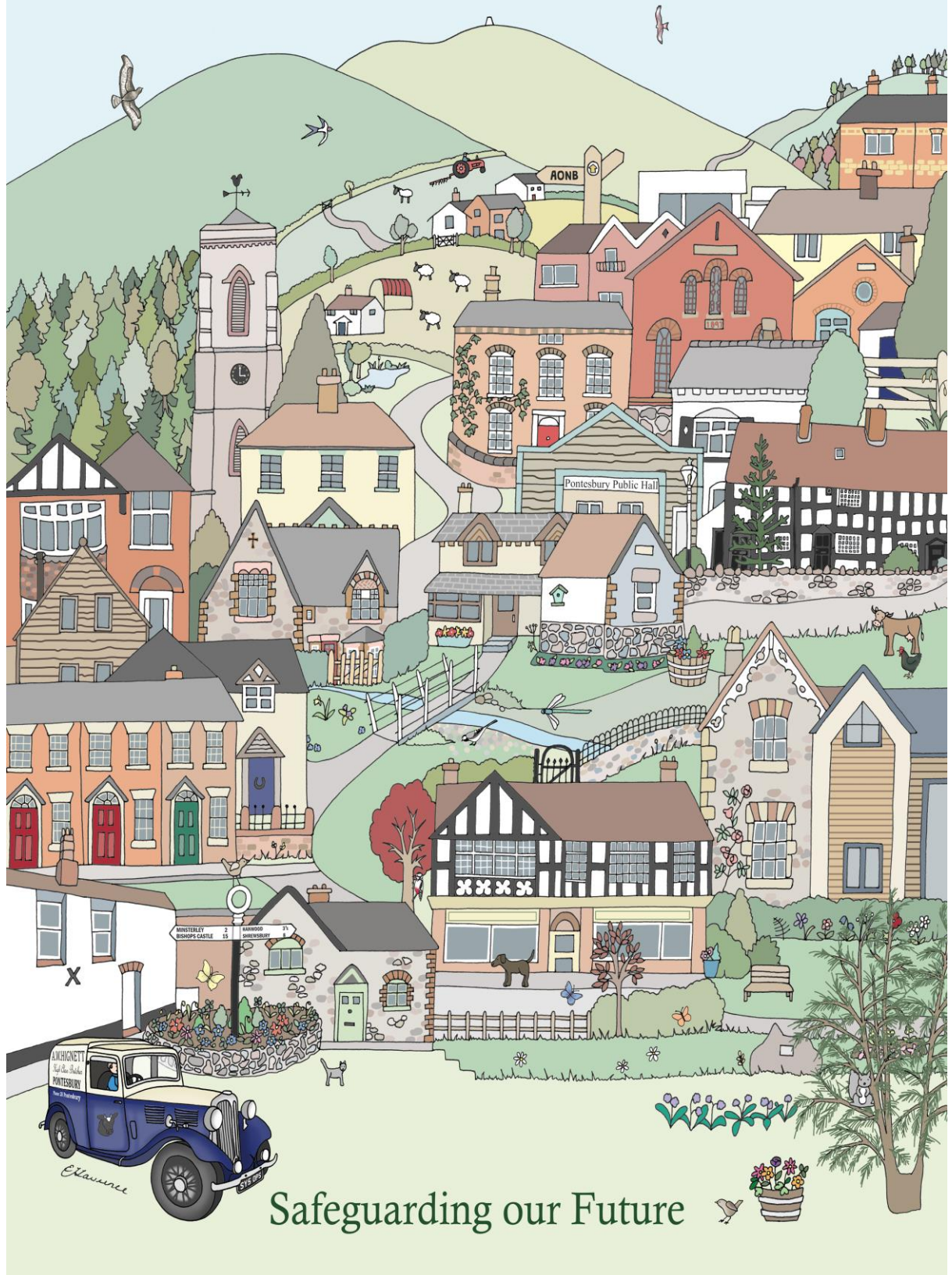


Pontesbury Parish Neighbourhood Plan 2016-2038



As well as Pontesbury and Pontesford, the designated Neighbourhood Plan includes these settlements.



Cruckmeole and Arscott



Lea Cross and Shorthill



Asterley and Farley



Polemere near Edge and Hinton



Looking towards Habberley



Plealey

Foreword

We need your help!

The aim of the Neighbourhood Plan is to give local communities a greater say in the future of their local area. It does so by being an important influence in deciding planning applications. A Neighbourhood Plan is a powerful tool as it has statutory force which must be taken into consideration as a material planning concern when planning decisions are made by Shropshire Council. Also, a Neighbourhood Plan makes clear to a potential developer what is required for an application to be supported by the Parish Council.

It is important to note that a Neighbourhood Plan has to have regard for the National Planning Policy Framework (NPPF), must contribute to sustainable development and be in general conformity with the strategic policies of the Shropshire Local Plan.

So far, the Steering Group responsible for drawing up the Neighbourhood Plan has received great help from hundreds of residents in both formal and informal consultations. We are now legally required to undertake a 6 weeks consultation on our draft plan and your responses are vital in enabling the plan to proceed to vetting by Shropshire Council, an examination by an independent Inspector and finally a Referendum of the whole parish on the final version of the Neighbourhood Plan.

In making your invaluable comments, please bear in mind that the Neighbourhood Plan is designed to fill in the gaps and provide local detail which supplements and not duplicates Shropshire's Revised Local Plan. If you find important omissions it may well be that it is already adequately covered by the revised Local Plan. As the Shropshire Local Plan strictly limits development outside Pontesbury village, the focus of some Neighbourhood Plan policies is on this village. However, most policies have a direct or indirect impact on the whole of the parish.

You may wish to respond to only one section of the draft plan but please feel free to comment on several. All comments will be analysed and where appropriate, changes made to the draft. Much time and effort has gone into producing this draft which is based on your previous responses.

Below you will find a summary of the draft Neighbourhood Plan including the policies which are the most important part. Full copies and accompanying reports can be inspected at Pontesbury Pavilion, viewed online at <https://www.pontesburyneighbourhoodplan.org.uk/> or requested from clerk@pontesburypc.org.uk.

With your continued contributions we hope that the final Neighbourhood Plan will not only give our parish a much greater influence in our future development than previously but that it will heighten the awareness of all of us to the wealth of beauty and historic interest in the parish and so contribute to all of our health and well-being.

Introduction

"Cherish the past, adorn the present, build for the future."

Insufficient attention to these words of wisdom from Clough Williams-Ellis, the eminent 20th century architect and champion of landscape planning has contributed to a mixed reception to recent development in our parish and widespread wariness regarding future building.

The Pontesbury Neighbourhood Plan shares his passionate belief that successful and welcome development will promote beauty, happiness and sustainability. Cherishing the past means respecting the built and natural landscape and integrating new builds into it.

Good planning strengthens a sense of identity and community. Development that adorns the present will enhance our beautiful parish so that people continue to be happy living in and visiting Pontesbury.

At the heart of our Neighbourhood Plan is the desire to make future development contribute positively to the beauty of our surroundings and so help our wellbeing. Our watchword is BIMBY [Beauty In My Back Yard] not NIMBY. Our parish beauty is to be found not just in a breath taking vista of an unspoilt landscape from the summit of Earls Hill but displayed in a profusion of wild flowers, well maintained hedgerows, noble oak trees or a well-proportioned, finely detailed building as is well seen in Plealey village.

But "What is this life, if full of care we have no time to stand and stare?" [William Davies]

In a busy world we need to ensure that there is enough beauty to encourage us to slow down, stand and stare. There must be ample well maintained cycle ways and footpaths to facilitate a leisurely enjoyment of our surroundings. Development is not just about the actual appearance of a building, or a change of land use, but also its impact on our surroundings. As we build more homes, we must also provide well-maintained cycle ways and footpaths to reduce our reliance on cars, and to facilitate a leisurely enjoyment of our surroundings.

Clough Williams-Ellis's 3rd exhortation - to build for the future - is even more important today. We must build sustainably so that we hand to future generations not just a lower carbon footprint but also enhanced beauty, with our distinctive local character intact. By devising policies which emphasise high quality design, safeguard local services, enhance rural surroundings and promote the local economy we believe the Pontesbury Neighbourhood Plan will contribute significantly to beauty, happiness and a sustainable future. Everyone needs nature, beauty, history and space, but nature needs help, beauty needs protecting, Pontesbury's history needs to be respected and space must be protected.

In return for welcoming development, we expect these needs to be met. It often takes the views of outsiders to make us appreciate fully what is on our doorstep.

Bill Bryson, an American in love with rural England, reminds us that our much-envied countryside has taken many generations of hard work to build up, and that the least we can do is to look after it and pass it on to future generations. Derry Brabbs, the landscape author and photographer, describes the Central Welsh Marches including Pontesbury Parish as "a national treasure" to be protected for the enjoyment of future generations.

Policies

The following policies were devised to reflect the views of the Parish. They will be taken into account when decisions are made about new development through the planning process. All policies in the National Planning Policy Framework, Shropshire Local Plan and Neighbourhood Plans will be considered and not just a single policy when Shropshire Planning Authority decides whether or not to approve an application.

A. Community Amenities

- COM1 Community Amenities

B. Landscape and Local Character

- LAN1 Conservation of Pontesbury's Rural Character
- LAN2 Conservation of Pontesbury's Historic Character
- LAN3 Protection of Plealey and Habberley Conservation Areas
- LAN4 Visual Amenity
- LAN5 Separate Identities of Settlements
- LAN6 A488 Development

C. Housing and Design

- HOU1 Housing design
- HOU2 Enable the provision of small sized homes and affordable homes

D. Movement and Transport

- MOV1 Highway Links and Connections
- MOV2 Parking

E. Employment and Business

- EMP1 Small-Scale Economic Development and farm diversification

F. Green Environment

- GRE1 Local Green Spaces
- GRE2 Protection and enhancement of biodiversity
- GRE3 Pollution
- GRE4 Carbon Reduction

A. Community Amenities Policy

Objective A1. To enhance facilities and services for a vibrant community.

Policy COM1 (Community Amenities):

1. Specific Community Amenities and Facilities in Pontesbury Parish are shown below in Table 1, which is included in the main document (online) and includes shops, restaurants, churches, school and other amenities enjoyed by the community. Proposals for the enhancement or protection of community amenities will be supported.
2. Changes of use or redevelopment of community amenities will be supported where:
 - The proposed use will provide equal or greater benefits to the community, or
 - Any replacement facilities are built in sites which are accessible by public transport, walking and cycling, and have adequate car parking, or
 - Evidence is provided to demonstrate that the facility is no longer required.
3. Proposals for new community facilities in appropriate locations will be supported, particularly if they contribute to the health and wellbeing of the public.

B. Landscape and Local Character Policy

Objective B1. To conserve the character and beauty of the rural landscape of the parish

Policy LAN1 (Landscape Character):

1. Development in the parish outside the Pontesbury village development boundary will be supported if it meets the requirements of SP9 in the revised Local Plan (Development in the Countryside) and maintains or where possible enhances the landscape character of the parish as expressed in the Landscape Character Statement.
2. Development proposals likely to have a significant impact on the rural character of the neighbourhood area should demonstrate how this has been taken to account by the proposal.

Objective B2. To conserve the historic heritage of the parish

Policy LAN2 (Conservation of the Parish's historic heritage):

Development will be supported which, where appropriate:

1. Conserves and enhances the significance and setting of designated and non-designated heritage assets in the parish
2. Residential conversion of heritage assets which involve minimal alteration or rebuilding which are not isolated spots and are close to services and facilities.
3. Development in or adjacent to Cruckton Village which respects the contribution made to the historic environment by the owners of Cruckton Hall in terms of the Hall, Home Farm, boundary walls, tree planting, road alignment, linear shape of village and pattern of footpaths and where design draws inspiration from the six County Council small holdings set up after the break-up of the Cruckton Hall estate.

Objective B3. To safeguard the character of the conservation areas of Plealey and Habberley

Policy LAN3 (Conservation areas):

Developments proposals will be supported which conserve and enhance the character and settings of Plealey and Habberley Conservation areas by:

1. Safeguarding the listed buildings , highlighted views into/out of the Areas, open spaces, hedges forming soft boundaries between gardens and fields, layout of buildings which line roads with little back development and other key elements of their character as outlined in the Shropshire Council Character Appraisals
2. Designing new buildings whose siting, scale and external appearance – with special regard for materials and fenestration – complement existing structures and do not appear obtrusive or suburban in character.
3. Developers must provide clear evidence as to how their proposals have taken into account the character of each conservation area. Proposals that fail to respond adequately to their context or reduce the character of the conservation area will not be supported.

Objective B4. To safeguard amenity views

Policy LAN4 (Safeguard amenity views):

1. Development will be supported which respects the following highly valued amenity views by demonstrating how the key features of the view have been safeguarded so that the view can continue to be enjoyed. The views are identified on map in Appendix page of the full draft.

View 1	Plealey Village
View 2	Cruckton Terrace
View 3	Arscott Golf Course
View 4	Field beyond Pontesford Hill car park
View 5	Grove Lane, Pontesbury
View 6	Pontesbury Hill Road

Objective B5. To maintain gaps between settlements

Policy LAN5 (Maintain gaps between settlements):

1. In order to maintain the landscape character and separate identity of the settlements of Cruckmeole and Hanwood, and Pontesbury and Minsterley, development will not be supported if it leads to the coalescence of the settlements.

Objective B6. To conserve the character of the land adjacent to the A488

Policy LAN6 (Conserve character of the land adjacent to the A488):

1. Proposed development along the A488 between Cruckmeole and Pontesford will be supported if it meets the requirements of SP9 in the revised Local Plan (Development in the Countryside) and maintains or enhances the landscape character of the land bordering the road, respecting the sporadic distributions of buildings.

C. Housing and Design Policy

Objective C1. New housing in Pontesbury village respects variety of styles and materials.

Policy HOU1 (Housing design):

1. New development in Pontesbury village will be supported which demonstrates high quality design by maintaining and enhancing the character/appearance and historic interest of the village as expressed in the Character of Pontesbury village statement.
2. Important design aspects which require a sympathetic response include:-
 - General village characteristics in terms of layout and greenery.
 - Maintaining views of church tower and hills
 - Inclusion of some of the existing architectural details, especially window design, doorways and chimneys.
 - Variety of materials in treatment of boundaries and buildings without creating an over fussy appearance. A predominance of brick is acceptable with building variety being achieved through colour, texture and bonding. Village distinctiveness is strengthened by use of stone in boundary walling.
 - Larger scale development should maintain a village feel by being broken down into distinct areas and the inclusion of a focal point such as a green.
 - Historic interest is strengthened by naming new developments or streets after aspects of the history of the village for example, Quarry Close or Snailbeach Avenue refer to its industrial past.

Objective C2. To enable the provision of small sized homes and affordable homes

Policy HOU2 (Provision of small sized and affordable homes):

1. A small infill development of between 2 and 4 houses within Pontesbury village development boundary will be supported if one or more houses are suited to the needs of younger or older generations subject to clear local evidence of housing need and in conformity with other relevant policies.

D. Movement and Transport Policy

Objective D1. To support a safe, accessible network of roads, cycle ways and footpaths to promote healthier lifestyles, access to the countryside and improve active travel between homes and amenities.

Policy MOV1 (Highway links and connection):

Developments that seek to enhance / improve Public Rights Of Way (PROW), including pedestrian and cycle links will be supported.

1. Development should promote the protection and maintenance of the existing PROW to provide easy, accessible traffic-free routes for non-motorised users throughout the local area and to improve active travel links between homes, services and amenities.
2. Upgrading of pathways to allow access to the countryside for everyone, including people with reduced mobility.
3. Developments in proximity of an existing PROW or area of public access (e.g. the Council owned stretch of dismantled railway north of Pontesbury (Fig 1) or the Thieves Lane Bridleway east of Cruckton (Fig 2)) must include access points for all forms of active traveller to the right of way.

Objective D2. To improve car parking in Pontesbury**Policy MOV2 (Parking):**

1. Development proposals that result in the loss of off-street public car parking will not be supported. Alternative schemes will be considered if equivalent or improved parking capacity is provided elsewhere.
2. Retail, commercial or business developments that provide appropriate parking facilities that avoid or minimise 'on street' parking will also be supported.
3. Opportunities, where possible, to provide electric vehicle charging facilities for both commercial and domestic development in line with requirements in the Shropshire Local Plan will be supported.

E. Employment and Business Policy

Objective E1. To encourage small scale economic development including farm diversification which brings landscape benefits.

Policy EMP1 (Small scale employment and farm diversification):

Subject to respecting the character of Pontesbury village and the landscape character and historic heritage of the rest of the parish and an acceptable impact in terms of traffic changes and the amenity of residential properties, the following will be supported:

1. The development of new, small scale businesses which are well screened and sit unobtrusively in the landscape. New industrial activity will be supported within the existing Malehurst Industrial Estate or in the area adjoining it.
2. The diversification of farm and rural businesses which can demonstrate environmental improvement including biodiversity with particular reference to hedges, hedgerow trees and ponds, maintain the tranquillity of its surroundings and where appropriate improve the provision or condition of footpaths.
3. Tourist accommodation in the form of glamping, camping and touring caravans on sites in or adjacent to settlements and which do not exceed 10 pitches. Multiple sites in close proximity will not be supported.
4. Proposals to promote or provide facilities for home working and businesses operating from home.
5. The sustainable re use of redundant or disused buildings of sufficient character in accessible locations to be used for high quality tourist accommodation or small scale economic development

F. Green Environment Policy

Objective F1. To protect Local Green spaces

Policy GRE1 (Local Green spaces):

The following areas are designated as Local Green Spaces where new development is ruled out except in very special circumstances.

LGS1	Pontesbury School Green
LGS2	Mary Webb School Playing Field
LGS3	Pontesbury Play area
LGS4	Pontesbury Sports Association Field
LGS5	Pontesbury Village Green
LGS6	Pontesbury Cemetery
LGS7	Church Close Green, Cruckton
LGS8	Cruckton Hall Sports Field

Objective F2. To protect and enhance natural habitats and wildlife and increase biodiversity

GRE2 Protection and Enhancement of Biodiversity

Proposed developments may be considered if they are planned and designed to protect and enhance local wildlife species and habitats including those that are undesignated. Development proposals will be expected to demonstrate how these will achieve *at least* a 10% net gain for biodiversity. This includes:

1. Preserving or creating wildlife habitats, including trees and hedgerows on their boundaries,
2. Establishing and maximising wildlife corridors linking up to local green infrastructure assets through the use of native planting,
3. Retaining ancient, veteran and mature trees and hedgerows as well as trees that have amenity value. Where trees must be lost they should be replaced at a ratio of 2:1 with a preference for native trees/fruit or nut trees,
4. Provide features in areas of open space which increase and enhance natural habitats and native wildlife e.g. wildflower areas, bird and bat boxes, fruit/nut trees,
5. Where on-site net gain for biodiversity is not feasible then other areas specified by the Parish Council may be appropriate to add such value to the local Nature Recovery Network,
6. Implement Sustainable Urban Drainage Systems (SUDS), using natural features such as drainage ditches and ponds.

Objective F3. To reduce Pollution

GRE3 Pollution

Development in Pontesbury will support the transition to a zero-carbon economy, so development proposals will be required to include effective measures to minimise pollution by:

1. Being sited in an acceptable place in relation to the existing highway network.
2. Increasing opportunities for walking and cycling.
3. Supporting changes of land or building use which encourage local food production for local consumption.
4. Minimising light pollution particularly for development sites outside or on the edge of the existing settlement.

Objective F4. Carbon reduction

GRE4 Carbon Reduction

Development in Pontesbury will support the transition to a zero-carbon economy by the following measures designed to meet a high level of sustainability and energy efficiency, targeting zero carbon emissions and relevant development proposals will include a statement setting out how the development will achieve this, including where appropriate:

1. The compliance of energy efficiency standards exceeding building regulations by at least 19%. (LA 4.100-4111); for example the use of thermally efficient and environmentally sustainable building materials, and the siting of buildings for maximum passive solar gain.
2. The use of low carbon heat sources e.g. air/ground heat pumps and solar PV, avoiding the use of fossil fuels,
3. Generate a proportion of its energy on-site from renewable and low carbon energy sources and set out a minimum percentage of this to be achieved. (Merton Rule policy)

The installation of community renewable energy generation will be supported where the following criteria are met:

1. Biodiversity improvements/habitat enhancement are planned in from the start of the project
2. Generation facilities will result in a significant reduction in community carbon emissions over their lifetime;
3. Developments of renewable energy generation facilities are led by and meet the needs of the local community;
4. The business case for each facility is sound, and is reasonably required to meet community objectives; and
5. Each facility is installed in such a way that land can be used and subsequently returned to its existing use over time, as more efficient technologies are developed.

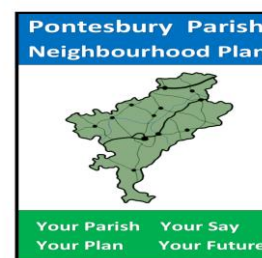
Where appropriate selection of suitable locations for such facilities is based on choosing sites:

1. Of low ecological value and wildlife impact;
2. Where land requirement can be minimised by adopting less space intensive technologies;
3. Where the land can be shared by renewable energy facilities and some agricultural use as appropriate;
4. Where the noise, smell and visual appearance of the installations are minimised such that they do not cause unacceptable nuisance; and where on-site compensatory measures can be taken to reduce any residual impact.

Pontesbury Parish Neighbourhood Plan

Regulation 14 Consultation Response form

This is a formal consultation on the Pre-Submission Pontesbury Parish Neighbourhood Development Plan in accordance with Regulation 14 Neighbourhood Planning (General) Regulations 2012.



This consultation runs from March 1st 2022 – April 12th 2022.

All responses to this consultation must be received in writing prior to the end of the consultation period. Comments and the name of the person that submitted the comment, will be published exactly as written when the plan is submitted to Shropshire Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Anonymous responses will not be accepted nor will any responses that are considered to contain inappropriate language, defamation or are deemed to be offensive. If your comment is not accepted we will notify you, as long as contact details have been provided and your consent has been given.

Before completing this form, please consider submitting your comments using the online form at www.pontesburyneighbourhoodplan.org.uk. Submitting your comments online will help with our organisation and will save valuable volunteer time. Alternatively, please use the consultation response form sent to each household inside the March edition of the Parish Newsletter. These can either be placed in the designated box inside the Pavilion or handed to your local Parish Councillor.

Please note that fields marked with a * are required. Failure to provide required information may result in your response not being considered.

Comments to be received by 5:00pm on 12th April 2022 at the latest.

About you

First name* _____ Last name* _____

Company name and position (if relevant) _____

Address * _____

Postcode* _____ Email _____

Please tick all of the following that apply to you.

I live in the parish ☐ I work in the parish ☐ None of these ☐

I am a statutory Consultee ☐ I am an agent ☐

Consent

Your comments will be read carefully and taken into account when making any modifications to the Draft Plan.

Please note that by completing this response, you accept that Pontesbury Parish Council can store the personal data you have provided in this form and use it in the preparation of the neighbourhood plan.

If you would like to be entered into the prize draw for an original framed Emma Lawrence print of Pontesbury, please tick the box ☐

Policy Name	Page/paragraph number	Comment

This page can be copied if you would like more space to complete your comments.

Thank you for your feedback.