

# THE NEIGHBOURHOOD PLAN FOR CONDOVER PARISH

**Draft**

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## FOREWORD

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

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# 1. NEIGHBOURHOOD DEVELOPMENT PLAN ROLE AND SCOPE

## Neighbourhood Development Plan Area

- 1.1. Condover Parish Council applied for designation of the Neighbourhood Area for its Neighbourhood Development Plan (NDP) with an area based on the boundary of the Parish. This was approved by Shropshire Council on 6 September 2017. Figure 1 shows the Neighbourhood Area.

## Policy Framework for the NDP

- 1.2. NDPs must operate in accordance with guidance set out in the National Planning Policy Framework (NPPF) which says that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. This applies to plans at all levels and so NDPs should play their part in the planning system in the same way.
- 1.3. A key reference to the role of neighbourhood planning is set out in Paragraph 30 of the NPPF. Here, it says NDPs give communities the power to develop a shared vision for their areas and through them shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
- 1.4. NDPs are required to meet Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. A Basic Conditions Statement will be published alongside the NDP to demonstrate how the plan meets basic conditions.
- 1.5. Importantly, NDPs should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. A key requirement is that NDPs must be in general conformity with the strategic policies contained in any development plan that covers their area.
- 1.6. Once the NDP has been brought into force, its policies will be considered alongside Local Plan policies under section 38(6) of the 1990 Act when determining planning applications. Where they are in conflict, NDP policies will take precedence over existing non-strategic policies in the local plan covering the Neighbourhood Area, until they are superseded by strategic or non-strategic policies that are adopted subsequently.

## National Planning Policies

- 1.7. The current version of the National Planning Policy Framework (NPPF) was published in December 2024. The NPPF sets out national planning policies in a single document and in so doing sets the framework for plan-making and decision-making on development proposals. The Framework explains the relationship between the NPPF, Local Plans and NDPs. This influences how local planning authorities approach the development of local plan policies and how they regard policies as strategic or non-strategic in nature. The NPPF identifies matters on which the government thinks local communities through NDPs can contribute to the achievement of national policy goals and also express their own ambitions and objectives.

**Figure 1 – Condover Parish Neighbourhood Area Boundary**



Source: Condover Parish Council, 2017 (OS Ref 100049049)

**Local Plans Context**

1.8. At the time of writing (March 2025), the adopted development plan for the area is made up of the following development plan documents:

- Core Strategy DPD - adopted 24 February 2011
- Site Allocations and Management of Development Adopted Plan – adopted 17 December 2015

1.9. Shropshire Council has published a number of further Supplementary Planning Documents which provide additional guidance on local development.

1.10. Following withdrawal of the Shropshire Local Plan, Shropshire Council is to prepare a new Local Plan under the NPPF published in December 2024 and to meet revised local housing requirements.

## Supporting Documents

1.11. Several documents were prepared or are referred to as Supporting Documents to the NDP, as follows, set out below.

- Audit of Local Community Infrastructure
- Condover Parish Housing Needs Assessment
- Condover Parish Call for Sites
- Condover Parish Site Assessment Report
- Site Allocations Supporting Document

## Neighbourhood Plan Time Period

1.12. The intention of this neighbourhood plan is to ensure that it is in conformity with adopted plans whilst ensuring conformity with updated requirements in the NPPF. The time period adopted reflected the local housing requirement established for Condover in the withdrawn local plan which would have had a time period to 2038.

The proposed time period for the Neighbourhood Development Plan is 2025-2038.

## NDP Contribution to Sustainable Development

1.13. The National Planning Policy Framework (NPPF) requires that plans seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). The Condover Parish NDP has been prepared with these requirements in mind. Section 13 of the NDP demonstrates how each of the policies within the plan contribute to the achievement of one or more of the overarching objectives which mutually support the achievement of sustainable development.

## Meeting Basic Conditions

1.14. NDPs are required to meet Basic Conditions one of which is that policies in the NDP must be in broad conformity and must not conflict with the NPPF, guidance from the Secretary of State and with adopted local plans. Section 13 of the NDP provides references to the NPPF and adopted local plans which are relevant to and support the inclusion of policies within the Condover Parish NDP.

## Consultation with the Community

1.15. A commitment to prepare the Condover Parish NDP was made in a resolution of a Parish Council meeting on 7th February 2017. Following designation of the Neighbourhood Area in September 2017, work on the plan started in earnest in March 2018 when the first public meeting was held and a NDP Steering Group was formed of Condover Parish Councillors and local volunteers.

1.16. The NDP Steering Group 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 Condover Parish Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.

1.17. Effective engagement with the local community in Condover Parish has been essential to develop a vision and objectives for future development policies that can make a difference to local people.

1.18. A Consultation Report has been prepared to support the neighbourhood plan and this provides details on consultation and engagement undertaken in its development. The Consultation Report provides information about the following:

- a) **List consultation measures pre-Reg 14**

## 2. PROFILE OF CONDOVER PARISH

- 2.1. This section of the Neighbourhood Plan provides an overview of Condover Parish and sets the context for the challenges and opportunities facing the people who live there and the local environment.

### History and Character of Condover Parish

- 2.2. **Written locally, on the history and character of Parish**

### Environmental Characteristics of the Parish

- 2.3. **Insert description of main environmental characteristics**

### Settlement Structure of the Parish

- 2.4. 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.
- 2.5. **Dorrington** - 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.
- 2.6. 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.
- 2.7. **Condover** - 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.
- 2.8. **Ryton** - 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. The is also a small red-brick Mission Church, and a village hall.
- 2.9. 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.
- 2.10. **Stapleton** - 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).



### **Social and Economic context**

- 2.11. **Economy** - The Parish is rural 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.

### **Key Infrastructure Context**

- 2.12. **Connections** - 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.

- 2.13. Put settlement photos back in

### 3. OUR VISION AND DEVELOPMENT OBJECTIVES

#### Condover Parish Within a Wider Development Context

- 3.1. Condover Parish consists of distinct rural settlements set within attractive countryside in the Shrewsbury Place Plan Area. Dorrington has been identified as a Community Hub in the emerging Local Plan Review and it likely to retain this designation in future local plans.
- 3.2. Early on, through the NDP, Condover Parish Council sought to take an active role in identifying the land required to meet housing requirements proposed in the Local Plan Review.
- 3.3. Condover Parish has seen development of affordable housing in the last ten years including at Brooks Close in Condover and Station Road in Dorrington and this has helped to meet local needs. Speculative development comes forward periodically but usually in small quantities.
- 3.4. It is recognised that Condover Parish lacks the community and transport infrastructure to support larger housing developments, but there is concern about what may happen in future following the uplift in housing required in Shropshire announced at the end of 2024.

#### Challenges and Opportunities

- 3.5. Engagement with local residents helped to identify issues, challenges and opportunities for the Parish in the context of potential new development in the area, as the basis for identifying key themes and priorities in the NDP. Figure 2 summarises points raised by residents during engagement over the development of the plan, expressed as Strengths, Weaknesses, Opportunities and Threats.

**Figure 2 – Strengths, Weaknesses, Opportunities and Threats**



## NDP Objectives

**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.

**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.

**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.

**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.

**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.

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

**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.

## 4. COMMUNITY ASPIRATIONS AND INFRASTRUCTURE

- 4.1. This section of the Neighbourhood Plan sets out priorities for local community infrastructure, assets and services that it may be possible to deliver through development. The development of the NDP has involved a wide-ranging conversation with the local community of the Parish. Through this dialogue, the community have raised important issues which they want to see tackled to improve their lives.
- 4.2. Not all of these can be addressed by planning policies which are necessarily focused on influencing land use and development within carefully set limits. Table 1 documents some of the wider aspirations raised in the NDP and indicates potential ways in which action can be taken to address them. This is an important complementary strand of future priorities that sit alongside but not within NDP policies.

**Table 1 – Community Aspirations and Priorities**

Theme	Aspiration/Priority	Actions required
Community/ Culture/ Leisure		
Sport & Recreation	To provide and co-ordinate more facilities, activities and programmes for local people in the 14-19 year age range.	
Employment/ Retail	Support local business networks to deliver benefits for local inward investment, local business growth and the establishment of new businesses in the Parish	
Environment	Support reduction in resource use through better minimisation, reuse and recycling and better approaches to energy use and energy efficiency	
Health	Support greater social and physical activity by residents of the Parish to encourage health living and a cohesive parish community.	
Housing	Meet local housing needs in particular to address the need for homes for younger households and elderly households.	
Transport	Address community concerns over the impacts of traffic through local villages and support better public transport services to key destinations.	

### NDP priorities for Community Infrastructure

- 4.3. The identifies important local sites in community uses and seeks to protect them from change of use where appropriate. Other important local community infrastructure is required to maintain existing communities within the Parish and to address the need for additional facilities when if and when new development comes forward.

- 4.4. The policies map identifies the location of important local community infrastructure and some of these are shown as sites in local community use. Local Community Uses are identified within the Use Classes Order as F2 Local Community Uses. There are no permitted development rights to change use from F2 uses.
- 4.5. Where local shops meet certain conditions, they can be regarded as sites in local community use also (F2 Use Class). To qualify, they must small shops (smaller than 280 square metres floorspace) which sell a range of day-to-day goods including food and be located at least 1,000 metres from the next nearest similar shop.
- 4.6. Other local sites in the Parish are classed as institutions (such as schools or churches) and these may accommodate important community activities. Changes to the use of such sites can have important impacts on the availability of space for wider community activities.
- 4.7. NDP policy seeks to resist the loss of sites which provide important local community benefits within Condover Parish.
- 4.8. Other sites provide important health and care services but are regarded as commercial uses. These are identified as important sites providing community infrastructure and services. Table 2 summarises the key elements of community infrastructure in the Parish
- 4.9. Priorities for new community infrastructure provision within Condover Parish include XXXX.

**Table 2 – Community Infrastructure within Condover Parish**

Sites/Facilities	Description of facility
<b>Condover</b>	
Condover Village Hall	Condover Village Hall has been refurbished and is fully accessible for wheelchair users. The hall provides baby changing facilities & accessible toilets. Wi-Fi is available, there is a retractable screen with projector and sound system, and colourful downlights. There is a well-equipped Kitchen. The hall has an efficient heating system for year-round use.
Condover Village Sports Ground	The Sports Ground has three grass pitches – a junior football pitch, a full-sized football pitch and a cricket pitch. There are no floodlights or changing rooms at the sports ground. The facility has a car park with 30 parking spaces
Condover Golf Club	The Shrewsbury Golf Club Ltd dates from 1891 and is located in the north of Condover village and provides a high-quality course and clubhouse facilities which can also host wedding and business events.
Insect Garden	
BMX Pump Track	The Condover pump track provides a facility suitable for cyclists of all skill levels and ages through a state-of-the-art pump track comprising smooth tarmac surfaces, berms, rollers and jumps. The track covers an area of 240 sq. meters. The track attracts cycling enthusiasts from outside the Parish.
Condover Social Club	
<b>Ryton</b>	
Ryton Village Hall	The village hall was newly built in 2010 and provides facilities suitable for parties, weddings, meetings and corporate events. Facilities include a projector, catering, kitchen and bar available. Off road car parking for 25+ cars. Our purpose in life is to develop and maintain a close community spirit by either organising events ourselves (the Committee) or letting the hall to groups that will attract all members of society without any discrimination whatsoever.
<b>Dorrington</b>	

Dorrington Village Hall	
Dorrington Recreation Ground	
Dorrington Crown Green Bowling Club	
Multi-Use Games Area	
Dorrington Community Garden	
Dorrington Village Green	
Dorrington Village Stores	<i>The village store can be regarded as a site in local community use (F2 Class) if the village stores sells a range of essential daily goods including food, is less than 280 sqm in floorspace and is 1,000m or more away from the next nearest shop of a similar kind. Does the Village Stores meet the criteria??</i>
<b>Stapleton</b>	
Stapleton Village Hall	

### Informal recreation for 14-19 year olds

- 4.10. A community consultation undertaken by Condover 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.
- 4.11. 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.
- 4.12. 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%
- 4.13. Condover Parish Council is working to provide 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

### NDP Policy Considerations

- 4.14. NPPF Paragraph 98 is clear in its requirement that planning policies and decisions should plan positively for the provision and use of a wide range of community facilities. It says policies should take account of the delivery of local strategies for health, social and community well-being and should guard against the unnecessary loss of valued facilities and services, particularly where this would impact on the ability of the community to meet its day-to-day needs. It says that there should be an integrated approach to the location of housing, economic uses and community facilities and services.

- 4.15. In the context of the potential for future development in the area and the development in adjacent areas already giving rise to increased use and pressure of local community facilities and services, it is important to understand the current provision and use of local community facilities and what is needed to maintain and improve them so they can continue to fulfil their important functions. The Neighbourhood Plan identifies facilities in local community use and demonstrates their current use, capacity and future development needs.
- 4.16. NDP policy seeks to retain community facilities in community uses and will expect new developments to contribute towards improvements where they are likely to give rise to increased demands on their use. Condover Parish Council will continue its wider engagement with key partners to ensure local community facilities are improved over time.

#### **CON 1 – Local Community Facilities**

Proposals that will result in either the loss of or cause significant harm to a local community facility will be resisted, unless it can be clearly demonstrated that the facility is no longer financially viable. Unless otherwise agreed by the local planning authority, this will require a site to be genuinely marketed for a continuous period of at least 12 months at a price which reflects its existing or last use.

The following sites/properties are considered to be sites in local community use:

Condover Village Hall  
Condover Village Sports Ground  
Insect Garden  
BMX Pump Track  
Condover Social Club (?)  
Ryton Village Hall  
Dorrington Village Hall  
Dorrington Recreation Ground  
Dorrington Crown Green Bowling Club (?)  
Dorrington Multi-Use Games Area  
Dorrington Community Garden  
Dorrington Village Stores (?)  
Stapleton Village Hall

Applications for development to improve local community facilities, including shops, will be supported in principle.

#### **CON 2 – Priorities for new community infrastructure and services for Condover Parish**

When using policies XXXX of the Shropshire Development Plan in the determination of relevant planning applications and to formulate investment priorities, Shropshire Council should have regard to the impacts from development on the capacity of community infrastructure and services in Condover Parish. Where relevant and feasible, the following priorities for improvements in community infrastructure:

list any requirements/objectives

b)

## 5. DEVELOPMENT BOUNDARIES AND EXCEPTIONS

### DEVELOPMENT

- 5.1. In agreement with Shropshire Council, the Condover Parish NDP identifies housing site allocations to meet the Community Hub Housing Requirement set for Dorrington. The requirement cannot be met within existing development boundaries. Following site identification and site assessment exercises, and community consultations, the development boundary of Dorrington has been adjusted to accommodate allocation of the preferred sites. Existing development boundaries have been retained for Condover and Stapleton where no allocations are made.
- 5.2. Retention of development boundaries represents departure from Policy SP8 of the Shropshire Local plan Review. This departure has been agreed with Shropshire Council. No development boundary has been set for Ryton.
- 5.3. The current Shropshire Council SHLAA identifies opportunity for five infill dwellings in Stapleton, three of which have planning consent leaving two opportunities remaining. The Condover Parish Neighbourhood Plan therefore identifies potential opportunity for up to two infill dwellings.

#### **CON 3 - Development Boundaries**

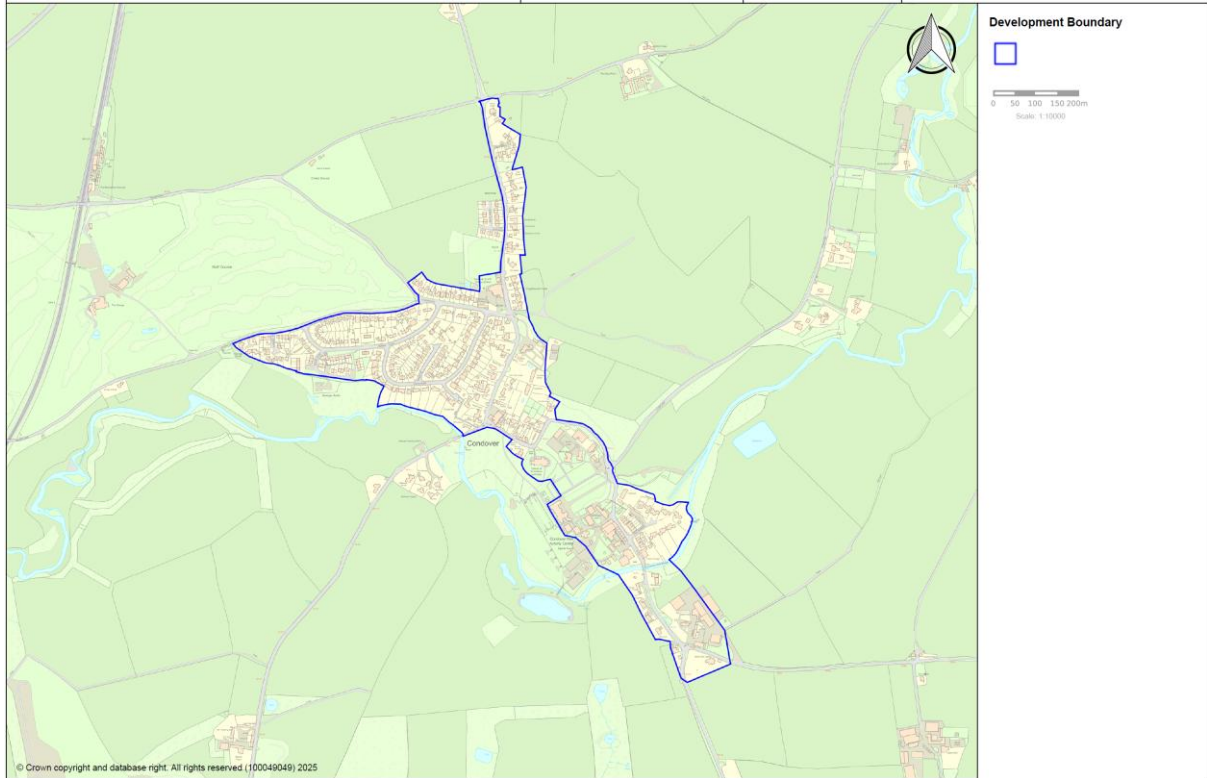
Development boundaries around the villages of Condover, Stapleton and Dorrington are shown on the policies map and in Figure 3, Figure 4 and Figure 5.

Development of housing and community uses on NDP allocation sites within development boundaries will be supported in principle and in accordance with other relevant NDP policies.

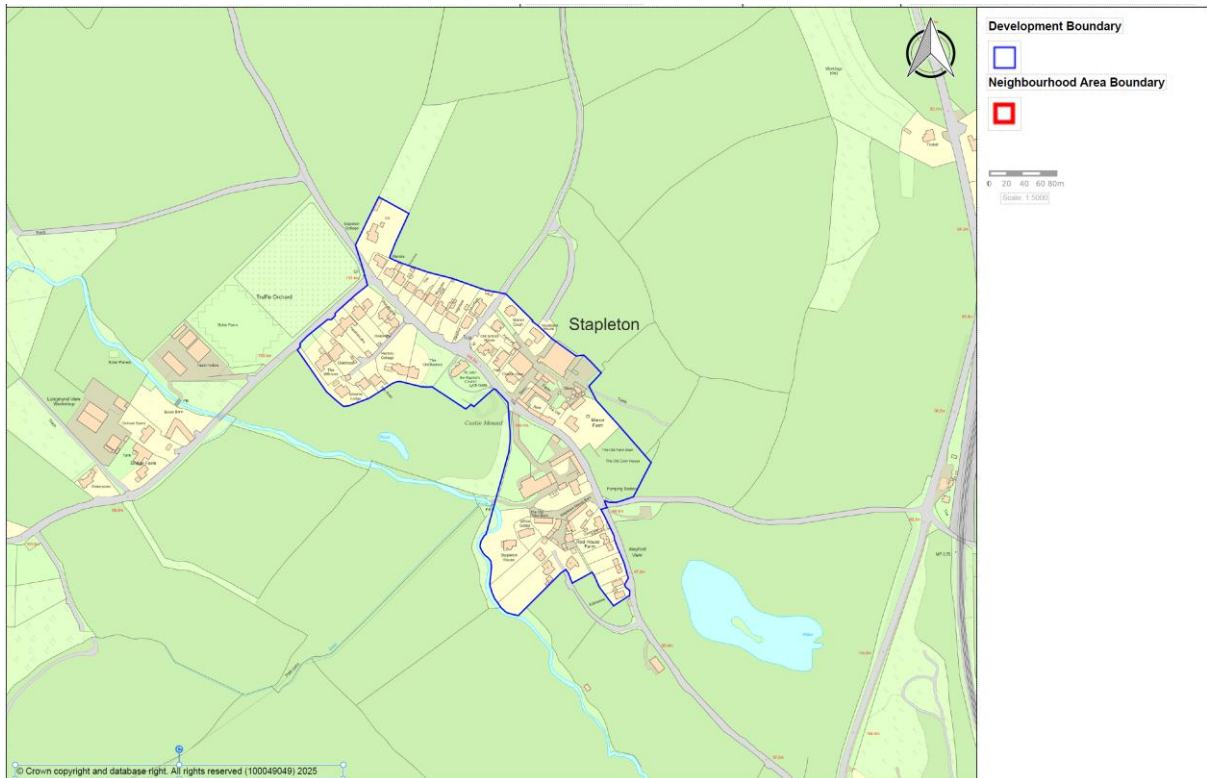
Infill development and site redevelopment for housing and community uses within development boundaries will be supported in principle, subject to individual site design, heritage and amenity impacts.



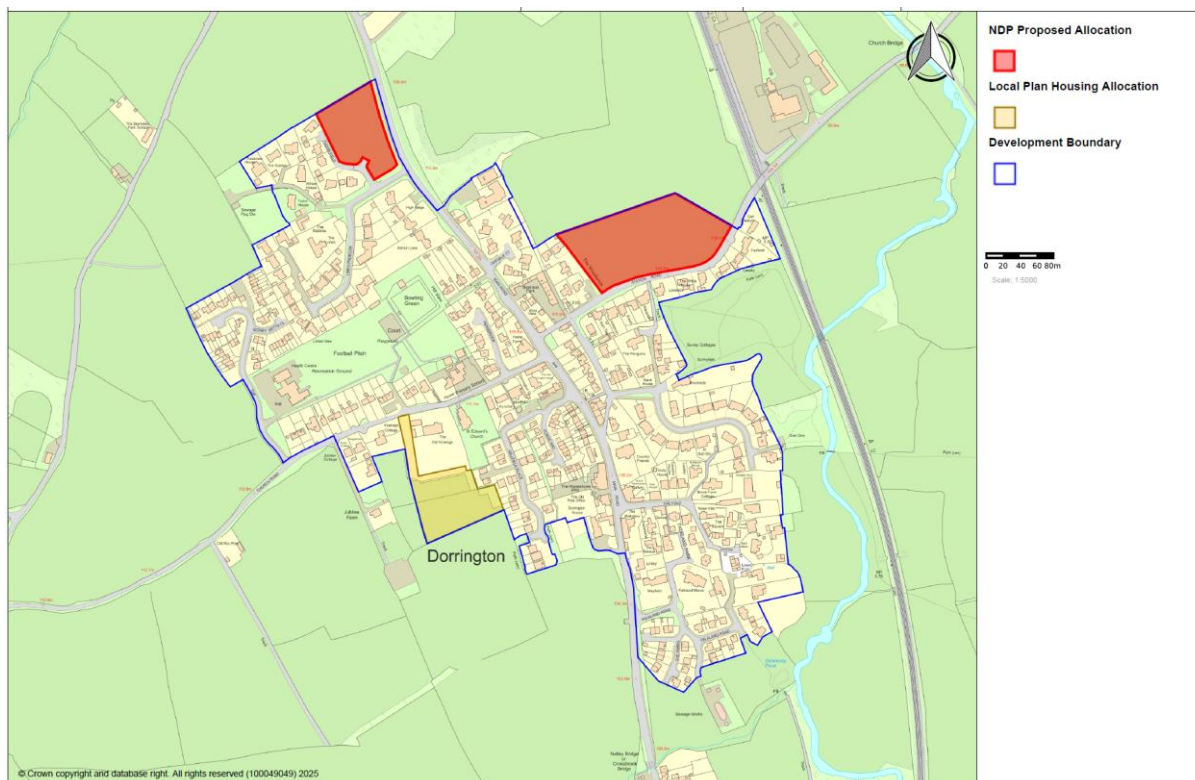
**Figure 3 – Condover Development Boundary**



**Figure 4 – Stapleton Development Boundary**



**Figure 5 – Dorrington Development Boundary**



### **Development outside development boundaries**

- 5.4. The policy intention is to ensure that Exception Sites are proportionate within the overall scale of development within the Parish consistent with its status as a Designated Rural Area. Proposals for Rural Exceptions Sites should provide evidence of local affordable housing need through an up to date and robust local housing needs survey and the number of dwellings provided does not exceed this identified local need.

### **NDP Policy Considerations**

- 5.5. Condover Parish is located within a Designated Rural Area as defined by Annex 2 of the National Planning and Policy Framework (NPPF). As such, in terms of extant policy in the Affordable Housing Update Written Ministerial Statement, date 24 May 2021 (ref para 73 of the NPPF and footnote 38), only Rural Exceptions Sites (as defined in Annex 2 of the NPPF) and not First Homes Exceptions Site are supported in this location. It says that Rural Exceptions Sites should be on land which is not already allocated for housing.
- 5.6. Rural Exception sites (see Annex 2 of the NPPF) can include a proportion of market homes where there is need for viability reasons, or in any case at the discretion of the Local Planning Authority. Additionally, para 65 of the NPPF provides for affordable housing to be sought on small sites with a threshold of five units or fewer.
- 5.7. Para 73 of the NPPF goes on to say that Rural Exceptions Sites should comprise community-led development and include one or more types of affordable housing. The sites should be adjacent to existing settlements, be proportionate in size to them (not more than one hectare or exceed 5% of the settlement) and should not compromise the protection given to areas or assets of particular importance to the NPPF.
- 5.8. Footnote 7 of the NPPF sets out these areas and assets as follows: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a

National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 742); and areas at risk of flooding or coastal change).

#### **CON 4 – Exceptions Housing Development Outside Development Boundaries**

Proposals for exceptions housing development adjacent to the development boundaries of Dorrington, Condover and Stapleton will be supported in principle subject to the following criteria:

- a) Development would be of no more than 10 dwellings.
- b) The proposal is for affordable rent or social rent housing which meets the identified needs of people with a local connection.
- 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.
- d) Proposals for market housing must be justified (through a viability assessment) as necessary to deliver affordable housing in the same development. Proposals are unlikely to be acceptable where market housing forms more than 20% of the total proposed.

Proposals for very small-scale exceptions housing development (no more than 5 dwellings) within and directly adjoining the built-up area of Ryton will be considered against the criteria b, c and d.

The remaining parts of the parish are open countryside and housing development within them should meet the requirements of adopted local plan policies, specifically SAMDEV policy MD7a.

In all cases, proposals for exceptions housing and other forms of housing outside development boundaries will be assessed against policies in the Neighbourhood Plan and in adopted local plans in relation to sustainability, design, heritage, landscape, transport and amenity impacts.

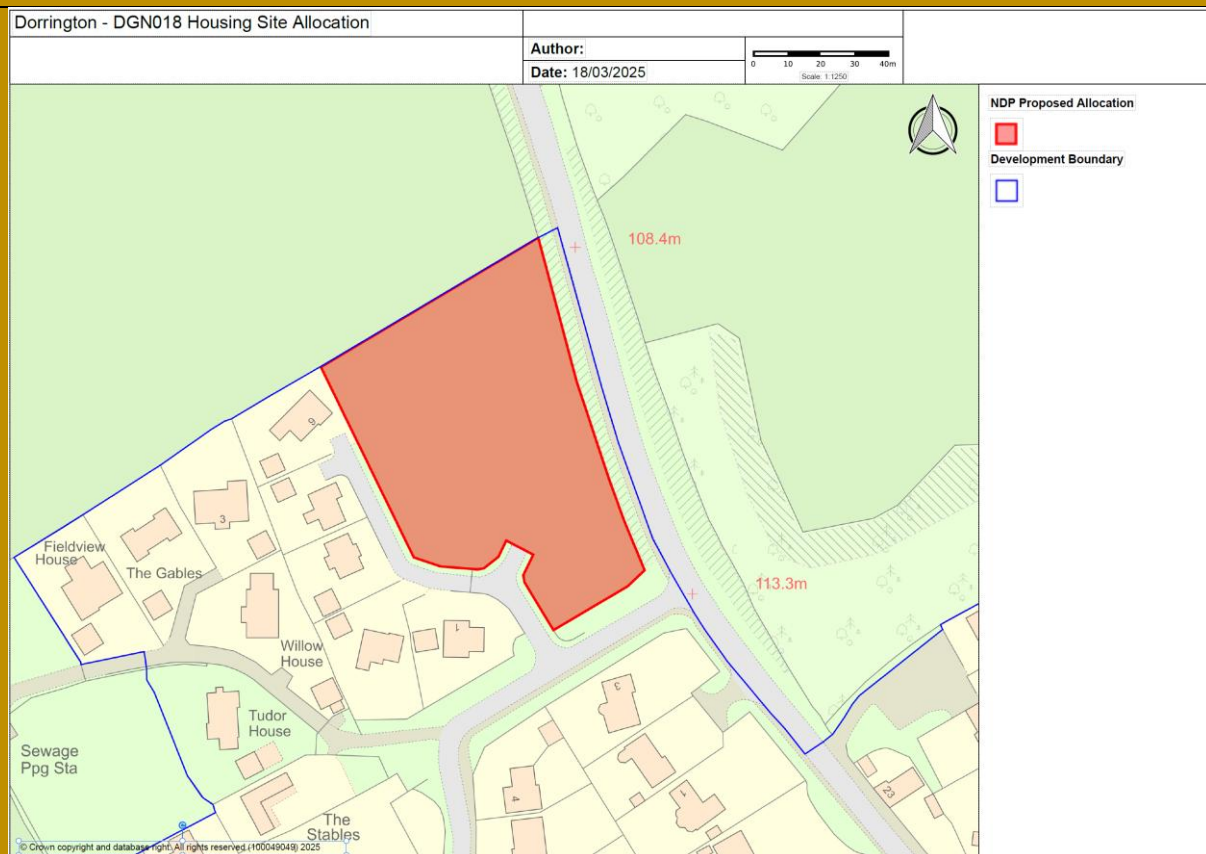
## 6. HOUSING SITE ALLOCATIONS

- 6.1. An early and clear objective for the Condover Parish NDP was for it to take an active role in identifying land required to meet local housing requirements set by Shropshire Council in adopted and emerging local plans. This is acknowledged by Shropshire Council.
- 6.2. Technical work and extensive consultation has been carried out in support of this objective and the details of this work are described in a Site Allocations Supporting Document. This work resulted in site promotion following a Call for Sites and then recommendations on site developability following a Site Assessment exercise.
- 6.3. Latterly the NDP Steering Group has carried out extensive consultation with residents about the location and scale of preferred NDP housing allocation sites in the Dorrington Community Hub.
- 6.4. This made clear that a site allocation provides strong support in principle for their development for housing. Even so, individual planning applications will be determined in accordance with site allocation policies but also other relevant policies in the NDP and Shropshire development plan.
- 6.5. In response to consultation, there was a clear preference to develop a number of smaller sites rather than a single large site to meet local housing requirements. This resulted in consultation on two options involving three sites and two sites. The two-site option was preferred and is being followed. Details of this consultation are set out in the Consultation Report and the Site Allocations Supporting Document.
- 6.6. The amount of new housing required to be delivered through the Condover Parish NDP takes account of housing already in the pipeline or completed and results in a residual requirement of **XX homes (at XdateX)**.

### **Land off Limes Paddock**

- 6.7. The site is around 0.6 hectares in area and is indicated for the delivery of around 15 dwellings, at an indicative density of 25 dwellings per hectare. The site lies adjacent to another recent housing development and sits alongside the A49 to which there is no access. The site is outside the current development boundary which, under policy CON 3 is amended to incorporate the site. The site is deliverable within the next five years.

### CON 5 – Land off Limes Paddock



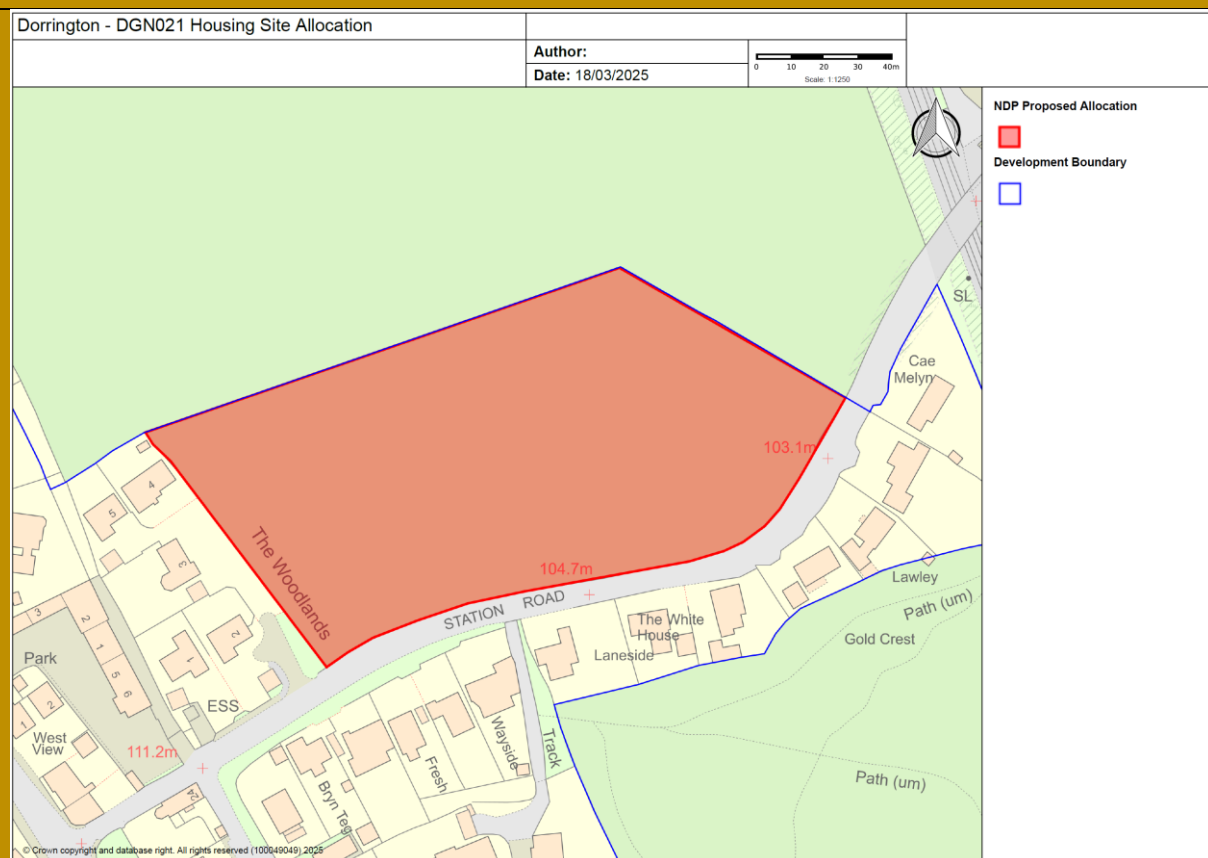
0.6Ha of land shown on the policies map off Limes Paddock is supported for the development of around **15 dwellings** to be delivered in accordance with the policies of this NDP and the following requirements:

Development within the site is to be accessed directly from Limes Paddock Road.  
Existing hedge on the site boundaries is to be retained.

### Land off Station Road (South)

- 6.8. Through the Call for Sites exercise, a large land parcel was promoted to the north of Station Road adjacent to the Dorrington Development Boundary. The NDP Steering Group considered this site to be too large for the housing requirements identified and, in view of community consultation, preferences for a multi-site approach.
- 6.9. In discussion with the landowner a smaller portion in the southern part of DGN021, of approximately 1.37 hectares, located off Station Road was selected and is being proposed for site allocation in policy CON 6. The site is indicated for the delivery of around 40 dwellings, at an indicative density of around 29 dwellings per hectare.

## CON 6 – Land off Station Road (South)



1.37ha of land shown on the policies map at Station Road (South) is supported for the development of around **40 dwellings** to be delivered in accordance with the policies of this NDP and the following requirements:

- Development within the site is to be accessed directly from Station Road.
- All homes are to be provided with off-road car parking spaces commensurate with the size of accommodation and number of adult occupants
- Existing hedge on the site boundaries is to be retained..

## 7. HOUSING TYPE AND TENURE REQUIREMENTS

- 7.1. A key objective of the Condover Parish NDP is to encourage the provision of housing which meets identified needs whilst ensuring that community and natural resources in the Parish are sustained.
- 7.2. At an early stage in the development of the NDP, a Housing Needs Assessment was prepared to understand the nature of housing needs in Condover Parish. It is a supporting document to the NDP. The Housing Needs Assessment examined the demographic characteristics of the Parish. The Housing Needs Assessment examined the profile of local housing stock and projected future needs for different types of housing based on demographic projections.
- 7.3. The main findings of the Housing Needs Assessment were that household in Condover Parish are generally a little older than the rest of Shropshire and are also a little smaller, and the rate of change is accentuating this. The housing stock of Condover Parish is on the whole larger than the rest of the County leading to under-occupancy of larger houses by smaller households.
- 7.4. The housing stock in Condover 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.
- 7.5. In terms of priorities for the provision of new housing, the Housing Needs Assessment identified a requirement for smaller homes which are affordable to people in the area, whilst also providing a downsizing option for a growing elderly population, thereby releasing larger homes. It is important that new housing is adaptable and accessible to meeting changing needs.

### Affordable Housing Tenure

- 7.6. 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:
- Home ownership - 2%
  - Entry-level market sales/intermediate ownership product - 5%
  - Social rent - 35%
  - Private rent - 57%
- 7.7. Condover Parish is a Designated Rural Area (see the Housing (Right to Buy) (Designated Rural Areas and designated regions) (England) Order 2016/587) and under NPPF paragraph 65, local plan policies may set out a lower threshold (of 5 units) above which affordable housing provision is required. Shropshire Affordability and Housing SPD identifies Affordable Housing Zones – Condover Parish is in Zone A in which the affordable housing requirement is 20% for qualifying developments.

- 7.8. The application of these thresholds and requirements to small schemes makes it difficult to provide a balanced mix of housing within small schemes. In such cases, the Housing Needs Assessment undertaken by AECOM for Condover Parish Council in support of the Neighbourhood Plan, indicates higher benefits to local people from the delivery of affordable/social rented housing. An additional benefit from provision of rented housing is that it remains available for future occupants. This is reflected in Policy CON 7.

#### **CON 7 – Affordable Housing Tenure**

Proposals for the development of affordable housing within market housing schemes should deliver around 70% affordable/social rent and 30% affordable home ownership. Where the proportions of affordable homes that would be delivered are small, priority should be given to the provision of affordable/social rented homes to meet local housing needs in Condover Parish.

#### **Housing Type and Size**

- 7.9. **Recommended Split of future housing provision** - 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%
- 7.10. The Housing Needs Assessment found there would be no need during the Neighbourhood Plan period to build further large properties with four, five or more bedrooms.
- 7.11. The recommendations from the Housing Needs Assessment can be cross-checked with the results of community consultation. 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 2-bed and 3-bed bungalows. 89% thought new homes should be affordable for local people, and 83% thought more homes should be provided for first-time buyers.
- 7.12. 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.
- 7.13. **Adaptable homes** - In 2015, the Government made some important changes to Part M Building Regulations, with the introduction of a new way of setting technical housing standards in England. This included a new, simpler set of access standards.



- Requirement M4(1) set basic standards for all new buildings. Known as “Category 1: Visitable dwellings”.
- Requirement M4(2), introduced in 2015, set a higher standard for accessible homes, which is broadly equivalent to the Lifetime Homes Standard. Known as “Category 2: Accessible and adaptable dwellings”.
- Requirement M4(3) sets a standard for wheelchair accessible homes. Known as “Category 3: Wheelchair user dwellings”.

- 7.14. Condover Parish has an ageing population and also it has younger households who would like to stay in the parish as they grow old. Having the option of adaptable living accommodation or housing which is designed for wheelchair users is an important way to give local people the option to stay in their community.
- 7.15. Shropshire Core Strategy Policy CS11 seeks to ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard (equivalent to M4(2)).
- 7.16. NDP Policy CON 8 supports proposals which meet this standard and which incorporate development to meet the higher M4(3) standard.
- 7.17. **Private Rented Homes** - Consultation with the local community and work undertaken to understand local housing needs reveals a need for private rented housing to meet the needs of households which are younger, or a newly forming, or which cannot afford to buy market housing, but can afford to rent locally. It is important that a mixed community is retained within Condover Parish and this can be promoted by making available a range of housing tenures in new developments.

#### **CON 8 – Housing Mix**

Proposals for more than 10 homes should demonstrate a balanced provision of dwellings to meet identified local housing needs in Condover Parish, as follows:

50% of dwellings should provide 3-bedrooms or fewer. 1-bedroom or 2-bedroom homes should not form less than 25% of the total.

75% of all homes should be accessible and adaptable dwellings (Building Regulation M4(2)) or be wheelchair user dwellings (M4(3)). Not less than 5% of the total should meet the M4(3) standard.

Proposals for the development of more than 10 market homes should include private rented accommodation.

## **8. GOOD DESIGN AND SUSTAINABLE LIVING**

- 8.1. Good Design can help to achieve many of the key objectives of the Condover Parish NDP. This is because how development is delivered in terms of its layout, materials and quality can positively or negatively impact on the surrounding environment and user experience.
- 8.2. As noted in the introduction and in several sections of this NDP detailing the historic and natural environment, Condover Parish has distinctive features which should be taken into account and reflected in development design to retain and improve local character.
- 8.3. NDP policy CON 9 sets design principles which should be considered and demonstrated where appropriate in development proposals. These are based on the West Midlands Design Charter in 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. Also, schemes should contribute to the creative and cultural identity of the local environment and benefit local communities.
- 8.4. NDP policy is also in general conformity with development plan policies. Support for policies on design in the Neighbourhood Plan are provided by the NPPF in paragraph 131 and through the National Model Design Code and the National Design Guide.

## **CON 9 – Good Design in New Development**

Proposals for new development should incorporate good quality design appropriate to the character of Condover Parish. Where relevant, planning applications should demonstrate how the following principles have been addressed:

Development adjoining open countryside should provide a sympathetic transition through landscape proposals which retain hedges and provide natural buffer features.

New development should minimise the potential for skyline impacts through a sensitive approach to layout and building heights which have regard to site topography.

The orientation of new buildings should be arranged to maintain a visual link from within settlements to the surrounding rural area.

Proposals for new housing development should ensure that car parking is sufficient to meet parking requirements arising from the development. Proposals should consider car ownership levels of future occupants, the availability of public transport alternatives in the area and access on foot to local services.

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.

For larger housing schemes, a variety of designs, types and sizes should be included and it is important that outdoor private amenity space is provided.

Development design should have regard to and incorporate local design and character features from the Parish and should utilise local materials and colour palettes where appropriate to contribute positively to local distinctiveness.

New residential development will contribute to reducing the impact of climate change by 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,

Development design should support features beneficial to wildlife, incorporating a native British mix of plants within their landscaping.

To ensure the health and well-being of nature and the environment, residents and the community, the design and development of new homes should be undertaken in accordance with Building With Nature principles at a good level standard, or equivalent.

## **Sustainable Building Design**

- 8.5. Shropshire Council declared a Climate Emergency in 2019. Development plan policies aim 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.
- 8.6. Condover Parish supports the development of new sustainable buildings and encourages existing development to become more sustainable. This can be done through measures to increase energy efficiency and incorporate low carbon and renewable energy technologies. It is important that new buildings in Condover Parish are built ready for renewable or low carbon heat technologies and should incorporate renewable energy generation to reduce fossil fuel energy demands and improve energy efficiency.
- 8.7. Higher levels of energy efficiency and lower carbon emissions are now required in new buildings through Parts F and L Building Regulations requirements to meet the Future Homes Standard.
- 8.8. The NDP supports development of new homes that are built with roof top solar panels and with heat pumps (or space for them designed in). It supports housing design that improves the potential for heat pump technology to work effectively, such as avoiding homes designed with

final entry doors to directly into living spaces. New homes design should be future proof and where possible should have appropriate electrical, plumbing and water storage infrastructure designed in.

- 8.9. The NPPF (paragraph 164) says that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings.
- 8.10. Condover Parish supports local efforts to improve the area's carbon footprint. The Neighbourhood Plan supports householders and developers to install renewable and other low carbon technologies within existing and on new developments. The Neighbourhood Plan encourages high environmental performance in the development of new buildings and alterations/extensions to existing buildings.

### **CON 10 – Sustainable Building Design**

New buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance.

Positive support will be given to proposals to improve the environmental performance of Listed Buildings within the existing framework for the preservation of heritage assets.

In the first instance, new development in Condover Parish should be designed to support the achievement of lower carbon emissions through improved energy efficiency, better heat management (using passive design techniques) and lower operating costs with new heating and energy generation technologies.

Where appropriate, proposals which include the following commitments will be supported in principle:

Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.

Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.

Futureproofing to minimise the need for costly retrofits of new buildings.

Incorporate roof top solar on new homes.

Community energy schemes to provide heat and power to new developments.

### **Community Energy**

- 8.11. 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. The NDP 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.
- 8.12. The NDP supports the development of greater energy resilience and cheaper electricity supplies for residents and businesses in the Parish. Policy CON 11 provides support in principle for proposals which would provide renewable energy generation capacity in the Parish which would deliver direct benefits to local people and businesses through secure supplies and cheaper bills.

**CON 11 – Community Energy**

Support will be given to proposals for the development of energy facilities which have the following features:

The energy produced is low-carbon or zero-carbon and renewable, and

Direct community benefits are provided in the form of a discounted community energy tariff and/or secure energy supplies to identified local businesses.

The resulting development would avoid significant impacts to the historic and natural environment of the Parish and the amenity of its residents.

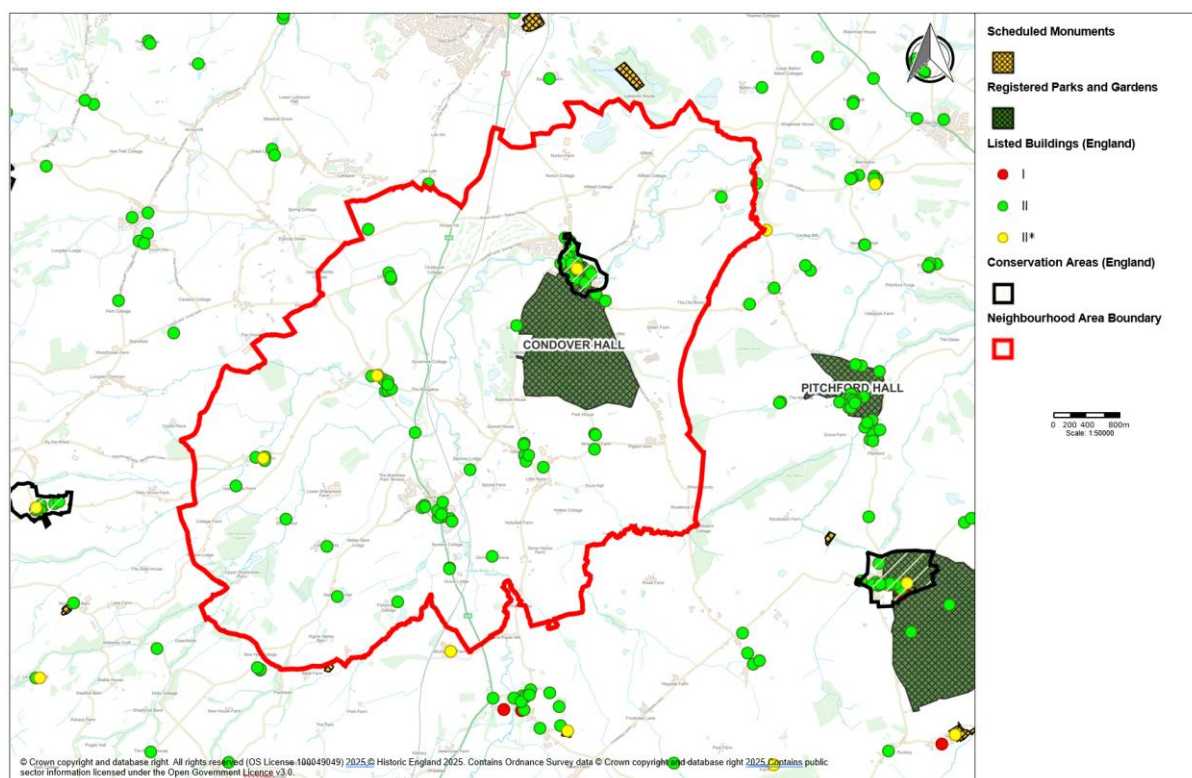
- 8.13. **Better Resource Use** - The Parish Council supports initiatives to support sustainable living, including Reduce (minimising the amount of waste we create), Reuse (using items more than once), Recycle (putting a product to a new use instead of throwing it away). Schemes that support and enable local communities to reduce, re-use and/or recycle plastic, food and other waste will be supported, provided that behaviour change is encouraged through clear and consistent educational messaging and, where appropriate, interpretation materials are made available. It also important that schemes are inclusive to a diverse range of interests and lifestyles.

## 9. LOCAL HERITAGE

### Protection of Local Heritage

- 9.1. 'Conserving our Assets' is a key objective of the Condover Parish NDP. Cultural Heritage within the Parish is rich and is a key contributor to the historic character of the area.
- 9.2. Heritage Assets within the Parish connect present communities to past events back to the origins of settlement. Physical memorials existing through 130 Listed Buildings, a Scheduled Monument at the Stapleton Castle Motte and countless features in the landscape.
- 9.3. Cultural heritage is also important to the economy of the area and the NDP is positive about development which helps to retain and improve the quality of cultural heritage assets and at the same time grow and diversify agricultural, the tourism economy and local business activity.
- 9.4. The distribution of heritage assets within Condover Parish is shown in Figure 6.

**Figure 6 – Heritage Assets in Condover Parish**



Source: Andrea Pellegam Ltd, 2025

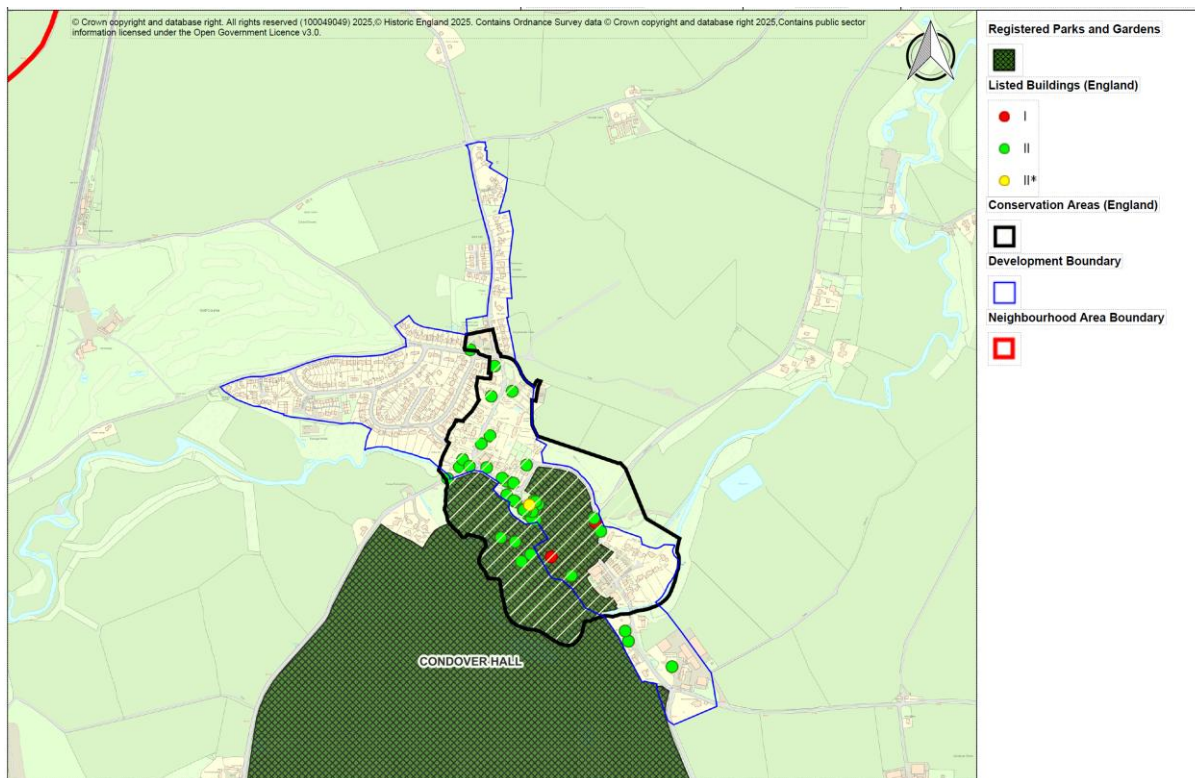
### Condover Village

- 9.5. 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.
- 9.6. 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.

- 9.7. Condover Conservation Area covers the central area of the village. It includes many historic buildings and monuments of significance, including Condover Hall and the church of St Andrew and St Mary. Figure 7 shows the distribution of heritage assets in Condover village.

**Figure 7 – Heritage Assets in Condover Village**

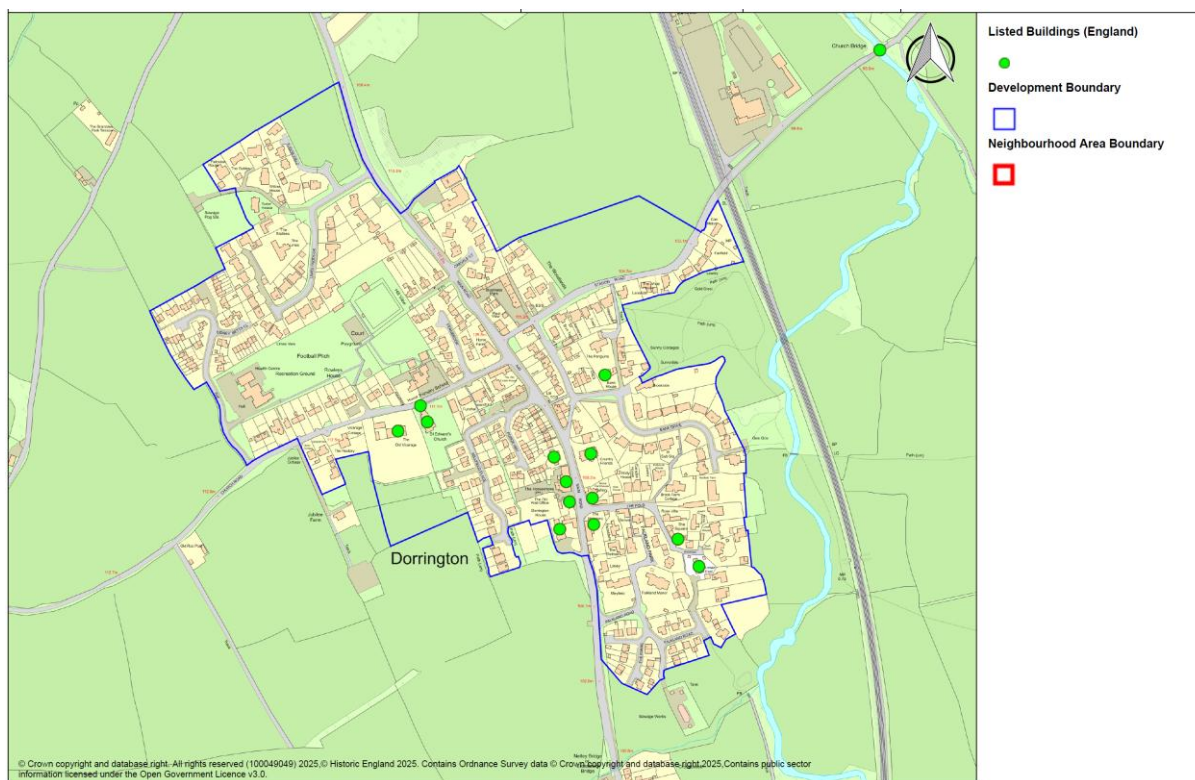


Source: Andrea Pellegram Ltd, 2025

### **Dorrington**

- 9.8. 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 Cound Brook through a ford. A number of remaining houses in this area date back to the 17<sup>th</sup> century. In medieval times, the main road route was to Condover, 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.
- 9.9. Important buildings in Dorrington remain in use, including Dorrington Old Hall which is now a Persian restaurant, the Horseshoes Inn and the Hope Edwardes Institute. The distribution of heritage assets in Dorrington is shown in Figure 8.

**Figure 8 – Heritage Assets in Dorrington**



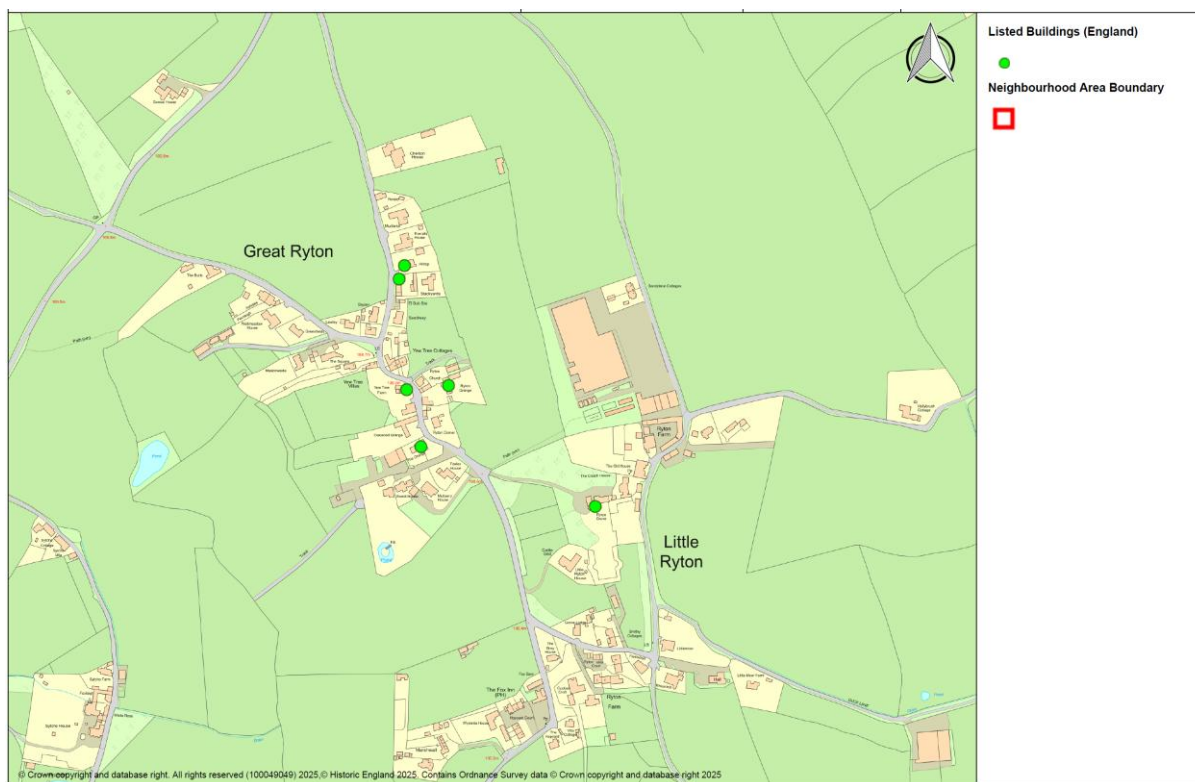
Source: Andrea Pellegram Ltd, 2025

### Ryton

- 9.10. 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 Grange is another important building.
- 9.11. 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. Figure 9 shows the distribution of heritage assets across Ryton.



**Figure 9 – Heritage Assets in Ryton**

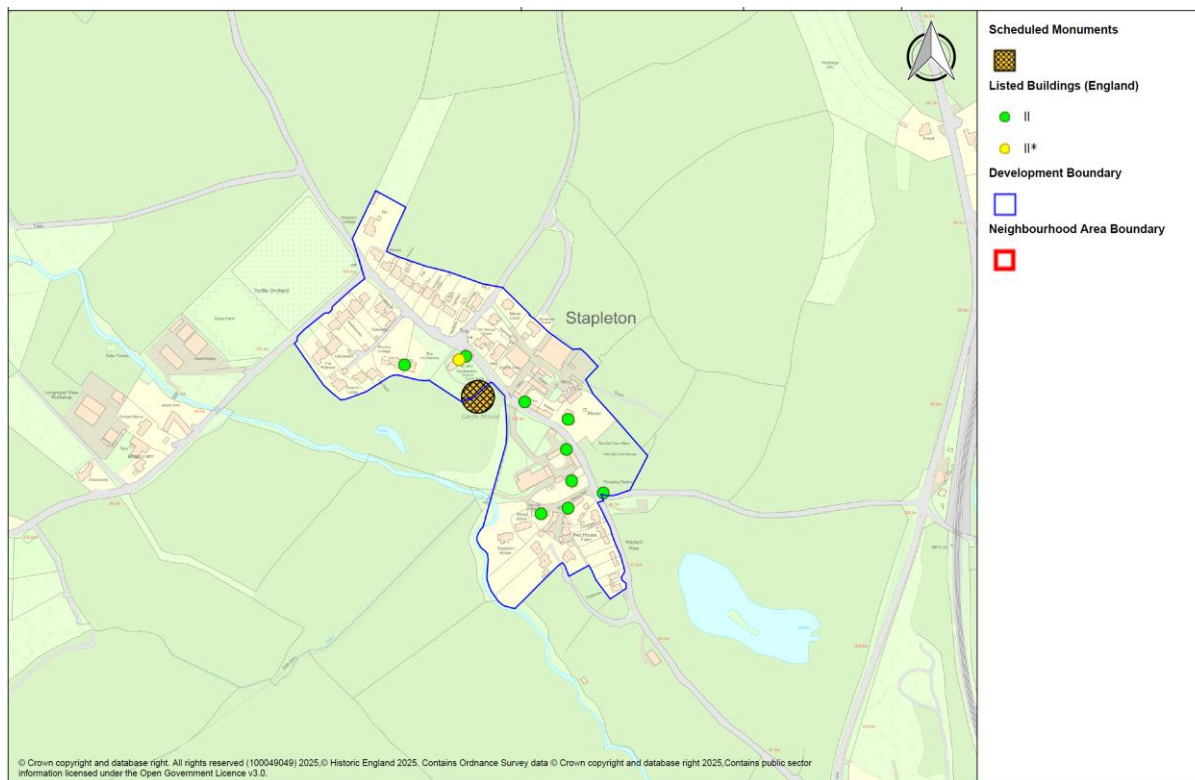


Source: Andrea Pellegram Ltd, 2025

### **Stapleton**

- 9.12. Although once the major hub in the district, Stapleton now has shrunk in population. The school closed in the 1960s. Stapleton features in the Domesday Book under the name of “Hundeslit”. Stapleton Castle were built in the twelfth century by Baldwin de Meisy. It stood on high ground overlooking the Cound Brook and the motte remains as a Scheduled Monument.
- 9.13. 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. Figure 10 shows the distribution of heritage assets in Stapleton.

**Figure 10 – Heritage Assets in Stapleton**



Source: Andrea Pellegram Ltd, 2025

### Other Heritage Assets

- 9.14. There are other scattered heritage assets in the Parish including three listed buildings at **Wheatall Farm** and a Scheduled Monument at **Moat Farm** formed by medieval moated site. The official list entry for the Moat Farm moated site describes it is a well-preserved example of this class of monument, encompassing the remains of a late medieval residence and its associated revetment wall. This wall is the finest and best preserved of its type in Shropshire. In addition to these structures, the moated island will retain structural and artefactual evidence of other contemporary and earlier buildings. There are remains of all these structures, together with the artefacts and organic remains existing in the moat, National Planning Policy.
- 9.15. **Condover Hall Registered Park and Garden** consists of a formal garden with terraces and geometrical topiary of the 1850s and late 16<sup>th</sup> Century park associated with a country house of the 1580s. The Hall's immediate grounds are bounded to the south by the Cound Brook, and the garden front of the Hall looks across this to the gently rising ground of the deer park beyond. The area here registered is c 165ha. The park extends south from the Hall for over a kilometre.

### NDP Policy Considerations

- 9.16. The NDP is supportive of development which retains and/or improves the character, quality and setting of heritage assets in the Parish. Modern enterprises are currently based within some of the parish's most valuable heritage assets and it is important that local businesses can grow whilst assets are protected.
- 9.17. There is an important objective within the NDP to provide connections to the past as a means of promoting community cohesion. The NDP is supportive of proposals that would help to improve awareness and interpretation of heritage assets and to improve engagement in and education about their role.

- 9.18. A heritage asset is defined in the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. Section 16 (paragraphs 202-221) of the NPPF covers all aspects of the historic environment.
- 9.19. Paragraph 203 says that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This should include consideration of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses. Plans should take account of the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. NDP Policy CON 12 conforms with NPPF policy in this regard.

**CON 12 - Preserving Local Heritage**

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:

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

Where appropriate, development proposals should consider how they can contribute to greater understanding and enjoyment of local heritage assets through provision of informational, interpretational and educational materials on site and on web-based platforms.

## 10. GREEN INFRASTRUCTURE

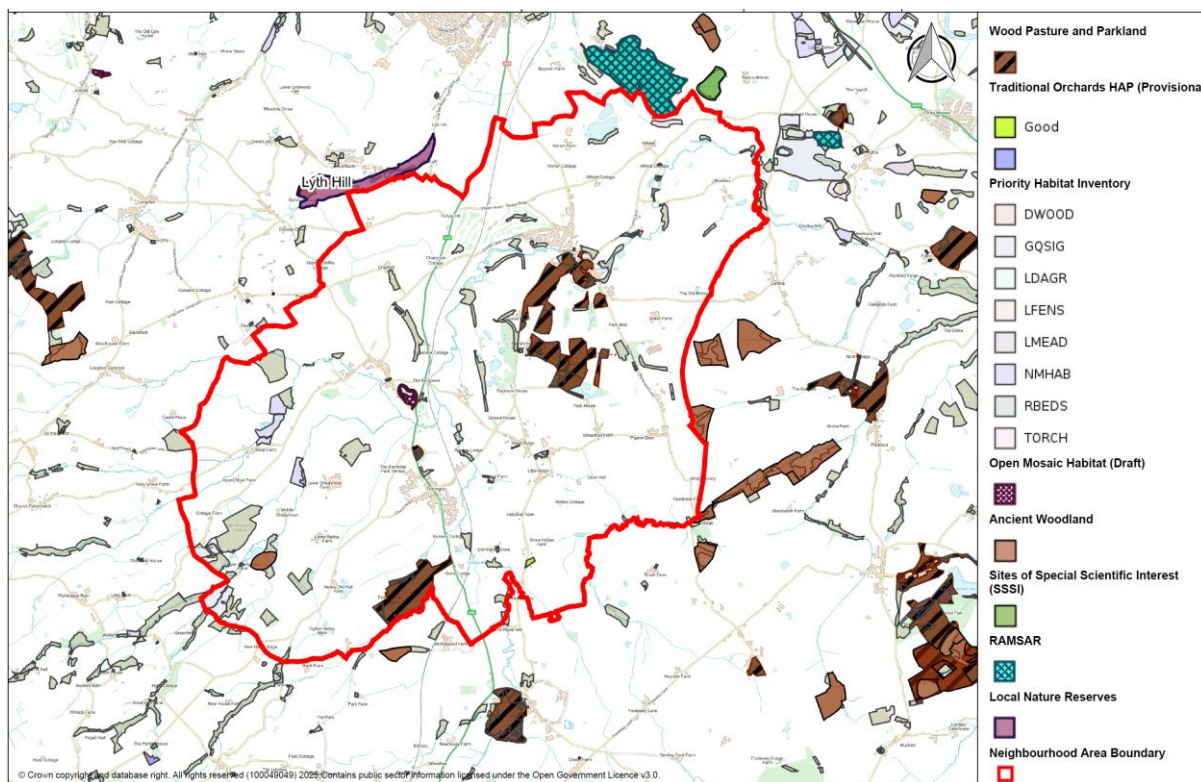
### Components of Green Infrastructure

- 10.1. Green infrastructure within Condover Parish is comprised of a varied pattern of natural and planned/developed resources. Together, they help to define the character of the area.
- 10.2. It is important that natural habitats are protected and that where new development occurs, it contributes positively by incorporating sufficient green infrastructure of the right type to maintain local character within settlements and setting in relation to the countryside.
- 10.3. Green infrastructure is made up of a number of components which form an important network of open spaces, green corridors and habitats. Some are geared to provide social and health benefits through sport, play and recreation. Much of what follows is covered by general policy protections in the development plan for Shropshire.
  - Nature sites and Priority Habitats, components of the Nature Recovery Network.
  - Formal Open Spaces are an important aspect of green infrastructure, providing important spaces for sports, recreation, walking, running, and open-air enjoyment away from the built environment.
  - Incidental green spaces provide important local functions in relation to housing developments for informal play and local recreation and greenery.
  - Garden space to housing, businesses and in other more institutional settings, like health facilities and schools.
  - Formal play areas are not strictly green, but provide an important function for the local community
  - Green corridors often are formed by natural or constructed linear features, such as rivers and streams, footpaths, railway lines, property boundaries etc.
  - Allotments provide a means for the community grow healthy food, to enjoy healthy activities and to socially interact.
  - Undesignated open land which is often incidental and forgotten. Over time it can become valuable for biodiversity and as a green resource for local people.
  - Agricultural land is an important setting for nearby settlement and has features of value such as footpaths and hedgerows.

### Conserving the Natural Environment

- 10.4. Conserving natural assets as other NDP objectives are progressed is an important objective which is thread through the plan. Condover Parish does not possess nationally designated nature sites within its borders, or local nature reserves, but they do exist just over the parish boundary. The Parish has a small fragment of ancient woodland in the south west of the area. Otherwise, there is a fragmented pattern of priority habitat including wood pasture and parkland, numerous small traditional orchards and open mosaic habitat. Figure 11 shows how these sites are distributed across the parish.

**Figure 11 – Nature and Habitats in Condover Parish**



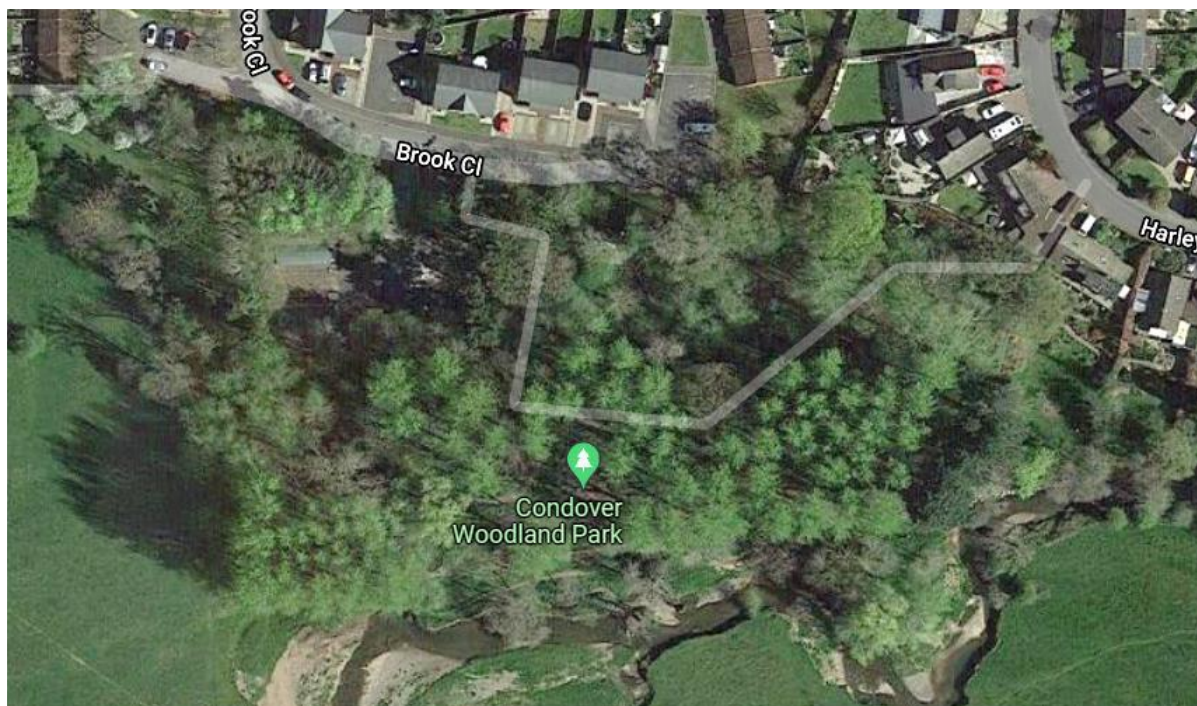
Source: Defra MAGIC, March 2025

- 10.5. A **Local Nature Recovery Strategy** is being developed for Shropshire. When published, this will identify a Nature Recovery Network for Shropshire and within this priority locations for investment in nature recovery and improvement. A key focus is on identifying priority species and habitats, and opportunities for habitat expansion and connectivity to strengthen habitats.
- 10.6. Government regulations require new developments to deliver a **biodiversity net-gain** of at least 10% from the site’s ecological baseline before development started. A clear principle is that, where realistic, biodiversity net gain should be delivered on site. Otherwise, nearby off-site locations should be considered. In time, developers might also have the option their meet obligations through contributions to biodiversity gain in key locations identified in the Local Nature Recovery Strategy. As a backstop a national biodiversity net gain sites register will allow developers to purchase credits to meet obligations.

**Condover Woodland Park**

- 10.7. Condover Woodland Park is a mature woodland site of 5-hectares which is adjacent to the Cound Brook in the centre of Condover. The site was acquired by the Parish Council on a 30 year lease as ‘Community Benefit’ from Gonsal Sand and Gravel Quarry. The Woodland 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.

**Figure 12 – Aerial view of Condover Woodland Park**



### **NDP Policy Considerations**

10.8. Sustainable development has a clear environmental objective which is explained in paragraph 8(c) of the NPPF. This is to be achieved in part through plans and decisions which protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The NPPF requires consideration of opportunities and requirements in plans and decision to deliver the objective in the following ways:

- Encourage resilience to climate change whilst protecting and improving biodiversity (para 162).
- Exploit opportunities to improve biodiversity through sustainable drainage systems in new developments (para 182).
- Establish coherent ecological networks that are more resilient to current and future pressures and incorporate features into developments which support priority or threatened species such as swifts, bats and hedgehogs (para 187 (d)).
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks (para 192(a)).
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity (para 192(b)).

10.9. For developments of all sizes, where opportunities arise to improve the natural environment of Condover Parish, it is important that these are taken through measures to create, expand and connect habitats, and to make areas within development sites more natural-friendly.

### **CON 13 - Natural Environment**

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

Preservation and enhancement of existing hedgerows, verges, woodlands, water courses, bat and bird boxes and other wildlife habitats and corridors, and

Provision of new and/or replacement of trees, hedgerows, areas of rewilding, bat and bird boxes and other wildlife habitats and corridors, and

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

Maintenance or enhancement of 'dark sky' across the Parish and provided that:

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

Schemes are inclusive to a diverse range of interests and abilities.

### **Community-Related Green Infrastructure**

- 10.10. A range of green infrastructure in Condover Parish provides important social and health benefits and it is important that this is recognised and on-going needs are met. This includes parks, play areas, burial grounds, sports fields and other sports facilities.

#### **Church Graveyards**

- 10.11. There are churches in each of Condover, Dorrington, Stapleton and Ryton. 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.

- 10.12. Churchyards make an important contribution to both the historical and natural setting of the villages in which they are located. They provide peaceful open areas for local residents and visitors.

#### **Play, Sport and Recreation**

- 10.13. There is a good range of facilities supporting sporting and recreational activities in Condover Parish. This is located in Condover and in Dorrington and together includes a cricket pitch, junior and full-size football pitches, multi-use games area, a crown green bowling green and golf club. There is also an adventure play facilities located within Condover Hall Park and a BMX Pump Track which attract local residents and visitors to the area. These facilities provide opportunities for healthy exercise and social interaction outdoors within the key settlements of Condover Parish.

#### **NDP Policy Considerations**

- 10.14. National planning policies (NPPF Paragraph 103) are supportive of planning policies which secure access to a network of high-quality open spaces and opportunities for sport and physical activity. The NPPF stresses the importance of sports and physical activity for the health and well-being of communities.

- 10.15. The NPPF says that planning policies should be based on a clear understanding of the need for sports and recreational facilities based on robust and up-to-date assessments of need and opportunities for new provision. Where decisions are required on proposals that would remove existing open space, sports and recreational buildings and land, paragraph 104 of the NPPF

says that these should not be built on unless they have been assessed as surplus to requirements, or would be replaced by equivalent or better provision, or would provide alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

#### **CON 14 - Recreation, Play and Outdoor Facilities**

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.



## 11. SUSTAINABLE TRAVEL AND TRAFFIC

- 11.1. Whilst the NDP does not set out an explicit objective in relation to transport and traffic, it is clearly relevant to NDP objectives to deliver local community infrastructure, manage environmental impacts and maintain sustainable communities.
- 11.2. Condover Parish is further away than the national average from key services such as employment 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.
- 11.3. 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.
- 11.4. 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.

### Dorrington

- 11.5. 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.

### **Condover**

- 11.6. 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.
- 11.7. 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.
- 11.8. 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.
- 11.9. 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:

### **Ryton**

- 11.10. 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.
- 11.11. 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.
- 11.12. Along with Condover and Dorrington, Ryton is serviced by the privately operated 435 Shrewsbury to Ludlow bus.

### **Stapleton**

- 11.13. 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.

### **Walking and Cycling**

- 11.14. 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.
- 11.15. 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. *Can these routes be mapped and referred to in the policy?*

### **NDP Policy Considerations**

- 11.16. NPPF paragraph 109 sets out how plans should consider transport issues in their formation. This includes making transport considerations and important part of engagement with local communities and to understand and address the potential impacts of development on transport networks. It highlights the opportunities to promote walking and cycling and to identify the environmental impacts of traffic and transport infrastructure including appropriate opportunities to avoid and mitigate adverse effects.

### **CON 15 – Traffic and Transport**

Traffic schemes will be supported that:

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

Manage the flow of traffic through the Parish area, including traffic calming measures, improved signage, increased off-road parking, and/or

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

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.

Add to the availability of off-street parking in villages in the Parish and at countryside access points, where they are developed using sustainable and/or recycled materials and minimise the impact on wildlife and the environment.

## 12. LOCAL BUSINESS AND EMPLOYMENT

- 12.1. The NDP sets a clear objective to deliver local community infrastructure to meet local business needs, including tourism-based businesses. The plan also sets an objective to secure inward investment in an effort to develop and diversify the local economy. Within environmental limits, the plan supports the establishment and growth of new home-grown businesses.
- 12.2. Business and employment development faces acknowledged 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.
- 12.3. Consultation with local businesses in the Parish has highlighted issues important for local businesses:
- 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.

### **Dorrington Business Network**

- 12.4. 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.

### **NDP Policy Considerations**

- 12.5. The NPPF (at paragraph 85) says that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 86(a) says that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. Policies should (Para 86(b)) set criteria,

and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.

- 12.6. Adopted Local Plan policies provide strategic planning policies to manage the supply of employment land to meet identified needs. The Condover NDP has not identified additional site requirements of its own. The NDP does address the concerns of local businesses about traffic on main roads. It also addresses the need for local workforce by allocating sites for new housing development. The wider work of the Parish Council with partners will seek to address identified non-planning related business support needs. NDP policy is supportive of new proposals for business and tourism development.

#### **CON 16 – Employment and Tourism**

New business accommodation and tourism facilities will be supported as follows:

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

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.

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.

## 13. MONITORING AND REVIEW

- 13.1. This section provides references to how the policies of the NDP make a contribution to sustainable development objectives, and how policies are not in conflict with the NPPF and are in broad conformity with the development plan. It also sets out how plan policies will be implemented, monitored and reviewed.

### Sustainable Development Objectives

- 13.2. The NDP provides a contribution to the fulfilment of sustainable development objectives as demonstrated in Table 5.

**Table 3 - Achievement of Sustainable Development objectives**

Neighbourhood Development Plan Policy	Economic objective	Social Objective	Environmental Objective
CON 1 – Local Community Facilities	Ensuring a good network of community facilities and assets supports a well-balanced community which is an economic advantage. Would support the retention of services in Xxx Parish.	It is an important aspect of sustainable development that community facilities are present and available locally. Would meet an important community objective to retain existing local facilities used by schools and residents.	Local community facilities allow people to use their cars less in accessing key local services. Would support local availability of facilities reducing the need to travel to other places for services used by the local community.
CON 2 – Priorities for new community infrastructure and services for Condover Parish			
CON 3 - Development Boundaries			
CON 4 – Exceptions Housing Development Outside Development Boundaries			
CON 5 – Land off Limes Paddock			
CON 6 – Land off Station Road (South)			
CON 7 – Affordable Housing Tenure	Supports the availability of homes affordable to the local working population on average incomes.	Supports the retention of a balanced community and over-concentration of the elderly, based on affordable housing provision.	A supply of homes affordable to people who work in the area should contribute to objectives which seek to reduce the need to travel by car.
CON 8 – Housing Mix	Local policies which support a range of housing to meet	The policy targets specific requirements where lack of provision may be preventing	Local housing provision to meet local needs will reduce the need for

	identified local needs will help the economy of the area to function better.	life stage-related access to the right kind of housing, which supports a balanced community.	people to move away and travel back to work in the area by car.
CON 9 – Good Design in New Development	Promotes an attractive living environment which is important to attract workers.	Ensures that new developments complement existing communities and integrate with them.	Will ensure that the character of the villages is retained as new housing is provided.
CON 10 – Sustainable Building Design	Will support businesses in reducing and managing energy costs.	More energy efficient buildings will support local people to manage energy costs more effectively.	Will make a contribution to net zero carbon objectives
CON 11 – Community Energy			
CON 12 - Preserving Local Heritage			
CON 13 - Natural Environment	An attractive and biodiverse local environment will be more attractive to businesses for people to locate within the area.	Greater local biodiversity encourages local people to appreciate and connect with nature and to foster well-being.	Clear environmental benefits accrue from a co-ordinated attempt to improve biodiversity from new development and to ensure habitats are strengthened and connected.
CON 14 - Recreation, Play and Outdoor Facilities			
CON 15 – Traffic and Transport	Good public transport services facilitate take-up of available job, shopping and leisure opportunities for a wider section of the population.	Supports greater mobility and access to jobs and services for sections of the population who rely on public transport.	Greater use of bus services helps to reduce carbon emissions from private cars
CON 16 – Employment and Tourism			

### Compliance with Strategic Policies

- 13.3. The NDP policies are in accordance with the policies of the NPPF and complement adopted policies in the development plan for Shropshire. This is demonstrated in Table 4.

**Table 4 - Conformity with Strategic Policies**

Neighbourhood Development Plan Policy	NPPF Dec2024 References	Adopted Development Plan Policy Support
CON 1 – Local Community Facilities	NPPF Para 98, 100, 101 109, 110, 111, 128	
CON 2 – Priorities for new community infrastructure and services for Condover Parish		
CON 3 - Development Boundaries		
CON 4 – Exceptions Housing Development Outside		

Development Boundaries		
CON 5 – Land off Limes Paddock		
CON 6 – Land off Station Road (South)		
CON 7 – Affordable Housing Tenure	NPPF Para 64-66,	
CON 8 – Housing Mix	NPPF Para 64-66 and 71	
CON 9 – Good Design in New Development	NPPF Para 29, 115(c) 125(e), 129-130, 133-135.	
CON 10 – Sustainable Building Design	NPPF Para 164-165	
CON 11 – Community Energy		
CON 12 - Preserving Local Heritage		
CON 13 - Natural Environment	NPPF Para 187(d), 192	
CON 14 - Recreation, Play and Outdoor Facilities		
CON 15 – Traffic and Transport	NPPF Para 109-110	
CON 16 – Employment and Tourism		

### Implementation, Monitoring and Review

- 13.4. The NDP seeks to achieve a number of outcomes which will require further actions, active monitoring and periodic review to determine whether objectives and policies are being achieved and observed. Key requirements are identified in Table 5.

**Table 5 - Monitoring for Neighbourhood Plan delivery**

Neighbourhood Development Plan Policy	Monitoring and Implementation indicators and meas
CON 1 – Local Community Facilities	
CON 2 – Priorities for new community infrastructure and services for Condover Parish	
CON 3 - Development Boundaries	
CON 4 – Exceptions Housing Development Outside Development Boundaries	
CON 5 – Land off Limes Paddock	
CON 6 – Land off Station Road (South)	
CON 7 – Affordable Housing Tenure	
CON 8 – Housing Mix	
CON 9 – Good Design in New Development	
CON 10 – Sustainable Building Design	
CON 11 – Community Energy	
CON 12 - Preserving Local Heritage	
CON 13 - Natural Environment	
CON 14 - Recreation, Play and Outdoor Facilities	
CON 15 – Traffic and Transport	
CON 16 – Employment and	



Tourism	
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