

CONDOVER PARISH NEIGHBOURHOOD PLAN



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FORWORD

The production of our Neighbourhood Plan has proved an exciting way for us to shape the future of the area we live in. The process of creating the Plan has been led by our local community and is part of the Government's revised approach to planning, which aims to give local people more say about what happens in the area in which they live. We have been granted this important new power through the Localism Act of 2011 and we will all be able to decide whether or not to adopt this Plan through a local referendum.

The Condover Parish Neighbourhood Plan has been compiled to establish a vision for the evolution and long-term sustainability of Condover Parish from 2024 until 2034. The community and key stakeholders have been extensively consulted on a wide range of issues that will influence the well-being, sustainability, and long-term preservation of their rural community.

The Plan contains a range of new planning policies to inform and guide development within the Parish. These policies recognise the rural nature of our settlements, and that new development in particular should remain consistent in character, scale and density with the traditional housing stock. They explore a whole range of current and future issues reflecting housing, transport and traffic matters, the environment, community, and economic development. We aim to ensure that the views and plans contained in this document reflect the majority of residents of the Parish.

My thanks go to members of our Neighbourhood Plan Steering Group and to our village communities for taking the time to contribute their thoughts and views.

E Marvin

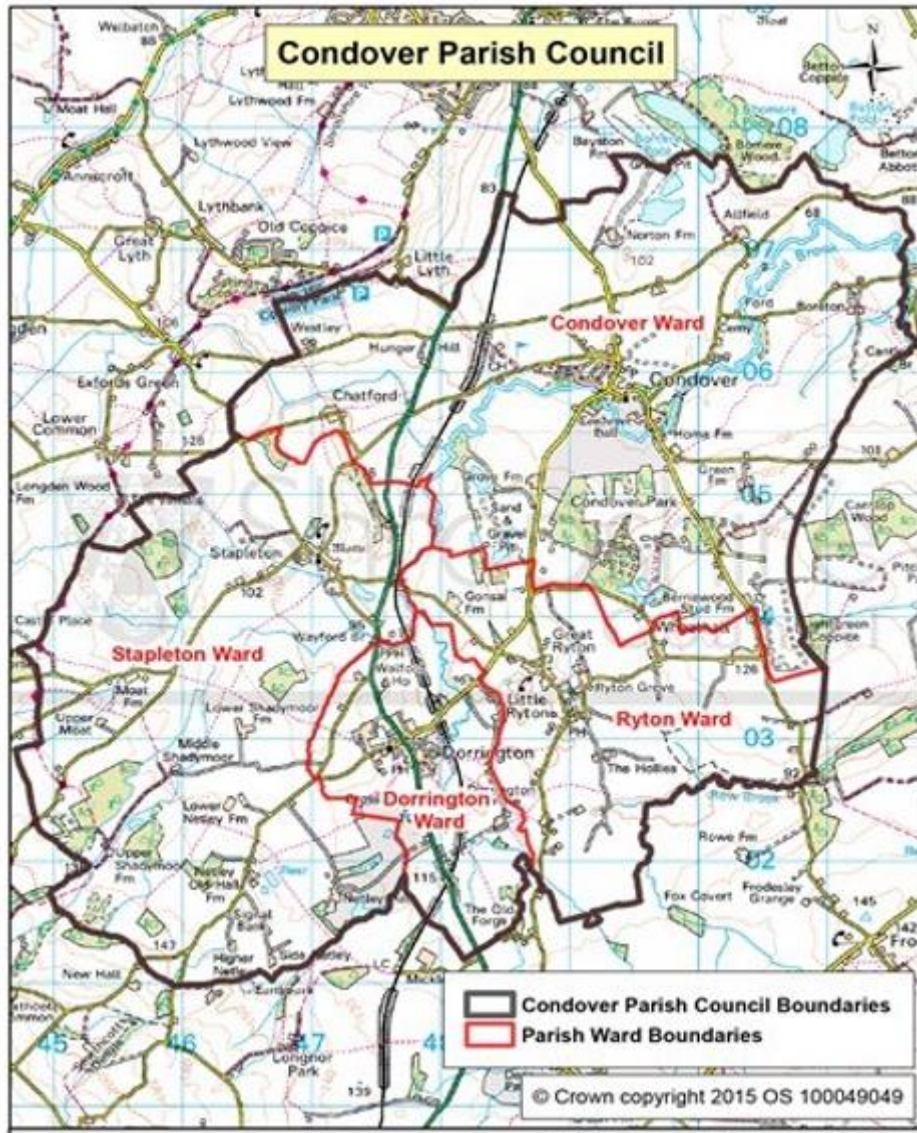
Chair of Condover Parish Council

1. INTRODUCTION

- 1.1 The Localism Act of 2011 gave new rights and powers to communities. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. It is a powerful tool in that it has statutory weight and must be taken as a material consideration in planning decision-making.
- 1.2 The National Planning Policy Framework highlights that Neighbourhood Planning gives communities power to develop a shared vision for their area and that Neighbourhood Plans can help to deliver sustainable development. Neighbourhood Plans can influence local planning decisions as part of the statutory development framework.
- 1.3 All Neighbourhood Plans must:
 - have appropriate regard to national planning policy,
 - contribute to sustainable development,
 - be in general conformity with strategic policies in the development plan for the local area.
- 1.4 The Condoover Parish Neighbourhood Plan covers the whole Parish of Condoover, which includes the villages of Condoover, Dorrington, Ryton and Stapleton. At the time of the preparation of the Condoover Parish Neighbourhood Plan, the existing Shropshire Local Plan was under review. Our Neighbourhood Plan takes primary reference from the emerging revised Shropshire Local Plan and as such has evolved through its development to take account of local planning policy changes.
- 1.5 The Site Allocations and Development Policies Development Plan Document (SAMDEV) was adopted in December 2015 and set out proposals for the use of land. The 2015 Strategic Housing Land Availability Assessment (SHLAA) was updated through a call for sites undertaken by Shropshire Council in preparation for the Local Plan Review. The current SHLAA has informed housing development site options for this Neighbourhood Plan.
- 1.6 The Condoover Parish Neighbourhood Plan was produced following a resolution to undertake a Plan at the Parish Council meeting of 7th February 2017 although work did not fully start on developing the plan until March 2018, when the first public meeting was held, and a steering group was formed. The steering group included Condoover Parish Councillors and local volunteers, who consulted and listened to the community on a range of issues that influence the wellbeing, sustainability and long-term preservation of the parish community. Every effort has been made to ensure that the vision, aims, objectives and policies of the Condoover Parish Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.
- 1.7 The production of the Plan has enabled local people to contribute towards determining how land in the parish should be used in the future in a way which benefits the whole community. The Plan will ensure that new development is coordinated and appropriate to Condoover Parish. The Condoover Parish Neighbourhood Plan provides a vision for the future of the village and a set of objectives and policies to support this vision from now until 2034. The types of land use covered by the Plan include housing, employment, community facilities, traffic and transport, and local heritage and the environment.

1.8 Figure A shows the Condover Parish boundary which has been formally designated as a Neighbourhood Plan Area through an application made by Condover Parish Council (a relevant body for the purpose of Section 61G of the Town and Country Planning Act 1990) in accordance with the Neighbourhood Planning Regulations 2012 Part 2 S6. The designated area was approved by Shropshire Council on 30th June 2017.

Figure A – Condover Parish Designated Neighbourhood Plan Area.



1.9 Objectives for the Plan.

The objectives below reflect the Parish Council’s aspirations as lead body for the preparation of the Plan and the community’s expression of matters that are important directly to life in Condover Parish. They are locally specific and are designed to meet community needs and expectations.

The objectives underpin the Plan policies. These seek to support the vision for Condover Parish and will contribute towards the delivery of sustainable development in the Parish.

The objectives of the Plan are:

1. Meeting housing needs

Encourage provision of housing, including affordable housing to meet identified needs where doing so would not significantly and adversely affect the quality of the local environment.

2. Delivering local community infrastructure

Support and encourage the continued provision of social, community, recreational and other leisure infrastructure reasonably required to meet local business, community and visitor needs.

3. Managing environmental impacts

Minimise our negative impacts and maximise our positive impacts on the environment and resources reasonably required to live, work, and enjoy life in the Condover Parish.

4. Maintaining sustainable communities

Provide a positive framework within which decisions on planning applications can be made for the benefit of continuing the sustainability of communities across the Parish.

5. Economic development within environmental limits

Develop and diversify the Condover Parish economy through inward investment, support for existing business networks, and by encouraging enterprise to enable development of new home-grown businesses and jobs where this would not significantly and adversely affect the quality of the local environment

6. Sustaining local resources

Reduce the level of finite resources used to meet development needs in the Parish including through reuse or recycling.

7. Conserving our assets

Conserve and enhance the landscape, biodiversity, natural habitats, and cultural heritage of the Parish, having due regard in all decision making to the rural and historic character of the parish area.

2. ABOUT CONDOVER PARISH

2.1 Condover Parish is a Civil Parish with a current population of 2228 (904 households) (2021 census), which located approximately 5-7 miles south of the county town of Shrewsbury in Shropshire. There are four villages in the Parish: Dorrington, Condover, Stapleton and Ryton. Condover Parish is a rural Parish with a diverse economy based primarily on small to medium sized businesses, including farming and agricultural services. The Parish has two industrial estates, one in Dorrington, the other in Condover, and two sand and gravel quarries both in Condover. The main railway line from Shrewsbury to Herefordshire and South Wales runs through the Parish but there are no longer any stations or halts in the Parish. A bus from Shrewsbury to Ludlow serves three of the four villages and runs during the day but not in the evenings or on Sundays.

2.2 **Dorrington** is located about 6 miles (9.7km) south of Shrewsbury. The Cound Brook flows to the east of the village, and to the southwest is Netley Hall and Netley Old Hall Farm. The A49 trunk runs through the village, which has a number of businesses located both in a small business park and along the main road.



Dorrington has a pub, a Persian restaurant, a shop with post office, a butcher's shop and numerous other small businesses. There is a primary school, a village hall and a church, in the village. Dorrington has a recreation ground which is home to a football pitch, children's play park, a multi-use games area (MUGA), Crown Green Bowling Club, a community garden and recently planted community copse. There is a GP surgery with pharmacy next to the recreation ground and village hall.



2.3 **Condover** village is about 5 miles (8km) south of Shrewsbury, and just east of the A49. The Cound Brook flows through the village. Condover contains a higher-than-average proportion of listed buildings and over half of the village has been classified as a conservation area since 1976. The more than forty listed structures in Condover include six separate early cruck-framed buildings, many black-and-white timbered cottages and an Elizabethan manor house, Condover Hall. The village has a church, primary school, a post office and a small independent furniture shop. Condover has a Village Sports Ground, set out mainly for cricket and football, and a community Woodland Park and Orchard and a BMX cycle track.



2.4 **Ryton** is located less than 1 mile (1.6km) to the northeast of the village of Dorrington. Ryton village is comprised of two smaller settlements, Little Ryton and Great Ryton. The village has a pub, which is currently closed and subject to a community-led bid to reopen it within community ownership. There is also a small red-brick Mission Church, and a village hall.

Ryton did not have a mains water supply until 1963. Villagers relied entirely on the village pumps and a number of these remain. Ryton has a number of farms, and businesses offering holiday accommodation and self-catering cottages.



2.5 **Stapleton** is located just north of Dorrington. It is a dispersed rural settlement supporting mainly farming and other agricultural businesses. There is a small solar farm, a truffle orchard, and a plant-hire business. Stapleton has a village hall, and a church with a small tapestry piece in the nave said to have been worked by Mary, Queen of Scots. Beyond the churchyard are the remains of a motte (castle mound).





3. The Policies in the Condover Parish Neighbourhood Plan

The policies in the Condover Parish Neighbourhood Plan refer to:

1. Housing and Design
2. Business Development
3. Traffic and Transport
4. Sustainable Living
5. Communications Infrastructure
6. Community Facilities and Recreation
7. Local Heritage and Environment

THE POLICIES

4. HOUSING AND DESIGN POLICIES

The Condover Parish Neighbourhood Plan has the following objectives:-

- To ensure that any new housing developments be relatively small, unobtrusive and reflect local needs.
- New housing targets: Dorrington is the designated development hub for the Parish, with a Shropshire Local plan expectation for new housing of 69 homes, as set by Shropshire Council. Seven of these homes have already been delivered, revising the Neighbourhood Plan target to 62. It has been agreed with Shropshire Council that this Neighbourhood Plan will allocate preferred housing site to deliver 55 of the 62 homes. It is anticipated the remaining seven homes will be delivered through windfall opportunities.

POLICY HOU1 – VILLAGE DEVELOPMENT BOUNDARIES

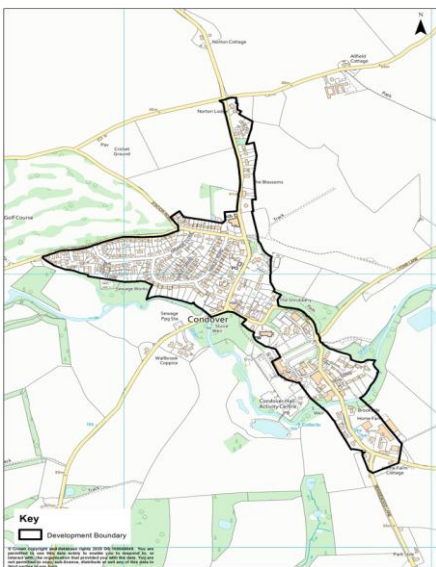
Development boundaries around the villages of Conover, Stapleton and Dorrington are defined and shown on drawings below. This new housing cannot be delivered within the existing development boundary, and consequently the boundary has been adjusted to accommodate growth on the potential preferred housing development sites.

Existing development boundaries have been retained for Conover and Stapleton following consultation with local residents. Retention of development boundaries represents departure from Policy SP8 of the Shropshire Local plan Review. This departure has been agreed with Shropshire Council.

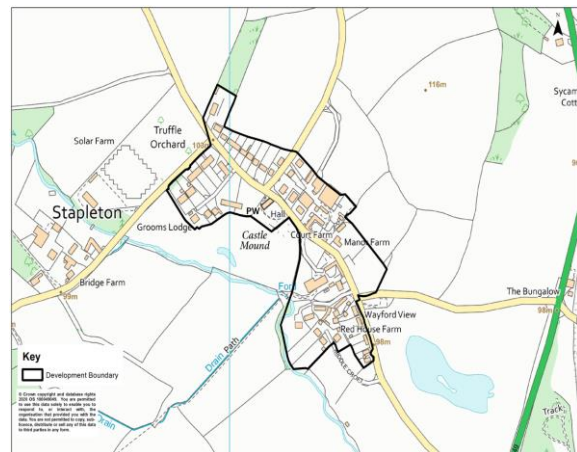
The current Shropshire Council SHLAA identifies opportunity for five infill dwellings in Stapleton, three of which have planning consent leaving two opportunities remaining.

The Conover Parish Neighbourhood Plan therefore identifies potential opportunity for up to two infill dwellings.

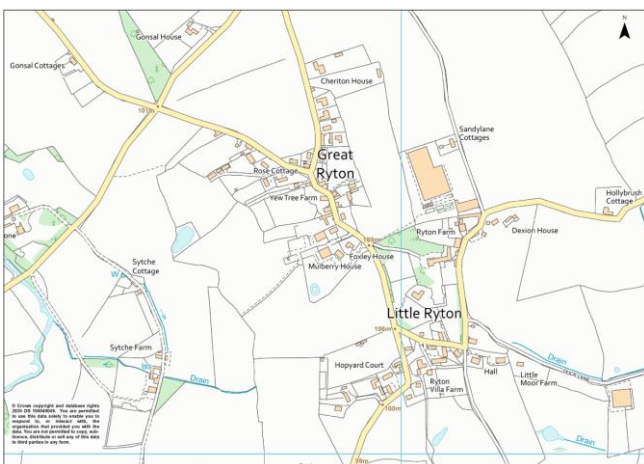
Ryton will continue to be designated as open countryside.



Conover Development Boundary



Stapleton Development Boundary



Ryton – Open Countryside

Dorrington: Preferred Housing Sites within the Neighbourhood Plan

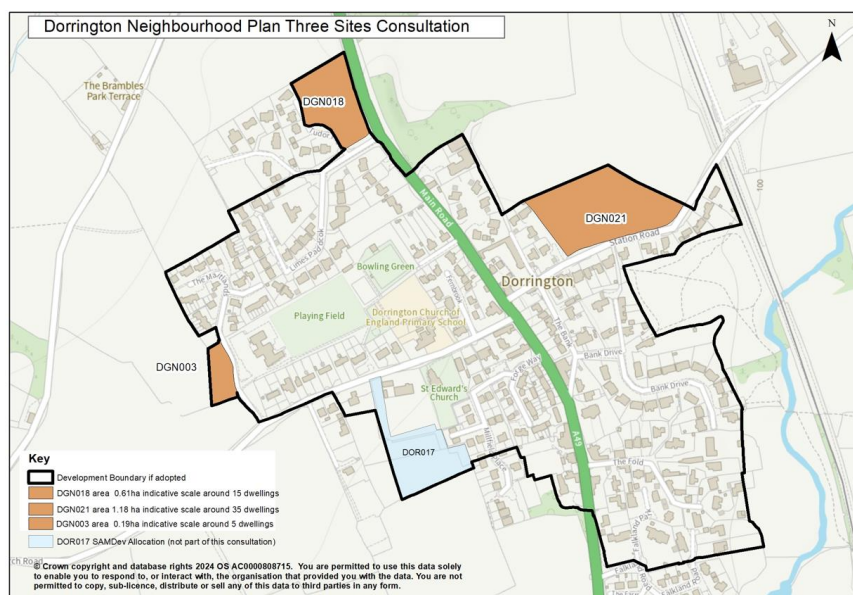
Dorrington is the development hub within Condover Parish



There has been extensive consultation with residents about the location and scale of preferred sites for new housing in the development hub of Dorrington. All these new homes would be subject to the wider housing policies with the Neighbourhood Plan regarding size, type, design and tenure and delivered within the wider context on the Plan. Through the consultations, it has been established that residents would prefer new housing to be delivered on a number of smaller sites rather than a single large site. The proposal for preferred sites has been narrowed down to two options:

Option 1:

New housing would be delivered across **three sites**, as below:



This option would deliver five (5) new homes on The Maitlands, fifteen (15) new homes off Limes Paddock, and thirty-five (35) new homes on Station Road, fifty-five (55) homes in total.

The preferred sites for Option 1 are:

Land adj. The Maitlands

5 new homes

Site DGN003



Development to be accessed directly from The Maitlands.

Land off Limes Paddock

15 new homes

Site DGN018



Development to be accessed directly from Limes Paddock.

Land off Station Rd (south)

35 new homes

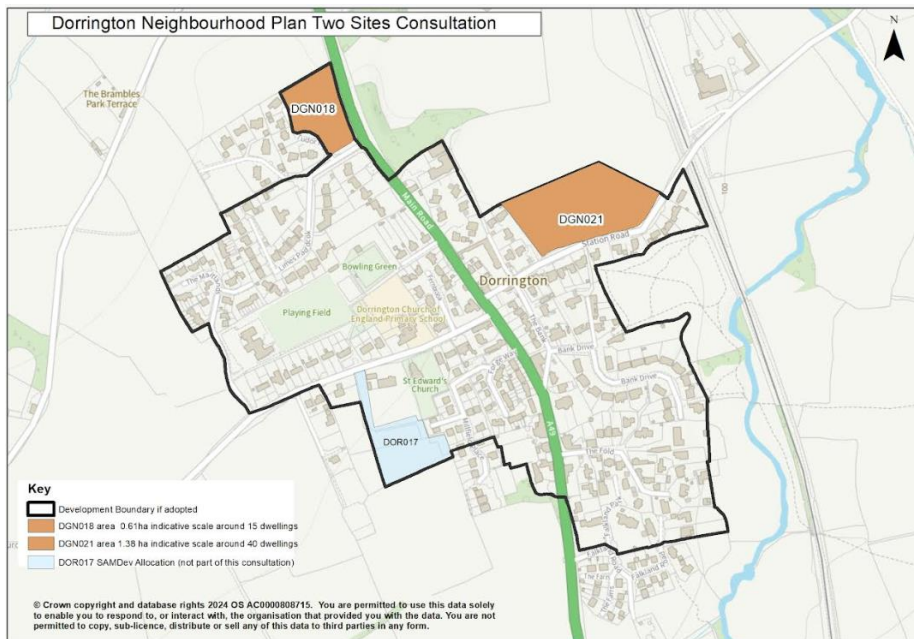
DGN021



Development to be accessed directly from Station Road. Off-road parking to be provided. Existing hedge to be protected and retained with minimum essential impact only.

Option 2:

New housing would be delivered across **two sites**, as below:



This option would deliver no new homes on The Maitlands, fifteen (15) new homes off Limes Paddock, and forty (40) new homes on Station Road, fifty-five (55) homes in total.

Land off Limes Paddock

15 new homes

Site DGN018



Development to be accessed directly from Limes Paddock

Land off Station Rd (south)

40 new homes

DGN021



Development to be accessed directly from Station Road. Off-road parking to be provided. Existing hedge to be protected and retained with minimum essential impact only.

Residents are being consulted during February and March 2024 to determine which option, on balance, should go forward in the Neighbourhood Plan.

POLICY HOU2 – AFFORDABLE HOUSING AND AFFORDABLE HOUSING EXCEPTION SITES

- 1) New residential development on sites of 0.5Ha or more or on sites of 5 or more dwellings, affordable housing shall be provided at a rate of 20% of total yield on site. The affordable tenure mix will be 70% social or affordable rent accommodation and 30% intermediate or other affordable housing. 25% of affordable homes secured through developer contributions shall be provided as First Homes.
- 2) Proposals for small scale affordable housing developments outside the Dorrington, Concover and Stapleton development boundaries will be supported subject to the following criteria:
 - a. they comprise up to 10 dwellings, and
 - b. the proposals contribute to meeting the affordable and social-rented needs of people with a local connection, and
 - c. the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity, and
 - d. the proposals would not have a significant impact on the surrounding rural landscape and the landscape setting of any settlement in the plan area, and
 - e. the development is appropriate in terms of its scale, character, and location with the settlement to which it is associated.

Open market housing will only be permitted outside the village development boundaries where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.

POLICY HOU3 - TENURE OF NEW HOUSING

New residential developments within the Parish will be supported where the development delivers a mix of tenures, including affordable private and social rented accommodation, and homes for first-time buyers:

- 1) New residential development on sites of 0.5Ha or more or on sites of 5 or more dwellings, affordable housing shall be provided at a rate of 20% of total yield on site. The affordable tenure mix will be 70% social or affordable rent accommodation and 30% intermediate or other affordable housing.
- 2) To meet the needs of newly emerging households within the Parish:
 - a. New residential development on sites of 0.5Ha or more or on sites of 5 or more dwellings, privately rented shall be provided,
 - b. 25% of affordable homes secured through developer contributions shall be provided as First Homes.

POLICY HOU4 – SCALE OF NEW HOUSING

Housing infill development and the conversion of existing buildings to residential use will be supported where they contribute positively to local character and where they help to meet local housing needs.

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

- 1) On sites of 5 or more dwellings:
 - a. At least 50% of open market dwellings will reflect the profile of housing need established within the most recent Parish Housing Needs Assessment. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes; or
 - b. At least 25% of open market dwellings will be dwellings with 2 bedrooms or less. At least a further 25% of open market housing will be dwellings with 3 bedrooms or less. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
 - c. 4 or 5 bedroom homes will not normally be supported unless there is also balanced provision of smaller homes within the development.
 - d. At least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.
- 2) Condover: Infill development of up to two new homes will be permitted within the Condover development boundary, subject to compliance with Policy HOU3 - New Housing Location, and Policy HOU5 - Design. Within the conservation area of Condover, infill development should conserve or enhance the special architectural and historic character of these settlements.

- 3) Stapleton: Infill development of up to two new homes will be permitted within the Stapleton development boundary, subject to compliance with Policy HOU3 - New Housing Location, and Policy HOU5 - Design.
- 4) Dorrington: Within Dorrington development boundary, new housing development will be supported where it is consistent with housing numbers set by Shropshire Council for Dorrington as a Community Hub within the Local Plan Review: 62 dwellings from 2024-2034, incorporating small scale residential developments of up to forty (40) dwellings per development, and allowing for seven (7) homes to be delivered as windfall.
- 5) New residential development will be supported provided is it compliant with Policy HOU5 - Housing Design Policy

POLICY HOU5 – DESIGN

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

- 1) Development adjoining open countryside should provide a sympathetic transition e.g. through retention of hedgerows, planting of new hedgerows and trees, landscape buffers, soft screening.
- 2) All new building shall take account of the topography and natural features of the site to maximise the views from the site to the surrounding areas of countryside and to minimise impact on the skyline.
- 3) The orientation of new buildings should be arranged to maintain as far as is possible the views from existing buildings.
- 4) Proposals for housing development will be required to provide a minimum of three parking spaces per dwelling. Proposals accompanied by a parking provision of less than three parking – spaces per dwelling will only be permitted if alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on street parking.
- 5) Development adjoining open countryside should provide a sympathetic transition e.g. through retention of hedgerows, planting of new hedgerows and trees, landscape buffers, soft screening.
- 6) All new building shall take account of the topography and natural features of the site to maximise the views from the site to the surrounding areas of countryside and to minimise impact on the skyline.
- 7) The orientation of new buildings should be arranged to maintain as far as is possible the views from existing buildings.
- 8) Proposals for housing development will be required to provide a minimum of three parking spaces per dwelling. Proposals accompanied by a parking provision of less than three parking – spaces per dwelling will only be permitted if alternative and reasonably accessible car

parking arrangements can be demonstrated and which in themselves do not add to on street parking.

- 9) New building should make use of materials appropriate to the rural character of the Parish, and apply them in a way to reinforce local character
- 10) Dwellings should be of varying designs, house types and sizes, and have individual outside space.
- 11) Design should respect the character of the locality and the local vernacular and contribute positively to local distinctiveness.
- 12) New residential development will contribute to reducing the impact of climate change by:
 - a. Being designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors, and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and:
 - b. Being designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors, and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and:
 - c. Ensuring all proposals for 10 or more dwellings achieve a minimum of 19% improvement in the energy performance requirement in Part L of the 2013 Building Regulations, until such time as the Building Regulations are increased to a level which exceeds this uplift and:
 - d. Ensuring all proposals for the formation of one or more dwellings provide a minimum of 10% of the predicted energy needs of the development from on-site renewable and low carbon energy sources.
 - e. Ensuring provision of electric vehicle charging points to all new homes.
- 13) Development should support features beneficial to wildlife, incorporating a native British mix of plants within their landscaping, in compliance with Sustainable Living policies SL1 and SL2 of the Plan, and provision of bat and bird boxes.

To ensure the health and well-being of nature and the environment, residents and the community, the design and development of new homes should have regard to the 'Good Level' accredited by the Building With Nature Standards Board ([Building With Nature](#))

Evidence

- 5.1 Village Development Boundaries: The emerging Shropshire Local Plan identifies Dorrington as the development hub within Conover Parish, with a target for new housing provision of 69 homes. Delivery of these additional homes has necessitated reviewing the village development boundary, extending outwards in three places, as shown above under Policy Hou1 - Village Development Boundaries

It is recognised that the development boundary around allocated site DGN003 may result in an uneven boundary line. The original preferred site abutted the existing housing development in The Maitlands. Consultation with local residents highlighted considerable concern about the potential for loss of views over surrounding countryside. Against this, the independent Site Options Appraisal for the Conover Parish Neighbourhood Plan (carried out by AECOM) identified Dorrington Village Hall as a key village asset that derived significant landscape and

townscape character from the openness of Site DGN003 which is directly opposite. According to the Assessment, loss of this openness could harm the setting of a key asset. The position of site DGN003 presented for adoption represents a compromise: the site has been moved away from the existing housing development sufficient to preserve countryside views, but not so far as to significantly disrupt the open outlook from the Village Hall. The development boundary has not been drawn directly from the existing housing development to the proposed new housing development site DGN003 as to do so would give the appearance of an additional site for development and would defeat the purpose of protecting views from the existing houses on The Maitlands.

The emerging Shropshire Local Plan does not require additional development of new housing in Stapleton or Conover. The Conover Parish Council Housing Needs Assessment does not indicate additional housing needs for Stapleton, Conover and Ryton that could not be met through new housing provision in Dorrington, the development hub.

The SHLAA identified scope for infill development of up to five dwellings in Stapleton, however, planning consent for three infill dwelling was granted on 12 July 2021 (20/03358/FUL). Scope for infill has therefore been reduced to two (2) dwellings.

Consultation with Conover and Stapleton village communities found residents preferred to retain the existing development boundary. Local communities recognised that development boundaries are an essential tool for the control of development, principally to prevent the unregulated encroachment of development into the countryside. Consequently, within the Neighbourhood Plan the existing village development boundary as set out on the Shropshire Council Adopted Policies Map 2015: S16 Shrewsbury - Insert 5 will be retained.

- 5.2 Affordable Housing: In this Plan, the requirement for affordable housing on allocated housing developments is compliant with the emerging Shropshire Local Plan policy DP3 Affordable Housing Provision. It is anticipated that provision of affordable housing through this route will be sufficient to meet local affordable housing needs, as identified by the independent Conover Housing Needs Assessment 2019 (carried out by AECOM). This would include the proportion of housing required to be affordable in perpetuity, and homes affordable for entry-level and first-time buyers.
- 5.3 Affordable Housing Rural Exception Sites: The policy in the Plan builds upon Shropshire Local Plan policies DP4 Affordable Housing Exception Schemes and DP5 Entry Level Exception Sites. The intention is to ensure such Exception Sites are proportionate within the overall scale of development within this rural Parish and comply with the design specifications of this Plan. The emerging Shropshire Local Plan Policy DP4 Affordable Housing Exception Sites para 1c requires there to be a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey and the number of dwellings provided does not exceed this identified local need.
- 5.4 Scale of New Housing: To inform the type and size of new housing required to meet local needs, an independent Housing Needs Assessment was carried out in May 2019 by AECOM. This Assessment found that the housing stock in Conover Parish is characterised by large to very large properties, with 66.8% of the dwellings having six or more rooms, compared to 55% across Shropshire as a whole. 14.5% of households are single families where members are all aged 65 and over, compared with 11% in Shropshire and 8.1% in England. The Parish area has a slightly larger proportion of people in the age band 65-84.

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

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

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

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

This consultation also found that 86% of respondents wanted smaller developments, and 92% thought development should be delivered in a phased way over the life of the Plan.

- 5.5 Tenure of New Housing: Shropshire Local Plan Policy DP3 Affordable Housing Provision sets out that new residential development on all sites of 0.5Ha or more and sites of 5 or more dwellings in designated rural areas should seek to provide an affordable tenure mix of 70% social or affordable rent accommodation and 30% intermediate or other affordable housing (i.e. affordable home ownership products). The Condover Parish Housing Needs Assessment concluded that around 61 new households aged below 35 years would form during the period of the Plan. Based on this figure and having regard to the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent, it was recommended that neighbourhood planners seek to promote the following tenures within new housing developments. This policy goal would ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Plan area:

Tenure	Recommended proportion
Home ownership	2%
Entry-level market sales/intermediate ownership product	5%
Social rent	35%
Private rent	57%

Source: AECOM calculations

- 5.6 Design: These design requirements support delivery of the West Midlands Design Charter to the extent that new development should reflect local distinctiveness and respond to the qualities that characterise the locality's 'spirit of place' for residents, businesses and visitors,

and that schemes should contribute to the creative and cultural identity of the local environment and benefit local communities.

- 5.7 This policy is also in general conformity with emerging Shropshire Local Plan Policies SP3 Climate Change, SP4 Sustainable Development, SP5 High-Quality Design, DP11 Minimising Carbon Emissions, DP12 The Natural Environment, DP16 Landscaping of New Development, DP22 Sustainable Drainage Systems, and DP23 Conserving and Enhancing the Historic Environment.

5. BUSINESS DEVELOPMENT

The Condover Parish Neighbourhood Plan has the following objective:

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

POLICY BUSIN1 - NEW EMPLOYMENT, VISITOR ACCOMMODATION AND TOURISM

- 1) New business accommodation and tourism facilities will be supported as follows:
 - a. within or adjoining existing settlements, on a scale appropriate to the settlement, taking account of the fact that Dorrington is the main settlement in the Parish; or
 - b. in the open countryside, where associated with a farm diversification scheme or an existing employment site of a small scale and the development can be shown to be making a positive contribution to its setting in the open countryside and to maintaining and sustaining the rural character and heritage of the Parish.
- 2) Accommodation for development of a new Business Hub in Dorrington will be supported provided that the proposal will be required to provide an appropriate level of on-site parking facilities and to demonstrate there would be no addition to on-street parking.

Evidence and Justification

- 6.1 This policy is in general compliance with emerging Shropshire Local Plan policy SP8 Managing Development in Community Hubs, SP9 Managing Development in Community Clusters, SP10 Managing Development in the Countryside, SP13 Delivering Sustainable Economic Growth and Enterprise and DP10 Tourism, Culture and Leisure.

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

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

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

- Development of a local business network and directory.
- Access to local training events and seminars.
- Ability to recruit suitably qualified personnel, particularly in relation to skilled and

- professionally qualified workers, and in relation to flexible, part-time, and seasonal workers.
- Traffic and transport:
 - concern about the size and speed of vehicles on narrow country lanes,
 - the condition of roads (potholes),
 - frequent disruption on the main A49 trunk road.

6.4 Dorrington Business Network

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

6. TRAFFIC AND TRANSPORT

The Condover Parish Neighbourhood Plan has the following objective:

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

POLICY TRA1 - TRAFFIC AND TRANSPORT

1) Schemes will be supported that:

- a. Improve the safety of all road users and pedestrians, including 20mph speed limits through residential areas and schools, the provision of additional or widened pavements, and provision of off-road walking and cycling, restriction of HGV traffic along identified routes, and/or
- b. Manage the flow of traffic through the Parish area, including traffic calming measures, improved signage, increased off-road parking, and/or
- c. Help to reduce carbon emissions and air-borne pollution, including provision of off-road walking and cycling linking to neighbouring market towns, electric charging points, access to battery assisted scooters and cycles, and
- d. Minimise the impact on wildlife and the environment, including provision, retention, or improvement of natural buffers between roads and wildlife habitats, improved signage, and initiatives to increase awareness of environmental and wildlife impacts.

POLICY TRA2 – PARKING

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

- a. Are developed using sustainable and/or recycled materials; and
- b. Minimise the impact on wildlife and the environment.

Evidence and Justification

- 7.1 Condover Parish is further away than the national average from key services such as job centres, secondary schools and hospitals. Accessing public transport at a necessary or convenient time is not always achievable. Data from the Department for Transport indicates that the centre of Condover Parish is 10.4km from a job centre, with the average distance in England being 4.6km. The nearest secondary school from Condover village is 7.1km away in Shrewsbury, and from Dorrington it is 9.8km to the nearest secondary school in Church Stretton. The average journey to secondary school in England is 2.1km. It is not feasible to walk to a supermarket and there is one limited private bus service. There are no evening or Sunday bus services.
- 7.2 Condover is a rural parish, and like many rural areas, car ownership and usage are high. There is one public car park with a capacity of 10-12 cars that was provided in Dorrington in 2021 as community benefit from a new housing development. Many of the older traditional houses are located in village centres or on narrow rural lanes and have little or no off-street parking. Car parking in the Parish can be problematic for residents, businesses, and road users alike. Provision of off-road parking close to Condover school is currently being explored.

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

- 7.3 Dorrington: Traffic concerns in Dorrington are related to:

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



7.4 Condover village

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

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

In June 2020, the Parish Council undertook a 'traffic flow' survey in Condover village. The survey counted weekday traffic flow along Station Road from the village hall to the school from 5.00am to 6.00pm each day. It should be noted, this survey was carried out while restrictions were in place to control Covid-19, the school was closed to all but essential workers, some businesses including an adventure holiday business and an equestrian centre were closed, and the Business Park was operating at a reduced level. There was also no holiday traffic.

Residents provided photographic evidence of the size and congestion of traffic through Condover during the monitoring period, which helped to evidence the risk to pedestrians, cyclists and other non-commercial road users:





The survey counted an average of 1,340 vehicle movements per day, travelling north and south. These comprised:

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

7.5 Ryton

The main route through Ryton is narrow with a series of tight bends. There is restricted visibility due to high walls and hedges and there are inadequate passing places. There are high volumes of agricultural and commercial vehicles including articulated HGV's and tractors along with cars and tourist traffic, even though the road is marked unsuitable for HGV's.



There are no pavements nor refuges for pedestrians and cyclists. Some roads especially roads leading up to Wheathall from Ryton and Radmore, are impassable to pedestrians due to flooding at times.

Along with Condover and Dorrington, Ryton is serviced by the privately operated 435 Shrewsbury to Ludlow bus.

7.6 **Stapleton**

Like Ryton, Stapleton has one main route through the village, a narrow lane which broadens slightly past the church and village hall. There are no pavements in the village. There are high volumes of agricultural and commercial vehicles including articulated HGV's and tractors along with cars and tourist traffic. The lack of passing places results in damage to private and public verges. Stapleton is the only village in the Parish not served by a through bus route.

7.7 **Walking and Cycling**

The Shrewsbury Big Town Plan (2019) seeks to make strong connections from the town centre, through the suburbs and out into the wider countryside and improve the health and well-being for everyone. This includes development of walking and cycling routes from settlements around Shrewsbury into the town centre. Condover village falls within the radius for action.

Neighbourhood Plan community consultations since 2017 have consistently identified the need for an off-road cycle and walking route from Condover village to Shrewsbury town centre. The narrow width of lanes in the Parish and the size and volume of vehicles using them would prohibit provision of on-road safe cycling lanes. More imaginative solutions are required. The Parish Council has been in discussion with Shropshire Council Active Travel team, with British Cycling and with Shropshire Friends of the Earth (cycling) to explore options for off-road cycle routes. The two preferred routes would give access to existing cycle ways in south Shrewsbury via Bayston Hill and east Shrewsbury via Weeping Cross.

7. **SUSTAINABLE LIVING**

The Condover Parish Neighbourhood Plan has the following objective:

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

POLICY SL1 SUSTAINABLE RENEWABLE ENERGY

- 1) Support will be given to schemes which locally generate clean energy, and that:
 - a. Connect to the energy infrastructure grid or to a local specific end user in an efficient and environmentally acceptable manner, and
 - b. There is close working with network providers to ensure provision of necessary distribution infrastructure, and
 - c. The energy produced is low- or zero-carbon and renewable, and
 - d. The energy produced is affordable for local people, based on a concurrent assessment of average local household income, and
 - e. Minimise the impact on wildlife and the environment.

POLICY SL2 – SUSTAINABLE LIVING

- 1) Schemes that support and enable local communities to reduce, re-use and/or recycle plastic, food and other waste will be supported, provided that:
 - a. Behaviour change is encouraged through clear and consistent educational messaging and, where appropriate, interpretation materials are made available,
 - b. Schemes are inclusive to a diverse range of interests and life-styles,
 - c. Existing stakeholders are properly consulted and are in broad agreement with the proposals.

Evidence and Justification

- 8.1 Climate change represents a major challenge to our way of life and, alongside ensuring that development meets today's needs, comes a responsibility to future generations. Our Plan promotes sustainable development, including using resources efficiently, and provision of infrastructure such as electric car charging points. There are three solar farms within the Parish, two in Condover and one in Stapleton.

Our Plan aims to reduce the level of finite resources used to meet the infrastructure and development needs in the Parish. The policy is in conformity with national and emerging Local Plan policies including Local Plan Review policy SP3 Climate Change (particularly clause 2), SP10 Managing Development in the Countryside clause 2, SP12 Shropshire Economic Growth Strategy clauses 1 and 5, DP11 Minimising Carbon Emissions and DP12 The Natural Environment. It is also in conformity with NPPF 2021 paragraph 152, 155 and 156.

- 8.2 Shropshire Council declared a Climate Emergency in 2019. The Local Plan Review policy DP12 Minimising Carbon Emissions aims to maximise opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies where changes to existing buildings, including extensions and alterations, are being undertaken.
- 8.3 The Parish Council supports the provision within the Local Electricity Bill which, if made law, would empower local communities to sell locally generated clean energy directly to local customers by establishing a statutory Right to Local Supply.
- 8.4 The Parish Council supports initiatives to support sustainable living, including Reduce (minimising the amount of waste we create), Reuse (using items more than once), Recycle (putting a product to a new use instead of throwing it away).

8. COMMUNITY FACILITIES AND RECREATION

The Condover Parish Neighbourhood Plan has the following objectives:

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

POLICY CFR1 - COMMUNITY FACILITIES

- 1) Schemes will be supported that protect and enhance community facilities, and that:
 - a. Protect and enhance Village Halls in the Parish and encourage provision of a broad range of inclusive activities, and
 - b. Have the general support of the local community and people who use the facilities, and
 - c. Maximise access and meet the diverse needs of the community, and
 - d. Minimise the impact on wildlife and the natural environment.

POLICY CFR2 - RECREATION, PLAY AND OUTDOOR FACILITIES

- 1) Schemes will be supported that promote active, healthy lifestyles and mental well-being, and that:
 - a. Protect and enhance Condover Woodland Park, Condover Village Sports Ground and Dorrington Recreation Ground, and
 - b. Deliver recreational facilities that meet gaps in existing provision, with a particular regard to adolescents, young adults and older people, and
 - c. Have the general support of the local community and people who use the scheme, and
 - d. Maximise access and meet the diverse needs of the community, and
 - e. Minimise the impact on wildlife and the natural environment.

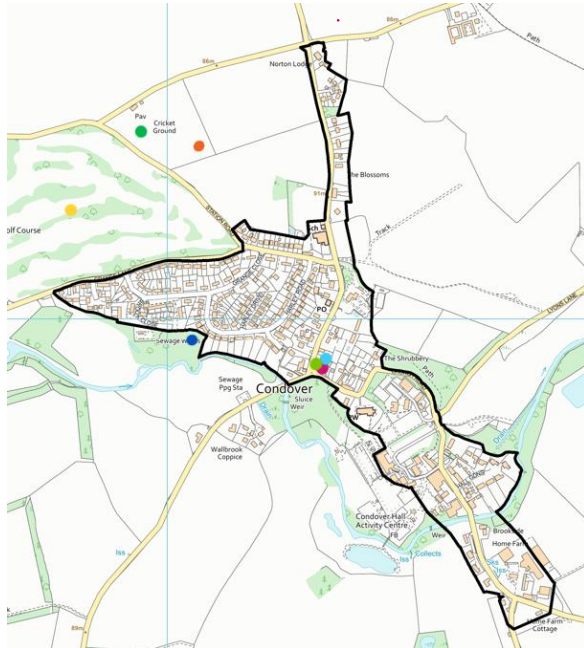
Evidence and Justification

9.1 In 2016, supported by the Parish Council, Dorrington Village Hall carried out research into the extent to which the opportunities for activity in the Parish match the needs of people living in the Parish and the surrounding area: *Energise - Dorrington Village Hall Needs Analysis*. This research identified three areas as priorities for action:

- Families, especially adults with young children,
- Early years provision, and
- Older 'inactive' adults.

Village Halls and Recreational Facilities in Condover Parish:

Condover



- Condover Village Hall
- Condover Village Sports Ground
- Condover Woodland Park
- Condover Golf Club
- Insect Garden
- BMX Track
- Condover Social Club



Condover Insect Garden

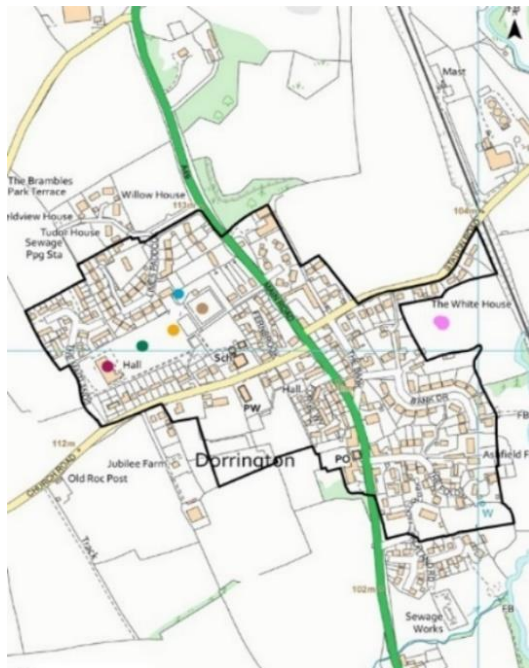
Ryton



- Ryton Village Hall



Dorrington

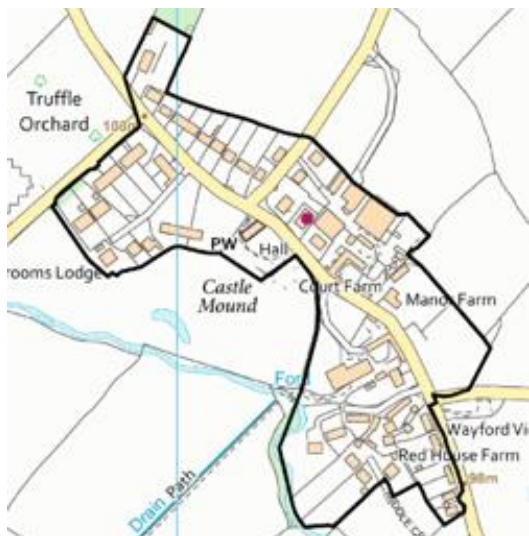


- Dorrington Village Hall
- Dorrington Recreation Ground
- Dorrington Crown Green Bowling Club
- Multi-Use Games Area (MUGA)
- Dorrington Community Garden
- Village Green



Dorrington MUGA

Stapleton



- Stapleton Village Hall



9.2 A community consultation undertaken by the Parish Council in 2019 found that, of respondents to questions concerning community facilities and recreation, 55% felt there was a lack of informal meeting places within the Parish, and 28% wanted to see further development of community gardens and orchards, and more diverse facilities at recreation grounds and play areas.

9.4 In 2019, the Parish Council also asked young people aged 14 - 19 years about activities they would like to be offered in the Parish that were not currently available:

Art projects (music, art, drama, writing etc.)	23%
Practical classes like cookery or car maintenance	54%
Volunteering for local projects or campaigns	38%
Indoor sports like table tennis or skittles	31%
Film nights or music events	69%

9.5 Our Plan will create a joined-up approach to promoting activities and events across the Parish. This will include exploring the potential for partnership or referral arrangements with the Beeches Medical Practice to work to tackle health inequalities.

9. LOCAL HERITAGE AND ENVIRONMENT

The Condover Parish Neighbourhood Plan has the following objectives:

- To preserve and enhance local heritage and preserve and improve the natural environment and biodiversity within the parish.

POLICY LHE1 - PRESERVING LOCAL HERITAGE

1) Schemes that help to preserve local heritage and/or enable and facilitate enhanced engagement with and understanding of local heritage will be supported, particularly in relation to:

- a. Condover Village Conservation Area, and
- b. Listed buildings and individual houses, rural dwellings, farm buildings, bridges, water pumps and other heritage assets, and
- c. Historic churches, graveyards, and religious assets in the Parish, and
- d. War memorials and war graves, and
- e. Sites of archaeological interest in the Parish.

and provided that:

- i) Where appropriate, there is accompanying provision of interpretation materials such as historical context, social history, information boards, information leaflets and walking routes, and web-based materials, and
- ii) Schemes are inclusive to a diverse range of interests and abilities.

POLICY LHE2 - NATURAL ENVIRONMENT

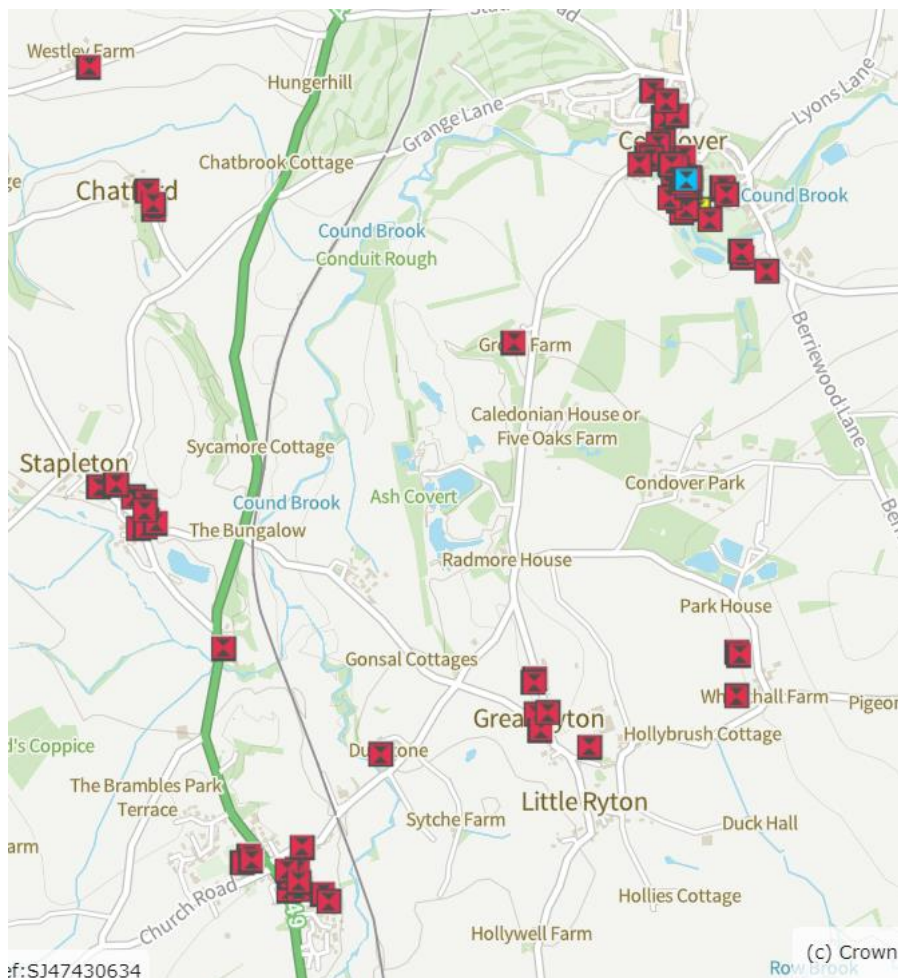
1) Schemes that enable the protection, enhancement and/or rewilding of the key features of the parish landscape, will be supported, particularly in relation to:

- a. Preservation and enhancement of existing hedgerows, verges, woodlands, water courses, bat and bird boxes and other wildlife habitats and corridors, and
- b. Provision of new and/or replacement of trees, hedgerows, areas of rewilding, bat and bird boxes and other wildlife habitats and corridors, and
- c. Provision of off-road corridors and highways for wildlife within villages, including installation of wildlife gates, leaving gaps in boundaries, walls and fencing, under-road tunnels, and use of native hedging, and
- d. Maintenance or enhancement of 'dark sky' across the Parish

and provided that:

- i) Where appropriate, there is accompanying provision of educational and interpretation materials such as information boards, information leaflets and walking routes, and web-based materials; and
- ii) Schemes are inclusive to a diverse range of interests and abilities.

Map of main heritage and conservation / wildlife areas in the Parish

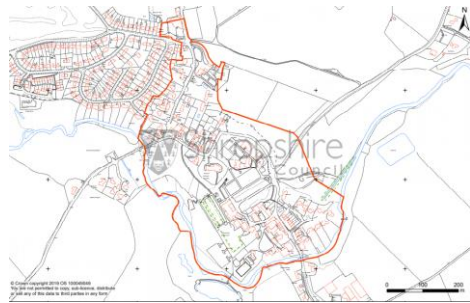


a) Condover

Condover village has a long history. Between 613 and 1017 it was the principal settlement in the Hundred of Condover, an administrative area that was large enough to sustain about 100 households. By the 11th century Condover was a royal manor of King Edward the Confessor. It formed a significant part of the great Royal Forest known as the Long Forest, which stretched almost the full length of South Shropshire. The Domesday Book of 1086 records it as Conendovre, and the Norman manor house is believed to have stood on the site now occupied by Church House, a short distance northwest of the Church.

The Condover Mammoths were discovered by chance in 1986, preserved in a kettle-hole infill close to the village. The remarkably well-preserved skeletons are of a 28-year-old adult male woolly mammoth (*Mammuthus primigenius*) and of four or five juveniles in the age range 3-6 years. These are the only Late-glacial woolly mammoth skeletons in western Europe.

Condover Conservation Area



Condover Conservation Area covers the central area of the village. It includes many historic buildings and monuments of significance:

Condover Hall



7 Church Street, Condover



St Andrew and St Mary
Church Conover



b) Dorrington

The original centre of Dorrington probably lay down a lane known as Lower Fold. In the 16th century this was known as Hodge Lane which crossed the local Count Brook through a ford. A number of remaining houses in this area date back to the 17th century. In medieval times, the main road route was to Conover, enabling residents to attend church and go to the market. The Netley Hall estate owned much of the land. The Hope-Edwardes family of Netley Hall built St Edward's Church in 1845, the primary school in 1874, and the Hope Edwardes Institute (Village Hall) in 1906.

Dorrington Old Hall
now a Persian restaurant



The Horseshoes Inn



The Hope Edwardes
Institute



c) Ryton

Ryton is located less than 1 mile (1.6 kilometres) to the northeast of the village of Dorrington. Together with the neighbouring hamlet of Little Ryton, Great Ryton is often referred to as simply "Ryton". The village has a small red-brick "Ryton Mission Church", dedicated to Saint Thomas. Ryton didn't have a mains water supply until 1963. Villagers relied entirely on the Village Pump. In the winter of 1962/63, the well and pump froze leaving the local community dependent on water brought in from Shrewsbury. Condover Parish Council has recently restored Ryton Village Pump as a central historic feature for the village and the Parish as a whole.

Ryton Grange



Ryton Village Pump



The Mission Church,
Ryton



d) Stapleton

Although once the major hub in the district it now has shrunk in population. The school closed in the 1960's. Stapleton features in the Domesday Book under the name of "Hundeslit". Stapleton Castle was built in the twelfth century by Baldwin de Meisy. It stood on high ground overlooking the Cound Brook. St John the Baptist Church was probably built within the bailey of Stapleton Castle. A church was recorded on the site in 1086 but the current structure dates from circa 1190 and was remodelled in the eighteenth and nineteenth centuries. The church organ is among the top six hundred in the country. In the churchyard is a war memorial stone Celtic Cross to men of the parish who died serving in World War I.

St John Baptist Church,
Stapleton



Stapleton Motte



The Moat Farm
showing original
moat wall

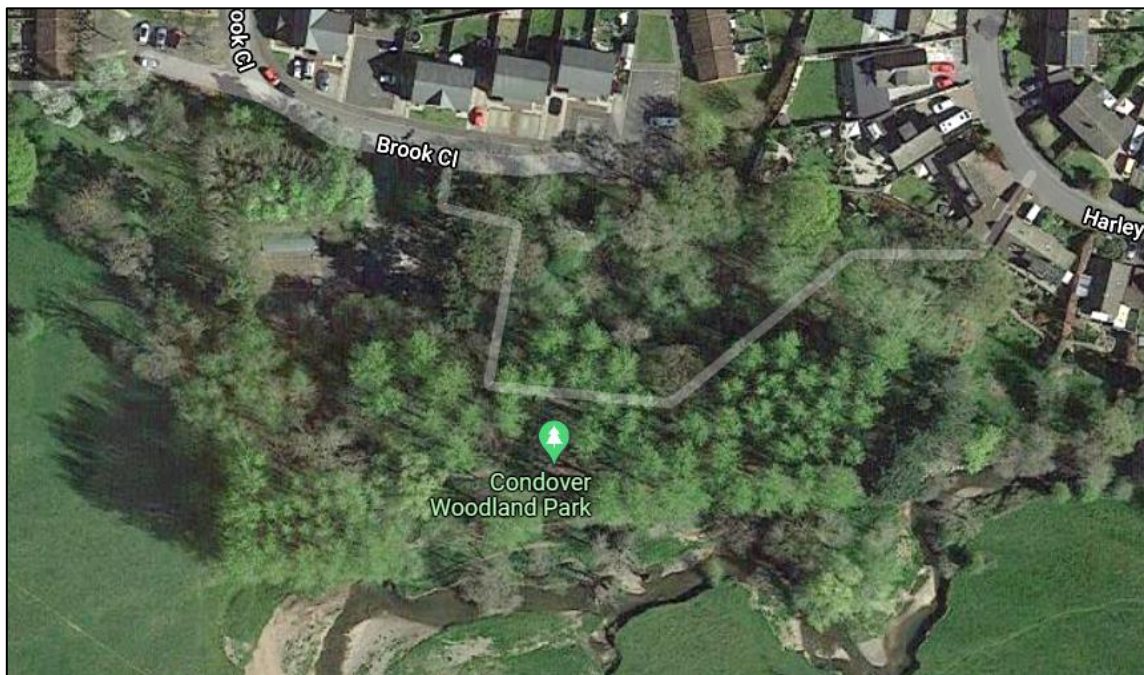


Natural Heritage

Condover Woodland Park

Condover Woodland Park is a 5Ha mature woodland site adjacent to the Cound Brook in the centre of Condover, acquired by the Parish Council on a 30 year lease as 'Community Benefit' from Gonsal Sand and Gravel Quarry. The Park provides an accessible adventure play area for local families and a wildlife reserve, used also by the primary school and Brownies for educational purposes. More recently a small community orchard has been planted, with old regional varieties of apples, pears, and plums. There are bird and bat boxes, and information signs detailing wildlife observed in the park.

Aerial view of Condover Woodland Park



Evidence and Justification

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