

Neighbourhood Plan Application

by

Condover Parish Council

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Submitted by: Brigid Carey

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Prepared by Condover Parish Council

1 Introduction

The purpose of this document is to apply to Shropshire Council for designation of a Neighbourhood Plan area, in accordance with Town and Country Planning Act 1990 and Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. The application is made by Condover Parish Council.

2 Background

Condover Parish Council currently has a Parish Plan which is regularly updated in collaboration with local communities and groups. In order to embed this participative and community-based approach, at its meetings on 7th February 2017 and 7th March 2017, the Parish Council resolved to proceed with the preparation of a Neighbourhood Plan.

Notification of the intention to consider development of a Neighbourhood Plan was broadly publicised through the Parish Council meeting papers, with provision at the Public Sessions for residents to seek further information and express their views. Residents from each of the ward areas have come forward keen to be engaged with the neighbourhood planning process in a range of capacities. A series of higher profile engagement events is planned along with a formal consultation questionnaire in order to capture and evaluate local priorities, concerns and aspirations. This work will begin once the application to develop a Neighbourhood Plan has been accepted.

A Steering Group has been set up (28/3/2017), comprising initially of a resident and a Councillor for each of the four wards within the Parish. The purpose of the Steering Group is to manage the task of preparing the Neighbourhood Plan on behalf of the Parish Council, who will remain the qualifying body. The Area Designation for the Condover Parish Neighbourhood Plan is proposed to be consistent with the existing Parish Boundary: please see comments below for clarification of the reasoning behind this. The name of the proposed Plan has been agreed to be Condover Parish Neighbourhood Plan

The intention is that this Neighbourhood Plan will be introduced in accordance with the provisions of the Localism Act, the National Planning Policy Framework, and the Shropshire Local Plan.

3 The Application

Regulation 5 requires the submission of the following to the local planning authority:

a) a map which identifies the area to which the application relates:

A map of the proposed area is shown as Appendix 1;

b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area;

The area applied for is the existing Parish of Condover, which does not overlap any other neighbourhood areas nor include land within another Town or Parish Council's administrative boundaries.

Condover Parish Council comprises four wards: Condover; Dorrington; Stapleton; and Ryton wards. Within the existing Shropshire Local Plan, Condover Dorrington and Stapleton form a cluster. Stapleton is designated open countryside. The geographical proximity of the four villages and effective distribution of infrastructure between them means that together they make up a balanced whole, sharing rather than duplicating amenities and resources. In addition, residents and businesses in Ryton and Stapleton have a keen interest in the scale and nature of development and service provision in Condover and Dorrington as these directly impact the sustainability of both these smaller villages.

It is recognised that the current partial review of the Local Plan may result in changes to existing patterns of community hub and cluster settlements across the County. Condover Parish Council is mindful of this and should any changes be implemented during the development of the Condover Parish Neighbourhood Plan, these would be incorporated into the structure of the Plan. This could for example reflect the potential designation of two community hub settlements and two open countryside villages within the area. Having a single overarching Neighbourhood Plan would however better support sustainable development of the Parish area as a whole, rather than leading to fragmentation of what is currently a coherent cluster of settlements.

The Condover Parish Neighbourhood Plan will reflect the priorities and aspirations of the local residents and those with business interests, while seeking to sustain the unique character of Condover Parish; the proposed boundary represents an established administrative and political boundary, which does not bisect any existing or proposed major development sites and is well understood by local residents and the Local Planning Authority, Shropshire Council.

c) a statement that the organisation or body making the area application is a relevant body for the purpose of Section 61(G)2 of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011):

Under Section 61G(2) of the Town and Country Planning Act 1990, a relevant body is defined as a Parish Council or an organisation or body which is, or is capable of being, designated a Neighbourhood Forum.

The application for designation of a Neighbourhood area is submitted by Condover Parish Council, which is a relevant body for the purposes of this matter and therefore, authorised under Section 61G(2).

4 Conclusion

Condover Parish Council formally requests that Shropshire Council acknowledges the intention to produce a Neighbourhood Plan for Condover Parish, and confirm agreement to the existing Parish boundary being designated as the area that this proposed Plan will cover.

It is requested that Shropshire Council, as the local planning authority, publicise this application in accordance with Regulation 6, this being for a required six week period.

The Parish Council confirms that no previous applications have been made for designation of the neighbourhood area for Condover.

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APPENDIX 1

