

# Condover Parish Council - Village Design Statement for Dorrington (May 2010 Updated Jan 2012 and July 2012)

**Introduction:** The Dorrington village design statement has been written by Condover Parish Council and representatives from the Parish Plan group in consultation with Dorrington residents. It states the area's most suitable for development in Dorrington between 2010 - 2026. Decisions for land allocation and suitable use of land comes from information from the Parish Plan (published in the Summer 2009) and from community consultation events held in April'10; Jan'12 and June'12.

**Overall:** The following needs of Dorrington have thus been clearly identified:

- A development boundary; restricting expansion of the village.
- Housing development should be small-scale and gradual with due attention to maintaining the sustainability of the community in terms of services and community activities. The number of new houses considered acceptable between 2010–2026 is limited to 30; and should be gradually introduced using a stepped approach i.e. 10 every 5 years. The Dorrington community have experienced significant housing development over the last 20 years which they wish to avoid again.
- Sheltered accommodation or small bungalows suitable for elderly residents situated close to the centre of the village, shop, doctors, church, pub and local public transport.
- Starter homes for first time buyers and/or young families.
- Development site should contain an appropriate mix of housing, thereby enabling integration of the community.
- Safe vehicle access on to the A49 from the Forge Way, Church Rd, Station Rd, and Limes Paddock. Existing properties should be considered when extending this access to any newly developed properties.
- That a safe pedestrian crossing point over the A49 is provided.
- Existing green spaces should be protected –see page 2.

**Detailed Findings:** These relate to specific development areas within Dorrington:

## **Area 1 - Land at the back of Forge Way**

This area is seen by residents to be suitable for the development of up to 16 homes offering a mix of affordable and market housing within the development boundary depicted on the attached map. Access to the site will require the development of a new road spurring off Forge Way alongside the Old Hope Edwardes Institute. An area has been included in the village design statement as potential development land for Dorrington; and the development boundary amended to reflect this.

## **Area 2 - Land on the east of the A49 adjoining Crossbrook**

This area of land went out for consultation as having the possibility to offer light commercial potential. It is clear from consultation that employment land is not a priority in Dorrington so there is a lack of evidenced need. It was noted that there are a number of units available for rent at the existing Business Park and a tendency to work from home. There were concerns about safe access on to the A49 here, especially for larger commercial traffic. Developing this site would have the effect of 'ribboning' the village – stretching it out – and therefore taking residents/workers further from the village centre. This area has been removed from the village design statement as potential development land for Dorrington.

### **Area 3 - Land on the west of the A49, behind Limes Paddock**

This area of land was seen by residents in 2010 as being suitable for mixed housing development in keeping with newer neighbouring properties. However, when the public were further consulted in January 2012 there was an overwhelming resistance to the area being developed. Dorrington residents felt that access issues prohibited a safe access onto the A49 for a higher volume of vehicles. The topography of the site does not support its development, which would have resulted in extending the current village boundary. This area has therefore been removed from the updated village design statement as potential development land for Dorrington.

### **Area 4 - Hope Edwards – the Old Village Hall**

Current planning permissions allow for the demolition of the old hall and development of the site creating 3 new homes. This is supported particularly as the now redundant Old Village Hall continues to deteriorate and detract from the village's appeal.

### **Area 5 - Land to the rear of The Old Vicarage**

At the most recent public meeting in June 2012 where a proposed mixed development of up to 15 houses was presented; this land received some public support. An area has been included in the village design statement as potential development land for Dorrington, and the development boundary amended to reflect this. However the Parish Council has reservations about this site.

### **Identified Community Infrastructure Needs:**

Residents are concerned that following any development, a financial contribution towards existing village services should be agreed in terms of Community Infrastructure Levy.

For example, towards:

- the provision of a pedestrian crossing on the A49
- improvements to safety on the A49
- the upkeep of the village hall
- developing provision for youth activities / meeting places
- ensuring a post office service is maintained
- childrens' play area maintenance costs
- managing recreation space and increasing sports provision
- re-introducing central recycling collection facilities; currently not met by Shropshire Council.

### **Green Space in Dorrington**

83% of Condover Parish Plan questionnaire respondents feel green space within our development lines should be protected. This green space needs to be accessible to all and take in to consideration other uses of existing green spaces within the Parish such as wildlife reserves, public open spaces and green corridors between settlements. This was overwhelmingly supported at subsequent consultations and should be considered when planning new developments in the village.

### **Area A - Dorrington Recreation Ground**

This area should be safeguarded as open green space for leisure and recreation use. It is vital to the whole village, and particularly those on the west side of the A49 as it is their only piece of integral green space. It is well used by the general public, school and community groups.

### **Area B - Jubilee Gardens**

This small area is in the centre of the village and holds great heritage and historical value for residents. It is a reflective area of green space to be safeguarded for all to enjoy. It contributes to the rural character of Dorrington.

### **Area C - Church Bridge Field – at the back of Station Road and Bank Drive**

This field should be safeguarded as open green space for all villagers to use for informal recreation and leisure. It is especially important for those on the east side of the village as it provides the only integral green space on that side of the A49. The area has recently been granted village green status (June 2012).

### **Area D – Churchyard and adjacent protected trees**

### **Legend to Dorrington Village Design Statement Map (Appendix A)**

The solid green line shows the new proposed amendments to the existing development boundary for Dorrington as shown in red and also shows:

1. Proposed development land at the back of Forge Way
  2. Land east of the A49 adjoining Crossbrook has been removed.
  3. Proposed development area at Limes Paddock has been removed.
  4. Existing development site Hope Edwards – the Old Village Hall.
  5. Proposed development land to the rear of The Old Vicarage.
- Green Spaces are shown as per areas A – D above.

*As confirmed by Condover Parish Council at the Planning Committee meeting on 12-7-2012 and submitted as part of Shropshire Council's SAMDev Consultation response.*

*Cllr M Bradbury...Chairman of the Planning Committee*

*Date.....12/7/2012.....*