

# Tibberton and Cherrington Parish Council



## TIBBERTON AND CHERRINGTON PARISH NEIGHBOURHOOD PLAN 2020-2031

January 2020



## FOREWORD

The parish of Tibberton and Cherrington is a rural parish, which over time has managed to maintain the rustic tranquillity of a country parish. However parts, namely in the village of Tibberton, have seen considerable growth over the last couple of years, which has resulted in tremendous pressure on the roads and services throughout the parish and beyond.

This Neighbourhood Plan is as a result of the Government's belief that decision-making should be not just at national and local government levels but also at a local level involving the whole community. This is because it is these decisions that will affect the community for years and generations to come.

The Plan will be in effect until 2031 and has been created by the Tibberton & Cherrington Neighbourhood Plan Group – a group of residents from both Tibberton and Cherrington who have worked tirelessly over the last few years to try and reflect the concerns and wishes of those who live and work in the Parish. They have worked in conjunction with the Parish Council to produce a document which will help maintain the sustainability and future of our Parish.

Over the last few years the Neighbourhood Plan Group and the Parish Council have listened to residents through conversations whilst walking around the Parish, through public drop-in sessions to individual questionnaires – all of which has shown that although there is a feeling that the Parish must continue to evolve in order to maintain a thriving community, it must do so whilst retaining the heritage and pride in living in such a pleasant parish.

We would like to thank the whole of the local community who through their honesty and time taken to make known their views in such detail have helped produce this document so that it reflects their thoughts. Without your comments this plan would not have been able to be made.

The Neighbourhood Plan will help to do this by protecting the character of the parish and help ensure that any future development is suitable for the local need and located in sites which are suitable for development and which will not spoil the open countryside.

Nick Eyles  
Chair of the Tibberton & Cherrington Neighbourhood Plan Group

Jim Berry  
Chair of Tibberton & Cherrington Parish Council

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## INTRODUCTION

### Our Neighbourhood Plan

This Draft Neighbourhood Plan has been formulated on the basis of public response to all the Parish Council's consultations held between October 2017 and February 2020. Inputs from the public and consultees received by the Neighbourhood Plan Steering Group (known as the Regulation 14 Consultation) will be used to prepare the Draft Plan which will be presented to the Parish Council on 19 March 2020. Further comments received from this consultation will again be considered by the Parish Council and used to inform a revised version of the Plan known as 'Regulation 15', which will be submitted to Telford and Wrekin Council. This statutory consultation exercise will be undertaken by the Local Planning Authority to ensure that the Plan and all accompanying documents comply with legal requirements. The Plan will then be placed on the Local Planning Authority website for a further final six-week consultation.

Comments and representations received during the period of statutory consultation will be collated by Telford & Wrekin Council and forwarded, along with the Plan and supporting documents, to an Independent Examiner. The Independent Examiner will then decide whether the Neighbourhood Plan meets the Basic Conditions and could proceed to a final referendum of all parishioners.

The Neighbourhood Plan that you have before you offers a vision for the future of Tibberton and Cherrington Parish and delivers a clear set of policies based on comments received. These policies will also be subjected to scrutiny by the statutory agencies (Environment Agency, Natural England and Historic England) through a screening exercise related to environmental assessments (Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening statements). If supported by a referendum, the policies enshrined within the Tibberton and Cherrington Neighbourhood Plan will become part of the Borough's Development Plan, thus giving much greater weight to the views of the Parish in the decision-making process.

All relevant documents can be downloaded via the Telford & Wrekin Council website.  
[www.telford.gov.uk](http://www.telford.gov.uk)

## SETTING THE CONTEXT

The Parish of Tibberton and Cherrington is in the Borough of Telford & Wrekin and ceremonial county of Shropshire (Figure 1). It is located 4.8 miles (7.7 km) west of the town of Newport and approximately 11 miles (17.7 km) north of Telford town centre. The Parish population at the 2011 Census was 698, which was an increase from 684 in 2001; however, this is forecast to rise to approximately 980 by 2021 due to recent housing developments, an increase of 40% since 2011. Similarly, the housing stock in Tibberton increased by between 6% and 9% in the 19 years between 1999 and 2018; however this figure will increase by 25% (287 to 359 houses) during the following 3 years from 2018 to 2021 as a result of those houses that are currently in build or will definitely be built. This represents an increase of 32.5% in the 10 years from 2011 to 2021.

The Parish consists of 2 settlements, the village<sup>1</sup> of Tibberton and the hamlet<sup>2</sup> of Cherrington, which are set in a predominantly rural landscape that extends into the heart of these settlements. Agriculture is the dominant land use with 90% of land classified as Grade 2 or 3 (very good to moderate). 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 establishes the principal context for the setting of Tibberton and Cherrington.

Tibberton has one public house (The Sutherland Arms), a Village Hall, a Church of England primary school, a village community run shop and a Methodist Chapel. There is also an Anglican Church that is dedicated to All Saints' within the Archdeaconry of Salop and the Diocese of Lichfield. Additionally, there are over 22 small businesses, which provide employment to the local community. A recreation field, called simply "The Playing Field", is used by both the School and outside teams for organised sport but it also caters for informal recreation by local residents. It has protection against residential development under the Borough's 'Green Guarantee' scheme.

Development in the Parish has naturally expanded and evolved over time but for centuries the two settlements consisted predominantly of scattered tenanted farms and small-holdings, interspersed with an occasional row of workers' cottages. Even well into the 20th Century the nominal centre of Tibberton, around the Church, original school building and the Sutherland Arms, was of low density surrounded by agricultural land. The paper mill by the River Meese, with its towering chimney, provided a stark industrial contrast to the otherwise rural scene.

Prior to the major dispersal sale in 1912, almost all the land and property in the Parish belonged to the Duke of Sutherland, hence the strong influence of the estate's preferred style of design on homes built in the 19th Century. The gabled dormers, elaborate chimneys, brick detailing and overhanging eaves of the typical 'Duke of Sutherland' cottage still provide a degree of architectural cohesion and local identity in the Parish and surrounding settlements.

The original linear pattern of development in Tibberton along its road network only began to change post 1945 into the more rectangular form recognisable today. Maslan Crescent was built in the 1950s, followed by further residential developments in 1970s & '80s. The new school and adjacent playing-field established in 1970 also contributed to the change of use from agriculture to settlement in what was becoming the core of the village. This process of changing from a linear layout to a more rectangular form has accelerated with recent housing developments.

Cherrington has no local amenities or public facilities, although there are some small businesses. Over 43% of the historic core of the hamlet, sometimes known as Cherrington Green, are Grade 2 listed buildings (7 out of 16 dwellings). There is also a linear development of houses and agricultural buildings along the road leading from the B5062 towards Cherrington Manor.

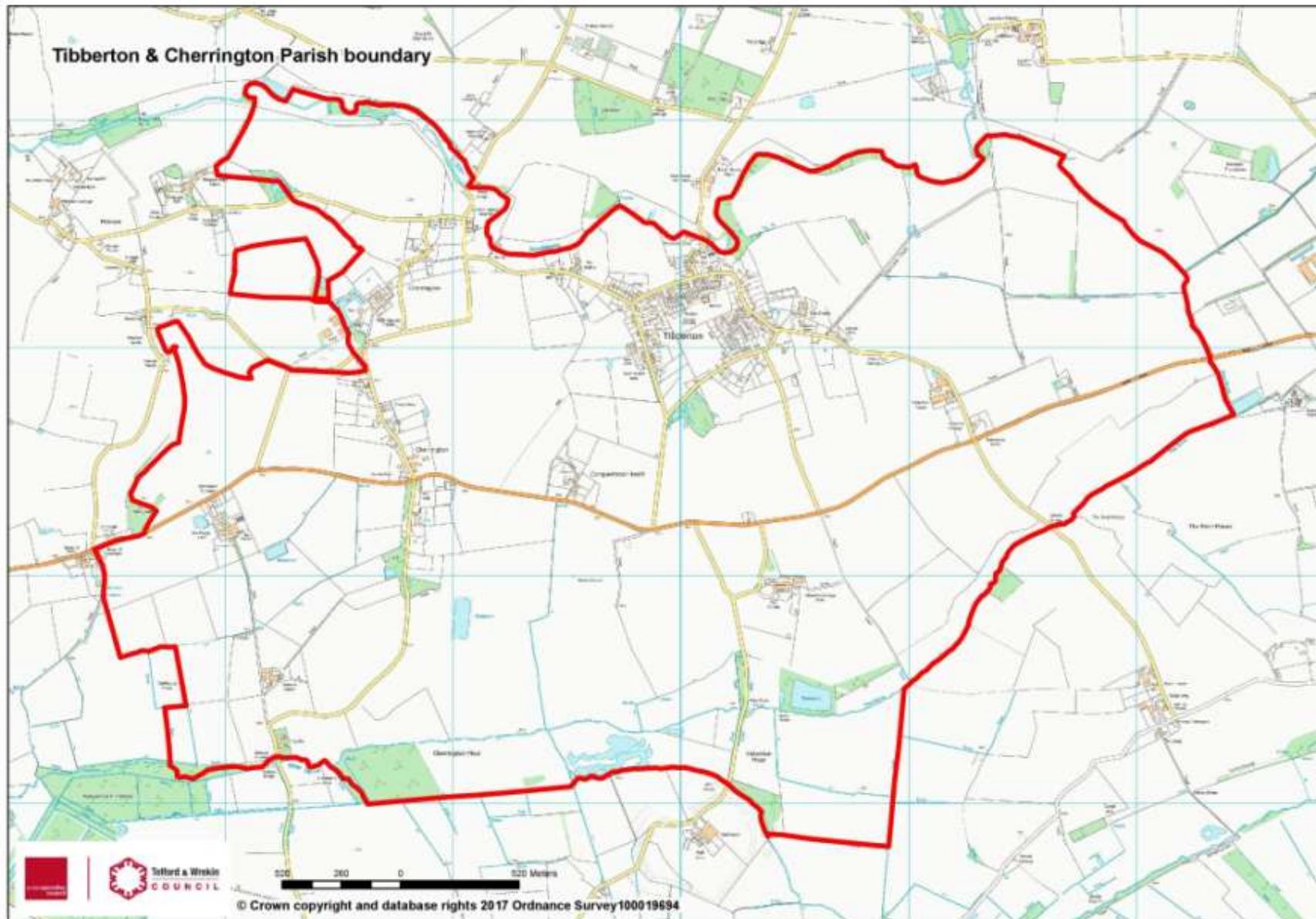
Apart from Tibberton and Cherrington, the Parish is otherwise rural. Both settlements have historic cores with 17 listed buildings recorded in the National Heritage List for England. Of these,

<sup>1</sup> The National Geographic Society defines a village as a settlement of between 500 and 2500 people.

<sup>2</sup> The OED defines a hamlet as being smaller than a village, usually without a church.

one is at Grade II\*, the middle of the three grades, and the others are at Grade II, the lowest grade. Almost all the listed buildings are timber framed houses and cottages, the earlier ones with cruck construction. The other listed buildings consist of red brick houses, a church and a bridge over the River Meese. A full list of these buildings is at Appendix 1 to Annex A and the full Parish Profile is at Annex B.

Figure 1: Parish Boundary and Neighbourhood Plan Area



## WHY ARE WE PREPARING A NEIGHBOURHOOD PLAN FOR TIBBERTON AND CHERRINGTON?

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 September 2017 Tibberton and Cherrington 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 October 2018. After a formal six-week consultation which began on 15 November 2018 and ran until 10 January 2019 Telford & Wrekin Council resolved to support the Neighbourhood Area application made by Tibberton and Cherrington 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 24 January 2019 that confirmed the designation.

The Parish Council's Steering Group has been preparing this Draft Neighbourhood Plan since 7 August 2018. When the Plan is finalised, following consultation with residents and stakeholders, its policies will reflect the aspirations of the majority of the people of Tibberton and Cherrington who have all had an opportunity to play a part in shaping the future of their Parish.

## PROCESS OF PREPARING THE PLAN

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

**Figure 2: The Neighbourhood Planning Process**



Consultation with Tibberton and Cherrington parishioners on the Neighbourhood Plan began with a series of open-door drop-in sessions in Tibberton Village Hall during October and November 2017. The range of views expressed during these sessions was used to inform the development of themes for the Plan.

Due to the significant levels of housing development since 2017, a further consultation period was planned for 2020. It was decided that this second period would be held with Tibberton and Cherrington Parish residents, businesses and consultative bodies over a 6 week period between 18 January 2020 and 29 February 2020 in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012. Following this consultation, the Neighbourhood Plan will be 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. 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.

Telford & Wrekin Council's Local Plan 2011 - 2031 has already been adopted. The preparation of the Tibberton and Cherrington Neighbourhood Plan has been progressed in accordance with the Local Plan process.

## NATIONAL AND LOCAL PLANNING POLICY FRAMEWORK

The Tibberton and Cherrington Neighbourhood Plan must take account of national planning policy. This is primarily contained in one document - the National Planning Policy Framework (NPPF). The NPPF states<sup>3</sup> that 'neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>4</sup>'. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'

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 adopted Telford & Wrekin Local Plan 2011 - 2031. A revision to 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 received the Inspector's Report in November 2017.

The previous Wrekin Local Plan (1995-2006) is now time expired and the existing Core Strategy policies have been superseded by the adopted Telford & Wrekin Local Plan covering the period 2011-2031. An appropriate and sensible approach therefore was to proceed with the Tibberton and Cherrington Neighbourhood Plan based on the strategy and policies of the Telford & Wrekin Local Plan and to work closely with Telford & Wrekin Council during the preparation of the document. The Parish Council recognised that implications that arose from the Inspector's Report on the Local Plan examination would also need to be considered. No further action was required.

### Strategic Framework

Telford & Wrekin Local Plan (Policy HO10 - Residential Development in the Rural Area) already states that a limited amount of infill housing will be supported in Tibberton and so the development strategy for Tibberton and Cherrington 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

<sup>3</sup> NPPF Paragraphs 29 & 30

<sup>4</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

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 Local Plan. Telford is the dominant settlement, and the importance of its continuing growth dictates that most 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 'named' settlements<sup>5</sup> with access to services and other infrastructure in order to support rural economic activity whilst protecting sensitive landscapes and settings. Given the pre-eminence of the Borough's Spatial Strategy and the lack of realistic and appropriate alternatives, there is no justification in exploring, through the Neighbourhood Plan process, other development strategies for Tibberton and Cherrington.

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. Most housing in the rural area is expected to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited development in the five named settlements, including Tibberton, 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 affect the successful implementation of these large brownfield sites.

It is believed that there is sufficient remaining provision for development in the five rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 83), deliver affordable housing (paragraphs 61-64) and support community vitality, whilst avoiding isolated development in the open countryside (paragraph 79). In Telford & Wrekin Council's adopted Local Plan, the Spatial Strategy for the rural area (policy SP3) and its approach to planning for rural housing (policy HO10) has been passed as 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 in settlements with the best infrastructure or on brownfield sites that can deliver substantial amounts of housing, allowing for small scale affordable rural exceptions to come forward under policy HO11 (Affordable Rural Exceptions).

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<sup>5</sup> Edgmond, Ercall Magna, Lilleshall, Waters Upton and Tibberton & Cherrington, all of which have, or are preparing, Neighbourhood Plans.

## EVIDENCE BASE

### Consultation and Engagement

Being such a relatively small community, with 698 residents in 263 occupied houses in 2011 (the last Census), 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 3 public consultations in Tibberton Village Hall during October and November 2017<sup>6</sup> to gather initial views and to identify the areas to be considered for inclusion in the Plan.

Following the approval of the Designated Area, three additional public consultation sessions are being held in January 2020<sup>7</sup>, after which any additional comments will be listed for consideration in the Plan, thereby allowing further development of our guidance document.

Four key themes were identified as a result of the 2017 public meeting and these formed the basis for further public consultation at the January 2020 consultation sessions:

- Community Amenities
- Rural Character and Housing
- Environment, Open Spaces and Recreation
- Highways and Byways

After February 2020, these four themes will be developed further to enable the relevant planning policies to be agreed.

The aim was for the Neighbourhood Plan to be focused and concise and to concentrate on those issues that could be influenced by town and country planning legislation. Other broader issues or those that are not controlled through planning legislation are part of an ‘Action Plan’ linked to the existing Parish Plan.

Building on these four main headings and the responses from the public consultation sessions, two questionnaires have been drafted, one for households and one for businesses, demonstrating how these themes could be translated into planning policies and asking whether people agree or disagree with the suggested draft policies. Questionnaires will be circulated to all known businesses and households in the Parish in January 2020.

Subsequently, a Regulation 15 Consultation Statement will summarise 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 will describe how concerns have been addressed and what changes will be made to the Plan as a result of the consultation.

### 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 Local Plan and contributing to its extensive evidence base. A list of the technical evidence considered by the Parish Council is available in Annex C.

<sup>6</sup> 19<sup>th</sup> & 23<sup>rd</sup> October 2017 and 4 November 2017

<sup>7</sup> 18<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> January 2020

## **Strategic Environmental Assessment (SEA)**

Neighbourhood Plans must not breach, and must be compatible with national and international 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 a SEA, without first carrying out a screening process to establish whether the Tibberton and Cherrington Neighbourhood Plan is likely to have significant environmental effects. Therefore, the three statutory agencies: Environment Agency, Natural England and Historic England will be consulted as required by the regulations and their views used to determine whether a further formal SEA will be necessary.

## NEIGHBOURHOOD PLAN VISION AND OBJECTIVES

### VISION

#### To help shape the future of Tibberton and Cherrington Parish up to 2031

by enabling the community to have a positive involvement in where and how development should take place; working to retain and enhance the Parish's open rural character and historic identity; and by contributing to maintaining the Parish as an attractive, safe and neighbourly place to live, work and visit.

### OBJECTIVES

#### Community Amenities

1. To protect existing facilities and services considered important for a vibrant community and support the development of new ones which will benefit the community.
2. To increase opportunities to access community facilities and to enhance the range of activities and facilities available for all.
3. To encourage suitable employment opportunities and communications connectivity (broadband and mobile 'phone).

#### Rural Character and Housing

4. To allow future infill development of a scale and type in keeping with the rural character and identity of the Parish.
5. To protect the character and setting of the Parish's historic housing and ensure new development is in keeping.
6. To support the provision of a range of house types and tenures on appropriate sites within Tibberton and Cherrington villages and the wider Parish
7. To maintain the rural nature of the Parish by retaining a 'dark sky' policy for any proposed street lighting.

#### Environment, Open Spaces and Recreation

8. To conserve and enhance local open spaces by protecting and enhancing existing green spaces and recreational areas of value to the community whilst ensuring the Parish retains its rural character.
9. To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the Parish; to encourage appropriate management and limit pollution and damage to the environment.
10. To protect and enhance features of significant nature conservation or landscape value.

#### Highways and Byways

11. To work to improve public transport options.
12. 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.
13. 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.
14. To improve safety by reducing vehicle speed and limiting access by heavy goods vehicles.

## 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 adopted 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 paragraph 29).

### 1. Community Amenities

#### **POLICY CA1: COMMUNITY FACILITIES**

There will be a presumption in favour of the protection of existing community facilities listed in the Parish Profile, which are all located in the village of Tibberton:

- Village shop - wholly run by community volunteers
- Public House - The Sutherland Arms
- All Saints' Church
- Playing Field – Cricket & Football, including the Pavilion and Tennis Court.
- Village Hall
- Methodist Chapel

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 Local Plan was 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. In particular, space needs to be identified and designated to allow for the future needs of the community, especially in terms of a larger Village Hall and Shop in Tibberton, with adequate access and parking to meet all users' needs.

This policy conforms to:

- NPPF paragraphs: 20, 83d, 92 and 182.
- Local Plan policies: Policy SP4 - Presumption in favour of sustainable development; COM1 - Community facilities.
- It will help to deliver Neighbourhood Plan Objectives: 1 and 2.

## POLICY CA2: 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 neighbouring properties, the local environment, 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 areas of the Parish, subject to it being an appropriate use and design
- 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 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:

- NPPF paragraphs: 20, 83 and 84.
- 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.
- It will help to deliver Neighbourhood Plan Objectives: 3 and 14.

## POLICY CA3: 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 Tibberton and Cherrington should be included in the Neighbourhood Plan.

This policy conforms to:

- NPPF paragraph: 83c.
- 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.
- It will help to deliver Neighbourhood Plan Objective: 3.

## 2. Rural Character and Housing

### **POLICY RCH1: CONSERVATION OF TIBBERTON AND CHERRINGTON'S HISTORIC CHARACTER**

Development proposals will be expected to preserve or enhance the 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 Parish; the character, setting and appearance of Tibberton and Cherrington should be protected or enhanced.

Proposals will be supported that:

- Make a positive contribution to the Parish 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 Tibberton and Cherrington's rural character
- Use the historic character of the Parish and buildings within them to inform the design concept for new development
- Where innovative design is proposed, developments should fit sensitively into the Tibberton's and Cherrington's frontages and street scenes
- Retain and/or increase hedgerows, tree cover and sandstone walls, 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 Parish will not be supported.

Particularly strong support was expressed through the consultations, for the Parish 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 the rural setting of Tibberton and Cherrington and the importance of open green spaces in the Parish that contribute to its distinctive character and give them their unique nature. Annex A sets out further information in relation to a number of recently refused applications for residential development in and around Tibberton and Cherrington.

This policy builds on Local Plan policy BE1 and recent responses by the Parish Council to planning applications in Tibberton and Cherrington highlighting the importance of the Parish's historic character.

This policy conforms to:

- NPPF paragraphs: 8, 20, 28 and 184 - 187.
- Local Plan policies: SP4 - Presumption in favour of Sustainable Development; HO10 - Residential Development in the Rural Area; BE1 - Design Criteria; BE5 - Design Criteria.
- It will help to deliver Neighbourhood Plan Objectives: 4, 5 and 8.

#### **POLICY RCH2: RESIDENTIAL DEVELOPMENT WITHIN TIBBERTON AND CHERRINGTON**

In order to protect the rural character and open aspect of Tibberton and Cherrington over the lifetime of the Plan, proposals for new housing development would only be supported on suitable infill sites where they contribute positively to local character and distinctiveness.

Most consultation responses understood the need for limited infill development in the Parish but were also in favour of protecting the character of the area 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 Tibberton and Cherrington to infill sites only.

This policy conforms to:

- NPPF paragraphs: 9, 69, 110, 127, 130, 185 and 192.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in favour of Sustainable Development; HO10 - Residential Development in the Rural Area.
- It will help to deliver Neighbourhood Plan Objectives: 4, 5, 6, and 9.

#### **POLICY RCH3: NEW HOUSING DEVELOPMENT OUTSIDE TIBBERTON AND CHERRINGTON**

In order to safeguard the built form of the Parish, its rural character and identity, protect the surrounding countryside and prevent further ribbon development, new open market self-build and custom housing development will be strongly resisted in the open countryside.

Consultation responses strongly articulated people's appreciation of Tibberton and Cherrington's historic character and rural nature and the need for the Neighbourhood Plan to balance the requirement for some limited development whilst maintaining Tibberton and Cherrington's unique character and setting. 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:

- NPPF paragraphs: 8, 9, 69, 127 and 170.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in Favour of Sustainable Development; HO10 - Residential Development in the Rural Area; NE1 - Biodiversity and Geodiversity.
- It will help to deliver Neighbourhood Plan Objectives: 4, 6, and 9.

#### **POLICY RCH4: DESIGN OF NEW HOUSING**

Where residential development is in line with the principles in policies RES1, RES2 and RES3 and the Telford & Wrekin Local Plan, the following criteria are to be met:

- a) It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area
- b) It complements the existing external materials seen locally
- c) It provides variety in house design and elevation treatment
- d) It provides high quality boundary treatment that is appropriate to maintaining the rural character of the Parish
- e) It provides good pedestrian and cycle connections to existing routes
- f) It provides adequate storage for bins and recycling
- g) It does not result in loss of amenity for neighbouring properties
- h) It does not affect the Parish's 'Dark Sky' policy on street lighting
- i) 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 Parish 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:

- NPPF paragraphs: 8b, 28, 71, 79, 102, 110, 124 - 132 and 170.
- 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.
- It will help to deliver Neighbourhood Plan Objectives: 2, 7, 11, 12, and 13.

## POLICY RCH5: TYPE AND TENURE OF HOUSING

Homes for smaller households, suited to the younger and older generations will be viewed more favourably subject to meeting a clearly evidenced local need and where the plans conform with other policies. The size, type, and tenure of housing will therefore be important considerations when making planning decisions. Proposals for suitable, appropriate affordable housing schemes 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:

- NPPF paragraphs: 61, 62, 63 and 77.
- Local Plan policies: HO5 - Affordable housing thresholds and percentages; HO6 - Delivery of Affordable Housing; HO11 - Affordable rural exceptions.
- It will help to deliver Neighbourhood Plan Objectives: 4 and 6.

### 3. Environment, Open Spaces and Recreation

## POLICY EOR1: LOCAL GREEN SPACE

The Playing Field is the only designated Local Green Space in the Parish, as shown on the map, Figure 3, and described below in Table 1.

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

Significant support for the protection of 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 and the rural setting of the Parish. These sites are designated in accordance with NPPF paragraphs 99 and 100 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 Space**

<b>Name of Site and Distance from centre of Tibberton village (All Saints' Church)</b>	<b>Special Qualities/Local Significance</b>
The Playing Field <500m	<p>The Playing Field in Tibberton is connected and essential for Tibberton C of E Primary School and outside teams for organised sport but it also caters for informal recreation by local residents.</p> <p>Following an enquiry about the central section of the field it was established that this is Church land, including where the school buildings are situated. The remainder of the field was bought by the Borough Council and now belongs to TWC, which has granted it protection against residential development under the Borough's 'Green Guarantee' scheme.</p>

This policy conforms to:

- NPPF paragraphs: 8, 96, 97, 99 and 100.
- Local Plan policies: SP4 - Presumption in Favour of Sustainable Development; NE1 - Biodiversity and Geodiversity; NE3 - Existing public open space; COM1 - Community facilities
- It will help to deliver Neighbourhood Plan Objectives: 8 and 9.

#### **POLICY EOR2: ECOLOGY AND LANDSCAPE**

All development will be expected to protect and enhance features of significant nature conservation or landscape value, including mature trees, established hedgerows, rivers (especially the River Meese corridor), ponds and existing areas of woodland. Improvement of the environmental 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 polices NE1 and NE2 by seeking to protect the biodiversity and landscape assets of the Parish.

This policy conforms to:

- NPPF paragraphs: 8, 20, 149, 170, 174, 175 and 180.
- Local Plan policies: SP4 - Presumption in Favour of Sustainable Development; NE1 - Biodiversity and Geodiversity; NE2 - Trees, hedgerows and woodlands; BE1 - Design criteria.
- It will help to deliver Neighbourhood Plan Objectives: 1, 2, 8, 9 and 10.

#### 4. Highways and Byways

##### POLICY HB1: LINKAGES AND CONNECTIONS

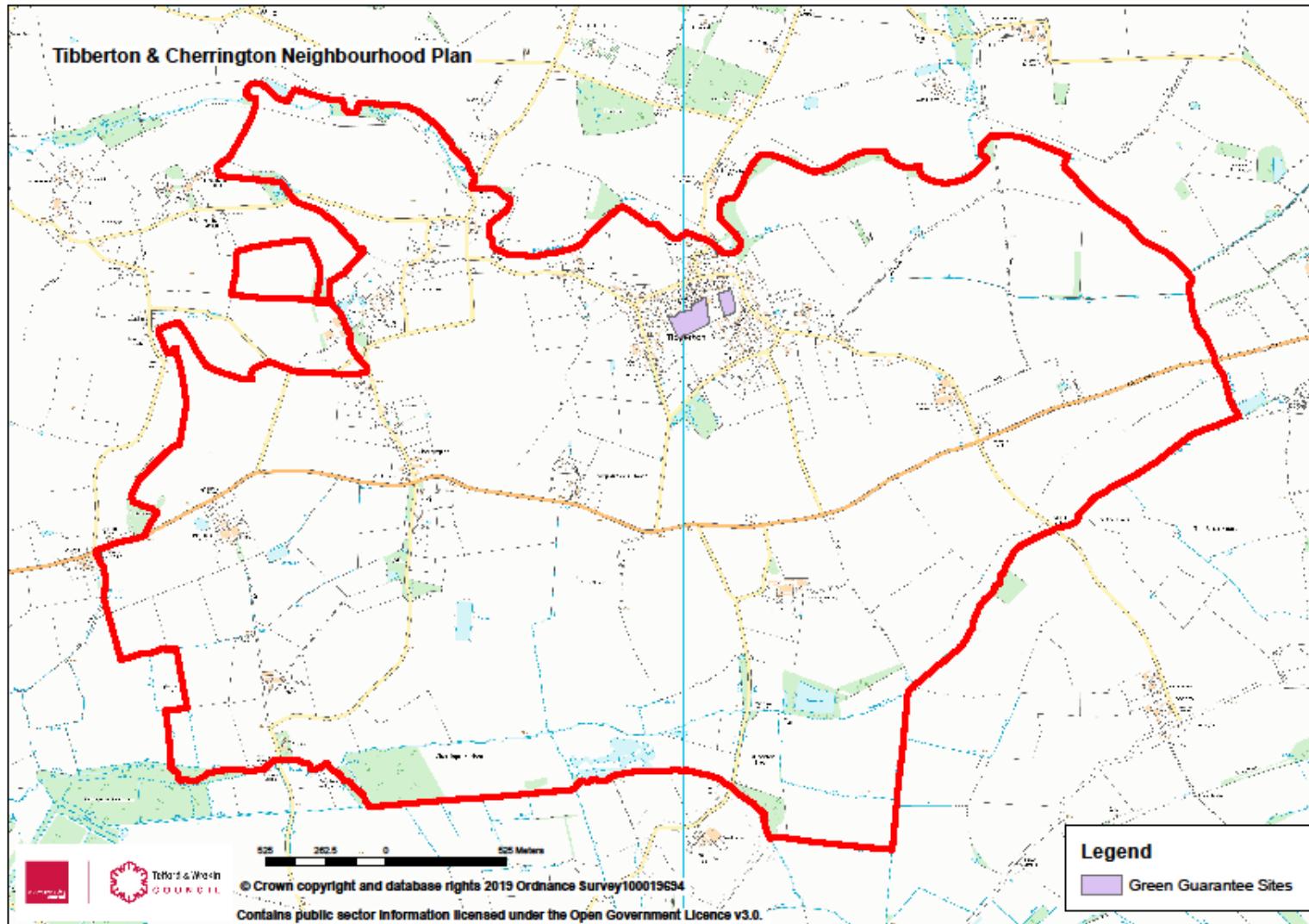
Proposals for the enhancement and improvement of the existing Public Rights of Way will be supported. All new proposals will be expected to demonstrate safe routes for pedestrians, cyclists and horse riders to local services, facilities and existing networks. The addition of pavements or any other measures must be in keeping with the rural nature of the village and the character of the specific neighbourhood involved.

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:

- NPPF paragraphs: 8, 91, 98, 102 and 110.
- Local Plan policies: SP4 - Presumption in Favour of Sustainable Development; C1 - Promoting alternatives to the private car; C3 - Impact of development on highways; C4 - Design of roads and streets; BE1 - Design criteria.
- It will help to deliver Neighbourhood Plan Objectives: 1, 2, 8, 9, 10, 12, and 13.

**Figure 3: Local Green Spaces**

## 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 period of this Neighbourhood Plan, 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.

Tibberton and Cherrington 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 'Tibberton and Cherrington 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 2025 and 2030, there will be thorough 5-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 5-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 2031, or before, 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

## **ANNEX A**

### **Respecting Tibberton's and Cherrington's Historic Character**

Following the dissolution of the monasteries in the sixteenth century, much of area was granted to James Leveson of Wolverhampton, who subsequently passed the land to the Duke of Sutherland. Despite much other property development throughout the twentieth century, both Tibberton and Cherrington owe a substantial debt to the Duke of Sutherland and not just for the style of architecture found in houses old and new in the Parish. The older houses built at the end of the nineteenth century have been described as 'spacious and dignified but not spectacular ... built at low a density, the cottages had large gardens which were well kept'. The writer also commended the church, the bridge and the Sutherland Arms which is 'pleasantly simple'.

In addition to this heritage, Tibberton and Cherrington both have historic cores with a 17 listed buildings that are recorded in the National Heritage List for England. Of these, one is at Grade II\*, the middle of the three grades, and the others are at Grade II, the lowest grade. Almost all the listed buildings are timber framed houses and cottages, the earlier ones with cruck construction. The other listed buildings consist of red brick houses, a church and a bridge over the River Meese. A full list of these buildings is at Appendix 1.

The historic linear pattern of Tibberton village has evolved in the post war period into a quadrilateral form covering four roads around a central field and a school. This new form has become more pronounced following the granting of planning applications TWC/2017/0355 (land off Plantation Road), TWC/2016/1127 (land off Back Lane and Plantation Road) and TWC/2016/0446 (land north of 61 Plantation Road). The Council has successfully resisted major applications subsequently following the release of its five year land supply statement in March 2015 (for example TWC/2014/0236 at 12 Tibberton) but has lost a planning appeal on land that is part previously developed at Mill Lane (TWC/2014/1080).

Over 43% of properties in the historic core of Cherrington, sometimes known as Cherrington Green, are Grade 2 listed buildings (7 out of 16 dwellings). There is also a linear development of houses and agricultural buildings along the road leading from the B5062 towards Cherrington Manor. Most development in recent years has focused on converting barns into housing at Cherrington Grange and Cherrington Manor with limited additional buildings elsewhere.

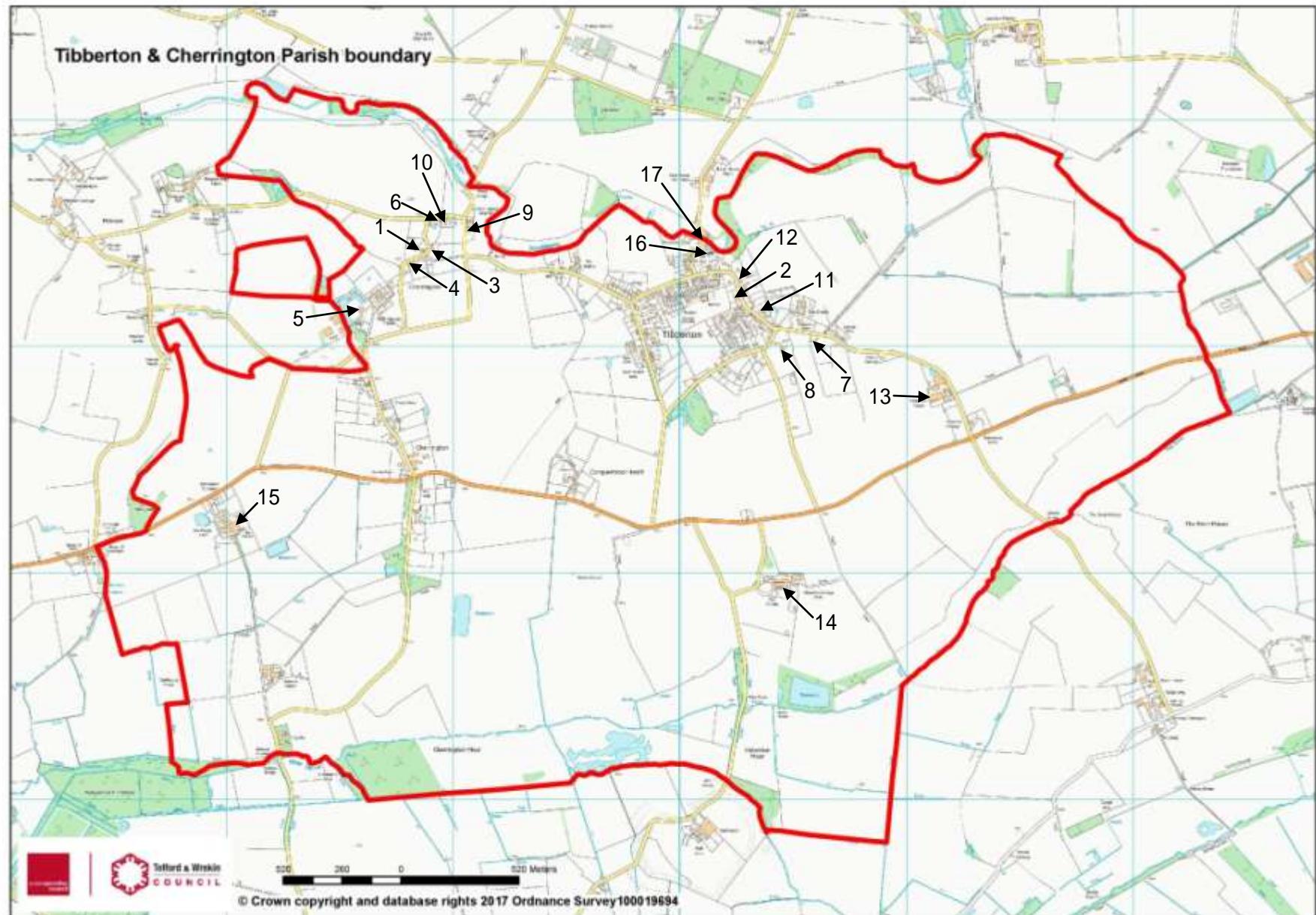
The Neighbourhood Plan interprets the planning context set by National planning policy and the District wide local plan policies, into the specific context of Tibberton and Cherrington Parish. The Telford and Wrekin Rural Settlements Paper (B2f) states that 'preserving the integrity of the character and scale of the [Parish] and being responsive to the constraints of the small highways which pass through and beyond the settlements provide a justification for discouraging substantial numbers of additional new homes. A critical challenge is the poor road links between Tibberton and Cherrington and the B5062 to the south.' The Local Planning Authority also specifically opposes any proposed development that would cause harm to the character of the village or encroachment into the countryside.

**APPENDIX 1 TO ANNEX A****National Heritage List for Tibberton and Cherrington**

Name and location	Date	Notes	Grade
1 Cruck Cottage Cherrington	16th century	A timber framed cottage with cruck construction and painted brick infill on a sandstone plinth, and with a thatched roof. There is one storey and an attic, and three bays, and the cottage contains three pairs of cruck trusses. The windows are casements, and there are three eyebrow dormers.	II
2 Tibberton House , No 21	1611	A timber framed cottage with plastered infill and a tile roof. There is one storey and an attic, and three bays. On the front is a gabled porch, and the windows are casements. There are three large dormers with oversailing gables, the right gable is on shaped brackets, and is dated.	II
3 7 Stackyard Lane Cherrington	Early 17th century (probable)	A timber framed cottage with cruck trusses, red brick infill, and an asbestos tile roof. There is one storey and an attic, and three bays. The windows are casements, and there is a gabled dormer.	II
4 Longacre, Cherrington	Early 17th century (probable)	A timber framed cottage with cruck construction that has been restored. It has plastered infill, the northeast end is in painted sandstone, and the tile roof is gabled and hipped. There is one storey and an attic, and three bays. The windows are casements, and there are two gabled dormers.	II
5 Cherrington Manor House	1635	A timber framed house with painted brick infill and a tile roof. There are two storeys and an attic, and three gabled bays, the centre bay a two-storey projecting porch. At the rear are 19th-century extensions. The upper storeys and the gables are jettied with moulded bressumers, and the gables have bargeboards and pendants. The doorway has a rectangular fanlight, the windows are casements, and under the upper floor windows are carved blank arches.	II*
6 5 and 6 The Green, Cherrington	17th century	A pair of timber framed cottages, refronted in red brick and partly rendered, with exposed timber framing at the rear, and a tile roof. There is one storey and attics, and four bays. The windows are casements, and there are four gabled dormers.	II
7 7 Tibberton	17th century	A restored and extended timber framed cottage, with brick infill, the extension in brick, and a tile roof. There is one storey and an attic, and three bays. On the front is a gabled porch, the windows are three-light casements, and there are three gabled dormers.	II
8 12 Tibberton	17th century	A timber framed house with painted brick infill and a tile roof. There is one storey and attics, a front of five bays, and to the right is a 19th-century gabled wing with a porch in the angle. The windows are casements, and there are three gabled dormers.	II
9 Cherrington Grange	17th century	A timber framed house, later encased in brick and painted. It has a dentilled eaves course, a tiled roof, one storey and an attic, two bays, and a 19th-century rear wing. In the centre is a porch, and a doorway with pilasters and an entablature. The windows are casements with segmental heads, and there are two gabled dormers.	II
10 Peartree Cottage, No 4 Cherrington	17th century	A timber framed cottage with later extensions in sandstone, it has painted brick infill and a tile roof. There is one storey and an attic, two bays, an 18th-century one-bay extension to the left and a later extension to the right. The windows are casements.	II
11 Rose Farmhouse, Tibberton	17th century	A timber framed farmhouse that was altered in the 19th century. It has plastered infill, a tile roof, two storeys, two bays, and a lean-to at each end. In the centre is a timber porch, and the windows are casements.	II

Name and location	Date	Notes	Grade
12 Sutherland Forge, Tibberton	17th century	A timber framed house with painted plaster infill and a tile roof. There is one storey and an attic, two bays, and later extensions. On the front is a gable porch, the windows are casements, and there are two large dormers with oversailing gables.	II
13 Tibberton Manor House	1796	A red brick house with a tile roof, three storeys and three bays. In the ground floor is a gabled porch flanked by bay windows, the upper floors contain sashes, and above the middle window in the central bay is a tablet with a coronet and the date.	II
14 Tibberton Grange	1810	A red brick house with a slate roof, three storeys, three bays, and flanking recessed two-storey one-bay pavilions. In the centre is a porch with pairs of openwork iron columns, and a doorway with pilasters and a semicircular fanlight. The windows are sashes, those in the ground floor under white rendered lunettes.	II
15 Day House	1819	A farmhouse on a model farm, it is in red brick, and has a tile roof with coped gables and moulded kneelers. There are two storeys and three bays. In the centre is a porch with pilasters, a pediment and an elliptical arch, and the doorway has a semicircular fanlight. Flanking the porch are canted bay windows, in the upper floor are sash windows with stone lintels, and above the middle window is a plaque with a coronet and the date.	II
16 All Saints Church	1842	The church is in sandstone, and consists of a nave, a south transept, a square chancel, and a west tower. The tower has clock faces, and an embattled parapet with pinnacles. The windows have pointed arches and contain Y-tracery.	II
17 Bridge over River Meese	Circa C18	Circa C18 or earlier sandstone rubble road bridge over River Meese north-west of the Church of All Saints'. Two segmental arches with cut-water between and with parapet above. Widened in brick on east side and with iron lock mechanism for mill pool to the former mill which has been demolished.	II

Figure 4: Listed Buildings in Tibberton and Cherrington



## ANNEX B

### **TIBBERTON AND CHERRINGTON PARISH PROFILE**

This profile of the Parish draws on a number of data sources including the 2001 and 2011 Censuses, the Tibberton and Cherrington Parish Plan 2005/2006, the Telford & Wrekin Rural Settlements paper (June 2016) and local knowledge.

#### **Location**

Tibberton and Cherrington Parish is situated in the rural north of the borough of Telford & Wrekin, north of Telford and west of the town of Newport.

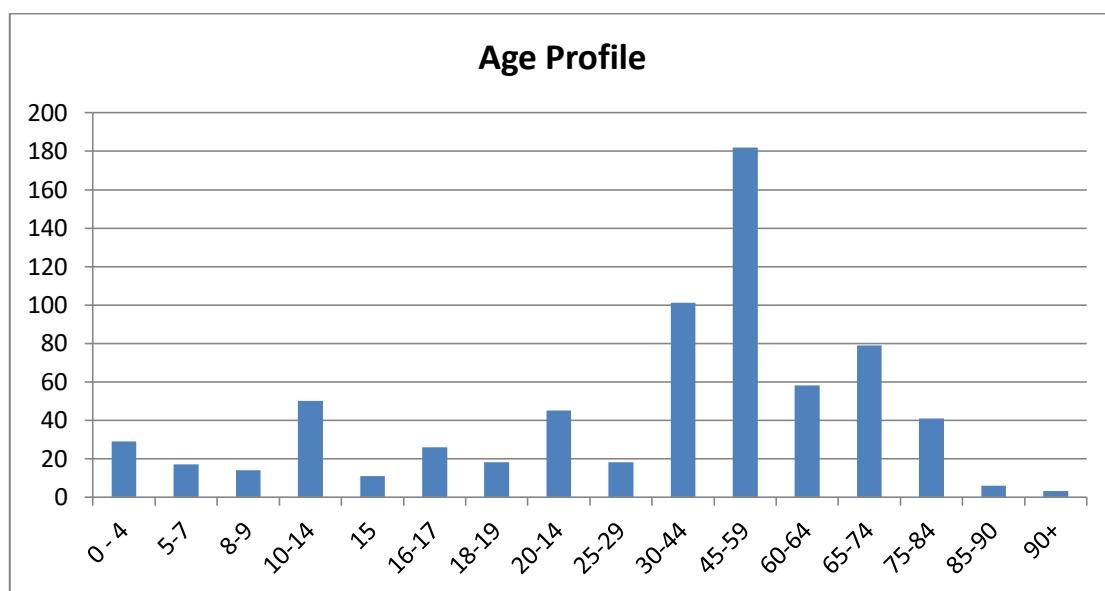
### **PEOPLE**

#### **Population**

The 2011 Census recorded a population of 698 people, a rise of 2% since 2001, when population was 684. However, this is forecast to rise to approximately 980 by 2021 due to recent housing developments; this is an increase of 40% since 2011. With a Parish area of 1,042.16 hectares, this gives a population density of 0.7 persons per hectare in 2011.

#### **Age Profile**

**Figure 5: Parish Age Profile (as of 2011. Source: ONS, Table KS102EW)**

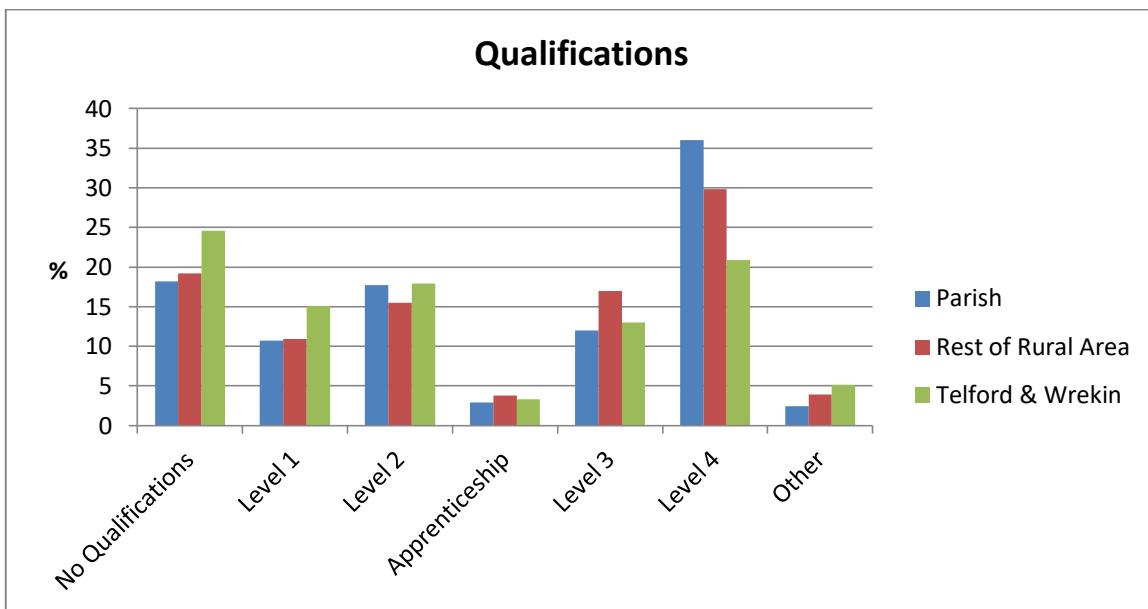


With a mean age of 42.6 years, Tibberton and Cherrington Parish has a higher age profile than other rural areas in the Borough, where the mean age is 38.1 years. However, the parish has a similar proportion of school age (16.9% are age 5 - 17 years) but a significantly higher percentage of retirement age (18.5% are over 65, compared with 14.4% in the rest of the Borough).

#### **Educational Attainment**

The 2011 Census of educational attainment reflects a relatively highly skilled population in Tibberton and Cherrington (Figure 6). The number of residents with Level 4 qualifications (equivalent to Certificate of Higher Education) is 20% above the rest of the rural area and 75% above the rest of Telford and Wrekin.

**Figure 6: Highest Level of Qualification - comparison between Tibberton and Cherrington, the rest of the Rural Area and the whole of the Borough and Telford & Wrekin (%) (Source: ONS, Table QS501EW)**



**Table 3: Student Population - comparison between Tibberton and Cherrington and the whole of the Borough and Telford & Wrekin (%) (Source: NOMIS KS501EW).**

Student Population	Tibberton and Cherrington %	Telford & Wrekin %
All categories: Student Population	100	100
School Children and full-time students Age 16 - 17	4.2	27.1
School Children and full-time students Age 18 and over	5.9	36.5
Level 2 qualifications	17.7	17.9
Full time students Age 18 - 74: Economically active: in employment	0.9	12.4
Full time students Age 18 - 74: Economically active: Unemployed	0.0	2.3
Full time students Age 18 - 74: Economically inactive	5.0	21.7

Tibberton Church of England Primary School is very popular and achieved an 'Outstanding' Ofsted rating in 2013<sup>1</sup>.

### Deprivation

The Index of Deprivation 2015 ranks the Tibberton and Cherrington as being in the top 20%-30% of the least deprived neighbourhoods in England<sup>2</sup>.

<sup>1</sup> Ofsted.gov.uk/provider/files/2200145/urn/123474.pdf

<sup>2</sup> Telford & Wrekin Indices of Deprivation 2015.

## HOUSING

### **Strategic Housing Land Availability Assessment (SHLAA)**

Telford and Wrekin Council produced a SHLAA in 2012, with an update in 2014. The aim of the SHLAA was to consider sites offered for potential housing development, make an assessment of their suitability and deliverability before calculating how many dwellings could be built and when. This assisted the Council in identifying the capacity of the borough to accommodate new housing development. A map of the SHLAA for Tibberton and Cherrington is at Figure 9 on Page B-10 and details of the 20 specified sites are shown in Table 9 on Page B-11.

The SHLAA provides an evidence base of site potential to inform new planning policy documents. However, the inclusion of sites in the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably. As shown in Table 9, eight of the sites identified in the SHLAA have been developed since 2012, despite 6 of these being considered to be 'outside of suitable settlement'. One further site is the subject of a planning application, although that is also 'outside of suitable settlement'.

#### **Housing stock**

Table 4 sets out the Parish's housing stock by dwelling type in 2011. However, although this figure had risen to 287 by 2018 (a rise of 5.9%) there has been a significant increase in housing developments in Tibberton. The forecast total, based on housing currently in build or definitely to be built, will result in a total of 359 houses by circa 2021, an increase of 32.5% over the 2011 housing stock levels.

**Table 4: Housing Stock in Tibberton and Cherrington (Source: ONS, Table QS402EW)**

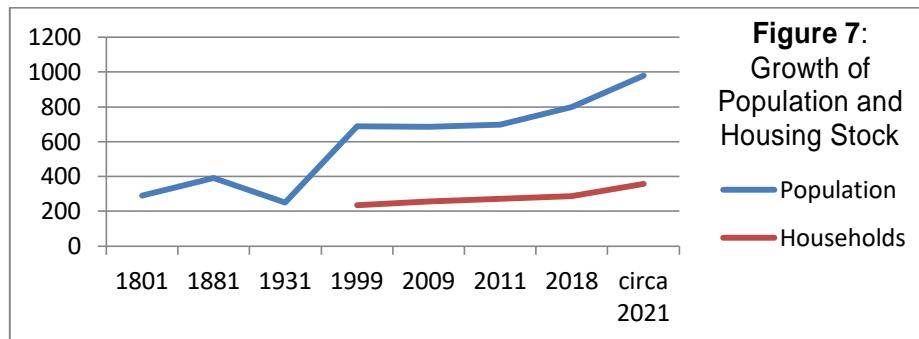
Dwelling type		%
All Household Spaces	271	100
Household spaces with at least one usual resident	263	97.0
Household spaces with no usual residents	8	3.0
Whole house or bungalow: Detached	163	60.1
Whole house or bungalow: Semi-detached	94	34.7
Whole house or bungalow: Terraced (including end-terrace)	8	3.0
Flat, maisonette or apartment: Purpose-built	2	0.7
Flat, maisonette or apartment: Part of converted house	1	0.4
Flat, maisonette or apartment: In a commercial building	2	0.7
Caravan or other mobile or temporary structure	1	0.4

#### **Growth of Parish Population and Housing Stock.**

The population of the Parish showed steady growth during the nineteenth century, from 289 in 1801 to 392 in 1881. However, there was a steep decline at the turn of the twentieth century, down to 250 in 1931, when farming jobs were disappearing and local services were increasingly supplied from the surrounding towns. With improved health care, transport, the successful development of Telford, increasing levels of movement out of cities and towns towards rural areas, the population of the Parish rose to 653 in 1991, with a commensurate rise in housing stock. Whilst the period up to 2011 showed modest growth in the population and housing stock of Tibberton and Cherrington, the last 10 years has seen a significant rise in both these indices.

The population of the Parish grew by 2% from 2001 to 2011, but is predicted to increase by

over 40% in the following 10 year period from 2011 to 2021. Similarly, the housing stock in Tibberton increased by between 6% and 9% in the 19 years between 1999 and 2018; however this figure will increase by 25% (287 to 359 houses) during the following 3 years from 2018 to 2021 as a result of those houses that are currently in build or will definitely be built. This represents an increase of 32.5% in the 10 years from 2011 to 2021.



## 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 the Parish of Tibberton and Cherrington - a reflection of the urban/rural split that is seen across the Borough. The presence of some accommodation for Harper Adams students is reflected in the comparatively higher level of households in the Parish which are all full-time students.

**Table 5: Household Type in Tibberton and Cherrington (source: ONS Table KS105EW)**

Household Type	Tibberton and Cherrington	Telford & Wrekin
	%	%
<b>One person household</b>	<b>17.5</b>	<b>25.2</b>
Aged 65 and over	11.4	10.7
Other	6.1	14.5
<b>One family household</b>	<b>76.0</b>	<b>67.6</b>
All aged 65 and over	12.9	7.6
Married, Same-sex, civil partnership couple	52.5	48.2
No children	20.5	19.5
Dependent children	20.9	22.0
All children non-dependent	11.0	6.7
Cohabiting couple	6.1	11.9
No children	2.3	5.7
Dependent children	3.4	5.6
All children non-dependent	0.4	0.6
Lone parent	4.6	11.7
Dependent children	2.7	8.1
All children non-dependent	1.9	3.6
<b>Other household types</b>	<b>6.5</b>	<b>7.2</b>
With dependent children	2.3	2.9
All full-time students	1.9	0.3
Other	2.3	4.0

## 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, as shown in Table 6.

**Table 6: Tibberton and Cherrington Parish Housing Tenure (ONS, Table QS405EW)**

Tenure	2011	%
All categories: Tenure	263	100
Owned: Total	211	80.2
Owned: Owned outright	117	44.5
Owned: Owned with a mortgage or loan	94	35.7
Shared ownership (part owned and part rented)	0	0
<b>Social rented: Total</b>	<b>26</b>	<b>9.9</b>
Social rented: Rented from Council (Local Authority)	7	2.7
Social rented: Other	19	7.2
<b>Private rented: Total</b>	<b>24</b>	<b>9.1</b>
Private rented: Private Landlord or Letting Agency	22	8.4
Private rented: Other	2	0.8
Living rent free	2	0.8

**House Prices.** The Parish has house prices that are amongst the highest in the Borough, with median prices being in the most expensive band of £200,000+<sup>3</sup>.

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

	Lowest quartile (25%)	Median figure
<b>Tibberton and Cherrington<sup>4</sup></b>	£205,000	£284,167
<b>Telford &amp; Wrekin</b>	£108,000	£140,000

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.

## Heritage:

The Parish has 17 listed buildings and structures in the Parish. Details are at Appendix 1 to Annex A.

## TRANSPORT

### Transport Infrastructure

The Parish of Tibberton and Cherrington has adequate east-west connections with other rural areas of the Borough; however, north-south connections are predominantly along narrow roads, which are often single track with passing places. The B5062 (Shrewsbury Rd), a single lane local distributor road, runs to the south of Tibberton and Cherrington and

<sup>3</sup> Telford & Wrekin SHMA Report 2016.

<sup>4</sup> This extends beyond the parish boundaries and cover part of Ercall Magna Ward and Edgmond Ward.

connects Shrewsbury with Newport. A critical challenge is the poor road links between the Tibberton and Cherrington and the B5062; access to this road is not satisfactory. As well as the narrow width of the feeder routes, the 3 junctions onto the B5062 from Tibberton and 1 of the 2 from Cherrington have particularly poor visibility for vehicles exiting onto the main road. The Borough Council consider that the constraints of the small highways in the Parish and the surrounding area provide a justification for discouraging substantial numbers of additional new homes<sup>5</sup>.

Most roads in the area are narrow, bounded by grass verges or banks, with few pavements in Tibberton and none in Cherrington; those that have been provided are sporadic and of very limited width. There is an increasing volume of traffic in Tibberton as a result of recent housing developments and a significant number of large farm vehicles also use these roads. An additional issue is that roads through the Tibberton and Cherrington are used as a shortcut onto the A41 at Standford Bridge, further increasing the volume of traffic. The Parish is not an accident hotspot; a review of traffic accidents in the period 2010 to 2019 shows that there were 18 injury accidents of which 2 were fatal, 3 were classified as 'serious' and 13 as 'slight'. However, these figures do not include other accidents where there was no injury.

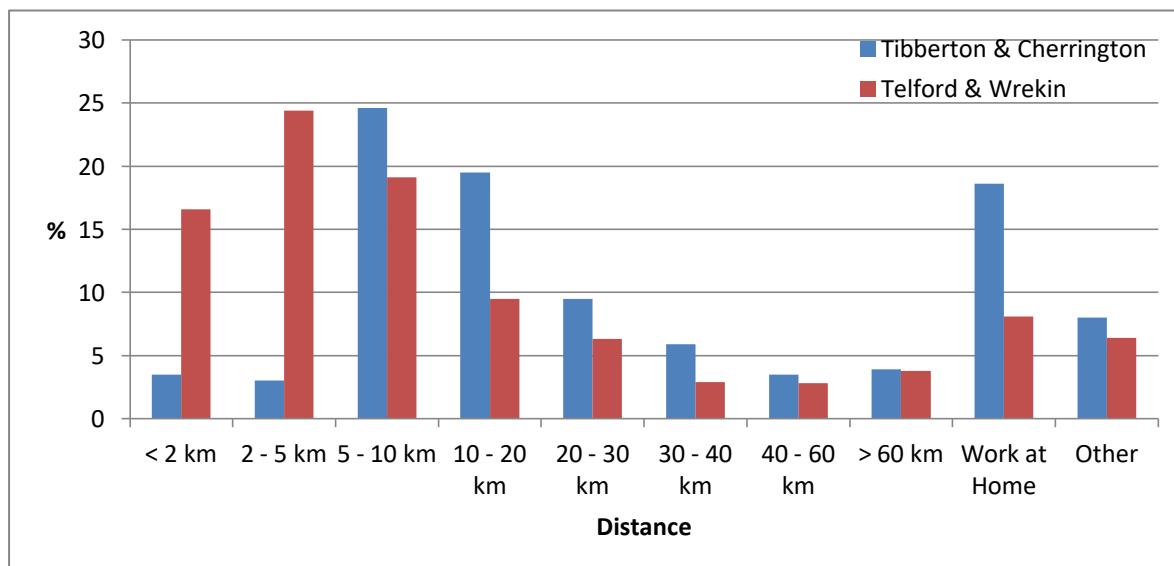
## Public Transport

There is a two-hourly bus service (#519) that connects the Tibberton and Cherrington with Newport and Shrewsbury. The Wrekin Rider touring bus also operates around Tibberton, Cherrington and adjoining villages, taking people to Newport.

## Travel to Work

Most residents of working age in Tibberton and Cherrington commute to work with a mean travel to work journey of 21.5 km compared with 15.3 km for the whole Borough of Telford and Wrekin. It is notable that 18.6% of all people in employment work from home, over 2.5 times the rate in the whole of rest of the rural area of Telford & Wrekin and over five times the average for England<sup>6</sup>.

**Figure 8: Travel to Work Patterns (Source: NOMIS Table QS702EW)**



The population figures in Figure 7 above hide the occupational make up of the Parish. In the nineteenth century Tibberton and Cherrington had three blacksmiths, two pubs and a beer

<sup>5</sup> Telford & Wrekin Rural Settlements Paper (B2f).

<sup>6</sup> Ibid (Page 11)

retailer, a tailor, a carrier, a brick and tile maker, a boot and shoe maker, several carpenters, butchers and wheelwrights and even a straw bonnet maker. The vast majority of the rest of the Parish worked on the farms where they would be employed either on the land or for domestic service. Today, most of the population work away from the local area in the surrounding towns of Telford and Shrewsbury, with some further afield in Birmingham, Wolverhampton and even London. Consequently, more people from the Parish travel greater distances to work than is the norm for the rest of the Borough, as shown in Figure 8.

### **Car Availability**

The relatively poor public transport links coupled with high levels of affluence, and the travel to work patterns already identified, mean that residents in Tibberton and Cherrington, as with other parts of the rural area of the Borough, are highly dependent on the car, the use of which is likely to change over the next ten years in response to environmental concerns.

**Table 8: Car Availability (Source: ONS, Table QS416EW)**

Cars	Tibberton and Cherrington %	Rural Area %	Telford & Wrekin %
All categories: Car or van availability	100	100	100
No cars or vans in household	3.4	7.2	20.6
1 car or van in household	27.8	33.1	43.1
2 cars or vans in household	44.9	40.2	25.8
3 cars or vans in household	17.1	13.2	5.9
4 or more cars or vans in household	6.8	6.2	2.1

### **Rights of Way**

There are 6 Public Rights of Way in the Parish (Figure 10 on Page B-13) consisting of 5 footpaths (numbered 1-5) and one Bridleway (marked 'A'). It is important that these rights of way are accessible and maintained and that Stiles and Way-markers are in place.

## **COMMUNICATIONS**

### **Mobile 'Phone Coverage**

The coverage offered by all mobile 'phone providers is poor indoors throughout the Parish and variable outdoors. With the development of 5G infrastructure requiring a significant number of masts to provide the network it is unlikely that this will be available in a majority of rural areas in the near future. This is likely to be a significant constraint to established and new local businesses which could restrict the growth and number of parish-base enterprises.

### **Broadband**

Superfast broadband (>24 Mbps) is available throughout the Parish of Tibberton and Cherrington and to 98.3% of the Borough of Telford and Wrekin<sup>7</sup>. This compares with the Government's target of 95% availability.

<sup>7</sup> [www.superfast-telford.co.uk](http://www.superfast-telford.co.uk)

## GEOGRAPHY

### **Farmland quality**

Much of the surrounding countryside is of high quality agricultural land (Figure 11 on Page B-14) with 80% classified as Grade 2 (very good) and another 10% as Grade 3 (moderate to good).

### **Minerals**

The National Planning Policy Framework (NPPF) defines a mineral safeguarding area as: 'An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.' Tibberton, Cherrington and the surrounding land to the north and south sit on sand and gravel deposits; the Safeguarding Map for the Parish is at Figure 12 on Page B-15.

### **Water and Flood Risk**

Telford & Wrekin Council has commissioned a number of Borough-wide studies concerning water quality and flood risk<sup>8</sup>. One or two properties in the Parish have either been flooded or have had outbuildings flooded. The continuing blocking of some drainage ditches may also result in more flooding if rainfall / snowmelt accumulates. See Figure 13 on Page B-16 for flood zones in Tibberton and Cherrington Parish.

The recent Telford and Wrekin Detailed Water Cycle Study<sup>9</sup> stated that 'the drainage network in Tibberton and Cherrington is an historic combined system and is at or near capacity. Prior to any development taking place STW must be consulted to assess what impacts this development would have and what necessary improvements will be required.'

## OTHER FACILITIES AND SERVICES

### **Economics**

A review of Telford & Wrekin Council business rates records identifies over 22 small retail and service businesses in the Parish. Much of the adjoining rural land is used for farming.

### **Access to Facilities and Services**

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

- A volunteer run community Village shop (limited opening hours)
- Public House - The Sutherland Arms
- All Saints' Church
- Playing field
- Methodist Chapel
- Village Hall

Tibberton Community Shop (TCS) opened in December 2011 and is registered under the Co-operative and Community Benefit Societies Act 2014. TCS has over 170 members with 60 volunteers and is run by its own Management Committee. The Shop's community received the Queen's Award for Voluntary Service on 2017. Tibberton Village Hall is owned under Trust and is also managed by its own Management Committee. Both Committees use the Village hall as their meeting place, together with the Parish Council.

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<sup>8</sup> Scoping Study Water Cycle Study 2012 and Strategic Flood Risk Assessments prepared to support the Telford & Wrekin Local Plan.

<sup>9</sup> C6iii TWC Detailed Water Cycle Study - Update 2016.

There are a number of active community groups in the Parish which meet regularly at the Village Hall including: Scouts; Cubs; Beavers; Brownies and Guides; Keep Fit, Pilates; the Bridge Club; Table Tennis; Art Classes; the Women's Institute; Mums and Toddlers; Knit, Sew, Craft and IT for ALL.

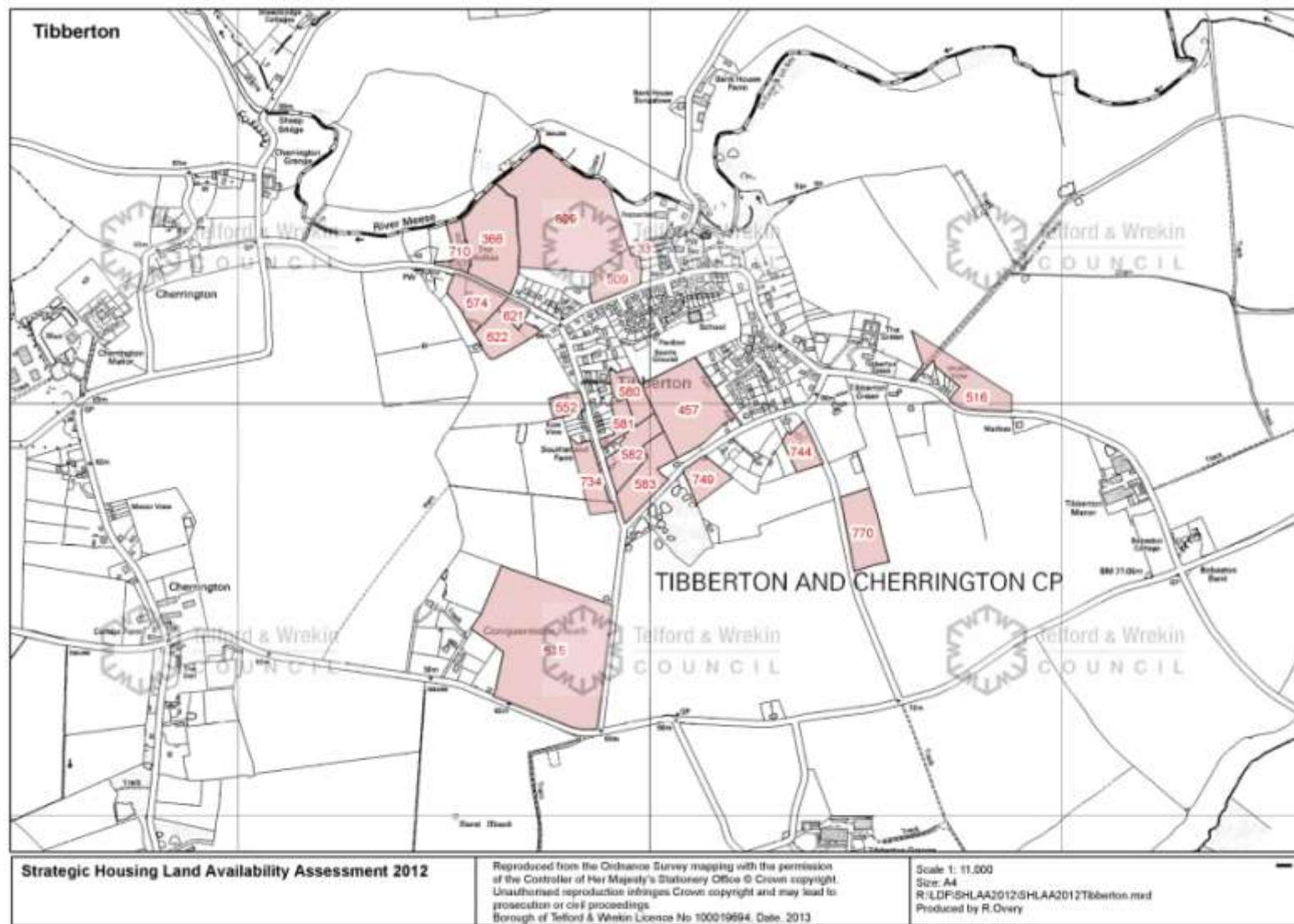
Additionally, a number of other clubs and activities are centred on the village, including: the Cycling Club, Walking Club and the Bell Ringers who are based at All Saints' Church.

### **Public open space**

The Playing Field in Tibberton is connected and essential for Tibberton C of E Primary School and outside teams for organised sport but it also caters for informal recreation by local residents. Following an enquiry about the central section of the field it was established that this is Church land, including where the school buildings are situated. The remainder of the field was bought by the Borough Council and now belongs to TWC, which has granted protection against residential development under the Borough's 'Green Guarantee' scheme. The Tibberton and Cherrington community values the green spaces, including the school field.

### **Local Wildlife Site and Local Geological Site**

Kynndersley Moor Woods in the south of the Parish is designated a Local Wildlife Site and Shray Hill, Cherrington, on the western border of the Parish is a Local Geological Site. These are shown in Figure 14 on page B-17.



**Figure 9: Strategic Housing Land Availability Assessment 2012**

**Table 9: SHLAA 2012 Appendix 1 - Tibberton**

The inclusion of sites in the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.  
 This site schedule should be read in conjunction with the SHLAA document itself.

SHLAA	Site Name	Constraint	Mitigation	Mitigation Date	Issue summary	Density	Site area	Dwellings	Available	Suitable	Achievable
33	Land Opposite 39 Mill Lane	No known constraints		2012		25	0.148	4	✓	✓	✓
366	Land adjacent to Hollies Farm, Tibberton	Out of suitable settlement. Flood Zone 3a	Planning Policy Review. NPPF - Exceptions Test, application SFRA Level 2.	2015	Flood Zone 2.	25	2.630	66	✓		✓
457	Plantation - 5, Tibberton	Outside of suitable settlement	Planning Policy Review	2015	TPO	25	2.991	75	✓		✓
509	Opposite Tibberton Shop	No known constraints		2012		25	1.056	26	✓	✓	✓
515	Land south-west of Tibberton	Outside suitable settlement	Planning Policy Review	2015		25	9.047	226	✓		✓
516	Land at Tibberton	Outside suitable settlement	Planning Policy Review	2015		25	1.702	43	✓		✓
552	Sutherland farm Tibberton	No known constraints		2012		25	0.413	10	✓	✓	✓
574	Land to the south of Cherrington Road, The Hollies, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	1.096	27	✓		✓
580	Plantation - 1, Tibberton	No known constraints		2012	TPO	25	0.770	19	✓	✓	✓
581	Plantation - 2, Tibberton	No known constraints		2012	TPO	25	0.455	11	✓	✓	✓
582	Plantation - 3, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	1.104	28	✓		✓
583	Corner of Plantation Road and Back Lane, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	1.372	34	✓		✓
621	Land adjacent to 44 Cherrington Road - Site 1	Out of suitable settlement.	Planning Policy Review	2015		25	0.318	8	✓		✓
622	Land adjacent to 44 Cherrington Road - Site 2	Out of suitable settlement.	Planning Policy Review	2015		25	0.960	24	✓		✓

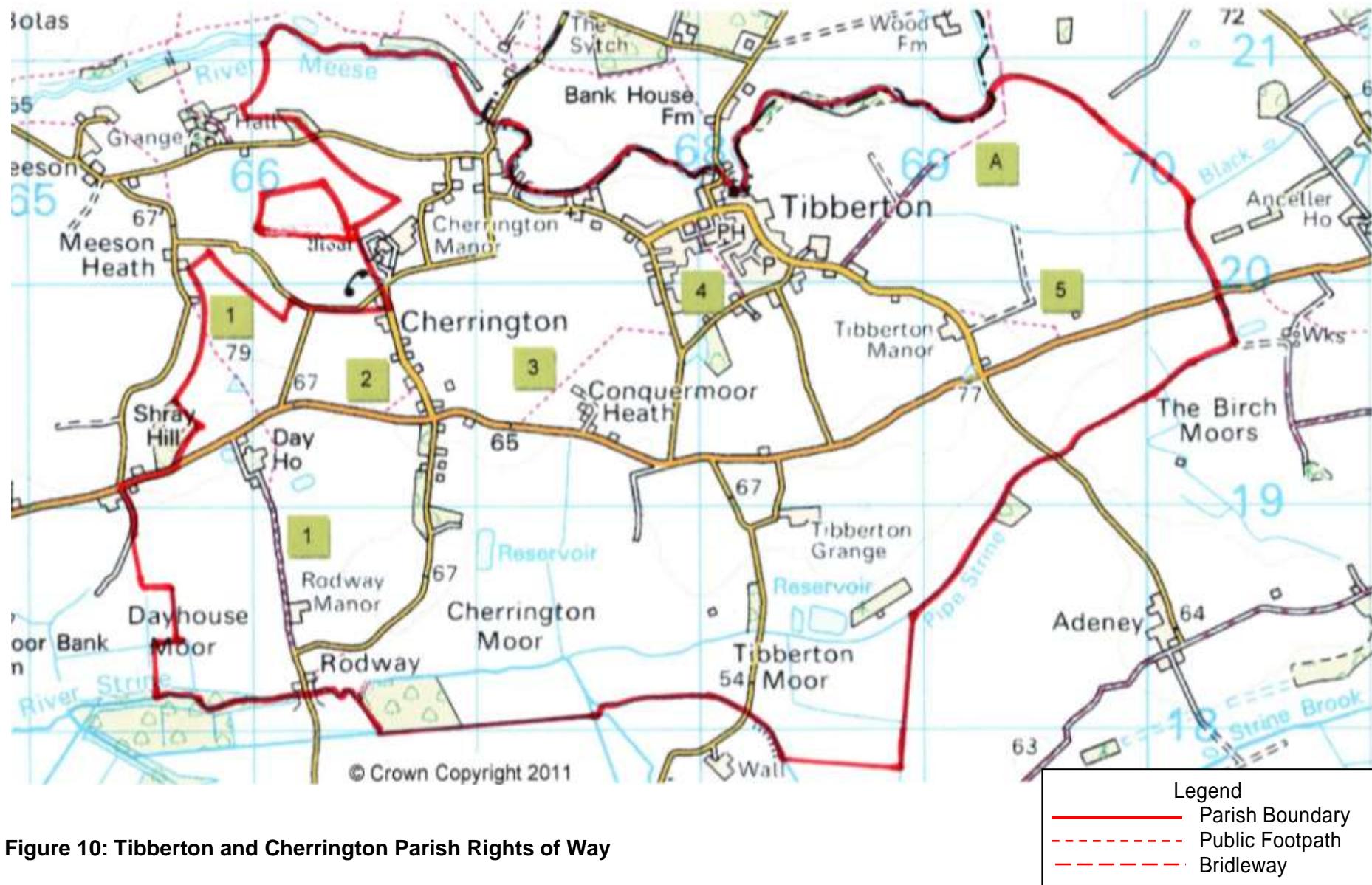
SHLAA	Site Name	Constraint	Mitigation	Mitigation Date	Issue summary	Density	Site area	Dwellings	Available	Suitable	Achievable
699	Land adjacent to site 509, opposite Tibberton shop.	Out of suitable settlement. Flood Zone 3a	Planning Policy Review. NPPF - Exceptions Test, application SFRA Level 2.	2015		25	6.216	155	✓		✓
710	Land and buildings to the north of Cherrington Road, The Hollies, Tibberton	Flood Zone 3a. Out of suitable settlement.	Planning Policy Review. NPPF - Exceptions Test, application SFRA Level 2.	2015	Flood Zone 2.	25	0.529	13	✓		✓
734	Site 2 at Sutherland Farm, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	0.964	24	✓		✓
744	Land South of, Grangefields, Hay Street, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	0.679	17	✓		✓
749	Land at Hay Street, Tibberton	Out of suitable settlement.	Planning Policy Review	2015	TPO	25	0.738	18	✓		✓
770	Land east of, Hay Street, Tibberton	Out of suitable settlement.	Planning Policy Review	2015		25	1.493	17	✓		✓

## Key

 Developed since 2012

 Partially Developed since 2012

 Planning Application Submitted



**Figure 10: Tibberton and Cherrington Parish Rights of Way**

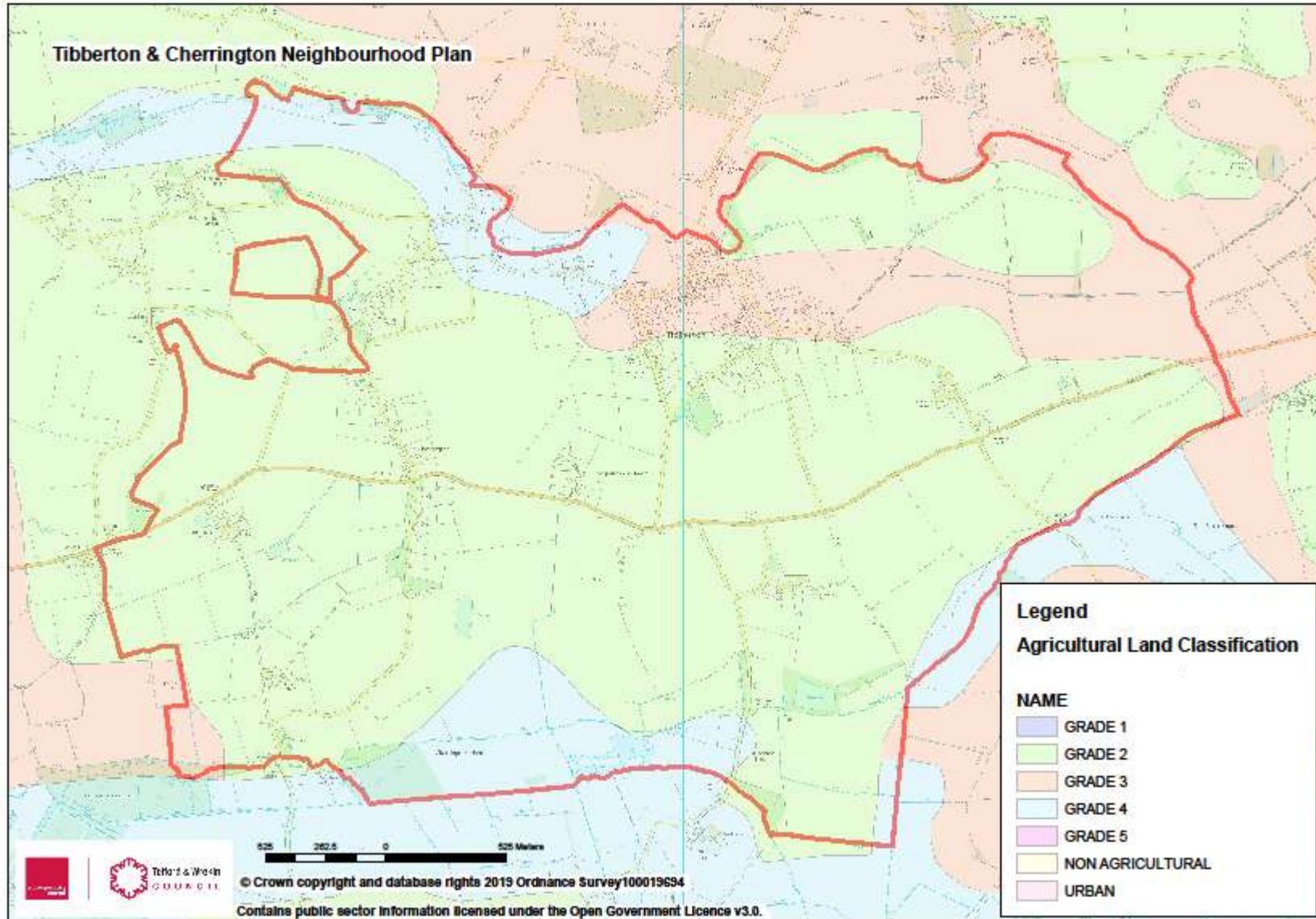


Figure 11: Tibberton and Cherrington Parish Agricultural Land Classification

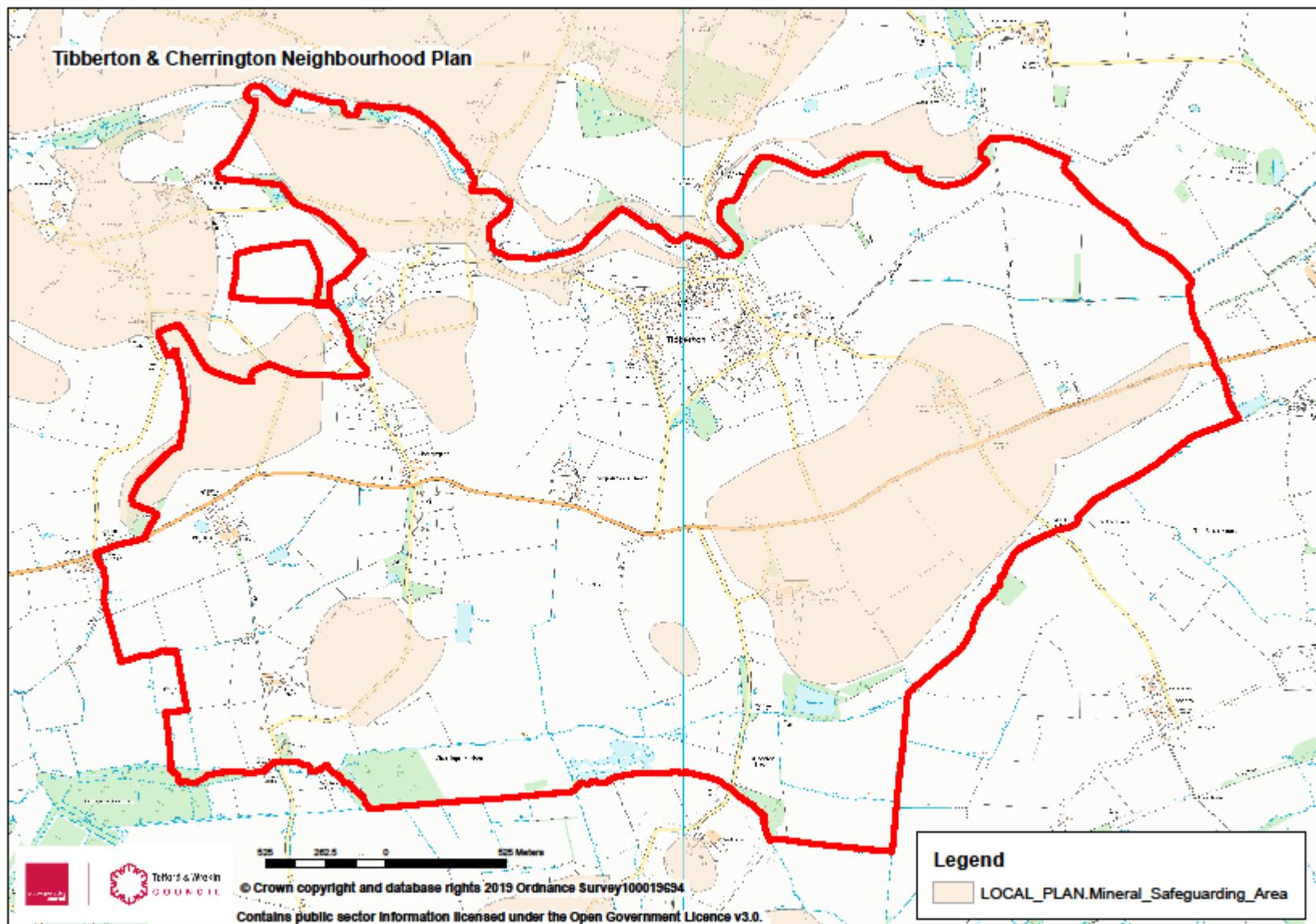


Figure 12: Tibberton and Cherrington Parish Mineral Safeguarding Areas

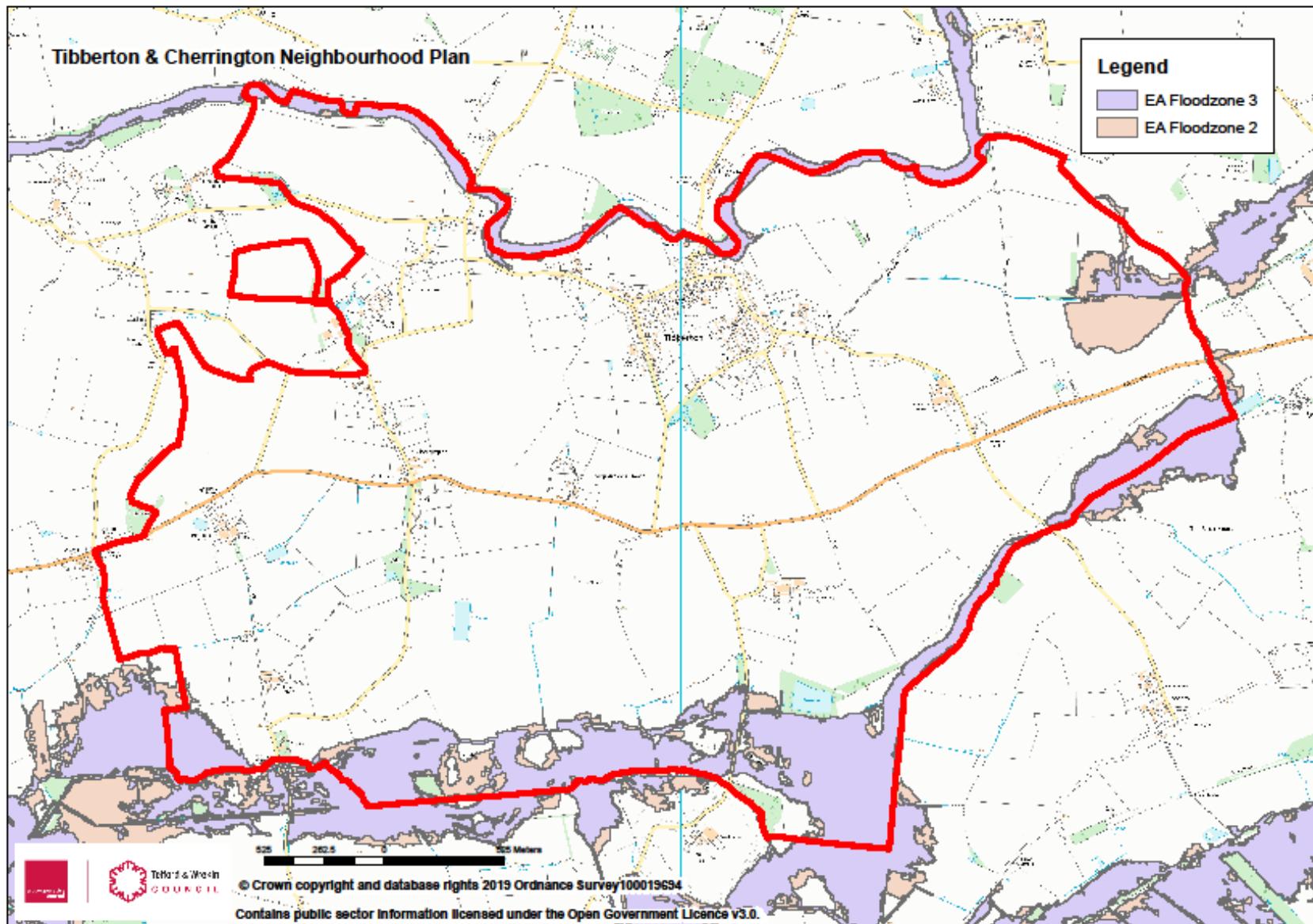


Figure 13: Tibberton and Cherrington Parish Flood Risk Areas

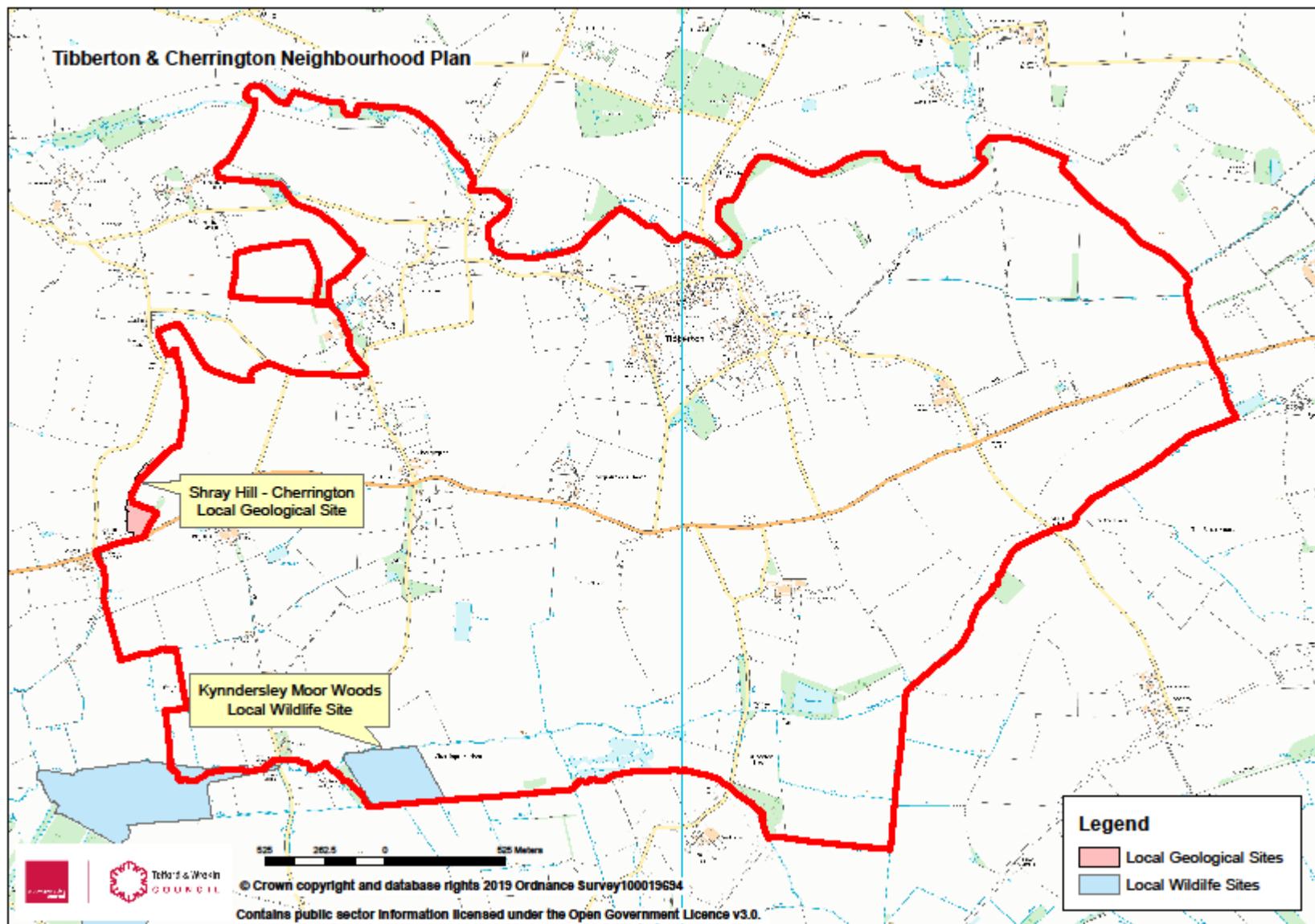


Figure 14: Tibberton and Cherrington Parish Local Wildlife Site and Local Geological Site

## **ANNEX C**

### **Additional Technical Evidence**

1. National Heritage list for Tibberton and Cherrington.  
<https://historicengland.org.uk/listing/the-list/results/>
2. National Planning Policy Framework.  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)
3. 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)
4. 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)
5. Telford & Wrekin Local Plan 2011 – 2031 – Representations  
[http://telford-consult.objective.co.uk/portal/local\\_plan/local\\_plan/twlp?tab=list](http://telford-consult.objective.co.uk/portal/local_plan/local_plan/twlp?tab=list)
6. Telford & Wrekin Annual Monitoring Reports  
[http://www.telford.gov.uk/info/20172/planning\\_policy\\_and\\_strategy/124/annual\\_monitoring\\_report\\_amr](http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr)
7. Telford & Wrekin Strategic Housing Land Availability Assessment 2012  
[https://www.telford.gov.uk/info/20457/housing/126/strategic\\_housing\\_land\\_availability\\_assessment\\_shlaa](https://www.telford.gov.uk/info/20457/housing/126/strategic_housing_land_availability_assessment_shlaa)
8. Telford & Wrekin Strategic Housing Market Assessment  
[http://www.telford.gov.uk/downloads/file/4427/c2b-int\\_and\\_w strategic\\_housing\\_market\\_assessment\\_shma\\_2016\\_-final\\_report](http://www.telford.gov.uk/downloads/file/4427/c2b-int_and_w strategic_housing_market_assessment_shma_2016_-final_report)
9. 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)
10. Telford & Wrekin Strategic Flood Risk Assessment  
[http://www.telford.gov.uk/downloads/file/4460/c6e\\_twc\\_llfa\\_flood\\_risk\\_management\\_strategy](http://www.telford.gov.uk/downloads/file/4460/c6e_twc_llfa_flood_risk_management_strategy)
11. Telford & Wrekin Local Plan Technical Paper B2f – Rural Settlements  
[http://www.telford.gov.uk/downloads/file/4379/b2f\\_rural\\_settlements\\_update](http://www.telford.gov.uk/downloads/file/4379/b2f_rural_settlements_update)
12. Telford & Wrekin Strategy and Options – Shaping Places 2013  
[http://www.telford.gov.uk/downloads/file/1383/strategy\\_and\\_options\\_document](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](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](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  
<https://www.shropshire.gov.uk/media/1803/the-shropshire-landscape-typology.pdf>
16. 2001 Census – Population and Household Statistics  
[https://www.telford.gov.uk/downloads/file/275/tibberton\\_and\\_cherrington\\_parish\\_profile\\_2001\\_census](https://www.telford.gov.uk/downloads/file/275/tibberton_and_cherrington_parish_profile_2001_census)
17. 2011 Census – Population and Household Statistics  
[https://www.telford.gov.uk/info/20121/facts\\_and\\_figures/61/census](https://www.telford.gov.uk/info/20121/facts_and_figures/61/census)
18. The Parish Plan of Tibberton and Cherrington 2005/2006.