



Shropshire
Council

Strategic Environmental Assessment for the Condover Neighbourhood Development Plan

**Strategic Environmental Assessment
Screening Statement**

December 2025

Executive summary

The policies within the draft Condover Neighbourhood Development (draft CNDP) have been screened under the Strategic Environment Assessment process. The conclusion of the SEA Screening Process is that the proposed policies within the draft CNDP which include site allocation policies, have the potential to have a significant effect on the natural environment.

The draft CNDP is therefore ‘screened in’ to the Strategic Environment Assessment 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.

Contents

Executive summary	2
1. Introduction	2
The SEA screening process	3
Figure 1: Application of the SEA Directive to plans and programmes.....	4
Table 1: Application of the SEA Directive.....	5
2. The designated neighbourhood area	8
Figure 2: Map showing the designated neighbourhood area	8
3. The draft Condover Neighbourhood Development Plan	9
Vision.....	9
Key Elements of the Vision	9
Objectives	9
Table 2: Summary of polices	10
4. Assessment of the likely significant effects on the environment.....	12
Table 3: Assessment of the likely significant effects on the environment.....	12
5. Conclusion of the SEA screening process for the draft CNDP	15

1. Introduction

1.1. An initial screening opinion was used to determine whether the contents of the emerging draft CNDP required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the SEA Directive).

1.2. Any land use plan or programme ‘which sets the framework for future development consent of projects’ must be screened according to a set of criteria from Annex II of the Directive. These

criteria include exceptions for plans ‘which determine the use of a small area at local level’ or which only propose ‘minor modifications to a plan’, if it is determined that the plan is unlikely to have significant environmental effects.

The SEA screening process

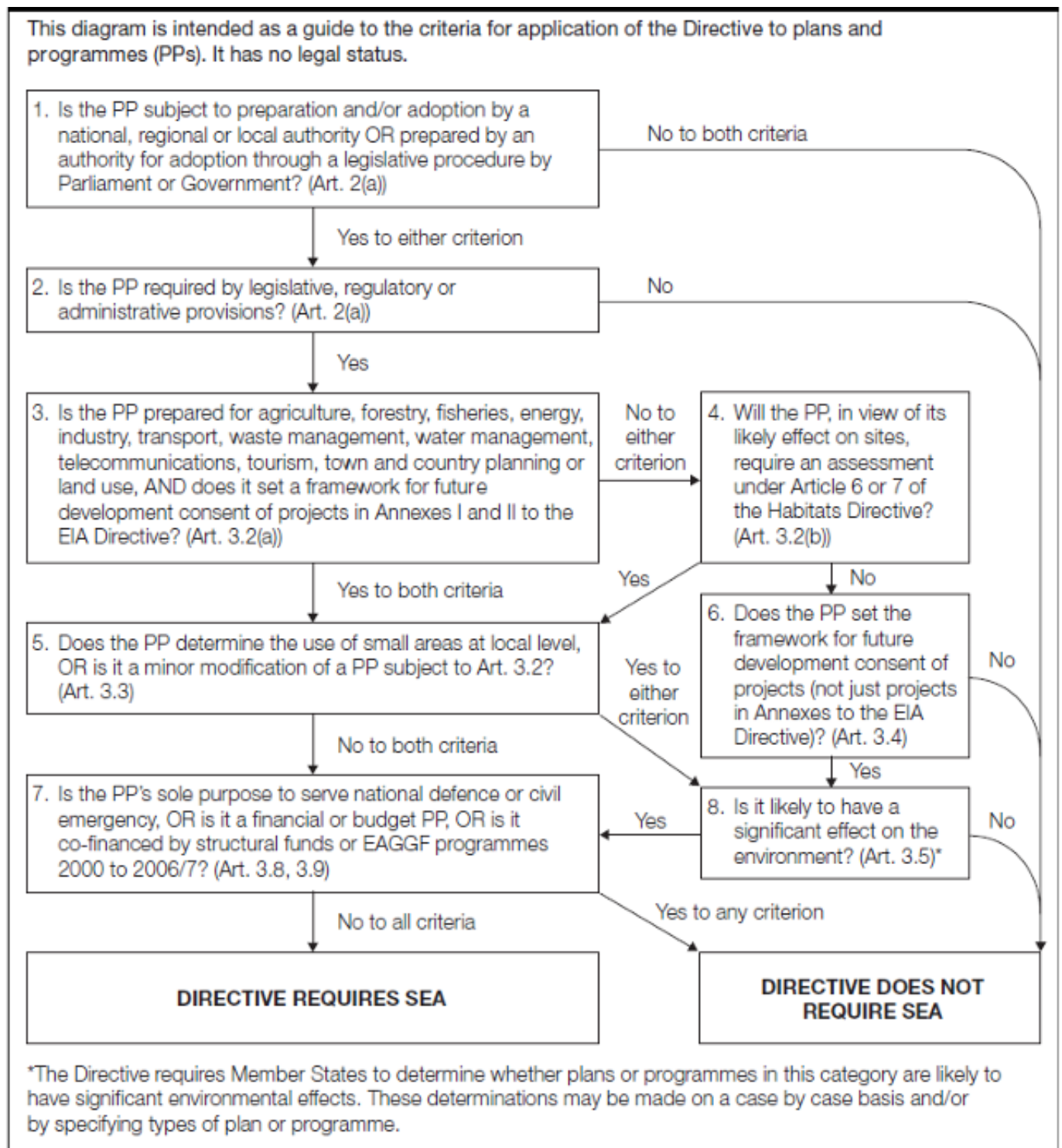
1.3. The Government has set down planning guidance following publication of the National Planning Practice Guidance (NPPG). The guidance advises that:

‘To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan’s preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies. Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared.’

1.4. In principle, neighbourhood plans should not be subject to the SEA Directive or require sustainability appraisal because they do not normally introduce new policies or proposals or modify planning documents which have already been subject to sustainability appraisal. However, they might occasionally be found likely to give rise to significant effects that have not been previously assessed. In screening a plan, Article 3 (6) of the SEA Directive requires that the relevant bodies concerned with environmental matters, as defined by individual Member states, shall be consulted as part of the screening process. In the case of the UK, the statutory environmental consultees are Natural England, the Environment Agency and Historic England. However, if the screening body chooses to screen in the plan then this is no longer a requirement.

1.5. The following extract from [‘A Practical Guide to the Strategic Environmental Assessment Directive’](#) provides a flow diagram to demonstrate the SEA screening process.

Figure 1: Application of the SEA Directive to plans and programmes



1.6. The table below sets out the criteria from the Practical Guide, along with an assessment of the draft CNDP against each criterion to ascertain whether a SEA is required.

Table 1: Application of the SEA Directive

Stage	Y/N	Explanation
<p>1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</p>	Y	<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Condover NDP Steering Group, a working group who report to Condover Parish Council (as the “relevant body”) and will be “made” by Shropshire Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015 • The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2017
<p>2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	Y	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p>

		National Planning Practice Guidance (Paragraph: 051 Reference ID: 41- 051- 20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The draft CNDP is prepared for town and country planning and land use and will not set out a framework for future development of projects that would require an Environmental Impact Assessment.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	Y	Due to the inclusion of site allocations the draft CNDP may have significant effects on European natural designations. See the separate draft CNDP Habitat Regulations Assessment (HRA) Screening Statement for details.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The draft CNDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the draft CNDP will include a series of policies to guide development within the neighbourhood area. This will inform the determination of planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A

8. Is it likely to have a significant effect on the environment? (Art. 3.5)

Y

Due to the inclusion of site allocations the draft CNDP may have significant effects on the environment.

2. The designated neighbourhood area

2.1. An application by Conover 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.

Figure 2: Map showing the designated neighbourhood area



3. The draft Condover Neighbourhood Development Plan

3.1. The draft CNDP contains the following vision, objectives 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.

Table 2: Summary of policies

Policy	Summary
CON 1 – Local Community Facilities	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.
CON 2 - Development Boundaries	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.
CON 3 – Exceptions Housing Development Outside Development Boundaries	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.
CON 4 – Land off Limes Paddock	Policy CON 4 allocates approximately 0.6 hectares of land off Limes Paddock for residential development of around 15 dwellings.
CON 5 – Land off Station Road (North)	Policy CON 5 allocates approximately 1.37 hectares of land off Station Road (North) for the development of around 40 dwellings.
CON 6 – Affordable Housing Tenure	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.
CON 7 – Housing Mix	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.
CON 8 – Condover Parish NDP Housing Design Guide	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.

CON 9 – Sustainable Building Design	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 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.
CON 10 – Community Energy	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.
CON 11 - Preserving Local Heritage	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.
CON 12 - Natural Environment	Policy CON 12 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.
CON 13 - Recreation, Play and Outdoor Facilities	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.
CON 14 – Travel and Traffic	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 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.
CON 15 – Employment and Tourism	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.

4. Assessment of the likely significant effects on the environment

4.1. Annex II of the SEA Directive sets out the criteria for determining if there are likely to be significant effects resulting from the implementation of a plan.

Table 3: Assessment of the likely significant effects on the environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likely to have significant environmental effects	Summary of significant effects
1. Characteristics of the Plan, having regard to:		
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The draft CNDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework and the strategic policies of Shropshire Council's Core Strategy 2006-2026 and the Site Allocations and Management of Development Plan (SAMDev Plan) 2006-2026.
(b) The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	No	A Neighbourhood Development Plan must be in conformity with the Local Development Plan. The draft CNDP is unlikely to influence other Plans or Programmes within the statutory Development Plan.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	No	National policy requires a presumption in favour of sustainable development and this includes the draft CNDP. A basic condition of the draft CNDP is to contribute to the achievement of sustainable development.
(d) Environmental problems relevant to the plan	Yes	There is a likelihood of environmental impact from the proposals within the draft CNDP due to the inclusion of site allocations.
(e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	Yes	The proposed development in the draft CNDP has the potential to impact Severn Trent Water's Drainage and Wastewater Management Plan (2023).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) The probability, duration, frequency and reversibility of the effects	Yes	<p>The draft CNDP has the potential to have enduring environmental effects due to the inclusion of site allocations. The effects are not likely to be reversible, as they relate to development.</p> <p>However, other policies in the draft CNDP add detail to existing development plan policies offering protection to existing wildlife and habitats and lead to local biodiversity net gain and nature recovery, potentially leading to positive localised impacts on the environment.</p>
(b) The cumulative nature of the effects	Yes	<p>The draft CNDP has to potential to cause cumulative effects on the environment due to the inclusion of site allocations.</p> <p>However, it is intended that the positive social effects of providing residential development will have positive cumulative benefits for the area.</p>
(c) The transboundary nature of the effects	Yes	<p>The draft CNDP has to potential to cause cumulative effects on the environment due to the inclusion of site allocations. This is particularly relevant to the recreational impact on The Stiperstones and The Hollies Special Area of Conservation (SAC) (see HRA Screening Statement).</p>
(d) The risks to human health or the environment (e.g. due to accidents)	Yes	<p>The draft CNDP has to potential to cause cumulative effects on the environment due to the inclusion of site allocations however this is deemed to be extremely unlikely.</p>
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	<p>The draft CNDP relates to the villages of Condover, Dorrington, Ryton and Stapleton. The potential for environmental effects is likely to localised, with the exception of recreational impact on The Stiperstones and The Hollies Special Area of Conservation (SAC) (see Draft CNDP HRA Screening Statement).</p>
(f) The value and vulnerability of the area likely to be affected due to:	Yes	<p>The draft CNDP has the potential to affect the special natural characteristics of the area due to the inclusion of site allocations.</p> <p>The Stiperstones and The Hollies Special Area of Conservation is located approximately 8.07km to the</p>

<p>i. special natural characteristics or cultural heritage</p> <p>ii. exceeded environmental quality standards</p> <p>iii. intensive land-use</p>		<p>south west of 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 northeast of Condover Parish. More information about the potential impacts on these sites is included in the Draft CNDP HRA Screening Statement.</p> <p>The draft CNDP has the potential to affect on the cultural heritage of the area due to the inclusion of site allocations.</p> <p>Condover Parish has a rich and layered heritage reflecting continuous settlement from prehistoric times to the present and contains 130 listed buildings.</p> <p>At the same time, the draft CNDP also offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>There is the potential for environmental quality standards or limit values to be significantly affected by the policies and allocations in the draft CNDP.</p>
<p>(g) The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>Yes</p>	<p>The Stiperstones and The Hollies Special Area of Conservation (SAC) is approximately 8.07km from the CNDP area. The draft CNDP has to potential to cause cumulative effects on this SAC due to the inclusion of site allocations (see the Draft CNDP HRA Screening Statement).</p>

5. Conclusion of the SEA screening process for the draft CNDP

5.1. The policies within the draft Conover Neighbourhood Development (draft CNDP) have been screened under the Strategic Environment Assessment process. The conclusion of the SEA Screening Process is that the proposed policies within the draft CNDP which include site allocation policies, have the potential to have a significant effect on the natural environment.

5.2. It is Shropshire Council's opinion that the draft CNDP be 'screened in' to the Strategic Environment Assessment process.

5.3. 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.

DRAFT