

# Neighbourhood Plan

Issue 4 June 2020

Cleobury Mortimer

Page 1

## Housing and Economic Development



- Where new housing will be built in Cleobury.
- New Green Space to be added.
- Where the extra business park land will be placed.
- Phasing of development

2

## Policy Summaries

3-7

- 8 legal policies extracted from the Neighbourhood Development Plan on which the consultation survey is based

## Good Housing and Environmental principals



- From energy efficient homes, to adequate parking.
- How we will seek an environmental gain from the development.

7

What's Next

8

**Cleobury Mortimer**  
Town Council



## Public consultation Neighbourhood Plan

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by Shropshire Council in Cleobury Mortimer Parish.

Neighbourhood plans must conform with local plan policies and can improve the planning decision-making framework.

This neighbourhood plan will help ensure that planning proposals take account of Cleobury Mortimer Town's circumstances and needs. Decisions about planning applications must comply with policies in the Development Plan. In Cleobury Mortimer, this means that planning decisions must pay heed to the policies in this neighbourhood plan when it has passed its Referendum in 2021.

Shropshire Council has informed the Town Council that around 140 new houses and 1 hectare of employment land will be required to meet local need up to 2038. The neighbourhood plan seeks to ensure that this housing provides the necessary infrastructure and protections to ensure that the Town will continue to be a wonderful place to live.

The plan has been prepared by a Steering group of Town Councillors and has had input from Town Council staff and members of the public.

**WE WANT YOUR VIEWS ON THE DRAFT POLICIES IN THE PLAN.**

We want our final plan to reflect the community's views.

This newsletter is only a summary of the plan, to help you answer the survey, look at a copy of the full plan – Click on:

<https://www.cleobury.org.uk>

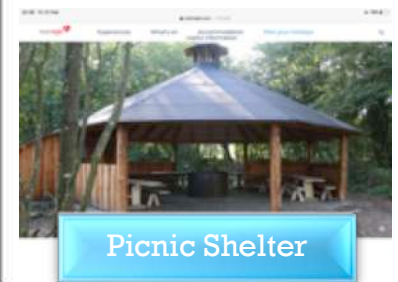
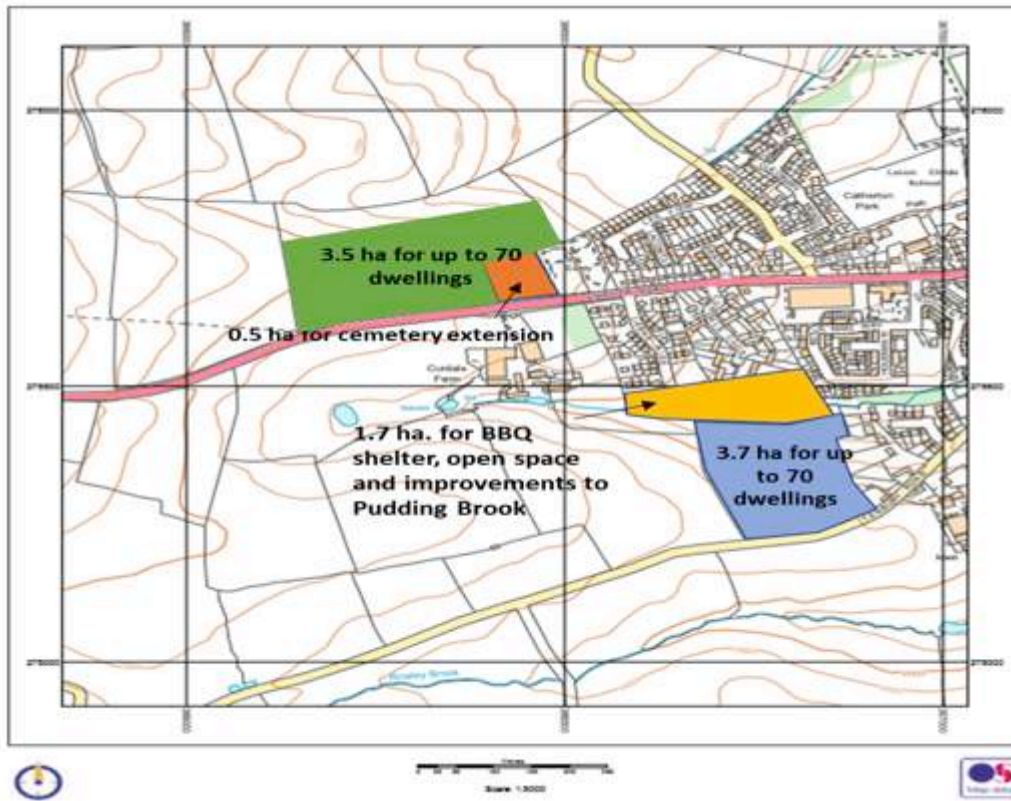
or call this number **01299 271154** to arrange for a copy to be delivered to you.

**The consultation runs from Monday 15th June 2020 to Monday 3rd August 2020**

**New Housing phase 1 next to cemetery, phase 2 Tenbury road.**

Earlier consultation suggested a more balanced development and the need to take time to improve the Tenbury Road / high street crossroads.

New green space will be made available at end of phase 1.



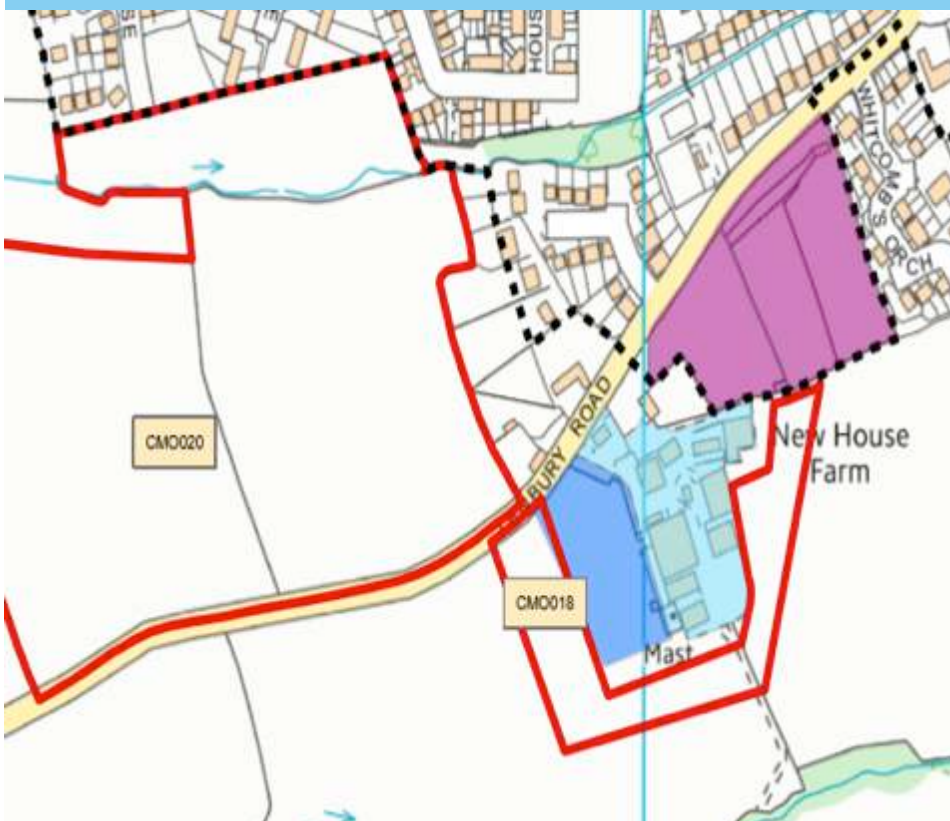
**1 extra hectare of Economic Development Land**

The Big Cleobury Survey gave a strong preference for new economic land to be situated alongside the existing industrial park.

This will support the extra housing.

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 will be extended for access to the town and the new housing.



**CM1: Ludlow Road**

Land is allocated (3.5 ha) at Ludlow Road, shown in Figure 17, for the provision of 70 dwellings subject to the following requirements:

- A. Design and mix of dwellings will be in accordance with policies CMNDP CM7 Housing Mix and CMNDP CM8 Housing Design at approximately 20 dwellings per hectare.
- B. A Traffic Regulation Order will be required to reduce the speed limit on Ludlow Road between the site and the town centre to 30mph.
- C. A footway will be provided along the full length of the Ludlow Road site boundary on Ludlow Road to allow safe pedestrian access to the remainder of the settlement.
- D. A footpath and wildlife corridor will be provided linking the housing development to Catherton Road and the existing wildlife corridor on the eastern side of Catherton Road, including hedging and pond restoration.
- E. Open space and recreational opportunities will be provided at a minimum of 30 sq. m. of open space per person to include functional open space; space for play; recreation; formal or informal uses including semi-natural open space. The total provision of open and recreational space provided between this allocation and the allocation at Larks Rise and Tenbury Road will not be less than 4.4 hectares in total. Burial space will not be considered to meet the Open Space requirement.
- F. Policy CMNAP CM2 Larks's rise open space will be delivered before the completion of the 50<sup>th</sup> dwelling.
- G. Provision of Cemetery Extension set out in CMNDP Policy CM3.
- H. Superfast broadband should be connected to all dwellings where possible.
- I. A feasibility study will be prepared before completion of the final dwelling at Ludlow Road which will consider how improvements to High Street Tenbury Road junction can be achieved that will allow better flow of the junction for cars and large vehicles including buses and HGVs, and how pedestrian access to and across the junction can be achieved. The study should be

**CM2: Lark's Rise Open Space**

Land is allocated (1.7 ha) at Lark's Rise, shown in Figure 18, for the provision of open space and recreational structures subject to the following requirements:

- A. Proposals for this site should be prepared in agreement with Cleobury Mortimer Town Council.
- B. A three sided wooden structure will be provided. The structure will be of substantial build, expected to have a life of at least 50 years, provide a BBQ area or firepit, have sufficient space to fit at least 6 picnic tables/benches under the roof, and have water and electricity connections. The floor should be either paved or cement and should last the life of the building.
- C. Space and structures for waste storage and recycling will be provided for the site and the structure.
- D. A new footpath linking the allocated housing site at Tenbury Road to Lark's rise will be provided to include an improved bridge over Pudding Brook that will have a life of at least 50 years.

- E. A new pond-dipping platform will be provided to allow safe access for small children to Pudding Brook.
- F. Upon completion of clauses A-D, the ownership of the land and structures will be transferred to Cleobury Mortimer Town Council.

### **CM3: Cleobury Mortimer Cemetery Extension**

Land is allocated (0.5 ha) west of the existing cemetery, shown in Figure 19, for additional cemetery space subject to the following requirements:

- A. The ownership of the land will be transferred to Cleobury Mortimer Town Council.
- B. The perimeter of the site will be planted with a screening hedge at least 1.5 metres in height when mature, and including native tree species.

### **CM4: Tenbury Road**

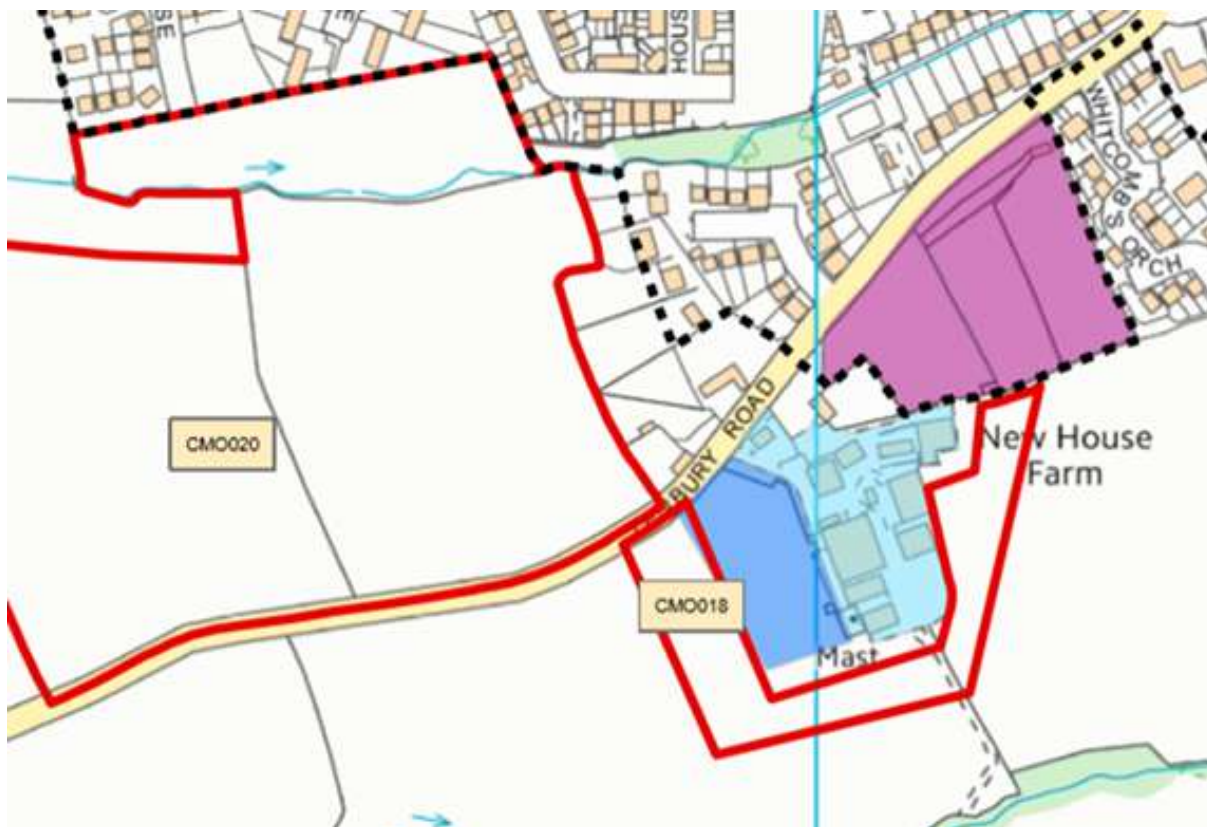
Land is allocated (3.7 ha) at Tenbury Road, shown in Figure 20, for the provision of 70 dwellings subject to the following requirements:

- A. All conditions have been discharged in delivery of CMNDP CM1 and all 70 dwellings have been completed.
- B. Improvements to High Street Tenbury Road junction will be provided as agreed with the Highways Authority and based upon the feasibility study required in CMNDP CM1. The pavement on the Robtec side will require widening to allow wheelchair, pushchair or motability scooter access at the junction. A Traffic Regulation Order will be required to reduce the speed limit on Tenbury Road to 30mph.
- C. A landscape buffer composed of mature trees that will provide screening at all times of year will be provided on the eastern boundary of the housing development to protect the amenity of existing dwellings on Betjeman Way and Tenbury Road.
- D. Design and mix of dwellings will be in accordance with policies CMNDP CM7 Housing Mix and CMNDP CM8 Housing Design at approximately 20 dwellings per hectare.
- E. A footway will be provided along the full length of the Tenbury Road site boundary on Tenbury Road to allow safe pedestrian access to the remainder of the settlement.
- F. Open space and recreational opportunities will be provided at a minimum of 30 sq. m. of open space per person to include functional open space; space for play; recreation; formal or informal uses including semi-natural open space. The total provision of open and recreational space provided between this allocation and the allocation at Larks Rise and Ludlow Road will not be less than 4.4 hectares in total.
- G. Superfast broadband should be connected to all dwellings where possible.

**CM5: Extension at Tenbury Road Employment Site**

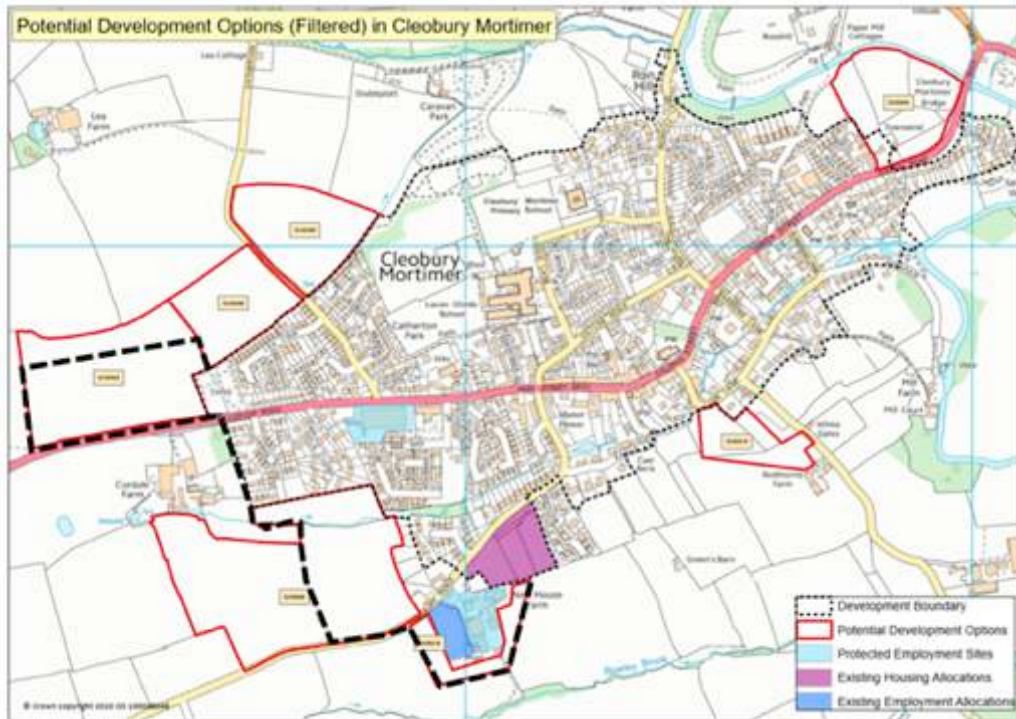
Land is allocated at Tenbury Road Employment Site, shown on the map below, for the provision of 1 ha of employment land subject to the following requirements:

- A. New development should be of a high standard to attract new and local businesses and should seek to add to the overall improvement of the industrial area.
- B. A footway will be provided along the full length of the Tenbury Road site boundary to allow safe pedestrian access to the remainder of the settlement.
- C. Improvements to High Street Tenbury Road junction will be provided as agreed with the Highways Authority.
- D. Diversion of the existing footpath so that it skirts the site and links to housing development at Tenbury Road subject of policy CMNDP CM4.
- E. Superfast broadband should be connected to all premises where possible.



### CM6: Cleobury Development Boundary

The Development Boundary in SamDev Policy S6 and Core Strategy Policy CS3 has been extended to include allocations at Tenbury Road, Lark's Rise and Ludlow Road as shown in map below.



### CM7: Housing Mix

New housing development which will achieve 33% affordable housing subject to the following local criteria will be encouraged:

- A. Market housing will be provided at a target of 67% of the total number composed of:
  - a. 20% two bedroom market rate bungalows
  - b. 47% market rate housing or land for self-build homes.
- B. Affordable housing will be provided as 33% of the total number and include a mix of 1, 2 and 3 bedroom properties to meet the most up to date evidence on housing need in Cleobury Mortimer.

### CM8: Housing Design

The CMNDP encourages the use of renewable resources and aspires to assist with the issues of climate change. Therefore, housing provision which provides the following will be supported:

- A. On-plot parking for all cars related to the development, to meet or exceed the minimum County Parking Standards, and should also make provision for parking for visitors and delivery vehicles.
- B. Electric vehicle charging points will be provided for all new dwellings.

- C. Major development (10 or more dwellings) will provide tree planting and management that will result in 20% canopy coverage of the development site 15 years after completion.
- D. Masterplanning and detailed design of schemes for Major Development should demonstrate conformity with the Cleobury Mortimer Good Design Principles.

### **Cleobury Mortimer Good Design Principals - Good residential design will:**

- A. Provide the most energy efficient homes possible that use materials, design, orientation and technology to seek to have a “zero carbon” impact upon the environment.
- B. Provide sufficient open space and recreational needs to meet identified requirements.
- C. Promote waste water management both in respect of sustainable drainage and water capture (for use in activities such as gardening, car washing).
- D. Maximise the use of renewable energy opportunities offered by a particular site.
- E. Aim to prevent light pollution and maintain the rural nature of the town.
- F. Adopt the guidance produced by the Building for Life Partnership and, in particular, that proposals for development.
- G. integrate the new homes into the existing neighbourhood and support pedestrian and cycle friendly neighbourhoods.
- H. provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter.
- I. have designed streets in a way that encourages low vehicle speeds and allows them to function as social spaces;
- J. where on-street parking is provided, to prevent anti-social parking;
- K. to allow for plenty of trees and planting to balance the visual impact of parked cars;
- L. have not met the parking need only with large rear parking courts; and must
  - a. have provided adequate storage space for bins and recycling, vehicles and cycles.

### **Cleobury Mortimer Environmental Gain Principals**

The Neighbourhood Plan Team believe it can show a net gain for the environment and habitats for Lapwing, Sky Lark, and field vole. There will be inevitable loss of farmland due to the need to provide new homes. The land allocation is of open farmland growing grass and cereal crops, and there will be a loss of some habitats especially peewits and field voles. The required infrastructure of new roads and services will also have a negative effect on the environment.

There will however be many gains, including:- greater awareness of the countryside and appreciation of it, seven wildlife corridors have been identified and improved, with extensions and resultant circular walks and connections, three tree wardens have been appointed raising awareness of our trees and their importance and protection. A tree planting programme has been initiated together with new shelter and screening belts, any new housing must have at least 20% tree cover ensuring more space between houses and a better and greener environment.

New green space will be created at Lark’s Rise with a community building. Proposals to ease traffic and road junctions, new employment land and cemetery space, and for the future, new ponds to expand the habitats. All in all we believe that there will be net sustainable gain for the environment and habitats, produced by the Plan.

## The Community Hub

A Community Hub was conceived as part of the Vision for Cleobury. A business case was developed for a purpose built hub on land to be gifted from developers. A trial hub was established in the Methodist Hall by St. Mary's Youth Project (SMYP) in the summer of 2019.

Whilst much was learned from the business case, a new build on the scale envisaged was not affordable in capital terms, even though ongoing, it could have been successfully run independently.

The intention now is to develop the existing site, to fundraise, bid for grants and submit proposals for CIL (Community Investment Levy) money in coming years to develop the facility for all through SMYP.



New Green Space  
below Lark's Rise



What Happens

Next

Following this consultation, the Neighbourhood Plan Task and Finish Group will respond to points raised, make appropriate

revisions and make recommendations to the Town Council. The Plan will then proceed to scrutiny by Shropshire's Planning Authority who have provided advice along the way. External scrutiny and revisions will follow before a final version is put to a referendum of Cleobury residents from April 2021 (Timing due to Coronavirus).

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

**The survey is open from Monday 15<sup>th</sup> June to Monday 3<sup>rd</sup> August.**

Click on this link for the full plan and to take part in the survey

[https://www.cleobury.org.uk/blog/?page\\_id=1422](https://www.cleobury.org.uk/blog/?page_id=1422)



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