



78% supported a Community Hub – Survey result

Designed and run by young people but open to serve the whole community. Inspired by St Mary’s Youth Group (SMYP) it may house a climbing wall, café and soft play area, sound studio, flexible meeting spaces and workshop for taster sessions of local trades, dance studio, supervised play area and consultation room / support office.

The Hub building will be sited within land allocated for development or green space with a contribution from developers subject to further negotiation.

Further funding will be raised to fully fit out the building with specialist equipment needed. Importantly however, before the Community Hub proceeds, a detailed business case is being developed to determine the necessary funding and long-term viability of such a project. It will therefore proceed as a fully sustainable, important new facility to support Cleobury and the surrounding area, much as the Medical Centre does which was the community benefit from previous housing development.

- The Community Bus Service is currently on hold as there does not appear to be sufficient demand. It may be better to extend the current hospital car scheme.
- A full assessment of parking in the town is underway and will be separate to this plan.
- A Dog Exercise area and Bike Trail have already been implemented in the park.

Your opportunity to comment on the key elements of the Neighbourhood Plan

If you have comments to make on the outline plan covered in this newsletter then please seek out a comment form at The Market Hall or Cleobury Country Centre or e-mail the team at:

survey@cleobury.org.uk

If you supply your contact details then they will only be used for responses to this outline plan and will be destroyed following analysis.

Your comments will be reviewed by the Neighbourhood Plan Task and Finish Group team made up of Councillors and volunteers. A detailed draft and a full consultation of residents and businesses of at least 6 weeks will take place around December/January.

For more information go to www.cleobury.org.uk/Neighbourhood Plan



Neighbourhood Plan

Housing and Economic Development



- Where new housing will be built in Cleobury.
- What type and size mix of houses that will be built based on resident survey data you provided.
- Where the extra economic Development land will be placed.
- The impact on roads/pavements.
- Extending our Cemetery for the next 100 years.

2/3

Environment protect & develop, Health & Wellbeing



- How we will protect and increase our green space, wildlife corridors and trees.
- Extending our footpath network.

3

New Community Hub Your views wanted



- The benefits we get from development – a new facility for the whole community.
- Your opportunity to feedback on key elements to the plan ahead of the detailed plan and full consultation in December /January.

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The Outline Plan for Cleobury

This Newsletter gives you the highlights of the future plan for Cleobury to 2036 – that is live for the next 5 years. You can comment on these outline plans by e-mail or by filling in a comment form at information points in the town ahead of the detailed plan being drawn up from the end of September.

A Neighbourhood Development Plan (NDP) is a legal planning document informed by 510 household responses to The Big Cleobury Survey and a number of public consultations. Residents get to vote on it in a referendum in early 2020. If it gets passed it goes into Planning Law.

Everyone knows we are in the grip of a national housing shortage and so some development is inevitable. What we as residents can add is where and what type of dwellings we want. Our allocation under the Local Plan is 200 houses over the period 2016-2036. 62 dwellings have permission or are being built which leaves us another 138 to go.

We need to consider the facilities, roads and infrastructure to support this expansion as well securing economic development land to encourage local employment opportunities. We will protect and enhance our green space and wildlife habitats that make Cleobury a great place to live.

This is your opportunity to comment before we submit a detailed plan to Shropshire Planning. Formal consultation will follow towards the end of the year.

Neighbourhood Plan – Timeline Aug 2019





Land location for houses:

The team, assisted by a professional planner have completed an objective assessment of the land offered for development suitable for housing, taking on board the work done by Shropshire Local Planning Authority (SLPA) and a Landscape and Character Assessment Study. We included residents' preferences for location via the Big Cleobury Survey, although one site was added by SLPA post survey on the Tenbury Road. We then negotiated with land owners on preferred sites. See our council website for the map of all strategic sites offered at www.cleobury.org.uk.

The chosen land allocated for houses in Phase 1 is highlighted opposite and will comprise 2/3 of the houses (91) with phase 2 (47) making a total of 138 houses to meet our target over the period to 2036.



Type of Housing you wanted

- Greatest need is for smaller modest housing.
- Typically 2 and 3 bedroom homes.
- A mixture of rented, affordable, social and market priced housing.
- Third on the list were bungalows – difficult to persuade developers to build, but needed.
- Final numbers may differ a little.

Housing mix proposed based on Big Cleobury Survey

- 16% - 4/5 bedroom houses (14 phase 1 - 8 phase 2 - 22 total)
- 30% - 3 bed mix market value/affordable/rented (27 phase 1 - 13 phase 2 - 40 total)
- 20% - 2 bed mix market value/affordable/rented (18 phase 1 - 10 phase 2 - 28 total)
- 17% - 2 bed bungalows - market value (16 phase 1 - 8 phase 2 - 24 total)
- 17% - 1 bed flats or maisonettes (16 phase 1 - 8 phase 2 - 24 total)



The total amount of "intermediate affordable" and rented social housing will be around 30%.

The existing development boundary of the town will be extended to include the full extent of the new strategic sites offered CM0003, CM0020 for housing and CM0018 for economic development. No other extensions will be considered in order to preserve the current character and sight lines for the town.

Economic Development Land Allocation

Plot CM00018 – Expanding existing Business Park on Tenbury Road



Land is situated on the Tenbury Road –

The Big Cleobury Survey gave a strong preference for new economic land to be situated alongside the existing industrial park, supported by objective assessment. The eventual shape will depend on design, topography and site lines. Speed limits will be extended back up the Tenbury road to ensure safe entrance and exit.

Footpath diversion will link up the footpaths around the town. Pavements and streetlights will be extended for access to the town and the new housing.

What we have negotiated to protect and improve the local environment



What you wanted for the Environment...

- New housing will have **20% tree canopy cover** within 15 years to maintain rural character and provide environmental benefits to people and wildlife.
- Phase 1 will provide **substantial new green space** at the bottom of Larks Rise and a footpath linked to the Tenbury road.
- Pudding Brook wildlife corridor and banks to the stream will be enhanced, owl boxes added.
- A **new footpath, restored pond and wildlife corridor** will be provided in phase 2 linking Catherton Road, with the enlarged Cemetery and phase 2 housing as well as an **improved footpath** around the expanded business park.
- 91% said the **local Shropshire countryside** was important or very important.
- 89% wanted to **encourage wildlife and biodiversity**.
- **Development of new wildlife corridors along the outside of town** was important or very important to 81% of households.
- 85% agree strongly or very strongly that they regularly use the footpath network.
- **Planting more trees and hedges** was very important or important to 81% of you. Important data was collected for the protection of our veteran trees.

More shared office space for home workers, new and emerging businesses will pursued within existing sites within the town to stimulate more well paid jobs and provide networking opportunities for businesses.

A new avenue of native oaks is planned to run along the verge from Hollywaste to the Cemetery by public subscription and donation from grant making bodies to extend and enhance the wildlife corridors at the western entry to Cleobury