

A Neighbourhood Plan for The Strettons

It's Your Plan, Have Your Say
Community Consultation



Thank you to the pupils at St Lawrence CE Primary School. Winning image by Margot.

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Neighbourhood Plans are planning policy documents that guide the future development of an area. They are prepared by local communities. Good community engagement starts before work commences on writing the Plan and this first consultation is intended to gather information and views from across the community to inform the plan.

This leaflet includes some background information on Neighbourhood Plans. It explains how The Strettons Neighbourhood Plan will build on the work undertaken for the Housing Needs Survey and Community Led Plan. Most importantly, it is about how to get the best out of development for the local community.

I hope that you will get involved and have your say.

Andy Munro. Church Stretton Mayor



What can the Neighbourhood Plan include?

The Neighbourhood Plan should set out locally specific planning policies that matter to the future of The Strettons. There is no limit on the number of policies, only the requirement that these are planning policies related to the use and development of land.

The Plan can be wide-ranging, or deal with one or two issues only. It can be detailed, or simply set general principles for development. It is not an action plan or a project plan, but can allocate sites for development and designate Local Green Spaces, to protect spaces valued by the community. The choice is down to the community.

Additional benefits

Once a Neighbourhood Plan is in place, Church Stretton Town Council will receive a greater share of the Community Infrastructure Levy that developers in the plan area have to pay Shropshire Council. This will increase from 15% to 25% and will be spent across the Neighbourhood Plan area, on our community and our facilities.

The Strettons Neighbourhood Plan Area





The Strettons Neighbourhood Plan

The planning system is plan led. The Strettons Neighbourhood Plan will have the same legal status as Shropshire Council's Local Plan and together they will be used to guide the future development of the area.

The Neighbourhood Plan will cover the period from 2023 to 2038. It must be in general conformity with the Shropshire Local Plan, for example it cannot provide for less new housing than has been allocated in the Shropshire Local Plan. It must meet 'basic conditions' which are set out in planning law. This will be tested through an independent examination following which a Referendum will be held. If a simple majority of the community living in the Neighbourhood Plan area vote in favour of the Plan, then it will come into effect.

What is the link with the Housing Needs Survey?

One of the recommendations from the Housing Needs Survey (2022) was the need for a Neighbourhood Plan. The Plan could include local policies to address the imbalance between housing supply and household needs, in particular the need for more one and two bedroom homes and affordable ownership tenures.

Why can't the Community Led Plan be a Neighbourhood Plan?

The Community Led Plan (2021) was prepared by a group of local residents. Much of their work will inform the Neighbourhood Plan. However, as there is a statutory process that must be followed to put a Neighbourhood Plan in place, the Community Led Plan cannot become the Neighbourhood Plan. A number of its recommendations require planning policy to be put in place to deliver them. The Neighbourhood Plan is the way to do this.

More information on Neighbourhood Planning, together with the Housing Needs Survey and the Community Led Plan can be found at **www.csneighbourhoodplan.com**

The Strettons

It is your Neighbourhood Plan

Have Your Say

Your views matter. Please let us know your thoughts on

- what is good about The Strettons?
 - what is bad about The Strettons?
 - what are the special qualities of The Strettons as a place in which to live and work?
 - what issues affect The Strettons (now or in the future)?
 - what positive change would you like to see?
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Your views are important. No one person or group of people can have all the knowledge or answers to shape a plan that reflects the breadth and diversity of our community.

What should be the focus of the planning policies that you would like to see in the Neighbourhood Plan?

A few possible themes and questions are set out below (in no particular order of priority) to help your thinking. There are undoubtedly many others. It's your Neighbourhood Plan, so please get involved.

- The Shropshire Local Plan includes a 'development boundary' which essentially follows the built-up area of the town. New development can only take place within this boundary, other than in exceptional circumstances. Are there parts of the town, or specific sites, that would benefit from development or re-development, where is this the case and what form should it take?
- The Strettons enjoy a high quality built and natural heritage. The setting within the Shropshire Hills Area of Outstanding Natural Beauty, the Conservation Areas, wildlife habitats and biodiversity are widely recognised and protected but are stronger local policies needed?





- How might the Neighbourhood Plan support strong and sustainable mixed communities in the future? Should policies be included to encourage one and two bedroom homes and affordable ownership tenures?
- Are specific policies needed to support a vibrant town centre?
- Should local policies be included to support culture, sport, leisure, health and well-being across The Strettons? What about cemeteries, allotments and other public facilities?
- Do our existing green spaces need additional protection? What about wildlife corridors and areas subject to flooding?
- Many tourists visit the area each year. Are specific policies needed to capture the benefits of tourism related developments for the local community? What might these look like?
- Should locally specific policies relating to design quality and sustainable design be included?
- What about pedestrian and cycle movement and links - do these need strengthening and how could new policies relating to new development achieve this?
- How can The Strettons Neighbourhood Plan contribute to a sustainable, resilient future in the face of climate change?



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How to get involved

Call in at one of the special **Community 'drop-in' sessions**.
Join us for tea and coffee and an opportunity to ask questions
and share your thoughts and views in person.

These sessions will to be held at:

Silvester Horne Institute - Tuesday 5 December 2023
10.00 - 12.00 and 15.30 - 19.30

Mayfair Community Centre - Saturday 9 December 2023
10.00 - 13.00

Share your thoughts in writing:

- Collection boxes are located at the Library, Town Council Offices, Mayfair Centre and in various shops around the town.
- By post to 60 High Street, Church Stretton, SY6 6BY
- In the 'Response Book' at the Town Council Office. Help can be provided if needed.
- Using the on-line response form available on the Neighbourhood Plan website. **www.csneighbourhoodplan.com**
Use the camera on your smartphone and point at the QR code, this will take you to the website.



If you have any queries about the Neighbourhood Plan, please send an email to support@csneighbourhoodplan.com, call in at one of the Community 'Drop-In' sessions or call the Town Council on 01694 722113

The closing date for comments is 22 December 2023.