




Question 1: Why was Station Road put forward after previous planning had been rejected and when?

<p>Previous Planning on Station Road (2014)</p>	<p>There are 1 recorded Planning Applications, in 2014 – 14/05672/OUT, and Planning Application 14/05676/OUT which after an appeal was refused. Document attached</p>	 <p>14_05676_OUT-APPEAL_DECISION-29931:</p>
<p>CPC Site Options Appraisal for the CPNP Final Report (March 2019)</p>	<p>Summary note of the AECOM report from Conclusion section on page 31.</p> <p>Con Dover Parish Council completed the first stage of assessing potential development sites for inclusion in the Neighbourhood Plan. This work helped identify which locations might be suitable for future housing to meet the Parish’s agreed growth requirements.</p> <p>What was assessed?</p> <ul style="list-style-type: none"> • 35 sites across the Parish were reviewed through a desktop assessment. • The aim was to understand which sites might be appropriate <i>in principle</i> for new housing. <p>Initial screening</p> <p>13 sites were ruled out early because they:</p> <ul style="list-style-type: none"> • were not within or next to an existing settlement boundary, • already had planning permission, or • are currently used for important community facilities. <p>Detailed assessment</p>	<p style="color: red; font-weight: bold; font-size: 1.2em;">Report PDF</p>  <p>2019 03 05 Con Dover Neighbour</p>

	<p>The remaining 22 sites were visited and assessed in more detail. This looked at issues such as access, landscape impact, relationship to the village, and existing uses.</p> <p>What did the assessment find?</p> <ul style="list-style-type: none"> • 2 sites (both in Dorrington) were found to have no major constraints and are considered suitable in principle for allocation. • 9 sites across Dorrington, Condoover, and Stapleton may be suitable, but only if certain issues can be resolved or mitigated. • 11 sites were judged unsuitable, mainly due to: <ul style="list-style-type: none"> ○ landscape sensitivity, ○ poor or unachievable access, ○ conflict with the existing settlement pattern, or ○ existing uses that would not sit well alongside housing. <p>Outcome from this assessment was that the Parish Council would now:</p> <ul style="list-style-type: none"> • Select preferred sites to meet the remaining requirement of 69 homes in Dorrington, and • Identify around 20 additional homes to be shared between Condoover village and Stapleton. <p>These choices will form part of the draft Neighbourhood Plan, which residents will have the opportunity to comment on during formal consultation.</p>	
<p>CPC Steering Group Meeting Date 17th July 2019</p>	<p>Following the AECOM Report CPCNP Steering Group met to review the site put forward in Dorrington. The Shortlist consisted of Station Road. Preferred options to be discussed at the September Parish Council meeting.</p>	 CPNP%20Steering%20Group%20Minutes'
<p>Parish Council Meeting September 2019</p>	<p>Reports Confidential item: Members of press and public to be excluded 089.19 REPORT: CPNP SITE EVALUATION – DORRINGTON</p>	

Item 89.19 and 90.19	The shortlisted sites were reviewed by the whole Parish Council and the following decisions made: as part if the list of Sites Station Road was included in the shortlist.			
	DGN021	Land off Station Road S	129 20	N in FZ3, access constraints, E landscape sensitivity. Possible linear development in S


Question 2: Why is Dorrington the hub and how sites were chosen?

<p>Parish Council Meeting September 2018</p> <p>Agenda Item: 81.18</p>	<p>Reviewing the Council meetings across 2018 a discussion was had at the September meeting agenda item 81.18 CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE.</p> <p>Key points from the meeting Shropshire Council provided maps of all sites submitted in Condover and Dorrington and outlined the level of assessment work required for the Neighbourhood Plan.</p> <p>The Parish Council was offered the option of producing a “Neighbourhood Plan Light”, where Shropshire Council would undertake site evaluations. However, this option would have no legal planning status, similar to a Parish Plan.</p> <p>The Steering Group considered its capacity and recommended continuing with a full Neighbourhood Plan, with membership to be strengthened for the next phase.</p> <p>Shropshire Council’s unexpected announcement At the same meeting, Shropshire Council stated that:</p> <ul style="list-style-type: none"> - Condover village would now be considered a development hub in the emerging Local Plan. - This was said to result from a re-scoring of Condover’s settlement function, particularly due to the opening of a new nursery, which increased its score above the hub threshold. 	<p>Link to Meeting Minutes</p> <p>https://drive.google.com/drive/folders/1w-hfalok6b1s5vZwCyrqPdaVoGAoDF94</p>
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	<ul style="list-style-type: none">- Stapleton could either remain open countryside or be treated as a stand-alone cluster. <p>Parish Council concerns</p> <p>Councillors expressed strong concerns about this announcement:</p> <ul style="list-style-type: none">- It contradicted earlier advice from Shropshire Council that Condover would remain open countryside until the Neighbourhood Plan clarified local housing needs.- The Parish Council had not been consulted, informed, or given any official notification of the re-evaluation. <p>Councillors questioned:</p> <ul style="list-style-type: none">- the justification for the re-scoring,- the timing of the change,- the implications of having two hubs in one parish (noting this was rare in Shropshire),- and the origin of the suggested housing target of c.40 homes for Condover. <p>Housing numbers and site assessment</p> <ul style="list-style-type: none">- Shropshire Council indicated indicative housing numbers of c.50 for Dorrington and c.40 for Condover.- The Council's site assessment and consultation period was expected to run October 2018 – March 2019. <p>Despite earlier doubts raised by Shropshire Council about parish capacity, the Steering Group concluded that identifying enough sites to meet the housing requirement was manageable, with some support expected from Shropshire Council.</p> <p>Contradictory messages</p> <ul style="list-style-type: none">- Councillors noted that the message given on 12 July conflicted with advice at a recent Shropshire Council training event, where parish councils were encouraged to produce full Neighbourhood Plans. <p>Resolutions</p> <p>The Parish Council resolved to:</p> <ol style="list-style-type: none">1) Write to Shropshire Council seeking clarification on:2) the designation of Condover as a development hub,3) the re-evaluation of Condover's settlement score,	
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	<p>4) the change from “open countryside” to “hub” status before the Neighbourhood Plan was complete, and the basis for the c.40 dwelling housing target.</p> <p>5) Invite the Senior Policy Officer (Planning Strategy) to attend the Parish Council meeting on 2 October.</p>	
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Shropshire CC held the “Hierarchy of Settlements” meeting and a report was published in November 2018.

<p>SCC Hierarchy of Settlements Report</p>	<p>Summary of the SCC Hierarchy of Settlements November 2018 What the 2018 report did. The Cabinet-level evidence paper (published late 2018) reviewed all settlements across Shropshire against a consistent set of criteria, including: availability of key services</p> <ul style="list-style-type: none"> - public transport - employment opportunities - community facilities - sustainability for future growth - From this assessment: <p>Dorrington met the threshold for a Community Hub. Condover did not meet the threshold, largely due to:</p> <ul style="list-style-type: none"> - fewer day-to-day services, - more limited public transport, - weaker sustainability indicators. <p>As a result, Condover was not designated a Hub, and Dorington remained the Parish’s sole Hub.</p> <p>This position was then carried forward into:</p> <ul style="list-style-type: none"> - the 2019 Preferred Sites consultation, - the 2020 Pre-Submission Local Plan, and - the 2021 Regulation 19 Local Plan, <p>all of which will show Dorington as the only Hub in the Parish.</p> <p>Why this matters for our Neighbourhood Plan Because only Hubs and Key Centres are expected to take planned growth:</p>	<p>Hierarchy of Settlements report</p>  <p>SCC-updated-hierarchy-of-settlements-ass</p> <p>SCC Reg 19 Pre Submission Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038</p>
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	<ul style="list-style-type: none"> - Dorrington carries the strategic housing requirement (the 69 dwellings you're working with). - Condover and Stapleton are treated as "other settlements", where only limited, small-scale growth is expected—hence the "around 20 dwellings" target between them. <p>See SCC Regulation 19 Pre Submission Local Plan Item 5.234 (Page 285) Consultation ran from 18 December 2020 to 26 February 2021.</p>	
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<p>Parish Council Meeting November 2018</p> <p>Agenda Item: 125.18</p>	<p>The Shropshire Council Cabinet report on the Hierarchy of Settlements had been published and circulated. Condover village was no longer designated a development hub. Dorrington was confirmed to be a development hub. Other settlements and any development boundary for Condover village would be determined through CPNP. The LPR consultation would run from 29th November 2018 to 31st January 2019. It was agreed to undertake a consultant-led review of proposed sites and to review the findings at the Parish Council meeting in January 2019.</p> <p>E Marvin suggested that Dorrington Councillors should meet to review proposed sites to prepare initial comments. D Morris noted that the indicated number of 69 houses were in addition to those already in the SAMDev plan. The LPR would focus 75% of new development in urban areas and 25% in rural areas. E Marvin emphasised the need and desire for staged development over the 20-year plan, rather than a front-loaded approach</p>	<p>Link to Meeting Minutes</p> <p>https://drive.google.com/drive/folders/1w-hfalok6b1s5vZwCyrqPdaVoGAoDF94</p>
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Question 3: Lack of awareness to residents of the CNP?

Engaging Residents

Looking back to 2018 onwards below are the agenda items of the Monthly Parish Council Meetings in respect to discussion / updates on the Condover neighbourhood Plan I have copied out from the minutes the relevant narrative on the CPNP updates. Highlighted in yellow are points on consultation with residents.

2020 – 21 progression was hindered by Covid 19 but attempts were made to get resident engagement.

2022 onwards the focus was on having the plan in a ready state to have the first round of consultations with residents to finalise for SCC.

<p>Parish Monthly Meeting January 2019</p> <p>Agenda Item 148.18</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN (CPNP) UPDATE – E Marvin reported the Parish Council had received the Neighbourhood Planning Grant from Locality (government funding), along with two Technical Support Packages: Housing Needs Assessment, and Site Assessment and Evaluation. The next CPNP meeting would be on 16th January (7.30pm Condover Village Hall). He emphasised the need for focus on development of the CPNP and on engaging and consulting with local residents. This would be the priority for 2019. R Farrow asked about time scales. D Marvin said that by mid-year, the Parish Council would have completed the housing needs assessment and site evaluation. All aspects of the CPNP including preferred housing site options would have been consulted with local communities.</p>	<p>Link to Meeting Minutes</p> <p>https://drive.google.com/drive/folders/1w-hfalok6b1s5vZwCyrqPdaVoGAoDF94</p>
<p>Meeting April 2019</p> <p>Agenda Item 05.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – B Carey provided an update on the Neighbourhood Plan:</p> <ul style="list-style-type: none"> • The new Parish Council website would be launched before the end of the week • The new Facebook group, Condover Neighbourhood, would be available over the two weeks. This would provide information about the Neighbourhood Plan. To make comments people would have to join the group and comments would be moderated • The Steering Group had agreed the survey wording and arrangements for consulting with young people and local businesses. This would be available on the Parish Council website and new Facebook page, Condover Neighbourhood. The surveys would also be sent out through Dorrington Young Farmers and Dorrington Business Network respectively. There would also be roadshows, dates to be confirmed • The Parish Council had received a Neighbourhood Plan Grant from Locality in December 2018. B Carey confirmed grant unspent at 31st March 2019 could be 	

	<p>carried forward into 2019-20. She had completed the Grant Report required by Locality</p> <ul style="list-style-type: none"> • Delays continued with the Housing Needs Assessment as the data requested had not been provided by Shropshire Council. B Carey would pursue with Shropshire Council. 	
<p>Meeting May 2019</p> <p>Agenda Item 28.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin provided an update report:</p> <ol style="list-style-type: none"> 1. The new Condover Parish Council website was up and running. There were Neighbourhood Plan pages, and links from the website to the Young People and Local Business surveys, and to Condover Neighbourhood. 2. Condover Neighbourhood (Facebook) had also been launched. 3. Arrangements had been made for the consultations with Young People and local Businesses. 4. A CPNP banner had been put up in each village. 5. The designation of Stapleton within the Neighbourhood Plan was still be resolved. It had been agreed that E Marvin, S Mackey and B Carey would meet with the Stapleton Parish Councillors (S Gill and B Gill). The recommended proposal for discussion would be that Stapleton be designated ‘open countryside’. Assuming agreement could be reached about a preferred designation, this would then be put to Stapleton residents as a recommendation for consultation. The consultation would be held on 20th May at Stapleton Village Hall. Should Stapleton residents be unable to agree a preferred designation, the question would be put to a local referendum, following Shropshire Council electoral guidelines. The outcome of a referendum would directly inform the Neighbourhood Plan. 6. All CPNP themes except preferred development sites, ie heritage and environment, traffic and transport, leisure and recreation, amenities and economic development. There would be two public consultations, one at Condover Village Hall (11th June) and one at Dorrington Village Hall (12th June). Residents from Ryton and Stapleton would attend either event. There would be a feedback sheet for residents to complete, based on the results of the survey carried out in October 2018 and highlighting general principles rather than specifics. B Carey would draft consultation materials for these meetings for agreement at the next Steering Group meeting. 	

	<p>7. Preferred sites: this could not be undertaken until the Housing Needs data had been received and could be put together with the development site options. It was likely this would be early September 2019. Consultation about preferred sites would be held at Condover and Dorrington village halls</p> <p>8. It was recognised that confidentiality concerning site allocations was critical at this stage. It was agreed to propose that Parish Council meetings, and if appropriate</p> <p>Condover Parish Council Meeting Agenda 07-05-2019</p> <p>Steering Group meetings, identified confidential items and that the public and press be excluded as required. This would be an agenda item for the Parish Council meeting on 7th May 2019. It was also confirmed that any interests must be declared.</p> <p>9. B Carey would arrange a meeting for E Marvin and herself with M Mead and E West at Shropshire Council, to discuss the AECOM site evaluation and CPNP progress.</p> <p>10. The next meeting would be held at 7.30pm on Thursday 16th May 2019 at Condover Village Hall</p>	
<p>Meeting June 2019</p> <p>Agenda Item 49.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – B Carey provided an update.</p> <p>1. E Marvin, B Carey and D Morris had met with M Mead and E West on 14th May.</p> <p>a) Shropshire Council progress with the Local Plan Review had been delayed, primarily as a result of the volume of comments received from their consultation on preferred options. Adoption was now scheduled for 2021.</p> <p>b) The emerging Plan would gain weight the further it progress through its development and provided there were no unresolved (material) objections to individual planning applications</p> <p>c) Condover Parish Preferred Options Consultation were scheduled for Autumn 2019.</p> <p>d) With respect to Dorrington, it would be possible to determine a development boundary in such a way as to facilitate required development and to enable growth in line with Neighbourhood Plan priorities. It was possible to include a portion of a site for example to ‘round off’ the settlement.</p> <p>e) Shropshire Council did not have a policy to allow amendment of existing development boundaries should a settlement opt in to being a Community Cluster.</p>	

This was mainly because the Community Cluster policy regarded the curtilage of the settlement as the extent of development, rather than as a development boundary as such. Should some small amount of additional development be sought and where there was insufficient infill available to meet needs, then a strong strategic case based on evidence would be required within the Neighbourhood Plan, presented as a housing policy for the settlement in question.

- f) E West recommended reading the Examiner's comments in the Woore Neighbourhood Plan examination, and also the comments made in the proposed Market Drayton NP with regard to provision of evidence and the making of a case.
- g) The importance of infrastructure considerations to support development in the Parish was agreed. There was some discussion about the role of CIL Local to address the infrastructure impact of new development, in the context of the Place plan.
- h) Concerning the housing target for Dorrington, E West confirmed the SLAA/SAMDev figure was the core starting figure (150). Set against this was all completed development and planning approvals to March 2017. Shropshire Council had now updated its figures to March 2018. E West would send the update to B Carey.
- i) It was agreed to meet again in early September, before the preferred option consultation.

2. Consultation: young people and businesses

- a) B Carey had collated responses received to date from local businesses and young people. It had been agreed to keep the current consultation open to 31st March, then to re-run the consultation periodically to keep people engaged and capture developing views.
- b) Both the Young People and Business surveys indicated an interest in local businesses having closer links with local young people, to offer work experience. There was also significant interest from Businesses in the development of a local Business Hub.

3. Housing needs Assessment

- a) The Housing Needs Assessment from AECOM had just been received and circulated to Steering Group members. There was demographic data projecting numbers of older people and newly forming housing households in the Parish to 2036. E Marvin and B Carey would respond with comments to AECOM

	<p>b) Housing needs: Condover – It was agreed that in order to specify additional development in Condover village, amendment of the existing development boundary would require evidence and a robust strategic case. Condover Ward Councillors would meet to discuss:</p> <ul style="list-style-type: none"> o Carrying out a housing needs assessment for Condover village o Identifying and evaluating any infill sites available o Consider infrastructure capacity and needs eg. footpaths, car parking, services etc <p>As D Lane would be away for 6 weeks, he would contact B Carey on his return and a meeting would be arranged.</p> <p>4. Consultation programme: Confirmation of arrangements</p> <p>The consultation with Stapleton residents about designation within the Neighbourhood plan had taken place on Monday 20th May at Stapleton Village Hall and had been well attended. A straw poll of residents’ preferred status within the Neighbourhood Plan had produced a roughly even split between open countryside and option in to a community cluster. Further consultations were planned with Stapleton. A similar event would be held with Condover residents</p> <p>The general community consultation meetings had been confirmed:</p> <p>Condover 7.00 – 9.00pm Tuesday 11th June Dorrington 7.00 – 9.00pm Wednesday 12th June</p> <p>5. Date of Next Meeting The next meeting would be held at 7.30 – 9.00pm on Tuesday 25th June at Condover Village Hall</p>	
<p>Meeting July 2019</p> <p>Agenda Item 49.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin provided an update:</p> <ul style="list-style-type: none"> a) Responses to the Housing Needs Assessment been collated sent to AECOM. As Dorrington was the only development hub in the Parish, further housing needs assessments would not be requires. It should be recognised however that Dorrington would be the development hub for the whole Parish, not just for the village. b) The consultation with Stapleton residents had taken place – a straw poll of residents attending the meeting had a very slight preference to opt in to a community cluster, which would allow infill development: <p>Open Countryside 15 Opt in to community cluster 19</p>	

	<p>A similar consultation would be undertaken with Condover village resident before holding a referendum in each village to determine their status for planning purposes in the Neighbourhood Plan.</p> <p>c) Parish-wide consultation events had taken place in June. Attendance had been disappointing, possibly because the weather had been so bad. B Carey would (voluntarily) run the CPNP stand and consultation at the Dorrington Fun Day and Condover Summer Fun Day.</p> <p>d) E Marvin had attended the Place Plan meeting on 22nd May intending to discuss Place Plan options for Condover Parish Council however the meeting had been disappointing in that Shropshire Council appeared only to be seeking confirmation of a previous 123 List. Agreement had been reached to establish a South Parishes group to address traffic, to be convened by Cllr Claire Wild.</p>	
<p>Meeting September 2019</p> <p>Agenda Item 82.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin there were no matters referring to the Neighbourhood Plan excepting those to be considered under confidential items 89.19 and 90.19.</p> <p>Reports Confidential item: Members of press and public to be excluded 089.19 REPORT: CPNP SITE EVALUATION – DORRINGTON 090.19 REPORT: CONSULTATION WITH CONDOVER/STAPLETON RESIDENTS</p>	
<p>Meeting October 2019</p> <p>Agenda Item 102.19</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – B Carey reported that Condover Parish Neighbourhood Plan matters would be discussed under Item 108.19 below.</p> <p>Reports Confidential item: Members of press and public were excluded and the confidential items separately minuted 108.19 CPNP COMMUNITY CONSULTATIONS</p>	

2020 onwards

<p>Meeting April 2020 Agenda Item 13.20</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin reported that the timetable for the Shropshire Council Local Plan had been deferred by two months and that Condover Parish Neighbourhood Plan (CPNP) had likewise been delayed. Community consultation on the first draft of the CPNP and associated matters had been scheduled for May – July 2020 but would not now take place until government restrictions were sufficiently lifted. The draft of the CPNP was currently being reviewed and finalised, however the Plan could not progress beyond this stage until consultation was again permitted.</p>
<p>Meeting November 2020 Agenda Item 112.20</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin reported that arrangements were in place to consult on the policies proposed for the neighbourhood Plan during late November and December 2020. The next meeting of the Steering Group would be held on 19th November. B Carey shared the draft leaflet online and talked through how the consultation would be handled. A leaflet would be dropped through every letter box and there would be posters and a banner in each village. The consultation document would be on the website with links posted on Facebook and Next door. People not online would request a hard copy of document from the Clerk. E Marvin would host a series of Zoom consultation meetings.</p>
<p>Meeting January 2021 Agenda Item 126.20</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE a) Extension to ‘Draft Policies’ consultation period – E Marvin provided a review of the consultation arrangements and proposed that in view of the current difficult circumstances, the period of consultation should be extended to 31st January 2021. This was agreed. E Marvin confirmed two additional dates for Zoom consultation meetings would be offered, on 14th and 21st January, at 7,30pm. The Clerk confirmed that anyone without internet access could contact her to receive a hard copy in the post.</p>
<p>Meeting April 2021 Agenda Item 13.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin said the open discussion meetings held twice a month continued to go well. Attendance was small but allowed for more detailed discussion. The April dates were 8th and 22nd April, and dates were planned for May and June. The next Steering Group meeting would be on 15th April.</p>
<p>Meeting May 2021 Agenda Item 32.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin reported the next open discussion meetings would be held remotely at 7.30pm on 8th and 22nd April, and the next Steering Group meeting would be remotely at 7.30pm on 15th April. The open discussions would be continued into June.</p>

<p>Meeting June 2021</p> <p>Agenda Item 54.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin reported an application had been made to Locality for technical support to ensure the draft policies in the Plan were properly formulated. The Steering Group was working to a timetable to deliver the Neighbourhood Plan for adoption in Spring 2022. The next Steering Group meeting would be on 17th June 2021. E Marvin confirmed the Steering Group was preparing the draft Neighbourhood Plan on behalf of the Parish Council, and the Parish Council was the decision-making body. He suggested that there should be a separate meeting of the Parish Council to review and discuss the draft Plan. This was agreed.</p>
<p>Meeting July 2021</p> <p>Agenda Item 70.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – The Clerk reported the Steering Group had brought the Terms of Reference for the CPNP Steering Group for review by the Parish Council. The terms of Reference were agreed. S Gill asked whether membership would be refreshed. S Peters thought it should be. J Needham and N Daly asked for clarification about the purpose of people joining the Steering Group. Following discussion, it was agreed the purpose was to promote the Neighbourhood Plan, explaining its importance and bringing residents on board before the final consultation and referendum. The Clerk confirmed the date of the next Steering Group meeting would be 7.30pm on 15th September at Dorrington Village Hall. R Nash asked that the Climate Emergency become a standard agenda item. The Clerk thought standard agenda items should have purpose and suggested themes should be agreed for each meeting. It was agreed that as the new Shropshire Council leader was expected to attend the September meeting, she would be asked to explain the Council’s strategy for addressing the climate emergency.</p>
<p>Meeting September 2021</p> <p>Agenda Item 87.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin reported that technical support was being provided by Locality to review and evaluate the draft policies in the Plan. There had been an initial discussion with AECOM and work would start soon. AECOM hoped to have their report ready for mid-October. The next meeting of the Steering Group would be 7.30pm on 20th October at Dorrington Village Hall. The aim was to have the Plan ready for the Planning Inspector early next year with the referendum targeted for early summer.</p>
<p>Meeting October 2021</p> <p>Agenda Item 105.21</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN UPDATE – E Marvin said the next meeting of the CPNP Steering Group would be 7.30pm on 20th October at Dorrington Village Hall. AECOM had nearly completed its review of the policies within the Plan and would provide a report in early October.</p>

APM May 2022	<p>Condover Parish Neighbourhood Plan - E Marvin explained the Neighbourhood Plan which the Council had started to develop several years previously, at the same time as Shropshire Council began its Local Plan Review. The aim was to complete the Plan by end 2022, however further information and comments were required from Shropshire Council. The target for new housing in the development hub, Dorrington, was 69 homes. These had been allocated by the Parish Council across three preferred sites, which were being consulted. He emphasised the importance of the Neighbourhood Plan to enable local communities to better manage development within the Parish and address other matters that impact on quality of life, such as traffic and local amenities.</p>																								
March 2023 Item 192.22	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin reported he and the Clerk were soon to meet with Shropshire Council to agree the site plans for preferred options in Dorrington and village development boundaries, and to discuss contacting the landowners. a) Extraordinary Parish Meeting – This would be to review the Neighbourhood Plan, confirm next steps and the consultation timetable. The date was agreed as Tuesday 25 April 2023 at Dorrington Village Hall. R Nash said the wider steering group should be kept informed. It was agreed they would be invited to attend the EPM. b) Timetable for consultation – It was proposed and agreed that community consultations would take place at each of the village halls during wc 12 and 19 June 2023.</p>																								
April 2023 Item 8.23	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>a) Extraordinary Parish Meeting – E Marvin had proposed an Extraordinary Parish Meeting be held at 7.30pm on Tuesday 25th April at Condover Village Hall to enable review of the draft Condover Parish Neighbourhood Plan. This was agreed</p> <p>b) Timetable for consultation – This would be an agenda item for the Extraordinary Parish Meeting</p>																								
Extraordinary Meeting April 2023	<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">In Attendance:</td> <td style="width: 15%;">S Peters</td> <td style="width: 15%;">Resident</td> <td style="width: 15%;">P McQuitty</td> <td style="width: 15%;">Resident</td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>J H</td> <td>Resident</td> <td>J Overton-Davies</td> <td>Resident</td> <td></td> </tr> <tr> <td></td> <td>H Thompson</td> <td>Resident</td> <td>K Fox</td> <td>Resident</td> <td></td> </tr> <tr> <td></td> <td>S Gretton</td> <td>Resident</td> <td>A Henson</td> <td>Resident</td> <td style="text-align: right;">B Carey</td> </tr> </table> <p style="text-align: center;">Clerk</p> <p>E01.23 CHAIRMAN’S WELCOME AND APOLOGIES - E Marvin welcomed all to the meeting. Apologies were received from R Ball, R Betton and S Gill, and Peter Smith from the CPNP Steering Group.</p> <p>E02.23 PUBLIC SESSION - There were no questions or matters raised.</p> <p>E03.23 COUNCILLORS DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND DISPENSATIONS – These were ongoing.</p>	In Attendance:	S Peters	Resident	P McQuitty	Resident			J H	Resident	J Overton-Davies	Resident			H Thompson	Resident	K Fox	Resident			S Gretton	Resident	A Henson	Resident	B Carey
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E04.23 REVIEW OF DRAFT CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin and the Clerk gave a presentation to explain and summarise progress to date in the development of the Condover Parish Neighbourhood Plan (CPNP) – attached as Appendix 1. E Marvin confirmed the CPNP draft document had been circulated to Parish Councillors and members of the CPNP Steering Group.

E Marvin emphasised there was a financial benefit to the Parish of adopting a Neighbourhood Plan. The Parish would receive 25% of the Community Infrastructure Levy (CIL) charged by Shropshire Council on new homes as Neighbourhood Fund. Without a Neighbourhood Plan, the Neighbourhood Fund received was only 15% of CIL collected. The housing target for Dorrington as the Development Hub was 69 new homes by the end of the Plan period. No development was planned for the other villages in the Parish, although there was scope for limited infill within the development boundaries of Stapleton and Condover.

There was discussion about each of the preferred sites for housing development in Dorrington: DGN003 Land off The Maitlands, DGN018 Land off Limes Paddock and DGN021 Land off Station Road. E Marvin explained that the site plans shown in the draft CPNP had been assessed by Shropshire Council Planning team and drawn to a scale which would accommodate the number of houses intended for each site. The number of homes on each site had been reduced, to give planned delivery of 55 homes rather than the full target of 69 homes: DGN003 to 20 homes, DGN018 to 15 homes, and DGN021 to 20 homes. This had been agreed with Shropshire Council on the expectation that there would some additional development through infill and windfall sites.

The CPNP put forward a preference for smaller 2 -3 bed family homes as an under-supply of this type and size of homes had been identified by the Housing Needs Assessment. There was also an under-supply of level access/ bungalow accommodation. Limited development of larger homes would be permitted depending on the overall design of the site. There was a requirement to provide 20% affordable homes on sites of more than five dwellings or over half a hectare, with 70% of these being social or affordable rent homes.

With respect to DGN003, concern was expressed about the position of the preferred site in relation to the existing housing development, with particular reference to potential loss of countryside views. E Marvin explained the location of DGN003 had already been changed following resident concerns from behind the existing housing to being adjacent to it. The Parish Council had yet to speak with the landowner and would review options around the shape of the site where possible. There was a suggestion that homes adjacent to existing homes might be bungalows which would have less impact on existing views. E Marvin undertook to consider this if at all possible.

L Baines asked if some of the new housing could be 'key worker homes'. The Clerk said the Government key worker housing scheme had changed since it was first introduced, and much would depend on the availability of funding at the time a development came forward. By prioritising smaller homes, the CPNP aimed to meet local housing needs, which would include key workers.

	<p>J Strelitz asked if it would be possible to require installation of solar panels and electric vehicle charging points. The Clerk said this could be a preference within the Plan but not a requirement as it would go beyond government policy and the Shropshire Local Plan and may, in the existing policy context, be considered unreasonable by the Planning Inspector. He also asked about the balance between people who bought homes to live in vs home bought to let. The Clerk said there was a difference between homes bought for residential letting and those bought as second homes, holiday lets or for Airbnb. The Housing Needs Assessment had identified a shortage of privately rented accommodation in the Parish, so in this sense buy to let may help meet local housing need. Homes bought for holiday, short-let or second homes would take housing out of residential use.</p> <p>A question was raised about the Dorrington development boundary that did not include The Farris development. E Marvin explained this was because The Farris development had been ‘pushed through’ at a time when Shropshire Council was unable to evidence a five-year land supply and development was opportunistic. The Parish Council had objected to the development, alongside the land off Limes Paddock, and did not include either development within the development boundary.</p> <p>E05.23 COMMUNICATION AND CONSULTATION PLAN – E Marvin set out the next stages of the Plan – see Appendix 1: Actions and Communications (final slide). The Steering Group would hold monthly meetings in June, July and through the autumn, focussing on communications and promotion of the Plan. The target period for community consultation was from wc 18 September to wc 30 October. There would be one week of consultation in each village, followed by two additional weeks in Dorrington and Conover to collect any additional comments. E Marvin said the aim was to take the Neighbourhood Plan to community referendum in autumn 2024, once it had been approved through Shropshire Council and the Planning Inspector. He</p>
<p>May 2023 Item 24.23</p>	<p>23 CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin referred to the Extraordinary Parish Meeting on 25th May 23 to review the draft Neighbourhood Plan. There would be a presentation of the Plan, an update of progress and next steps and proposals about community consultations. The aim was to bring the final draft to the Parish Council meeting on 5th September for approval to consult.</p> <p>R Wintle and G Walker-Prior asked for the background document to the site evaluations to understand how the preferred sites were identified. There had been many new Parish Councillors since the initial work had been completed. E Marvin said the Steering Group would be meeting monthly from May and the first meeting could provide such a briefing. The Clerk would send out the site evaluation document.</p> <p>R Betton expressed concern about sewerage infrastructure to cope with new houses. The Clerk said this was a consideration within the Plan and also within the Shropshire Local Plan.</p> <p>J Strelitz said communications around the Plan should be better. E Marvin agreed and said this would be a priority for the Steering Group.</p>

<p>June 2023 Item 40.23</p>	<p>23 CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin said the dates for the next three CPNP Steering Group meetings would be: 14th June, 13th July and 31 August. He would confirm the venues. Priorities for action were planning for community engagement and consultation; discussions with land owners; and securing funding from Locality to support the CPNP. G Walker-Prior asked why all the villages were being consulted when planned development was in Dorrington. E Marvin said the new homes in Dorrington were important to meet the needs of the whole Parish, and the CPNP was a whole Parish plan. J Strelitz cautioned against an over-focus on housing as the Plan addressed a wider range of issues and concerns affecting quality of life in the Parish.</p>
<p>July 2023 Item 59.22</p>	<p>23 CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin provided a report from the CPNP Steering Group meeting held on 14th June 2023:</p> <p>There had been considerable discussion of the proposed preferred sites for Dorrington, in particular site DGN003, Land off The Maitlands, and site DGN021 Land off Station Road. There were concerns about the potential impact of increased traffic on Church Road past the school, and on the countryside views from existing houses on The Maitlands, especially those that would be adjacent to any development. Concerns were also expressed about the impact of increased traffic at the Station Road and A49 junction from the Station Road site. The outcome of these discussions had been a recommendation to the Parish Council two revised options for preferred sites to be put forward for consultation:</p> <ol style="list-style-type: none"> 1. Reduce the number of houses on The Maitlands from 20 homes to 15 homes on a smaller site; increase the number of homes on the Station Road site from 20 to 25, and retain 15 homes on the Limes Paddock site (DGN018) 2. Dismiss The Maitlands site and increase the number of homes on Station Road from 20 to 40, retaining 15 homes on the Limes Paddock site. <p>The Steering Group sought approval of these recommendations from the Parish Council and consent for the Chair and Clerk to meet with Shropshire Planning to gain an opinion and confirmation that the options would be compatible with the Shropshire Local Plan. Should approval and consent be given, then the Steering Group would progress with planning community consultations in the autumn. It was further recommended that the Parish Council apply to Locality for further funding to carry out community consultations and prepare the Plan for consideration by the Planning Inspector.</p> <p>The recommendations were discussed. G Walker-Prior thought all 55 homes could be placed on the Station Road site, with a new access road to the A49 or traffic lights at the junction of Station Road with the A49. He thought using only part of DGN021 would not be viable for the landowner. E Marvin referred to a previous planning application for housing on part of the field. E Marvin said the focus of house building was in the market towns rather than rural areas. There was insufficient infrastructure on rural villages to cope with large developments. Residents had previously indicated a preferred for a number of smaller sites rather than one large one. R Wintle thought it important to present the two revised options for consultation as the village had changed since the initial consultations. This was agreed. It was further recognised that homes in Dorrington as the development hub would be meeting housing need from across the parish where there would be</p>

	<p>no new planned housing development. R Betton noted DGN018 (Limes Paddock) had direct access to the A49 and asked if this site could be extended. E Marvin explained it was a discreet site and could not be made bigger. G Walker-Prior asked that the notion of a new road and/or traffic lights be investigated. D Morris said a new road would be highly unlikely as National Highways had previously indicated a new access to the A49 in Dorrington would not be agreed, He undertook to ask about the possibility of traffic lights. G Walker-Prior sought to attend the meeting with Shropshire Planning. It was agreed this meeting would be attended by E Marvin and the Clerk. It was agreed to apply for Locality funding to support completion of the Neighbourhood Plan.</p>
<p>September 2023 Item 79.23</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin reported:</p> <ul style="list-style-type: none"> a) The Steering Group had met on 31 August to discuss the next steps of the Neighbourhood Plan, as below. The date of the next meeting was 7.30pm on Tuesday 26 September at Dorrington Village Hall. b) The Clerk was preparing a bid for funding from Locality c) The next six months would be critical and it would be important to devote focussed time to consultation on the Plan and getting it ready to go to Shropshire Council. d) Parish Councillors would need to take on much of the work consulting with residents. He asked that they look at their communities and identify people with skills and interest who could help <ul style="list-style-type: none"> i. with the consultation ii. with associated tasks such as communications <p>R Wintle said the next Steering Group meeting would look at clarifying roles that need filling. The idea would be to produce a consultation pack per village. A plan would be drawn up then dates put in. It was important the Plan was evidenced and supported by consultation. E Marvin reported he had asked Shropshire Council what would happen re the Plan if Parish boundaries changed. He had been advised that this wasn't clear but the Neighbourhood Plan area based on the existing had been deemed a suitable neighbourhood plan area and this should continue to stand.</p> <ul style="list-style-type: none"> e) E Marvin reported on the meeting held with the Planning Policy Officer at Shropshire Council. This was to discuss two potential options regarding preferred housing development sites in Dorrington. Option 1 was to reduce the number of houses proposed for the Maitlands site (DGN003) to 15 from 20 and increase the number on the Station Road site from 20 to 25 and retain the Limes Paddock site (DGN018) at 15 homes. This would still deliver 55 homes. Option 2 was to remove the Maitlands site and increase the number of new homes on Station Road to 40, retaining the Limes Paddock site. This would also give a total of 55 homes over two sites instead of three, delivering the remaining 14 homes over the 10-year span of the Plan (target: 69). Shropshire Council didn't consider either option would raise concerns with Highways and thought both options would be acceptable in planning terms. The entrance to the Station Road site would be off Station Road. <p>It was resolved to consult residents on both options, capturing residents' views through for example Brexit-style A / B voting at consultation events.</p>

<p>October 2023 Item 94.23</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – Steering Group members reported from the CPNP Steering Group meeting held on 26th September 2023. It had been a productive meeting. There was more work to do on the draft Plan. A subgroup had been set up to review the draft Plan (G Walker-Prior, J Strelitz, R Wintle and E Marvin). A website group had also been set up (L Baines, with residents S Cole and S Peters). Regular Steering Group meetings were being held to prepare for community consultation on the current draft and the preferred sites. A ‘consultation pack’ would be prepared for each consultation event, to ensure those facilitating the consultation were well informed. The budget to 31st March 2024 for consultations and communications had been agreed. A sub-group had been set up to manage communications which would include using social media. The preferred site plans were reviewed. It was noted the size of the plots did not vary with housing numbers. E Marvin would query this with Shropshire Council.</p>
<p>November 2023 Item 109.23</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin reported back from the CPNP Steering group meeting held on 25th October 23. More information was required about Stapleton for the introductory pages. R Ball would review and also look for photos.</p> <p>It was proposed to start community consultations in February 24 so that by March 24 all residents would have had the opportunity to seen the Plan and comment. Between March and June the intention was to consolidate feedback and finalise the Plan document.</p> <p>E Marvin said there were still a number of issues to address. A range of projects arose in the Plan which needed delivery plans to show the way forward and to ensure a positive view of the Parish and its Council. G Walker-Prior said a small subgroup had reviewed than Plan and would have comments for the next Steering Group meeting.</p>
<p>February 2024 Item 138.23</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>a) Preferred Sites – E Marvin reported the target for new housing delivery had been revised down by Shropshire Council from 69 to 62. The preferred sites delivered 55 homes, leaving seven homes to be delivered through eg windfall development over the course of the Plan period. This was agreed by the meeting. There were two options for preferred sites: a three-site option and a two-site option.</p> <p>b) Locality Grant – E Marvin confirmed the Locality grant had been received and would be separately accounted for by the Clerk.</p> <p>c) Community Consultations – The preferred site options and the wider Neighbourhood Plan would be consulted with residents in each village, starting on 28 February. There would be two meetings in each village. Social media promotion would start on 12 February. Leaflets would be delivered to all households. Posters and banners would be put up to advertise the events.</p>
<p>March 2024 Item 151.23</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>a) Community Consultations – E Marvin reported the community consultations were</p>

	<p>underway. The Condover event had been well attended, people had completed the preference slips. The next consultations would at Dorrington Village Hall.</p> <p>b) Posters from the school – E Marvin offered to assist R Wintle with this if needed.</p> <p>c) G Walker-Prior asked if leaflets for Dorrington had been distributed. S Gill confirmed they had been. It was agreed to leave the CPNP banners up until all the consultations had been completed</p>
<p>April 2024 Item 8.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>a) Community consultations – Feedback – E Marvin reported the preferred option from the community consultations was to proceed with two site proposals rather than three. These two sites were off Station Road and Limes Paddock. The site off The Maitlands would be withdrawn. The Parish Council resolved to agree this.</p> <p>J Strelitz had collated the consultation feedback and prepared a presentation with graphics to illustrate views and priorities. Some concern had been expressed about vehicle access to the A49 from Station Road and Church Road. Feedback from Stapleton showed concern about the lack of public transport through the village. E Marvin said the feedback would be incorporated into the Neighbourhood Plan.</p> <p>b) Communications – It was agreed the CPNP social media presence had been successful. There were 200+ Facebook followers and the number was growing. It was agreed the next Newsletter would focus on the consultation feedback.</p> <p>The Neighbourhood Plan and consultation feedback would also be a focus for the Annual Parish Meeting. The Annual Parish Meeting was agreed for 7.30pm on Tuesday 11th June.</p> <p>R Wintle said Stapleton residents had asked if a village directory could be included in the Newsletter. It was agreed this may be something for the website. R Wintle offered to approach businesses to ask if they'd like to be in the directory. This was agreed.</p> <p>c) Locality Grant – The Clerk reported she had completed and submitted the Locality Grant report. She thought unspent funds would have to be returned but would confirm this.</p> <p>d) E Marvin confirmed the next Steering Group meeting would be 7.30pm on 25th April, venue to be confirmed. R Ball asked when was the target for the Referendum. E Marvin expected this to be in about nine months' time.</p>
<p>May 2024 Item 23.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin reported the next meeting of the CPNP Steering Group would be on 23rd May. The Group was working on feedback from the recent consultations and integrating comments into the Plan, as appropriate. The focus was also on reaching the final stages of the development of the Plan. Ongoing community engagement would be essential, to convey the positive aspects of the Plan.</p>
<p>June 2024 Item 37.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN – E Marvin reported:</p> <p>a) At the Steering Group meeting on 23 May, feedback from the recent community consultation had been reviewed in general and in relation to the Plan themes.</p>

	<ul style="list-style-type: none"> • Housing - questions were raised around affordability definition, types and design of houses and clarify the % of rental properties. These questions would be addressed in the Plan • Business Development – the Plan would aim to promote businesses in the Parish and recognise the lack of business accommodation. • Traffic and Transport - the strong feelings held throughout the Parish about traffic and transport would be reflected in the Plan • Sustainable Living – the consultation had confirmed the importance of incorporating this in the Plan • Community Facilities and Recreation – local communities clearly valued local amenities • Local Heritage and the Environment - no major changes were needed to the current Plan <p>It was important to maintain and promote community engagement throughout the Parish.</p> <p>b) The APM on 11 June would include a presentation of the feedback from the community consultations. J Strelitz would prepare the presentation for this.</p> <p>c) B Carey was asked if she would continue to be involved with CPNP after she had left the Parish Council. The Clerk said she was unsure. R Wintle said the Parish Council would need to think about how to progress the Plan in B Carey’s absence.</p> <p>d) The Clerk referred to Locality funding for CPNP and the need to apply for a further grant. To do this there would need to be a delivery plan against which to make a bid. The next CPNP SG meeting could usefully focus on this.</p> <p>e) The date of the next meeting was 7.30pm on 11 July at Ryton Village Hall.</p>
<p>Extraordinary Meeting August 2024 Item E16.24</p>	<p>FUNDING AND CONSULTANCY SUPPORT FOR CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <ul style="list-style-type: none"> a) Financial appraisal and funding b) Appointment of consultant <p>E Marvin outlined current situation around CPNP and future costs (14k plus VAT) from Andrea Pellagram Consultants, advised from SALC</p> <p>Proposal: accept quote Outcome: Rejected unanimously Action Points:</p> <ol style="list-style-type: none"> 1. EM to approach other Consultants to gain quotes for the same work 2. EM to ask what can members of CPC do ourselves to reduce/minimise the costs (also look at/contact other PC’s who have used specific development sites in their plans - do they have a template?) 3. EM to ask for a fixed price contract from potential suppliers 4. EM to source payment arrangements for all suppliers 5. EM to source a payment schedule for all suppliers

	<p>It was noted the previous PC agreement to collect VAT on a monthly, rather than an annual basis would improve the cash flow for CPC going forward</p> <p>Meeting closed 20:38pm</p>
<p>September 2024 Item 55.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>Edward Marvin to update</p> <p>Locality Fund has £7738.90 left to request for CPNP. Vote for continuation of Plan – carried unanimously. Application to be completed to request Locality Funds. Steering Group to be called. (EM)</p>
<p>October 2024 Item 55.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <ul style="list-style-type: none"> - E Marvin updated Cllr’s following Steering Group Meeting, and proposed Consultant fees - PC has received grant authorisation from Locality - Steering Group to work on the Plan - Work to be completed – requires a tight control of Grant expenditure - Payment plan & Scope of works Plan with payment terms to be devised and proposed - Payments to be seen by Steering Group to ensure work completed, before going to full PC meeting to agree sign off - Confirmation PC will receive rural CIL payments, not Urban - CPNP dates 2024-2036 <p>Vote to agree to engage Consultant to carry out the outstanding work required on CPNP: Proposed: L Baines, Seconded: P Gore, Vote: Unanimous agreement - carried</p>
<p>November 2024 Item 55.24</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN Edward Marvin updated PC, following the last Steering Group Meeting. Lee Seales will begin 8 days of 9 ½ day allowance, to enable the Draft Plan to get to Section 14 Proposed by PG, Seconded RJB, Vote: Carried Unanimously</p>
<p>January 2025 Item 55.25</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN Edward Marvin to update following Steering Group Meeting</p>
<p>March 2025 Item 55.25</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>Cllr Marvin updated the Council as follows;</p> <p>1. The revised plan was considered and it was explained that this version is simply for consideration at Shropshire Council</p>

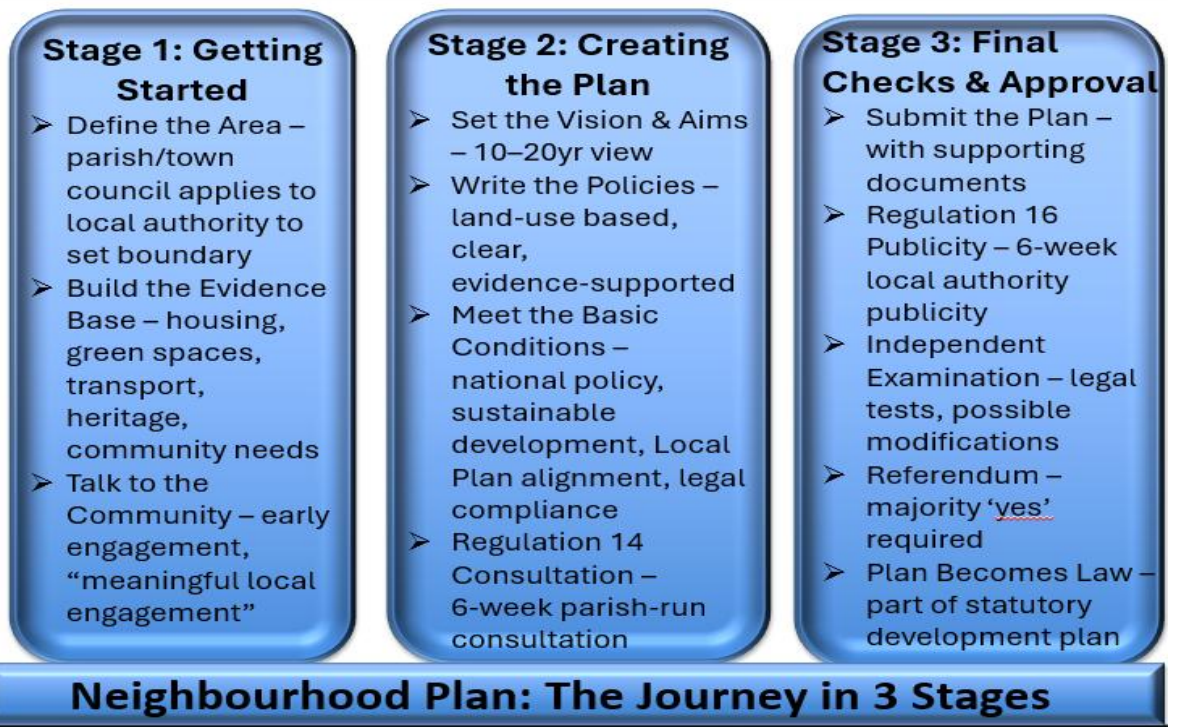
	<p>Parish Council agreed to send the plan to Shropshire Council</p> <p>2. Edward explained the plethora of potential new policies that could be included but had not been consulted</p> <p>Parish Council agreed that this should be clarified with Shropshire Council</p> <p>3. Edward explained that it was now time to approach the landowners of the chosen Dorrington sites</p> <p>Parish Council agreed to contact the owners/developers and the Chair asked to be included in any subsequent meetings</p>
<p>April 2025 Item 67.25</p>	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN</p> <p>Cllr Marvin updated the Council as follows;</p> <ol style="list-style-type: none"> 1. The draft outline plan has been sent to Shropshire Council and an initial, positive response has been received 2. He described our current financial situation linked to the Locality Neighbourhood Planning grant; <ul style="list-style-type: none"> • Locality Grant £7738 • Consultant invoices £5351 • Balance £2387 • Printing £1840 • Balance £547 (or 7 hrs consultant work) 3. He will speak to Locality about closing our account and returning any unspent funds. A further application for any remaining funds will be made later in the year. 4. He reminded the meeting that future consultancy work would fall to the council to fund and greater involvement by the council and CPNP Steering Group would be necessary 5. The developers of our 2 sites have been contacted. One response from Roger Parry Ltd had been received and a meeting will be organised.
<p>May 2025 Item 67.25</p>	<p>Condover Parish Neighbourhood Plan: Cllr Edward Marvin to update.</p> <p>Cllr E Marvin requested balance of available funds for NP, Cllr L Baines to provide.</p> <p>Next step to work on stage 4 of plan, Cllr E Marvin has completed review form and sent to SCC. The next requirements are getting Habitat and Strategic Environmental Assessments completed by the Ecology Team. Currently feedback from SCC that there are not enough funds to proceed at this moment and the Ecology Team are inundated with work that they cant</p>

	<p>take on any additional assessments and cannot give any timescale. Cllr E Marvin has gone back to try and get more answers and timescales.</p> <p>Date in June to be arranged for Cllrs E Marvin, R Wintle, L Baines and Consultant Lee together with Clerk to discuss project to see what can be done to move forward.</p> <p>New housing Dorrington, it has been agreed that work can be started straight away with taking the development forward.</p>
June 2025 Item 86.25	<p>Cllr E Marvin advised that we have done what we can at this stage, we are now waiting for SCC to confirm on how things can move forward. There are issues on funding and availability of government departments to complete the work needed to take thing forward. Cllr E Marvin will keep liaising with SCC and give updates when possible, this may take some time to move to the next step.</p> <p>There are some funds set aside for our PC consultant to support the ongoing process when the way forward is agreed.</p> <p>It was agreed that a meeting be arranged with the steering group to discuss the current situation, Cllr E Marvin to arrange.</p> <p>Chair Cllr R Wintle requested information on the village green usage to ensure it falls in with the neighbourhood plan, Clerk to gather information.</p>
July 2025 Item	<p>Chair Cllr R Wintle gave update in the absence of Cllr E Marvin</p> <p>The CNP is nearly completed is waiting on an environmental survey to move forward, currently SCC do not have the capacity to do this and there is also a question over ongoing funding from SCC, it was discussed that we as a PC provide our own funding as we are so close to completion, this to be discuss when more information know but the PC was in agreement.</p> <p>Cllr T Cobbe to contact SALC to show objection to potential funding removal.</p> <p>Property development in Dorrington is looking promising and Shingler homes will be taking over the construction of the proposed houses at Station road, subject to planning application which probably will be next year. There proposal is to build environmentally friendly homes, air source heat pumps, solar panels and EV points.</p>
September 2025 Item 89.25	<p>CPNP – counsellor Edward Marvin updated CPC following on from the last CPNP meeting on Thursday. This had been poorly unfortunately just Edward and the Clerk. Edward reminded the need for other Cllrs and Parishioners to attend future meetings going forward. Following a meeting with SC, the Ecology screening survey to get to Regulation 14 will be carried</p>

	<p>out by SC. Beyond this, we will need to get to Regulations 15,16,17. CPNP alongside CPC, will confirm the future program of events, costings, promotional materials, liaising with Lee Searles the Consultant, ensure records are maintained by both via the Clerk. Help via notices on Social media is required to ensure the Plan is understood by Parishioners, in readiness for voting time.</p> <p>Suggestion was made, and agreed, to create a new separate CPC newsletter specifically around CPNP to keep Parishioners abreast of the Plan.</p>
October 2025	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN: Cllr Edward Marvin to update Currently we are awaiting assessments to be carried out by SCC who have agreed to complete and fund to enable us to move onto public consultation. Updates of previous sites for housing requested by SCC, Cllr E Marvin has provided updates which will be sent to SCC to continue the assessment process.</p> <p>It is hoped SCC assessment to be carried out over the next few weeks and the PC hopes to provide dates for public consultations to take place in Jan 2026.</p> <p>Cllr E Marvin has obtained quote for marketing materials for public consultation when needed (£800) which is under provisional budget.</p> <p>All members of PC gave thanks to all the work Cllr E Marvin has done on the project and all wish to see it pushed through.</p> <p>Newly elected Cllr E Thomas has had experience with NHP's and has offered her support and knowledge in taking our plan forward, this was gratefully received by all members of the PC.</p>
Nov 2025 Item 1011.25	<p>CONDOVER PARISH NEIGHBOURHOOD PLAN:</p> <p>Cllr E Marvin not in attendance, however he has sent information to all and a steering group meeting arranged for the 17th of Nov to discuss further.</p>

Question 4: Details of NHP steps and what do regulation numbers refer to?

High Level Summary of a Neighbourhood Plan Design and process
(Source Neighbourhood planning , Locality)



Statutory consultation requirements for Parish Councils (Neighbourhood Plans)

The legal duties come from:

- Localism Act 2011
- Neighbourhood Planning (General) Regulations 2012 (as amended)

There are two mandatory consultation stages that a parish council must carry out or participate in.

1. Pre submission consultation (Regulation 14) — Parish Council’s responsibility
This is the only consultation that the parish council is legally required to run itself.

Minimum legal requirements:
The parish council must:

- Publicise the draft neighbourhood plan in a way likely to bring it to the attention of people who live, work, or carry on business in the area.

	<ul style="list-style-type: none"> • Make the draft plan available (usually online + hard copies on request). • Consult statutory consultees, including: <ul style="list-style-type: none"> o Local planning authority o Environment Agency o Historic England o Natural England o Utility providers o Adjacent parish councils o Others depending on context • Invite representations (comments) from anyone. • Run the consultation for at least 6 weeks. • Produce a Consultation Statement afterwards, showing: <ul style="list-style-type: none"> o Who was consulted o How they were consulted o Summary of issues raised o How the plan was modified in response <p>This Consultation Statement becomes a mandatory submission document at Regulation 15.</p>
	<p>2. Submission consultation (Regulation 16) — Local Planning Authority’s responsibility</p> <p>Once the parish council submits the plan, the local authority takes over. Shropshire Council must:</p> <ul style="list-style-type: none"> • Publicise the submitted plan for at least 6 weeks. • Invite formal representations. • Forward all representations to the examiner. <p>The parish council does not run this stage, but it must be aware of it.</p> <p>What is not mandatory but strongly expected?</p> <p>Apparently, this is where many parish councils get caught out at examination and er in the opinion of some residents.....</p> <p>While not legally required, examiners expect:</p>

	<ul style="list-style-type: none"> • Early engagement before Regulation 14 (visioning workshops, surveys, call for sites, drop ins) • Evidence of reaching harder to reach groups • Clear audit trail of how community input shaped the plan • Transparent site assessment methodology • Ongoing dialogue with the local authority <p>These aren't statutory, but failing to do them can lead to:</p> <ul style="list-style-type: none"> • Policies being weakened • The examiner requiring modifications • In extreme cases, the plan being found not to meet the Basic Conditions <p>In summary</p> <p>Mandatory (legal):</p> <ul style="list-style-type: none"> • One parish run consultation (Reg 14) • One LPA run consultation (Reg 16) • A formal Consultation Statement <p>Expected (best practice): (which we can demonstrate)</p> <ul style="list-style-type: none"> • Early engagement – Which CPC can demonstrate in 2018 and 2023 • Multiple methods of outreach – Creation and running of a steering group, Early consultations, Newsletter, social media, Website, Banners... • Clear evidence trail – Website • Inclusive engagement – as per methods of engagement • Transparent reasoning for policy choices 							
Summary table of Mandatory requirements	<table border="1"> <thead> <tr> <th data-bbox="864 1072 1375 1136">Parish Council must do</th> </tr> </thead> <tbody> <tr> <td data-bbox="864 1142 1375 1248">Parish councils must run a Regulation 14 consultation</td> </tr> <tr> <td data-bbox="864 1254 1375 1311">Minimum 6-week consultation period</td> </tr> </tbody> </table>	Parish Council must do	Parish councils must run a Regulation 14 consultation	Minimum 6-week consultation period	<table border="1"> <thead> <tr> <th data-bbox="1402 1072 2036 1136">Supporting source(s)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1402 1142 2036 1248">Regulations 14 & 15 — Neighbourhood Planning (General) Regulations 2012</td> </tr> <tr> <td data-bbox="1402 1254 2036 1311">Regulation 14 & 16 requirements</td> </tr> </tbody> </table>	Supporting source(s)	Regulations 14 & 15 — Neighbourhood Planning (General) Regulations 2012	Regulation 14 & 16 requirements
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	Requirement to consult statutory bodies	Schedule 1 of the Regulations
	Requirement to produce a Consultation Statement	Regulation 15 — submission requirements
	LPA must run the Regulation 16 consultation	Regulation 16 — LPA duties
	Best-practice expectations (early engagement, inclusivity)	National PPG guidance on neighbourhood planning
	Statutory framework for neighbourhood planning	Localism Act 2011, Schedule 9
Source of Information	<p>Core Legislation & Regulations</p> <p>1. Neighbourhood Planning (General) Regulations 2012. This is the statutory instrument containing Regulation 14 and Regulation 16.</p> <p>Website: www.legislation.gov.uk (Search for Neighbourhood Planning (General) Regulations 2012.)</p> <p>2. Localism Act 2011. This Act establishes neighbourhood planning powers and duties.</p> <p>Website: www.legislation.gov.uk (Search for: Localism Act 2011, especially Schedule 9.)</p> <p>National Planning Guidance</p>	

3. National Planning Practice Guidance (PPG) – Neighbourhood Planning. This is the government’s official guidance on how neighbourhood plans should be prepared, consulted on, examined, and brought into force.

Website: www.gov.uk (Search for: Planning Practice Guidance Neighbourhood Planning.)

Local Authority Guidance (an example)

4. Babergh & Mid Suffolk District Councils – Regulation 16 FAQs

This is an example of a clear LPA explanation of Regulation 16 duties.

Websites: <https://www.babergh.gov.uk> and <https://www.midsuffolk.gov.uk> (Search for: Neighbourhood Plan Regulation 16.)

For Shropshire link is [Shropshire Council](#) (search for Neighbourhood plans)

Supplementary Legal/Process Guidance

5. Neighbourhood Planning Legal Compliance Guides. These are typically hosted by planning consultancies, LPAs, or planning support bodies (e.g., Locality). They summarise statutory duties and best practice.

Website: <https://www.locality.org.uk> (Search for: Neighbourhood Planning Guidance or Legal Compliance.)