

# **Habitats Regulations Assessment for the Condover Neighbourhood Development Plan**

**DRAFT**

**Habitat Regulations Assessment  
Screening Statement**

**December 2025**

## Executive summary

The policies within the draft Condover Neighbourhood Development Plan (draft CNDP) have been screened under the Habitats Regulations Assessment (HRA) process. The conclusion of the HRA Screening Process is that the proposed allocations and policies within the draft CNDP do have the potential to have a significant effect on a European Site, namely The Stiperstones and The Hollies Special Area of Conservation.

**The draft CNDP is therefore ‘screened in’ to the HRA process.**

As this is the case, there was no requirement to consult the statutory consultees at this stage and the draft CNDP will continue to the SEA scoping stage.

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## Introduction

The HRA process assesses the potential effects arising from a plan against the conservation objectives of any site designated for its nature conservation importance. Neighbourhood Plans form part of the statutory land use plan and as such must be subject to HRA under The Conservation of Habitats and Species Regulations 2017.

The Local Authority is the 'competent authority' under the Conservation of Habitats and Species Regulations and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance<sup>1</sup>, also referred to as Natura 2000.

The Local Authority will determine whether the Condover NP is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an 'Appropriate Assessment' is required.

## The designated neighbourhood area

An application by Condover Parish Council to designate a neighbourhood plan area went out for public consultation 30th August to 28th September 2017. The application was approved by Shropshire Council's Cabinet on 6th September 2017 and a formal notice was issued.

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<sup>1</sup> Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

Figure 1: Map showing the designated neighbourhood area



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# The draft Condover Neighbourhood Development Plan

The draft CNDP contains the following vision and policies:

## Vision

The vision of the Condover Parish Neighbourhood Plan is to guide the evolution and long-term sustainability of Condover Parish between 2026 and 2038, ensuring that development supports community well-being, protects the rural character, and preserves the parish for future generations.

### Key Elements of the Vision

- *Community-led future*: The NDP is shaped by local residents and stakeholders, giving them a direct voice in how the parish develops.
- *Sustainability*: It emphasizes balancing growth with environmental stewardship, ensuring that housing, infrastructure, and services meet needs without compromising the rural landscape.
- *Preservation of character*: Protecting the parish's heritage, countryside, and village identity is central to the vision.
- *Well-being and inclusivity*: The plan seeks to foster a thriving, safe, and welcoming community where facilities and opportunities are accessible to all.
- *Resilience for the future*: By planning ahead, the parish aims to remain adaptable to challenges such as climate change, economic shifts, and population growth.

## 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.

## Policies

- CON 1 – Local Community Facilities
- CON 2 - Development Boundaries
- CON 3 – Exceptions Housing Development Outside Development Boundaries
- CON 4 – Land off Limes Paddock
- CON 5 – Land off Station Road (North)
- CON 6 – Affordable Housing Tenure
- CON 7 – Housing Mix
- CON 8 – Condover Parish NDP Housing Design Guide
- CON 9 – Sustainable Building Design
- CON 10 – Community Energy
- CON 11 - Preserving Local Heritage
- CON 12 - Natural Environment
- CON 13 - Recreation, Play and Outdoor Facilities
- CON 14 – Travel and Traffic
- CON 15 – Employment and Tourism

## Natural environment designations

The following natural environmental designations exist in the neighbourhood area:

### European and National Designations

Whilst there are no Special Areas of Conservation (SACs) within the neighbourhood area, there is one within a 15km buffer of the neighbourhood area.

SACs are designated under the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales. **The Stiperstones and The Hollies SAC**<sup>2</sup> located approximately 8.07km to the south west of the neighbourhood area.

The general site character is as follows:

- Bogs, Marshes, Water fringed vegetation, Fens (1%)
- Heath, Scrub, Maquis and Garrigue, Phygrana (75%)
- Dry grassland, Steppes (10%)
- Broad-leaved deciduous woodland (10%)
- Inland rocks, Screes, Sands, Permanent Snow and ice (4%)

This site in central Britain is an example of European dry heaths (Annex I habitat 4030) that contains features transitional between lowland heathland and upland heather moorland. The most extensive vegetation type present is H12 *Calluna vulgaris* – *Vaccinium myrtillus* dry heath, which is characteristic of the uplands. South-facing slopes support stands of H8 *Calluna vulgaris* – *Ulex gallii* heath, a predominantly lowland vegetation community of south-west Britain. The heathland of the Stiperstones

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<sup>2</sup> [Joint Nature Conservation Committee \(JNCC\): The Stiperstones and The Hollies SAC](#)

is in excellent condition because it is managed by a programme of rotational, controlled winter burning and cutting.

**Midland Meres and Mosses (Phase 1<sup>3</sup>) and Midland Meres and Mosses (Phase 2<sup>4</sup>)** are two **Ramsar** networks of wetlands in the English Midlands (Cheshire, Shropshire, Staffordshire) designated for international conservation under the Ramsar Convention, featuring glacially formed lakes (meres) and peat bogs (mosses) that support unique habitats like reedbeds, fens, and raised bogs with rare flora and fauna, acting as a **National Nature Reserve (NNR) and SSSI (Site of Special Scientific Interest)** across multiple phases of designation. The 16 component sites include nutrient-rich water bodies, associated fringing habitats of reed swamps, fen, carr and damp pasture, and floating quaking bog (schwingmoor). The wide range of resulting habitats supports numerous rare species of plants and invertebrates. Human activities include recreation, fishing, livestock grazing, and haymaking.

While there are no RAMSAR/SSSI sites within the neighbourhood area, **Bomere and Shomere and Betton Pools SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network)** lie directly over the border to Bayston Hill Parish to the north east of Condover Parish.

Within a 15km buffer of the neighbourhood area are:

**Berrington Pool SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network)** – approximately 0.65km from the neighbourhood area (Berrington Parish).

**Hencott Pool SSSI (also part of the Midland Meres and Mosses ((Phase 2)) Ramsar network)** – approximately 8.23km from the neighbourhood area (Bomere Heath and District Parish).

## Locally Important Sites

### Local Wildlife Sites

- Coalpits/Moat Stapleton
- Upper Shadymoor
- Cound Brook
- Condover Woodland Park

### Ancient & Semi-Natural Woodland

- Big Shadymoor Coppice

## HRA Screening

Each policy within the draft Condover NDP has been screened to determine whether it has potential to cause a ‘Likely Significant Effect’ on any European Site.

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<sup>3</sup> [Ramsar Sites Information Service: Midland Meres and Mosses \(Phase 1\)](#)

<sup>4</sup> [Ramsar Sites Information Service: Midland Meres and Mosses \(Phase 2\)](#)

Any policy with no ‘Likely Significant Effect’ will be screened out of the HRA process. Any policy where potential for a ‘Likely Significant Effect’ is identified will be subject to further, more detailed, assessment (sometimes called an ‘Appropriate Assessment’) in line with the Habitats Regulations and relevant guidance documents.

The table below considers the potential impacts arising from each of the policies within the draft Condover NDP.

Policy	Summary of policy	Potential for Likely Significant Effect
<b>CON 1 – Local Community Facilities</b>	Policy CON 1 protects identified local community facilities by resisting development that would result in their loss or significant harm. Proposals that improve or enhance local community facilities, including shops, are supported in principle.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications
<b>CON 2 - Development Boundaries</b>	Policy CON 2 defines development boundaries for Condover, Stapleton and Dorrington, within which housing and community uses on allocated sites are supported in principle, subject to compliance with other neighbourhood plan policies. Infill development and redevelopment within these boundaries are also supported in principle, provided that site-specific design, heritage and amenity impacts are satisfactorily addressed.	<b>No Likely Significant Effect. Screened out.</b>  This policy supports infill development and redevelopment at a small scale which is unlikely to have HRA implications.
<b>CON 3 – Exceptions Housing Development Outside Development Boundaries</b>	Policy CON 3 supports small-scale exceptions housing development adjacent to the development boundaries of Condover, Stapleton and Dorrington. Very limited exceptions housing is also considered at Ryton, while the remaining parts of the parish are open countryside.	<b>No Likely Significant Effect. Screened out.</b>  This policy supports exceptions housing development at a small scale which is unlikely to have HRA implications.
<b>CON 4 – Land off Limes Paddock</b>	Policy CON 4 allocates approximately 0.6 hectares of land off Limes Paddock for residential development of around 15 dwellings.	<b>Likely Significant Effect. Screened in.</b>  This allocation is also approximately 8.07km south of The Stiperstones and The Hollies SAC. There is therefore potential for recreational impacts on this

		designated site. As such, Appropriate Assessment is required.
<b>CON 5 – Land off Station Road (North)</b>	Policy CON 5 allocates approximately 1.37 hectares of land off Station Road (North) for the development of around 40 dwellings.	<b>Likely Significant Effect. Screened in.</b>  This allocation is also approximately 8.07km south of The Stiperstones and The Hollies SAC. There is therefore potential for recreational impacts on this designated site. As such, Appropriate Assessment is required.
<b>CON 6 – Affordable Housing Tenure</b>	Policy CON 6 requires affordable housing within market schemes to be provided at an indicative split of around 70% affordable or social rent and 30% affordable home ownership.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications
<b>CON 7 – Housing Mix</b>	Policy CON 7 requires developments of more than 10 homes to provide a balanced housing mix that meets identified local needs. Schemes of more than 10 market homes should also include private rented accommodation.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.
<b>CON 8 – Condover Parish NDP Housing Design Guide</b>	Policy CON 8 requires all new development to follow the Condover Parish Housing Design Guide, ensuring that proposals respond positively to local character, rural setting and Shropshire’s traditional vernacular. The policy also sets detailed standards for accessibility, amenity space, parking, biodiversity-led landscaping, EV charging and home office space.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.
<b>CON 9 – Sustainable Building Design</b>	Policy CON 9 requires new development and alterations to achieve high standards of environmental performance, with particular support for measures that reduce carbon emissions, improve energy efficiency and lower running costs, including in Listed Buildings	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.

	where heritage significance is preserved. The policy encourages low-carbon design through passive measures, renewable energy generation, future-proofing, provision for heat pumps, solar panels and, where appropriate, community energy schemes.	
<b>CON 10 – Community Energy</b>	Policy CON 10 supports low-carbon or zero-carbon renewable energy proposals that deliver clear community benefits, such as discounted local energy tariffs or secure energy supplies for identified local businesses.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.
<b>CON 11 - Preserving Local Heritage</b>	Policy CON 11 supports development proposals that preserve local heritage or enhance public understanding and engagement with heritage assets, including the Condover Conservation Area, listed and historic buildings, archaeological sites, churches, graveyards, and war memorials.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.
<b>CON 12 - Natural Environment</b>	Policy CON 12 – Natural Environment supports development that protects, enhances or restores the natural environment of the parish, including hedgerows, woodlands, watercourses, wildlife habitats and corridors, dark skies, and measures that improve biodiversity connectivity within and between villages.	<b>No Likely Significant Effect. Screened out.</b> This is a positive policy designed to protect, enhance and restore the natural environment.  There are no impact pathways to any designated sites.
<b>CON 13 - Recreation, Play and Outdoor Facilities</b>	Policy CON 13 supports schemes that promote active, healthy lifestyles and mental well-being, particularly where they protect and enhance key recreational spaces. Proposals should address identified gaps in recreational provision, have community support, maximise inclusive access, and minimise impacts on wildlife and the natural environment.	<b>No Likely Significant Effect. Screened out.</b> This policy sets out areas to be managed as local green spaces. This is therefore a positive policy that has the potential to divert recreational pressure away from The Stiperstones and The Hollies SAC.  There are no impact pathways to any designated sites.
<b>CON 14 – Travel and Traffic</b>	Policy CON 14 supports travel and traffic schemes that improve road safety, manage traffic flow, expand off-street parking, and encourage walking, cycling and low-carbon	<b>No Likely Significant Effect. Screened out.</b> By definition sustainable transport would not result in a

	transport while reducing air pollution. All proposals should minimise impacts on wildlife and the environment and include measures such as natural buffers, sustainable materials and the designation of suitable routes as Quiet Lanes.	likely significant effect. This is a positive policy that could result in potential air quality improvements/ reduce any potential increase in traffic related atmospheric emissions.  There are no impact pathways to any designated sites.
<b>CON 15 – Employment and Tourism</b>	Policy CON 15 supports new employment and tourism development within or adjoining existing settlements at an appropriate scale, or in the open countryside where it forms part of small-scale farm diversification or existing employment uses. The policy also supports a new Business Hub in Dorrington and seeks to manage the density of holiday lets to avoid negative impacts on rural housing availability.	<b>No Likely Significant Effect. Screened out.</b> There are no HRA implications.

## Conclusion of the HRA screening process for the draft CNDP

The policies within the draft CNDP have been screened under the HRA process. The conclusion of the HRA Screening Process is that none of the proposed policies within the draft CNDP has the potential to lead to a ‘Likely Significant Effect’ on a European Site, namely The Stiperstones and The Hollies Special Area of Conservation.

**The draft CNDP is therefore ‘screened in’ to the HRA process and an ‘Appropriate Assessment’ is required.**

As this is the case, there was no requirement to consult the statutory consultees at this stage and the draft CNDP will continue to the SEA scoping stage.