

Policy summaries and what they mean for residents

TS-NP1 Economy Community and Tourism

**Aim:** Keep and grow local jobs, services and visitor facilities without harming neighbours or the landscape.  
**What to expect:** New small businesses, community uses and visitor accommodation are encouraged inside the town boundary and on suitable brownfield or farm sites, provided they do not cause noise, traffic or heritage harm. Tourism that respects the natural setting is supported.

TS-NP2 Church Stretton Town Centre

**Aim:** A vibrant, walkable town centre that serves residents and visitors.  
**What to expect:** Support for shops, cafes and cultural uses; reuse of upper floors for homes or work; potential public space improvements for markets and events; protection of traditional shopfronts.

TS-NP3 Residential Development

**Aim:** Deliver the right homes in the right places, prioritising smaller homes and affordable housing.  
**What to expect:** Most new housing will be within the Town Development Boundary using brownfield sites, infill and sensitive conversions. Priority given to residential development that meets the latest evidence of local need (1-2 bedrooms, suitable for first time buyers and those looking to downsize; sheltered accommodation suitable for older people, those with limited mobility or those with long term health conditions). Small exception sites for 100% social housing may be allowed outside the Town Development Boundary under strict conditions.

TS-NP4 Rural and Natural Environment

**Aim:** Protect the Shropshire Hills setting, wildlife and valued views.  
**What to expect:** Development must avoid harming designated landscapes, SSSIs, Local Nature Reserves, mature trees and important views. The Plan supports allotments, orchards and measures that enhance biodiversity and connect habitats. Development should ensure that Church Stretton, Little Stretton, and All Stretton remain distinct communities, separated by open space.

TS-NP5 Historic Environment

**Aim:** Conserve surviving archaeological remains, listed buildings, conservation areas, historic paths and bridleways.  
**What to expect:** Proposals affecting historic buildings or features must preserve or enhance their significance. Energy-saving improvements to older buildings are supported where they respect heritage. Historic shopfronts should be retained or reinstated.

TS-NP6 Character

**Aim:** Ensure new development fits the local scale, materials, townscape and landscape.  
**What to expect:** Design must respond to local patterns — building heights, garden layouts, stone walls, hedges and street trees. Innovative design is welcome if it respects local character and uses durable materials.

TS-NP7 Sustainable Design

**Aim:** Reduce carbon use, enhance biodiversity, manage water and create attractive public spaces.  
**What to expect:** New development should prioritise walking, include green infrastructure (trees, wildflower areas), use sustainable drainage to manage surface water, and incorporate energy-saving measures and biodiversity features (for example bat and swift bricks).

TS-NP8 Transport and Active Travel

**Aim:** Prioritise walking, cycling and use of public transport.  
**What to expect:** New schemes must prioritise active travel and minimise car use. In town centre developments, where public transport options exist, on-site car parking provision may be minimal. Rural lane character and safety must be protected.

TS-NP9 Local Green Space

**Aim:** Give additional protection to the most valued local green areas.  
**What to expect:** Ten sites are proposed for Local Green Space designation (for example Rectory Wood & Field, Coppice Leasowes, The Wetlands). These places will receive enhanced protection from development.

Conclusion

What the Plan will do:

- Protect the natural beauty and historic character of The Strettons.
- Focus new homes and jobs within the town boundary, prioritising brownfield sites and smaller homes.
- Enhance the town centre, support local businesses and improve public spaces.
- Raise design and environmental standards, promote walking and cycling, and protect ten important green spaces.

Why your view matters

This is your chance to shape how The Strettons grow and are cared for. The Plan will guide planning decisions for years - your comments help ensure it reflects local priorities and practical realities. All comments will be reviewed and considered.

If you have any queries about the Neighbourhood Plan, please email [support@csneighbourhoodplan.com](mailto:support@csneighbourhoodplan.com) or call the Town Council on 01694 722113



A Neighbourhood Plan for The Strettons

Community Consultation

It’s Your Plan, Have Your Say

The Neighbourhood Plan puts in place planning policy to guide all future development. It will create a powerful statutory framework to help protect the environment and to shape The Strettons. It will facilitate the new homes which the community has said it wants and help to ensure these are built sustainably on brownfield sites.

Once adopted at referendum it will become part of the statutory development plan for Shropshire and all new development will need to follow its guidance.

Since the initial consultation the Neighbourhood Plan team has written the plan which you said you wanted and incorporated more than 2,000 comments which were made by the public. It has also been screened by Shropshire Council. It is therefore now time to examine the policies and reflect on what they mean for you and The Strettons.

Over the six weeks between 16th February and 31st March you are invited to attend one of the drop-in sessions, to be held at:

**All Stretton Village Hall**  
Tuesday 3rd March 6pm-8pm

**Little Stretton Village Hall**  
Thursday 12th March 2pm-4pm

**Church Stretton Library**  
Friday 6th March 10am-12 noon

**Wellbeing Centre (Community Room)**  
Saturday 14th March 10am-12 noon

Read more at [www.csneighbourhoodplan.com](http://www.csneighbourhoodplan.com) or collect a copy of the plan from either the Town Council office or the Library.

Please complete a response form which will be available hard copy at the drop-in sessions or from the Town Council office, or online. I hope that you will get involved and have your say.

**Andy Munro. Church Stretton Mayor**



# Introduction and scene setting

## What this is

This summary explains the draft Neighbourhood Plan for The Strettons (Church Stretton and nearby villages). The Neighbourhood Plan suggests local planning policies specific to The Strettons. When agreed, it will sit alongside Shropshire Council’s Local Plan and must be considered when any planning decision affecting The Strettons is made in the period up to 2038.

## How the draft Neighbourhood Plan has been developed

- Community consultation in December 2023 generated over 2,000 comments that helped shape the draft Neighbourhood Plan.
- The Residential Development section responds to needs identified in the 2022 Housing Needs Survey, with 40% of The Strettons’ households participating.
- Feedback was also received from the Environment Agency, Natural England, and Shropshire Council.

## Why it matters

The Plan balances two clear community priorities: protecting the special landscape and historic character of The Strettons whilst meeting local housing and community needs (especially smaller homes to help young people onto the housing ladder, and others to downsize).

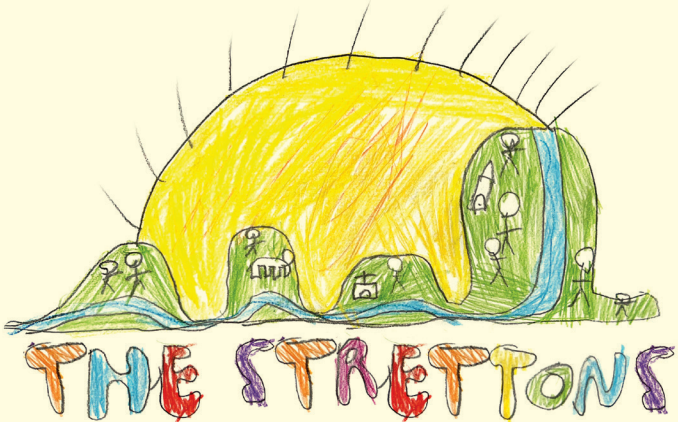
## Housing context

Shropshire Council’s assessed need for the Parish is 200 dwellings (2016-2038). So far, in the eight years to March 2024, 63 new dwellings were completed in the Parish and planning permission exists for a further 65 (including affordable homes).

The Neighbourhood Plan prioritises the use of brownfield sites and small infill opportunities to meet the remaining assessed need, focusing on homes to meet the specifically identified needs of The Strettons whilst protecting the natural environment which makes The Strettons such a special place to live and work.

## How to use this leaflet

- Read the short policy summaries below (or read the full draft, available at [www.csneighbourhoodplan.com](http://www.csneighbourhoodplan.com), if you prefer).
- Think about how each policy would affect your street, local services, the countryside, jobs and housing.
- Use the consultation form or the online portal to tell the Town Council what you support or want changed.



## At a glance — the Plan in one table

Policy	Purpose	Where it applies	Key requirement
TS-NP1 Economy, Community and Tourism	Support jobs, community services and visitor facilities	Church Stretton Development Boundary; some rural sites	Encourage employment/community uses on brownfield and existing sites; avoid harm to neighbours, heritage and landscape
TS-NP2 Town Centre	Keep the town centre lively and accessible	Church Stretton Town Centre/Retail Area/Market Square	Support mixed uses, reuse of upper floors, public space for events, and retain shopfronts
TS-NP3 Residential Development	Provide homes that meet local need	Primarily within Town Development Boundary	Prioritise brownfield sites within Town Development Boundary and smaller homes (suitable for younger people and those looking to downsize); small exception sites for social housing outside Town Development Boundary possible where strict criteria are met
TS-NP4 Rural and Natural Environment	Protect landscape, habitats and views	Whole Parish, Shropshire Hills National Landscape	Enhance natural environment and landscape; protect trees, views, wildlife, habitats and watercourses
TS-NP5 Historic Environment	Conserve heritage and historic features	Conservation Areas and wider Parish	Preserve significance; support sensitive retrofit for energy efficiency; retain historic shopfronts, historic paths and bridleways
TS-NP6 Character	Maintain local character and townscape	Conservation Areas and wider Parish	Design to respect scale, layout, materials and key townscape and landscape features
TS-NP7 Sustainable Design	Raise environmental and design standards	All new development	Promote walking, green infrastructure, biodiversity, sustainable drainage systems and low-carbon measures
TS-NP8 Transport and Active Travel	Promote walking, cycling and safe access	Town and wider Parish	Improve pedestrian/cycle links; support reduced on-site parking for new developments where public transport and cycle storage exist
TS-NP9 Local Green Space	Protect valued community green spaces	Ten named local sites	Designate 10 Local Green Spaces, giving additional protection from development

