

STOKE UPON TERN NEIGHBOURHOOD PLAN: CABINET REPORT 12th FEBRUARY 2020

APPENDIX 2: SCHEDULE OF PROPOSED MODIFICATIONS

	Policy / Reference	Examiner's Proposed Modification(s) Red is additional proposed text. Strikethrough-is proposed deleted text	AGREE / DISAGREE	Alternative Modification(s) Proposed, and Reason Red is additional proposed text. Strikethrough-is proposed deleted text
PM1	Page 1 Executive Summary	From the outset the Parish Council recognised that, despite the wealth of local knowledge to call upon, we needed expert advice and guidance as well as funding for what proved to be a two-year project. Our Working Group deserves much credit for not only securing highly experienced consultants in Urban Vision, but also having the determination to achieve the funding required from Shropshire Council and Locality, which delivers the government's neighbourhood planning support programme.	Agree	N/A
PM2	Page 2 Background to the Neighbourhood Plan	This Neighbourhood Plan will set out the direction for the parish of Stoke upon Tern until 2033. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the parish. Although The Government's intention is for local people to influence what goes on in their Neighbourhood Plan area and the Localism Act 2011 however sets out important legal requirements. In accordance with such legislation the Localism Act , the Neighbourhood Plan must meet the basic conditions: <ul style="list-style-type: none"> • Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Policy Guidance. • Contribute to the achievement of sustainable development; • Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations. • Be in general conformity with the strategic policies of the development plan for the area. 	Agree	N/A
PM3	Page 2 Background to the Neighbourhood Plan	It can also incorporate other wider policies take account of concerns that go beyond land use considerations and demonstrate support for wider strategic improvements.	Agree	N/A

PM4	Page 2 Background to the Neighbourhood Plan	This neighbourhood plan is compatible with EU obligations and has included an Equalities Impact Assessment within its Basic Conditions Statement. The policies within this plan have been prepared with due care and consideration to ensure they are compatible with EU obligations and the neighbourhood plan has been screened by Shropshire Council for SEA. The screening response reports confirmed that neither SEA nor HRA is not were required. There are no sites that would make the Habitat Regulation apply.	Agree	N/A
PM5	Page 5 Neighbourhood Plan Process	The neighbourhood plan process is set out in the Neighbourhood Planning (General) Regulations 2012. This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date.	Agree	N/A
PM6	Page 5 Neighbourhood Plan Process	The Neighbourhood Plan itself has been led by the Stoke upon Tern Neighbourhood Development Plan Steering Group, which is made up of Parish Councillors. In producing this draft Neighbourhood Plan the Steering Group has been supported by neighbourhood planning specialists, Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with Shropshire Council, who have provided practical assistance and advice on key issues such as strategic local policy.	Agree	N/A
PM7	Page 6 Neighbourhood Plan Process	The Parish Council organised workshop and consultation events to gauge local opinion at key stages in the production of the Neighbourhood Plan. In addition the Neighbourhood Plan will be the subject of a 6 week period of statutory consultation before the plan can be submitted to Shropshire Council. This is the stage when views about the Neighbourhood Plan are formally recorded and formally responded to, so anyone wishing to make comments must use this opportunity to register them. During formal consultation the Parish Council will advertise that the draft Neighbourhood Plan is available for people to comment on. The publicity will notify people of where they could see a copy of the Neighbourhood Plan, the deadline for comments, and where they could be returned. Details and all relevant documents are available on the Stoke upon Tern Parish Council Neighbourhood Plan website: www.stokeuponternparish.org.uk – and forms will be made available for people to register their comments.	Agree	N/A

		<p>After the formal consultation period the Parish Council will consider all the representations received and decide how to respond to them. This includes making appropriate modifications to the draft Neighbourhood Plan.</p> <p>The amended Neighbourhood Plan will then be submitted to Shropshire Council, along with a Consultation Statement and a Basic Conditions Statement, explaining how the Neighbourhood Plan satisfies the defined legal requirements.</p> <p>It is the Council's duty to check whether the Neighbourhood Plan has followed the proper legal process and that it has met the legal requirements for consultation and publicity. If the Council is satisfied in this regard, then the Council will publish the Neighbourhood Plan and invite representations from the public and from statutory consultees. At this stage comments must focus on whether the Neighbourhood Plan satisfies the basic legal conditions.</p> <p>Following the 6-week publicity period Shropshire Council will appoint an independent examiner to consider the Neighbourhood Plan and any representations made at this stage. The independent examiner's duty is limited to considering whether the Neighbourhood Plan meets the basic conditions. This means there is little scope to alter the content of the Neighbourhood Plan at this stage.</p> <p>The independent examiner will prepare a report, which can recommend that the neighbourhood Plan proceeds to a referendum, or proceeds to a referendum with appropriate modifications. If the examiner concludes that the Neighbourhood Plan does not meet the basic conditions he or she will recommend that it does not proceed to a referendum.</p> <p>If the examiner finds the Neighbourhood Plan to be satisfactory, with modifications if necessary, then Shropshire Council will arrange for a referendum to take place. All people on the electoral register who live in the Neighbourhood Area (Stoke upon Tern Parish) will be entitled to vote in the referendum.</p> <p>If more than 50% of the votes cast support the Neighbourhood Plan, then the Council will bring the plan into force through a simple resolution of the Council.</p>						
PM8	Page 7 Heading	The Core Strategy Local Strategic Policy	Agree	N/A				
PM9	Page 10	Schedule of Parish Council meetings During these meetings Neighbourhood Plan discussed as an Agenda item; <table border="1" style="display: inline-table; vertical-align: middle;"> <thead> <tr> <th>EVENT</th> <th>OUTCOME</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	EVENT	OUTCOME			Agree	N/A
EVENT	OUTCOME							

	<p>Schedule of Parish Council Meetings</p>	<p>minutes taken and posted in public domain alongside Open Sessions held at every meeting. DATE</p> <p>August 2015</p> <p>September 2015</p> <p>November 2015</p> <p>December 2015</p> <p>January 2016</p> <p>March 2016</p> <p>May 2016</p> <p>June 2016</p> <p>August 2016</p>	<p>Parish Council</p>	<p>Public Involvement and Minutes published</p>
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PM10	Page 21 Land Use Policies	<p>Context</p> <p>Neighbourhood Plans must meet certain “basic conditions” before they can be brought into force. These will be tested through the independent examination and will be checked by the local planning authority before the plan is able to proceed to the referendum.</p> <p>The Basic Conditions for Neighbourhood Plans are that</p> <ul style="list-style-type: none"> • They must have appropriate regard to national policy • They must contribute to the achievement of sustainable development • They must be in general conformity with strategic local policy • They must be compatible with EU obligations including human rights requirements. <p>When the Stoke upon Tern Neighbourhood Plan is submitted to Shropshire Council it must be accompanied by a Basic Conditions Statement, which proves that the Neighbourhood Plan satisfies the Basic Conditions.</p>	Agree	N/A
PM11	Page 22 Land Use Policies	<p>Local Strategic Policy</p> <p>The Plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015 acknowledges the role of Neighbourhood Plans and states it will cross-reference where appropriate any development proposals that are within a Neighbourhood Plan area ensuring where appropriate they take into account the policies of the Neighbourhood Plan.</p> <p>1. The Shropshire Local Development Framework: Core Strategy 2011-2026 Adopted March 2011</p>	Agree	N/A

		2. The plan for Shropshire, Site Allocations and Management of Development Plan (SAMDev), Adopted December 2015		
PM12	Page 22 Policies for Stoke upon Tern	<p>The Neighbourhood Plan's policies are presented in a consistent format comprising</p> <ul style="list-style-type: none"> <input type="checkbox"/> the strategic objectives for the relevant topic (housing, rural environment, etc.) • the context and rationale for the individual policy, • the strategic basis for the policy, • the policy itself, • the purpose of the policy, and • an explanation of how the policy will be applied in managing future development in 	Agree	N/A
PM13	Page 23 Policies for Stoke upon Tern	<p>Introduction and Background to Policy Areas</p> <p>Following consultation and research that provides the evidence base for the Neighbourhood Plan, a range of policy areas were identified to address identified issues and opportunities, and are designed to support the vision and aims of the plan.</p> <p>The vision and aims are outlined in Section 3, and will be achieved through a series of site allocations (see Section 8), and the following enabling land use policies.</p> <p>The identified policy areas are as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housing; <input type="checkbox"/> Business and Employment; <input type="checkbox"/> Community Assets and Facilities; and <input type="checkbox"/> Natural Environment. 	Agree	N/A
PM14	Page 24 Housing Design	<p>Rationale and Evidence</p> <p>Through the community engagement key issues surrounding the protection of the rural character of the parish and future growth were identified. Specifically issues Issues raised included the design of new development, expansion of caravan sites and provision of Gypsy and Traveller sites. These policies The policies in this section seek to inform future development, and address local housing needs, and including the need to provide for a balanced mix of new homes, in a planned,</p>	Agree	N/A

		<p>well-designed and sustainable manner in line with the vision and aims of the plan.</p> <p>Stoke upon Tern has a distinctive rural character and the Neighbourhood Plan aims is important that all new development is well designed, in order to protect the existing character and to enhance the quality of the built environment.</p>		
PM15	Page 24 / 25 Housing Design	<p>Furthermore, Shropshire Council is identifying Community Hubs as part of the 'Hierarchy of settlement methodology'. In terms of the Stoke upon Tern Neighbourhood Plan, a Community Hub is defined as an existing or potential group of dwellings providing a range of properties of differing size, forming a community within the parish and separated from other Hubs by open countryside</p> <p>These hubs are clearly defined in terms of their size and boundary and are intended to provide the focus of future development, enabling sustainable growth within the neighbourhood plan area without compromising the distinct character of the rural parish. There are three identified Community Hubs within the Neighbourhood Plan Area as shown on the plan and listed below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Dutton Close Community Hub, anticipated to deliver up to 25 additional dwellings <input type="checkbox"/> Warrant Camp, Warrant Road Community Hub, anticipated to deliver up to 38 additional dwellings. <input type="checkbox"/> Clive Barracks, Tern Hill Community Hub, anticipated to deliver up to 500 additional dwellings. <p>25</p> <p>Identified Community Hubs 26</p> <p>There would be a presumption to support development in these three key areas, however respecting the character of the Community Hubs to ensure that they do not join, maintaining the rural character and scale of the area.</p> <p>By promoting future growth within the parish in identifiable Community Hub areas, promoted through policies in the emerging local plan, this enables the other smaller hamlets within the Neighbourhood Plan area to be considered as 'Open Countryside' as the development boundaries</p>	Disagree	<p>Proposed Modification</p> <p>Furthermore, Shropshire Council is identifying Community Hubs as part of the 'Hierarchy of settlement methodology'. In terms of the Stoke upon Tern Neighbourhood Plan, a Community Hub is defined as an existing or potential group of dwellings providing a range of properties of differing size, forming a community within the parish and separated from other Hubs by open countryside</p> <p>These hubs are clearly defined in terms of their size and boundary and are intended to provide the focus of future development, enabling sustainable growth within the neighbourhood plan area without compromising the distinct character of the rural parish. There are three identified Community Hubs within the Neighbourhood Plan Area as shown on the plan and listed below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Dutton Close Community Hub, anticipated to deliver up to 25 additional dwellings <input type="checkbox"/> Warrant Camp, Warrant Road Community Hub, anticipated to deliver up to 38 additional dwellings. <input type="checkbox"/> Clive Barracks, Tern Hill Community Hub, anticipated to deliver up to 500 additional dwellings. <p>25</p> <p>Identified Community Hubs 26</p> <p>There would be a presumption to support development in these three key areas, however respecting the character of the Community Hubs to ensure that they do not join, maintaining the rural character and scale of the area.</p>

	<p>will be removed and significant future development should be concentrated in the identified Community Hubs shown in this plan</p> <p>The Neighbourhood Plan does not allocate any land for development. However, having regard to national policy advice¹¹, taking into account current strategic policies of the development plan and related evidence, the Neighbourhood Plan recognises that it is likely that development will take place within the Neighbourhood Area during the plan period. This could include</p> <p>development at the site allocated in Shropshire Council’s SAMDev at Dutton Close, as well as significant development at Clive Barracks which, as noted earlier in the Neighbourhood Plan, is due to be vacated during the coming years.”</p> <p>Whilst the SAMDev runs to 2026, the plan period for the Neighbourhood Plan extends to 2033 and it is likely that further land for development, over and above that allocated in the SAMDev, will be required for development during the period 2026-2033. The Parish Council would be supportive of future development at Clive Barracks, subject to it conforming with Neighbourhood Plan and other relevant development plan policies.”</p>	<p>By promoting future growth within the parish in identifiable Community Hub areas, promoted through policies in the emerging local plan, this enables the other smaller hamlets within the Neighbourhood Plan area to be considered as ‘Open Countryside’ as the development boundaries will be removed and significant future development should be concentrated in the identified Community Hubs shown in this plan</p> <p>The Neighbourhood Plan does not allocate any land for development. However, having regard to national policy advice¹¹, taking into account current strategic policies of the development plan and related evidence, the Neighbourhood Plan recognises that it is likely that development will take place within the Neighbourhood Area during the plan period. This could include development at the site allocated in Shropshire Council’s SAMDev at Dutton Close, as well as significant development at Clive Barracks which, as noted earlier in the Neighbourhood Plan, is due to be vacated during the coming years.”</p> <p>Whilst the SAMDev runs to 2026, the plan period for the Neighbourhood Plan extends to 2033 and it is likely that further land for development, over and above that allocated in the SAMDev, will be required for development during the period 2026-2033. The Parish Council would be supportive of future development at Clive Barracks, subject to it conforming with Neighbourhood Plan and other relevant development plan policies.”</p> <p>Reason : To provide additional clarity that the Neighbourhood Plan does not allocate land for</p>
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				development, but that there remains close links between the Plan and the Shropshire Development Plan.
PM17	Page 25 Housing Design	Change title of Plan on page 25 from 'Identified Community Hubs' to "Dutton Close and Clive Barracks" and delete Warrant Camp from plan on page 25.	Partially agree	Proposed Modification: Include a 'Context Plan' in referendum version of the Neighbourhood Plan Reason: It is useful for the Neighbourhood Plan to include a Context Map to include current SAMDev allocations and other existing committed development sites, although agreed that this should not include land at Clive Barracks.
PM18	Page 27 Policy H1	Policy H1: Addressing Identified Local Housing Needs A range of housing needs have been identified, and in terms of housing types and tenures, development proposals must address these. New housing development will address identified needs, including: <input type="checkbox"/> Affordable housing, including homes for social rent, affordable rent, shared ownership, and starter homes; and <input type="checkbox"/> Housing for the older population such as supported housing, and downsizing and rightsizing opportunities (this is considered further in Policy H2 below) In addressing local housing needs, encouragement will be given to the adaptation and conversion of redundant agricultural buildings. The delivery of affordable housing of a type and tenure that reflects the latest available local affordable housing needs survey will be supported. The delivery of housing to meet the requirements of older people, including supported living, will be supported.	Agree	N/A
PM19	Page 28 Policy H1	Application of Policy Policy H1 is designed to address identified local housing needs and is focused on providing affordable housing options for younger people, and housing options for the older population, which will free up properties for the market. It also recognises the potential to utilise redundant agricultural buildings for new homes, where appropriate.	Agree	N/A
PM20	Page 28 Policy H2	Policy H2: Caravan Sites New static caravan development or extensions to existing sites will be approved in appropriate locations where there would be no significant	Agree	N/A

		<p>adverse impact on the countryside and any other sensitive areas. Such impacts will include consideration of:</p> <ul style="list-style-type: none"> • Visual intrusion; • noise and disturbance; • additional traffic movements. <p>• The countryside and other sensitive areas include:</p> <ul style="list-style-type: none"> • rural landscape; • areas with statutory designations; • historic areas and their setting; • residential areas; <p>Appropriately sited small scale extensions to existing caravan sites may be permitted where, due to improvement to landscaping and layout, the result would be a less intrusive site.</p> <p>Proposals for new static caravan sites, or extensions to existing sites, will be supported where it can be demonstrated that development will respect local character, residential amenity and highway safety.</p>		
PM21	Page 28 Policy H2	<p>Application of Policy Stoke upon Tern is home to several caravan sites, and Policy H2 is designed to properly manage and plan for their possible future expansion, and proposals for new sites. The creation and extension of static caravan sites on open or exposed sites is discouraged by the policy. This is particularly important in environmentally vulnerable areas.</p>	Agree	N/A
PM22	Page 28/29/30 Policy H3 and supporting text	<p>Gypsy and Traveller Sites The existing Arc4 study identifies a shortfall of 19 Gypsy and Traveller pitches across Shropshire to 2019, though the local authority were actively seeking to deliver 5 additional pitches, which would suggest a need for 14 pitches to 2019. In addition, Arc4 also identified a likely requirement for 12 additional pitches in the longer term (2019-2027), but that this would probably be addressed through the proposed new provision and turnover of existing provision. They also recommended that the local authority worked alongside the Gypsy and Traveller community to “address small scale needs” in accordance with Policy C12 in the Core Strategy.</p>	Disagree	<p>Proposed Modification Gypsy and Traveller Sites The existing Arc4 study identifies a shortfall of 19 Gypsy and Traveller pitches across Shropshire to 2019, though the local authority were actively seeking to deliver 5 additional pitches, which would suggest a need for 14 pitches to 2019. In addition, Arc4 also identified a likely requirement for 12 additional pitches in the longer term (2019-2027), but that this would probably be addressed through the proposed new provision and turnover of existing provision.</p>

	<p>Arc4 have been commissioned to review this study, but are 2-3 months away from a draft report. Therefore, for the purposes of the Neighbourhood Plan, the current evidence will be used to develop the policy.</p> <p>In addition, DCLG guidance describes “smaller permanent sites” as between 6 and 12 pitches, whilst latest DCLG planning policy in respect of Gypsy and Traveller sites (dated August 2015) sets out different policies for different types of location. Policy C: Sites in Rural Areas and the Countryside would be applicable to Stoke upon Tern, and states “when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community”.</p> <p>Therefore, the key issues for Stoke upon Tern in terms of Gypsy and Traveller provision would appear to be:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stoke upon Tern’s rural setting. <input type="checkbox"/> Ensuring proposals being of a scale that do not dominate the various settlements across the parish. <input type="checkbox"/> Addressing identified needs. <p>Given the rural nature of Stoke upon Tern, it would be justifiable to develop the policy in a manner that would accord with addressing “small scale needs”, and suggest that this would be no more than 5 pitches.</p> <p>Policy H3: Homes for Gypsies and Travellers Permission will be granted for gypsy and traveller accommodation that is:</p> <ul style="list-style-type: none"> ● To address identified small scale needs; ● New sites should not be greater than 5 pitches; and ● Extensions to existing sites should not increase the capacity of the site to more than 8 pitches. <p>The design and layout of proposals should be appropriate to the rural context, and applicants should demonstrate that proposals do not dominate the countryside setting.</p> <p>Application of Policy</p>		<p>They also recommended that the local authority worked alongside the Gypsy and Traveller community to “address small scale needs” in accordance with Policy C12 in the Core Strategy.</p> <p>Arc4 have been commissioned to review this study, but are 2-3 months away from a draft report. Therefore, for the purposes of the Neighbourhood Plan, the current evidence will be used to develop the policy.</p> <p>In addition, DCLG guidance describes “smaller permanent sites” as between 6 and 12 pitches, whilst latest DCLG planning policy in respect of Gypsy and Traveller sites (dated August 2015) sets out different policies for different types of location. Policy C: Sites in Rural Areas and the Countryside would be applicable to Stoke upon Tern, and states “when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community”.</p> <p>Therefore, the key issues for Stoke upon Tern in terms of Gypsy and Traveller provision would appear to be:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stoke upon Tern’s rural setting. <input type="checkbox"/> Ensuring proposals being of a scale that do not dominate the various settlements across the parish. <input type="checkbox"/> Addressing identified needs. <p>Given the rural nature of Stoke upon Tern, it would be justifiable to develop the policy in a manner that would accord with addressing “small scale needs”, and suggest that this would be no more than 5 pitches.</p> <p>Policy H3: Homes for Gypsies and Travellers Permission will be granted for gypsy and traveller accommodation that is:</p> <ul style="list-style-type: none"> ● To address identified small scale needs; ● New sites should not be greater than 5 pitches; and ● Extensions to existing sites should not increase the capacity of the site to more than 8 pitches.
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		<p>To address the impact that caravan sites have on the countryside and amenity, and to properly manage their growth. Planning History and location plan are to be found in Appendix 1.</p>	<p>The design and layout of proposals should be appropriate to the rural context, and applicants should demonstrate that proposals do not dominate the countryside setting.</p> <p>Application of Policy To address the impact that caravan sites have on the countryside and amenity, and to properly manage their growth. Planning History and location plan are to be found in Appendix 1.</p> <p>Include the following new text before policy H1... Gypsy and Traveller Sites Permission has been granted for gypsy and traveller accommodation on two sites in the neighbourhood area at the Paddocks, Warrant Road for eight pitches and Abdo Hill Farm, Rosehill for four pitches, and these sites are shown on the Context Plan. Policies CS5 and CS12 of Shropshire Council's Core Strategy currently provide development plan policies relating to the appropriate management of gypsy and traveller accommodation, and more recent national Planning Policy for Traveller Sites (PPTS) was prepared in August 2015, which is also material in decision making.</p> <p>Shropshire Council are currently preparing a review of the Local Plan which extends the plan period to 2036. As part of this process, consultants Arc4 prepared an update to the needs assessment for gypsy and traveller accommodation across the County in 2017. This concluded that due to ongoing level of turnover of pitches, the Council can currently demonstrate sufficient supply to accommodate ongoing needs. This position is due to be updated further by a reconsideration to the Arc4 report later in 2019. This evidence base will be used by Shropshire Council to prepare updated planning policies for supporting appropriate gypsy and traveller accommodation</p>
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				<p>alongside other material considerations, including the PPTS, which states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside that are away from existing settlements or areas allocated in the Development Plan. The PPTS also states that Local Planning Authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.</p> <p>REASON: Proposed modification provides important clarity on the process for assessing Gypsy and Traveller proposals, but does not introduce new policy, and instead provides some important clarification as to the how the current adopted policy within Shropshire's Local Plan will be implemented, alongside consideration of the Government's guidance note on the issue.</p>
PM23	Page 30 H3	<p>Application of Policy To address the impact that caravan sites have on the countryside and amenity, and to properly manage their growth.</p>	Agree	N/A
PM24	Page 29 Policy D1	<p>New development in Stoke upon Tern must deliver good quality design. In order To achieve this all new development must wherever possible and appropriate. The Design and Access Statement submitted with planning applications for new development must show how the design of the proposed development responds to each of the principles set out below: proposals should take account of the following:</p> <ol style="list-style-type: none"> 1. Respond to the existing character of the parish by providing active frontages to streets and spaces and responding to nearby development in terms of enclosure and degree of set-back; 2. Be well integrated with its surroundings by reinforcing existing connections and creation of new ones, while respecting local character and appearance; 3. Provide convenient access to community services and facilities; 4. Have good access to public transport or otherwise help reduce car dependency; 5. Create a place with a locally inspired or distinctive character, complementing the existing character and vernacular; 	Agree	N/A

		<p>6. Respect and enhance local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;</p> <p>7. Provide buildings, landscaping, boundary treatments and planting that create attractive streets and spaces;</p> <p>8. Take advantage and respect views into and out of sites in order to make the development easy to access and navigate through;</p> <p>9. Provide streets that encourage low vehicle speeds and which can function as safe, social spaces;</p> <p>10. Integrate car parking within landscaping so that it does not dominate the streets, and ensure that car parking requirements can be catered for on plot;</p> <p>11. Clearly distinguish between public and private spaces;</p> <p>12. Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;</p> <p>13. Be of an appropriate scale and density in relation to the wider parish context;</p> <p>14. Include high quality and recycled materials which complement those used in the surrounding area; and</p> <p>15. Not create unnecessary light pollution by having bright, permanently lit areas at night.</p> <p>16. Help achieve a fibre optic connection to the nearest connection chamber in the public highway</p> <p>17. Provide for permeable surfaces in hard landscaped areas.</p> <p>Policy D1 will be applied flexibly where outstanding and innovative development is proposed, and where proposals involve the conversion and adaptation of an existing building.</p> <p>Significant development proposals should be subject to independent design review, as stated in the NPPE. Independent design review of major development proposals will be supported.</p>		
PM25	Page 31	To support and enable appropriate rural diversification to ensure the continued viability.	Agree	N/A
PM26	Page 32 Policy BE1	Stoke upon Tern is a rural parish, with a mainly rural, agricultural economy. Development that contributes to diversification of the local rural economy will be approved, subject to there being no significant adverse impact on:	Agree	N/A

		<ul style="list-style-type: none"> • existing businesses; • residential amenity; • the rural environment. <p>Development that contributes to the diversification of the rural economy will be supported, subject to it respecting local character, residential amenity and highway safety</p>		
PM27	Page 32 Policy BE1	<p>Application of Policy The purpose of Policy BE1 is to encourage and enable the diversification of the local economy in an appropriate manner, and to ensure that such proposals do not have a negative impact on local residents and existing local businesses.</p>	Agree	N/A
PM28	Page 32 Policy BE2	<p>Proposals for the conversion or extension of existing residential properties or the development of new buildings within a residential plot for commercial uses to provide opportunities for new start-up businesses, or the expansion and diversification of existing businesses, will be supported where it can be demonstrated that proposals are compatible with residential uses, will not have any significant negative impact on residential amenity.</p> <p>New housing is encouraged to include opportunities for home working and opportunities to cater for home based business, where it can be demonstrated that the principles set out in Policy D1 will not be compromised.</p> <p>The inclusion of space for homeworking in new residential properties will be supported.</p>	Agree	N/A
PM30	Page 32 Policy BE2	<p>Application of Policy To support and enable appropriate rural diversification to ensure the continued viability and sustainability of the parish, and to ensure that the local economy remains resilient.</p>	Agree	N/A
PM31	Page 32 Policy BE3	<p>The Rosehill Road and Warrant Road industrial estates in Stoke-upon-Tern currently support B1, B2 and B8 uses.</p> <p>Applications for uses other than Proposals for non B1, B2 and B8 uses at these sites should respect local character and residential amenity and highway safety and should not result in the overall loss of employment land in the neighbourhood area must be compatible with existing uses and not have any significant negative impact on the local environment and amenity</p>	Agree	N/A

		New development proposals will be expected to make contributions to environmental improvements within their locality, where this will ameliorate what would otherwise be negative impacts.		
PM32	Page 33 Policy BE3	Application of Policy Stoke upon Tern is home to a number of Industrial Estates which cater for a diverse range of businesses, and provide employment opportunities for local people. Policy BE3 is designed to help manage future change across the estates, and ensure that they can continue to provide a good local base for businesses and provide local employment.	Agree	N/A
PM33	Page 34 Community Assets and Facilities	Access to a range of community facilities is essential to deliver the services that meet community needs. This is especially important in smaller settlements where services and facilities are limited. Policy CAF32 is designed to ensure that identified community assets are protected, and to guard against unnecessary loss of community value seeks to protect community assets.	Agree	N/A
PM34	Page 35 Policy CAF1	<p>Access to high quality play, sports and recreational facilities is an important element of sustainability, and development proposals must deliver or contribute to such facilities.</p> <p>Development proposals must deliver equipped/designated play space in line with Fields In Trust quantity benchmark guidance, as follows:</p> <ul style="list-style-type: none"> • 5-10 dwellings: Local Area for Play; • 10-200 dwellings: Local Area for Play and a Locally Equipped Area for Play; • 201-500 dwellings: Local Area for Play, a Locally Equipped Area for Play, a contribution to a Neighbourhood Equipped Area for Play, and a Multi-Use Games Area; and • 501+ dwellings: Local Area for Play, a Locally Equipped Area for Play, a Neighbourhood Equipped Area for Play, and a Multi-Use Games Area. <p>Planning applications must also be supported by an assessment of the level of formal outdoor space (including sports facilities) that proposals should deliver, in line with Fields In Trust recommended benchmark guidance, or its equivalent that is applicable at the time.</p> <p>The Fields In Trust guidance can be found at: http://www.fieldsintrust.org/guidance</p> <p>The provision of new high quality play, sports and recreational facilities and / or the improvement of existing facilities, will be supported.</p>	Agree	N/A

PM35	Page 34 Policy CAF2	The Place Plan is a document prepared by Shropshire Council, in discussion with Town and Parish Councils and infrastructure providers, to support the Local Plan process. It seeks to identify, and where possible suggest funding, for local infrastructures to support development.	Agree	N/A
PM36	Page 35 Policy CAF1	Application of Policy Proposals must provide appropriate facilities or provide contributions to their provision where it is viable to do so.	Agree	N/A
PM37	Page 35 Policy CAF2	A range of community assets have been identified across the Neighbourhood Area. Development proposals involving identified community assets will be approved, where there is no loss of community value. Where a proposal involves a recognised Asset of Community Value as determined by the provisions of the Localism Act 2011, this will be taken into account in the determination of planning applications. The retention and / or the enhancement of community assets will be supported.	Agree	N/A
PM38	Page 35 Policy CAF2	Application of Policy Proposals for development that involve an identified community asset must be considered in the context of the presumption against loss of community value. Improvements to infrastructure and community bus and transport services are needed in particular to address the need identified earlier in the plan. These should include services such as those provided by the Shropshire Volunteer Driver Scheme facilitated by Shropshire Council.	Agree	N/A
PM39	Page 36 Policy NE1	Access to high quality green spaces and environmental assets such as Wollerton Wetlands is an important element of sustainability. Development proposals must deliver access, or contribute to enabling access, to such assets. Development proposals must incorporate important environmental assets and features, such as trees and hedgerows, and take opportunities to improve and enhance footpaths, bridleways, and public rights of way. Planning applications must be supported by an assessment of the level of informal outdoor space that proposals should deliver, in line with Fields In Trust recommended benchmark guidance or its equivalent that is applicable at the time.	Agree	N/A

		<p>The Fields In Trust guidance can be found at: http://www.fieldsintrust.org/guidance</p> <p>The protection and / or enhancement of public rights of way and the provision of net gains in biodiversity will be supported. Development must respect local character and minimise impacts on biodiversity.</p>		
PM40	Page 37 Policy NE1	<p>Application of Policy Proposals should be assessed in accordance with the Fields In Trust guidance, and should demonstrate how positive links and connections can be made to key environmental assets and corridors.</p>	Agree	N/A
PM41	Page 38	<p>Non-Planning Issues If there are any non-planning issues, or proposed projects/initiatives, then a non-statutory annex could be added to the plan. This would not be part of the statutory neighbourhood plan and not subject to independent examination and referendum, therefore. But it would inform people of how you intend to deal with other issues raised, which are not matters for planning policy to address. Issues to be covered: <input type="checkbox"/> Village or Community Shop <input type="checkbox"/> Public Transport <input type="checkbox"/> Speeding Traffic <input type="checkbox"/> Traffic Movements on rural routes <input type="checkbox"/> Infrastructure Impacts of development within the locality (The Neighbourhood Plan Area and neighbouring parishes) <input type="checkbox"/> Pound or Pinfold at Ollerton.</p>	Agree	N/A