

**CONDOVER PARISH NEIGHBOURHOOD PARISH  
PLAN SURVEY  
FINDINGS**



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**NOVEMBER 2018**

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## **1. Introduction**

**1.1** During the Autumn of 2018, Condover Parish Council took the decision to undertake a consultation exercise with the residents of Condover, Ryton, Dorrington and Stapleton. The purpose being to support the development of a Neighbourhood Plan and to ensure the community's views were incorporated. The consultation period ended on October 15<sup>th</sup> 2018.

**1.2** A questionnaire was designed which included the following areas for consideration:

- What are the best things about living in Condover Parish?
- What needs improving in the Parish?
- Use of Parish Amenities
- Traffic and Transport
- Leisure and Facilities
- Heritage and Natural Environment
- Housing

Responses were based on a range of scoring approaches.

**1.3** RHCS was appointed in October 2018 to analyse the responses received. This report provides that analysis.

**1.4** We understand a decision was taken to ask residents to complete questionnaires as a family unit, hence no additional demographic information was sought in terms of gender/age/ethnicity etc.

**1.5** The design of the questionnaire allowed contributors to make comments; this has resulted in some 17 pages of comments which have been fully transcribed and form a separate appendix to the report.

We have, wherever possible, presented common themes which are apparent from comments made, within the village sections of this Report, to aid understanding of respondent views.

However, we assume, Condover Parish Council will read in detail all comments made to inform development of the Neighbourhood Plan.

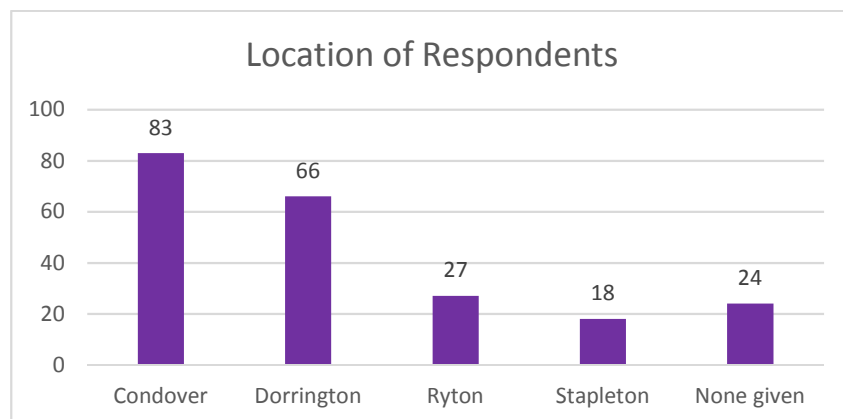
NB: questionnaires 208:218 received following submission of draft reports. Graphs have been amended, comments added to the Appendix at page 50

## 2. Overview of Total Parish Responses

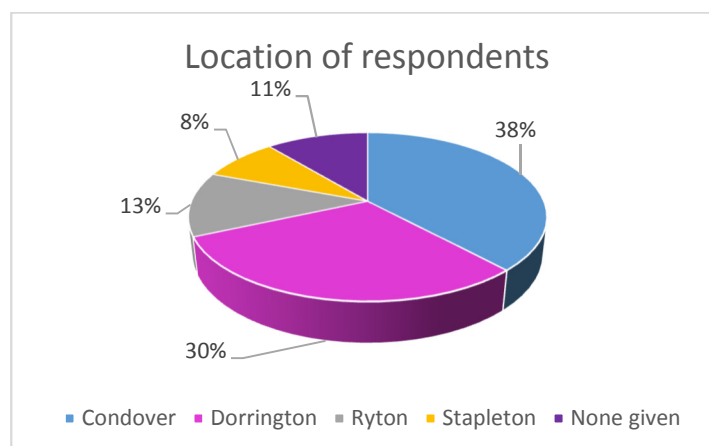
### 2.1 Summary

A total of 218 responses were received from residents of the Parish. Many questionnaires were filled in thoroughly, with all relevant sections being answered, others comprised some gaps in information. The following analysis aims to give an accurate picture of the consultation, with some small assumptions made where possible regarding incomplete or inconsistent answers made.

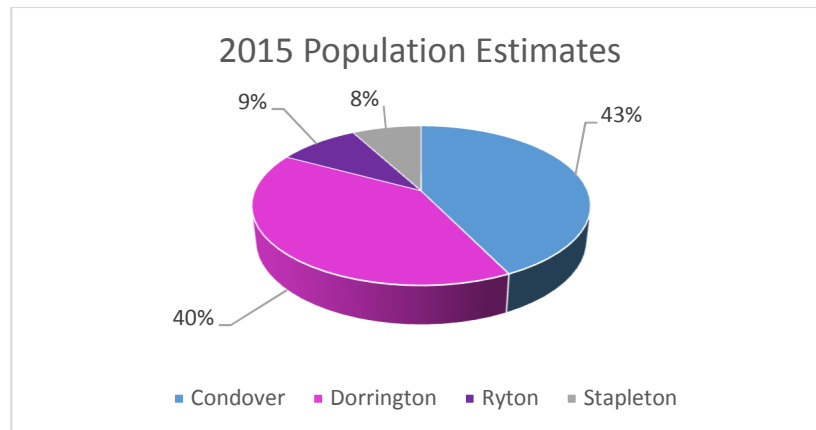
2.1.1 The breakdown of these responses, in terms of village within the Parish, is as follows:



In terms of percentages of responses, the following pie chart shows the split:



2.1.2 As can be seen, the vast majority of responses came from Condover and Dorrington. This replicates the population split in the parish: according to the 2011 census, there were 1,957 people living in 857 dwellings. However, more recent population estimates from 2015 show the following percentages split between the 4 settlements:

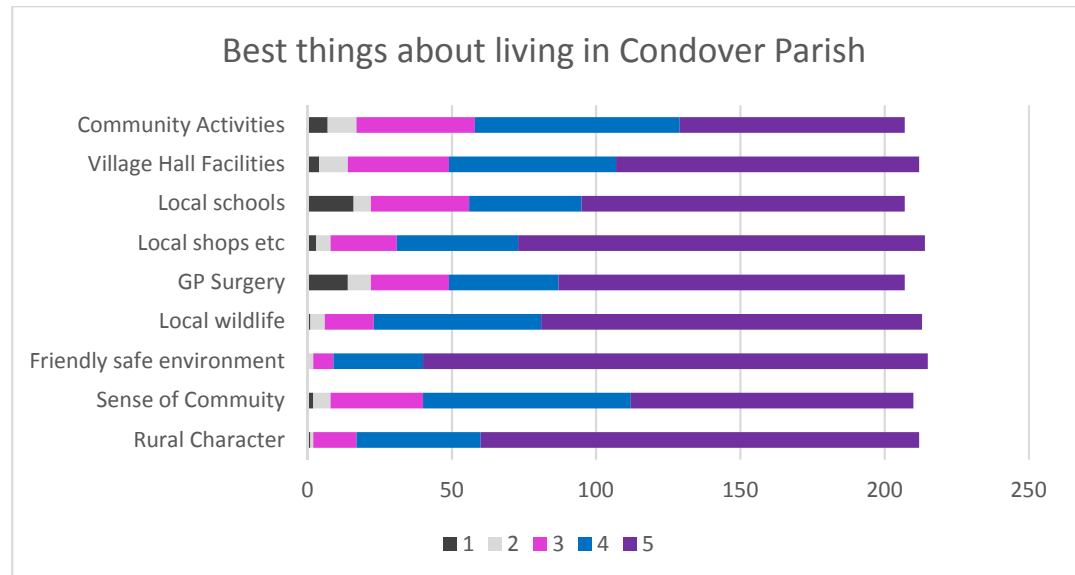


As can be seen, the proportionate responses received are therefore closely representative of the population split.

2.2 The first question asked: ***What do you think are the best things about living in Condover?*** with the following options to score in a range 1-5 where 5 is very important:

- a. The rural character of the Parish
- b. The sense of community
- c. A friendly safe environment
- d. Local wildlife and habitats
- e. Having a GP surgery
- f. The local shops, post office, pub and/or restaurant
- g. The local schools
- h. Village Hall facilities
- i. community activities
- j. Something else – these are shown below and in Appendix 1?

The following graph shows the results. To read the graph, the answers are colour coded per classification of importance and the number of responses is shown on the bottom axis:



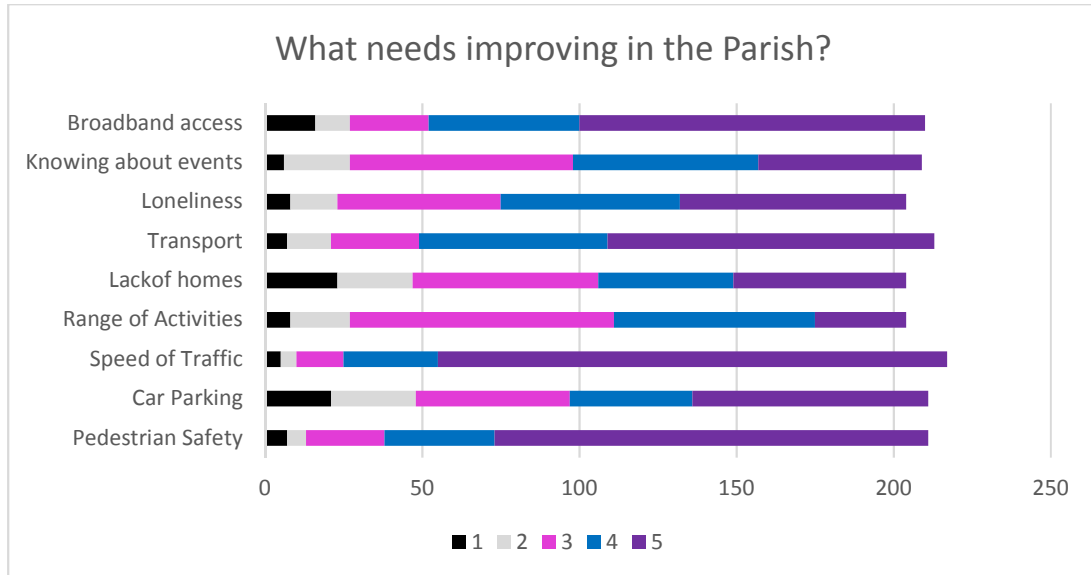
As can be seen, the most important thing is having a friendly and safe environment, closely followed by the rural character of the Parish, but in all categories except community activities, all aspects feature as very important. A significant proportion also classes these as a 4. Here were very few 1 or 2 (not important) scores, but GP surgery and schools factored in these scores: this may be reflective of the age range of respondents and the location in terms of availability of GP surgeries.

### 2.3 ***What needs improving in the Parish?***

The choices here were:

- a. Pedestrian safety
- b. Car parking
- c. Speed of traffic
- d. The range of activities available
- e. Lack of hoes for local people
- f. Transport for people without a car
- g. People can feel lonely and isolated
- h. Being able to find out about events
- i. Access to broadband
- j. Something else – these are shown in Appendix 1

The following graph again shows the spread of responses:



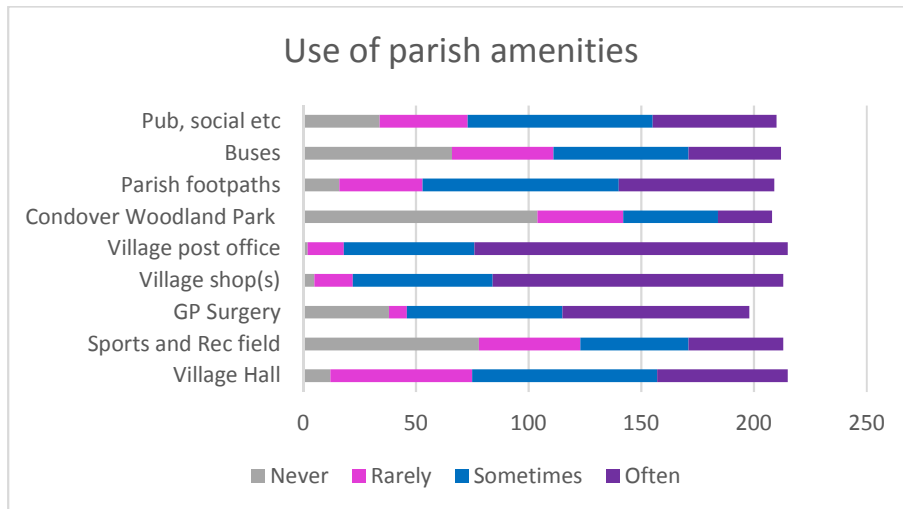
This graph highlights that the issue in most need of improvement is clearly the speed of traffic, closely followed by pedestrian safety – both are obviously inextricably linked. Broadband access is also a significant area of concern. Conversely, the range of activities and knowing about events are the areas of least importance.

#### 2.4 ***Do you use Parish amenities?***

Amenities highlighted for this question included:

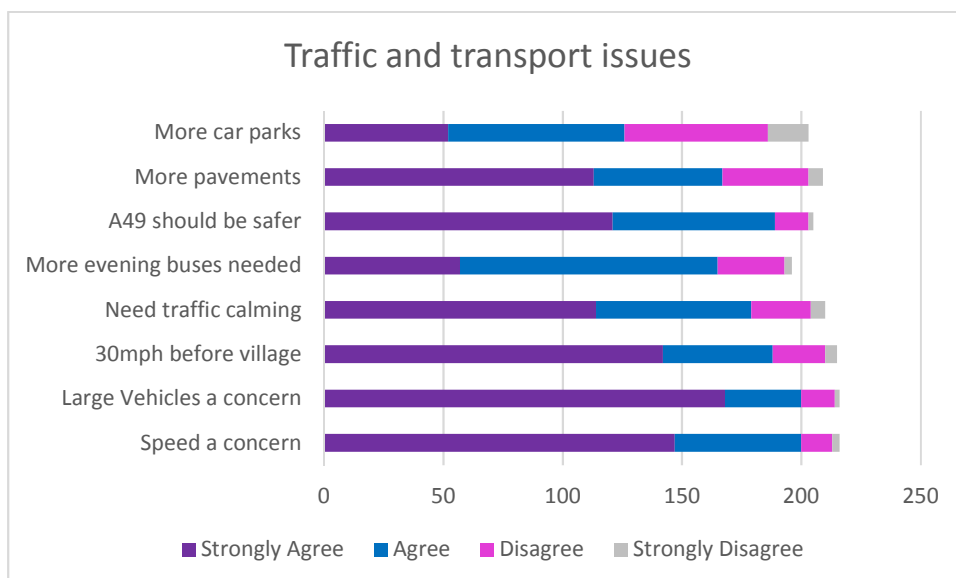
- a. Village Hall
- b. Village sports and recreation fields
- c. GP Surgery
- d. Village Shop(s)
- e. Village Post Office
- f. Condover Woodland Park
- g. Parish footpaths
- h. Buses
- i. Pub, social clubs, restaurants

In this question, respondents were asked to comment: never, rarely, sometimes or often:



The responses here show how much used are the village shop and post office and how comparatively little used is the Condover Woodland Park – however, this overall score should be viewed with caution, and the direct results for Condover (section xxx) show a different story, as might be expected.

2.5 **Thinking about traffic and transport where you live and across the Parish**, please respond to the following questions – responses were categorised into strongly agree, agree, disagree or strongly disagree.



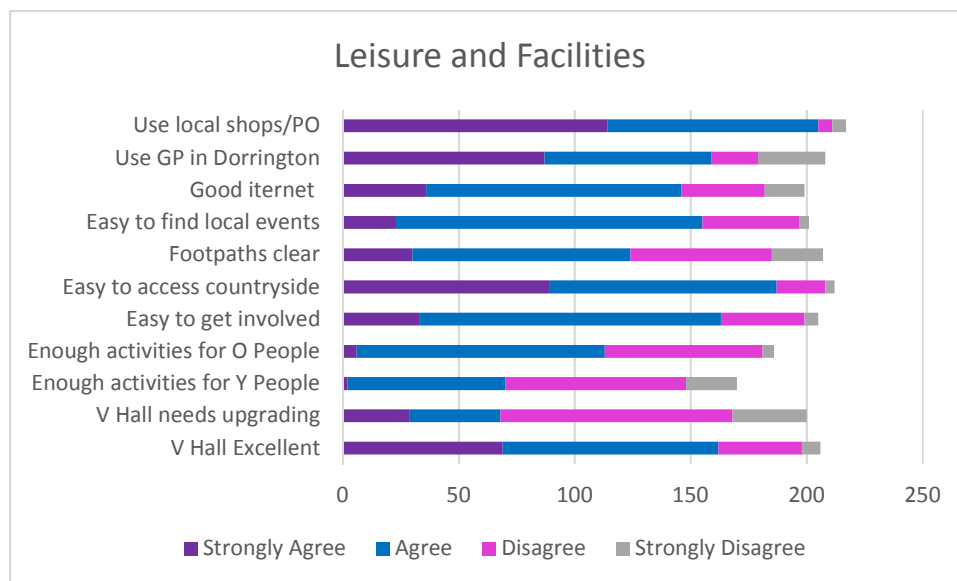
This is clearly a very emotive area, with strong views about traffic issues – this is backed up by the large number of comments made.



2.6 Thinking about leisure and facilities where you live and across the Parish, please respond to the following questions – responses were again categorised into strongly agree, agree, disagree or strongly disagree.

Categories were:

- a. My village hall has excellent facilities
- b. My village hall needs upgrading
- c. There are enough activities for young people in the Parish
- d. There are enough activities for old people in the Parish
- e. It's easy for me to get involved with village life
- f. It is easy to access the countryside
- g. Footpaths are clear and easy to use
- h. It is easy to find out about local events
- i. I have good internet access
- j. I use the GP surgery in Dorrington
- k. I use local shops and post offices

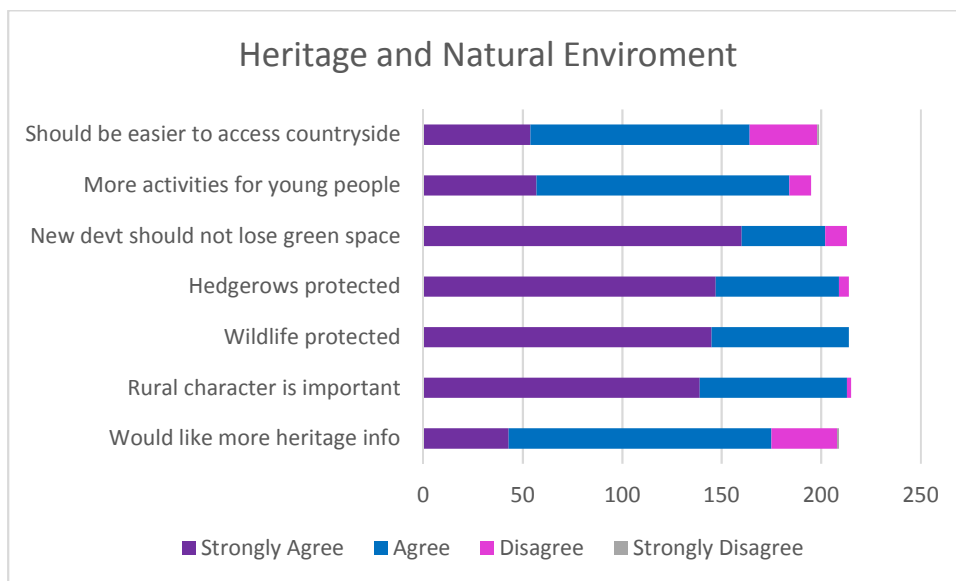


Using the local shops/post office and easy access to the countryside received the most strongly agree/agree scored, whilst village hall needing upgrading and activities for young people were the two with most disagree/strongly disagree.

2.7 Thinking about heritage and the natural environment where you live and across the Parish, please respond to the following statements – responses were again categorised into strongly agree, agree, disagree or strongly disagree.

Categories were:

- a. I would like to see more heritage information around the Parish
- b. The rural character of village is important
- c. Local wildlife should be protected and encouraged
- d. Hedgerows should be protected from damage and/or removal
- e. New development should not result in overall loss of public green space
- f. There should be more activities to help young people enjoy and understand local heritage and countryside
- g. It should be easier for people to access the countryside



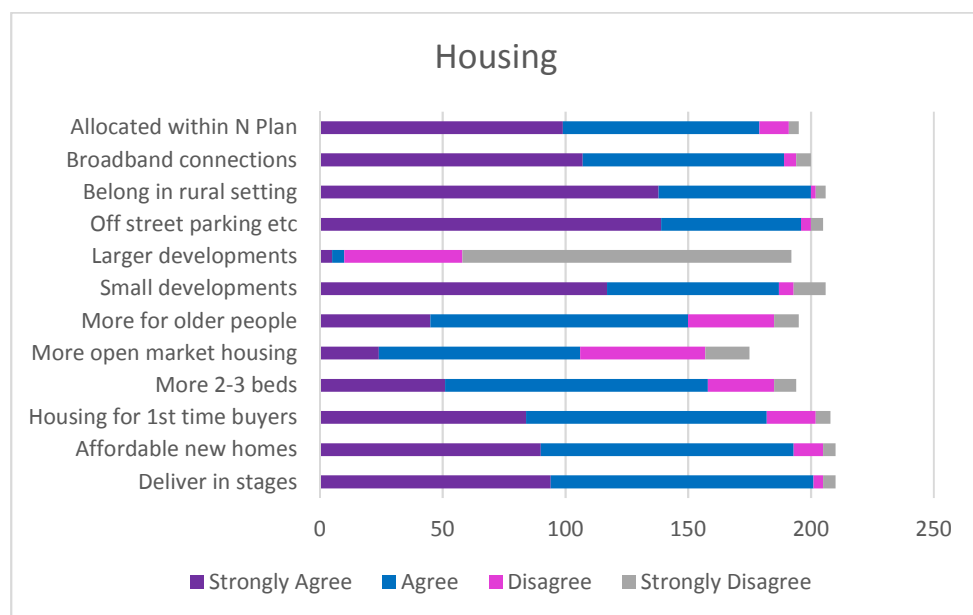
As can be seen, there were very few people who disagreed with any of these statements and only two strongly disagrees across the board – one for more heritage information and one for easy access to the countryside. It is clear that the beneficial aspects of living in a rural village are very important to the residents – as would be expected – this is also confirmed when the housing section was completed – as can be seen below in section 2.8.

- 2.8 Housing – your views on housing development in the Parish. Thinking about housing where you live and the Parish as a whole please respond to the following statements – responses were again categorised into strongly agree, agree, disagree or strongly disagree.

Categories were:

- a. Housing should be delivered in stages over the life of the Neighbourhood Plan
- b. New homes should be affordable for local people
- c. There should be housing for first tie buyers
- d. There should be more 2-3 bed houses

- e. There should be more open market housing
- f. There should be more housing suitable for older people
- g. Developments should be small – 10-20 homes
- h. Development should be large- 20+ homes
- i. New housing should have off street parking and safe walking routes to schools, shops and facilities
- j. New home should be designed to look as if they belong in a rural setting
- k. New homes should have broadband connections
- l. Sites for new housing should be allocated in the Neighbourhood plan.



The responses here were mostly consistent with people strongly agreeing or agreeing with all but one statement: that about larger developments – which are definitely considered unacceptable with only 4 strongly agreeing and 4 agreeing.

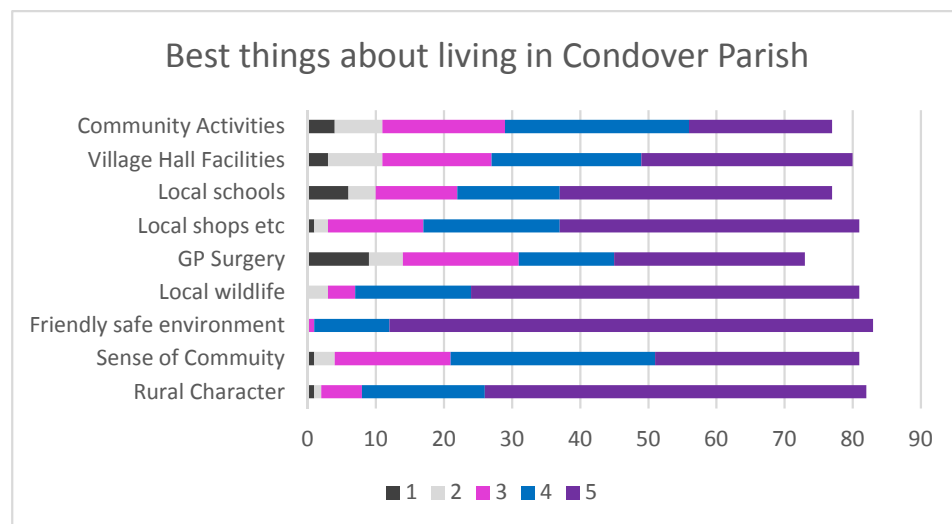
### 3. Responses from Condover

#### 3.1 Summary

A total of 83 responses were received from residents of Condover, representing 38% of all responses.

The following graphs replicate those in section 2 above.

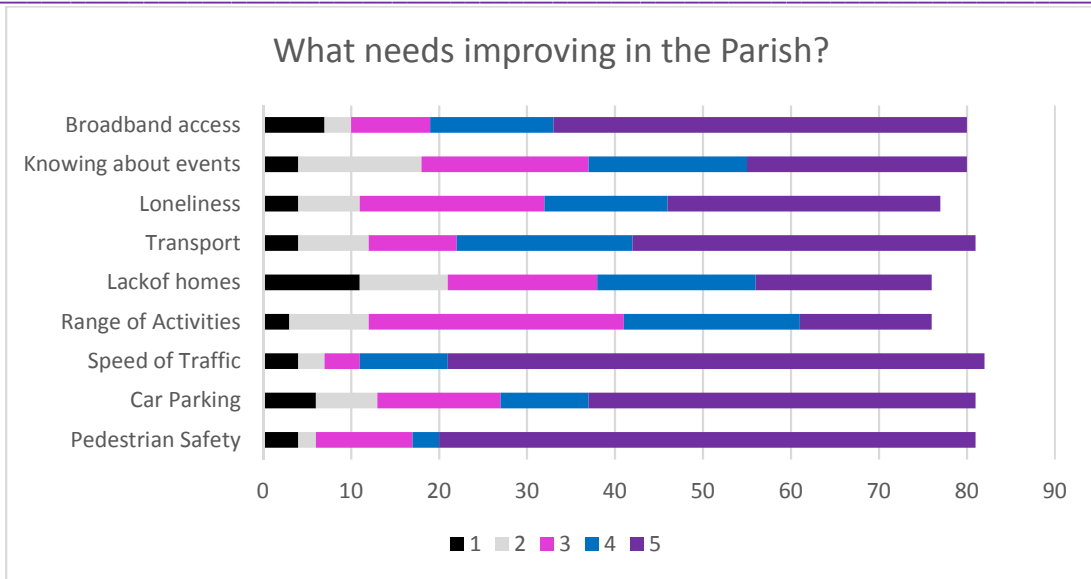
The first question asked: ***What do you think are the best things about living in Condover?*** with the following options to score in a range 1-5 where 5 is very important:



As can be seen, the most important thing is having a friendly and safe environment, closely followed by local wildlife and the rural character of the Parish. Here were very few 1 or 2 (not important) scores, but GP surgery and schools factored in these scores. These results replicate those found across the Parish as a whole.

#### 3.2 ***What needs improving in the Parish?***

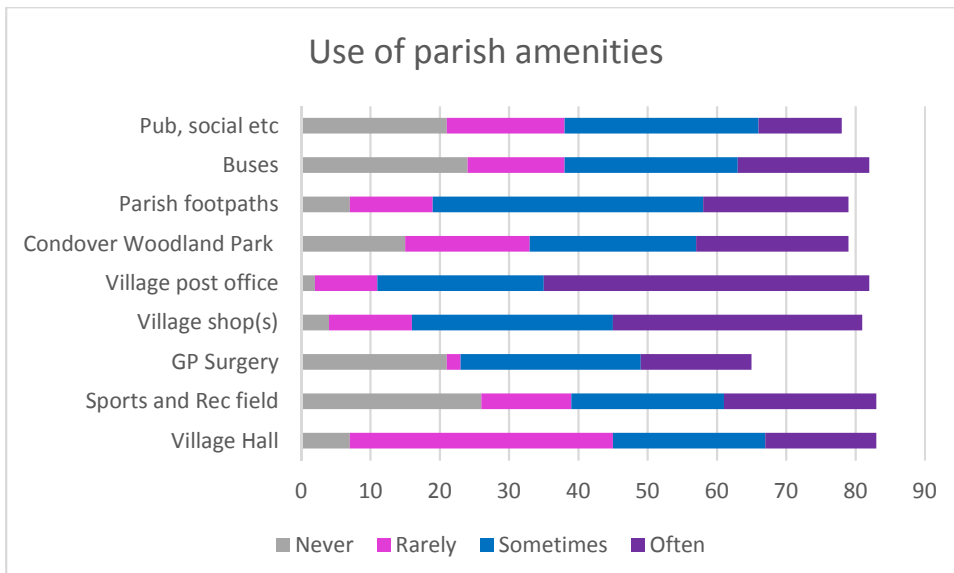
The following graph again shows the spread of responses. As can be seen, speed of traffic was again the main concern, but also pedestrian safety – this latter being slightly more of a concern than in the overall responses:



There was more of a proportion of responses that did not consider lack of new homes an issue. Again, the range of activities and knowing about events are the areas of least importance.

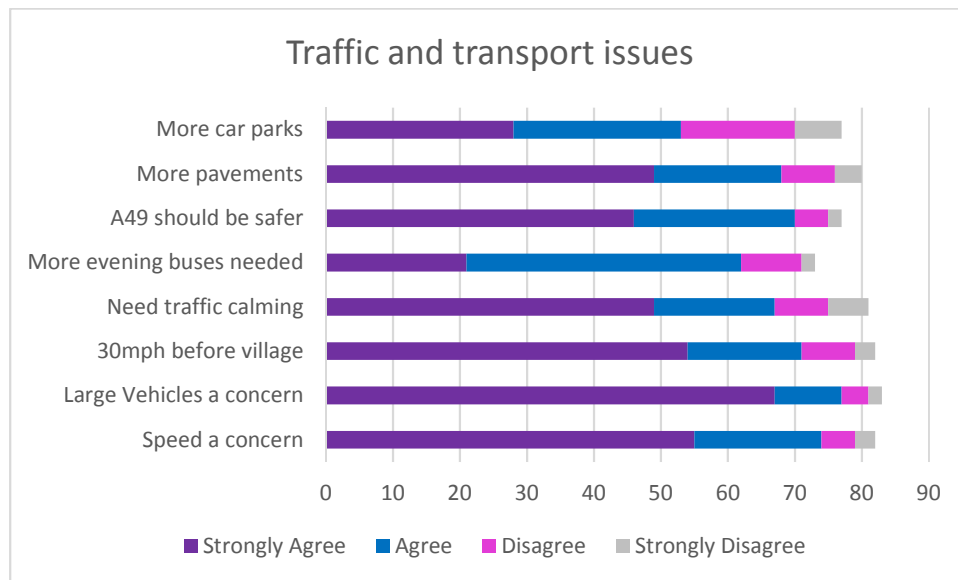
### 3.3 ***Do you use Parish amenities?***

In this question, respondents were asked to comment: never, rarely, sometimes or often:



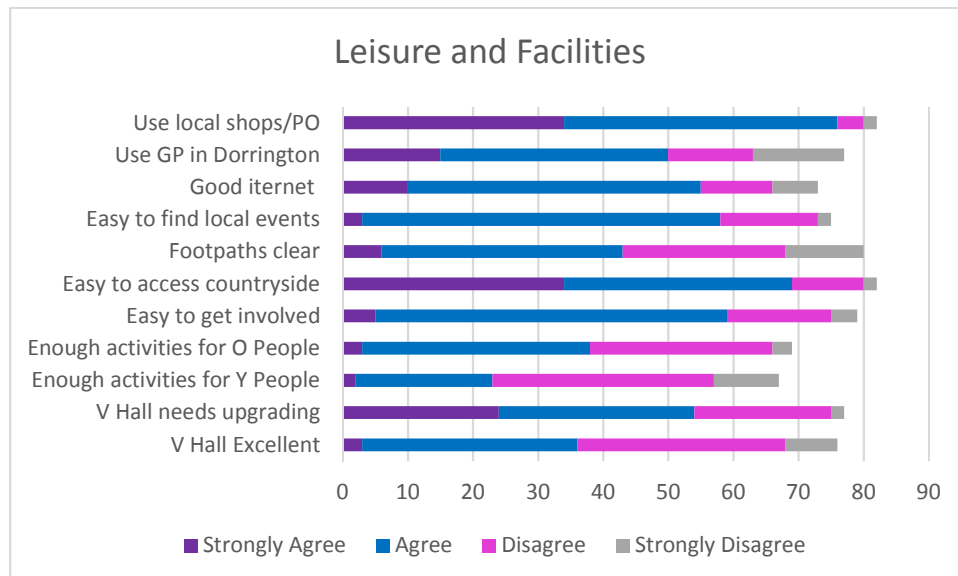
The post office featured most highly here again, closely followed by the village shop. Pubs, buses and the recreational field were those used least.

**3.4 Thinking about traffic and transport where you live and across the Parish.**



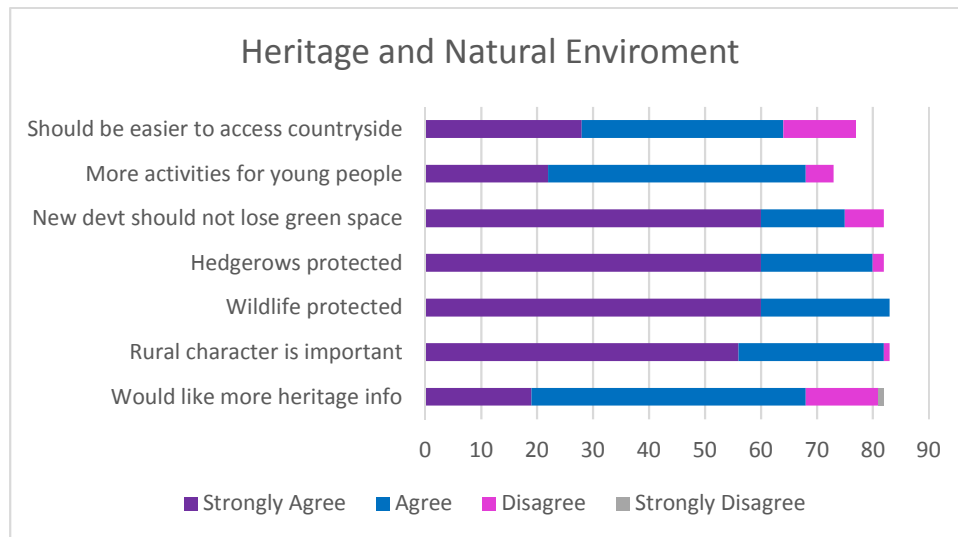
This replicates the overall position and is clearly a very emotive area, with strong views about traffic issues – this is backed up by the large number of comments made.

**3.5 Thinking about leisure and facilities where you live and across the Parish.**



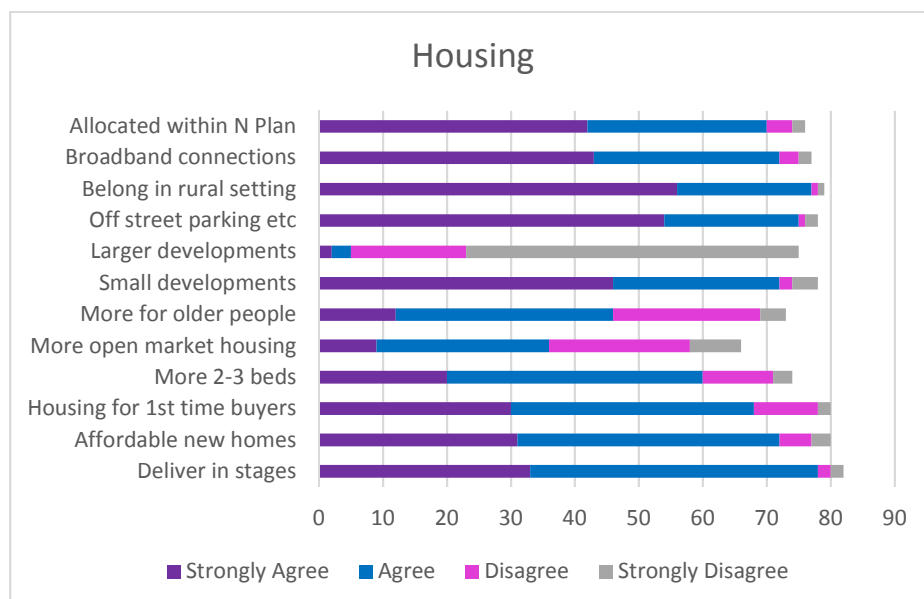
Here again, much similarity to the overall picture, except that there was a clear differentiation in Condover about the village hall: here more people feel it is in need of upgrading. There is also a view that the footpaths are in more need of improving.

### 3.6 **Thinking about heritage and the natural environment**



As can be seen, there were very few people who disagreed with any of these statements and only one strongly disagree – would not like more heritage information. It is clear that, as the parish as a whole, the beneficial aspects of living in a rural village are very important to the residents. However, more people in Condover feel that it should be easier to access the countryside.

### 3.7 **Housing – your views on housing development in the Parish.**



The responses here were consistent with the overall parish view with people strongly agreeing or agreeing with all but one statement: that about larger developments – which are definitely considered unacceptable with only 2 strongly agreeing and 3 agreeing.

### 3.8 Synopsis of anecdotal comments – for full comments see Appendix 1

#### Appearance/Environment/Amenities

Lack of local shop for basic foodstuffs – helpful to aging population – poor bus services. Too few community events compared to other villages; sense of community is lacking, request for map of local footpaths. One person said excellent sporting facilities. Pavements/pathways poorly maintained/enforce by laws re overhanging hedges. Children wanted a BMX track. Access to countryside needs improving. Request for police presence. Flooding becoming more of an issue in the village. One request for new social club.

Some mention of noise from JCA (Condover Hall) which is a nuisance: more events at the Hall using the grounds would be good.

Some people said internet access is poor and mobile signal poor – on outskirts rather than in village.

#### Traffic concerns/Roads, particularly A49

Many comments on parking by Condover School and the difficulties caused (parking and double parking); pleas for a school car park/lower speed limit. Ban HGV/LGV/heavy tractors from driving through village; safety concerns. One suggestion for parents to walk to school. However one contributor said their family had moved to Condover hoping to walk their children to school but given safety concerns, they now drive the 400m to school. 20 mph requested rather than speed bumps due to resultant noise pollution: zebra crossing also thought to be a good idea.

#### Housing

Unoccupied properties should be used, infill or brownfield sites only. Village needs to stay same size, carefully controlled housing only, new build must have adequate parking and the developer be required to ensure infrastructure is adequate. Local young people should be able to buy in Condover: rental properties “ridiculously expensive”

One comment about “value loaded questions”.



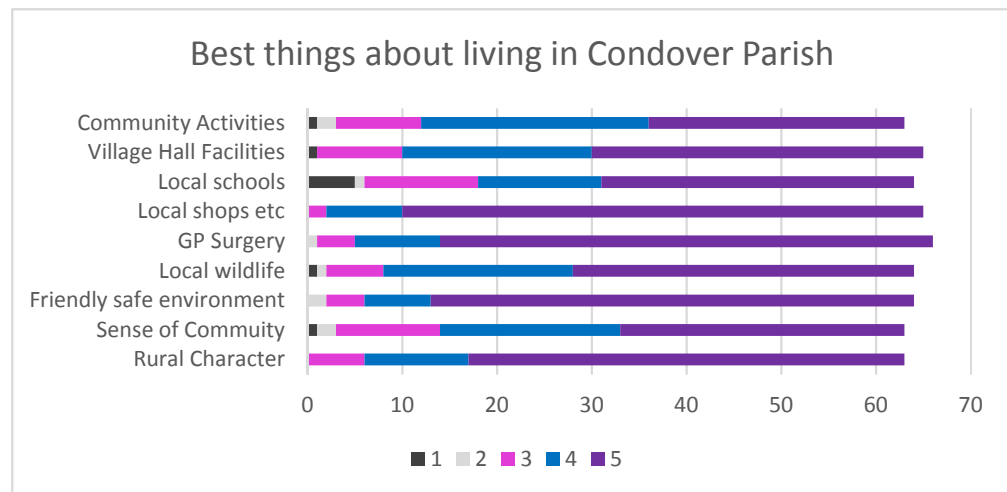
## 4. Responses from Dorrington

### 4.1 Summary

A total of 66 responses were received from residents of Dorrington, representing 32% of all responses.

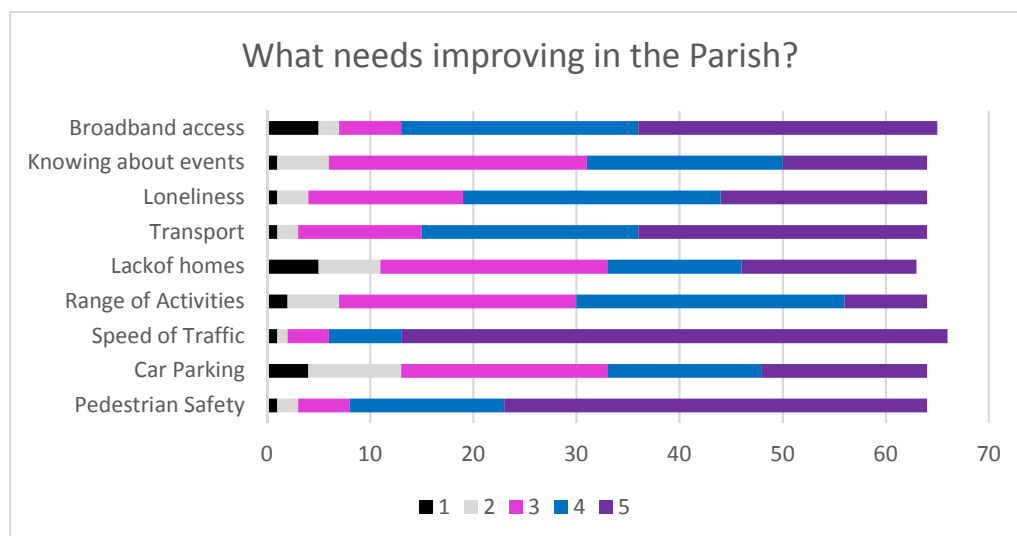
The first question asked: ***What do you think are the best things about living in Condover Parish?***

The following graph shows the results which replicate the overall Parish view except that the GP surgery is appreciated more:

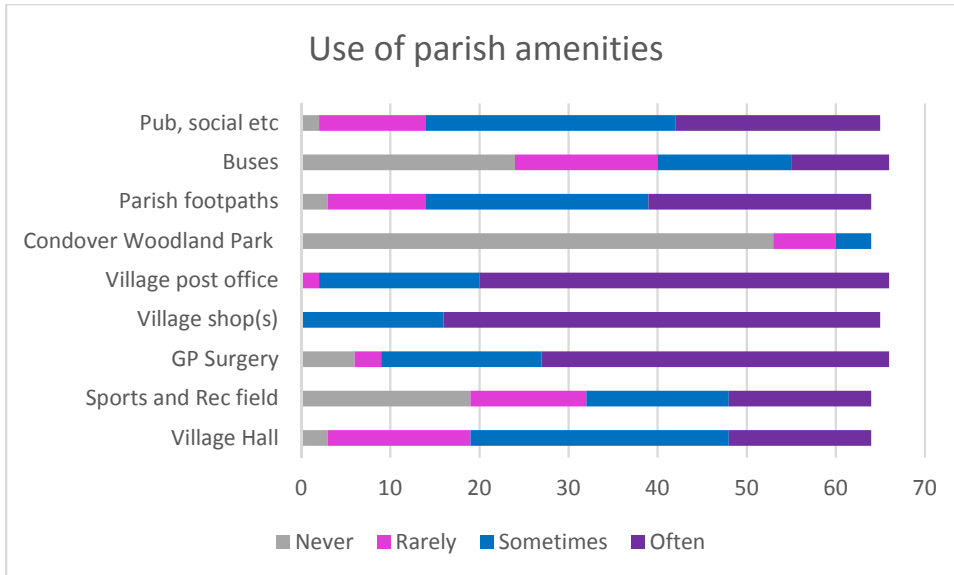


### 4.2 ***What needs improving in the Parish?***

The following graph again shows the spread of responses, which again replicate the overall parish:

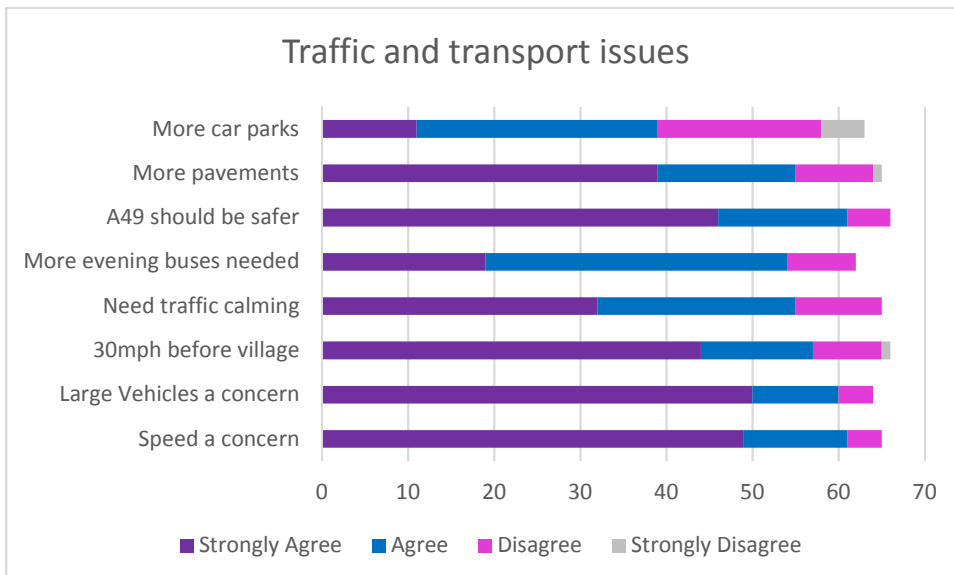


**4.3 Do you use Parish amenities?**



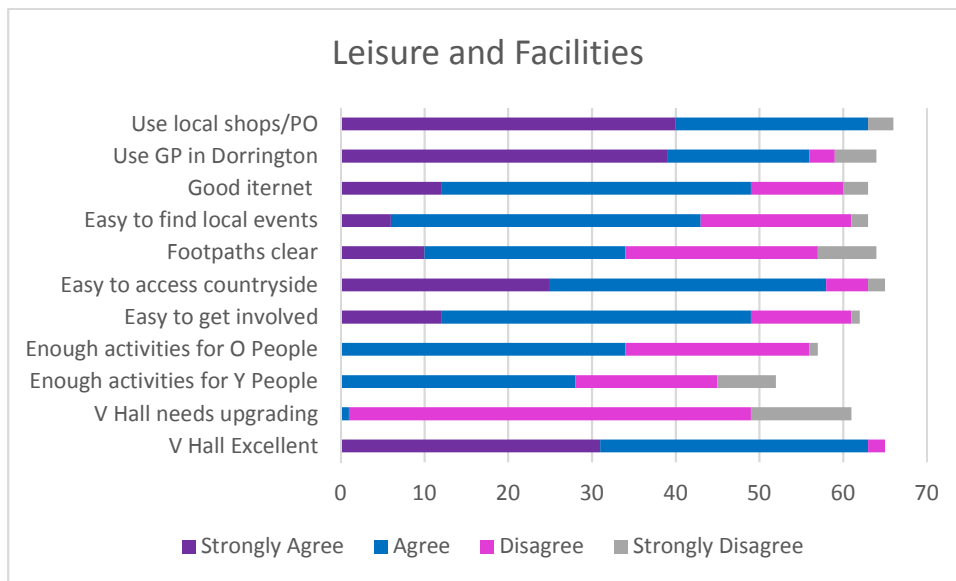
Differences here include Condover Woodland Park and the Pub/Social, which are less utilised than within the Parish as a whole. The village shop is used more.

**4.4 Thinking about traffic and transport where you live and across the Parish,**



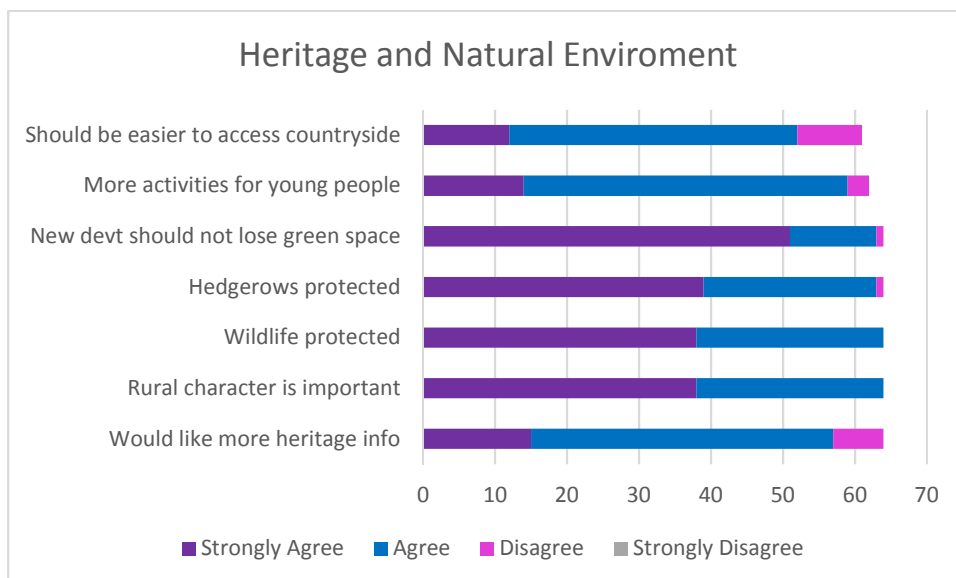
This graph again shows similarities with the parish as a whole in terms of areas of concern.

**4.5 Thinking about leisure and facilities where you live and across the Parish.**



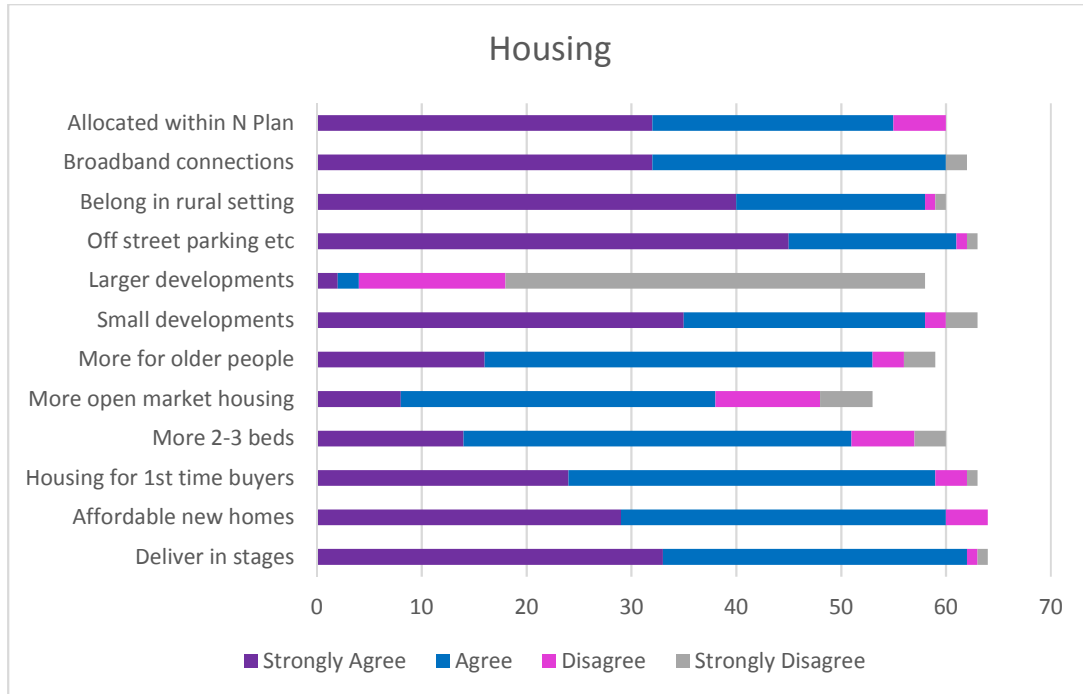
The main difference in Dorrington here, is that the village hall is thought to be excellent and not in need of upgrading – clearly it is considered to be in good condition. In addition, people tend to use the GP more – this may well be due to its location in Dorrington.

**4.6 Thinking about heritage and the natural environment where you live and across the Parish.**



As can be seen, there is very little difference here compared to the overall Parish.

#### 4.7 Housing – your views on housing development in the Parish.



Whilst the majority of these categories align with the wider Parish, activities for older people slightly lags behind, suggesting more think more are needed, and regarding delivering housing in stages, Dorrington respondents felt slightly more strongly about this being the case.

#### 4.8 Synopsis of anecdotal comments – for full comments see Appendix 1

##### Appearance/Environment/Amenities

Some pathways overgrown, untidy and unpassable: farmers plough up paths and do not welcome walkers. Pavements need improving/better street lighting. Only one bus in the evening. Request to move notice board to telephone box. Request for train station. Directions to Condover Woodland Park sought. Village playing field well used. Suggestions for cricket team and allotments to improve community life

##### Roads, particularly A49

Many comments on the speed and type of large vehicles using the road; junctions are already overloaded. Request for a bypass or roundabouts to improve safety situation.

A few comments about local traffic issues, parking by shops/schools/Forge Way where it joins A49.

Request for fixed speed camera to enforce 30 mph

### Housing

Some very strong opinions that Dorrington cannot accommodate any further new build (it has had several recently): any new build must have infrastructure expansion – doctors/schools/amenities etc. and sufficient parking for cars. Also solar panels mentioned as a prerequisite. Forge Way development quoted as an example of a “bad” development.

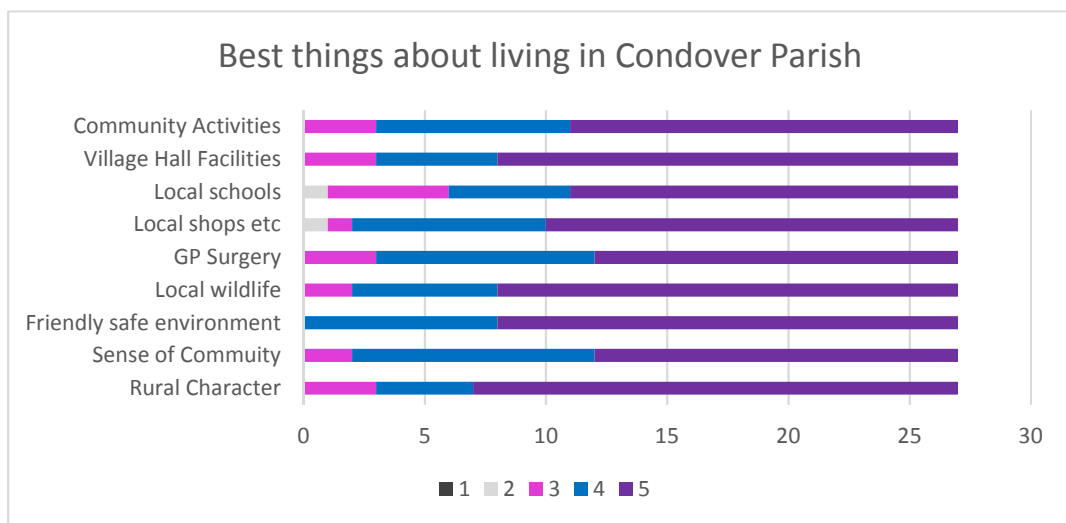
NB suggestion of a full meeting with all 4 parishes attending, where responses are discussed.

## 5. Responses from Ryton

### 5.1 Summary

A total of 27 responses were received from residents of Ryton, representing 13% of all responses.

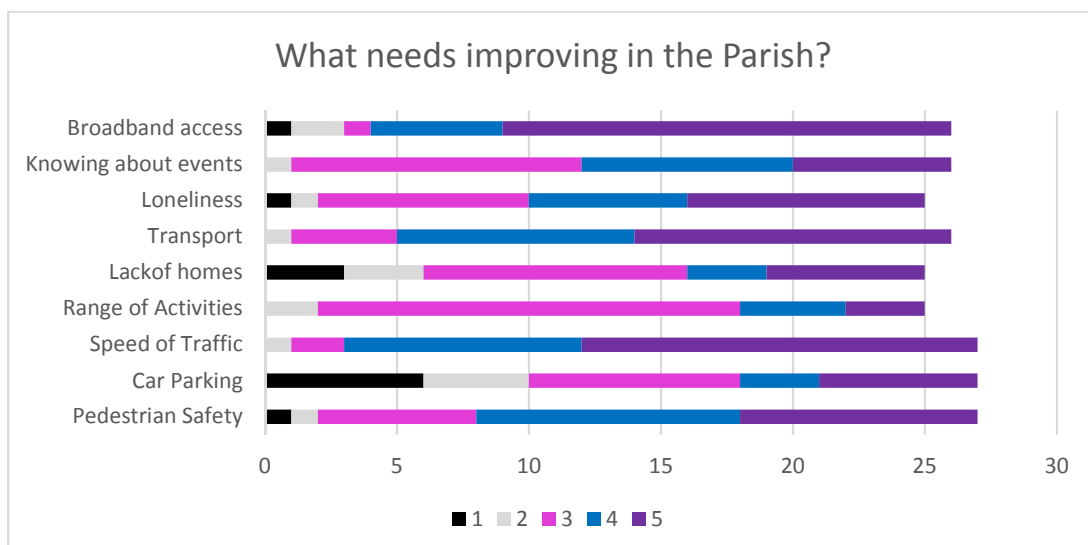
The first question asked: ***What do you think are the best things about living in Condover?*** The following graph shows the results.



As can be seen, the most important thing is the rural character of the village – slightly different to the overall Parish view; the second best thing is the friendly safe environment. Local schools and the GP also feature as better than overall.

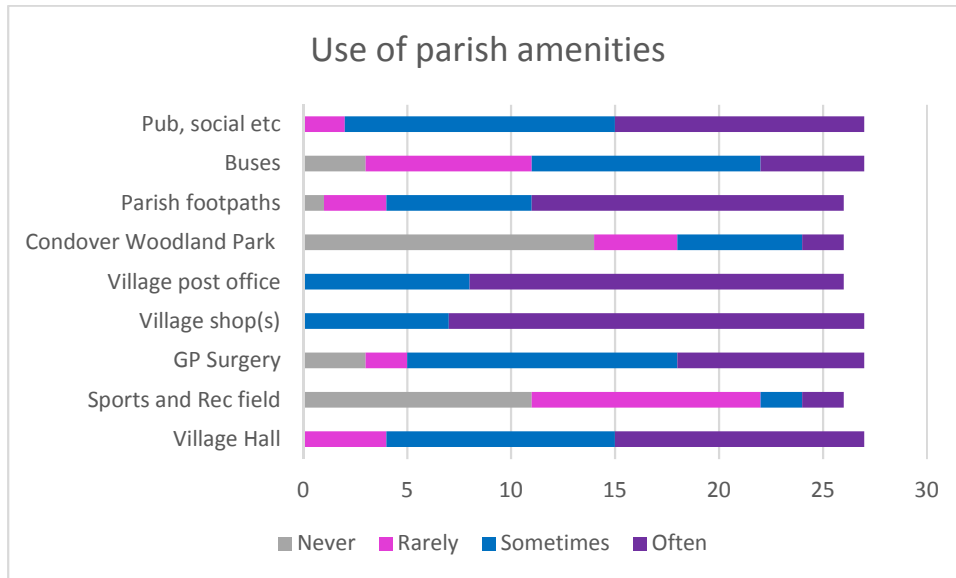
### 5.2 What needs improving in the Parish?

The following graph again shows the spread of responses:



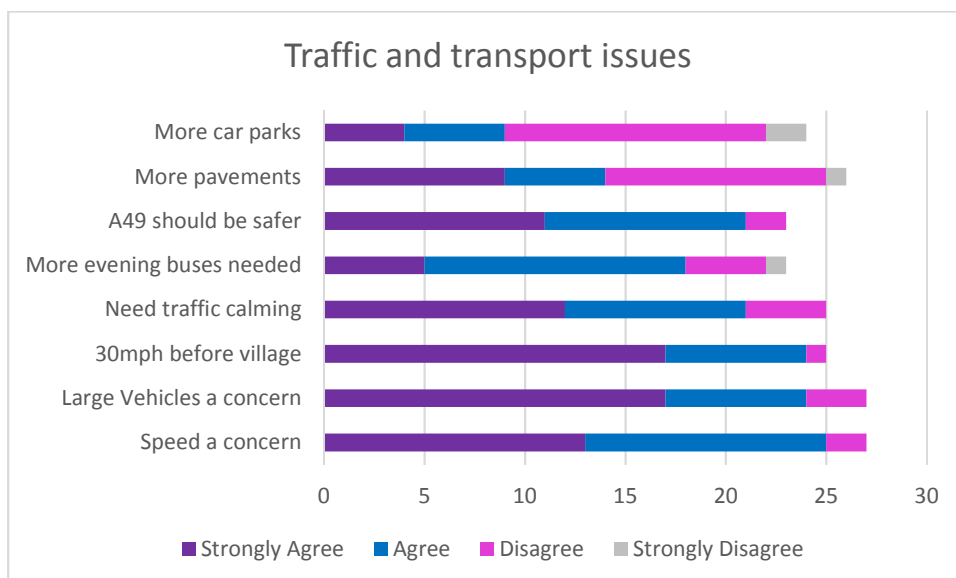
In Ryton, it is clear that car parking is not so much of an issue as elsewhere in the Parish, also the broad band access does not seem to be such a problem. The rest are not dissimilar to the Parish as a whole.

### 5.3 *Do you use Parish amenities?*



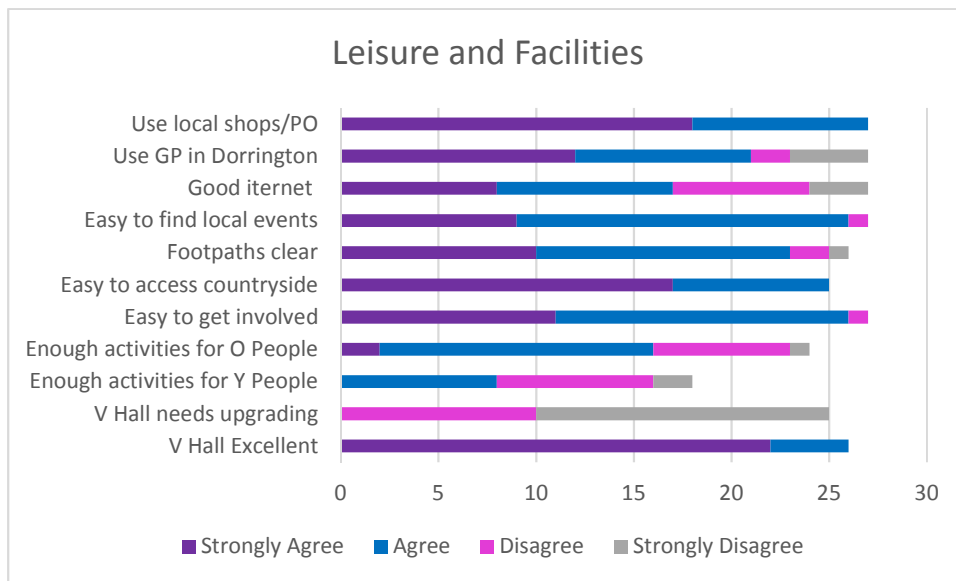
The village post office and shop are used sometimes or often by everyone in Ryton, unlike some of the other villages in the Parish. Buses are not used as much and the GP surgery more.

### 5.4 *Thinking about traffic and transport where you live and across the Parish,*



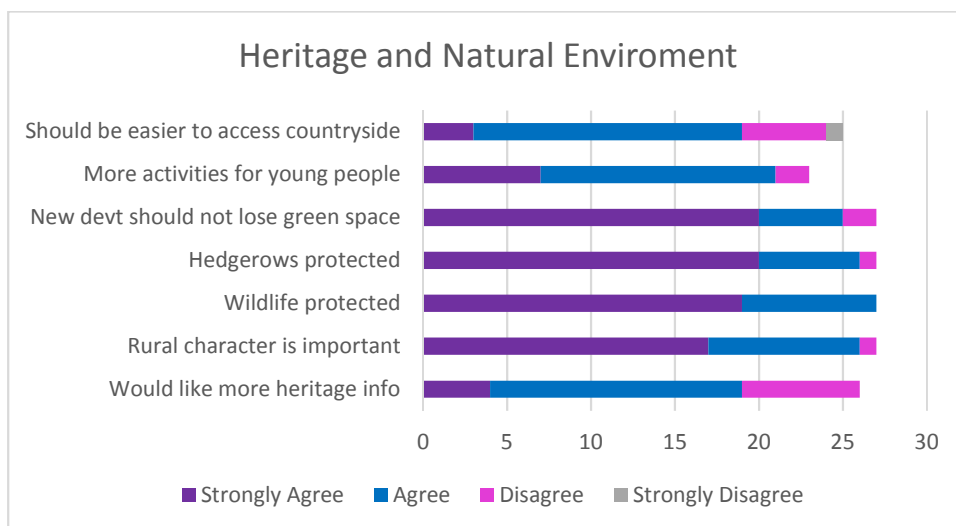
Whilst in many of these categories, the results replicate the Parish overall, some differences emerge, such as: less need for more car parks but a greater need for more pavements.

**5.5 Thinking about leisure and facilities** where you live and across the Parish,



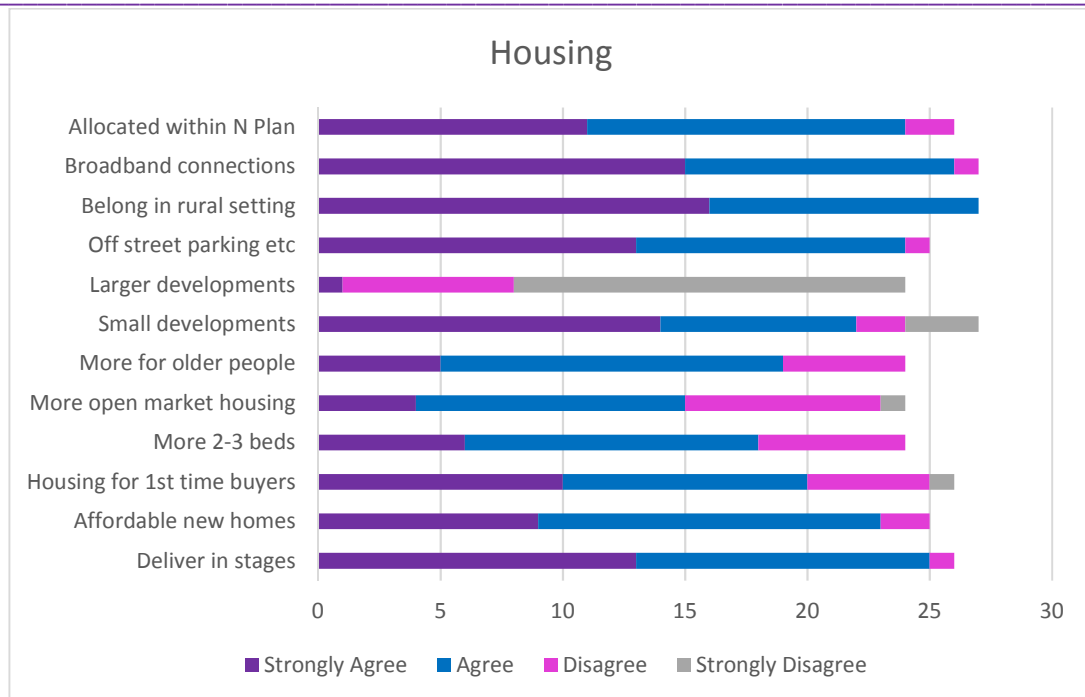
Here, a greater percentage of people feel that the countryside is easier to access and that the footpaths are clear. Again, the village hall is considered excellent and not in need of upgrading. There was less of a response about activities for young people, but it was felt generally easier to get involved in village life.

**5.6 Thinking about heritage and the natural environment** where you live and across the Parish, the following graph shows a close response to that of the Parish as a whole:



**5.7 Housing – your views on housing development in the Parish.** Thinking about housing where you live and the Parish as a whole:





Unlike the Parish as a whole, several of the categories above had no responses that strongly disagreed with the statements, including: that new housing should be allocated within the Neighbourhood Plan, that there should be strong Broadband connectivity, that they should fit within the rural setting, that they should have off street parking, that there should be more for older people, that there should be more 2-3 bedroom housing and that the new homes should be affordable.

#### 5.8 Synopsis of anecdotal comments – for full comments see Appendix 1

##### Appearance/Environment/Amenities

Need for more frequent hedge trimming, request for village shop/pub/allotments/community gardens. Request for more cycling/walking routes. Habitats for wildflower and small animals important Establishing parish archive said to be good idea. Information boards for each village indicating significant historic buildings /features within the parish

##### Roads, particularly A49

Complaints about gridlock in Ryton due to closures on A49; request for better diversions.

##### Housing

View that larger settlements such as Condover/Dorrington should have housing developments. No developments over 5 houses given size of Ryton village (others said 10); new houses should have solar panels. There should be no tourist accommodation as it doesn't add to community. There is no mains drainage and

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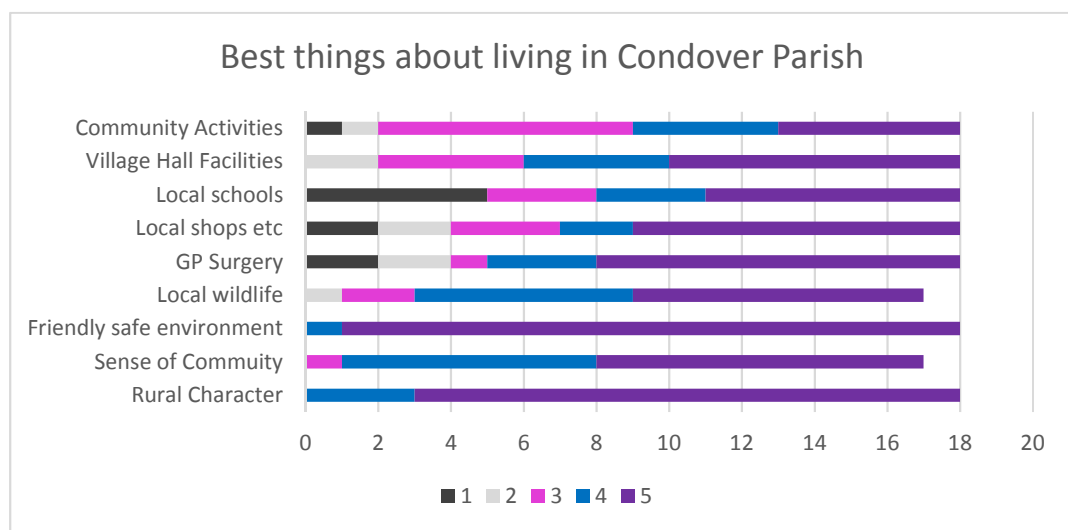
sewerage, hence services can't cope with new build. Protect the green belt, brownfield sites used only: any housing needs to be mixed development.

## 6. Responses from Stapleton

### 6.1 Summary

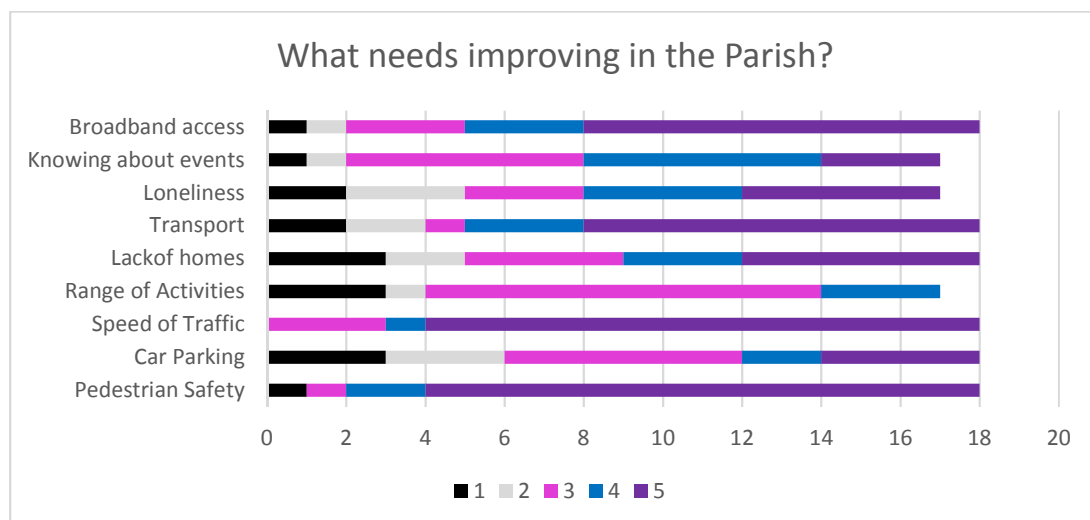
A total of 18 responses were received from residents of Stapleton, representing 8% of all responses.

The first question asked: ***What do you think are the best things about living in Condover?*** The following graph shows the results.



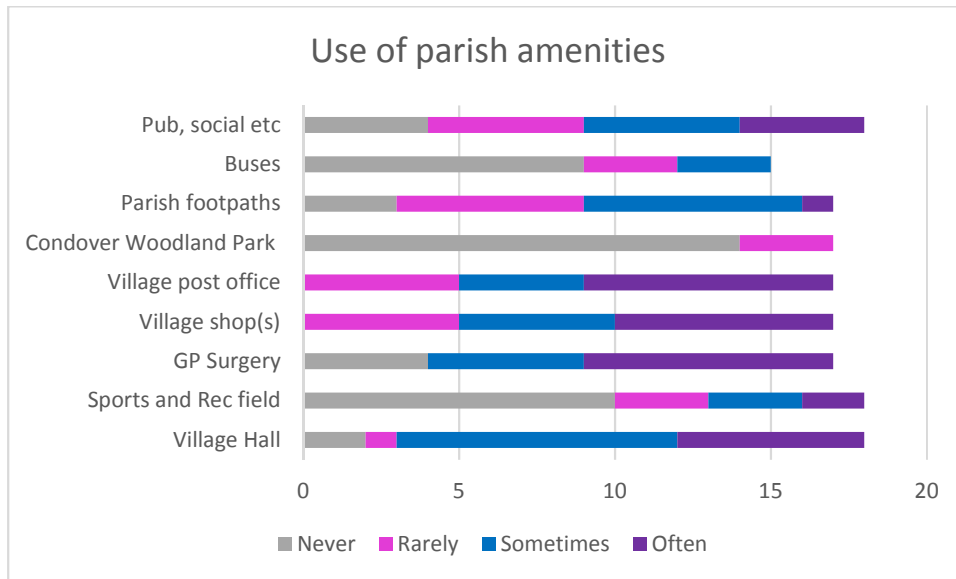
As can be seen, the most important thing is a friendly safe environment followed by the rural character; sense of community also features significantly. Local shops, school and GP are less important in Stapleton compared with elsewhere in the Parish.

### 6.2 What needs improving in the Parish?



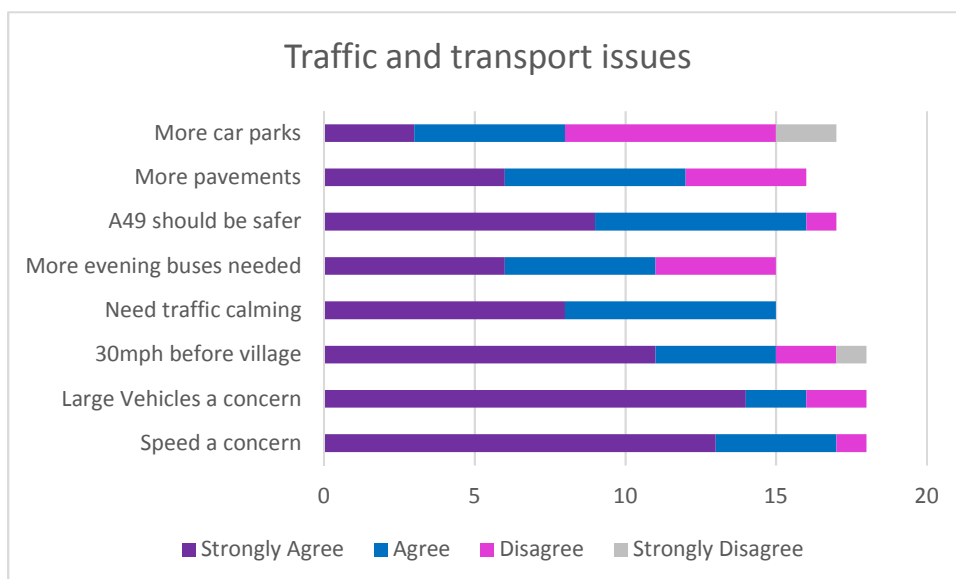
This graph highlights that the issue in most need of improvement, as elsewhere is speed of traffic and pedestrian safety – transport also features slightly more than elsewhere. However, all other areas have more people saying that they are of less importance than elsewhere in the Parish.

### 6.3 Do you use Parish amenities?



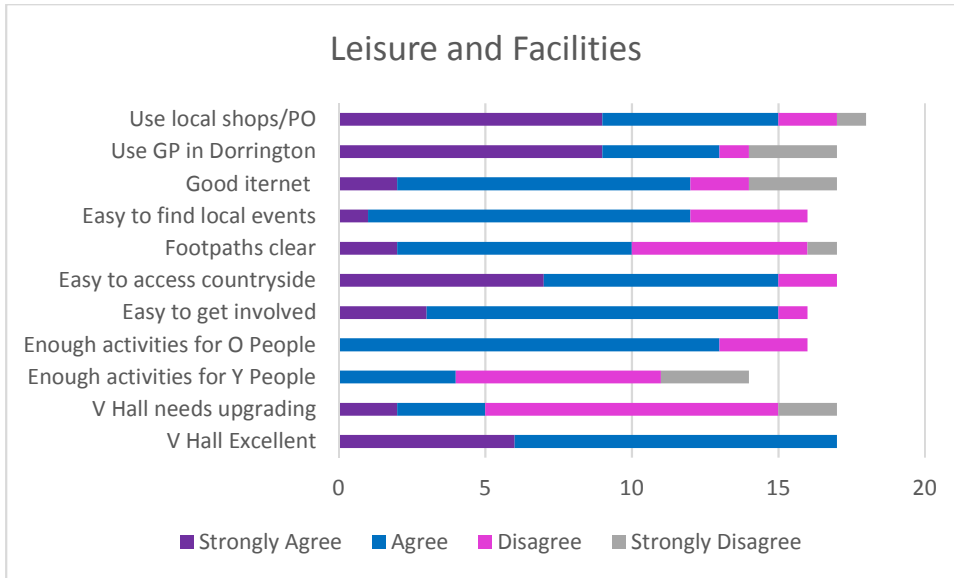
Here it can be seen that buses are used less in Stapleton as is the GP surgery, and Condover Woodland Park and sports and recreation facilities are used significantly less than elsewhere. Other areas are similar to the Parish as a whole.

### 6.4 Thinking about traffic and transport where you live and across the Parish,



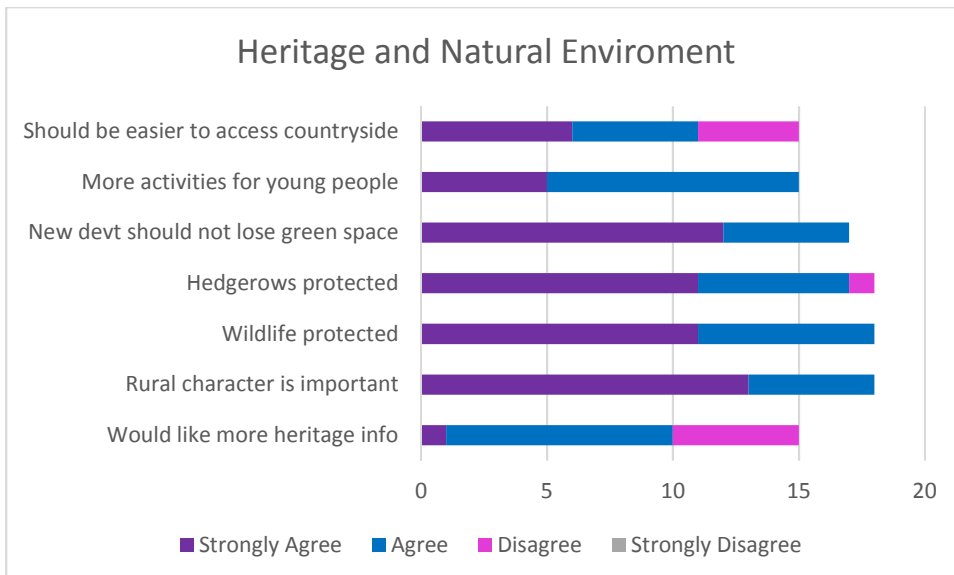
These responses do not differ greatly from the overall Parish.

**6.5 Thinking about leisure and facilities** where you live and across the Parish



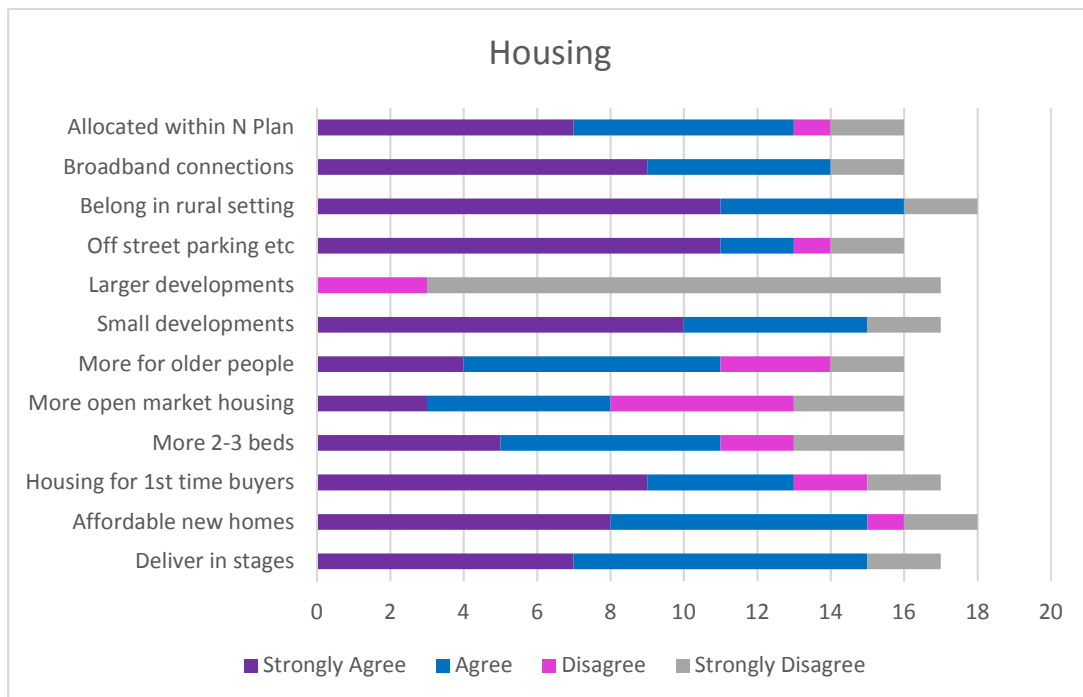
Differences here from the Parish as a whole include the number of respondents who agree that there are enough activities for older people and more agree that the village hall is excellent.

**6.6 Thinking about heritage and the natural environment** where you live and across the Parish.



Differences here include an increased proportion of respondents feeling that the rural character is very important and the fact that less would like to see more heritage information.

**6.7 Housing – your views on housing development in the Parish.**



Again, views here were not dissimilar to the Parish as a whole. Regarding larger developments, no one at all agreed with having these in the Parish.

**6.8 Synopsis of anecdotal comments – for full comments see Appendix 1**

NB Questionnaire 190 contains voluminous comments (c1.5 A4 pages) which are transcribed on page 47 of appendix 1. The contributor makes specific requests of the Parish Council to contact Shropshire Council to discuss removal of Stapleton from the Condober cluster. It is therefore recommended those comments are read in full rather than inserting here.

Appearance/Environment/Amenities

Various comments on litter and fly tipping. Public footpaths are badly overgrown and need maintaining and signage needs replacing. Stiles in poor condition. Request for street lighting

Roads, particularly A49

Very few comments; only one mentioned traffic/speed on A49 and country lanes

Housing

Not enough infrastructure in Stapleton (unlike Condober and Dorrington) - no gas, sewage system or mains drainage. Single storey homes for the elderly are in short supply and with a large aging population there is a need for more assisted/nursing accommodation. The alternative view is that of: we want to stay in parish but too

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expensive for first time buyers and too many people buying for retirement homes.  
We want to build on farm as is the only way we will be able to stay.

General view is village should stay as it is: further development will increase traffic and decrease green space

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## Appendix 1: Comments from Condover Parish Plan questionnaires

### No village noted on these:

1. Re question 2

The fact that we might think some of the above, and in section 1, does not mean that we think current provision is insufficient

Cycling should be promoted, but the road surface on many parish roads is very poor making cycling dangerous and often unpleasant. This is such a shame when otherwise the conditions are so good for cycling

Re question 7

The thrust of this deceptively and very badly (or maybe cleverly) designed questionnaire is to seek the collusion of local residents in the designation of new housing in the parish. This is principally predicated on the proposition that there is currently insufficient housing stock. This, from the national and probably local perspective, is not true, the actual problem is that real estate has become an investment vehicle and, as a result, the only true beneficiaries of new housing development are the speculators. More should be done to, address these circumstances, to curb the investment benefits of landlords and rather upgrade existing dwellings before sacrificing rural locations which can be enjoyed by all. This is not a response relating to a NIMBY point of view.

De facto anti new housing rant under this should probably be addressed to the housing needs survey.

But please note that we would now like any of the answers given in this questionnaire to be interpreted as endorsing any new build development in the parish without being given more convincing and conclusive evidence that there is a housing shortage, local and national, that can only be addressed by building hundreds of thousands of new homes. Tens of thousands in Shropshire.

5 We have no children at school (q1)

We have cars (q2)

We don't use buses, pavements or schools the only parking problem we are aware of is parents vehicles outside Condover school twice a day. (q4)

We have only twice been to the village hall so cannot comment (q5)

Don't feel qualified to comment, we are looking to buy a house (q7)

6 Farming practices – hedgerow removed, huge vehicles churning up grass verges (q2)

Path to Lyth Hill across corner of fields often obstructed by crops (q5)

Local agricultural practices are aggressive and public access to river Cound has been fenced off (q6)

We were surprised that the dog kennels planning application was turned down (q7)



- 
- 15 Too many large vehicles are using the road from Dorrington towards Pickelscott. The road surface verges and hedges are being destroyed by this traffic. There should be restrictions placed on the size and weight of vehicles using this road.
- 19 I feel very strongly about new developments I have seen small villages ruined and destroyed by too many houses causes more people which in turn start demanding more and more facilities in turn destroying a village and its community spirit peoples outlook or view is important. I don't want to have worry about having my view destroyed just in the aid of **progress** and my property **devalued** cause of being looked over by houses.
- 20 Condover/Dorrington both circled
- Very poor mobile phone reception forcing all users to have landline ad making contact impossible in areas (q2)
- Number of cottages have no parking other than highway restricting room for large passing vehicles – can ban very large lorries from service? Road (q4)
- New housing should not overload existing facilities

#### Dorrington 25-90

- 3 The general appearance of the roadsides and roads in and out of Dorrington including the Maitlands Estate. The village of Condover is becoming increasingly untidy, particularly around by Condover Hall. Overgrown greenery, ivy catching itself on the old wall etc.
- I fully appreciate the need for housing in the all areas, however Dorrington is becoming too congested already with the recent new builds. Traffic at all junctions on A49 is at a maximum. We have enough traffic already with farm machinery, horse boxes, school traffic, so any more new builds will put more pressure and congestion along Church road.
- We are a rural area so we are to expect the above vehicles passing through. Any more new housing plans would make trying to get out on to the A49 for all routes impossible.
- 25 Noisy and fast, dog killed outside house, cars parking on shop verge and congestion
- A49 and village character cannot safely accommodate more housing
- 26 Some local farmers often plough paths and some dislike people walking across their land
- Road junction Bank and Bank Drive often obscured by parked vehicles by shops
- 27 Maitlands road side verge is responsibility of PC and should be mowed and maintained
- Mobile telephone coverage 10
- Small developments should be 5-10 houses
- 30 Stop housing devts in Shropshire
- Increase in national targets is wrong and will be contacting MP re the matter

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- 33 Vehicles parking outside Dorr village stores often block the road and have been near misses with pedestrians
- Maintenance of footpaths - some are impassable
- 34 New housing should take into account employment needs and access to employment - plus how people will get to employment
- 38 Speed limit exceeded in Dorrington, need speed humps
- Not enough activities for teenagers and children
- 40 Dangerous parking by parents taking children to Dorr school
- Countryside around us - access good
- Essential that new housing is limited - not enough facilities/school/GP to cope
- 41 Village playing field - its amazing and used by every age group
- Street lighting needed from pub area to pedestrian crossing
- Most lorry drivers are courteous, is just odd car driver that exceeds speed and nothing to catch them doing it
- Not all footpaths clear and easy to use
- So much going on in the village and CH Stretton down the
- Any new homes should not access A49 in village, should be before or after
- 43 Consider other home owners when building new homes. DO not let Shrops Homes build on site behind Forge Way. Make planning process transparent, no bribes from developers or bullying
- 45 Pavements should be cleaned as well as roads
- Dorr noticeboard should be located next to Telephone box adjacent a49 where it will be seen by majority
- 46 Would love to have directions to Condover woodland Park
- Easy to access - why we live here
- Needs to be a mix of types and prices and services/amenities need to grow to match
- 49 Been trying for year to get better access for A49 to make safe - spent £15k but authority doesn't help and planning is complicated
- 50 Mast for better mobile reception
- Turning left out of Bank Drive grass is never cut - left side, and needs tarmacking
- Better bus service - only 1 in evening

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Roads need tarmacking

Flyover needed A49 Dobbies island; Shrewsbury as a whole needs more schools and doctors if more new houses; PLEASE TAKE NOTE OF WHAT WE SAY - STOP SPENDING £25M ON SHIRE HALL AND LOWER RATES AND IMPROVE BIN EMPTYING

- 52 Some farmers disregard footpaths and grow crops across them and styles/waymarkers not kept up to scratch
- Main problem is parking - new developments don't allow enough space for cars in modern family
- 54 Over 55 housing should be a priority in all villages
- 55 Car parking - what car parking? Pavements in a terrible state
- 56 Butcher is amazing
- Recommission train stop in Dorrington - would be immense benefit to all
- If further facilities/leisure, then need to give thought to adequate parking
- Need more amenities and facilities if more housing
- 57 Green space for walking away from the roads
- Public green space in Dorr is limited by railway and A49 - can't afford to lose any of it
- Building opportunities should be smaller family homes not expensive executive homes - need young people in village
- 59 Resist large scale development to keep rural character also because takes a long time to sell existing houses, plus number of houses built off plan in last few years
- 60 Footpaths in some areas are very uneven and narrow - difficult to get round village with young children
- 61 Footpaths often obstructed or badly signed
- Should be no more housing in Dorr until a49 improved
- 66 Some footpaths have stiles and only small openings for dogs
- 67 Open green space
- Local footpaths/green spaces/village green sh be locally managed and protected Distinct green space between villages should remain
- Housing should be based on accurate local needs

- 68 Whole area is becoming scruffy and untidy - weeds etc - no one in authority seems to notice
- Speed of police cars in emergency situations is ridiculous - 70-80 through village - someone will be killed
- What heritage info?!
- All new builds should have solar panels - compulsory
- 69 Liaison officer needed to visit homebound and lonely elderly people
- Houses should have character and not be boring little boxes. Councillors should be more evident in their wards and getting more done to keep villages looking good
- 71 Enforce the 30 PHM speed limit
- I don't want any more housing of any kind increased traffic on A49 would add to the risk of accident and noise. How can you keep a rural feel if build more houses.
- 73 The speed of lorries at night is dangerous, noisy and a major concern
- Extra housing requires safe access onto the A49. If a by pass cannot be built then roundabouts should be built and this will slow down the traffic during day time hours and night time.
- 74 All could be alleviated by a by pass
- Dorrington has been subject to several estate developments recently, this should be taken into account in the future.
- 75 Slowing down all types of vehicles on Church Road Dorrington. Especially following the crash at the church Tutley?
- 76 One of my concerns is the function with Forge Way on the A49. Quite often there are cars parked right on the junction making it very difficult to turn to pass them making that any car that turns left off the A49 could collide with a car or other vehicle that is having to be on the wrong side of the road. Also there are vehicles parked on the pavements measuring pedestrians have to walk on the roadway. Small sketch included
- 77 I wish the church had a higher profile. My rating of needful importance is high: my rate of actual effectiveness is virtually nil.
- Traffic calming are a menace and achieve little, no need for A49 to be made safer
- The Saturday bus service is inadequate: we don't use it unless it suits out "both ways" timetable
- I would love to see some sort of island platform in the railway and a request stop arrangements, although a push button system is stopping a train would be difficult to achieve with security against pranksters and abuse.
- People using the road in all capacities need to be taught and to earn responsibility.
- Dorrington is a lovely place to live

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- 78 A good local bus service
- 79 Footpaths linking parts of the village away from the A49 should be improved for instance footpath to the farms due to path on A49 deemed inadequate by Shropshire Council is wholly inadequate and unusable for pushchairs so families still walk the dangerous A49 with pushchairs.
- 80 Actual speed cameras needed with enforced fines as 30mph limit is still often ignored
- A49 – the traffic problem in Dorrington would be solved by building a by pass round the west side of the village with space for some new developments between the village and said by pass
- New properties should have off road parking for at least two cars
- New developments should be tastefully landscaped especially with replacements trees
- 81 The automatic 30 mph signs on the entry to the village are constantly initiated by speeding drivers. The signs are too near the main part of the village – should be where the main Dorrington/30mph signs are located.
- The boundaries for development detailed in the Sam Dev Plan should be rigidly adhered to, not ignored as they have been in the recent past.
- 82 Footpaths are not always clear - nettles and overgrown hedges
- 83 Most houses have parking already for residents cars etc, any future car parks for none residents must not affect the residents’ environment: e.g. their healthy lifestyles and the value of their properties.
- A by pass for Dorrington would remove its heavy traffic and very high levels of pollution ensuing from this
- Having allotments for use, and a cricket team would greatly increase the sociable aspect of Dorrington
- Any increase in housing should be organic and any and all new housing should only benefit locals. None for landlords to buy. All houses to be soundly built and in keeping with a rural environment with 2 or 3 in a single development area with planned and planted trees, shrubs, flowers to compensate for the loss of the flora and fauna from this development.
- NB in common with other parishes run democratically e.g. Withington there must be a communal meeting re the collated responses of this questionnaire in a hall and large enough to hold all villages at the same time with minutes taken to ensure all voices, views, reactions can be heard by all and recorded. Two weeks’ notice should be given for the meeting. At a date well outside holiday time at an hour when people will have had time to return from work and dine.
- 85 Dorrington needs a speed camera to enforce the 30mph speed limit to help pedestrians safety (Not speed humps which will increase noise pollution)

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Dorrington needs a fixed speed camera. In the evening and early morning lorries thunder through the village. When walking my dogs at these times I often step back due to the speed of the lorries. It feels unsafe.

I don't have children and am a middle aged working person so am not sure as to most activities are available for old or young people.

I feel that one big housing development would be better than several small ones. Any development should have pavements to both sides of all roads plus parking for 2 cars per household. The development in Forge Way is a bad example of a new housing development and should not be repeated. In rural areas most households have 2 cars. In the evening it would be difficult to get a fire engine down Forge way due to the cars parked all along a very narrow road.

Seems that the survey is a PR exercise designed to let people think their views on housing count. Money talks and that is why large new developments have gone ahead or are under review that were not part of the last plan

- 88 Church Road Dorrington – far too busy – horse lorries and tractors = country life but getting too busy. School drop off times are a nightmare – need \_ = dangerous for all, designated area off road for parents to drop off children needed

Footpaths not maintained farmers removing hedges = BAD

WE DO NOT NEED NEW DEVELOPMENTS!! Social housing residents must be made to look after the houses they live in – they bring the areas down. Why does the village have to get bigger? The west side of Dorrington has all the amenities – doctors village hall school and church – it is unbalanced if there has to be more houses – balance the village of Dorrington out – put on railway side.

It is not necessarily where young people want to live – they need a car – most youngsters prefer to be near a town – leave the countryside as it is. New development and uncared for houses are a blight on the countryside. Empty houses should be filled – not allowed to stand empty. Brown fields only

- 90 Roads not being repaired

Open spaces being used for construction of new homes and business premises. Excessive

Environment being slowly destroyed by bad planning and poor control of planning applications

Council has lost control of planning, homes too expensive and cheaply made

Limit 2nd homes ownership, bring empty houses back into use

#### Condover 91 – 163

- 93 Street lighting

Condover lacks shop/café/pub lack of footpaths very difficult to walk to places in the hills

- 94 I am old (84) visually impaired so not able to drive. Local basic amenities food (bread, milk) public transport – for us to have a little independence
- Bus service (sat 2 hours no evening) Sunday none
- Hospital appointments to eye clinics are now mostly at a weekend taxi service (unreliable) only option at times. This is expensive for old people living alone
- My surgery is in Bayston Hill. As I cannot drive it is easier than Dorrington
- 97 Condover ward is falling behind other villages in the parishes in what the hall offers. Seems to be a lack of enthusiasm to offer community events compared to the likes of Dorrington and Ryton
- Access to countryside should only be via footpaths and not encroaching over farmland - private property should be respected.
- 98 Some of these are not available to Condover unless has own transport
- A car park for mothers dropping off at school
- A village mini market would be great. Condover did have one 50 yrs. ago but we only have
- 100 Obstruction of pavements due to overhanging hedging etc, affecting children, adults and people with mobility scooters
- 101 It is on the bus route
- Access to broadband is important but our access is good where we live
- 103 A pub in Condover
- There should be some new housing but carefully controlled
- 104 Affordable houses require good public transport. New Housing should be dependent on infrastructure
- 105 Provision of a BMX track in Condover (near sports field). That is what children campaigned for in the past and what was created was the Woodland Park (I supported that development) children still want a BMX track in Condover
- School Car Park (Condover) only park required given use of roads around
- State of footpaths should be examined – dangerous for wheelchairs pushchairs and elderly pedestrians
- Action should be taken to reduce hedges growing across footpaths – householder should be encouraged – or bye law enforcement
- Properties left unoccupied longer than 2 years should be investigated and every possible action taken to make it available to a needy person/family. 47 Grange Lane is an example – with a car breaking down over a drain – contamination of water course
- Safety issues with large volume of heavy goods vehicles

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- 106 Parking around Condover school needs addressing
- 108 We need a 20 mph speed limit near Condover school and through the village.  
HGV LGV and heavy tractors should be banned from driving through Condover village (from junction after school to junction at Condover Hall at least)  
We need new footpaths through the fields starting from the village (safe walks for families)  
The right run from Condover to Bayston Hill on the A49 is very dangerous. Speed limit of the A49 should be reduced to 40 mph up to that junction.  
The access to the countryside from Condover village is not good at all, needs improvement.
- 111 Car parking near the school, facilities for young [people/teenagers]
- 112 Please keep Condover a village with an identity -don't let it become like B Hill or Dorrington, keep it small, value its history and cultural nature
- 114 Pleasant little villages only stay pleasant as long as they stay little. Imposed housing targets are not to meet anyone's need just developers greed
- 115 All types of people not just 1st time buyers = equity
- 117 Traffic calming and 20mph speed limit - very dangerous speeds of cars witnessed in village and around school
- 118 Car parking, especially round school
- 119 We use South Hermitage GP  
I am very much against using greenfield sites for development
- 120 Restrict the building of larger houses - therefore 4-5 bed properties. We do not want the village of Condover any bigger - it will ruin the character
- 122 Only moved here 2 months ago, wasn't aware of half of these (q3)  
The junction out of the village on to the A49 should have lights – this would help actually getting out of the junction onto the road as well as slowing down the approaching cars that almost scream to a halt at the 30 sign (q4)  
Have only ever used the local shop in Condover – wasn't aware there are others? (q5)  
Affordable housing in this village would be amazing – I currently rent here and would love the opportunity to purchase a house here - this is a fab village and a wonderful place for families but enough attention must be made for adequate parking for the new builds and no just one space per household or the village will become congested. (q7)



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- 123 Speeding is not a concern but the parents who park by the nursery (double parked in some cases) on a blind bend is a huge concern –an accident waiting to happen – needs looking at a.s.a.p. (q4)
- Some footpaths could be better signed, a map of them locally would be nice (q6)
- New homes need to built here in small developments, builder should be made to build infrastructure therefore sewers, drains, contribute to school build and consideration to account of lack of shops etc. (q7)
- 128 Can we have a railway station
- 129 Large vehicles passing Condoover school at collection time
- 130 Greenspace and existing village boundary
- More public rites of way and bridle ways needed
- Infill building only no more building on prime agricultural land
- 132 Should be more of a police presence in the village lot of elderly people who are vulnerable an occasional police car is not enough
- 133 Are all important but don't need improving
- 134 Location to Shrewsbury
- Less lorries
- No public footpath signs, lock gates and access - too many dogs on sports field
- Housing should be built but keep Condoover as a village not a Shrewsbury overspill. Local young people should be able to buy in the village
- 135 Traffic goes far too fast around our lanes making it dangerous for those walking. But I do not want to see pavements added. Flooding! (q2)
- Parking and even double paring outside the school, needs dealing with urgently before someone is injured if not killed (q4)
- I do not want to see any further housing developments I moved here so I could live in a small rural village. We have put quite a few new homes in the village, filling in small areas over the last few years. There are always homes coming up for sale, for those want to move here. Please keep Condoover a small rural village. Do not spoil it. Flooding in Condoover village is a problem and needs addressing especially in the Station road/Grange lane junction.
- No public footpath signs, lock gates and access - too many dogs on sports field
- 136 Desperately need pavement from Condoover school to The Coppice
- Few public footpaths and walks involve walking on road - not always accessible
- Big loss of permanent pasture and therefore loss of wildlife. Farmland destroyed

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- New houses should have larger gardens. People need space
- 137 Internet access is dreadful
- Houses should be built to fill in, not taking fields and hedgerows.
- 140 The church
- Mobile phone signal poor - deteriorated. Mast on church tower?
- New housing needs infrastructure. Local pub or teashop would be welcome
- 141 More village events in Condover hall - beautiful grounds that villagers can't use
- Parking on footpaths. Parking by school. Litter very bad around walled area and around JCA
- Noise from JCA disturbs rural character of village – especially at midnight when screams and shouts go on 7 nights a week.
- 143 pay for fibrotic b band but service drops out frequently
- Save resources to get basics right, not about accessing country. Can do activities for themselves
- New to the country and is almost impossible to buy a home. Competing with retired people moving in with disposable income. Rental properties are low quality and ridiculously expensive
- 145 Infill is ideal for housing development. Rural and fields should not be used for housing developments
- 146 Sense of community - none unless you have a child at school. Village hall. Parking needed
- Isolation etc - Condover no activities no general stores no pub
- 147 parking at school, persistent flooding of Grange Lane and Station road
- 148 Play areas for the children (q1)
- Need traffic and parking outside school, this is waiting for a fatality before being addressed. Inconsiderate parking by parents is the root cause. Condover social club opening hours could be restricted to pub times and the patrons are quote inconsiderate. (q2)
- Zebra crossing at school. Policing of cars double parking at school causing a potential hazard (q4)
- Broadband good in village but outskirts will suffer (q5)
- 149 The size of the village is just right. We would hate to have it grow into a urban sprawl. The rural character is most important (q1)
- These are all value loaded questions. Any messing around with the items above would destroy the character of the village. We like it the way it is (q2 not answered)

The only time there is a problem is school time and more public parking should only be considered if it can be achieved without detriment to the character of the village. Parents need to be educated into using their legs to take their children to school and avoid parking on main through roads. (q4)

We are fortunate to have excellent sporting facilities relevant to rural life (q5)

I refuse to answer because it's all value loaded towards greater development and urbanisation. What does the national government know about the needs of villagers? If people want all these things they should live in towns where is employment and opportunity (q7 not answered)

153 Parking outside the school. Broadband speed

154 local events should be advertised using internet

156 We enjoy the relative tranquillity and friendly character of the village. It has a good cross section culturally and demographically, but a healthy society still needs some protection (q1)

More control over random external lighting. As more houses are built and farm barns/sheds erected so the indiscriminate use of floodlights increases local light pollution year on year. (q2)

HGVs and agricultural traffic is necessary but continues to be a concern. Speed and noise especially at night need to be monitored. Issues are mounting of pavements and the failure of mud after field work. (q4)

There appears to have been a decline in social and leisure activities. The demand for village hall, club, church is less but the cricket club seems to thrive (q5)

The absence of wildlife is alarming. All the year round cultivation of fields to the edges is mainly responsible. I doubt if the Neighbourhood Plan can have any impact on farming practices but Government policy might help. (q6)

It is absolutely clear that Condover as a neighbourhood should continue to grow in the way it always has in an organic and sensitive way which respect the existing village structure and heritage. The pressure to allow medium sized development should never result in planning consents that have the potential for future collocation during the life of the Neighbourhood Plan. (q7)

157 A new social club on the recreation ground site to serve the needs of the football and cricket club and the current social club would be much more cost effective use of resources and provide better facilities which would be used all year round. That really would be an asset to Condover Village and all the other people others from miles around who use the available facilities at present.

The amount of noise from Condover Halal is too much. Children screaming is not a pleasant thing to listen too. The social club and village hall need re siting to a more appropriate site as they are no longer fit for purpose and need more parking spaces. (q2)

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- The 30 speed limit should start before the turning to Condover off the A49 coming into Bayston Hill. This would make it safer and easier for cars to exit from Condover onto the A49 towards Shrewsbury. Traffic lights would be even better
- Condover village Hall is not fit for purpose and does not have enough spaces. We need a new one at the other end of the village (q5)
- Less heavy traffic would improve air quality and quality of life in the natural environment and make it easier to walk around the village (q6)
- New housing should be accompanied by sufficient infrastructure to support it e.g. a village hall or meeting room good pavements to existing (or new shop) and existing school (q7)
- 159 Village shouldn't become a retirement home - CH Stretton has this problem. Well designed houses, not mock houses - nothing wrong with good architecture
- 161 There are lots of engaged and committed residents who dedicate time and effort to improving village life for everyone (q1)
- We moved to Condover hoping to walk to the village school however the volume and speed with which vehicles drive through the village makes it dangerous. The areas close to the bridge has no pavement, is single file, has a blind corner and more vehicles speed here. In 3 months I have seen many near collisions and genuinely fear for our lives at this juncture. Unfortunately I now add to the number of vehicles and have to drive 400m. (q4)
- Activities are typically organised through school, some through the social club. Without access to these facilities, village life would be limited (q5)
- The village already contains significant number of smaller house and bungalows. The infrastructure and roads through Condover are already dangerously overcrowded. Adding lots of new houses without pedestrian access to the village services would be reckless and exacerbate the current situation
- 162 With regards to traffic calming this should take the form of 20mph. No speed bumps or islands this would result in further NOISE POLLUTION at 5am with unloaded quarry lorries going over bumps and the resulting clanging (already very loud and shakes the house) Further braking or acceleration would also exacerbate this issue. 20 mph is the best option, with community or police enforcement. Also a ZEBRA CROSSING across the main road at the point where the raised knobbles currently lie from the gate across to the green.
- 163 It used to be peace and quiet, but the village is now subject to constant heavy vehicle traffic (q1)
- Provision of services lost due to cuts e.g. street cleaning maintenance of footpaths and roads (q2)
- The quarry owners/transport companies and the potato store should be made to pay for the roads they are destroying 1 x 35 tonne lorry equals 134000 cars (road research laboratory).

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Farmers should pay for the haunching? Perhaps maintaining? Of lanes where tractors have carved out the verges i.e. the polluter pays (q4)

More footpaths within the village are vital to road safety and more leisure walks are needed. (q5)

Slowly the village is being destroyed by heavy vehicles. Parking on pavements (law should be enforced) prohibited. (q6)

Ryton 164 – 189 NB questionnaire 207 was also from Ryton

165 Pedestrian safety should be an essential consideration for any new development concerned about lack of pavements on road from Condover school to new housing. Drainage on roads/maintenance ditches to combat road flooding e.g. roads into Wheathall and Ryton

More awareness and information about the natural environment, any SSIs

All new homes should have solar panels

166 More frequent hedge trimming

The booklet showing local walks is very useful

We do not believe that Ryton or Stapleton shall have any more housing. Any development should be in Condover or Dorrington as they are larger communities,

167 I believe it is easy to access the countryside so don't understand the above

With increase in houses support services must be enhanced meeting population needs i.e. local public transport, agree if there is demand for 2/3 bed houses. There is no question about holiday accommodation within the survey. Whilst providing a tourism economy such homes do not build on the community.

168 other answers are good no need to improve

169 Size of developments should be in relation to the size of the village. E.g. a development of 10-20 houses in Ryton is disproportionate to the overall village. With less than 70 houses in total a development of over 5 is not appropriate.

170 Ryton is countryside and we have no mains drainage and sewerage. More housing is not sustainable in Ryton.

171 A village shop in Ryton would be a great help (q2)

There are always major problems in the lanes when, as a result of the A49 being partially or totally closed, cars come racing through and/or there are huge queues of gridlocked cars, especially through Ryton – better diversions (not through Ryton) need to be set up when these situations occur. (q4)

While next door Condover is a great improvement, it is not always easy to find out what is going on in the villages (q5)

The natural environment will only be protected if there is less pollution from homes and businesses – see my comment at the end of the next section. It would be great to set up a

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- parish archive so that people can trace the history of their village/community/house, therefore feel a great sense of belonging and identity with their locality (q6)
- More new housing requires more services. Currently Ryton is not on mains sewerage and drainage and septic tanks (STPs) are not a long term solution to what will be a continuing problem. Much “treated” effluent flows ultimately into the Cound and much drainage as there is, is old and requires major upgrading. Without such infrastructure works, the whole of our environment, as a result of more housing will be degraded and polluted. This does not seem to be part of a planners thinking and environment agency policy. (q7)
- 172 As we are on a national cycle route, speeding bicycles can be a hazard (q2)
- Accidents on the A49 result in diversions through Ryton causing complete blockages of all lanes. Alternative diversions need to be put in place. Parking on road by Condover schools causes obstructions, need for car park at that end of the village. (q4)
- Information boards for each village indicating significant historic buildings /features within the parish and environmental highlights such as Condover Woodland Park with map indicating their localities plus similar information leaflets for all holiday cottages/ B & B to enhance local tourism. (q6)
- Ryton is countryside, it has no main sewerage no amenities no shops no weekly church services and the need to travel by car is essential to access all basic facilities i.e. shops, surgery, schools etc. Only rural exception sites should be considered for future developments. For Condover and Dorrington developments of 10 or less would be preferred to retain rural character (q7)
- 173 Allotments/community gardens/woodlands/ orchards/community shop/café in village hall (q2)
- More walking/cycling friendly roads/routes., particularly along the A49 in Dorrington and the main road through Condover. No quarry lorries through Condover (q4)
- It would be good to have a friendly pub in the parish, in addition to the shops, maybe a tea/coffee shop (q5)
- New houses can look as if they belong in a rural setting without having to be traditional in style. More tree and hedge planting as part of any new housing (and that the condition is enforced on completion)
- 175 All housing is open market. In filling on gardens should be reduced there should be more tasteful housing developments on village edges with off road parking.
- 178 Green belt must be protected wherever possible also look to do some suitable infilling rather than just developments large or small. Any developments must also have an increase in local infrastructure to enable the village to cope.
- 176 Agree where land is owned by council but not privately owned land
- 180 A community notice board for everyone to use not just parish council or village hall

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- No more housing lets in this area until smaller permanent dwellings are built to regenerate our village
- 181 We need a mixture of housing for all ages and affordability more money is spent talking not building
- 182 Poor Road maintenance potholes drains blocked reinstate the ditches
- New homes for first time buyers land and building prices too high hence not achievable
- 185 No development should exceed 10 houses. All developments should be within the existing village curtilage to re-inforce the village as a viable community
- 188 Train station in Dorrington again
- New homes should be self-sufficient for energy and properly insulated new homes should not be built on fields and green spaces they should be built on existing brownfield sites only. Families should be allowed to build starter homes for their children on their existing plots if possible, without damaging countryside
- 189 Developments should 1-10. The questionnaire appears to have been orchestrated to achieve the answers required by the compiler.

#### Stapleton 190-206

- 190: The freedom to live quietly and privately and to be able to go for long walks round the village lanes (under threat due to the volume and size of vehicles using these lanes) and finally the peace achieved by looking out on open field etc.(under threat from speculative development) (q1)

The state of the road and lane surfaces and more generally infrastructure issues re: power and water supplies. An example of problems with lanes in Chatford |Land in Stapleton. The village plan for 2010 described this lane as originally a single track for horse and cart. It is simply not designed for the volume and size of vehicles which now use the lane. There is a problem with potholes and unsafe passing places and the safety of walkers, riders and cyclists is an issue. This lane is more heavily used each year and additional market housing locally will simply exacerbate these problems. More broadly there are basic infrastructure problems in the smaller villages e.g. the external stop cock which cuts off the water supply to my house is two streets away – also cuts off the supply to several other houses at the same time. In short, the existing infrastructure is not adequate re the needs of current households and is not designed to meet further developments. (q2)

I've already commented on this in part when answering 2 on page 3. My main concern is the volume of traffic and the size of vehicles (huge articulated lorries) using our village lanes which are simply not designed to cope with this kind of traffic. The damage to the lanes is extensive, it is becoming less safe to walk/ride/cycle down these lanes and we are heading towards a time when the noise, environmental damage and lack of safety on the lanes will be totally unacceptable. As yet I have seen no plan to manage traffic levels in the smaller villages, no maintenance plan beyond temporary patching and no overview of the traffic issues in the small villages, Is this because many of the huge articulated lorries are taking

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shortcuts to local farms? The issue of problems caused by agri vehicles needs to be addressed (q4)

1. Continued upgrades are needed to internet access if villages are to thrive
2. It has become less easy to find out about local events since the demise of the parish magazine this needs to be reinstated.
3. Access to the countryside@ it is easy enough to walk round the country lanes but not always safe because of the traffic (see previous answers) Footpaths are less to identify and not always safe if you to cross a field containing cattle etc. (q5)

This is the most important thing the parish council has to protect, particularly from the speculative developers seeking to build inappropriate housing developments on open fields outside established village boundaries as already stated something has to be done about the volume of traffic on our lanes which makes them less safe and less enjoyable to use and specific local footpaths need to be better maintained safer and more clearly identified. (q 6)

It is absolutely essential to protect the rural characteristics of our village: existing established village boundaries must be retained and in the smaller villages sustainable developments – allowing for poor infrastructure – must be very small and based on infill. It needs to be recognised that more large private market housing in our villages is unsustainable and will not solve rural housing issues. There needs to be a shift of focus, recently recognised by Adrian Cooper at Shropshire Council, to social housing (building council houses) and houses to rent. Shropshire Council has created a hierarchy of settlements: including community hubs and clusters as a device to increase house building in rural areas.

I want to propose to the parish council that Stapleton should be removed from the community cluster “Stapleton & Condover” to protect the small village from unwanted speculative development proposals which appears to be an unintended consequence of being classified as a cluster (see explanation below). Stapleton is similar in size and lack of amenities to Ryton and should therefore be in the same category, namely “wider countryside” which offers more protection against unwarranted development. The decision to treat Stapleton as part of a cluster – I don’t recall any public consultation on this – has had unintended consequences.

Unintended consequences:

In 2015 there were 2 simultaneous speculative applications for unneeded market housing in Stapleton outside the village development boundary and part of the argument deployed by the agents was that – ignoring the reality that Stapleton has no amenities - it had access to amenities in Condover with which it formed a cluster and therefore the proposal was sustainable (even though Condover is several miles away, down narrow lanes and across a major road) Judging from the reaction to those planning applications most people in the village want to avoid this situation in the future and one key way to achieve this is to reclassify the village of Stapleton as wider countryside: Adrian Cooper who manages the Shropshire local plan review is more than amenable to this change, which has to be put forward by the parish council (q9 of the local plan review – preferred scale and distribution of development)

I therefore ask the parish council to request this.



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I understand that the steering group consulting on our revised local plan has taken preliminary steps to remove both Stapleton and Condover from the category of community cluster and I first heard this idea from our ward Councillor. Given Stapleton's similarity to Ryton it clearly has to be classified as "wider countryside" but going forward it might have to be de-coupled from Condover as that village is deemed too big to be classified as wider countryside.

- 191 Against further development as it decreases green spaces, increases traffic and leads to undesirable - especially with affordable/low costs housing - keep it in urban areas.
- 193 small villages and the rural community are like this for a reason, we don't need drastic changes of housing being built, villages should stay as they are.
- 194 Litter and fly tipping
- 195 A large aging population so is a need for more assisted/nursing accommodation
- 196 Proximity to Shrewsbury  
Access to bus stops and shops
- 198 Speed on A49 and country lanes
- 201 Public footpaths badly overgrown and need maintaining and signage needs replacing  
Homes should have a reasonable sized garden and landscaping. Single storey homes for the elderly are in short supply
- 202 Stiles in poor condition  
Not enough infrastructure in Stapleton (unlike Condover and Dorrington) - no gas, sewage system or mains drainage
- 203 Street lights
- 205 Wants to stay in parish but too expensive for first time buyers and too many people buying for retirement homes. Want to build on farm as is the only way they will be able to stay
- 206 Been difficult following some local footpaths
- 207 Bus service to Ludlow/Shrewsbury, safe walking on road when drivers are polite  
Less grass cutting and promote more wildflowers and habitat for small animals  
10-20 too large for small village, all new housing should include tree planting e.g. apple trees

### Additional questionnaires received after submission date

- 210 No village ticked in 210 but assumed Condover due to comments
- Better access on to the A49 – it's dangerous at times. Any further development in Condover needs to take this into account (q2)
- As I have already stated the access out of Condover onto the A49 is dangerous at times
- Before development in Condover is concerned the access onto the A49 needs to be made safer. Note what is said about national targets and I leave trust in the parish council to do what is right. Any development must be at a pace that does not damage the equanimity existing in the village. I would hope that development will not entail loss of our countryside
- I believe it is wrong for people acquiring some of our countryside land to ostensibly extend their garden then after sometime applying for planning permission for development for housing. The rural character is so important and our countryside is so precious.
- 211 There is no need to lose public green spaces as there are plenty of other potential sites (q6)
- The small drip feed developments seen so far do not seem to be making much of an impact on housing needs e.g. Brook Close development quickly oversubscribed with applications
- 212 Most of the speeding is the cars coming into village collect/dropping off at primary school. (q1)
- The school parking is dangerous when they park on the bend by the primary school (q2)
- School time 8.30 -9.00 – 3.00 to 3.45 cars which are late speeding into village (q4)
- No tennis courts which we were promised (q5)
- School kids should be taught not to drop litter (q6)
- There should be a bus stop near Hall Gardens and a footpath from Church Street to Hall Gardens (q7)
- 213 Residents need to keep gardens well maintained (q1)
- The car parking at school before there is a crash (q2)
- Nearly had car crash with lorry because the way cars were parked at school the way they park on grass and pavement. They think they own the place (q4)
- They do not advertise enough (q5)
- 216 Lack of pavements on certain roads. Enforcement of speed limits on approach roads into village (q2)
- Cars parked on the road near the school make it very dangerous for other road users during drop off and pick up times. Speed and size of farm vehicles (q4)

- 217 Car parking at the village school is appalling during drop off and pick up times. Cars are parked very dangerously (q4)
- If people want more leisure activities in the village they should be prepared to help organise them and not expect others to do it for them (q5)
- 218 Tractors speeding past our house scared of them scratching our vehicles (q4)