

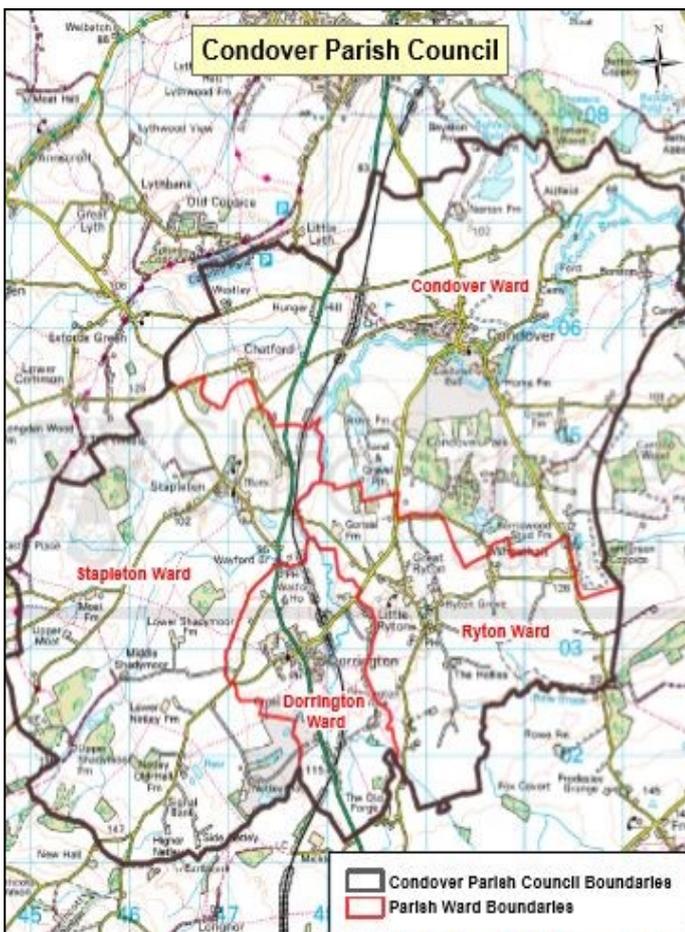
# CONDOVER PARISH NEIGHBOURHOOD PLAN

Neighbourhood Planning is a way for communities to take a proactive approach to deciding the future of the places where they live and work, and helps set out a community's vision for their area over fifteen or twenty years. Communities can use their Neighbourhood Plan to inform the future development of homes and infrastructure, economic development, environmental matters, and health and well-being.



A Neighbourhood Plan is a Planning document. Once agreed, the Neighbourhood Plan would have the same legal status as the Shropshire Council Local Plan. Decisions on planning applications would have to take the Condover Parish Neighbourhood Plan into consideration. Unlike a Parish Plan, Communities can put in place planning guidelines that will help deliver that vision or support planning permission for the development they want to see.

In March 2017, Condover Parish Council set up a Condover Parish Neighbourhood Plan Steering Group. The role of the Steering Group will be to oversee and guide the process of developing a Neighbourhood Plan covering the whole Parish area, including the villages of Condover, Stapleton, Ryton and Dorrington. There is a mix of people on the Steering Group:



- Edward Marvin (Dorrington) and initial Chair
- Richard Morris (Dorrington)
- Kate Harris (Dorrington)
- Sue Mackay (Ryton)
- Chris Machin (Ryton)
- Tony Tudor (Stapleton)
- Jean Jackson (Condover)
- Victoria Williams (Condover)

The Neighbourhood Plan development work is in its very early stages. An application has been made to Shropshire Council to designate the Parish area as the area for the Neighbourhood Plan. The main reason why the parish area has been proposed relates to the geographical proximity of the four villages and the importance of effective distribution of infrastructure between them, so that together they make up a balanced whole. Amenities and resources would be shared where possible rather than duplicated

scale and nature of development and service provision in Condover and Dorrington as these directly impact the sustainability of both these smaller villages. The Condover Parish Neighbourhood Plan will reflect the priorities and aspirations of local residents and those with business interests, while seeking to sustain the unique character of Condover Parish.

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## Neighbourhood Plans and Housing Development

In terms of new housing and development, the Neighbourhood Plan can:

- ⇒ propose more development than the Local Plan
- ⇒ identify the most suitable sites for development
- ⇒ help to determine what type and design of development should take place

The Neighbourhood Plan cannot:

- \* propose less growth than in the Local Plan
- \* prevent any development from ever taking place in an area
- \* be prepared without community input and support
- \* be in conflict with local, national or EU policies

The Parish Council role is to initiate and lead the process and work with the community to develop their proposals. The consent of local people to the final Neighbourhood Plan must be secured through a referendum before the Plan can be agreed and adopted by the local planning authority (Shropshire Council)

## Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) is a charge, introduced by the Planning Act 2008, which is applied to new developments. It is a means for local authorities to help deliver infrastructure to support development of their area. In an local area that has a Neighbourhood Plan in place, the local authority must pass 25% of the relevant CIL receipts to the parish council for that area. Areas without a Neighbourhood Plan receive 15% (capped at £100 per council tax dwelling) of the relevant CIL receipts.

## Scope of a Neighbourhood Plan

In addition to housing development, Neighbourhood Plans commonly include objectives relating to:

- ◇ Heritage and design
- ◇ Environmental matters
- ◇ Community facilities
- ◇ Jobs and the economy
- ◇ Traffic and transport
- ◇ Health and well-being

Neighbourhood Plans must have regard to and make clear links with wider Shropshire Council policies and strategic objectives, however where a policy does not exist, communities can develop their own to include in the Plan.

## Let's Work Together to Shape the Future of Condover Parish

### How Can You Get Involved?

There will be lots of opportunities to get involved with helping to develop the Condover Parish Neighbourhood Plan. The Steering Group will be organising events in the Parish to discuss ideas and gather views, and will set up a range of ways for you to feed in your thoughts. These will be advertised on the Parish Council noticeboards, on the Parish Council website and through the social network group Nextdoor (nextdoor.co.uk)

If you have queries in the meantime, please contact Brigid Carey at the Parish Council:

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condoverpc.org.uk