

This Village Design Statement was written by Condover Parish Council and representatives from the Parish Plan group in consultation with Dorrington residents. It states the area's most suitable for development in Dorrington over the next 20 years. Decisions for land allocation and suitable use of land comes from information from the Parish Plan (published in the Summer 2009) and from community consultation held in Dorrington in April 2010.

Area 1

Land at the back of Forge Way

This area is seen by residents to be suitable for Affordable Housing. People are clear that the Affordable Housing should be:

- shared ownership or build your own (not rented);
- for residents within Condover Parish only.

There is a clear need for sheltered accommodation or small bungalows suitable for elderly residents. This housing is best sited here as the land is close to the centre of the village, shop, doctors, church, pub and local public transport. There is clear, safe vehicle access on to the A49 from the existing Forge Way development, however there is a need to ensure that existing properties are considered when extending this access to any new properties. In order for this land to be developed, it is vital that a safe crossing point over the A49 is provided.

Area 2

Land on the east of the A49 adjoining Crossbrook

This area of land went out for consultation as having the possibility to offer light commercial potential. It is clear from consultation that employment land is not a priority in Dorrington so there is a lack of evidenced need. It was noted that there are a number of units available for rent at the existing Business Park and a tendency to work from home. There were concerns about safe access on to the A49 here, especially for larger commercial traffic. Developing this site would have the effect of 'ribboning' the village – stretching it out – and therefore taking residents/workers further from the village centre. This area has been removed from the final Village Design Statement as potential development land for Dorrington.

Area 3

Land on the west of the A49, behind Limes Paddock

This area of land was seen by residents in 2010 as being suitable for mixed housing development in keeping with newer neighbouring properties. However, when the public were further consulted in January 2012 there was an overwhelming resistance to the area being redeveloped. Dorrington residents felt that access issues prohibited a safe access onto the A49 for a higher volume of vehicles. The topography of the site does not support its development, which would have resulted in extending the current village boundary. This area has therefore been removed from the updated Village Design Statement in 2012 as potential development land for Dorrington.

Area 4

Hope Edwards – the Old Village Hall

Try to use existing empty property as per planning approved development. External look of the hall to be retained as it remains an important part of the character and history of Dorrington. In order for this land to be developed, it is vital that a safe crossing point over the A49 is provided.

Area 5

Land to the rear of The Old Vicarage

This proposed development area of land has only recently (in Jan 2012) been put forward by its owners and was not included in the 2010 consultation. Mixed support and opposition for the development was received from residents who expressed concerns over access via Church Road and the size of the development. These were shared by the Parish Council who were also concerned that they had been unable to fully engage with Dorrington residents as to its development suitability. This area has therefore not been included in the updated Village Design Statement in 2012 as potential development land for Dorrington.

Number of New Dwellings

Housing development should be small-scale and gradual with due attention to maintaining the sustainability of the community in terms of services and community activities. The number of houses considered acceptable over the 15 year development period (2011- 2026) totaled 30-32 houses and was to be preferably stepped i.e. 10 every 5 years; to achieve gradual integration with the village. These comments are supported by the Dorrington community who have experienced significant housing development over the last 20 years which they wish to avoid.

Identified Community Infrastructure Needs

Residents are concerned that following any development, a financial contribution towards existing village services should be agreed in terms of Community Infrastructure Levy. For example, towards:

- improving safety on the A49
- the upkeep of the village hall
- the post office
- childrens' play area maintenance costs
- managing the recreation space and increasing sports provision
- re-introducing central recycling collection facilities
- developing provision for youth activities / meeting places

Legend to Dorrington Village Design Statement Map

The solid red line shows the new proposed development boundary for Dorrington for the next 20 years following further public consultation in Jan 2012 which resulted in the following key amendments:

1. Proposed development land at the back of Forge Way
2. Land on the east of the A49 adjoining Crossbrook
3. Proposed development area at Limes Paddock has been removed and the development boundary redrawn to exclude further development to the north.
4. Existing development site Hope Edwards – the Old Village Hall
5. Depicts Land to the rear of The Old Vicarage which was put forward as a proposed development site in Jan 2012
6. Proposed development land which Shropshire Council Planning were unable to support as suitable for development.

Green Space in Dorrington

83% of Conover Parish Plan questionnaire respondents feel green space within our development lines should be protected. This green space needs to be accessible to all and take in to consideration other uses of existing green spaces within the Parish such as wildlife reserves, public open spaces and green corridors between settlements. This was overwhelmingly supported at subsequent consultations and should be considered when planning new developments in the village.

Area A

Dorrington Recreation Ground

This area should be safeguarded as open green space for leisure and recreation use. It is vital to the whole village, and particularly those on the west side of the A49 as it is their only piece of integral green space. It is well used by the general public, school and community groups.

Area B

Jubilee Gardens

This small area is in the centre of the village and holds great heritage and historical value for residents. It is a reflective area of green space to be safeguarded for all to enjoy. It contributes to the rural character of Dorrington.

Area C

Church Bridge Field – at the back of Station Road and Bank Drive

This field should be safeguarded as open green space for all villagers to use for informal recreation and leisure. It is especially important for those on the east side of the village as it provides the only integral green space on that side of the A49. The whole field has been used for many years by residents for dog walking and other recreational uses.

As confirmed by Conover Parish Council at the full council meeting on 8-2-2012