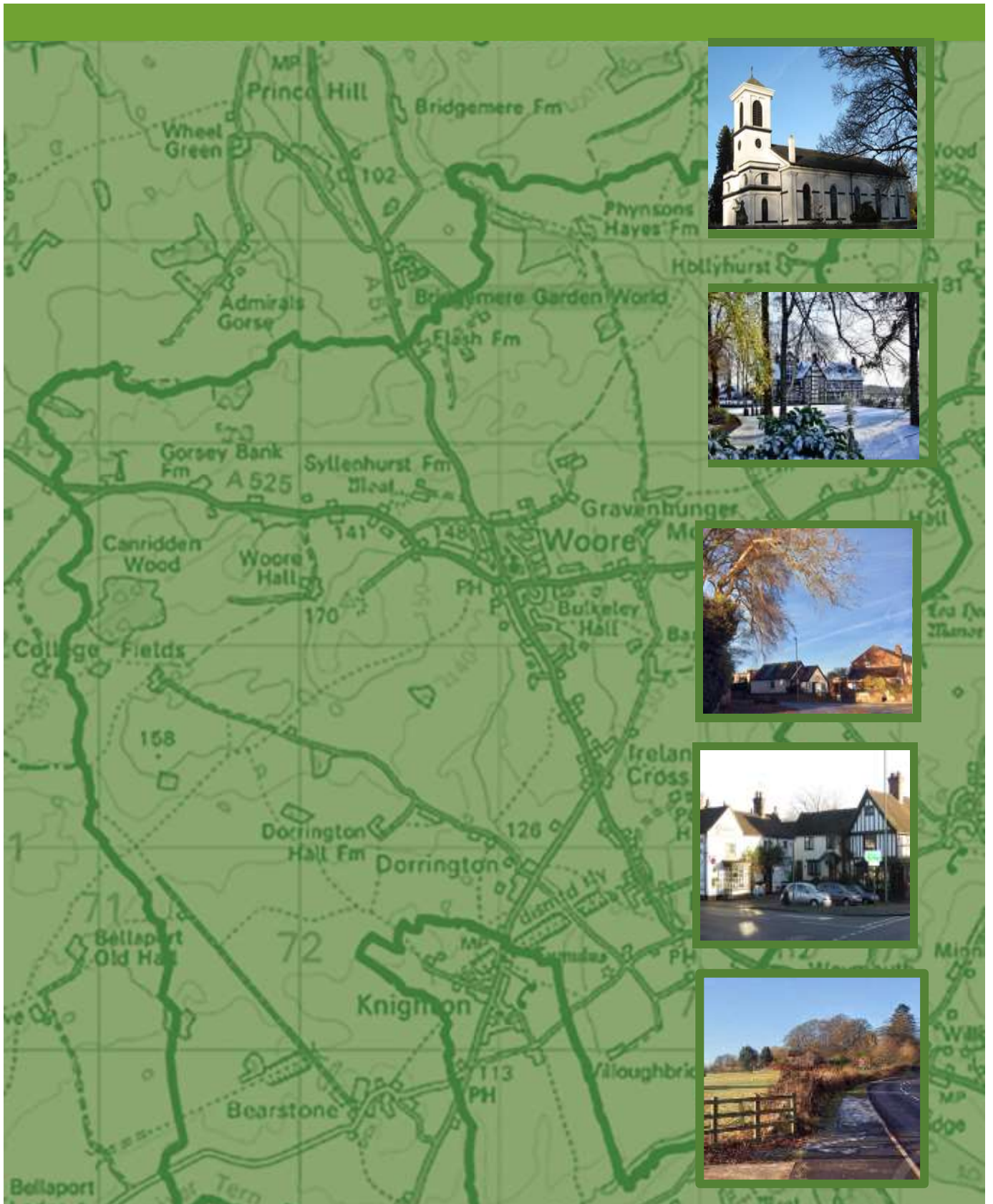


WOORE NEIGHBOURHOOD PLAN – BASIC CONDITIONS STATEMENT MAY 2018



## 1. INTRODUCTION

1.1 This Statement has been prepared by Woore Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Shropshire Council, of the Woore Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

## 2. BACKGROUND

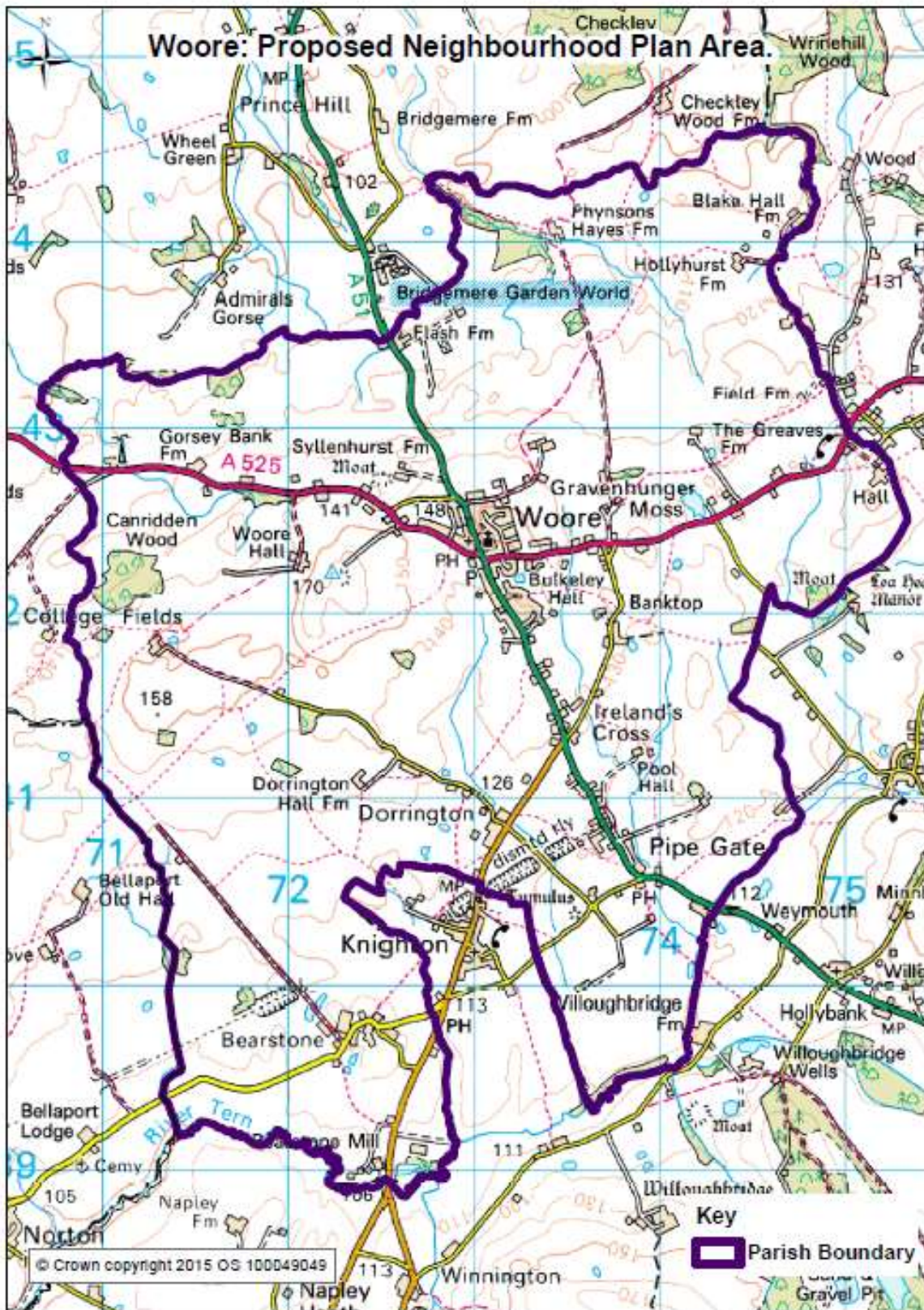
2.1 The Parish Council first agreed to prepare a Neighbourhood Plan in March 2014, but work really began to commence in 2016. This was in response to the desire of the local community to have a greater say in future planning decisions. The Parish Council formed a Neighbourhood Plan Steering Committee, which undertook preparation of the Neighbourhood Plan.

### **2.2 DESIGNATED AREA OF THE WOORE NEIGHBOURHOOD PLAN**

The Neighbourhood Plan has been prepared by Woore Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Woore, as designated by Shropshire Council on 10th February 2016. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



2.3 Woore Designated Area



### 3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan is to have effect from 2016 to 2036.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

### 4. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four 'basic conditions' required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

#### 4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Woore Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Woore Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;

- Requiring good design;
- Promoting healthy communities;
- Conserving and enhancing the natural environment.

It is recognised that proposed changes to the NPPF are currently out for consultation (2018), but at the time of Woore Neighbourhood Plan’s submission have yet have not been confirmed. The Neighbourhood Plan is therefore considered alongside the 2012 NPPF.

The conformity between the policies of the Woore Neighbourhood Plan and the guidance given in the National Planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

#### **4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT**

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well---being.
3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Woore Neighbourhood Plan, as is highlighted by the Neighbourhood Plan’s vision and the objectives to help achieve the vision–

#### **VISION**

The Parish of Woore will continue to be a vibrant, thriving community with improved facilities and amenities for all its residents and visitors. New developments of an appropriate scale will have provided a mix of housing to reflect local needs, along with necessary improvements to local infrastructure. Developments will be sensitively located and designed to ensure that the cherished natural environment and rural character of the parish is maintained.

#### **OBJECTIVES**

- To ensure that any new housing developments be relatively small, unobtrusive and reflect local needs
- To maintain the rural character of the Parish of Woore respecting the sensitive gaps between settlements
- To support a thriving village centre and enhance the rural economy
- To improve the local infrastructure
- To protect and enhance community services and amenities
- To protect and enhance the natural environment

The Neighbourhood Plan seeks to ensure that development promotes good design, preserves the valued local character and environment of the village, contributes to the creation of a sustainable community, and seeks to maintain and build a strong local economy.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

### **4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES**

The Woore Neighbourhood Plan covers the whole Parish of Woore, which includes Woore, Pipe Gate, Gravenhunger, Dorrington, Ireland's Cross, Bearstone and part of Onneley. At the time of the preparation of the Woore Neighbourhood Plan, the adopted Local Plan for the area was the Shropshire Core Strategy and the Site Allocations and Development Policies Development Plan Document (SAMDEV). The Core Strategy sets out Shropshire Council's vision, strategic objectives and the broad spatial strategy to guide future development and growth in Shropshire during the period to 2026. The Core Strategy was adopted in February 2011.

The Site Allocations and Development Policies Development Plan Document (SAMDEV) was adopted in December 2015 and sets out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and Objectives of the Core Strategy for the period up to 2026.

A partial review of the Local Plan 2016-2036 is currently underway. The purpose of this review is to update elements of the plan and to ensure that Shropshire can respond flexibly to changing circumstances in line with the National Planning Policy Framework (NPPF). The review will include the consideration of housing requirements (including objectively assessed need), employment land requirements, the distribution of development and a review of green belt boundaries, as part of the consideration of strategic options to deliver new development.

When the Woore Neighbourhood Plan is 'made' it will become part of the Local Development Framework alongside the Core Strategy and SAMDEV, and alongside the Partial Review (when adopted).

Both the Core Strategy and SAMDEV are extremely supportive of Neighbourhood Plans, as is the emerging Local Plan review. The Core Strategy highlights that Neighbourhood Plans will become part of the Local Development Framework, whilst policies in SAMDEV acknowledge the key role played by Neighbourhood Plans by cross referring to, and where appropriate requiring proposals to take account of the local requirements set out in Neighbourhood Plans.

The Woore Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies in the adopted Core Strategy and SAMDEV.

This Basic Conditions Statement demonstrates that the Woore Neighbourhood Plan does not conflict with the strategic policies of Shropshire Core Strategy or SAMDEV. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Core Strategy, and be flexible enough to work alongside it.

The general conformity of each Woore Neighbourhood Plan policy to the Shropshire Core Strategy and SAMDEV policies is highlighted in detail in Table 1 below.



## WOORE NEIGHBOURHOOD PLAN POLICIES

**TABLE 1 - General conformity with local Planning Policies, regard to National Policy Guidance and contribution To Sustainable Development**

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY HOU1 – SCALE OF NEW HOUSING</b></p> <p>Development boundaries around the individual parts of the community hub of Woore, Irelands Cross and Pipe Gate are defined and shown on Figure B. Within the development boundaries, new housing development consistent with housing numbers set by Shropshire Council for Woore as a Community Hub within the Local Plan Review will be supported. In order to meet local housing needs, and to remain on a scale appropriate to the existing character of Woore Parish, it is envisaged that this figure will be for around 30 dwellings from 2016-2036, incorporating small scale residential developments of up to ten dwellings per development.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS1 : Strategic Approach</b> highlights that over the plan period (to 2026) around 27,500 new homes will be delivered in Shropshire, and the rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters, and will contribute to social and economic vitality.</p> <p><b>Policy CS4 : Community Hubs and Community Clusters</b> states that in the rural area, communities will become more sustainable by allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p><b>Policy MD1 : Scale and Distribution of Development</b> states that sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements.</p> <p><b>Policy S11.2 (vii)</b> states that Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Woore has provided for significant housing growth through the North Shropshire Local Plan, with housing development on two significant sites providing 75 homes. There is therefore limited potential for development of approximately 15 dwellings over the period to 2026 which will be delivered through limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51. Any development must respect the sensitive gap between Woore, Irelands Cross and Pipe Gate to prevent coalescence of the settlements.</p> <p><b>Policy MD2: Delivery of Housing Development</b> states that the settlement housing guideline is a significant policy consideration.</p> <p><b>Policy S2.2</b> highlights that In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community led plan or parish plan adopted by Shropshire Council.</p>

Comments	The Neighbourhood Plan is in general conformity with these local plan policies, as Policy HOU1 seeks to ensure that new housing is delivered in line with requirements identified by Shropshire Council. The adopted SAMDEV plan highlighted that Woore, Irelands Cross and Pipe Gate are a Community Hub, which are the focus for new housing in the rural area, but noted that there is limited potential for future development of approximately 15 dwellings over the plan period to 2026. This policy allows for housing within the development boundaries, whilst protecting the surrounding open countryside, and envisages a further 15 dwellings in the period 2026-2036, in line with the approach taken in SAMDEV. The policy also recognises that should numbers differ in the Local Plan Review, this would be supported.
National Planning Policy Framework	Para 184 states that Neighbourhood Plans should reflect Local Plan strategic policies and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Neighbourhood Plan policy HOU1 supports the strategic spatial distribution of development and will help with the NPPF direction of delivering a wide choice of high quality homes. One of the NPPF's core planning principles is to take account of the different roles and character of different areas, take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy HOU1 contributes to the achievement of sustainable development by performing a social role, providing the opportunity for new homes for people to live, an environmental role, protecting the natural environment from inappropriate development, and an economic role, ensuring that Woore remains a vibrant and sustainable parish where people want to live, work, visit and invest.

<b>Woore Neighbourhood Plan Policy</b>	<p><b>POLICY HOU2 – NEW HOUSING LOCATION</b></p> <p>Within the development boundaries, development will be supported on suitable sites which:-</p> <ul style="list-style-type: none"> <li>a) does not adversely affect local landscape character and visual amenity; and/ or</li> <li>b) maintains the sensitive green gaps as defined in policy GAP1; and/ or</li> <li>c) are located on brownfield land; and/ or</li> <li>d) fill a small, restricted gap in the continuity of existing frontage buildings; and/ or</li> <li>e) are a conversion of existing buildings; and/ or</li> <li>f) replace an existing building; and/ or</li> <li>g) provides for evidenced local affordable housing through rural exception sites either within or on the edge of the development boundaries; and/ or</li> <li>h) does not adversely affect heritage assets or their settings.</li> </ul> <p>Outside the development boundaries the parish is designated as open countryside, where new development will be strictly controlled in line with local and national policies.</p>
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Shropshire Core Strategy (2011)	<p><b>Policy CS4 : Community Hubs and Community Clusters</b> states that in the rural area, communities will become more sustainable by allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement.</p> <p><b>CS5 : Countryside and Green Belt</b> highlights that new development will be strictly controlled in accordance with national planning policies protecting the countryside.</p> <p><b>CS11 : Type and Affordability of Housing</b> states that to meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity.</p>
Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	<p><b>MD1 : Scale and Distribution of Development</b> states that sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements.</p> <p><b>MD7a : Managing Housing Development in the Countryside</b> highlights that new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters, and states that, subject to certain criteria, conversions, dwellings to house essential workers, and replacement dwellings would be permitted.</p> <p><b>Policy S11.2 (vii)</b> states that Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. There is limited potential for development over the period to 2026 which will be delivered through limited infilling, conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A51.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, seeking to ensure that new housing development reflects the scale and character of the parish, ensuring that the parish's individual sense of place and local distinctiveness is retained. The policy recognises that new development is necessary to meet local needs, and that this should be sustainably located, as befits the function and character of Woore.</p>
National Planning Policy Framework	<p>Para 184 states that Neighbourhood Plans should reflect Local Plan strategic policies and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Neighbourhood Plan policy HOU2 fully supports the strategic spatial distribution of development by allowing for housing development in appropriate locations. The NPPF highlights that development should respond to local character and history, and reflect the identity of local surroundings while not preventing or discouraging appropriate innovation.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy HOU2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.</p>

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY HOU3 - DESIGN</b></p> <p>New development should take the following into account:</p> <p>A. Development adjoining open countryside should provide a sympathetic transition.</p> <p>B. All new building shall take account of the topography and natural features of the site to maximise the views from the site to the surrounding areas of countryside and to minimise impact on the skyline.</p> <p>C. The orientation of new buildings should be arranged to maintain as far as is possible the views from existing buildings.</p> <p>D. New housing should be positioned such that it does not prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way.</p> <p>E. New dwellings will be normally be no more than 2 storeys high, unless such development is appropriate to its setting, topography, and is well designed in its own right.</p> <p>F. Dwellings should be of varying designs, house types and sizes, and have individual outside space.</p> <p>G. Design should respect the character of the locality and the local vernacular and contribute positively to local distinctiveness.</p> <p>H. New developments should take account of eco and environmentally sustainable technology and materials.</p> <p>I. Development should support features beneficial to wildlife.</p> <p>J. Developments should incorporate a native British mix of plants within their landscaping.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS4: Community Hubs and Community Clusters</b> states that all development should be of a scale and design that is sympathetic to the character of the settlement and its environs.</p> <p><b>Policy CS6: Sustainable Design and Development Principles</b> states that development will be designed to a high quality using sustainable design principles which respect and enhance local distinctiveness and which mitigates and adapts to climate change.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p><b>Policy MD2: Sustainable Design</b> states that for a development proposal to be considered acceptable it is required to respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Neighbourhood Plans. Furthermore, it should be ensured that development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Woore.</p>

National Planning Policy Framework	One of the core principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan policy HOU3 helps deliver the key planning aim of requiring good design. Para 58 states that Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Woore remains a valued and attractive place to live, work and invest.

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY GAP1 – SENSITIVE GAPS</b></p> <p>In order to maintain the established pattern of development and the distinctive identities of Woore, Irelands Cross and Pipe Gate, new development must minimise the impact on the open character of the sensitive gaps as defined in Figure C. The sensitive gaps should be respected, and unacceptable coalescence levels of the built form avoided.</p> <p>The sensitive gaps are designated as open countryside, where new development will be strictly controlled in line with local and national policies.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS5: Countryside and Green Belt</b> highlights in the written justification that proposals which would result in isolated, sporadic, out of scale, badly designed or otherwise unacceptable development, or which may either individually or cumulatively erode the character of the countryside, will not be acceptable.</p> <p><b>Policy CS4 : Community Hubs and Community Clusters</b> states that in the rural area, development will be permitted in Community Hubs and Clusters.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p><b>Policy S11.2 (vii)</b> states that Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Any development must respect the sensitive gap between Woore, Irelands Cross and Pipe Gate to prevent coalescence of the settlements, and that ribbon development along the A51 must be avoided.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that the valued areas of open countryside which separate the individual and distinct areas of the parish are maintained, and that their character as distinct places is protected. The adopted Core Strategy and the Shropshire Local Plan Review has highlighted that the policy approach is that the rural area between community clusters is considered as countryside, and that the integrity of any strategically important gaps between settlements will be protected.</p>
<p>National Planning Policy Framework</p>	<p>Neighbourhood plan policy GAP1 seeks to help deliver one of the NPPF’s key planning aims of conserving and enhancing the natural environment. Para 109 indicates that the planning system should protect and enhance valued landscapes.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>Neighbourhood Plan policy GAP1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with distinct areas and characteristics, an environmental role, protecting the natural and built environment, and an economic role, ensuring that Woore remains a valued and attractive place to live, work and invest.</p>



<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY ECON1 - RURAL ECONOMY</b></p> <p>Subject to respecting the Parish of Woore’s built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported -</p> <p>a) The development of new small businesses and the expansion of existing businesses  b) Development proposals in the open countryside which support the rural economy and agriculture where they contribute positively to the environment and do not cause unacceptable visual or landscape harm  c) Proposals that promote or provide facilities for home working, and businesses operating from home  d) The sympathetic conversion of existing buildings for business and enterprise  e) The diversification of farms and rural businesses where development is sensitive to their distinctive character, materials and form.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS4 : Community Hubs and Community Clusters highlights that in the rural area, communities will become more sustainable by allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by economic development of a scale that is appropriate to the settlement;</b></p> <p><b>Policy CS5 : Countryside and Green Belt</b> states that development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:</p> <ul style="list-style-type: none"> <li>• Small-scale new economic development diversifying the rural economy, including farm diversification schemes</li> <li>• Agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;</li> <li>• The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;</li> <li>• The conversion or replacement of suitably located buildings for small scale economic development / employment generating use;</li> <li>• Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside.</li> </ul> <p><b>Policy CS13 : Economic Development, Enterprise and Employment says that</b> Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities. In doing so, particular emphasis will be placed on encouraging home based enterprise, the development of business hubs, live-work schemes and appropriate use of residential properties for home working; and in rural areas, recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p><b>Policy MD1 : Scale and Distribution of Development</b> states that sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements.</p> <p><b>Policy MD4 : Managing Employment Development</b> stresses that employment development will be managed in accordance with spatial strategies in the core strategy CS1 – CS5, the relevant policies of which are detailed above.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, supporting businesses and employment, and promoting home working to negate the need for commuting, and the diversification of farms and rural businesses.</p>
<p>National Planning Policy</p>	<p>One of the core planning aims of the NPPF (Para 17) is to encourage the reuse of</p>

Framework	existing resources, including conversion of existing buildings. Neighbourhood Plan policy ECON1 helps deliver the NPPF's key planning aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
Contribution to the achievement of sustainable development	This policy contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater well-being.

<b>Woore Neighbourhood Plan Policy</b>	<p><b>POLICY INF1 - PARKING</b></p> <p>Development must not exacerbate existing parking problems in the parish, or lead to the loss of existing parking provision unless the lost parking places are adequately replaced in a nearby and appropriate alternative location, or an agreed alternative transport facility be provided or a contribution made to mitigate the loss.</p> <p>Any further provision for appropriate car parking in the parish will be supported.</p> <p>Existing residential areas and any new residential, retail, commercial and business developments must have adequate parking facilities to avoid or minimise 'on street' parking. For residential developments, this would be a minimum of 2 car parking spaces per 1 – 3 bed roomed dwelling, and a minimum of 3 parking spaces per 4+ bed roomed dwelling.</p>
Shropshire Core Strategy (2011)	<b>Policy CS6: Sustainable Design and Development Principles</b> highlights that proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term. Additionally, it should be ensured that all development is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision.
Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	<b>Policy MD2: Sustainable Design</b> highlights in the written justification that developments must be designed so they do not result in an unacceptable adverse impact on local infrastructure, for example adequate onsite car parking should be incorporated within a development site to ensure that cars do not overspill onto surrounding roads and therefore negatively impact on the local road network.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, whilst being locally distinct, ensuring that adequate parking is provided and seeking to ensure the protection of parking provision in the parish so as to reflect Woore's role as a community hub, and so as to minimise on--street parking which causes safety issues in rural Woore, which like many rural communities has high car ownership to reflect the lack of adequate public transport.

National Planning Policy Framework	<p>Neighbourhood plan policy INF1 seeks to help deliver the NPPF's key planning aims of supporting a prosperous rural economy – as the retention and provision of parking will help village centre services, businesses and shops to thrive. One of the key planning aims of the NPPF is to promote sustainable transport. Para 39 states that if setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>●the accessibility of the development;</li> <li>●the type, mix and use of development;</li> <li>●the availability of and opportunities for public transport;</li> <li>●local car ownership levels; and</li> <li>●an overall need to reduce the use of high-emission vehicles.</li> </ul> <p>Neighbourhood Plan policy INF1 seeks to provide an appropriate level of car parking for new development in Woore, taking into account the high levels of car ownership, existing congestion and lack of public transport.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy INF1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people want to visit, and where community facilities and shops and services can be easily accessed by all, and an economic role, ensuring that Woore remains a valued, accessible and attractive place to live, work and invest, and allowing for the continued viability of existing businesses.</p>

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY INF2– COMMUNICATIONS INFRASTRUCTURE</b></p> <p>The development of advanced high quality communications infrastructure, including high speed broadband and improved mobile network coverage, will be supported, subject to:</p> <ol style="list-style-type: none"> <li>a) Development being kept to a minimum consistent with the efficient operation of the network.</li> <li>b) Any development being sympathetic to its surroundings and camouflaged where appropriate.</li> </ol> <p>Where appropriate, new housing development should ensure that residential properties have high speed broadband connectivity capability.</p>
Shropshire Core Strategy (2011)	<p><b>Policy CS7: Communications and Transport</b> highlights the importance of promoting the use of information and communication technologies to reduce the impacts of individual travel decisions, and facilitating enterprise and improved access to services and information by managing the development of fixed and mobile ICT infrastructure and enabling local access to ICT facilities.</p> <p><b>Policy CS6: Sustainable Design and Development Principle</b> establishes the overarching aim that new development will be designed to a high quality using sustainable design principles. Achieving high quality sustainable design is a key planning objective which applies to all new development including alterations, extensions, conversions and replacements of existing buildings, advertisements and telecommunications infrastructure.</p> <p><b>Policy CS8 : Facilities, Services and Infrastructure Provision</b> states that the development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire.</p>

Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	<b>Policy MD8: Infrastructure Provision</b> indicates that applications for new strategic telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on: residential and other sensitive neighbouring land uses; visual amenity; landscape character and sensitivity, including impacts on sensitive skylines; natural and heritage assets, visitor and tourism economy including long distance footpaths, cycle tracks and bridleways; noise, air quality, dust, odour and vibration; water quality and resources; impacts from traffic and transport during the construction and operation of the infrastructure development and cumulative impacts.
Comments	By seeking to ensure that Woore has access to high quality digital connectivity, which is sympathetic to its surroundings, Neighbourhood Plan policy INF2 is in general conformity with local plan policies.
National Planning Policy Framework	The NPPF states in paragraph 42 that ‘Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.’
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, allowing people access to the internet and reducing social isolation, and an economic role, an environmental role, ensuring that development has minimal impact on the surrounding environment, and an economic role, ensuring that residents and employers have adequate digital connectivity to conduct their business.

<b>Woore Neighbourhood Plan Policy</b>	<b>POLICY COM1 - COMMUNITY FACILITIES</b> Proposals for the refurbishment and improvement of all community buildings, car parks, and recreational facilities together with the shops and public houses will be supported. Changes of use of community facilities which require planning permission will be supported where the proposed use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required. New community facilities in appropriate locations will be supported.
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Shropshire Core Strategy (2011)	<p><b>Policy CS6 : Sustainable Design and Development Principles</b> states that proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.</p> <p><b>Policy CS8 : Facilities, Services and Infrastructure Provision</b> highlights that the development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors; preserving and improving access to facilities and services wherever possible, facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, as outlined in the LDF Implementation Plan whether arising from new developments or existing community need, in locations that are appropriate and accessible.</p> <p><b>Policy CS15: Towns and Rural Centres</b> says that the rebalancing of rural settlements will be supported by the protection and improvement of existing day to day services and facilities within Shropshire’s network of villages. Proposals for new services and facilities that make a positive contribution towards the ability of a settlement to act as a Community Hub, or as part of a wider Community Cluster will be encouraged.</p>
Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	SAMDEV does not have any strategic policies regarding community facilities, but the Neighbourhood Plan policy does not conflict or undermine policies in the Shropshire Site Allocations and Development Plan Document.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, reflecting the desire to protect and enhance community infrastructure, retail and recreational facilities
National Planning Policy Framework	Policy COM1 contributes to one of the NPPFs core principles of delivering sufficient community and cultural facilities and services to meet local needs. Para 70 states planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy COM1 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of commercial and community uses, and a social role, seeking the retention and improvement of important village assets that are important to the community.

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY COM2 – RECREATION, PLAY AND OUTDOOR SPORTS FACILITIES</b></p> <p>All sports fields and areas currently used for play and recreation as shown on Figure D and Appendix 1 will be protected and, where possible, enhanced. Development for alternative uses will only be supported when:</p> <p>i) an assessment has been undertaken which shows the facility to be surplus to requirements; or</p> <p>ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>iii) in the case of the loss of sports and recreation facilities, the development is for alternative sports and recreation facilities, the needs for which clearly outweigh the loss.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS6 : Sustainable Design and Development Principles</b> states that proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.</p> <p><b>Policy CS8 : Facilities, Services and Infrastructure Provision</b> highlights the need to protect and enhance existing facilities, services and amenities that contribute to the quality of life of residents and visitors, in order to ensure safe and healthy communities where residents enjoy a high quality of life.</p> <p><b>Policy CS15: Towns and Rural Centres</b> says that the rebalancing of rural settlements will be supported by the protection and improvement of existing day to day services and facilities within Shropshire’s network of villages.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p>SAMDEV does not have any strategic policies regarding recreation, play and outdoor sports facilities, but the Neighbourhood Plan policy does not conflict or undermine policies in the Shropshire Site Allocations and Development Plan Document.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important play and recreation facilities and services in Woore Parish.</p>
<p>National Planning Policy Framework</p>	<p>Neighbourhood Plan policy COM2 seeks to help deliver the NPPF aim of promoting healthy communities. Para 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> <li>● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>● the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>● the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li> </ul>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy COM2 contributes to the achievement of sustainable development by performing an environmental role, protecting valued green spaces, a social role, allowing for the protection and provision of amenity, play and recreation facilities which contribute to the parish's social and cultural well-being, and an economic role, ensuring that Woore remains a valued and attractive place to live, visit, work and invest.
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<b>Woore Neighbourhood Plan Policy</b>	<b>POLICY COM3 – LOCAL GREEN SPACES</b> The 3 sites listed in Figure F below are designated as 'Local Green Space' which is protected from new development unless very special circumstances can be demonstrated.
Shropshire Core Strategy (2011)	The Core Strategy does not contain any strategic policy directly referencing Local Green Spaces, but <b>Policy CS8 : Facilities, Services and Infrastructure Provision states</b> that the development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors. Additionally, <b>Policy CS4 – Community Hubs and Clusters</b> indicates in the written justification that locally identified detail on what is of most community benefit in each Community Hub or Community Cluster will be community led as far as possible, within the frame work of the formal planning system. Community benefit includes environmental networks including open space, accessible countryside and woodlands, areas of biodiversity, play areas, playing fields, sports pitches and recreational facilities.
Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	SAMDEV does not have any strategic policies regarding local green spaces, but the Neighbourhood Plan policy does not conflict or undermine policies in the Shropshire Site Allocations and Development Plan Document.
Comments	By seeking to ensure the designation, and protection and enhancement of a good quality locally distinct green space, which is important to the people of Woore, Policy COM3 is in accordance with Shropshire's strategic priorities.
National Planning Policy Framework	Neighbourhood Plan policy COM3 is in general compliance with Paragraphs 76 and 77 of the National Planning Policy Framework, which consider Local Green Space designations and set out when they might be appropriate. The designation should be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy COM3 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Woore remains a valued and attractive place to live, work, visit and invest.

<p><b>Woore Neighbourhood Plan Policy</b></p>	<p><b>POLICY ENV1 - FOOTPATHS/ SUSTAINABLE TRANSPORT</b></p> <p>1. Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see map of existing PROW), its enhancement where possible, and the safety of users of rural roads and lanes.</p> <p>2. Any development which leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.</p> <p>3. Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to village facilities, parks and open spaces, and nearby countryside. The provision of any such additional routes will be supported.</p> <p>4. The needs of non-motorised users (as described in para 3 above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration.</p> <p>5. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.</p>
<p>Shropshire Core Strategy (2011)</p>	<p><b>Policy CS7 : Communications and Transport</b> highlights the need to protect and enhance strategic and local cycling, footpath, bridleway and canal networks as local transport routes and for recreation and leisure use, in order to maintain a sustainable pattern of development.</p> <p><b>Policy CS16 : Tourism, Culture and Leisure</b> highlights the importance of supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire’s landscape, cultural and historic assets including the rights -of-way network.</p> <p>Additionally, the written justification of <b>Policy CS17: Environmental Networks</b> states that new development of one or more dwellings, or any development for employment use, should contribute to extending and improving linkages and provide connections between urban areas and the adjoining countryside. Linkages can be provided through footpaths, cycle paths, rail lines, watercourses and their margins, canal corridors, field boundaries, hedgerows or woodlands and can cross administrative boundaries.</p>
<p>Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)</p>	<p>No strategic policy, but the Neighbourhood Plan policy does not conflict or undermine policies in the Shropshire Site Allocations and Development Plan Document.</p>
<p>Comments</p>	<p>By protecting and establishing footpaths and links, Policy ENV1 is in general compliance with Local Plan policies.</p>
<p>National Planning Policy Framework</p>	<p>Neighbourhood plan policy ENV1 seeks to help deliver one of the NPPF’s key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. Para 75 indicates that policies should protect and enhance public</p>



	rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy ENV1 contributes to the achievement of sustainable development by performing an environmental role, protecting countryside routes and green links, and a social role, by protecting and establishing footpaths for the community to use, which encourages walking and good health.

<b>Woore Neighbourhood Plan Policy</b>	<b>POLICY ENV2 – HS2</b> Any land use alterations and highway modifications as a result of temporary works during the construction of HS2 must be returned to their original condition once work is completed.
Shropshire Core Strategy (2011)	No specific strategy policy in the Core Strategy, although <b>Policy CS6: Sustainable Design and Development Principles</b> highlights the need for development to protect, restore, conserve and enhance the natural, built and historic environment. This locally distinct Neighbourhood Plan policy does not conflict or undermine policies in the Shropshire Core Strategy.
Shropshire Site Allocations and Development Policies Development Plan Document (SAMDEV) (2015)	<b>Policy MD8 : Infrastructure Provision</b> highlights that in cases of new strategic infrastructure particular consideration will be given to the potential for adverse impacts from traffic and transport during the construction and operation of the infrastructure development. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;
Comments	By seeking to ensure that any adverse impacts arising from the temporary works during the construction of HS2 are indeed only temporary, and must be restored once work is completed, this policy is in general conformity with SAMDEV policy MD8.
National Planning Policy Framework	One of the NPPF's core planning principles is to conserve and enhance the natural environment. This Neighbourhood Plan policy, whilst recognising the need for improved national infrastructure and economic growth, seeks to ensure that the natural environment of Woore is protected and conserved.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy ENV2 contributes to the achievement of sustainable development by performing an environmental role, ensuring that any adverse effects on the landscape of Woore by the construction of HS2 are temporary, and that the landscape character of Woore is not permanently damaged.

#### **4.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS**

A Strategic Environmental Assessment (SEA) screening was undertaken by Woore Parish Council as the qualifying body. The screening confirms that a Strategic Environmental Assessment is not required for this Plan (see Woore SEA Screening Assessment, available at <http://www.woorenpt.org.uk> )

The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan (see Woore Screening Assessment, available at <http://www.woorenpt.org.uk> )

The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

#### **4.5 BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS**

There are no other prescribed matters.