

EDGMOND PARISH NEIGHBOURHOOD PLAN
2017-2031

REGULATION 15 CONSULTATION

29 June 2017

Edgmond 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 2017 - 2031. The Plan has been produced by Edgmond Parish Council; project managed by a Steering Group, and is based upon the views of the Parish residents. The Steering Group has consulted and listened to members of the community on a wide range of issues that will influence the well-being, sustainability and long term future of our community.

In a small community like Edgmond, Parish Councillors have used their regular informal contact with many residents to listen to their views, whilst more formal information gathering events and surveys have ensured that everyone has had an opportunity to contribute ideas and opinions.

A Neighbourhood Plan has many benefits and will help to:

- Protect the historic and rural character of the Parish and village.
- Protect our green spaces from poorly located development.
- Help to provide the right type and number of houses and to address local need, wherever possible.
- Ensure that future development makes a positive and sympathetic contribution to the character of the Plan Area.

We value the enormous amount of time that the residents of the Parish have put into their responses to the various consultation elements of the process. The thoughtful and detailed comments received have assisted the Parish Council to reach a point where we feel confident that the Draft Neighbourhood Plan accurately reflects the views of the community.

Councillor Robert Higginson

Chairman Neighbourhood Plan Steering Group

CONTENTS

Lists of Figures and Tables	page 4
Introduction.....	page 5
Setting the Context.....	page 7
Why are we Preparing a Neighbourhood Plan forEdgmond?.....	page 9
Process of Preparing the Plan.....	page 10
National and Local Planning Framework (NPPF).....	page 11
Evidence Base.....	page 13
Key Issues, Vision and Objectives.....	page 16
Policies	page 17
Policies Map.....	page 31
Monitoring and Review.....	page 32
Appendix 1 – Harper Adams University Statement.....	page 34
Appendix 2 – Respecting Edgmond’s Historic Character.....	page 37
Appendix 3 – Parish Profile.....	page 39

LIST OF FIGURES

Figure 1: Parish Boundary and Neighbourhood Plan Area.....	page 8
Figure 2: The Neighbourhood Planning Process.....	page 10
Figure 3: Edgmond Conservation Area.....	page 20
Figure 4: Local Green Spaces.....	page 23
Figure 5: Harper Adams University Boundary.....	page 28
Figure 6: Edgmond Neighbourhood Plan Policies Map.....	page 31
Figure 7: Edgmond Parish Agricultural Land Classification.....	page 46
Figure 8: Edgmond Parish Mineral Safeguarding Areas.....	page 47
Figure 9: Edgmond Parish Flood Risk Areas.....	page 48

LIST OF TABLES

Table 1: Local Green Spaces.....	page 22
Table 2: Example of Policy Monitoring.....	page 33
Table 3: Edgmond Parish Population and Age Profile.....	page 39
Table 4: Highest Level of Qualification.....	page 40
Table 5: Travel to Work Patterns.....	page 41
Table 6: Housing Stock in Edgmond.....	page 41
Table 7: Comparison of Edgmond Ward and Telford & Wrekin House Prices in 2014 and 2015	page 41
Table 8: Edgmond Parish Housing Tenure.....	page 42
Table 9: Household Types in Edgmond Parish.....	page 42
Table 10: Car Availability.....	page 44

INTRODUCTION

Our Neighbourhood Plan

The Neighbourhood Plan has been formulated on the basis of public response to the Parish Council's consultations to date and in particular the consultation on the Draft Plan held earlier this year (Regulation 14 Consultation). All responses from the public and consultees received by the Neighbourhood Plan Steering Group at this stage were considered by the Parish Council and used to inform a revised version of the Plan. The revised version of the Plan is now ready for submission to Telford and Wrekin Council (Regulation 15). This is a statutory consultation exercise undertaken by the Local Planning Authority. Telford & Wrekin, as the Local Planning Authority, will carry out a final check to ensure that the Plan and all accompanying documents comply with legal requirements. If satisfied, the Local Planning Authority will place it on their website for a final further six week consultation. Comments and representations received during this period of consultation will be collated by Telford & Wrekin and forwarded along with the Plan and supporting documents to an Independent Examiner who will issue a report on whether or not the Neighbourhood Plan should proceed to a final referendum.

The Neighbourhood Plan that you have before you offers a vision for the future and sets out a clear set of policies based on comments received so far. These policies have also been subjected to scrutiny by the statutory agencies (Environment Agency, Natural England, Historic England) through a screening exercise related to environmental assessments (see Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening statements). If passed at examination, and supported by a referendum, the policies will then have to be taken into account by applicants for development and also by the Local Planning Authority, thus giving much greater weight to the views of the Parish in the decision-making process.

How to comment

The notice for the Plan, the Plan, a map identifying the area, a consultation statement, basic conditions statement and other supporting documents can be downloaded via the Telford & Wrekin Council website www.telford.gov.uk/edgmondndp

Paper copies of the Plan can also be inspected at the following locations:

Telford & Wrekin Council Addenbrooke House Reception

Ironmasters Way,
Telford,
TF3 4NT
Weekdays 8.45am to 5pm

Telford & Wrekin Council Business & Planning First Point Wellington,

Telford & Wrekin Council,
Wellington Civic Offices,
Larkin Way,
Telford.
TF1 1LX
Weekdays 8:30am to 5pm

Telford & Wrekin Council Darby House Reception,

Lawn Central, Telford,

TF3 4JA

Weekdays 8.45am to 5pm

Edgmond Village Hall

Shrewsbury Road,

Edgmond,

TF10 8HU.

Representations on the Edgmond Neighbourhood Plan may be made to the Council no later than **5pm on 27th October 2017**. If you require any assistance please contact the Environment & Planning Policy Team on 01952 384241. Representations can be made in writing by post to Environment & Planning Policy, Development Management Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH, or by e-mailing developmentplans@telford.gov.uk

Any representations may include a request to be notified of Telford & Wrekin Council's decision under Regulation 19 in relation to the Edgmond Neighbourhood Plan (Requesters should provide their, name, address and contact details in their representation).

You should note that all representations received will be publicly available and published on the Council's website.

SETTING THE CONTEXT

The Parish of Edgmond is in the Borough of Telford & Wrekin and ceremonial county of Shropshire. It is located 1 mile (1.6 km) north-west of the town of Newport and approximately 4 miles (6.5 km) to the north of Telford. The Parish of Edgmond includes Edgmond village and the hamlets of Adney, Calvington, Caynton, Edgmond Marsh, Edgmond Common, Blackbrook, The Buttery and Sidlington. Edgmond, Edgmond Marsh and Harper Adams University are 3 independent settled areas, separated by Grade 2/3 agricultural land which is currently farmed. The Parish population at the 2011 Census was 2,062.

The village has two pubs (The Lion and The Lamb), although one is currently closed and is advertised as for sale, an Anglican church, a Village Hall, a primary school and a shop with a co-located post office.

The Parish is set in a predominantly rural landscape that extends into the heart of the village and other settlements leading to a distinctly rural appearance. Agriculture is the dominant land use with over 80% of land classified as grade 2 and 3 (moderate to good).

There is a recreation field called simply "The Playing Fields", where there are cricket games and football matches. There is a Multi-use Games area (MUGA) and a secure playground for younger children. The village also has many areas for walking and cycling including an area called the Rock Hole; an old sandstone quarry from which the rock used to build the local church was most likely taken.

Also popular is the walk which leads down to the local town of Newport partly following the old canal. There has been much speculation about the possibility of reopening the old Shrewsbury and Newport Canal - a short section of which runs through the south of the Parish.

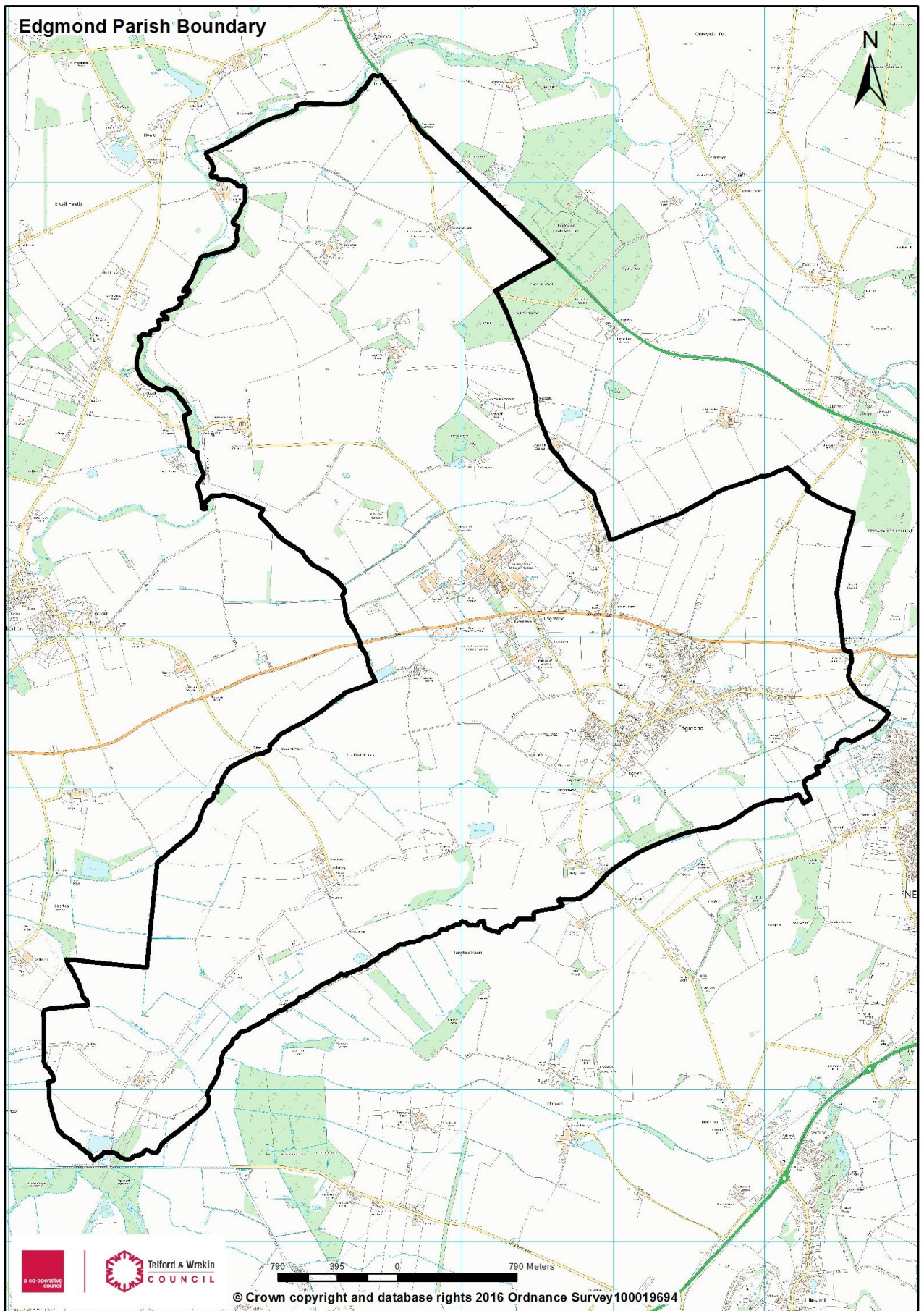
There is a church and school in Edgmond. The church is dedicated to St. Peter and is in the Archdeaconry of Salop. The village Church of England primary school is called St. Peters. The church holds an annual Church Clypping service, which claims to be the longest uninterrupted clypping service in the country. Previous Rectors of Edgmond included Sir Lovelace Stamer (also concurrently Anglican Bishop of Shrewsbury), from 1896 to 1905, during which period he built new schools for local children, organised a working men's club and reading rooms, and paid for a piped water supply for the village.

Edgmond village has an historic core with a cluster of listed buildings and related spaces within or near to the Conservation Area. It has expanded and evolved over time, particularly northwards with areas of later Victorian and 20th century development.

The open rural character of the landscape of the Parish is an asset much valued by the community for its scenic amenity, recreational use and environmental value and sets the principal context for the setting of Edgmond village.

Further detail is contained in the Parish Profile in Appendix 3

Figure 1: Parish Boundary and Neighbourhood Plan Area



WHY ARE WE PREPARING A NEIGHBOURHOOD PLAN FOR EDMOND?

Neighbourhood Plans form part of the Statutory Development Plan for an area. They are prepared by Parish Councils to promote, guide and control local development and importantly, are used to help determine local planning applications. For the first time local communities can have a direct input into the planning process and have an influence on the shaping of the future of their community based on the views expressed through surveys of the local population and businesses.

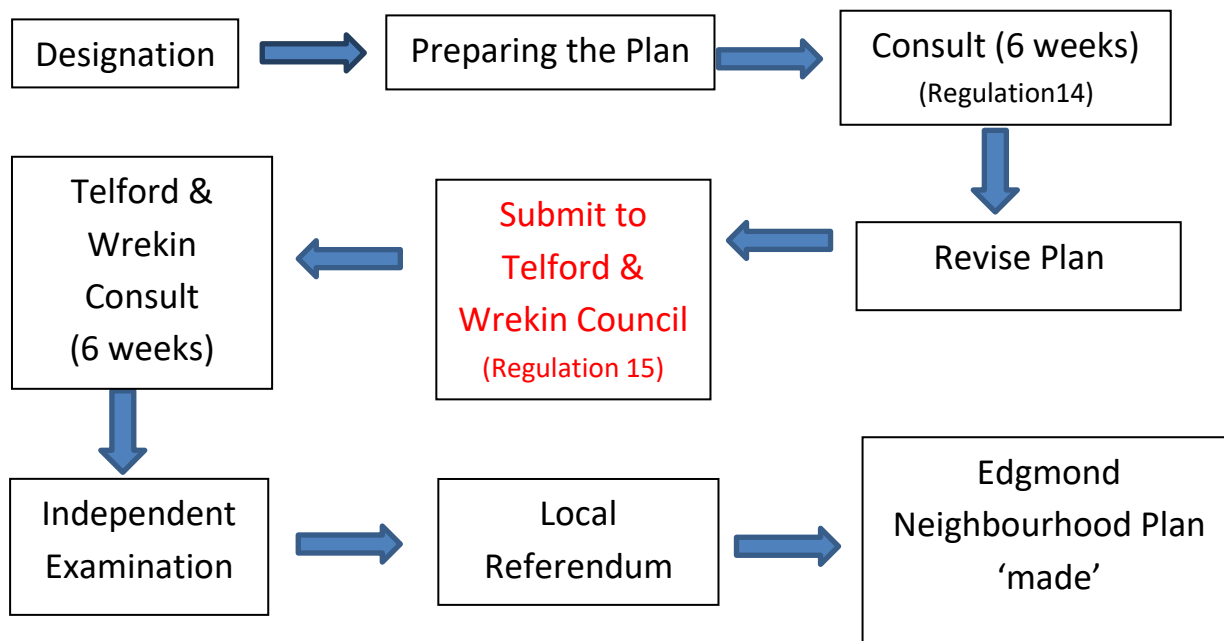
Not all Parish Councils have chosen to produce a Neighbourhood Plan, however, in October 2015 Edgmond Parish Council decided that this was an important right to exercise, and applied to be designated a Neighbourhood Planning body for the whole area covered by the Parish (Figure 1). The Parish Council submitted its application to Telford & Wrekin Council for designation of its Neighbourhood Area in June 2016. After a formal six week consultation which began on 19th July and ran until 31st August 2016, Telford & Wrekin Council resolved in September 2016 to support the Neighbourhood Area application made by Edgmond Parish Council and confirmed that the area shown in the application should be designated as a Neighbourhood Area. A formal notice was published on the 26th September 2016 that confirmed the designation.

The Parish Council's Steering Group has been preparing this Draft Neighbourhood Plan since September 2016. When the Plan is finalised, following consultation with residents and stakeholders, its policies will reflect the aspirations of the majority of the people of Edgmond who have all had an opportunity to play a part in shaping the future of their Parish.

PROCESS OF PREPARING THE PLAN

Neighbourhood Plans have to be prepared following a procedure set by government (Figure 2).

Figure 2: The Neighbourhood Planning Process



In accordance with Regulation 14, a six week consultation of the Neighbourhood Planning Regulations 2012 was carried out with Edgmond Parish residents, businesses and consultative bodies between 16th January 2017 and 27th February 2017. Following this consultation the Neighbourhood Plan has been revised to take account of comments received and issues raised. A further six-week consultation by Telford & Wrekin Council will take place when the Plan is submitted under Regulation 15. The Plan, its evidence base and consultation responses, will then be presented by Telford & Wrekin Council for Independent Examination and the process will culminate in a local referendum on whether the plan should be made part of the Statutory Development Plan for the Borough of Telford & Wrekin.

However, Telford & Wrekin Council's Local Plan document has recently undergone Independent Examination, which is likely to result in changes recommended by the Inspector. Until recently the preparation of the Neighbourhood plan had been progressing alongside the Local Plan, however unforeseen delays in the Local Plan timetable mean that the Neighbourhood Plan will proceed to Regulation 15 before the Inspector's Report is received by Telford and Wrekin Council. It is considered unlikely that the Inspector's Report will raise significant issues for the Neighbourhood Plan but any implications can be considered by the Examiner and the Neighbourhood Plan amended to comply with any relevant modifications to Telford & Wrekin Council's Local Plan.

NATIONAL AND LOCAL PLANNING POLICY FRAMEWORK

The Edgmond Neighbourhood Plan must take account of national planning policy. This is primarily contained in one document - the National Planning Policy Framework (NPPF).

This means our Neighbourhood Plan must “...*plan positively to promote local development*” and must “...*support the strategic development needs*” set out in Telford & Wrekin Council’s Local Plan. Therefore, our Neighbourhood Plan has been prepared to be in “general conformity” with Telford & Wrekin Council’s planning policies.

Telford & Wrekin Council’s strategic planning policy is contained in the emerging Telford & Wrekin Local Plan. The Local Plan was submitted on 30th June 2016 and an examination in public was conducted during January and February 2017 by an independent Planning Inspector. Telford & Wrekin Council anticipate the Inspector’s Report will be available by September 2017.

The previous Wrekin Local Plan (1995-2006) is now time expired and the existing Core Strategy policies are being reviewed through the emerging Telford & Wrekin Local Plan covering the period from 2011-2031. An appropriate and sensible approach therefore was to proceed with the Neighbourhood Plan on the basis of the emerging strategy and policies and to work closely with the Council during the preparation of the two documents. The Parish Council recognises that implications arising from the Inspector’s Report of the Local Plan examination will need to be considered and that they may need to pause the Neighbourhood Plan process to take these into account.

Strategic Framework

The emerging Telford & Wrekin Local Plan (policy HO10) already states that a limited amount of infill housing will be supported in Edgmond and so the development strategy for Edgmond has largely been set. Consultation responses during the Neighbourhood Plan process show that there is no support within the Parish to pursue other development strategies. The options stage of the Local Plan preparation considered different approaches to development in the rural area alongside considerable consultation and dialogue with the rural parishes. This culminated in a spatial strategy which allowed for the inclusion of development in existing rural communities which could have positive effects if carried out at the appropriate scale consistent with the capacity of the rural communities, services and infrastructure. Small scale focused development could be undertaken to help encourage provision of services without changing the character of rural Telford & Wrekin.

Telford & Wrekin Council considers this approach has the greatest potential to achieve appropriate growth with minimal detrimental environmental effects. It recognises that careful consideration should be given to the location of new development to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

The Spatial Strategy for the Borough is set out in Chapter 3 and policies SP1, 2 and 3 summarised in Table 9 of the emerging Local Plan. Telford is the dominant settlement, and the importance of its continuing growth dictates that the vast majority of development takes place here. As a historic market town with a population of around 11,000, it is appropriate that some new development be directed to Newport.

The small remainder of new housing development will be directed to the most appropriate rural settlements with access to services and other infrastructure in order to support rural economic activity whilst protecting sensitive landscapes and settings. Given the context of the Borough and the lack of realistic and appropriate alternatives, the broad Spatial Strategy is appropriate and there is no justification therefore in exploring, through the Neighbourhood Plan process, other development strategies for Edgmond.

To consider other strategies that seek to provide substantially more housing in the rural area would conflict with Government policy which seeks to promote sustainable development by encouraging effective use of brownfield land and locating as much housing as possible closest to existing infrastructure in larger towns such as Telford or Newport. The majority of housing in the rural area is hoped to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited infill development in 5 settlements, the selection of which is justified by the process set out in the Technical Paper – Rural Settlements (B2f) that considers the presence of primary and secondary facilities and services, accessibility and existence of previously developed land. Options exploring other strategies for distribution and/or additional development in the rural area would impact on the successful implementation of these large brownfield sites.

It is believed that there is sufficient remaining provision for development in 5 rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 28), deliver affordable housing (paragraph 54) and support community vitality, whilst avoiding isolated development in the open countryside (paragraph 55). Telford & Wrekin Council takes the view that its Spatial Strategy for the rural area (policy SP3) and its approach to planning for rural housing (policy HO10) is consistent with government priorities to boost significantly the supply of housing generally but also takes account of the scale and context of the Borough's villages which, highlighted in the Technical Paper – Rural Settlements (B2f), do not have extensive infrastructure provision. Outside the named settlements, housing development is to be strictly controlled to protect sensitive landscapes and the open countryside and to avoid coalescence of settlements. Any need for rural affordable housing is to be focused as far as possible around settlements with the best infrastructure or on brownfield sites that can deliver substantial amounts of housing allowing for small scale rural exceptions to come forward under policy HO11.

EVIDENCE BASE

Consultation and Engagement

Being such a relatively small community, we were able to collect many more of the concerns and ideas of residents and stakeholders during face to face discussions than would be possible in a larger community. Following discussions at Parish Council Meetings, the process to produce a Neighbourhood Plan started with a public meeting to gather initial views and to identify the areas to be considered for inclusion in Edgmond Village Hall on the 2nd July 2016.

Following the approval of the Designated Area, three additional public drop-in sessions were held in September 2016 during which further comments were listed for consideration in the Plan and we started to add 'meat to the bones' of our guidance document.

Eight key themes were identified for public consultation and these formed the basis of the September drop-in sessions.

- Housing
- Green Spaces
- Employment
- Community Safety
- Rights of Way
- Roads, Pavements & Street Lighting
- Traffic & Transport
- Community Amenities

After September, these eight themes were further condensed into five main headings for relevant planning policies to be effective. This took into consideration the overlap of themes and related issues.

1. Housing
2. Natural and Heritage Assets
3. Employment/Economy
4. Infrastructure
5. Harper Adams University

The aim is for the Neighbourhood Plan to be focused and concise and to concentrate on those issues that can be influenced by town and country planning legislation. Other broader issues or those that aren't controlled through planning legislation will be part of a broader Action Plan linked with the existing Parish Plan.

Building on these five main headings and the responses from the drop-in sessions, a questionnaire was drafted demonstrating how these themes could be translated into planning policies and asking whether people agreed or disagreed with the suggested draft policies. Around 500 questionnaires were circulated to all known businesses and households in the parish and around 230 responses were received. In parallel, work was undertaken to refine the vision and objectives from the 2009 Parish Plan as well as the Parish Council's 'Planning Principles' developed and articulated over the previous 12 months in response to a number of significant planning applications in the Parish.

Following the pre-submission (Regulation 14) consultation earlier this year, 41 representations in total were received including those from Telford & Wrekin Council, the Environment Agency, Natural England, Historic England, Gladman Developments; and individuals, households, and organisations in Edgmond Parish.

The Regulation 15 Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders on the pre-submission draft Plan. In particular, it describes how concerns have been addressed and what changes have been made to the Plan as a result of the consultation.

Many of the responses received at the regulation 14 stage were concerned with the draft Plan's approach to Edgmond's rural character and context. Consequently a decision was taken by the Neighbourhood Plan Steering Group to commission additional technical evidence base work. This focussed on landscape character assessment to address these concerns and strengthen the Neighbourhood Plan approach. This is listed in the evidence base as the 'Edgmond Neighbourhood Plan Landscape Character Assessment'.

Technical Evidence

A great deal of additional technical evidence has been collated by the Parish Council in preparing the draft Neighbourhood Plan. This has naturally been drawn from Telford & Wrekin Council sources; in particular, information compiled during the preparation of the emerging Local Plan and contributing to its extensive evidence base. A list of the technical evidence considered by the Parish Council is available in the Parish Profile in Appendix 3.

Strategic Environmental Assessment (SEA)

Neighbourhood Plans must not breach, and must be compatible with EU and Human Rights obligations. Neighbourhood Plans therefore need to be considered against the Habitats and Strategic Assessment Directives and associated regulations and might, subject to their scope and the issues they are seeking to address, be required to produce an Environmental Assessment if the Plan is determined as likely to have significant environmental effects.

Strategic Environmental Assessments (SEA) are required by the **Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations)**. This regulation also prohibits the adoption or submission of a Plan before the responsible Authority has determined whether the Plan is likely to have significant effects on the environment. It is not possible to categorically rule out the need for an SEA, without first carrying out a screening process to establish whether or not the Edgmond Neighbourhood Plan is likely to have significant environmental effects. A draft Screening Report was prepared and published for consultation alongside the draft Neighbourhood Plan at Regulation 14.

At this point the three statutory agencies: the Environment Agency, Natural England and Historic England were consulted as required by the regulations and their views used to determine whether a further formal SEA is necessary. All three agencies agreed with the findings of the draft Screening Report that there was no requirement for the Edgmond Neighbourhood Plan to undertake Strategic Environmental Assessment. The Parish Council consider that the amendments made to the Neighbourhood Plan as a result of the Regulation 14 consultation are not significant enough to require an additional screening report or Strategic Environmental Assessment.

KEY ISSUES, VISION AND OBJECTIVES

VISION

To shape the future of Edgmond, by retaining and enhancing its open rural character and historic identity and by strengthening the resilience of the community and improving quality of life for residents to create a safe, welcoming, neighbourly place to live, work and visit.

NEIGHBOURHOOD PLAN OBJECTIVES

Housing

1. To allow future infill development of a scale and type in keeping with the rural character and identity of the village.
2. To support the provision of a range of house types and tenures on appropriate sites within Edgmond village and the wider Parish.
3. To prevent the merging of built-up areas by protecting and enhancing open spaces to retain the rural character and identity of Edgmond village and the wider Parish.

Local Amenity and Green Spaces

4. To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the village and to encourage appropriate management.
5. To respect the Conservation Area and support sympathetic design to protect and enhance the Conservation Area for the benefit of the entire community.
6. To conserve local open spaces by protecting and enhancing existing open spaces and recreational areas of value to the community whilst ensuring the village retains its rural character.

Employment

7. To encourage suitable employment opportunities and work to improve public transport options and broadband connectivity.

Movement and Transport

8. To encourage the provision of alternative, safe and convenient means of travel so as to minimise the use of cars in and around the Parish and reduce the associated problems of noise, pollution and parking.
9. To provide a safe, accessible and well maintained network of roads, cycle routes, footpaths, rights of way and pavements whilst retaining a rural character to support a more sustainable environment, reduce reliance on the car and offer healthier lifestyle options.
10. To improve safety by reducing vehicle speed and limiting access by heavy goods vehicles.

Community Amenities

11. To protect existing facilities and services considered important for a vibrant community and support the development of new ones which will benefit the community.
12. To increase opportunities to access community facilities and to enhance the range of activities and facilities available for all.

POLICIES

The following policies were devised to deliver the objectives listed above by guiding and influencing new development proposals and the decisions made about new development through the planning application process.

The policy framework is set nationally by the National Planning Policy Framework (NPPF) and locally by Telford & Wrekin Council's planning policy guidance – in this case the emerging Telford & Wrekin Local Plan 2011-2031. Policies in a Neighbourhood Plan must align with the framework both nationally and locally and not conflict with or undermine it (NPPF paragraphs 183, 184, 185).

1. Housing

POLICY RES1: RESIDENTIAL DEVELOPMENT WITHIN EDMOND VILLAGE

In order to protect the rural character and open aspect of Edgmond village over the Plan period, proposals for new housing development of 1-3 dwellings only will be supported on suitable infill sites where they contribute positively to local character and distinctiveness.

The majority of consultation responses understood the need for limited infill development in the village but were also in favour of protecting the character of the village from too great a scale of new development.

This policy builds on Telford & Wrekin Local Plan policies SP3 and HO10 which support new development where it meets the needs of rural communities and seeks to direct a limited amount of new housing development in Edgmond to infill sites only.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE5 Conservation Areas.

NPPF paragraphs: 7, 16, 54, 55, and 126.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, 3, and 4.

POLICY RES2: NEW HOUSING DEVELOPMENT OUTSIDE EDMOND VILLAGE

In order to preserve the current built form of the village, its rural character and identity, protect the surrounding countryside, prevent further ribbon development, and possible merging with other built up areas; new open market housing development will be strongly resisted in the open countryside around Edgmond Village, Edgmond Marsh and Harper Adams University. In accordance with policies RES5 and E3, exceptions may be made for suitable appropriate affordable housing schemes and, within the development boundary of Harper Adams University, appropriately designed and located new development.

Consultation responses strongly articulated people's appreciation of Edgmond's historic character and rural nature and the need for the Neighbourhood Plan to balance the requirement for some limited development whilst maintaining Edgmond's unique character and setting. Consultation responses particularly referenced the need to avoid merging with the town of Newport to the east.

The Telford & Wrekin Local Plan recognises the importance of the rural area in policy SP3 and the need to protect its environmental, social and economic characteristics.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; HO10 Residential Development in the Rural Area; NE1 Biodiversity and Geodiversity.

NPPF paragraphs: 7, 9, 16, 51, and 55.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, 3, and 4.

POLICY RES3: DESIGN OF NEW HOUSING

Where residential development is in line with the principles in policies RES1 and RES2 and the Telford & Wrekin Local Plan, the following criteria are to be met:

- It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area;
- It complements the existing external materials seen locally;
- It provides variety in house design and elevation treatment;
- It provides high quality boundary treatment;
- It provides good pedestrian and cycle connections to existing routes;
- It provides adequate storage for bins and recycling;
- It does not result in loss of amenity for neighbouring properties
- Appropriate street lighting is provided if required;
- Traffic generation and parking does not adversely affect road and pedestrian safety. Proposals that exceed the parking standards in Appendix F of the Local Plan will be supported.

Consultation responses stressed the need for new housing to be in keeping with the character of the village and sympathetic to existing design and materials. This policy approach is seen as particularly important when dealing with proposals for infill applications to avoid inappropriate developments.

This policy complements the criteria set out in policy BE1 of the Telford & Wrekin Local Plan which seeks to promote good design in line with the requirements of the NPPF which recognises that good design contributes positively to improving people's quality of life.

This policy conforms to:

Local Plan policies: SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE1 Design Criteria; BE5 Conservation Areas; C3 Impact of development on highways; C4 Design of roads and streets; C5 Design of parking

NPPF paragraphs: 9, 16, 35, 56, 58, 126, and 128.

It will help to deliver Neighbourhood Plan Objectives: 1, 5, 8, and 9.

POLICY RES4: CONSERVATION OF EDMOND'S HISTORIC CHARACTER

Development proposals will be expected to protect or enhance the Conservation Area (shown on the Policies Map and figure 3 below), listed buildings, and other buildings considered to contribute to local or historic interest, together with their settings. In addition, they should promote the locally distinctive character of the village and in particular the character, setting, and appearance of the Edgmond Conservation Area should be protected or enhanced.

Proposals will be supported that:

- make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, plot width and form;
- reinforce local identity by the use of traditional materials;
- retain locally important buildings, structures and open spaces that contribute to Edgmond's rural character;
- use the historic character of the Conservation Area and the buildings within it to inform the design concept for new development;
- where innovative design is proposed, developments should fit sensitively into the village frontage and street scene;
- retain and/or increase stone walls, tree cover and hedgerows as essential components of the village character;

Developers must provide clear evidence as to how their proposals have taken into account local character and distinctiveness and they must provide detail on the steps taken to produce high quality design that, where appropriate, also conserves and enhances significant heritage assets together with their settings and important associated spaces. Proposals that fail to respond adequately to their context or that reduce the rural characteristics of the Conservation Area will not be supported.

Particularly strong support was expressed through the consultations, for the Conservation Area in Edgmond to have a specific policy recognising the importance of protecting or enhancing its unique qualities. Responses also made reference to the fact that it is not just the Conservation Area that is important but also the rural setting of the village and the importance of open green spaces in the village that contribute to its distinctive character and give the Conservation Area its unique nature. Appendix 2 sets out further information in relation to a number of recently refused applications for residential development in and around Edgmond village.

This policy builds on Local Plan policy BE5 and recent responses by the Parish Council to planning applications in Edgmond highlighting both the importance of the Conservation Area and Edgmond's historic character.

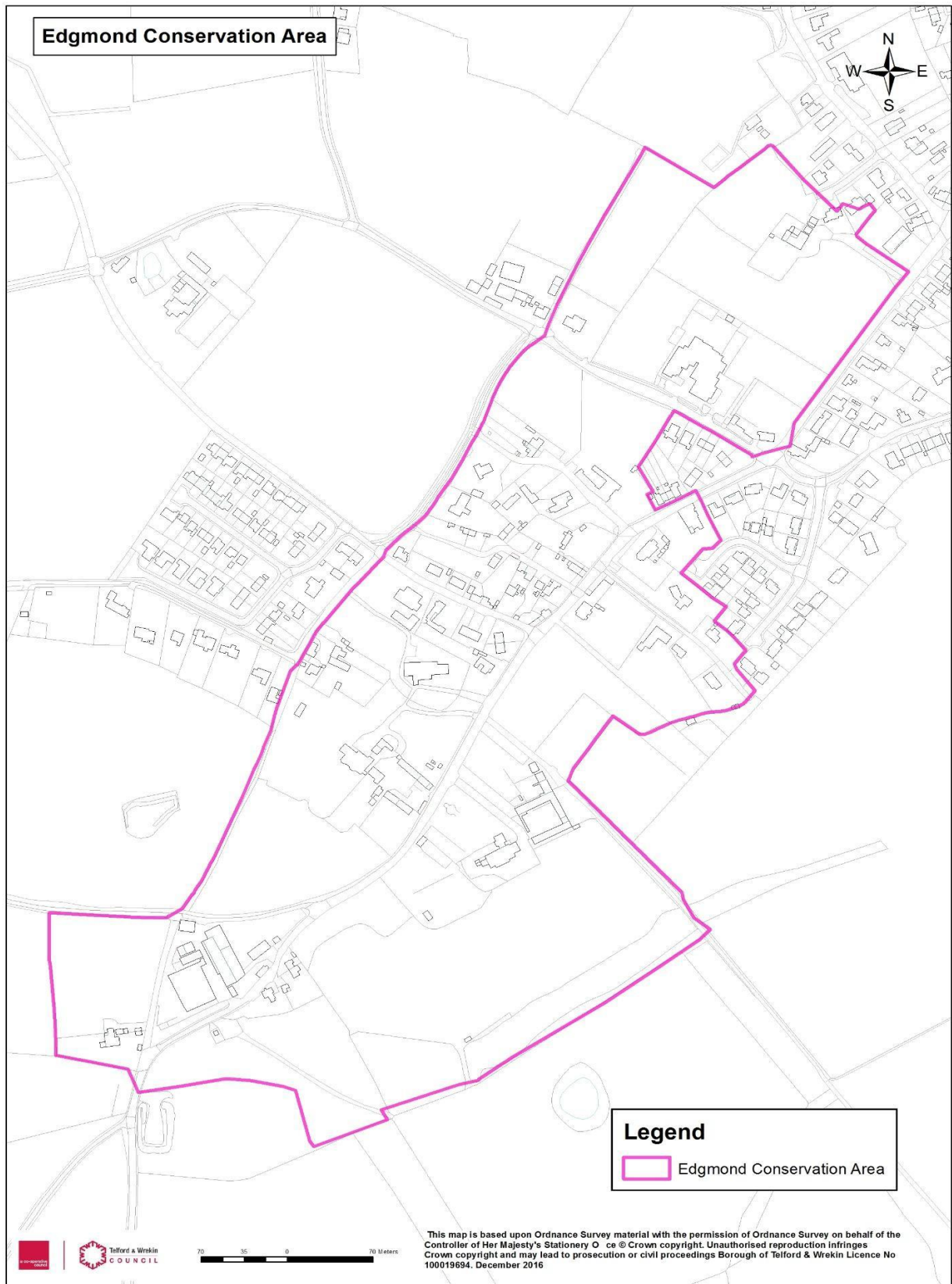
This policy conforms to:

Local Plan policies: SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE1 Design Criteria; BE5 Conservation Areas;

NPPF paragraphs: 9, 16, 17, 56, 58, 65, 126, 132, 133, 134, and 138.

It will help to deliver Neighbourhood Plan Objectives: 1, 5, and 6.

Figure 3: Edmond Conservation Area



POLICY RES5: TYPE AND TENURE OF HOUSING

More small houses are sought in Edgmond to provide housing for the younger and older generations. The size, type, tenure and likely price of housing will therefore be important considerations when making planning decisions. Proposals for affordable housing on exceptions sites that comply with Local Plan policy HO11 will be supported.

Many consultation responses referred to the need for suitable housing to be available for those members of the community who need smaller or more affordable homes. This was felt to be important to assist elderly households to downsize or for younger households to access the housing market. Many people commented on the importance of ensuring that affordable housing should be made available only to local people with a local connection in perpetuity. Such developments are normally brought forward in conjunction with a Housing Association and in close cooperation with the Local Authority's planning and housing functions.

This policy seeks to align with the strategy for delivery of rural affordable housing set out in Local Plan policy HO11 and the NPPF.

This policy conforms to:

Local Plan policies: HO5 Affordable housing thresholds and percentages; HO6 Delivery of Affordable Housing; HO11 Affordable rural exceptions

NPPF paragraphs: 9, 16, 50, and 54.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, and 11.

2. Local Amenity and Green Spaces

POLICY G1: LOCAL GREEN SPACES

The following areas, as shown on the policies map and figure 4 , are designated as Local Green Spaces:

- The Cricket Ground (playing field), the land around the school, Children's Play Area, Church Field, Village Hall Field Land

Proposals for built development other than appropriate community uses on these Local Green Spaces will not be supported.

Significant support for the protection of certain open spaces has been a feature of the responses to the consultations to date. Responses have highlighted the importance of these open spaces both to the community in terms of their recreation and amenity value but also their importance to the character of the Conservation Area and the rural setting of the village. These sites are designated in accordance with NPPF paragraphs 76 and 77 which specify that Neighbourhood Plans can seek to protect areas of open space of significant importance to local communities but that the designation is not appropriate for all open space and should only be used where the site is in close proximity to the settlement, it is demonstrably special and is local in character.

This policy builds on Local Plan policies NE1 and NE3 by designating Local Green Spaces thus protecting these areas to contribute to provisions for sport, recreation and biodiversity as well as local health and well-being.

Table 1: Local Green Spaces

Name of Site and Distance from centre of Edgmond village (Shop/Post Office)		Special Qualities/Local Significance	Extent of Tract of Land
1)	Cricket Ground / Playing Field < 500m	Large open space, suitable for informal and formal sport activities. Ideally located with car park and lighting facilities. Benches have been provided and planting schemes are in place. It is close to the MUGA and children's play area. Also adjacent to the bowling green.	Small
2)	School land < 500m	Significant area, connected and essential for St Peter's School	Small
3)	Children's Play Area < 500m	Open green space at entrance to village. Situated adjacent to the bowling green and cricket ground / playing field. Close to the MUGA and car park.	Small
4)	Church Field < 500m	Set within an historic sandstone wall; this area is of great benefit to the community and an area of essential open space near to the village High Street. The views across the field are particularly highlighted in the CA Management Appraisal.	Small
5)	Village Hall Field < 500m	Whilst appropriate for the rear of the Village Hall and therefore available to the public for village activities, it is also adjacent to the car park and offers informal recreational space near to the centre of the village.	Small

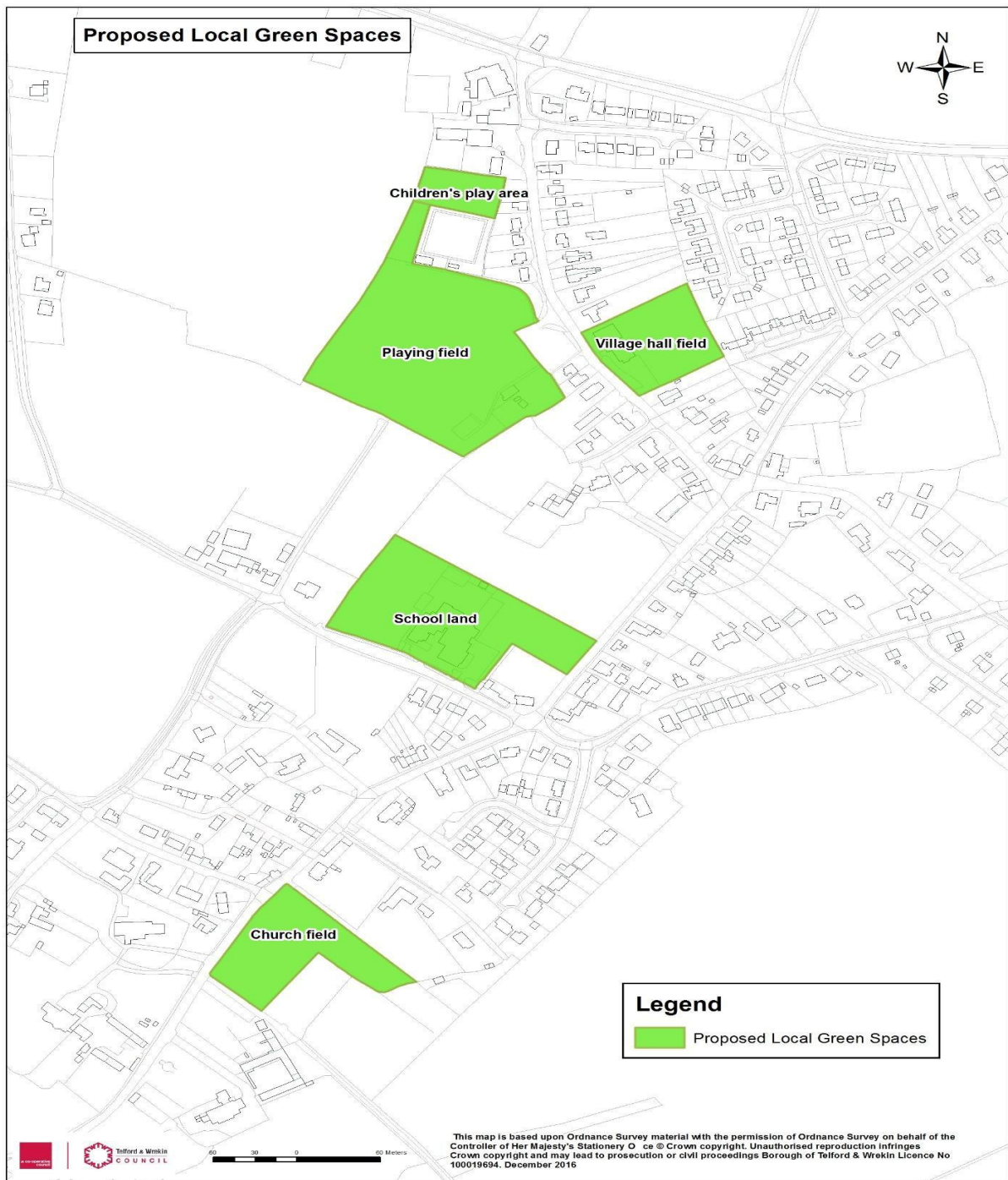
This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; NE3 Existing public open space; COM1 Community facilities

NPPF paragraphs: 7, 9, 16, 70, 74, 76, and 77.

It will help to deliver Neighbourhood Plan Objectives: 4, 5, and 6.

Figure 4: Local Green Spaces



POLICY G2: ECOLOGY AND LANDSCAPE

All development will be expected to protect and enhance features of high nature conservation or landscape value where identified, including mature trees, established hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

A recurring theme throughout the consultation process has been the protection of the landscape and green or 'biodiversity' elements in the Parish. Many responses have stressed the importance of the environment and the need to ensure that development of whatever scale respects and wherever possible improves the local environment through appropriate measures.

This policy complements Local Plan policies NE1 and NE2 by seeking to protect the biodiversity and landscape assets of the Parish.

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; NE2 Trees, hedgerows and woodlands; BE1 Design criteria

NPPF paragraphs: 7, 9, 16, and 117.

It will help to deliver Neighbourhood Plan Objectives: 4, 6, 11, and 12.

POLICY G3: LINKAGES AND CONNECTIONS

Proposals for the enhancement and improvement of the existing Public Rights of Way will be supported. All new proposals will be expected to demonstrate safer and easier routes for pedestrians and cyclists to local services, facilities and existing networks.

Consultation responses reflected a desire to seek to protect and improve the network of rights of way and pedestrian links. Although strictly speaking not controlled by planning legislation these are certainly affected or influenced by new development and appropriate enhancements can be sought through the planning process.

This policy is reflected in Telford & Wrekin Council's Local Plan which seeks to improve existing or deliver new linkages and connections under a variety of policy headings including the natural environment, connections and the built environment.

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets; BE1 Design criteria.

NPPF paragraphs: 7, 9, 16, 35, and 75.

It will help to deliver Neighbourhood Plan Objectives: 4, 6, 8, 9, 11, and 12.

3. Employment

POLICY E1: SMALL-SCALE EMPLOYMENT DEVELOPMENT

Development proposals that provide suitable, appropriate, small-scale employment opportunities will be supported. This could be through one of the following:

- Conversion of existing buildings across the Neighbourhood Plan area, subject to the impact of provision on the highway network and parking and subject to it being an appropriate use. This could, where feasible include the re-use of existing farm buildings or be a part of farm diversification
- Provision of small well designed new buildings or conversion of existing buildings within the built-up area of the village, subject to it being an appropriate use.

Proposals for the re-use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

- It can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable
- The alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability

Consultation responses highlighted the need to ensure that opportunities for local small-scale employment development should be supported through the Neighbourhood Plan. The Neighbourhood Plan seeks to promote rural enterprise by supporting small scale employment uses which could be provided by new buildings, conversions of agricultural buildings, or other changes of use. While it is appropriate that the Local Plan directs larger-scale enterprises, or those more suited to urban locations, to either Newport or Telford, policy EC3 supports new employment development in the rural area.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; EC3 Employment in the rural area; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 19, and 28.

It will help to deliver Neighbourhood Plan Objectives: 7, and 10.

POLICY E2: TOURISM AND LEISURE DEVELOPMENT

Development that improves the quality and diversity of existing, or creates new tourist facilities, attractions, accommodation and infrastructure will be supported where there is:

- No detrimental effect on the distinct character of the rural landscape and settlements and promotes tranquillity and the quiet enjoyment of the countryside.
- No adverse effect on the surrounding infrastructure, particularly local road networks and water supply and sewerage.
- Benefit to the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- Where feasible it involves the re-use of existing buildings or is part of farm diversification.

Although not a major issue identified through consultation responses it is felt that there is scope for small scale tourism or leisure development within the Parish to assist in the promotion of rural enterprise and local employment opportunities. The Local Plan encourages such development through policies EC3 and EC12 in particular. However, the Parish Council considers that as policy EC12 is Borough-wide in nature that some additional criteria relating to the rural nature of Edgmond should be included in the Neighbourhood Plan.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; EC3 Employment in the rural area; EC12 Leisure, cultural and tourism development; C3 Impact of development on highways

NPPF paragraphs: 28.

It will help to deliver Neighbourhood Plan Objectives: 7.

POLICY E3: HARPER ADAMS UNIVERSITY

Unless exceptional circumstances indicate otherwise all new University development will take place within the existing boundary (as shown on the policies map and figure 5) and will be appropriately designed and located. New development will be expected to demonstrate via a sustainable travel plan appropriate for the University's location how traffic flows and parking will be managed and will be considered alongside the economic benefit to the local area provided by the development of the University.

Harper Adams University is the premier specialist agri-food higher education institution in the UK. It was originally established as a charitable foundation and remains a registered charity and a company limited by guarantee. It provides world-class higher education for nearly 3,000 students and conducts internationally rated applied research of direct relevance to the agri-food and related rural

sectors. The University also makes a substantial contribution, around £40m per year, to the local and regional economy and works closely with industry, nationally and internationally, in support of its education and research endeavours. (See Appendix 1 for further information)

This policy builds on consultation responses commenting on the significance of Harper Adams University both in terms of the local community and as an internationally renowned centre for research and development into agriculture and rural issues. The Local Plan recognises the importance of the university in policy EC3 and the Neighbourhood Plan policy seeks to build on this by establishing a boundary and recognising in particular its local importance and potential impacts.

This policy conforms to:

Local Plan policies: SP3 Rural Area; EC3 Employment in the rural area.

NPPF paragraphs: 28, 32, and 36.

It will help to deliver Neighbourhood Plan Objectives: 7, 9, 10 and 11

Figure 5: Harper Adams University Development Boundary



4. Community Amenities

POLICY C1: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities listed in the Parish Profile (Appendix 3).

The proposed re-use of local community facilities will only be supported for other similar uses. Any proposal that would result in the loss of community facilities will not be supported unless it satisfies the following criteria:

- The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- Satisfactory evidence is produced that there is no longer a need for the facility.

A particular concern to the community highlighted by consultation responses both to the Neighbourhood Plan and to the emerging Local Plan is the need to ensure the retention of community facilities to keep the Parish a viable and active community whilst ensuring the level of house building does not place too great a strain on existing services. The Local Plan recognises the importance of community facilities in the rural area and stresses that it is especially important that these facilities are protected. The Neighbourhood Plan seeks to build on this approach by identifying and seeking to protect the relevant facilities in the Parish.

This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 11, and 12.

POLICY C2: DEVELOPER CONTRIBUTIONS

Wherever appropriate, developer contributions will be sought for a range of local infrastructure improvements such as highway and junction safety improvements, open space provision, children's play area, village hall improvements, low energy street lighting etc

As public sector budgets continue to shrink it is becoming increasingly important for new development to contribute to local infrastructure and community facilities to balance its impact on existing provision. This is normally done through agreements (s106 agreements) negotiated during the planning application process. However, during the lifetime of the Neighbourhood Plan Telford & Wrekin Council may implement a Community Infrastructure Levy (CIL) on new housing development across the Borough; all areas with an adopted Neighbourhood Plan will receive 25% (as the Local Fund) of CIL monies received in the area (Parish). The Local Plan supports the retention and improvement of community facilities and this policy seeks to implement this by setting out a particular approach.

This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 9, 10, 11, and 12.

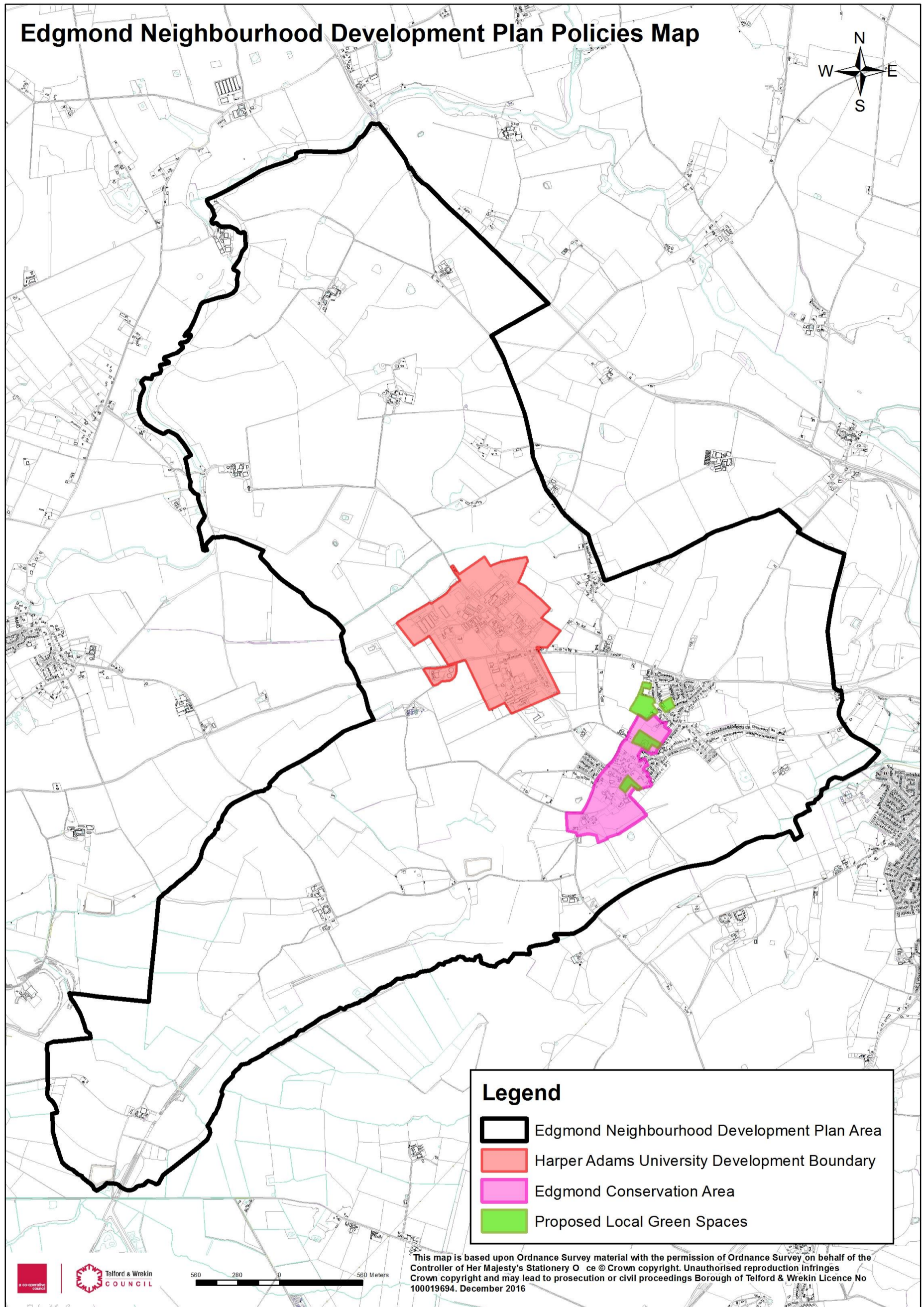


Figure 6: Edgmond Neighbourhood Plan Policies Map

MONITORING AND REVIEW

It is expected that Telford & Wrekin Council, as the Planning Authority, 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 set out in their Annual Monitoring Report.

The Plan covers the period until 2031. For long term success it is essential that developments in the Plan area are reviewed against the Plan's Objectives and Policies.

Edgmond Parish Council will monitor the delivery of its policies and work to ensure that benefits to the communities within the Parish are achieved.

Each agenda for the Parish Council meetings will include an item 'Edgmond Neighbourhood Plan' which will ensure that the item is continually reviewed and reported upon during its life.

On the anniversary of the adoption of the Plan, the Parish Council will assess the impact of the Plan during the previous year and discuss the implementation of the Plan for the forthcoming year, taking into consideration any significant changes that have come about. The Parish Council will bring to the attention of the Borough Council any matters or problems that have been identified and this will be used as part of their contribution to the Annual Monitoring Report produced by Telford & Wrekin Council.

In 2022 and 2027, there will be thorough five-year reviews of progress by a recruited community-based Steering Group. The purpose of these more comprehensive reviews will be to hold the Parish Council to account by assessing how/whether the 'Objectives' are being achieved. Continued confidence in the Plan for the next Plan period will depend upon ensuring that all current and relevant information is taken into account. Each five-year review will be assessed along with the combined Annual Monitoring Reports, and their results will inform any decision on the need for a 'Full Formal Review'. If there is a need for a Full Formal Review, up-to-date data on Housing Needs Survey, Parish Profile, Census results etc will be used.

In 2028, a community-based Steering Group will be re-formed to undertake a Full Formal Review to decide on the need for a subsequent 15 year Plan, and to oversee the development of this new Plan if required. This should coincide with work at the Local Authority on the Local Plan for Telford & Wrekin.

In conjunction, Telford & Wrekin Council will undertake its statutory role and continue to monitor Neighbourhood Plans as part of its monitoring framework set out in Local Plan Appendix A tables 12-18.

The Parish Council may be best placed to monitor the progress of certain elements of the Neighbourhood Plan; the division of responsibility will be agreed with Telford & Wrekin Council. This might mean that Telford & Wrekin Council leads on monitoring the strategic delivery of housing while the Parish Council monitors local delivery. Monitoring arrangements are to be recorded in a *Memorandum of Understanding* between the two Authorities.

The Parish Council's monitoring could take the form of a spreadsheet listing all planning applications and the decisions made on them. It should be possible to see the extent to which the

Neighbourhood Plan has been successful in influencing planning and development decisions by recording which policies are being used in decision making and the outcomes. Hence, we should be able to assess how well policies are providing the expected outcomes. Findings from this should be shared with other interested parties to inform future Plans.

Table 2: Example of Policy Monitoring:

Policy	No. of times used	Decision in accordance	Decision against policy	Commentary

APPENDIX 1

Harper Adams University

Harper Adams University is the premier specialist agri-food higher education institution in the UK. It provides world-class higher education for nearly 3,000 students and conducts internationally rated applied research of direct relevance to the agri-food and related rural sectors. The University also makes a substantial contribution, around £40m per year, to the local and regional economy and works closely with industry, nationally and internationally, in support of its education and research endeavours.

Harper Adams opened in 1901 on land to the north of Edgmond Village. It was originally established as a charitable foundation and remains a registered charity and a company limited by guarantee. The University's campus is now located on either side of the Newport to Shrewsbury Road (B5062). A distinguishing feature of the University is that it runs its own farming operations, which are critical to the education and research that it undertakes. The Farm, which surrounds the built environment of the University campus, is used as an 'outdoor laboratory' and is supplemented by owned and rented land holdings to the south of Edgmond, and further afield to the north and south of Telford.

The University has invested in the development of its central campus and has ensured that it retains a viable farming operation to serve its educational and research mission. These developments have included academic teaching and research facilities, farm facilities, student residential accommodation and social facilities for students and staff. These investments, and the future development of the central campus, are necessary for the University to compete in an increasingly competitive higher education market where the recruitment of students and winning research income depend on there being a high quality campus environment.

The University has also been sensitive to its rural surroundings, ensuring that whilst it creates a vibrant and attractive built environment, it also contains development broadly within a central area of the institutions' land holdings. Farmland surrounding the central campus, and elsewhere in the Parish, has been maintained because this supports the core business of the University and maintains its appeal to the rural students that the University attracts. The University takes the view that the separation of its campus from the built environment of the settlements of Edgmond and Edgmond Marsh is important in maintaining the distinctive nature of the University's operations. For that reason the University has established, in discussion with the Local Authority, a boundary around its central campus within which approved developments will take place. This is shown in Figure 5. The University has also routinely liaised with the Parish Council on its development plans and specific development proposals, and has participated in discussions on local planning matters, to ensure that the community is aware of the University's intentions with regard to campus developments.

A number of University staff live in the village of Edgmond and in surrounding towns and villages, while others live further afield in Shropshire and surrounding counties. Whilst first year students mainly live on campus, a limited number of students live in Edgmond and other local villages. Some are based in Newport where there is a wider range of private sector rental property.

The University recognises its juxtaposition alongside the village of Edgmond and acknowledges that large scale housing developments outside its boundary for students or as open market housing

would adversely impact on the rural character and setting of the village as well as the distinctive setting of the University that is essential to its rural mission. However it is keen to ensure the provision of adequate infrastructure services and facilities to enhance its role as an important economic driver for the Borough and the major local employer.

The University's Strategic Plan is available on its website at www.harper-adams.ac.uk. The Plan sets out the University's five key objectives of which the most relevant to the Neighbourhood Plan is:

1. **Education:** To grow the population of the University to 3,000 FTE students, whilst attracting those already in the professions who need to extend their understanding and expertise, thereby providing a community of learning that will appeal to rural and urban students from the UK and overseas.

The University's Strategic Plan covers a five yearly cycle, with a review at the midway point and a refresh for the next five years. The current plan covers the period to 2020 and it will be updated in 2017 to cover the period to 2022. In support of the objectives established by the University within its Strategic Plan, and the longer term development of the University within the timescale envisaged by the Neighbourhood Plan, the following are amongst the planning priorities for the University:

- a) The ability to provide further campus-based residential accommodation for students that would relieve pressure on accommodation and 'travel to study' requirements in Newport. This will require supporting infrastructure, such as car parking and possible improvements to road access to the Harper Adams site;
- b) The restructuring of existing building(s) to provide for growth in staff and postgraduate student numbers over the planning period;
- c) The ability to develop the potential for inward investment and employment opportunities by relevant companies locating R&D or education facilities on the University campus. Success in this field has recently been demonstrated by retaining the Dairy Crest R&D team in the local area with a development on campus, and by attracting nearly £6m of Government Agri-Technology Strategy funding to enhance the University's ability to work with the emerging agri-technology sector;
- d) The provision of additional sports and recreational facilities to address modern student requirements, reduce noise impacts on the local community and to enhance the competitive position of Harper Adams in the higher education student market;
- e) The provision of new teaching accommodation to assist with the rationalisation of accommodation use, the reduction of cross-campus traffic flows and enhance the ability of the University to hold conferences and visitor events out of term time, hence supporting income generation for the University and the local community;
- f) Improvements to farming facilities to keep pace with developments in the agricultural sector.

This list is not exhaustive, because other opportunities may arise during the lifetime of the Neighbourhood Plan if the University is able to attract external funding. The list should therefore be seen as a set of exemplar projects, typical of most universities, to address modern student and research expectations and build the reputation of the University on the world stage. The development of the University in this way, will ultimately benefit the local economy, better serve the needs of the local community and help develop a world leading higher education institution of which

the Parish can be rightly proud. Such projects would be contained within the boundary of the central campus unless exceptional circumstances meant that an alternative site consistent with the Neighbourhood Plan and agreed with the Local Planning Authority provided a better option.

APPENDIX 2

Respecting Edgmond's Historic Character

The Neighbourhood Plan interprets the planning context set by National planning policy and the District wide local plan policies, (adopted and emerging), into the specific context of Edgmond Parish. Planning applications in 2014 and 2015 for new housing developments were held to be of the wrong scale, form and location to be suitable for Edgmond. Responses to these applications by Historic England and Telford & Wrekin Council set out important interpretations of the national and district planning policy context in relation to these applications, which accords with the Vision, Principles and Policies of the Neighbourhood Plan. These are reviewed below.

In chronological order, these documents are:

1: English Heritage (now Historic England) consultation response dated 23 Jan 2015 to TWC/2014/1132 - application to build 6 houses on land adjacent to Provosts Mews.

'We consider the scale, massing, materials and design of the proposals not to be in keeping or reflective of the character of the Conservation Area. It does not promote or reinforce the local distinctiveness of Edgmond and will cause harm to this part of the Conservation Area and potentially the setting of Provosts House Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para.64 NPPF) Permission should be refused because of concerns about incompatibility of development with an existing townscape,

2: English Heritage (now Historic England) consultation response dated 18 March 2015 to TWC/2015/0094 - application to build 7 houses on land adjacent to Manor House

'English Heritage is concerned as the proposed development will have an impact on the conservation area and upon the setting of the Manor House. We consider the scale, quantum of development, and layout of the proposals to be incompatible with the existing townscape. We consider the proposals to be harmful to this part of the conservation area by introducing a tightly clustered suburban cul-de-sac, a development type that will neither preserve nor enhance the character or appearance of the conservation area.

Recommendation: English Heritage recommends that the application is refused.'

3: Historic England consultation response dated 8 July 2015 to TWC/2015/0545 - application to build 28 houses on land adjacent to Egremont House

'Permission should be refused because of concerns about incompatibility of development with an existing townscape, where the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits (para.65 NPPF).

Historic England considers the proposed development will have an impact upon the setting of Egremont House. We also consider that the site, in its current form, makes a positive contribution to the significance of the conservation area and therefore the proposed development would be harmful to the character and appearance of the conservation area.

4: TWC Urban Design Officer consultation response dated October 2016 to TWC/2016/0603, Land rear of, 31 Shrewsbury Road, Edgmond, Newport.

'... Consequently the proposed development of 85 houses in an area of "*mixed agricultural fields*" is going to be a significant departure from what currently exists and will be visually at odds with the open

nature and agricultural character of the land immediately around it ... In conclusion it is difficult to see how the overall vision as set out in the D & A statement will be fulfilled in terms of creating a scheme that *“complements the qualities and character of Edgmond”* p.4 given it is outside the village and doesn't appear to relate well to the settlement or the surrounding context. In essence, the current proposals appear to be an attempt to “graft” a development onto the side of an existing village rather than integrate it in any meaningful way or respect its historical evolution, street pattern and skyline.

The principles that these expert responses reinforce are shown below and carried forward into Neighbourhood Plan policies RES1, RES2, RES3, and RES4 in particular.

1. Edgmond is not the right location for large scale housing developments. Only limited infill is appropriate.
2. The open countryside around Edgmond village between Edgmond and Harper Adams University and the hamlet of Edgmond Marsh is not a suitable location for new housing estates.
3. The open spaces in the Edgmond Conservation Area (ECA) adjacent to and associated with key listed buildings; Provost's House, Manor House and Egremont House, are important parts of their setting and the overall character, experience and enjoyment of the ECA. They are not suitable locations for new housing schemes.
4. The open farmland adjacent to the ECA makes an important contribution to the open and rural character of the village and the also the experience and appreciation of the ECA and is not suitable location for new housing estates.
5. Further suburban style built forms are not appropriate to Edgmond and could irreparably damage the rural character of the village.

APPENDIX 3

Edgmond Parish Profile

This profile of the Parish draws on a number of data sources including the 2001 and 2011 Censuses, the Edgmond Parish Plan 2009, the Telford & Wrekin Rural Settlements paper (June 2016) and local knowledge.

Physical characteristics

Edgmond Parish is situated in the rural north of the borough of Telford & Wrekin, north of Telford and west of the town of Newport. It covers the village of Edgmond as well as the settlements of Adney, Calvington, Caynton, Edgmond Marsh, Edgmond Common, Blackbrook, The Buttery and Sidlington.

Population

The 2011 Census recorded a population of 2,062 people, a rise of 5% since 2001. Most of the growth can be attributed to a rise in the number of young people (between 18 and 24 years of age) and people of retirement age living in the Parish.

Table 3: Edgmond Parish Population and Age Profile (Source: ONS, Table KS102EW)

Age	2011	
	number	%
All usual residents	2,062	100.0
Age 0 to 4	57	2.8
Age 5 to 7	32	1.6
Age 8 to 9	26	1.3
Age 10 to 14	98	4.8
Age 15	19	0.9
Age 16 to 17	53	2.6
Age 18 to 19	479	23.2
Age 20 to 24	307	14.9
Age 25 to 29	44	2.1
Age 30 to 44	213	10.3
Age 45 to 59	295	14.3
Age 60 to 64	122	5.9
Age 65 to 74	183	8.9
Age 75 to 84	101	4.9
Age 85 to 89	24	1.2
Age 90 and over	9	0.4
Mean Age	35.9	-
Median Age	23.0	-

With a mean age of 35.9, Edgmond Parish has the youngest age profile of any part of the Borough. This reflects the presence of Harper Adams University, making Edgmond different from all other rural areas in the Borough where the mean age is 43.5 years.

Economics

The major employer in the Parish is Harper Adams University. A review of Telford & Wrekin Council business rates records also identifies additional small retail businesses in the Parish. Much of the rural land adjoining the village of Edgmond is used for arable farming.

Educational Attainment

The 2011 Census of educational attainment reflects a relatively highly skilled population in Edgmond (Table 4). The high proportion of residents with Level 3 qualifications (equivalent to A Level) reflects the number of students at Harper Adams University studying for a first degree.

Table 4: Highest Level of Qualification - comparison between Edgmond, the rest of the Rural Area and the whole of the Borough and Telford & Wrekin (%) (Source: ONS, Table QS501EW)

Qualification	Edgmond	Rest of the Rural Area	Telford & Wrekin
All categories: Highest level of qualification	100	100	100
No qualifications	9.2	19.2	24.6
Level 1 qualifications	7.3	10.9	15.1
Level 2 qualifications	16.1	15.5	17.9
Apprenticeship	2.7	3.8	3.3
Level 3 qualifications	35.2	17	13
Level 4 qualifications and above	26.1	29.8	20.9
Other qualifications	3.4	3.9	5.1

St Peter's Church of England School is very popular and achieved an Outstanding Ofsted rating in 2013¹.

Most residents of working age commute to work with a mean travel to work journey of 27.2 km. It is notable that 18.8% of all people in employment work from home; double the rate of the whole of or rest of the rural area of Telford & Wrekin and some four times the average for England².

¹ reports.ofsted.gov.uk/provider/files/2200145/urn/123474.pdf

² Telford & Wrekin Rural Settlements paper, p11

Table 5: Travel to Work Patterns (Source: ONS, Table QS702EW)

Distance travelled to work	2011	%
All categories: Distance travelled to work	750	100
Less than 2km	75	10
2km to less than 5km	72	9.6
5km to less than 10km	95	12.7
10km to less than 20km	142	18.9
20km to less than 30km	73	9.7
30km to less than 40km	20	2.7
40km to less than 60km	28	3.7
60km and over	59	7.9
Work mainly at or from home	141	18.8
Other	45	6
Average distance (km)	27.2	

Deprivation

The Index of Deprivation 2015 ranks the village of Edgmond³ as being within among the top 10% of least deprived neighbourhoods in England.

Housing stock

Table 6 (below) sets out the Parish's housing stock by dwelling type.

Table 6: Housing Stock in Edgmond (excludes student campus accommodation) (Source: ONS, Table QS402EW)

Dwelling type	%
Detached house	56.5
Semi-detached	39.4
Terraced (including end-terrace) house	3.2
Flat	0.9

House prices

The Parish has among the highest house prices in the Borough.

Table 7: Comparison of Edgmond Ward and Telford & Wrekin house prices in 2014 and 2015 (Source: SHMA 2016 – Table 3.1)

	Lowest quartile (25%)	Median figure
Edgmond Ward ⁴	£205,000	£284,167
Telford & Wrekin	£108,000	£140,000

³ LSOA Telford and Wrekin 002C

⁴ This extends beyond the parish boundaries and covers Tibberton.

A more detailed review of the Land Registry database for house sales in the “TF10 8” postcode area for 2015 and 2016 (up to November 2016) showed that the median price for a house sold was £247,000.

Housing Tenure

As a relatively affluent Parish, home ownership is predictably high among the settled permanent population with more than four in five households owning their own home.

Table 8: Edgmond Parish Housing Tenure (source: ONS, Table QS405EW)

Tenure	2011	%
All categories: Tenure	554	100
Owned: Total	456	82.3
Owned: Owned outright	273	49.3
Owned: Owned with a mortgage or loan	183	33.0
Shared ownership (part owned and part rented)	0	0.0
Social rented: Total	32	5.8
Private rented: Total	50	9.0
Living rent free	16	2.9

Outside this settled population, 672 residents in the Census were recorded as living in a communal establishment i.e. students living in university accommodation.

Household Type

As would be expected in a rural Parish there are a significantly greater proportion of households with members over 65 years old. There are also relatively few one-person and lone-parent households in Edgmond - a reflection of the urban/rural split that is seen across the Borough. The presence of Harper Adams can be seen in the greater proportion of student households.

Table 9: Household Type in Edgmond Parish (source: ONS Table KS105EW)

Household Type	Edgmond	Telford & Wrekin
	%	%
One person household	19.9	25.2
One person household: Aged 65 and over	12.9	10.7
One person household: Other	7.1	14.5
One family household	71.7	67.6
One family only: All aged 65 and over	12.4	7.6
One family only: Couple	54.2	48.2
One family only: Couple - no children	24	19.5
One family only: Couple - Dependent children	21.9	22.0
One family only: Couple - All children non-dependent	8.3	6.7
One family only: Lone parent	5.0	11.7
One family only: Lone parent - Dependent children	2.9	8.1

One family only: Lone parent - All children non-dependent	2.1	3.6
Other household types	8.4	7.2
Other household types: With dependent children	2.3	2.9
Other household types: All full-time students	1.6	0.3
Other household types: All aged 65 and over	0.3	0.2
Other household types: Other	4.2	3.8

Heritage

The Parish has one Conservation Area in the core of the village (Figure 3). A Conservation Area Management Plan was prepared in 2009⁵. There are 26 separately listed buildings and structures in the Parish.

Access to Facilities, Services and Public Transport

Most community facilities and services are centred within the village of Edgmond. These include the following community facilities:

- A shop
- A post office
- Garage and vehicle repair
- Two pubs - The Lion and The Lamb (currently closed)
- St Peter's Church
- Cricket pitch (Playing Field)
- Bowling green
- Children's play area
- Village Hall

There are a number of active community groups in the Parish.

The Scouts, Cubs, Beavers, Brownies and Guides and the Women's Institute meet regularly at the Village Hall. The Edgmond Toddler Group, Edgmond Village Shotokan Karate Club and a French Group also meet at the Village Hall.

Edgmond Snooker Club is attached to the Village Hall. The Bowling Club has its own clubhouse adjacent to the playing fields.

The Flower Guild, Choir & the Bell Ringers are based at St Peter's Church.

Harper Adams University offers facilities for hire by local groups and the Students Union has a gym which offers a limited number of spaces for local people not enrolled at the University. There is also a shop, cafe and coffee shop available to villagers, if they wish.

There is a two hourly bus service (#519) that connects Harper Adams University and the village of Edgmond with Newport and Shrewsbury. The University also operates its own private service for students and staff who live in Newport. We also see the Wrekin Rider touring around the village and adjoining villages, taking people to Newport.

⁵ http://www.telford.gov.uk/downloads/file/1869/edgmond_conservation_area_management_plan

The relatively poor public transport links coupled with high levels of affluence, and the travel to work patterns already identified, mean that residents in Edgmond, as with other parts of the rural area of the Borough, are highly dependent on the car.

Table 10: Car Availability (Source: ONS, Table QS416EW)

Cars	Edgmond	Rural Area	Telford & Wrekin
All categories: Car or van availability	100	100	100
No cars or vans in household	7.9	7.2	20.6
1 car or van in household	35.6	33.1	43.1
2 cars or vans in household	37.4	40.2	25.8
3 cars or vans in household	12.8	13.2	5.9
4 or more cars or vans in household	6.3	6.2	2.1

Transport infrastructure

Edgmond Parish has good east-west connections with Newport and other parts of the rural area of the Borough.

The B5062 (Shrewsbury Road), a single lane local distributor road, marks the northern edge of the village of Edgmond and connects Shrewsbury with Newport. A review of traffic accidents in the period 2011 to 2015 shows that there were 12 injury accidents of which 10 were classified as “slight”. The village is not an accident hotspot.

Many roads in the village are narrow, so pavements are sporadic and narrow. There is a signed cycleway route from Newport through Edgmond to Harper Adams.

<http://www.harper-adams.ac.uk/sustainability/files/CycleTrailBooklet.pdf>

Broadband

It is anticipated that the entire Parish will be connected to superfast broadband by the end of 2017⁶.

Public open space

The community values the MUGA, the children’s play area and green spaces including the school field, the church field and the field to the rear of the village hall.

Telford & Wrekin Council manages the village playing field and pavilion offering football and cricket pitches.

Farmland quality

Much of the surrounding countryside is of high quality agricultural land (Figure 7).

⁶ www.superfast-telford.co.uk

Minerals

The village of Edgmond and surrounding land to the north and south sit on sand and gravel deposits (Figure 8).

Water and Flood Risk

Telford & Wrekin Council has commissioned a number of Borough-wide studies concerning water quality and flood risk⁷. There are no records of any properties flooding in the Parish. See Figure 9 for flood zones in Edgmond Parish.

The Parish is served by a waste water treatment works. The 2012 Scoping Water Cycle Study confirmed that the Parish could accommodate some growth without any impact on the area's sewerage infrastructure.

⁷ Refer Scoping Water Cycle Study 2012 and Strategic Flood Risk Assessments prepared to support the Telford & Wrekin Local Plan.

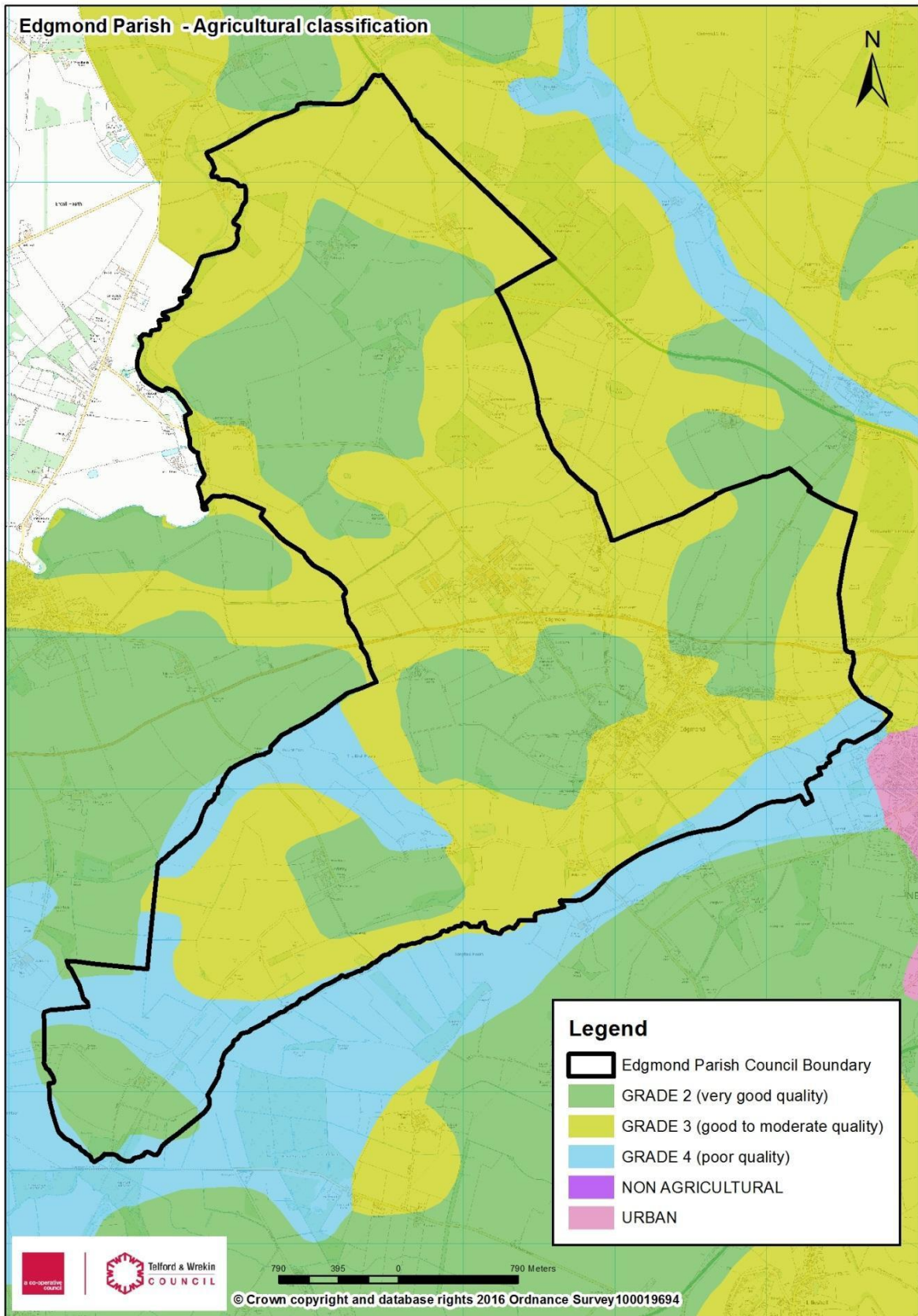


Figure 7: Edgmond Parish Agricultural Classification

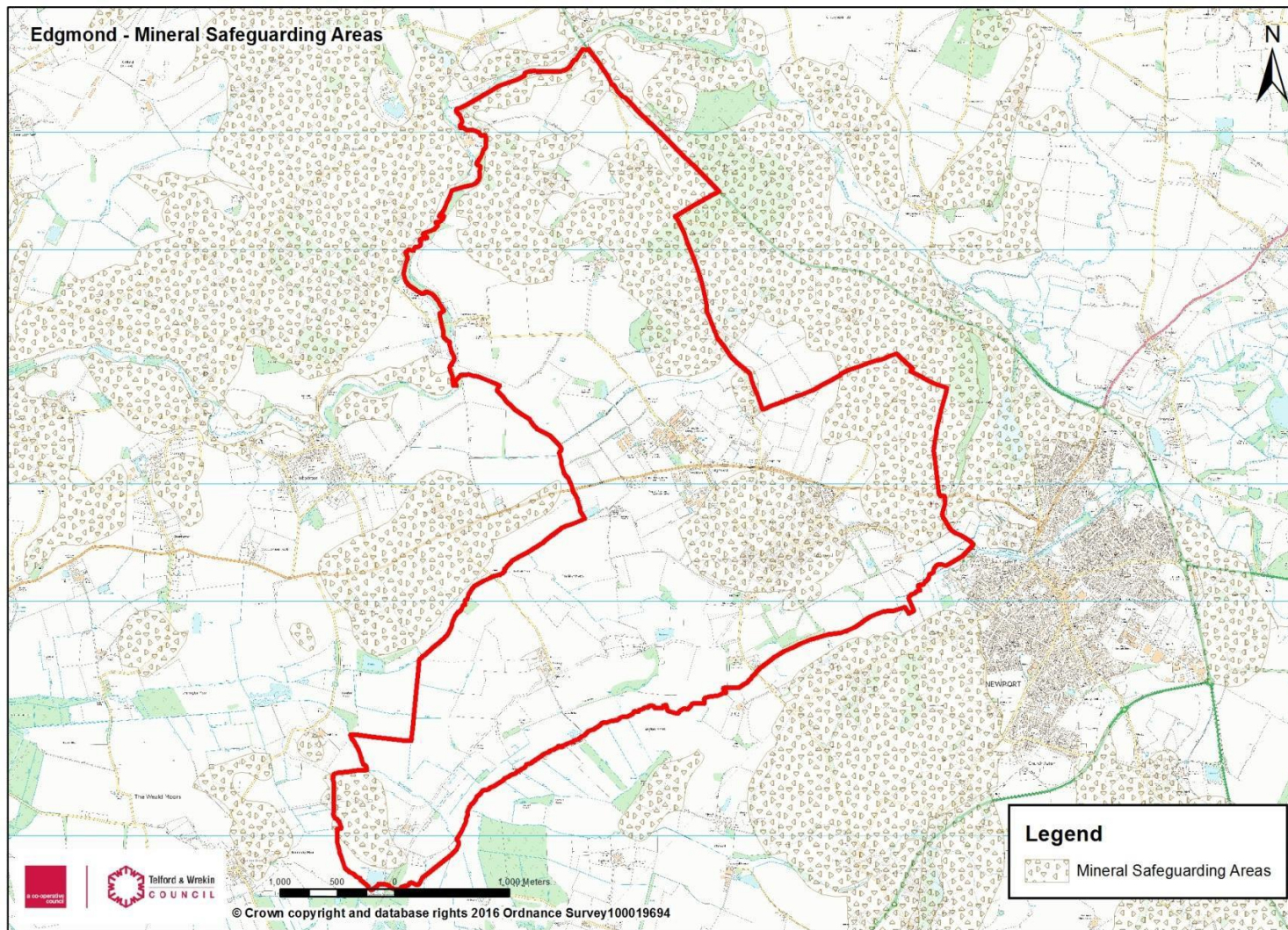
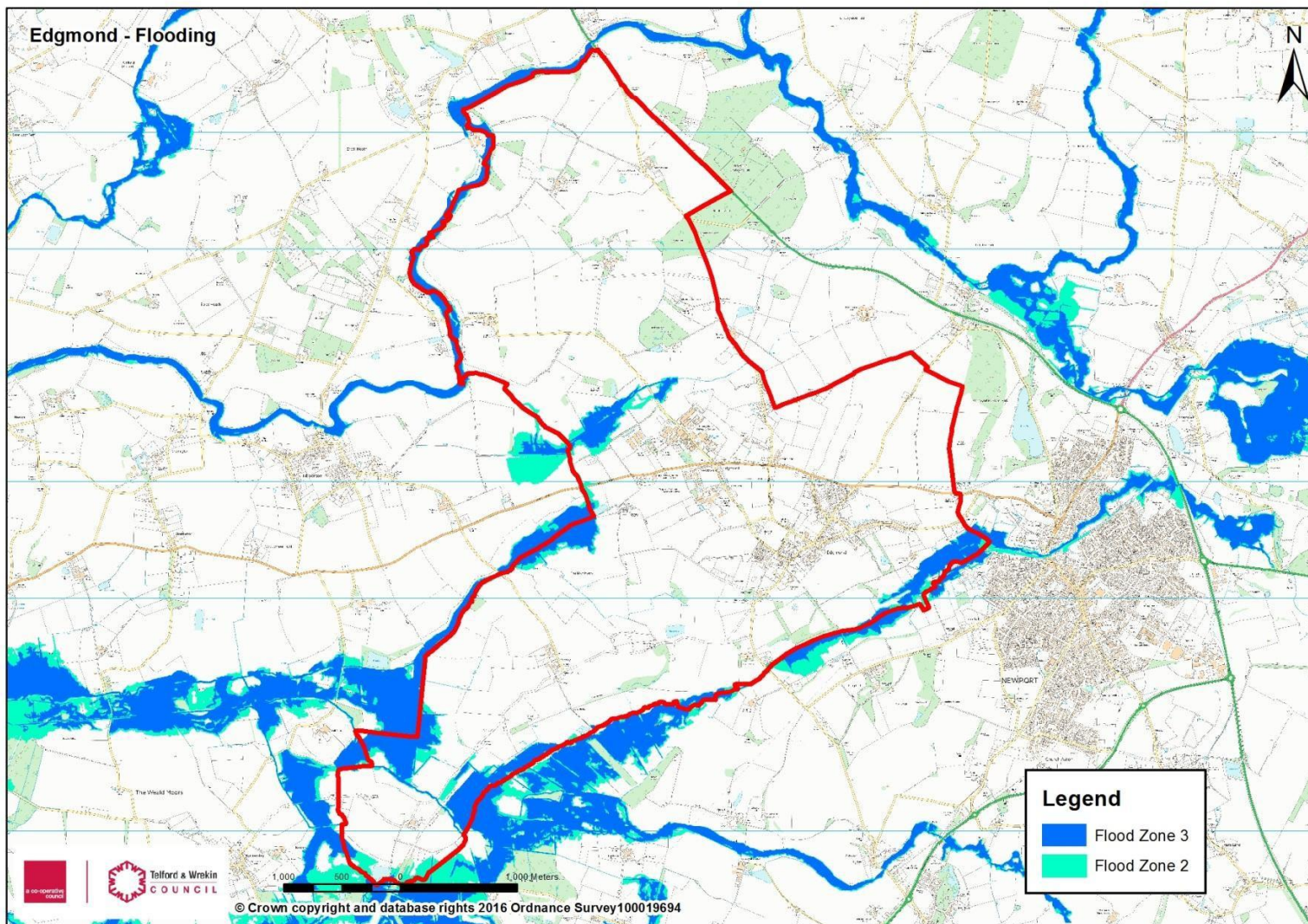


Figure 8: Edmond Parish Mineral Safeguarding Areas

Figure 9: Edgmond Parish Flood Risk Areas



Additional Technical Evidence

1. Telford & Wrekin Local Plan 2011 – 2031 Submission Version
[http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031 - submission version low_res](http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res)
2. Telford & Wrekin Local Plan 2011 – 2031 – Integrated Appraisal
[http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal - submission version](http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal_-_submission_version)
3. Telford & Wrekin Local Plan 2011 – 2031 – Representations
http://telford-consult.objective.co.uk/portal/local_plan/local_plan/twlp?tab=list
4. Telford & Wrekin Annual Monitoring Reports
http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr
5. Telford & Wrekin development monitoring database
6. Edgmond Parish Housing Needs Survey Report 2010
7. Telford & Wrekin Strategic Housing Market Assessment
[http://www.telford.gov.uk/downloads/file/4427/c2b-i_t_and_w_strategic_housing_market_assessment_shma_2016 -final report](http://www.telford.gov.uk/downloads/file/4427/c2b-i_t_and_w_strategic_housing_market_assessment_shma_2016_-_final_report)
8. Telford & Wrekin Water Cycle Study
[http://www.telford.gov.uk/downloads/file/4456/c6c-iii_twc_detailed_water_cycle_study - update 2016](http://www.telford.gov.uk/downloads/file/4456/c6c-iii_twc_detailed_water_cycle_study_-_update_2016)
9. Telford & Wrekin Strategic Flood Risk Assessment
http://www.telford.gov.uk/downloads/file/4460/c6e_twc_llfa_flood_risk_management_strategy
10. Telford & Wrekin Local Plan Technical Paper B2f – Rural Settlements
http://www.telford.gov.uk/downloads/file/4379/b2f_rural_settlements_update
11. Telford & Wrekin Edgmond Conservation Area Management Plan
http://www.telford.gov.uk/downloads/file/1869/edgmond_conservation_area_management_plan
12. Telford & Wrekin Strategy and Options – Shaping Places 2013
http://www.telford.gov.uk/downloads/file/1383/strategy_and_options_document
13. Telford & Wrekin Strategy and Options – Sustainability Appraisal 2013
http://www.telford.gov.uk/downloads/file/4395/d2b_shaping_places_lp_sustainability_appraisal_strategy_and_options
14. Telford & Wrekin Strategy and Options - Consultation report 2013
http://www.telford.gov.uk/downloads/file/1395/shaping_places_local_plan_strategy_and_options_summary_of_comments_december_2013

15. Shropshire Landscape Typology study 2006
<http://shropshire.gov.uk/media/1059492/EV15-the-shropshire-landscape-typology.pdf>
16. Edgmond Neighbourhood Plan Landscape Character Assessment
17. 2011 Census – population and household statistics
18. Telford & Wrekin Ecology officer
19. Telford & Wrekin Highways Department
20. Harper Adams University
21. Planning application: TWC/2014/1132 English Heritage response 23/01/2015
22. Planning application: TWC/2015/0094 English Heritage response 18/03/2015
23. Planning application: TWC/2015/0545 Historic England response 08/07/2015
24. Planning application: TWC/2016/0603 TWC Urban Design officer response 10/2016