

Contribution to Sustainable Development

The CMNDP sets out under para 12, Table 1 how it seeks to contribute to sustainable development, under social, economic and environmental aspects. These are linked to specific policies, each of which assist with achieve the objective of the CMNDP.

The plan also supports the emerging policy SP4 – Sustainable Development, under the draft Shropshire Local Plan, although it should be noted that further to the EiP Stage 1 hearing sessions into the Local Plan Review, the Inspectors have suggested the removal of policy SP4 by way of main modification to the Plan (the Council has informally agreed to this position and this does need to be confirmed in due course).

The CMNDP seeks to allocate land for both housing and employment development, and Ludlow Road (residential) and Tenbury Road (employment). It is noted in the evidence that the Site Assessments undertaken by Shropshire Council have been used, with subsequent work undertaken by the Steering Group and AECOM, and that an Interim SEA has been prepared. At this stage it is considered the methodology and outcomes of the SEA Screening are appropriate.

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation

The site assessment appears to be robust and appropriate, with the methodology clear as well as the stages it went through (such as having multiple Call for Sites). Additionally, the CMNDP acknowledges the SAMDev sites (with references CMO002 and CMO005). These sites are now built out and it would therefore be useful to acknowledge this in the Plan

General conformity with Development Plan strategic policies

Based on an initial review of the draft CMNDP, it is considered that it does largely conform with the policies in the emerging Local Plan, and it covers the same period up until 2038. The allocations for both residential and employment land are also considered appropriate when set against the emerging Local Plan in terms of their estimated dwelling numbers and hectareage.

Generally, the emerging policies within the draft CMNDP are in conformity with current Development Plan (Core Strategy and SAMDev) and the direction of emerging Local Plan policies. However, based on an initial review there are a limited number of the policies within the CMNDP which may need minor alteration to ensure that they are consistent with both national and local policies. Specifically:

- CM1 – you may wish to add some detail on the design and layout of the potential scheme to allow for future growth (see suggested text in Appendix 1).
- CM5 – some of this may not be in conformity with national policy, specifically the requirement for 25% of new dwellings to be bungalows. Suggested amendments are below (Appendix 1). You may also wish to reference that new development would also need to accord with emerging policy DP1 within the draft Shropshire Local Plan.

Compatible with EU Regulations

Based upon the information provided it is considered the CMNDP is broadly compatible with EU Regulations in relation to SEA and HRA. If required we will review this position upon the submission of the Plan at Regulation 15.

Conclusion

Based on an initial review, it is considered that the CMNDP is broadly compliant with national policy, guidance and advice (subject to the comments provided); will contribute to sustainable development (subject to conclusions reached within the SEA and HRA screening; and is broadly compliant with the current and emerging Local Plan Review.

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Appendix 1 - Comments on and suggested detailed wording amendments to CMNDP text and policies

Additions are laid out in red text and yellow highlight. Suggested deletions are strike-through.

Policy/page no.	Suggested amendment	Comment
Suggested re-wording of policy or text		
Pg 42 – CM1: Ludlow Road residential allocation	D. The scheme will deliver an overall minimum 10% biodiversity net gain in accordance with the Environment Act	Clarification
Pg 42 – CM1: Ludlow Road residential allocation	I. Superfast broadband and mobile phone provision will be required implemented where possible	To ensure conformity with national policy
Pg 42 – CM1: Ludlow Road residential allocation	J. The design and layout must allow for future development to the west and north for future sustainable growth of the town, both pedestrian and vehicular/cycle	To ensure permeability and linkages to any future potential sites and thus avoiding isolated individual developments
Pg 45 – CM3: Extension at Tenbury Road employment area	H. All development will deliver at least a 10% biodiversity net gain in accordance with the Environment Act	Clarification
Pg 47 – Policy CM5: Housing Mix	“New housing development will be supported where subject to the following local criteria: ”	To ensure conformity with national policy

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation








Subsequent email correspondence with LPA about wording for affordable housing in CM1

RE: Parameters of Homepoint policy

 Edward West edward.west@shropshire.gov.uk
To: [Redacted]
Cc: [Redacted]

We removed extra line breaks from this message.

  Reply  Reply All  Forward 

Tue 25/10/2022 13:18

Having discussed the situation further with Maria, I would add the following thought to the discussion...

Currently the Homepoint information for Cleobury Mortimer parish indicates there are 63 people on the register, with only 4 of these without a local connection to the area. Therefore as a start I would question the evidential basis for taking such an alternative approach locally.

That being said, we have in the past agreed Local Lettings Plans on certain developments through their Section 106 legal agreements. These tend to be used in association with larger development where a large number of affordable housing may become available at once. The purpose of the Local Lettings Plan is therefore to set site specific criteria that can be used to priorities applicants, effectively as an additional layer between from HomePoint. To be absolutely clear, the purpose of the Local Lettings Plans is NOT to unduly restrict people from outside of catchment if there is a genuine need, but instead to reflect the need to ensure a balanced and sustainable community.

Whilst the information on the current HomePoint data would not indicate that such a Local Lettings Plan is required for the proposed Ludlow Road scheme given the very limited number of people on this list without a local connection, this potential to consider using such an approach in a future application could be referenced in your NP if this would be helpful locally. If so I suggest this only needs to be part of the explanation rather than in policy.

Notwithstanding the above, the manner in which the Council is seeking to nominate applicants for affordable housing is due to change in the new year. Importantly, this will propose that to be included on HomePoint you will need to demonstrate a local connection. So, I suggest this rather nullifies the issue in any case.

So, my recommendation is that if you did still wish to include reference in the NP to this issue, that you should point to the potential to use a Local Letting Plan, if appropriate in order to ensure a balanced and sustainable community. However, the evidence locally would not appear to support this as an issue locally.

I hope this is of assistance,

Eddie

Eddie West
Planning Policy and Strategy Manager
Shropshire Council
Tel 01743 254617
e-mail: edward.west@shropshire.gov.uk

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



-----Original Message-----

From: [REDACTED]

Sent: 24 October 2022 12:24

To: Edward West <edward.west@shropshire.gov.uk>

Cc: [REDACTED]

Subject: Parameters of Homepoint policy

Thank your time talking briefly on the telephone Eddie

Regarding the Homepoint policy please can you confirm that the geographical parameters for application of the policy apply to the county of Shropshire?

The reason I ask is that I think a form of words which reflects

‘Affordable housing being prioritised to people with a local connection to Cleobury Mortimer subject to the Homepoint policy prioritisation within the county of Shropshire’

Appears to strike the right balance between ensuring those in most need in ‘Shropshire’ are prioritised and local connection is thereafter the next consideration in allocation.

I look forward to your response and any suggestions do further advice from Andrea can be taken.

Kind Regards

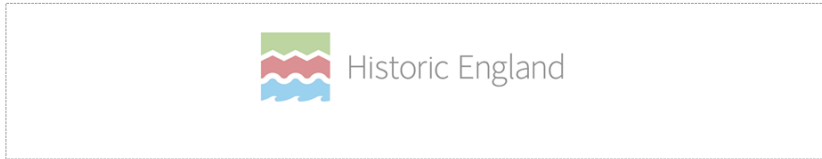
[REDACTED]

Chair, NDP Steering Group

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Historic England



Sir/Madam -
Clebury Mortimer Town Council
Love Lane
Clebury Mortimer
Shropshire
DY14 8PE

Direct Dial: 0121 625 6887

Our ref: PL00782802

10 August 2022

Dear Sir/Madam -

CLEOBURY MORTIMER NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.

Thank you for the invitation to comment on the Clebury Mortimer Neighbourhood Plan.

Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Clebury Mortimer.

We commend the commitment in the Plans Vision and Policies to support development that is sensitive and sympathetic to the character of the area including its rural landscape character and green spaces.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,

P. Boland.

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:

	THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH Telephone 0121 625 6888 HistoricEngland.org.uk	
Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.		

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Environment Agency

Town Clerk
Cleobury Mortimer Town Council
Love Lane
Cleobury Mortimer
DY14 8PE
Our ref: SV/2016/109232/SD-01/IS1
Your ref: Neighbourhood Plan

Date: 1
st September 2022

Dear Sir / Madam,

Re: Cleobury Mortimer NDP Draft Reg 14, SEA Screening Assessment, Residential Site Allocation and Employment Site Allocation.

Thank you for referring the Cleobury Mortimer Draft Neighbourhood Plan for our consideration. We note this is a Pre Submission draft in line with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

We have also reviewed the Strategic Environmental Assessment dated April 2022.

Draft Plan – Regulation 14:

We do not make detailed comments on a draft plan at the regulation 14 (non-statutory) stage.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our proforma guidance (latest copy attached).

Site Allocations: We note the allocation of three sites within the Draft Neighbourhood Plan to support residential development, a cemetery extension and employment land. Please see comments as follows:

Residential Allocations: The preferred location is a 5.7ha site between Ludlow Road and Catherton Road. Policy CM1 defines the scope of the development in this location. Based upon the Flood Map for Planning the site would appear to be within Flood Zone 1, an area at low risk of fluvial flooding.

Cemetery Extension Allocation: The above 5.7ha site sits adjacent the existing cemetery. Policy CM2 defines the scope of the site for such development. The site is located upon the Mudstone Clee Sandstone Formation which is designated as a Secondary (A) Aquifer.

We note that this would be an extension to an existing cemetery. From a groundwater protection point of view, we would request that a groundwater risk assessment be undertaken to protect the water environment from any potential pollution arising from this proposed cemetery development.

Please see our guidance 'Protecting groundwater from human burials' Published 1 April 2022 (link below) for local councils or other cemetery operators which covers cemetery developments where new planning permission is sought under section 57 of the Town and Country Planning Act 1990.

If you do not take steps to reduce the risks, burials can present a risk to the water environment. The guidance link below sets out our 'minimum good practice groundwater protection requirements' for all cemetery development sites and whether a permit is required for a burial site or not

<https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution>
Human burials should not be carried out within:

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation

- A groundwater Source Protection Zone 1
- 10m of the nearest land drain
- 30m of the nearest watercourse or any other surface water
- 50m of any well, spring or borehole, irrespective of those waters current use
- 250m of any well, spring or borehole where the water is intended for human consumption or used in food production.

We note there is potentially a deregulated borehole close to the proposed development site. The site is called Curdale Farm Cleobury Mortimer Borehole. Old records suggest it was used for general farming and domestic use. We have no way of knowing whether it is still in use. The borehole is approximately 30m away from the site boundary and is therefore a potential risk for water contamination. There may be other private abstractions within this area which we have no record of.

A groundwater risk assessment and local water features survey should be undertaken at an early stage to identify all water receptors in the surrounding area and to protect the water environment from any potential pollution arising from the proposed cemetery expansion. Contact with the Council's Private Water Supply team and the BGS is recommended to inform a water features survey.

At this stage, as part of the plan 'evidence base', it would be useful to understand the nature of the borehole and whether it may be used in the future etc, in discussion with the relevant landowner of that asset. In the absence of this there is a potential risk and inclusion of the extension is uncertain and may not be deliverable.

As a statutory consultee we would expect to be consulted on all cemetery applications in relation to relevant material environmental issues including groundwater risk, water quality/pollution prevention and flood risk matters.

Employment Land: We note the favoured location for additional employment land is concluded to be an extension of the existing employment site off Tenbury Road. Policy CM3 defines the scope for such provision. We note that the Rowley Brook ordinary watercourse runs to the south of the proposed development site, this Brook is an unmodelled watercourse due to its size and nature. Based upon the Flood Map for Planning the site would appear to be entirely within flood zone 1, an area at low risk of fluvial flooding.

Flood Risk: We note that the River Rea (a statutory main river) flows through the Neighbourhood Plan area and has associated Flood Zones 2 and 3 (the medium and high-risk zones) as defined by our Flood Map for Planning (Rivers and Seas). There are also several ordinary watercourses in the Area which have associated Flood Zones 3 and 2.

Please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).

Given that the preferred site allocations appear to be outside of areas at high risk of fluvial flooding we would not offer bespoke comment on flood risk at this time. It should be noted however that the Flood Map provides an indication of 'fluvial' flood risk only.

You are advised to discuss matters relating to surface water (pluvial) flooding with Shropshire Councils drainage team as the Lead Local Flood Authority (LLFA).

SEA:

We note that the Strategic Environmental Assessment reviews several sites within the Cleobury Mortimer Plan area as reasonable alternative locations for development.

However the above sites are given preference by your Council due to their logical expansion opportunities of the cemetery and employment zone.

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



I trust that the above is of assistance.

Yours faithfully

Emma Millband

Planning Officer

Direct e-mail emma.millband@environment-agency.gov.uk

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Subsequent correspondence with the Environment Agency

C/O Cleobury Mortimer Town Council
Love Lane
Cleobury Mortimer
DY14 8PE

Our ref: SV/2016/109232/SD-01/IS2-L01
Your ref:
Date: 18 October 2022

Fao: Andrea Pellegram

Dear Sir/Madam

Re: Cleobury Mortimer NDP Draft Reg 14, Cemetery Extension Land Allocation

Thank you for your email dated 13th October 2022.

In summary you confirm that the borehole at Curdale Farm is currently in use for livestock and while there is mains supply to the farmhouse the borehole could potentially be used for domestic purposes too. You have therefore proposed additional wording for Policy CM2: Cleobury Mortimer Cemetery Extension to read as follows:

- **A groundwater risk assessment and local water features survey will be undertaken and appropriate mitigation agreed as part of any planning application for use of the site as a cemetery in consultation with the Environment Agency**

We are unable to support this approach. Based upon the additional information provided and given the close proximity of the borehole to the proposed cemetery extension (within 30m approx.), we consider the risk of groundwater contamination as a result of the proposed land use to be high.

In accordance with the latest guidance published in April 2022 ([Protecting groundwater from human burials - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/protecting-groundwater-from-human-burials)) the site is unable to meet the minimum good practice groundwater protection requirements as detailed below:

Human burials should not be carried out within:

- **A groundwater Source Protection Zone 1**
- **10m of the nearest land drain**
- **30m of the nearest watercourse or any other surface water**
- **50m of any well, spring or borehole, irrespective of those waters current use**
- **250m of any well, spring or borehole where the water is intended for human consumption or used in food production.**

Cemeteries located in such places present an exceptional risk to the environment and human health and we are unlikely to grant an environmental permit for these developments.

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



As such we have concerns with the land allocation as proposed and consider a supporting policy to undertake additional risk assessment to be inappropriate as the site is unlikely to be found suitable for the proposed use; there is unlikely to be a viable solution and development would therefore be undeliverable.

We recommend you investigate alternative sites for the cemetery extension.

Should you wish to discuss this in more detail we would be happy to arrange a meeting as part of our cost recovery service. More details of which can be found here:

<https://www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges/planning-and-marine-licence-advice-standard-terms-for-our-charges>

Yours faithfully

Emma Millband
Planning Officer

Direct e-mail emma.millband@environment-agency.gov.uk

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Final response from the Environment Agency confirming changed approach

C/O Cleobury Mortimer Town Council
Love Lane
Cleobury Mortimer
DY14 8PE

Our ref: SV/2016/109232/SD-
01/IS3-L01
Your ref:

Date: 02 November 2022

Fao: Andrea Pellegram

Dear Sir / Madam,

Re: Cleobury Mortimer NDP Draft Reg 14, Cemetery Extension Land Allocation

Thank you for your email dated 24th October 2022.

In summary, you confirm that the proposed land allocation for the cemetery extension will not now include burial activity and suggest a planning policy that limits the use of the site to the burial of cremated remains only. You also offer an alternative option for a memorial wall on the site for the containment of cremations.

We have no objection to this approach. Cremated remains are viewed as more inert materials in some respects as they are incinerated ash with all the heavy metals removed prior to cremation. On problematic and sensitive sites such as this we agree to the burial of ashes (internments in sealed boxes) or use of memorial walls for ash cremation remains only.

The significant and high risks to the water environment come from human burials and the breakdown contaminant products from human corpses which isn't acceptable in this site specific case due to the proximity of that private abstraction on the farm. Policy should be clear in the prohibition of human burials within the site.

Should you wish to discuss this in more detail we would be happy to arrange a meeting as part of our cost recovery service. Please do get in touch if you feel this could be of use.

Yours faithfully

Emma Millband
Planning Officer

Direct e-mail emma.millband@environment-agency.gov.uk

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



National Grid

**AVISON
YOUNG**

Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

avisonyoung.co.uk

Our Ref: MV/ 15B901605



01 September 2022

Cleobury Mortimer Town Council
survey.ndp@gmail.com

Dear Sir / Madam

**Cleobury Mortimer Neighbourhood Development Plan Regulation 14 Consultation
July – September 2022
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI
Director
0191 269 0094
matt.verlander@avisonyoung.com
For and on behalf of Avison Young

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation

AVISON YOUNG

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Natural England

Date: 26 August 2022
Our ref: 400629
Your ref: Cleobury Mortimer Neighbourhood Plan



Town Clerk
Cleobury Mortimer Town Council
Love Lane
Cleobury Mortimer
Kidderminster
Worcs DY14 8PE

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY - survey.ndp@gmail.com

Dear Sir/Madam

Cleobury Mortimer Neighbourhood Plan – Regulation 14 and SEA

Thank you for your consultation on the above dated and received by Natural England on 19 July 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk

Yours faithfully

Sally Wintle
Consultations Team

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Canal & River Trust



NDP Survey
Cleobury Mortimer Town Council
Love Lane
Cleobury Mortimer
Kidderminster
Worcs
DY14 8PE

Your Ref CM NDP Reg 14
Our Ref CRTR-POL-2022-36551
Monday 18 July 2022

Dear Town Clerk,

Cleobury Mortimer NDP Regulation 14 consultation from Cleobury Mortimer Town Council

Thank you for your consultation on the above document.

We are the charity which looks after and brings to life 2,000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response is that the Trust has **no comment** to make on the document. This is because we do not hold any assets or land within the designated Neighbourhood Area.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

James Dunn
Planning Assistant

James.Dunn2@canalrivertrust.org.uk
07442 861 538

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust
Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN
T 0303 040 4040 E canalrivertrust.org.uk/contact-us W canalrivertrust.org.uk

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



The Coal Authority



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637119

E: planningconsultation@coal.gov.uk

FAO: Town Clerk – Clebury Mortimer Town Council

BY EMAIL: survey.ndp@gmail.com

31st August 2022

Dear Sir/Madam

Re: Clebury Mortimer NDP Regulation 14 Consultation

Thank you for your notification received on the 18th July 2022 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries and probable unrecorded shallow coal workings.

It is noted that the Neighbourhood Plan proposes to allocate sites for both residential and employment uses. I have reviewed these two sites against the data we hold and can confirm that they fall outside of the areas where our records indicate that coal mining features are present. On this basis we have no specific comments to make on the Neighbourhood Plan.

Kind regards

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Development Team Leader (Planning)



Making a **better future** for people
and the environment **in mining areas**

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



Sport England

From: **Planning Central** <Planning.Central@sportengland.org>

Date: Fri, 29 Jul 2022 at 15:29

Subject: Shropshire 2022 Cleobury Mortimer Neighbourhood Plan

To: survey.ndp@gmail.com <survey.ndp@gmail.com>

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation

presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy

ANNEX 11: Copies of Statutory Consultee responses to Regulation 14 Consultation



lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely
Planning Administration Team
Planning.central@sportengland.org

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



ANNEX 12: Individual responses to Regulation 14 Consultation

Comments from NDP Site Allocation Consultation 18th March to 8th April 2022 Facebook , (Cleobury Mortimer Town Council page)

Response 1: Whilst I appreciate the need for more homes, how safe will the new junction to the new homes be on an already fast stretch of road. Also, what provision is being made to increase capacity at Schools, The Medical Centre and NHS patients at The Dentist?

Response 2: Surely it would make more sense to relocate the schools to this area and develop the existing school sites into residential areas. Keeps traffic/school buses on the main road and out of built up residential areas! With more houses being built, this puts more pressure on existing schools which are already bursting at the seams and outside space being lost to “temporary” classrooms being erected to accommodate the extra pupils.

Response 3: We badly need a sixth form before more homes. Also it would make more sense to build on the kiddy side of Cleobury to avoid even more traffic on the high street.

Response 4: Have you actually seen the catherton Road especially on a weekend????? Have you actually seen the size of tractors and lorries that have to use it?? The traffic lights are never in sync, you can be waiting for ages to get out while nothing is using the main Rd and then it only allows 3 cars at the most depending on how quick they move and if they don't stop to check nothings actually coming down....oh and have you forgotten it floods.

Email Correspondence

Response 5: Further to the information posted on the CM NDP Facebook page and comments made, we have been asked to forward our suggestions directly to the email above. As such, please see the information below for your consideration.

We understand that Shropshire Council have identified the need for 120 additional homes within the Cleobury Mortimer town boundary between now and 2038. As the population of Cleobury grows, the need for further housing in the future will continue to increase. The Cleobury Mortimer Neighbourhood Development Plan is considering suitable sites for these homes to be built and is consulting with landowners to identify suitable plots. Land off Ludlow Road has currently been recommended for allocation to residential development. However, it appears that the impact on the existing school infrastructure and access has not been given due consideration in respect future housing development or that of the recent past.

The current school sites were not built to cope with the demands of the ever-increasing population of Cleobury Mortimer and this is evident from the problems that most parents and residents will be familiar with today. The need for additional classroom space to accommodate students has seen demountable structures introduced at both locations, reducing the recreational space available at both sites. The ageing buildings in both locations mean that they are inefficient and not environmentally sustainable, incurring considerable costs to maintain and repair across the longterm.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



In addition, the volume of school traffic travelling to and from both sites is extremely high, which includes cars, minibuses and coaches. This causes a number of issues for the town that will only be exacerbated in the medium to long term, as housing increases and the population grows. Congestion at peak times in Cleobury Mortimer is a regular issue and presents a real safety risk for children and other local residents. Narrower roads mean that coaches and cars regularly mount pavements to allow enough room for manoeuvre, which is unavoidable given the volume of through traffic travelling towards Kidderminster and Ludlow, which would otherwise be halted completely for long periods of time.

To continue identifying the need for additional housing, developing land locally and allocating additional school spaces without a clear and considered approach to schooling in the area is not only hazardous in the long-term, it puts pupils at a disadvantage (in terms of learning and recreational areas), and the school staff under considerable pressure to organise the limited space that they have available. Relocating both school sites, to either the recommended Ludlow Road site or a similar area, offers many advantages to the town – creating space for development and housing within the existing residential areas at the current locations, drawing traffic out of the town during peak times of the day and improving the flow of traffic (whilst also slowing down the road due to greater vehicle numbers), providing an opportunity for a sustainable, efficient and socially responsible school site to be built ‘fit for purpose’ for the longer-term, and improving the educational facilities available to the future generations of Cleobury Mortimer.

As Vice-chair of Governors for Cleobury Mortimer Primary School, I invite councillors to visit the school to see first-hand how limited space is currently and to discuss the impact of further housing (resulting in increasing pupil numbers) with myself and the staff. In addition, I will also be preparing a petition via Shropshire Council to identify support for the suggestions that we have made, as there appears to be a considerable number of local residents/parents in agreement. 18-

Response 6: Dippers Bank Residents Association Whilst we appreciate the need for more homes, how safe will the new junction to the new homes be on an already fast stretch of road. Also, what provision is being made to increase capacity at Schools, The Medical Centre and NHS patients at The Dentist?

Response 7: I have just seen the Facebook post regarding the catherton road site. I am disgusted that this has been chosen, there is no consideration for what residents want. 120 houses on green belt land and wildlife area, this means 300 plus extra cars, up to 400 people and more dog mess and asb that hasn't already been dealt with. I moved to Cleobury because it was a nice area to live, I will be moving away now as you build houses in front of my own. Look forward to the meeting.

Follow up email later on 18-03-2022 Thank you for your email, I apologise for the tone of the email as I was unaware I was messaging a resident volunteer and I do appreciate your reply. Just picking up on a few points. The big survey I believe named a number of sites, the catherton road one wasn't the first choice in fact I believe that those two fields were out of the town boundary until an application was put in so they did so please excuse my doubts that this was always the intention! There have been lots of other proposed sites which miraculously aren't possible! I know it's named the Ludlow road area but it isn't as most of the land backs onto catherton road. I presume there will be no road onto catherton? It will be interesting to see how many on the

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



boards live near the proposed site. Thanks again for taking time to reply and your time on the steering group as a resident, I look forward to the public meetings!

Response 8: As a resident of Lea View I am concerned about this development and the impact this will have on the traffic on Catherton Road (will access be from Catherton Road or Ludlow Road during the construction?) Will the access roads onto this new estate be onto Catherton Road or Ludlow Road, after completion? Also when is this proposed to start and how long will it take? Could you please keep me informed as to when the drop in sessions will be?

Response 9: Having just been informed by a neighbour, yet again you have now revised the proposed planned sites, Most of us that reside in LEA VIEW / Catherton Road, believed it to be on the Tenbury Road & Ludlow Road, now it is still Ludlow Road plus the field directly at the rear of LEA VIEW .

Most residents of LEA VIEW are unaware of this new proposal and to add to that you have given us till the 8th April 2022 to respond, Personally I would have suggested if you wanted people to be informed of this there should have been a leaflet drop/poster like originally done in the past. I think you will find that not everybody has access or the desire to use social media/internet. Since being informed by my neighbour i have looked at the planning site and you only seem to have 1 option left, I can only assume other options have been ruled out because money talks and certain other people do not want it in their backyard. I suggest if you are thinking of building behind LEA VIEW, the street name will need changing, also there is major flooding in that field, no doubt the response will be that it can be dealt with, but i would say this is very unlikely as many new homeowners around Britain have found out in the past.

In addition, the nesting hawks will be endangered plus their homes/The Oak Trees.

Surely, people should have a little longer than the date given since most people I've spoken to are unaware of this proposal.

Response 10: (Received after consultation) Will this new proposed development of 120 new homes include access to Catherton Road? Catherton Road is already incredibly congested with parked vehicles. As a resident on Catherton Road it is already very challenging to exit my driveway due to parked vehicles without having to then deal with vehicles from 120 new properties travelling this route. I await your comments.

Comments from NDP Regulation 14 Consultation 27th May to 11th July 2022 Facebook , (Cleobury Mortimer Town Council page)

Below are the 16 public comments received:

Response 11: Thank you for the leaflet dropped in my letterbox – this was extremely helpful.

I have no problem with new houses in Cleobury but I do have real concerns about the development off the Tenbury Road. I know that it says that a road improvement feasibility study will be undertaken and hopefully this will deal with all the problems but there are various points to which it is hard to see a resolution. The road from the entrance to New Farm and to just beyond the entrance to the industrial park is too narrow now for the amount of traffic and will

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation

not cope safely with any more. The cross roads at the junction with the Ludlow road again is already a problem and will need a radical solution. None of this will be cheap to achieve and I wonder whether it is worth the cost for the development when there are other places on which houses can be built.

Has consideration been given to the infrastructure – places available in our schools, doctors and dentist as well as places for people to work and public transport?

Many thanks for your time in doing all this work.

Response 12: I would like to make one comment on the Cleobury Mortimer neighbourhood development plan and strategic environmental assessment:

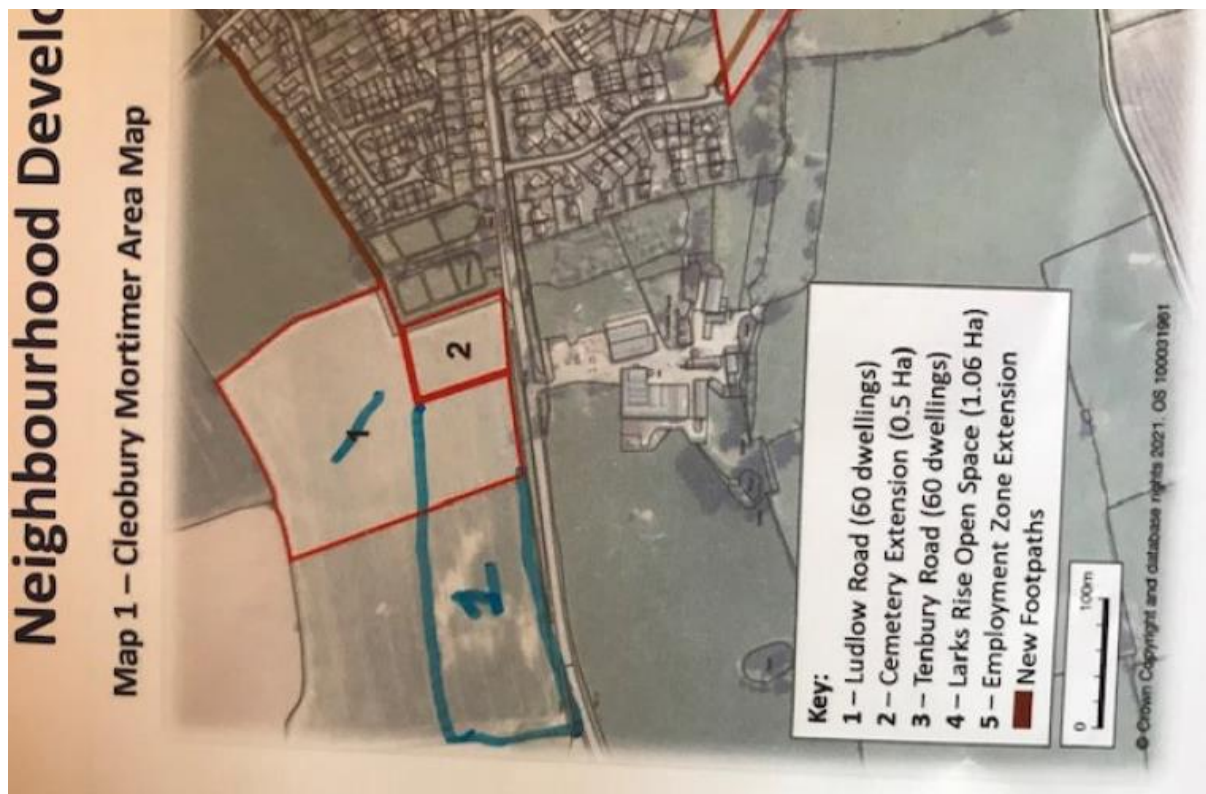
CM3

This development appears to stand out the most and distracts from the development shape of the overall town.

I feel it would be more in keeping with the original natural development of many small towns to follow the contour of the Ludlow Road (see attached image of suggestion), this would also permit more option's of roads entering/exiting the development and onto other areas; not be so intruding into the countryside and reduce the impact visually.

Kind regards,

xxxxxx



Picture supporting response 2

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



Response 13: Good evening, I have been reading through the neighborhood development plan and am interested to know how the Tenbury Road junction will be altered?

I am also very interested in the existing Pudding Brook wildlife corridor which runs behind Barnfields. This has been neglected for many years, a lot of trees have fallen and some continue to lean dangerously towards housing. Is there a plan to manage this space and replant what has been lost?

Response 14: I would like to register my concerns about the proposed housing development along the Tenbury Road.

This site was never included in the first set of options we were given the opportunity to vote on and is, in my opinion, totally inappropriate due to the traffic problems at the Three Horseshoes crossroads. The crossing can be a nightmare to negotiate during peak times and the proposed developments in the town will only exasperate the problem.

There has been mention of addressing the problem but as of yet the only suggestion put forward has been widening The Tenbury Road access. This, in my opinion, will do absolutely nothing to reduce the problems of crossing here.

Over the years I have witnessed numerous minor car accidents here and much hostile behaviour caused by the crossing. My wife hated the crossing over the many years she worked at the Nursery School at Lacon.

With or without the Tenbury Road development, I believe a mini traffic Island should be considered.....along with road widening.... to give drivers attempting to cross the main road a fair chance of doing so.

A department Of Transport guide says that such islands have great advantages for traffic calming and safety and help to reduce priority dominance of main roads.....avoiding side road delays. And they are far less expensive than alternative means of control.

The notion that there is not enough stopping distance at this location is, to me, a red herring.....as traffic regularly has to stop here at congested timesit has no choice. Craven Arms has several mini-islands on a major route, in a built-up area and next to a supermarket and they seem to do a pretty good job of keeping the place free from congestion.

Something needs to be done and the problem not tamely swept under the carpet. I would add that some form of effective traffic calming is also required at the Whitcomb's Orchard access as traffic does not adhere to the 30 MPH restriction and this too, is a dangerous site.

Response 15: Will this new proposed development of 120 new homes include access to Catherton Road? Catherton Road is already incredibly congested with parked vehicles. As a resident on Catherton Road it is already very challenging to exit my driveway due to parked vehicles without having to then deal with vehicles from 120 new properties travelling this route.

Response 16: We have seen that you are requesting comments on the target of building 120 new homes in Cleobury Mortimer over the next 16 years. As is becoming increasingly apparent, it is important that as well as the needs of residents being taken into account, the needs of wildlife should also be considered.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



Wildlife measures will be important in any development to ensure that there is sufficient joined-up habitat for all wildlife from insects and reptiles through to foxes, and some of these species will have legal protections. As the national conservation charity for the native, wild European Hedgehog, this animal is of course our particular interest. Hedgehogs travel a mile or more at night and gardens can be great habitats for them. Their numbers have declined greatly – by around a half in rural areas and a third in urban areas – and research suggests that fragmentation of habitat is a major factor in this. However, in recent years their numbers in urban areas appear to be stabilising if not recovering, and we believe this is due to raised awareness of the need to ensure joined-up access to gardens and green spaces; in rural areas, their numbers are still reducing alarmingly quickly, so any help that can be given in a town within a rural setting is of great help.

With People's Trust for Endangered Species we have been funding a project for over 10 years called Hedgehog Street (<https://www.hedgehogstreet.org/>) which encourages people to join up their gardens by making gaps in fences and walls that hedgehogs can travel through. It makes sense that these gaps, or even better native hedgerows, be built into new developments, and there are plenty of resources for developers on the Hedgehog Street website for planners and developers – see

<https://www.hedgehogstreet.org/neighbourhood-plans/>

<https://www.hedgehogstreet.org/working-with-developers/>

<https://www.hedgehogstreet.org/wp-content/uploads/2019/03/Hedgehogs-and-developers-ZR.pdf>

We hope that these animals, instantly recognisable and regarded as Britain's favourite mammal and the gardener's friend, but also an indicator species for the health of a national wildlife, will be taken into serious consideration throughout the planning process.

Response 17: Please could we see more housing association one bedrooomed flats/maisonettes.

As usual, there seems to be far more market value properties and very little affordable or housing association homes. We have a lot of people on the council list waiting in Cleobury who will never be able to afford to buy their own house but do need a home.

Response 18: I'd just like to make one or two comments on the above-mentioned circular.

1. You state that without an NDP the community and the Town Council will have little or no influence over future housing, leisure or employment development in the town. Then in the next breath you tell us that County policy *states* that a minimum of 200 houses are *needed* and an additional 1.3 ha of employment land is required.

In what sense is the community having an influence over these matters, other than being asked to fit the pieces into a jigsaw whose dimensions have already been pre-determined.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



2. Later in the circular you mention that Cleobury's housing **needs** are based on the result of the Big Cleobury Survey from June 2018 which is **aligned** to the **requirements** of the Shropshire Local Plan. Again, it seems to me that you have deliberately confused an exercise in asking the community where they would like to fit the pieces of the jigsaw with a genuine say in the nature and size of that jigsaw.

3. How do you define Cleobury's housing need? When we moved into Whitcomb's Orchard nearly 20 years ago, we had to demonstrate a real and tangible connection to the town. Is this still the case with all social housing? Anecdotal evidence would suggest that it most definitely is not. How can it possibly be said to be meeting Cleobury's housing needs by allowing in people from all parts of the country? Also, in what sense is building expensive three- and four-bedroom houses to attract buyers from Birmingham and further afield said to be addressing Cleobury's housing needs?

I await your response with interest.

Response 19: I may not be able to get to drop ins.

I realise the need for housing but would like assurance that the new development will give priority to LOCAL families. This does not seem to have happened previously.

Response 20: We would like to register our disapproval that this development plan has been pushed through so quickly on this land. To say this is the only site available is untrue. I think it may be the easiest as it has been offered by the farmer after he withdrew his first offer and was the plan that everyone had accepted and was happy with. We feel we are being blackmailed in Lea View.

a) this latest plan has been rushed through

b) the residents in Lea View had no idea the original proposal had changed

c) there is no infrastructure for school places should the development go ahead d) the antisocial behaviour in Cleobury can only be made worse by adding further development to this struggling town.

e) We have lost our police and support over the last few years which has left us all vulnerable for the growing crime which isn't helped by new developments.

When we visited the open evening in Cleobury Country it was obvious that we are really being blackmailed here. Accept the 120 houses in your backyard or it will be worse 150 or more. Lose the wildlife corridor which incidentally will take fifteen years to mature and you will have houses in its place. We got the impression it was very much put up and shut up or it will be much worse.

The last two years have been gruelling for us. We lost close relatives in Covid, we suffered extreme stress in our working lives and we have family trauma now. Our only comfort has been the calmness and serenity of our surroundings. To think we have just come out of a nightmare two years into noise and disruption that no one wants. Please reconsider your decision. Cleobury does not need this development. To put 120 houses on this field is irresponsible. The village cannot cope with further growth and everything that comes with it.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



Response 21: I would be grateful if you could include these comments into the responses to the Cleobury Mortimer Neighbourhood Development Plan Consultation.

1. The numbers calculated regarding “open space” seem to have omitted the QE11 Park which was transferred into the Cleobury Town Council responsibility some years ago.
2. Recommendation for tree planting and natural boundary hedges is great BUT the responsibility for their future maintenance need to be a stated planning condition.
3. The proposed 120 houses on the new development land will naturally produce some children. Our Primary School is currently at capacity level with no more room to build extra classrooms, I could not find any reference to a future plan to deal with this.
4. Lacon Childe itself will also be taking in extra numbers as we continue to see small developments in our adjacent eight Parishes which feed into Lacon as well, there are no comments from the Academy regarding its future.
5. Future Employment prospects, the many Local Businesses existing already have difficulty recruiting their necessary skills, what discussions have been had with the schools Academy to address skills preparation for post 16yrs/apprenticeships.
6. The Development site stretching from A4117 through to the Catherton Rd. All exiting onto the A4117, what road safety measures are proposed to facilitate their safe exit?
7. Will the cost of those safety measures be funded by whoever the developers of the site are?
8. The % of affordable housing including rental need to be minimum 33%.
9. Water and sewerage disposal have been included but no where has the supply of mains electric been raised, what discussions have been had with Western Power for future supplies?
10. Public Transport via Diamond company contract which is currently with Worcestershire Council needs to be expanded into a more frequent service and preferably brought into Shropshire Council responsibility This needs to be done NOW.
11. Tourism needs a considerable boost as there has been a reduction in provision of B&Bs, restaurant/cafe etc. to facilitate people who come to walk, cycle or just wonder about and give a boost to local high street businesses.

Thank you

Response 22: I have had the opportunity to read the latest proposal for the Cleobury Mortimer Neighbourhood development plan for 120 dwellings on the Ludlow Road site. I have concluded that it is compatible with the vision for the NDP and am therefore able to support it.

Response 23: We are writing to formally submit feedback and raise concerns regarding the Neighbourhood Development Plan in Cleobury Mortimer; specifically, the current proposal whereby a single site only, referred to as the ‘Ludlow Road site’ is being considered. We would appreciate if you could please confirm your receipt of these concerns and that they, along with the attachment will be forwarded to the correct planning authorities?

1. We are aware from discussion with other Cleobury residents that this site was previously assessed, and it was deemed that it would have a negative impact from an environmental point of view. We have bats and owls (among numerous other species of birds and insects) nesting on

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



and adjoining the proposed land. Given the previous environmental concerns raised, it is of concern that this site is now being put forward as the only preferred site.

2. The land frequently floods to a severe degree (please see attached photograph "flood.jpg" as an example). Water runoff from adjacent land will only be exacerbated by development of this land. We are concerned that this has not been adequately considered as we understand that there have been no studies conducted on this land to assess its suitability despite the site being put forward as the only option.

3. Development on the land will be at a prominent elevation which will clearly overlook the existing properties and will also have a detrimental effect on sunlight reaching these properties.

4. Catherton Road cannot safely accommodate any additional traffic. The road isn't wide enough through the existing residential developments, with farm traffic and HGVs in particular needing to mount the pavement when passing. This will only be exacerbated by additional traffic. There is an existing stretch of Catherton Road with no pavement where people need to walk in the carriageway to join onto another footpath. This is already hazardous with current traffic volumes. Despite traffic lights at the end, there are regular road traffic accidents at this junction.

5. We understand that a traffic survey of the Tenbury Road junction was conducted ahead of the site being put forwards for public voting and has been voiced as the reason why that site was withdrawn. Therefore, why have no such surveys been conducted in relation to the above points prior to the Ludlow Road site being put forward?

6. We also do not understand some of the reasoning given regarding sites that have been discounted at the opposite (Mawley) end of Cleobury that had direct access to the main road. We have been advised they were discounted purely because they weren't directly adjacent to existing developments. Potentially this could be advantageous as it would present little impact to existing residents, as well as providing better road access.

Many thanks for your consideration of the above concerns.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



Picture supporting response 13

Response 24: To whom it may concern

Although we haven't lived in Cleobury long- We do feel we need to raise a couple of safety's issues reference: Neighbourhood Development Plan. We totally acknowledge and do not oppose, that new homes have to be built however, it has to be on correct location. It would be more prudent to build new homes at the beginning of the village to limit the impact on the traffic.

We feel the proposed NDP is not the correct one, due to the amount of extra traffic it would escalate coming through the village and the safety issues it may populate! The main road through to village is already congested and poorly maintained and is not in a good "state". as you may already be aware.

A new housing development needs to reduce the amount of traffic going through the village not increasing it and making it safer for everyone.

Also the propose NDP and possibly of flooding there is always water running down the Catherton Road. Which we believe that this could have detrimental effect on the new homes that are going to built, even with drainage put in.

With climate changes and that fact that there is always water running down road one can only think there could a strong possibility of flooding.

Should the development go ahead who will take ownership of the Wildlife Corridors ? These will need to be addressed to prevent overgrowth in a short length of time.

I hope you will look favourably on the concerns raised before making your final decision.

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation

Response 25: Good afternoon,

Since the first lockdown in March 2019 I have tried to exercise as much as possible but due to poor mobility I find it difficult to walk on poor sloping uneven surfaces, this means I have only been able to walk to the cemetery, walk backwards and forwards along the top path and then back home to Heath Close. As I am classed as clinically vulnerable this was my only option for almost two years.

Good walk ways and green areas included in the new building plan would be so beneficial to residents who live at the cemetery end of Cleobury Mortimer.

There are lots of people in the same situation this side of town, we cannot even walk the short distance to the Doctors Surgery because of poor, narrow pavements particularly by the Toll House, it is frightening and dangerous to walk there when the huge quarry lorries or buses etc thunder past, in a time where we are actively discouraging the use of a car for short journeys in favour of walking, the lack of a suitable wide pavement makes this impossible.

I ask that along with all the redevelopment you please consider a new decent width foot path to run from Curdale Close to the Medical Centre, a path wide enough to take a wheelchair, pushchair or mobility scooter which I and other residents, including new residents from the proposed building site by the cemetery, can use safely.

It is impossible to operate a wheelchair, pushchair or mobility scooter from Heath Close to the Medical Centre or Town Centre at present which I find extremely worrying.

Please Help.

Response 26: To whom this may concern,

We oppose the proposed planning application for the field at the rear of Lea View, Cleobury Mortimer. There are numerous reasons as to why the large scale building programme must be terminated. Firstly, the field regularly floods, the evidence can be seen in the pictures sent to the Steering Group from a resident of Lea View. In addition, Kites and Buzzards nest in the Oak Trees surrounding this field, by building the homes in this location, their habitats will be disrupted which is undoubtedly a crucial consequence. However, a clearly audacious member of the Steering Group stated that, in response to my query regarding bats and other components of our ecosystem, when it is concreted over, they won't have any grass to feed on anyway.

Furthermore, the road throughout Cleobury Mortimer High Street is already chaotic due to the high volume of traffic which is likely to be exceeding mandatory limits on people's health, evident in Directive 2008/50. Consider the Clee Hill Quarry Lorries, school coaches and tractors all contributing to this, on top of a proposed 120 new residents of which the majority will be commuting. To elaborate on the subject of school coaches, Lacon Childe School is the second most oversubscribed school in Shropshire <https://www.shropshirestar.com/news/education/2022/04/07/education-figures-reveal-pressure-on-school-places/> thus proving that it will not and can not cope with anymore pupils. Currently, we struggle to get doctor's appointments as well as the local dentist surgery being fully booked and rejecting any NHS patients, where do you expect the new residents to seek medical assistance? The lack of a police station and any type of prevention of anti-social behaviour will become problematic as well as the traffic lights situated on the A4117 leading up to the Catherton Road cause many car accidents and are also riskful for pedestrians.

With this being said, we strongly reject the Steering Group's plan and request the field to be left as open countryside to allow the wildlife to prosper. Rather than 120 houses, there is the option for a

ANNEX 12: Individual responses to NDP Site Allocation Consultation and Regulation 14 Consultation



Green Area, Nature Corridor, or a Park for the community to enjoy, the new housing estate will not offer the social opportunities that these options provide, nor will it be appreciated by the majority of residents, particularly those nearby the Catherton Road/Lea View. Having never been involved with planning like this, we are astonished to discover that a landowner can offer their land to subsequently retract it when they wish to. They are acting in their own interest which highlights the flaws within this system.

WHY IS A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) REQUIRED? The Steering Group say that without a NDP, the community and town council will have little or no influence over future housing, leisure and employment developments in the town. It seems to us that the Shropshire Council would have been more inclined to listen to the people of Cleobury Mortimer and select a more appropriate location for the housing. We have had no influence over this proposal which is what brings myself and others to this stage of writing to you. The Steering Group has steered the vote of the people away from their properties, once again showing a flaw in the system. Additionally, we discovered that there was a tabletop assessment of the crossroads at the top of the Tenbury Road where members of the Steering Group decided against the building on the Tenbury and Ludlow Road which followed with the landowner withdrawing both of these plots. roughly at the same time. Then, the residents of Lea View were informed that it is only our field that is left and if we take action to oppose this, the Steering Group threatened us that we could have 200 houses behind our homes instead of the already disastrous 120. It is understandable as to why we are infuriated with the way the Steering Group has been communicating with ourselves and others.

To think that if this proposal was brought to a direct public vote (referendum) we certainly would not have faith in our town council who consist of Steering Group members who would dominate the result and essentially undermine the voices of the people. The way in which the Steering Group has dealt with the proposal has been careless and negligent. We, the residents of Lea View, continue to live in fear, doubtful of what could happen to our peaceful and scenic neighbourhood. Therefore, the proposed housing development mustn't take place.

ANNEX 13: Gladman response to Regulation 14 Consultation



Cleobury Mortimer Neighbourhood
Development Plan

Regulation 14 Consultation

July 2022



gladman.co.uk



01260 288888

CONTENTS

1 Introduction.....2

1.1 Context.....2

2 Legal Requirements, National Policy & Guidance.....3

2.1 Legal Requirements.....3

2.2 National Planning Policy Framework3

3 Relationship to Local Plans.....5

3.1 Adopted Development Plan5

3.2 Emerging Development Plan5

4 Cleobury Mortimer Neighbourhood Plan6

4.1 Context.....6

4.2 CM4: Cleobury Mortimer development boundary.....6

4.3 CM5: Housing mix.....7

4.4 CM6: Housing Design7

4.5 CM7: Environment and biodiversity net gain.....8

5 Conclusions.....9

5.1 Summary.....9

1 INTRODUCTION

1.1 Context

- 1.1.1 These representations provide Gladman's response to the Cleobury Mortimer Neighbourhood Plan (CMNP) under Regulation 14 of the Neighbourhood Plan (General) Regulations 2012.
- 1.1.2 Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the Development Plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Local Plan and Neighbourhood Plan examinations.
- 1.1.3 Through these representations, Gladman provides an analysis of the CMNP and the policy choices promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the CMNP's suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the Planning Practice Guidance (PPG).

2 LEGAL REQUIREMENTS, NATIONAL POLICY & GUIDANCE

2.1 Legal Requirements

- 2.1.1 Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the CMNP must meet are as follows:

“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.

(d) The making of the order contributes to the achievement of sustainable development.

(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

- 2.2.2 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed

housing needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

- 2.2.3 The recent PPG updates make clear that neighbourhood plans should conform to national policy requirements and take account of the most up-to-date evidence. This is so that Cleobury Mortimer council can assist Shropshire council in delivering sustainable development and be in accordance with basic condition (d).
- 2.2.4 The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.
- 2.2.5 Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.
- 2.2.6 Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

3 RELATIONSHIP TO LOCAL PLANS

3.1 Adopted Development Plan

3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.

3.1.2 The adopted Development Plan relevant to the preparation of the CMNP and the Development Plan which the CMNP will be tested against is the Shropshire Adopted Core Strategy 2006-2026. The Plan was adopted in 2011 and is the overarching planning policy document for the Borough and forms the basis for decision making process in relation to all planning applications looking forward to 2026, or such a time as it, or elements of it are superseded. As this document predates the publication of the NPPF the degree of consistency of the policies must also be a consideration.

3.1.3 The development plan for CMNP is also supported by the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan which was adopted on 17 December 2015.

3.2 Emerging Development Plan

3.2.1 The Council have been preparing work on a new comprehensive Local Plan for the District with the draft plan submitted for examination on 3 September 2021. The plan is currently at examination with hearing sessions having commenced in July. At the time of writing there are still outstanding objections to the plan which may yet still be subject to change.

3.2.2 Whilst it is encouraging that the Parish Council have sought to align policies of the CMNP with the emerging Local Plan, progress of the examination must be followed closely as it could have a have significant impact on the policies of the CMNP. Policies of the CMNP should therefore be drafted as flexibly as possible to ensure that any potential future changes to the emerging Local Plan do not conflict with policies of the neighbourhood plan.

4 CLEOBURY MORTIMER NEIGHBOURHOOD PLAN

4.1 Context

4.1.1 This section is in response to the CMNP consultation document and its supporting evidence base.

4.2 CM4: Cleobury Mortimer development boundary

4.2.1 Policy CM4 states that the development boundary in SamDev Policy S6 and Core Strategy Policy CS3 has been extended to include 1 additional residential allocation along with a further employment allocation. Gladman consider that the above policy is onerous in its current form as it does not provide any clarity over what forms of development outside the settlement boundary would be considered acceptable. Accordingly, this approach is inconsistent with the presumption in favour of sustainable development and will likely lead to inconsistency through the decision-making process.

4.2.2 Gladman would be opposed to the use of a development boundary if these were to preclude the delivery of otherwise sustainable development opportunities from coming forward on the edge of Cleobury Mortimer. As such, the approach is contrary to the positive approach to growth as required by the Framework. The PPG is clear that all settlements can play a role in delivering sustainable development, so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

4.2.3 Gladman recommend that the above policy is modified so that it allows for a degree of flexibility. The following wording is put forward for consideration:

“When considering development proposals the Neighbourhood Plan will take a positive approach to new development reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Applications that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where they provide:

- **New homes including market and affordable housing; or**
- **Opportunities for new business facilities through new or expanded premises;**
or
- **Infrastructure to ensure the continued vitality and viability of the neighbourhood area.**

Development adjacent to the existing settlement will be supported provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”

4.3 CM5: Housing mix

4.3.1 In principle, Gladman support the general thrust of this policy which seeks to provide a mix of housing types. However, it is currently unclear how the proposed housing mix, which seeks to support a high percentage of homes for the elderly of 2-3 bed or smaller bungalows has been derived. As such, there is no robust and proportionate evidence to support this policy requirement as required by the PPG.

4.3.2 In this regard, housing mix will inevitably change over a period of time and this policy should instead seek to secure a greater degree of flexibility going forward. Gladman suggest that this issue is discussed with the Council's housing team to ensure that they align with the Council's housing mix and tenure preferences. As housing needs can change over time, there is also a real risk that this policy will become outdated as new evidence of local need comes to light and the neighbourhood plan should contain suitable measures (i.e. if up-to-date evidence is provided) so that it can respond positively to changes in circumstance which may arise over the plan period.

4.4 CM6: Housing Design

4.4.1 The above policy refers to a range of design principles which development proposals should seek to meet. While the government has shown support for development to

incorporate good design principles, Gladman would note that the Framework also states:

'To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.' 4 (NPPF – Paragraph 128)

4.4.2 Whilst Gladman recognise the importance of high-quality design, in accordance with the requirements of the Framework above, design policies should not aim to be overly prescriptive and require some flexibility in order for schemes to respond to site specifics and the character of the local area. In essence. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

4.5 CM7: Environment and biodiversity net gain

4.5.1 As submitted, this policy is more restrictive than national policy and guidance regarding biodiversity due to the establishment of the Cleobury Mortimer environmental principals which the policy states development should demonstrate conformity to. Further to the establishment of environmental principals' development can be viewed as being additionally restrictive with the requirement for major development to establish a tree planting and management of existing trees that will result in 20% tree canopy coverage of the development site 15 years after completion.

4.5.2 Gladman suggest amendments are made to the wording of the policy and supporting principles to accord with Paragraph 174 of the Framework which seeks for impacts on biodiversity to be minimised and the unnecessary duplication of policies,

5 CONCLUSIONS

5.1 Summary


- 5.1.1 Gladman welcomes the opportunity to comment on the Regulation 14 consultation. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF 2021) and the associated updates that were made to Planning Practice Guidance.
- 5.1.2 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 5.1.3 We hope you have found these representations informative and useful towards the preparation of the Cleobury Mortimer Neighbourhood Plan and Gladman welcome any future engagement with the Council to discuss the considerations within documents.

ANNEX 14: Correspondence with LPA following draft response to Reg. 14.



ANNEX 14: Correspondence with LPA following draft response to Reg. 14

Shropshire Council response to Cleobury Mortimer NDP Regulation 14 consultation

 andrea@pellegram.co.uk
To: 'Edward West'
Cc: [Redacted]
Attachments: dps1 Environment Agency.pdf (149 KB)

Mon 26/09/2022 11:59

Reply Reply All Forward

Dear Eddie

Thank you for providing a draft response to the Regulation 14 Consultation. That draft response and other responses has led me to have a number of queries that we hope can be addressed in the final response. We would be very grateful to have a full response from the relevant internal SCC consultees to the following please:

1. LPA draft comment: *J. The design and layout must allow for future development to the west and north for future sustainable growth of the town, both pedestrian and vehicular/cycle*

The suggested changes to CM1 would indicate that there will be further land allocations to the north and west of the currently proposed allocation. Since this has not been dealt with through any further identified need for additional housing nor has there been a call for sites to substantiate an assumption that this would be possible, **the LPA is asked to consider whether this wording should be modified.**

2. Community consultation responses have indicated that there is concern regarding the capacity at the local schools and at the junction of Tenbury Road and the High Street. There is also general concern that the capacity on Catherton Road is insufficient.

Can the response from Shropshire Council also please contain considered responses from the Highways Authority and the Education Authority?

3. The Environment Agency has raised concerns regarding the impact of the proposed cemetery extension on local aquifers. The letter is attached for information.

Can the Shropshire Council's drainage team (Private Water Supply team) please provide a considered response to this proposed allocation and also assist by providing necessary evidence as requested by the Environment Agency?

We look forward to receiving Shropshire Council's considered response.

Best wishes

Andrea



Andrea Pellegram Ltd.

Andrea Pellegram MRTPI

Andrea Pellegram Ltd.

Websites www.pellegram.co.uk | www.planninglocal.co.uk



ANNEX 16: Big Cleobury Survey.



ANNEX 15: Correspondence regarding deliverability of CM1



Cleobury Mortimer Neighbourhood Development Plan

Your ref:
Our ref: KK
E-mail: shulland@hallsgb.com

12 October 2022

Dear Sir/Madam

Re: Land adj to Ludlow Road and Catherton Road

I write in respect of the aforementioned land, and its inclusion into the Call for Sites to the SHLAA, and subsequent CMNDP, I write on behalf of my clients the landowners; Mr John Evans, Mr Clive Evans, Mr Robert Evans, Ms Susan Evans, Mr Steven Evans, Mrs Jayne Fletcher to confirm their support to the proposed policies of the NDP, and the deliverability of the site.

If you require anything further, please do not hesitate to contact me.

Yours faithfully

**Sarah Hlland BSc (Hons) MRICS FAAV
Director
Halls Holdings Limited**

Halls Holdings Limited, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880 E: kidderminster@hallsgb.com W: hallsgb.com

Offices at: Shrewsbury / Bishops Castle / Ellesmere / Oswestry / Welshpool / Whitchurch / **Kidderminster**

Halls Holdings Ltd, Registered Office, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR – Registered no. 06597073



Residential / Fine Art / Rural Professional / Auctions / Commercial

**Evidence:
Big
Cleobury
Survey**

ANNEX 16: Big Cleobury Survey.

ANEX 16: Big Cleobury Survey and other evidence



ANNEX 16: Big Cleobury Survey.

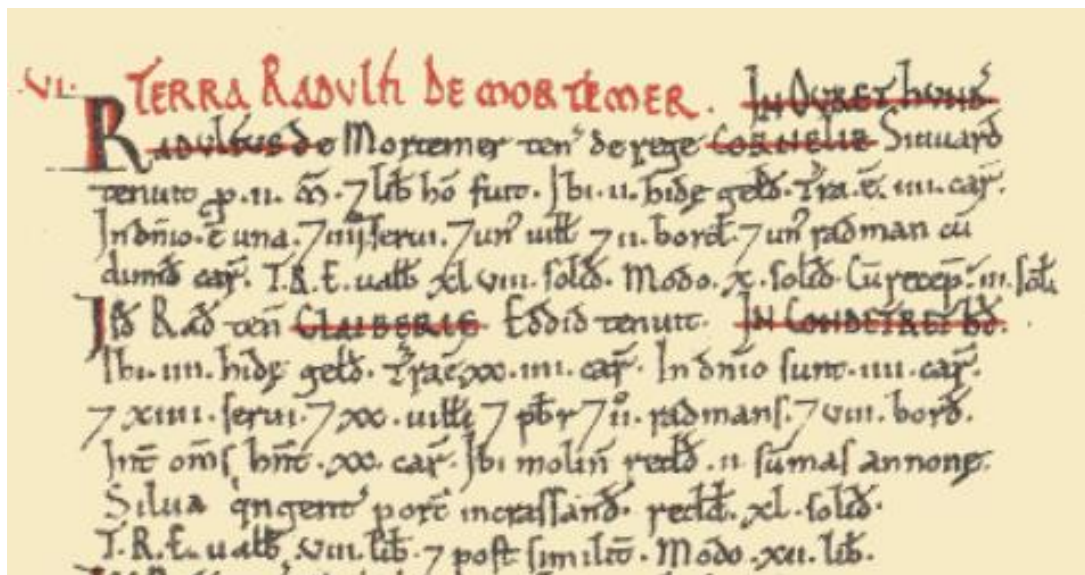
Cleobury Mortimer Market Town Profile, Winter 2017/2018, Information, Intelligence and Insight Team, Shropshire Council [Accessed on 01.06.19] Available at <https://shropshire.gov.uk/media/9801/cleobury-mortimerv2.pdf>.

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

<https://shropshire.gov.uk/media/8534/core-strategy.pdf>

Cleobury Mortimer Ward, May, 2017, Information, Intelligence and Insight Team, Shropshire Council <https://shropshire.gov.uk/media/5259/cleobury-mortimer.pdf>

The reports on which our evidence is based have inconsistent boundaries and are, therefore, provide a mixed set of data and inhibits comparability. The boundaries are referred to generally as either the town, the ward, the parish or relate to the wider Cleobury Mortimer area without specific replicable boundaries.



Source: <https://opendomesday.org/place/SO6775/cleobury-mortimer/>

A Shropshire Lad 2

“Loveliest of trees, the cherry now
Is hung with bloom along the bough,
And stands about the woodland ride
Wearing white for Eastertide.”

A. [E. Housman](#)

I Walk the valley of the Rea
I walk the valley of the Rea
And many friends I have with me
A thousand birds that make the morn,
A whispering breeze amid the corn.
Against the sky, the head of the Clee
And trees that wave their arms at me.
A gusty wind on lonely hills,
The music of little rills.
The River gurgling ‘neath the bridges
And golden gorse on windy ridges.
A lark ascending to the sun
The skies a-changing as they run.
A “rainbow like a jeweled arm”
And Moses Cadd of Delton Farm,
And when I see a starry sky
I pray that I may never die.
The sun, the Stars, The Wind, the Rain,
Gave me back my life again,
Give me these and country fairs
And I am rid of worldly cares.
Give me health and eyes to see
I’ll ask no more of Heaven.
Simon Evans – The Postman Poet

ANNEX 16: Big Cleobury Survey.



Questions in the Big Cleobury Survey of 2018

Q1 Do you currently live in Cleobury Mortimer?

Q2 If you do not currently live in Cleobury Mortimer, tick any of the following that are true for you:

Q3 My age is

Q4 The family members in my household are this old (add the number for each age group)

Q5 The category that best describes where I live is:

Q6 The building I live in is best described as:

Q7 I have this many bedrooms in my house:

Q8 My employment status is best described as:

Q9 My type of work is best described as:

Q10 The employment status of other people in my household is best described as:

Q11 My place of work (if relevant) is:

Q12 I consider my personal health to be:

Q13 My favourite thing about Cleobury Mortimer is:

Q14 My least favourite thing about Cleobury Mortimer is:

Q15 Which areas do you consider best for the development of houses? Please rank in the order of preference where 1 is your most preferred and 8 is your least preferred.

Q16 What kind of new housing do you think is a priority? Please tick your first and second priorities:

Q17 A member of my household has moved away in the last 5 years for the following reasons: (tick all that apply):

Q18 Would you like to move to another home in Cleobury Mortimer?

Q19 If you could move to another home in Cleobury Mortimer, what kind of new home would you like?

Q20 Are you on the Shropshire housing waiting list (Known as Homepoint)?

Q21 If you were to move to a new house that you owned, what could you afford to pay?

Q22 If you were to move to rented accommodation, what could you afford to pay?

Q23 How good are the opportunities for people from these age groups to get together and have fun in Cleobury Mortimer?

Q24 Which age groups most need new facilities to get together and have fun?

Q25 How often do you, or people in your household, use the following services and opportunities - answer all :

Q26 What are your priorities for protecting local facilities?

ANNEX 16: Big Cleobury Survey.



Q27 Would you support or use any of the following new services:

Q28 Please list all the local clubs and activities your household regularly uses (eg. sports clubs, pastimes, faith groups, support groups, Guides etc.):

Q29 Are there any new clubs or activities that are needed in Cleobury Mortimer?

Q30 How do you receive information about what goes on in the town?

Q31 How important are these environmental factors to you?

Q32 How do you value and use our local public footpaths? (Excluding pavements)

Q33 Do you think that some of our old/important trees need more protection?

Q34 If you think some trees need more protection, can you describe the tree (and its location):

Q35 Which sites do you consider best for employment and commercial land? (please rank in order of preference where 1 is the most preferred and 7 is the least preferred)

Q36 If you are in employment or seeking employment, tick the options you believe to be true for your household (tick all that apply)

Q37 Do you feel that any of the following types of businesses/concerns are at risk of closing and their land or premises being lost? (tick all that apply)

Q38 What types of new businesses do you think would want to locate to Cleobury Mortimer?

Q39 Should the Neighbourhood Plan allocate more than the Local Plan required two hectares of land towards economic development?

Q40 What best describes your view of the importance of tourism to the town?

Q41 What are your views on recycling and generating energy locally?

Q42 What is your household's main form of transport

Q43 Which parts of the town do you feel are unsafe for pedestrians? (tick all that apply)

Q44 Which parts of the town do you feel suffer from unacceptable levels of traffic congestion? (tick all that apply)

Q45 Do you feel that traffic calming (ie. slowing traffic down significantly) is required at any of the following locations? (tick all that apply)

Q46 How good is the current bus service to Ludlow and Kidderminster? We recognise that the current service we have is inadequate, however, your views on how it can be improved are useful. Please only answer if a member of your household has used, uses or would use the service if it was better.

Q47 If we had a good bus service, would members of your household use it?

Q48 Would you use one of the following services if they were available?

Q49 Thank You very much for taking our survey. If there is anything else you would like to tell us, please use the space below.

ANNEX 16: Big Cleobury Survey.



ANNEX 16: Big Cleobury Survey.



Groups and member so the community consulted during the Transport policy development.

Interviewed at length:

- Tenbury Transport Trust
- Bridgnorth Community Bus

Talked to / information from:

- Community Transport Association (England)
- Shropshire Community Transport Consortium
- The Friendly Bus
- Ludlow Traveller Ring & Ride scheme
- Shrewsbury Dial a Ride

Worked with / contributions from:

- Katja Jones – Cleobury Compassionate Communities
- Cath Evans – Knit & Natter/ Cleobury Compassionate Communities /Severn Hospice/Women’s Institute
- Mark Greaves – St. Mary’s Youth Project
- Steve Todd – Bus expert
- Claire Todd – Cleobury Country Centre manager
- Mandy Smith – Hospital Car Scheme
- Neil Tysall – Mens Shed
- Madge Shineton – Founder of Bridgnorth CT