Waters Upton

Neighbourhood

Plan

Referendum Version

Amended January 2016

Waters Upton Parish Council

Foreword

Neighbourhood Plans arise from the Government's determination to ensure that local communities are closely involved in the decisions which affect them.

The Plan has been developed to establish a long term view for our Plan Area and to help deliver the Local community's aspirations and needs for the plan period 2014 -2O31.

The Plan has been produced by Waters Upton Parish Council; project managed by Mr Roy Wall and Mrs Susan Wall, and is based upon the views of the Parish residents. A Steering Group has consulted and listened to the community on a wide range of issues that will influence the well-being, sustainability and long term preservation of our community.

With such a small number of residents living in a total of less than 370 dwellings we have not needed many public meetings as Parish Councillors are in regular contact with the residents. Along with regular contact at the Village Shop and Post Office, collecting the views of the residents has been more personal and an ongoing exercise. Several surveys have been carried out to give a more formal approach and to ensure that all have had the opportunity to contribute with their ideas and views.

A Neighbourhood Plan has many benefits. The Plan will:

- Protect the character and history of the parish and villages.
- Protect our green spaces from poorly located development.
- Take steps to provide the right type and amount of housing that local people need.
- Ensure that any future development is sympathetic to, and improves, the look and feel of the Plan Area.

Waters Upton Parish Council received 39 separate responses to the pre-submission version of the Plan, 37 from residents, also from TWC and Base Architects. In total the responses contained approximately 80 distinct comments from residents and statutory Consultees. Each comment was considered individually, full details are contained in the Regulation 14 consultation, and changes were endorsed by the Parish Council. The Plan was well received, with 31 residents in full support of the Plan, 5 in support but adding further points for consideration and 1 against. Majority of the comments required no material change to the Plan, or only small wording amendments, others clarified policies or produced minor changes to the Plan.

A significant change occurred during the consultation period in that TWC changed the number and size of the SHLAA sites included in their Shaping Places Consultation document. The main Dairy Crest site remained (this being the first choice of residents during written surveys carried out whilst producing the Neighbourhood Plan). Residents were able to consider the revised sites at meetings on 14th May and 28th May 2014. The responses to the new proposals are detailed in the Regulation 14 consultation and the Evidence Base. Because 100% of residents were against the new SHLAA proposal, and requested that the original sites of Dairy Crest and SHLAA 551, as identified in the Neighbourhood Plan should remain, consequently, no alteration has been made. Responses to the Shaping Places Consultation from residents and the Parish Council, at the 28th May meeting with TWC officers, and subsequent written responses to TWC fully support this view.

Any comments that raised issues beyond the scope of the Neighbourhood Plan will be considered separately, and where appropriate, will be referred tothe appropriate officer at TWC.

It is worth mentioning that the Parish Council are cognizant of the fundamental legal principles which affect the impact of the NPPF on local communities, particularly as Telford & Wrekin Council rely heavily on these regulations in their response. As we understand it Acts of Parliament – statutes – are primary legislation, and here we refer to the Localism Act. The NPPF is secondary regulation and as such, where it is in conflict with the primary legislation, the primary legislation provisions take precedence.

Lynda Baker Oliver
Chairman, Waters Upton Parish Council

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SECTION ONE

1.1 Introduction

The Government has introduced a new type of planning document, called a Neighbourhood Plan. This is part of a new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the 'Localism Act 2011' that came into force in April 2012.

Communities can now develop their own detailed planning policies to inform future planning proposals within the local area. However they must be based on sound evidence, community involvement and the proper principles of planning.

Extensive consultations and surveys have taken place with people in the Parish. The results of these and the Consultation Statement and the Evidence Base are available to view at the Parish Centre (within Waters Upton Post Office and shop building), during shop hours.

The Consultation Statement provides an overview of the consultation to date, proving that it fully accords with the requirements of the Localism Act.

How the Neighbourhood Plan fits into the Planning System

The Government requires all Neighbourhood Plans to be in line with higher level planning policy. This means Neighbourhood Plans must conform to the National Planning Policy Framework (otherwise known as the NPPF) and Strategic Planning Policy, in our case, Telford & Wrekin Council's adopted Core Strategy, the saved policies from the Wrekin Plan, and the emerging Shaping Places Local Plan. The Core Strategy specifically restricts development in the Rural Area and specifies the target amount of dwellings, per year, to be built.

The Plan, composed by local people, will influence how any further new development should be handled and identifies those special places which should not be developed or where limited development may be possible if it is sensitively designed.

What is in the Neighbourhood Plan?

An adopted Neighbourhood Plan will sit alongside Telford & Wrekin Council's Strategic Planning Policy and help decide the outcome of planning applications. Although deciding how any future proposals for new housing and employment should be handled is important, the Plan is about much more than this. The Plan looks at a wide range of issues, including:

- How we can provide the right type and quantity of housing for local people
- How we can protect and enhance our green spaces
- How we can protect and enhance the local character and heritage of the Parish
- How we can encourage more walking and cycling usage around the Plan Area
- How we can encourage local employment

How this Plan is organised

This Plan is divided into three sections:

Section 1

1.1 The introduction
1.2 A background of Waters Upton
1.3 Process Summary - How the Plan was developed

Section 2

Visions and Objectives

Section 3

Neighbourhood Plan Policies, which set out policies to deliver the Visions and Objectives and how those policies will be monitored.

This entire document forms the Neighbourhood Plan for Waters Upton Parish, under the Localism Act 2011.

There is a large amount of background information that has helped in producing the Plan (this is known as the 'Evidence Base'). This is available to view by contacting the Clerk of Waters Upton Parish Council.

1.2 Background

The Parish

Waters Upton Parish contains several historic settlements and a scattering of individual farms and dwellings. The settlements are surrounded by open fields used for agricultural food production.

Waters Upton village dates back to the 11th century and many areas later became part of notable estates, as indeed did other settlements comprising the **Parish of Waters Upton**. There is still evidence of the house in the village where the visiting monks lived whilst the church of St Michael was being built. The church has had many incarnations, the latest being completed in 1865 when it was rebuilt following demolition of the previous church. There are many fine houses in the village some dating back to the early 1600's, The Rectory, The Hall, The Manor and The Grange being just a few. Added to this there are a number of smaller properties evidencing ancient residency in the village.

The current Village Hall was once a Church of England school (1874) initially providing elementary education for 50 boys and girls. The school closed around 1916 and the building was used as a Parish Reading Room. The 'now' Village Hall has since been extended and remains a focal point for the whole Parish.

Crudgington is a conservation area in all but name! There are fine visible black and white properties and others hidden away down tracks which can trace their origins to the 1500's. The small church (1863) is dedicated to St Mary. A **Wesleyan Methodist Chapel** was dedicated in 1902 and although now a private house it still stands on the A442 on what was once the turnpike road from Wellington to Hodnet.

Bolas Magna – comprising the small hamlets of **Great Bolas** and **Little Bolas** on the River Tern, also had a school and their church (the register dates from 1582) is dedicated to St. John the Baptist.

Meeson Hall is a fine property of red sandstone erected in the 1600's.

The Sytch was the site of the Workhouses at Waterside and housed 56 'inmates' as registered in the 1851 census. As with all such workhouses, the relief for the poor was provided by taxation of those more wealthy members of the community.

The Plan area of Waters Upton Parish is situated in the rural part of Telford & Wrekin and is the most Northern Parish. Its boundary is shared with the North Shropshire district of Shropshire Council. The Parish is within the Ercall Magna Ward which is the largest Ward within the Borough and the most rural.

The Plan Area boundary has been agreed with Telford & Wrekin Council and is shown on Fig 2.1 (page 9).

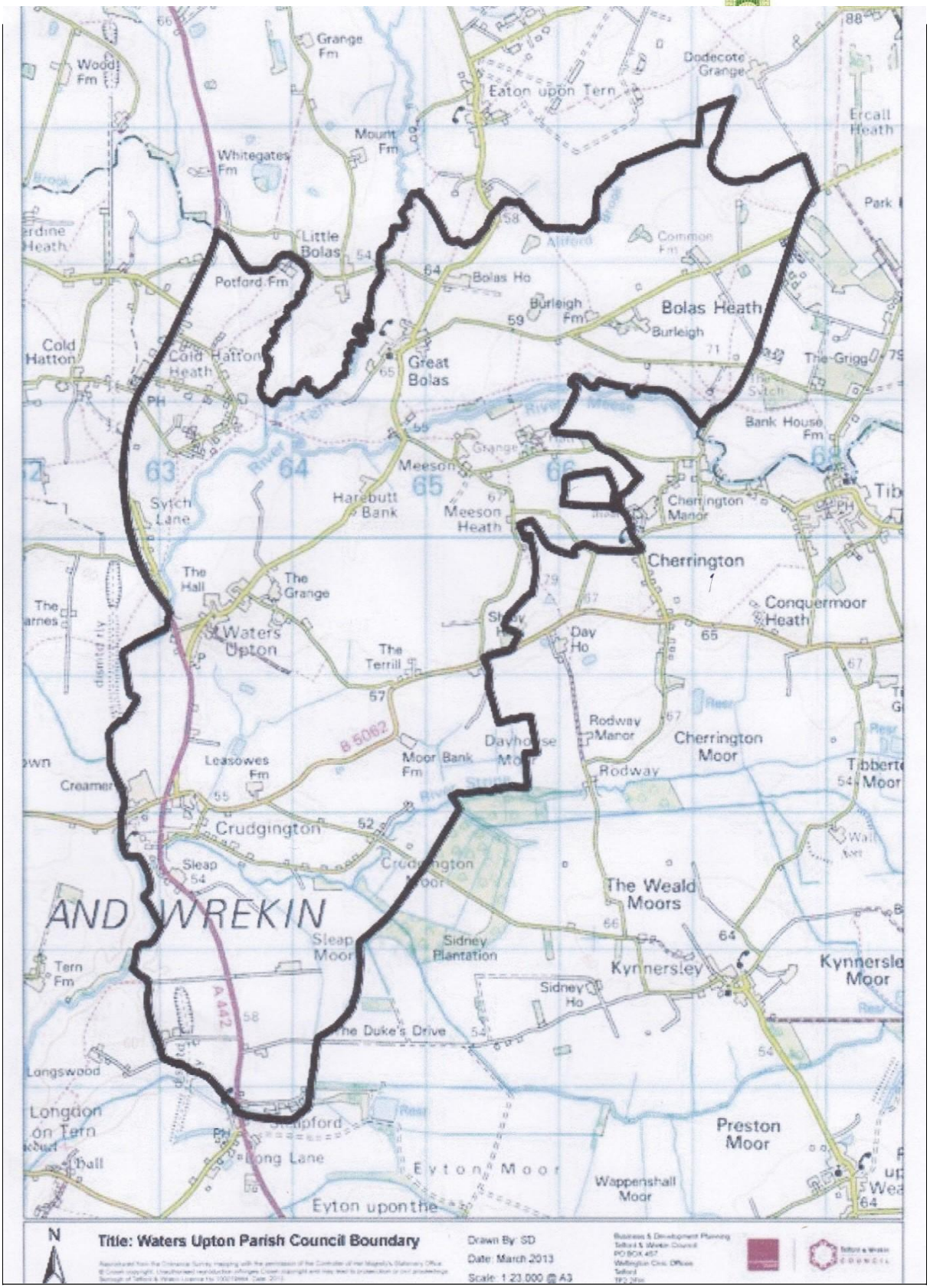
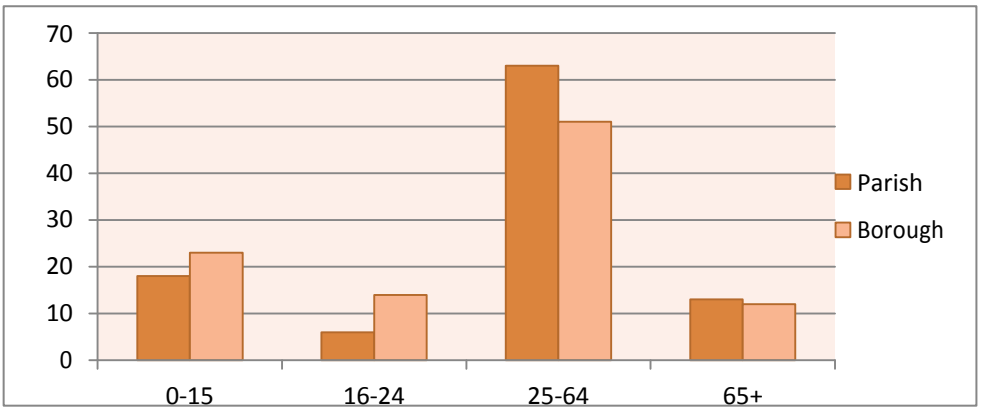


Fig 2.1
Waters Upton Neighbourhood Plan Boundary

Socio-Economic Profile

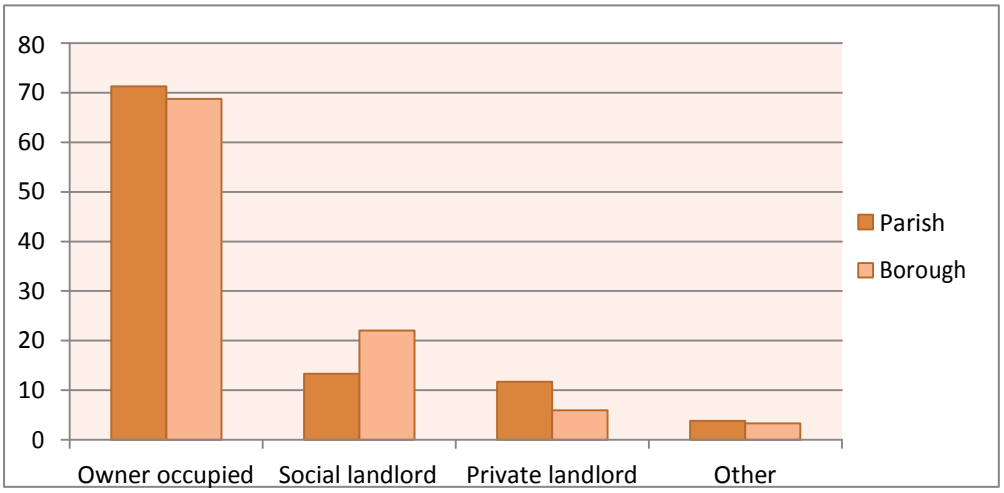
The profile of Waters Upton Parish is largely based on the 2001 census information as this is the latest released by TWC. The 2011 census has not been published by TWC due to unresolved errors in the figures. There are many discrepancies in the 2001 census so a data sheet is included in the Evidence Base showing the rationale behind the numbers used below.

Population Structure %



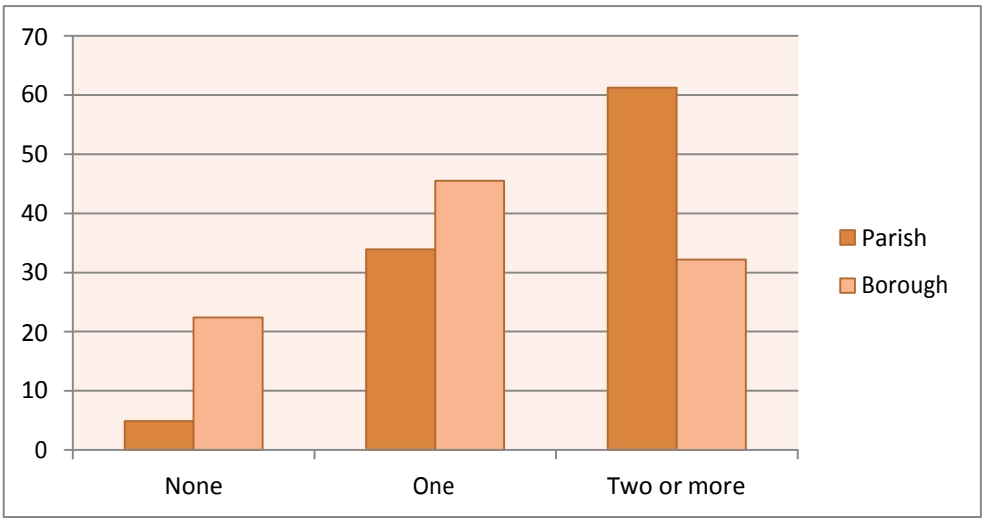
Fewer young people than the Borough but more 25+

Tenure %



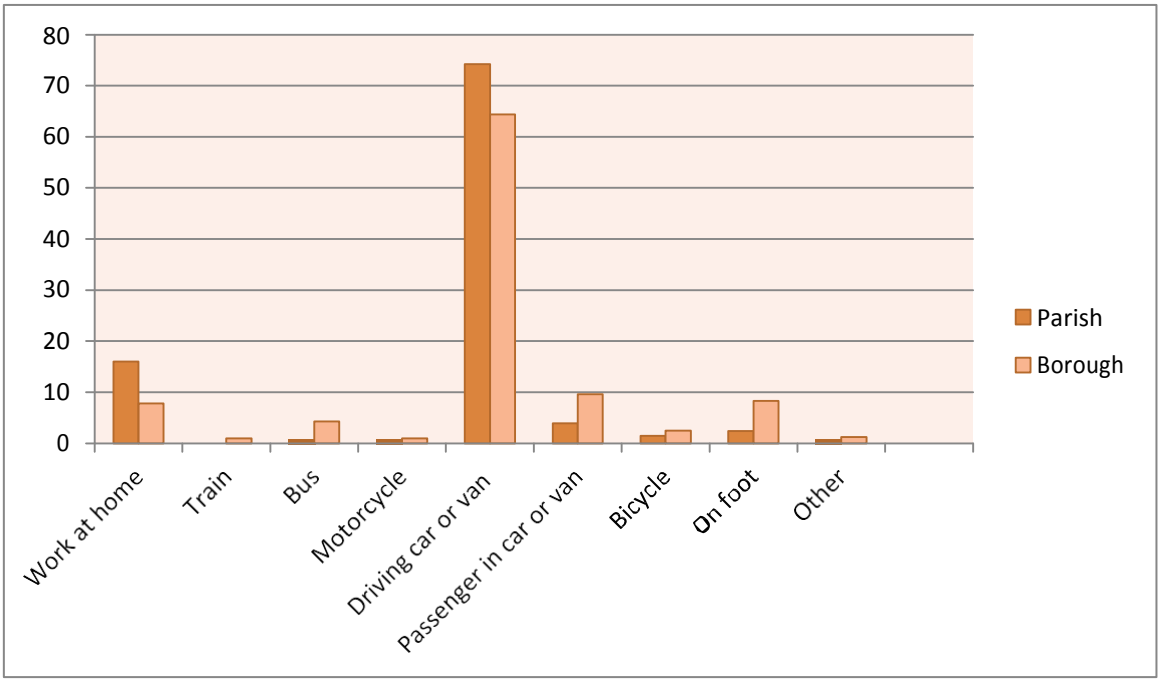
Higher private landlord rentals reflect the difficulty in selling recently built houses

Households with access to a car or van %



Less than 5% of households in the Parish do not have access to a car or van against over 22% of the Borough. Two or more vehicle households in the Parish at 61% are double the Borough average. This clearly illustrates the reliance on cars in the rural area.

Means of travel to work %



More than double the number work from home in the Parish than the Borough. Apart from driving, all other means of travelling to work are below the Borough average.

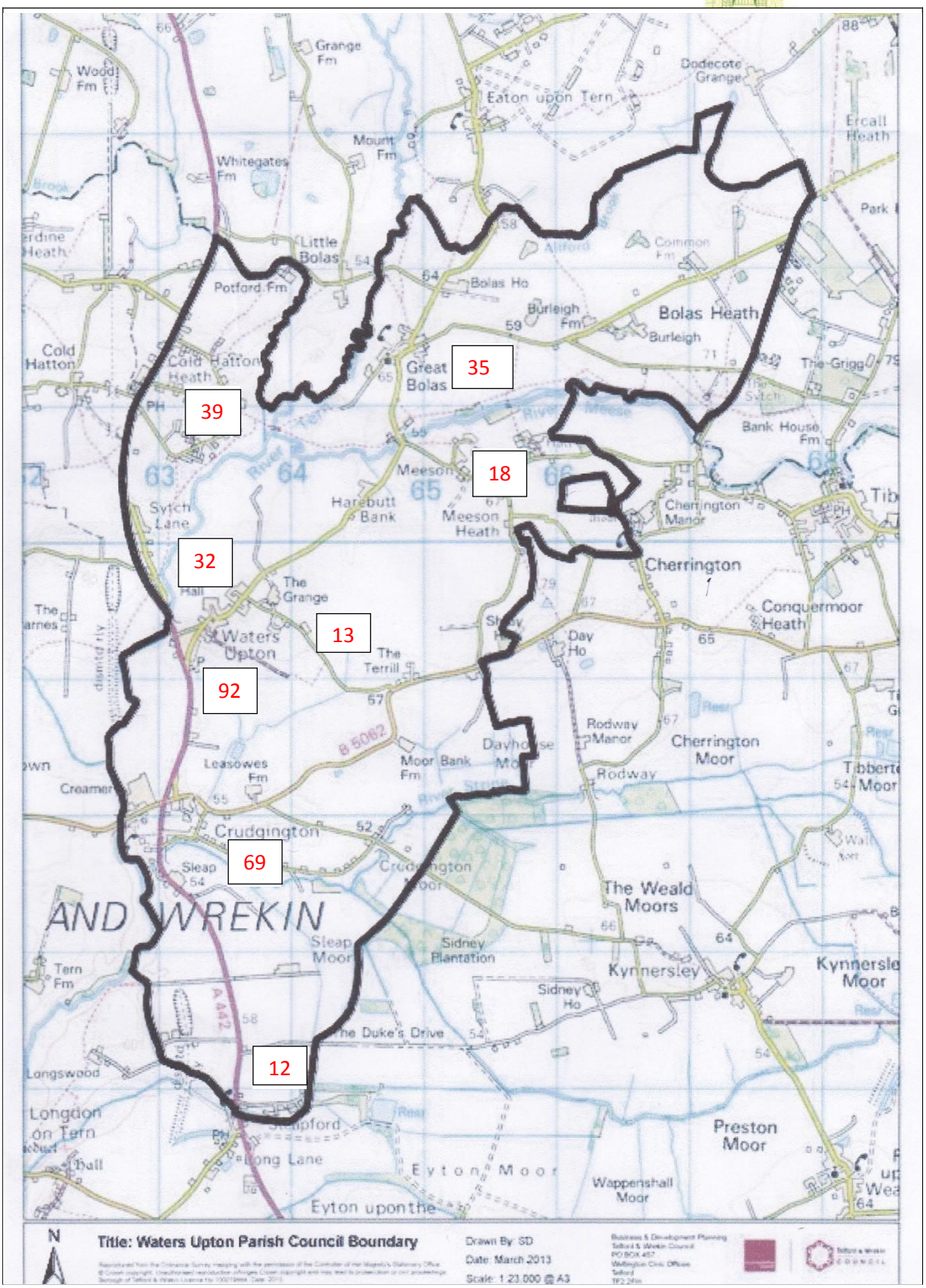


Fig 2.2
Distribution of Dwellings in the Parish

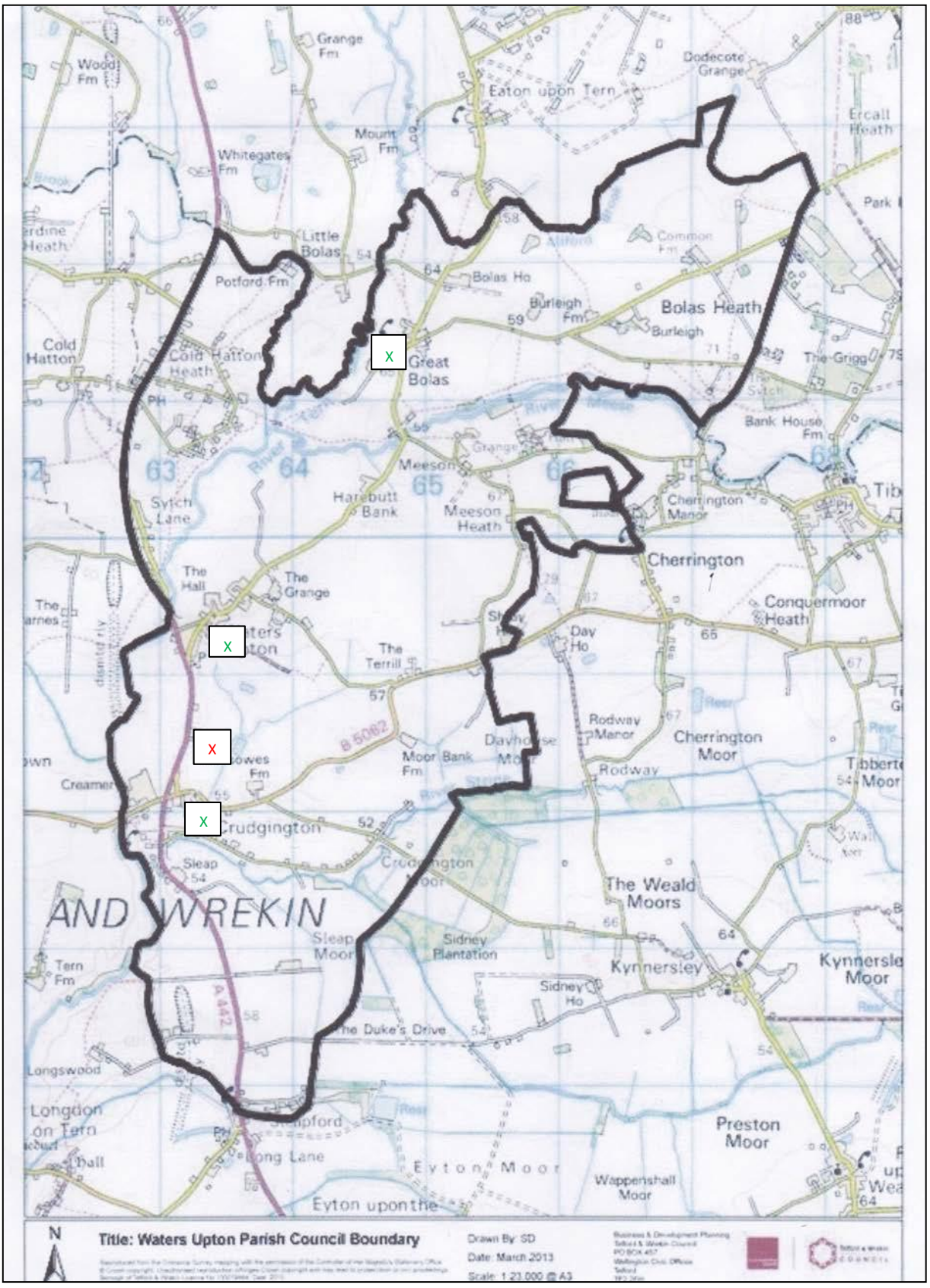


Fig 2.3 Positions of Play Areas Marked as X School Playing Field Marked X

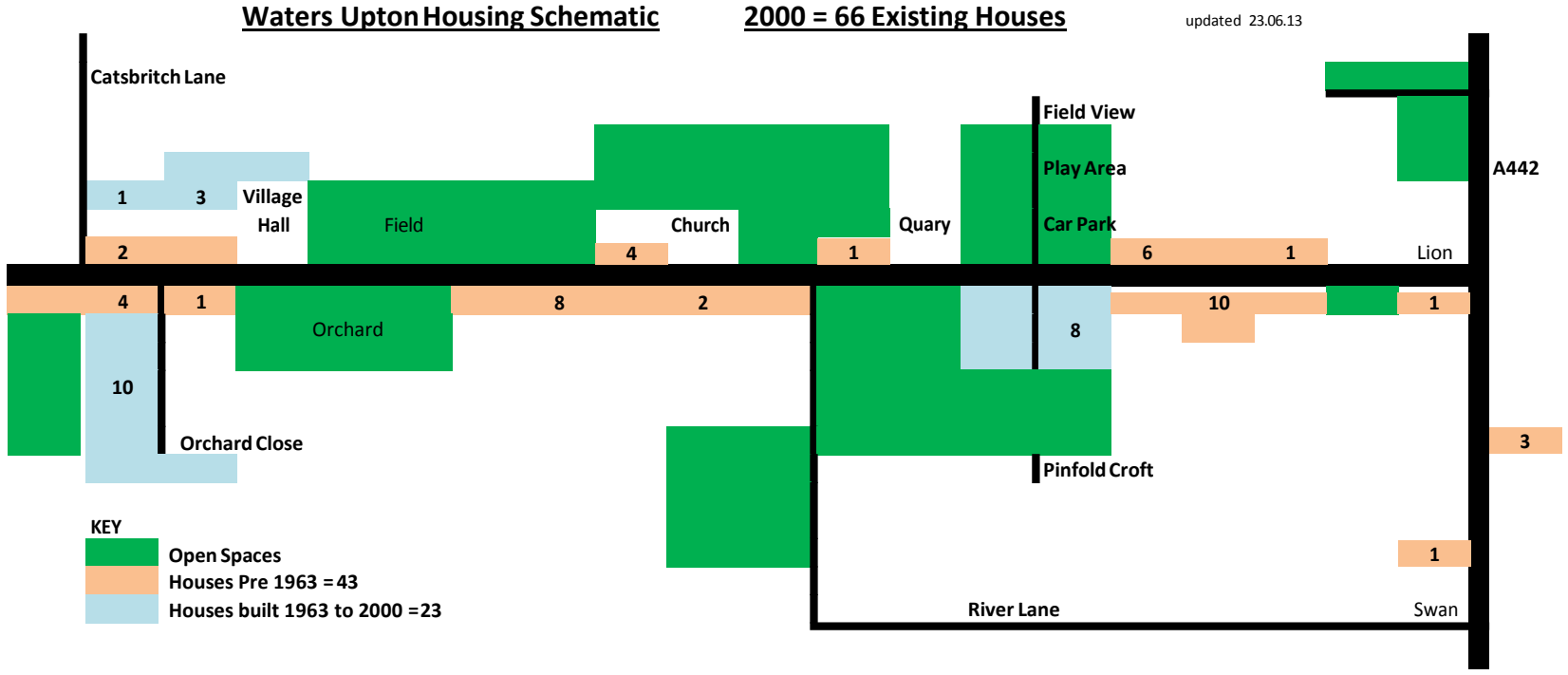


Fig 2.4 Central Waters Upton Housing Schematic 2000

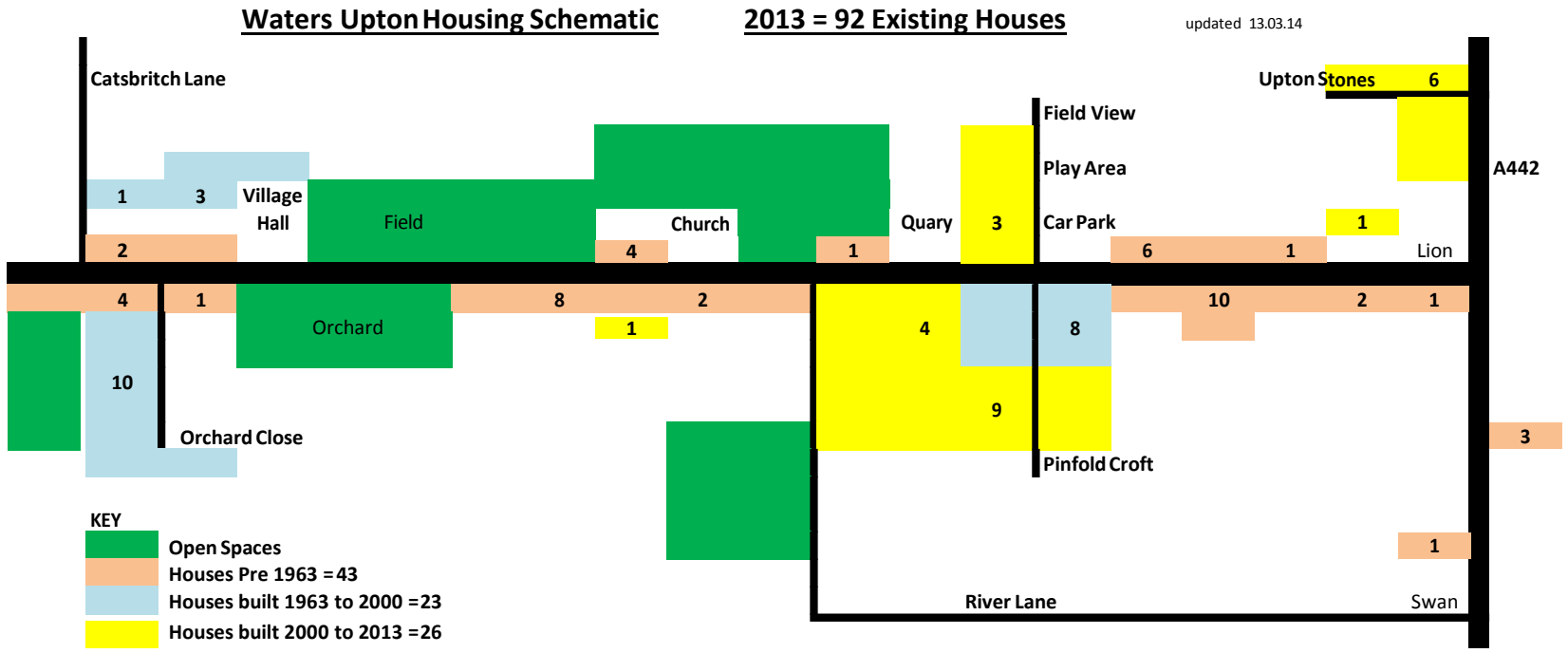


Fig 2.5 Central Waters Upton Housing Schematic 2013

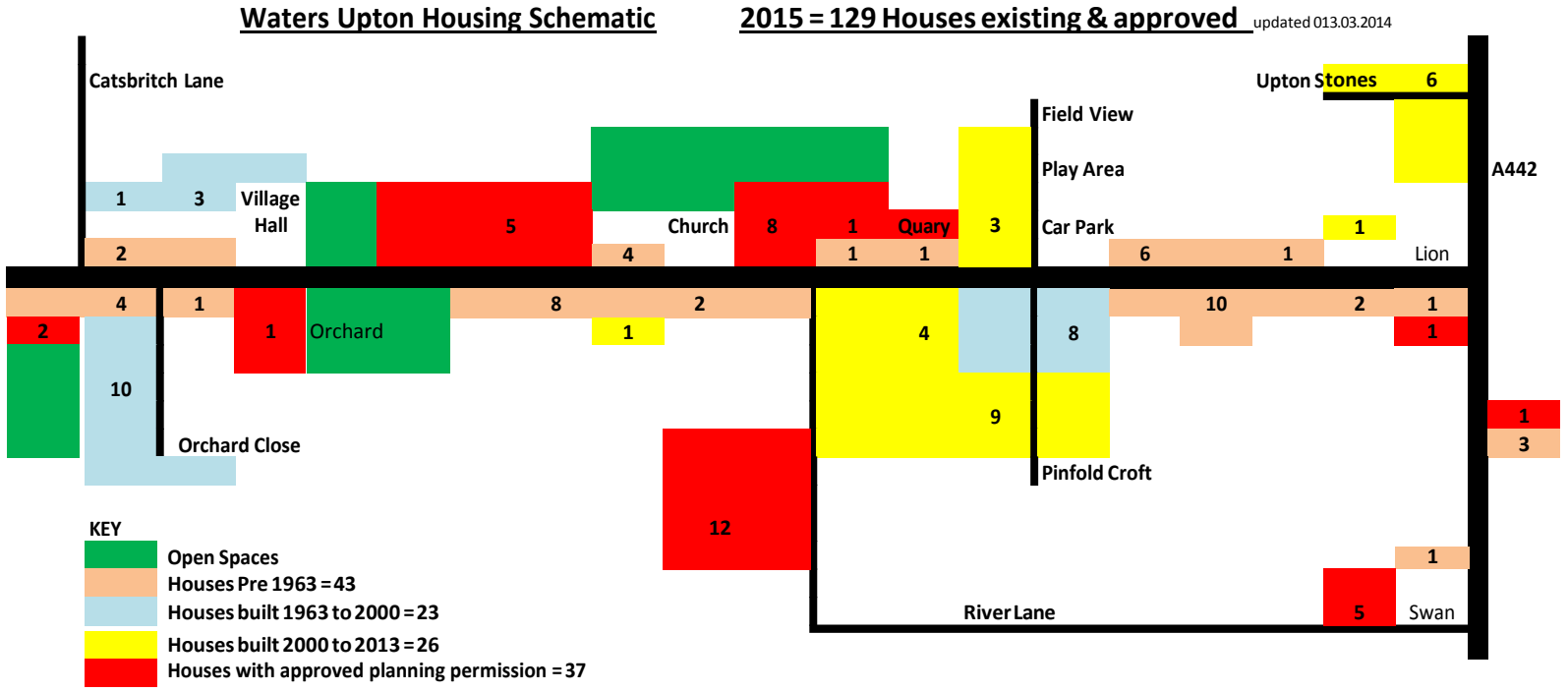


Fig 2.6 Central Waters Upton Housing Schematic Projection for 2015

A number of issues were identified through the consultation process and the preparation of the evidence base. These can be grouped into five themes:

- Housing
- Green spaces and public spaces
- Amenities & Employment
- Local Character
- Getting around

A background on these five themes is set out below. This overview includes information from technical reports along with issues raised by local people at the various consultation events and directly with Councillors. A more in-depth summary of the background reports is available in the Evidence Base Summary that accompanies this Plan. A full report of issues raised during consultation is set out in the separate consultation reports, with an overview provided in the 'Consultation Statements'.

Housing

The resident population of the Plan Area is approximately 900 in 369 dwellings. The rural nature of the Plan Area is reflected in the distribution of the population across eight small settlements that range in size from 12 to 92 Dwellings. 16% of dwellings are individual farms or houses outside of the settlements. The main settlements in 2014 are shown in Fig 2.2 (Page 12)

The 2001 census recorded the tenure as:

	Borough%	Parish No	Parish%
Owner Occupied	69%	263	71%
Social Landlord	22%	49	13%
Private Landlord	5.9%	43	12%
Other	3.3%	14	4%

The Parish has more than double the percentage of Private Landlord houses. One important consequence of the increasing number of short term rental properties in the Parish is the growing number of residents “passing through” and the resulting loss of interest in community involvement and spirit. The rural feel of the village of Waters Upton is also rapidly disappearing and over 15% of residents suggested they were seriously considering leaving the village because of over development. The central area of Waters Upton will have increased from 66 dwellings in 2000 to 129 when all approved units are completed. The development will double the size of the village. This is shown on Fig2.4 (page 14), Fig2.5 (page 15) & Fig 2.5. (page 16).

The Parish does not have any sheltered or age exclusive housing to rent. There are also no registered care homes in the Parish. Bungalows only represent 4 dwellings in central Waters Upton including those yet to be built.

Parking has been identified as a problem. There is proven need for additional parking spaces to be available to rural dwellings especially in comparison to urban residences. This may be due to the lack of public transport. A family often has three or more cars. When insufficient parking is available to dwellings, issues may arise with parking on footpaths and roads, often causing hazards and creating dangers, especially with poor visibility on the narrow lanes and roads.

The Waters Upton Parish Housing Needs Register and the Telford & Wrekin Housing Needs Survey both confirm that there is no further requirement for affordable homes. Pinfold Croft has 17 residential units, available via social landlords and they offer a range of accommodation from one bedroom flats to three bedroom family homes, available to rent or as shared ownership.

With regard to the housing land supply, the latest Telford & Wrekin Council Annual Monitoring Report (2012) shows a current supply of 85 houses in the rural area. With a 5 year housing target for the rural area of 17 homes per year, Telford & Wrekin Council achieves the 5 year target for the rural area as required by the NPPF. In addition during the period 2006 to 2012 the houses completed in the rural area exceeded the target by 58 houses. As a result of this rural overbuild, a number of recently completed houses in the Parish have not been sold and have either remained empty or are on short term private rent. The oversupply is also illustrated by the number of houses that have been for sale for over two years.

The local situation of unsold houses, and the lack of local demand, (fewer residents suggested more dwellings are required than the number that are for sale) is consistent with rural completions being over three years ahead of the Core Strategy as at 2013. With the houses already completed and those approved the local requirement for the Parish is estimated to be satisfied until at least 2026.

There are a significant number of unimplemented planning consents still available within the Plan Area. 23 of these houses were included in the 5 year supply and a further 21 have been approved since the April 2013 survey.

There are no sites currently under construction.

Green areas and public spaces

Many larger green areas and an Orchard have already been lost within the village as planning permission has been granted for development.

Recent questionnaires have confirmed that the people in our Parish moved here, or have stayed here, because of the benefits of the open spaces and rural atmosphere. The countryside is available for many to enjoy. It is good to be able to walk the rights-of-way or see the young people playing safely away from highways.

The Parish has three play areas at Great Bolas, Crudgington and Waters Upton.

There are many small important green roadside areas scattered throughout the Parish that are regularly maintained by the Parish Council. These are for visual impact with the majority being planted with bulbs and some have litter bins and benches. They are not of sufficient size to be used for leisure activities.

Alongside the A442, near to the Seven Stars PH, a new right of way has been created through the trees, as a safe route to connect communities. The other green areas in the Parish are privately owned and are not accessible to residents. In central Waters Upton, the Parish Room Croft and the Orchard, next to number 34, have both recently been granted planning permission despite unanimous local opposition. Fig 2.5 (page 15) and 2.6 (page 16) clearly illustrate the loss of green frontage within central Waters Upton. Land for additional car parking at The Village hall, a small village green and a separate play area, for use by Appletrees Nursery has been verbally agreed, this will cost the Parish some £30,000 to purchase from the land owner.

Majority of the above sites are maintained by the Village Roadmen, employed by the Parish Council.

Rights of Way

Limited in number, but very picturesque Fig 2.7 (page 20). These need maps to show the routes. Some landowners do not respect the rights of way across their land. Some Stiles and Way-markers are missing.

Amenities & Employment

The Village Hall in Waters Upton is the centre for many activities ranging from a children's Nursery to the Chestnut Club for seniors. There are some ten regular Clubs and Groups plus other meetings and one-off events. This facility is owned by a charitable trust with all income being available to St. Michael's Church and is run by a Management Committee, who as Trustees, manage the day to day affairs of this important facility. There is the need for extra storage within the Village Hall; there is also a requirement for additional parking. Capacity exists for more activities.

The Shop and Post Office are well used amenities. Volunteers mainly run the shop and it is a valuable Community Asset. The Parish Centre (attached to the shop) is currently under-utilised due to the small room sizes preventing groups of more than eight meeting.

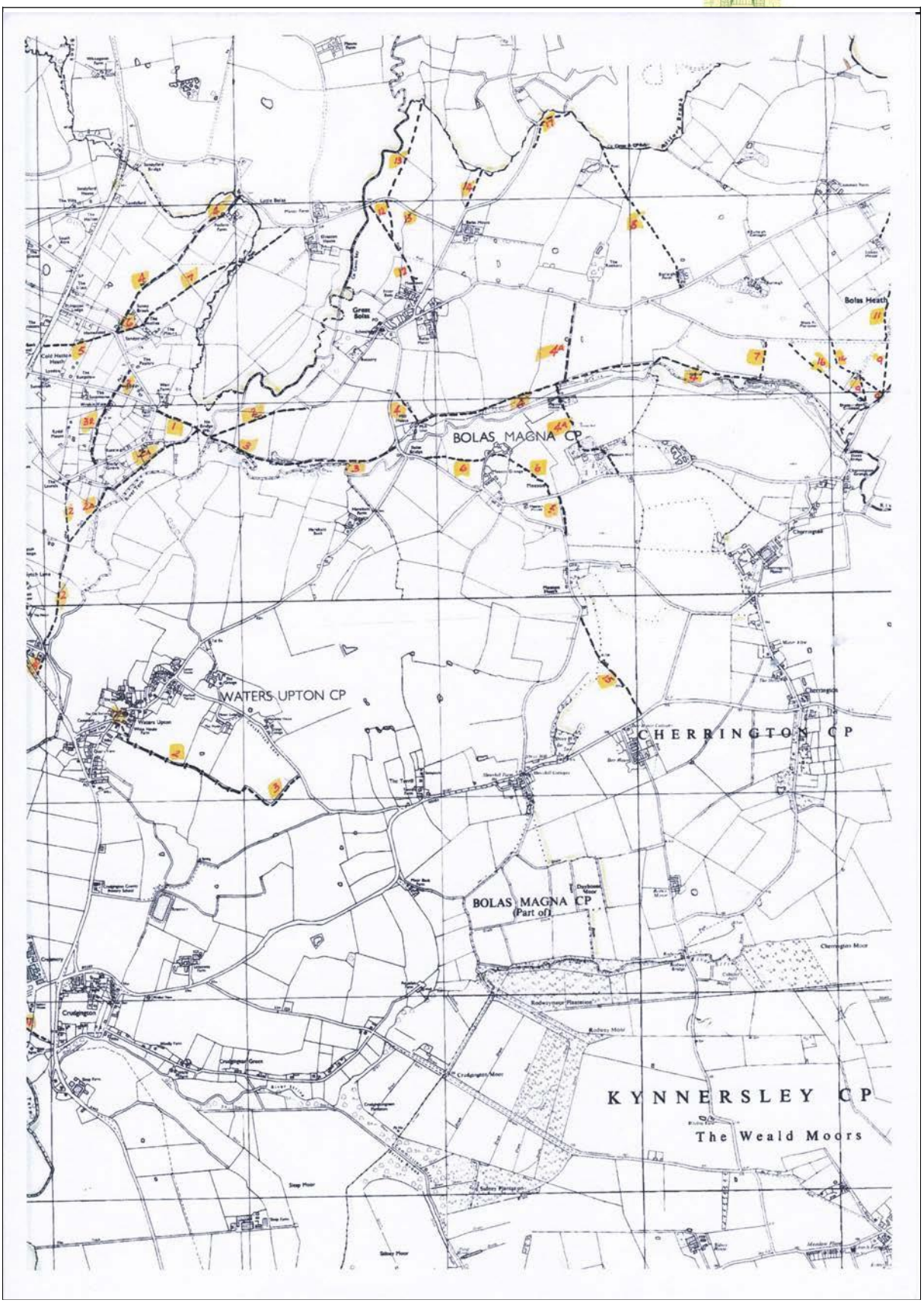


Fig 2.7 Right of Way

There are three churches in the Parish, St Michael's – Waters Upton, St John the Baptist – Great Bolas and St Mary - Crudgington, their main concern is the lack of cemeteryspace.

The Parish originally had three traditional Public Houses. One has changed to an Indian Restaurant and bar, the other two have closed.

Local Character (history – heritage)

There are more miles of Rivers in the Parish than there are classified Roads. The associated banks and wild life corridors are an intrinsic part of the natural character of the Parish. Villages within our area feature sand stone walls, they are a characteristic of the Parish, and were historically quarried in the local area. Along the roadside, traditional hedgerows are prominent.

The Well in Waters Upton was refurbished some years ago and this local land mark, which is also the Parish Council logo, is considered a valuable asset.

There are numerous Tree Preservation Orders in place and hundreds of mature trees that enhance the landscape.

The lack of street lighting avoids the urban plague of light pollution and allows clear views of the night sky.

Education

Crudgington Primary School has no capacity to extend on its current site.

One of the two feeder secondary schools, The Blessed Robert Johnson, is due to re-locate to the opposite side of the Borough soon, and its site will be taken over by the Charlton School. It is understood that the current site of the Charlton School will be developed for other uses.

Getting around

Over the last 30 years we have seen a reduction in public transport services from seven days a week to a partial six day a week service. It should be noted that while the Parish is part of the Borough of Telford & Wrekin, the only centre that can be reached from Waters Upton Village, for full time employment, is Market Drayton. From Crudgington it is possible to reach Shrewsbury, Market Drayton, and Newport. Crudgington is the only village able to access, by public transport, an area of employment that is within the Borough. These are only suitable for people working within the hours of 9am and 5pm. Telford and Wellington, the areas with the greatest employment opportunities, are not accessible.

These restraints also mean that travelling to Doctors surgeries and the Princess Royal Hospital is, in most cases, not possible.

The nearest adult learning evening courses are in Wellington, but unfortunately, these cannot be reached by using public transport.

There is one short cycle route connecting Waters Upton Village and Crudgington and very few pavements within the Parish. Many of those that do exist are below the minimum width requirement.

1.3 Process Summary

Being such a small community, less than 900 in total, we were able to collect many more of the concerns and ideas of residents during face to face discussions than would be possible in a larger community.

The process started with a public meeting on the 20th April 2012 to identify the areas to be considered for inclusion in the Plan.

A further public meeting was held in June 2012 at which further comments were listed for consideration in the Plan.

Following the public meeting five themes were identified for public consultation and these continued to form the topics of the Plan.

- Housing
- Green spaces and public spaces
- Amenities & Employment
- Local Character
- Getting around

During the general consultation that followed it became clear that by far the biggest concern of residents in the central area of Waters Upton was that it had been identified for development in the TWC Core Strategy

In May 2013 a public meeting was held at the Village Hall to view plans for further development in the central area and to collect the response and thoughts of residents in this area. A summary of responses is in the Evidence Base.

Also in May 2013 Waters Upton applied to TWC for designation of the Plan area.

In July 2013 a mail shot survey was carried out to all residents in central Waters Upton to expand on the information gathered in May. A summary of responses is in the Evidence Base.

On 5th August 2013 a six week consultation began on the proposed Plan area. This was concluded on 20th September 2013.

In November 2013 TWC approved the designation of the Plan area.

29th January 2014 at the Parish Council meeting it was agreed to commence the writing up of the Plan.

In February a second mail shot survey was carried out including every dwelling in the Parish. In addition to previously covered topics a question on preferred sites for larger scale development was included. This was based on SHLAA sites and was to look at preferences for the later years of the Plan, should a demand for more houses than the current target level be required.

7th February 2014 a meeting was held at the Parish Centre to discuss the implications of the SHLAA and the effect on the Parish.

26th February 2014 a meeting was held at the Parish Centre to outline the Plan construction. This was further discussed at the Parish Council meeting that evening.

5th March 2014 a meeting was held at the Village Hall when areas of responsibility were agreed to assist in the production of the Plan.

18th March 2014 a meeting was held at the Parish Centre to agree the framework of the Plan.

There are no policies, in our view, that affect the Environment Agency or English Heritage and Natural England. We have, however, requested their confirmation of this. Confirmation was received from TWC on 13/11/2014 that a screening process has confirmed no further action is required as there are no significant environmental effects resulting from the WUNP. Details of this are included in the Evidence Base.

SECTION TWO

2.1 Visions and Objectives

A summary of the issues raised by local people during public meetings and surveys that have shaped the Plan along with Core Objectives developed after consideration of the issues.

This information is drawn from the following documents that support the Plan:

- The Evidence Base, which gathers information from a variety of documents, mainly produced by TWC, that provide details of the Physical, Social and Economic issues affecting the Plan area.

- The Consultation Statement lists the Consultations that have taken place and the feedback received from residents.

These documents are available to view on request to the Clerk of the Parish Council, Katrina Baker MBE.

For each heading, the main issues raised by the residents, are set out. These are followed by the objectives that were developed from these comments and adopted as the basis of the Plan.

2.1.1 Housing

Main comments raised by local people during the consultation include:

- The definition of Waters Upton as a settlement suitable for development

- The over development of the central area of Waters Upton

- The lack of local demand for more houses to be built in the Parish

- The high proportion of 3-4 bedroom houses approved with no local demand

- The lack of bungalows to allow residents to down-size and remain in the Parish

- The need to protect the rural setting and villages by building any future development greater than infill, which may be required, on the Dairy Crest Site or the SHLAA site 551, as stand-alone projects

OBJECTIVE 1
To direct housing towards small infill sites within the built-up area of Waters Upton.

OBJECTIVE 2
To provide an appropriate mix of housing type, size and tenure to meet local need.

OBJECTIVE 3
To meet the local housing needs of the community.

OBJECTIVE 4
To restrict residential development to small infill sites within the built up area of Waters Upton and the previously developed Dairy Crest site at Crudgington.

2.1.2 Green Areas and Public Spaces

Main comments raised by local people during the Consultation include:

- The erosion of the rural atmosphere of the area
- The loss of green and open areas
- Safeguarding the play areas
- The need to continue the maintenance and enhancement of the remaining green areas
- The maintenance and protection of the Rights of Way

OBJECTIVE 1
To protect, maintain and enhance visually valuable green areas within villages which offer benefits to health, wellbeing and local ecology

OBJECTIVE 2
To protect, maintain and enhance existing formal and informal sports and recreational facilities which encourage outdoor activities and promote life-long fitness.

OBJECTIVE 3
To protect Public Rights of Way and maintain Stiles and Way-markers which enable communities and visitors to appreciate the rural area.

2.1.3 Amenities & Employment

Main comments raised by local people during the Consultation include:

- Enhance the Village Hall usage and events.
- Install Wi-Fi in the community buildings and provide high-speed broadband.
- Modify the Parish Centre to enlarge the rooms.
- There is a lack of cemetery space for future years.
- Additional parking is needed for the Village Hall.
- Lack of employment opportunities and small business site provision.

OBJECTIVE 1
To encourage the use of community buildings and facilities working in partnership with local organisations

OBJECTIVE 2
To upgrade broadband, use of Wi-Fi facilities and IT technology for employment purposes allowing greater and broader use of our community facilities.

OBJECTIVE 3
To increase the available cemetery space at locations within the Parish.

OBJECTIVE 4
To support alternative use of redundant buildings and seek to provide employment opportunities

2.1.4 Local Character

Main comments raised by local people during the Consultation include:

- Protect rivers and wildlife corridors
- Protect sand stone walls and mature trees
- Protect the Waters Upton Village Well
- Avoid light pollution

OBJECTIVE 1
To protect rivers and wild life corridors which are an integral part of the Parish landscape.

OBJECTIVE 2
To protect and enhance existing sandstone walls, hedges and trees and significant features which give the Parish its character and define its heritage.

OBJECTIVE 3
To maintain, protect and improve the Waters Upton Village Well and all historical features including listed buildings.

OBJECTIVE 4
To protect the landscape character of the villages within the Parish and continue to define their own identities. To recognise and protect the importance of our villages which are set within a distinct rural landscape with generous cartilages. To avoid light pollution in the built up areas.

2.1.5 Getting Around

Main comments raised by local people during the Consultation include:

- Public transport available to the Parish restricts employment and education opportunities for those without their own transport.
- The lack of suitable pavements within the Parish means walking is dangerous.

OBJECTIVE 1
To seek to improve public transport as much as rural distribution allows thus relieving the need for excessive vehicle movements.

OBJECTIVE 2
To improve pedestrian and cycle way connections within the plan area and further afield as appropriate.

SECTION THREE

3.1 The Neighbourhood Plan Policies

3.1.1 Housing

Policy WUH1
New housing shall be supported in the village of Waters Upton on small infill sites or plots that do not cause a visual intrusion into open countryside and, subject to the provisions of Policy WUH2 and WUH3, elsewhere in the parish of Waters Upton the Council will only support applications for new housing in exceptional circumstances

Policy WUH2
Affordable housing including small scale solely affordable housing schemes will be supported in the village of Waters Upton and elsewhere in the parish of Waters Upton provided that the proposal helps meet identified local need

Policy WUH3
Proposals for new housing on the previously developed Dairy Crest Site at Crudgington shall be supported provided that appropriate conditions and planning obligations are imposed in particular to secure affordable housing to contribute towards meeting identified local need.

Policy WUH4
Developers will be required to provide appropriate community benefit through the imposition of planning obligations having regard for the relevant law and national guidance on planning obligations.

3.1.2 Green Areas and Public Spaces

Policy WUGS1
To ensure the protection and retention of green areas, play areas and recreational space which are locally important and that contribute to the quality, character and amenity of the settlement.

Policy WUGS2
To protect and enhance rights of way and maintain a good quality network within the Parish.

3.1.3 Amenities & Employment

Policy WUA1
To sustain, retain and enhance local services and community facilities in the Parish including Churches, the Village Shop, the Parish Centre, Crudgington Primary School, and the Village Hall.

Policy WUA2
To promote and support the development of high speed broadband technology and other communications networks, within the parish to enhance the provision and use of local community facilities and services

Policy WUA3
To encourage and support small businesses. To promote the use of suitable redundant buildings for appropriate employment use.

3.1.4 Local Character

Policy WULC1
To ensure the protection of rivers, water courses and wildlife corridors

Policy WULC2
Future development must seek to retain or enhance features that characterise the villages such as sandstone walls, hedges, protected trees and Waters Upton Village Well

Policy WULC3
To keep to an absolute minimum, light pollution in the Parish, the most appropriate designs of external lighting must be used in any new development.

3.1.5 Getting Around

Policy WUT1
All development must make provision for adequate parking and servicing and address any local off-site highway impacts.

SECTION FOUR

4.1 Monitoring and Review of the Plan

It is expected that Telford & Wrekin Council will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the Plan period, as part of the wider monitoring responsibilities for the Borough.

The Plan covers the period 2014 to 2031. It is, therefore, essential for the long term success of the Plan that developments in the Plan area are monitored and reviewed against the Plan's Objectives and Policies.

Waters Upton Parish Council will need to monitor the delivery of the policies in this Plan, and work to ensure that benefits to the community of Waters Upton Parish are achieved.

Each Agenda for Parish Council meetings will include an item "Waters Upton Parish Neighbourhood Plan" which will ensure the matter is continually reviewed and reported upon during its life.

Each Parish Council meeting, on the anniversary of adoption of the Plan, will include a report of the impact of the Plan in the previous year and the likely implementation of the Plan for the forthcoming year. The Parish Council will bring any problems with delivery to the Borough Council's attention as part of their response to the Annual Monitoring Report.

In 2019 and 2024 there will be thorough five year reviews of progress by a freshly recruited community based steering group. The purpose of these reviews will be to hold the Parish Council to account for their stewardship of the Plan, and to consider the need for proposing a review of, or amendment, to the Plan to Telford & Wrekin Council.

In 2029, the Parish Council will again recruit a new Steering Group from within the community to undertake a review and decide on the need for a subsequent fifteen year plan and if so decided, to overview the development of the new plan which would commence in 2031.