

Condover Parish Council's Response to SC Shropshire LDF Site Allocations and Management of Development document, Issues and Options consultation.

1. Introduction & Background

Condover Parish Council response to the above consultation document is based on public engagement events held within its 4 main villages during April 2010 and the outcomes of the Parish Plan carried out in September 2009 and published later that year. Housing trusts have also carried out two recent affordable housing presentations in the community which have also fed in to the process.

Over 150 residents attended these events which represents approximately 10% of the total electorate (Dec 2009) of the parish. SC maps depicting the availability of land (SHLAA) where housing could be developed were presented to the public together with individual draft village design statements (VDS). SC Burnell & Severn LJC Area policy documents were made freely available and questionnaires circulated encouraging discussion. Facilitators at the events included representatives from the Parish Plan Steering Group, parish councillors and Cllr Tim Barker who explained the LDF process and maps on display and the intentions of the Parish Council to respond to the LDF Site Allocations and Management of Development document, Issues and Options consultation based on the VDSs and comments made arising from these events.

Public comments were noted and questionnaires analysed by the 4 village groups who have updated each VDS which can be found at Appendices A – D; these have been adopted by the Parish Council (12th May) as the directional planning policy of the parish. The Parish Council presented the outcome of the events and the finalised VDSs to the public at the Annual Parish Meeting which was held on 17th May 2010. In June 2011 the Parish Council were asked by Shropshire Council to confirm their responses in more detail quantifying the number of dwellings to be developed as a result over a 15 year period. The following statements were confirmed and growth determined based on the previous year's public consultations:

2. The Parish Overall Response

The following was identified by all 4 settlements:

- With the exception of Ryton; Condover, Dorrington and Stapleton consider themselves to be a cluster; interdependent on each other for the provision of services. **Their individual specific settlement development boundaries are shown in red per last year's public consultations and maps produced.** (Appendix A B and D)
- There is zero support for large scale housing development in the parish over the next 16 years.
- There is a need for affordable private sector housing within the parish, which can provide starter and retirement homes for local people.

Local Affordable Housing – This statement was considered to be too freely used within planning policy and misleading; "Local" needs to be clearly defined by the policy and restricted to residents who are either from or have a valid connection with the parish. "Affordable" should be redefined to also include the option of affordable private sector (shared ownership housing) distinguished from social or rented housing.

- All residents are dependent on the A49 and recognise the need to improve the safety of this major trunk road which bisects the parish. Speeding and safe access on to the road were identified as common issues.

3. Detailed Response

Part A : Central Shropshire's Town and Other Key Centres - A1, A2 and A3

No Comments

Part B : The Future for Local Villages

B1 : With the exception of Ryton; Condover, Dorrington and Stapleton consider themselves to be a cluster; as each settlement is sustainable i.e. interdependent on each other for the provision of services such as doctors; schools; shops and garage. Their individual specific development settlement boundaries (shown in red) are to be retained as per last year's public consultations and maps produced.

Ryton considers itself detached and not part of this cluster and therefore the countryside is best fit. Please refer to Appendix A,B,C & D for further information.

B3 : Condover: Urgent need for improved telecommunication/IT infrastructure; which is currently served by Bayston Hill Exchange. Lack of parking available in the village; which makes use of village hall; social club; shops difficult as main village lane is particularly narrow. Urgent and longstanding need for recreational play area for young people.

Dorrington: Urgent need for pedestrian crossing on the A49 which bisects the village and makes services difficult to access safely. Additional speed management measures also required on north and south approaches to village on A49. Vehicle activated signs required. Please see Appendix A;B;C&D for further details.

B2 & B4 : Condover: Please refer to Appendix A. The number of houses considered acceptable over the 15 year period development cycle (2011-2026) totalled 24 and was to be stepped in 5 year instalments of 8 as identified by public consultation.

Dorrington: Significantly less growth in new homes than experienced over the last 17 years. The number of houses considered acceptable over the 15 year period development cycle (2011-2026) totalled 30 and was to be stepped in 5 year instalments of 10 as identified during the public consultation. Please refer to Appendix B; which identifies 3 small development sites.

Ryton: A maximum of 10 new dwellings spread over the next 16 years (2010-2026) dependent on need; aimed at meeting the demand identified for private sector affordable homes and not providing more holiday homes. See Appendix C.

Stapleton: 2 small development sites have been identified aimed at meeting the demand identified for affordable homes. A total of 5 new dwellings were regarded as acceptable over the 15 year period (2011-2026); and that preference should be given to low cost market housing See Appendix D.

B5 : Each settlement has identified its own development boundary which it believes to be important. These are shown in red. Please see Appendix A;B;C&D.

B6 & B7: Please see Appendix A;B;C&D for specific details.

B8 : For places which have been identified by the community as having particular value please see Appendix A;B;C&D.

<p>B9 : The entire community feels strongly about safeguarding its open green spaces and this is supported by the 4 village design statements see Appendix A;B;C& D.</p>
<p>B10 : Parish Paths Partnership Group recently formed in parish as outcome of Parish Plan. As a result there is a growing awareness of the need to improve ROWs and bridle ways. Horse riding and walking is enjoyed by many and not safe to pursue on our infrastructure of narrow lanes as speeding vehicles including HGV and agricultural traffic makes it dangerous.</p>
<p>B11: Affordable Housing & Employment Land See site suggestions at Appendix A; B;C & D.</p> <p>B11: Gypsy & Travellers Sites The parish is not aware of any suitable land for sale or suitable sites within its parish.</p>

Part C : Managing Development & Creating Sustainable Communities

C1 & C2: The Parish has input to the following key policy themes:

Type & Affordability of Housing: This is answered by statements made in our overall which respond to the need to define the affordable housing policy in more detail.

Sustainable Design: There are great concerns over the over reliance on our rural infrastructure of lanes which has received little capital investment over the last 20 years with the result that through over use and poor repair they are not fit to meet the ever increasing demands on them. A sustainable design policy needs to ensure ever growing transport needs of communities are met and are sustainable. Alternative forms of transport should of course be considered but again this often requires major capital investment such as reopening Dorrington Railway Station which prohibits it.

Home working and live/work developments: Please refer to our comments made on the need for a sustainable IT infrastructure to make this possible.

Minerals and Waste Development: The Parish has 3 operating quarries within it; which are or have expanded their operations. As such it therefore wishes to be consulted on any new policy which will impact on our environment.

4. In Conclusion

The Parish Council was disturbed to find that the Dorrington Recreational Ground was shown as a possible site for housing development on the original SC Site Allocation maps produced. Having brought this to the attention of Shropshire Council in 2010 the matter has been resolved by their Legal Department and the Parish Council have been assured that the

long term lease (125 years) between SC and the Parish Council now secures the land for recreational purposes.

Infrastructure investment in return for planning consent in the form of S106 agreement funding or infrastructure levees which will benefit the communities involved is supported however the Parish Council is concerned that such funding may be held by Shropshire Council Local Joint Committees and firmly believes that it should be held by the Parish Council concerned and not split amongst the parishes within the group. In the past the Parish Council has had to draw S106 monies down from the Planning Authority over a specified term or lobby for its expenditure for instance on Highways infrastructure within the area it related to.

Finally the September 2009 Parish Plan which supports the parish village design statements (and is available on our website) identifies issues and resulting actions. These have recently been updated and reported to the community. This is done annually at the Annual Parish meeting and a subsequent updated Action Plan for 2011 can be found at Appendix F this should be used when updating the Shrewsbury Town Place Plan.

S D Hackett

Sue Hackett
Clerk to the Condover Parish Council
16th June 2011

Enclosed:

- Appendix A Condover Village Design Statement
- Appendix B Dorrington Village Design Statement
- Appendix C Ryton Village Design Statement
- Appendix D Stapleton Village Design Statement
- Appendix E 2010 Feedback on the Actions identified by the Parish Plan 2009
- Appendix F 2011 Feedback on the Actions identified by Parish Plan 2009