

TIBBERTON AND CHERRINGTON
PARISH NEIGHBOURHOOD PLAN
2020-2031

REGULATION 15
CONSULTATION
STATEMENT

21 May 2020

Tibberton and Cherrington
Parish Council

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REGULATION 15 CONSULTATION STATEMENT

INTRODUCTION

This Consultation Statement supports the Neighbourhood Plan Submission in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulation 2012. It contains the following:

1. Details of people and organisations consulted about the proposed Neighbourhood Plan;
2. Details of how they were consulted;
3. A summary of the main issues and concerns raised through the consultation process;
4. Descriptions of how these issues and concerns have been considered and addressed in the proposed Tibberton and Cherrington Neighbourhood Plan.

Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the Neighbourhood Plan. In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the Tibberton and Cherrington Neighbourhood Plan has involved residents, and other organisations with an interest in the parish in the preparatory stages of the Neighbourhood Plan.

Guidance from Department for Communities and Local Government (10 Sept 2013) states that:

'the consultation statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.'

This Statement sets out details of events and consultations. It lists the activities in which the local community has been involved and the ongoing work of volunteers. The aim of the consultations in the Parish of Tibberton and Cherrington has been to ensure that there is as widespread as possible understanding of the reasons for and content of the Neighbourhood Plan.

This Statement demonstrates that there has been extensive community engagement which has informed the community of the progress and content of the Tibberton and Cherrington Neighbourhood Plan. Also the Neighbourhood Plan has been included as an agenda item at almost all¹ Parish Council meetings since May 2017 and will be included in all future agendas. Minutes of these are publically available on the Parish Council website and by request to the Tibberton and Cherrington Parish Clerk.

Designation of Neighbourhood Plan Area

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 on Page 7). 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. Two responses were received during this Regulation 6 consultation period for the Neighbourhood Plan Area².

¹ Discussed at 14 of the 17 meetings since May 2017.

² Edgmond Parish Council (supported) and Natural England (no comment, but provided background information).

Neighbourhood Plan Steering Group

Following the decision to produce a Neighbourhood Plan the Parish Council set up a Neighbourhood Plan Steering Group. The first meeting of the Steering Group took place on 7 August 2018 and it has continued to meet regularly during the process. A timetable of events is at Table 1 on Page 8. Minutes of the Steering Group meetings are available on the Tibberton and Cherrington Parish Council website or can be obtained on request from the Parish Clerk.

PRE- REGULATION 14 CONSULTATION AND ENGAGEMENT

Being such a relatively small community, with 698 residents in 263 occupied houses (as at the 2011 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 2017³ to gather initial views and to identify the areas to be considered for inclusion in the Plan. A summary of the comments from these consultations is at Annex A.

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

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

Building on these four main headings and the responses from the public consultation sessions, a questionnaire was drafted for households and businesses, demonstrating how these themes could be translated into planning policies and asking whether people agree or disagree with the suggested draft policies.

Following this extensive initial public engagement and evidence gathering, a draft Neighbourhood Plan along with its supporting evidence and environmental screening statements was prepared for Regulation 14 Pre-Submission Consultation. 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 will be considered as part of a future Parish Council Action Plan.

REGULATION 14 PRE-SUBMISSION CONSULTATION

The Regulation 14 Pre-Submission consultation ran from Saturday 18 January 2020 for a period of 6 weeks, closing on Saturday 29 February 2020. A supplementary consultation period ran from 21 February 2020 until 10 April 2020 to allow sufficient time for consideration of the proposal for a Settlement Boundary for Tibberton.

Three public consultation sessions were held in January 2020⁴ as part of the Regulation 14 pre-submission process, after which any additional comments were listed for consideration in the Plan, thereby allowing further development of our guidance document. A summary of the comments from these consultations is at Annex B.

³ 19th & 23rd October 2017 and 4 November 2017

⁴ 18th, 20th and 21st January 2020

In January 2020 all households and businesses received a paper questionnaire publicising the Regulation 14 consultation and inviting responses via completion of the paper questionnaire, or an e-mail to the Parish Clerk or through an online survey form. Consultation promotion and Neighbourhood Plan update articles were published in the Parish magazine, which is also delivered to every household. Approximately 338 paper questionnaires were circulated and 102 responses were received, including 7 from businesses. A summary of the responses from these questionnaires is at Annex C; a full list of all the responses is available through the Parish Clerk.

The inputs from the January 2020 consultations, analysis of responses to the questionnaire and returns from statutory consultees, were used to develop the four themes above further to enable the relevant planning policies to be agreed. Many of the responses received at the Regulation 14 stage were concerned with the Draft Plan's approach to Tibberton and Cherrington's rural character and context. Consequently a decision was taken by the Neighbourhood Plan Steering Group to develop a Settlement Boundary for Tibberton which delineates clearly between the 'built-up' form of the villages and 'open countryside'. Telford & Wrekin Council considered⁵ that this concept was justified as it provides support for the Local Plan strategy for infill housing and exceptions sites policies (Policies HO10 and HO11 respectively). However, it was also agreed with that such a boundary would be inappropriate for the settlement of Cherrington as it is considered to be in open countryside, therefore, the exceptions listed in Policy HO11 (Affordable Rural Exceptions) of the Local Plan would only apply in this location. As this initiative was developed after the start of the Regulation 14 consultation period, there was a supplementary consultation period of over 6 weeks from 21 February 2020 to 10 April 2020 on the specific subject of Settlement Boundaries⁶.

Further to the proposal to develop the establishment of a Settlement Boundary for Tibberton in response to concerns over maintaining the rural character and context of the Parish, a decision was taken by the Neighbourhood Plan Steering Group to commission additional technical evidenced-base work focusing on a Landscape Character Assessment (LCA) which would strengthen the Neighbourhood Plan's approach and validate the proposal for the establishment of a boundary for the village of Tibberton. However, this initiative was delayed by the pandemic in 2020. Therefore, the Steering Group agreed to proceed with developing the Plan without an LCA, whilst intending to commission an Assessment at the earliest opportunity in the future.

The consultation was advertised widely throughout the area, using posters, Parish noticeboards and social media. Additionally, publicity for the supplementary consultation on Settlement Boundaries was provided through A5-sized 'flyers', which were available from the Village Shop.

The Draft Plan, Settlement Boundaries paper and accompanying Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening statements were made available on the Parish website www.tibbertonandcherringtonpc.org.uk and were emailed to residents and other interested parties on request.

Paper copies of the Plan could be viewed at Tibberton Village Hall during the drop-in consultations, and by request to the Parish Clerk. Paper copies of the SEA and the HRA screening reports could also be made available on request.

The Draft Plan and accompanying reports could also be viewed on the Telford & Wrekin Council website.

The neighbouring local Councils of Edgmond PC, Kynnersley PC, Waters Upton PC and Childs Ercall PC (Shropshire Council) were contacted via e-mail; one acknowledgment was received.

Other representations were received as a result of the pre-submission (Regulation 14) consultation including those from Telford & Wrekin Council, the Environment Agency, Natural England and

⁵ Telford & Wrekin Council comments on settlement boundaries proposals dated 9 April 2020.

⁶ TWC and one local resident responded to the consultation on the proposed settlement boundary for Tibberton.

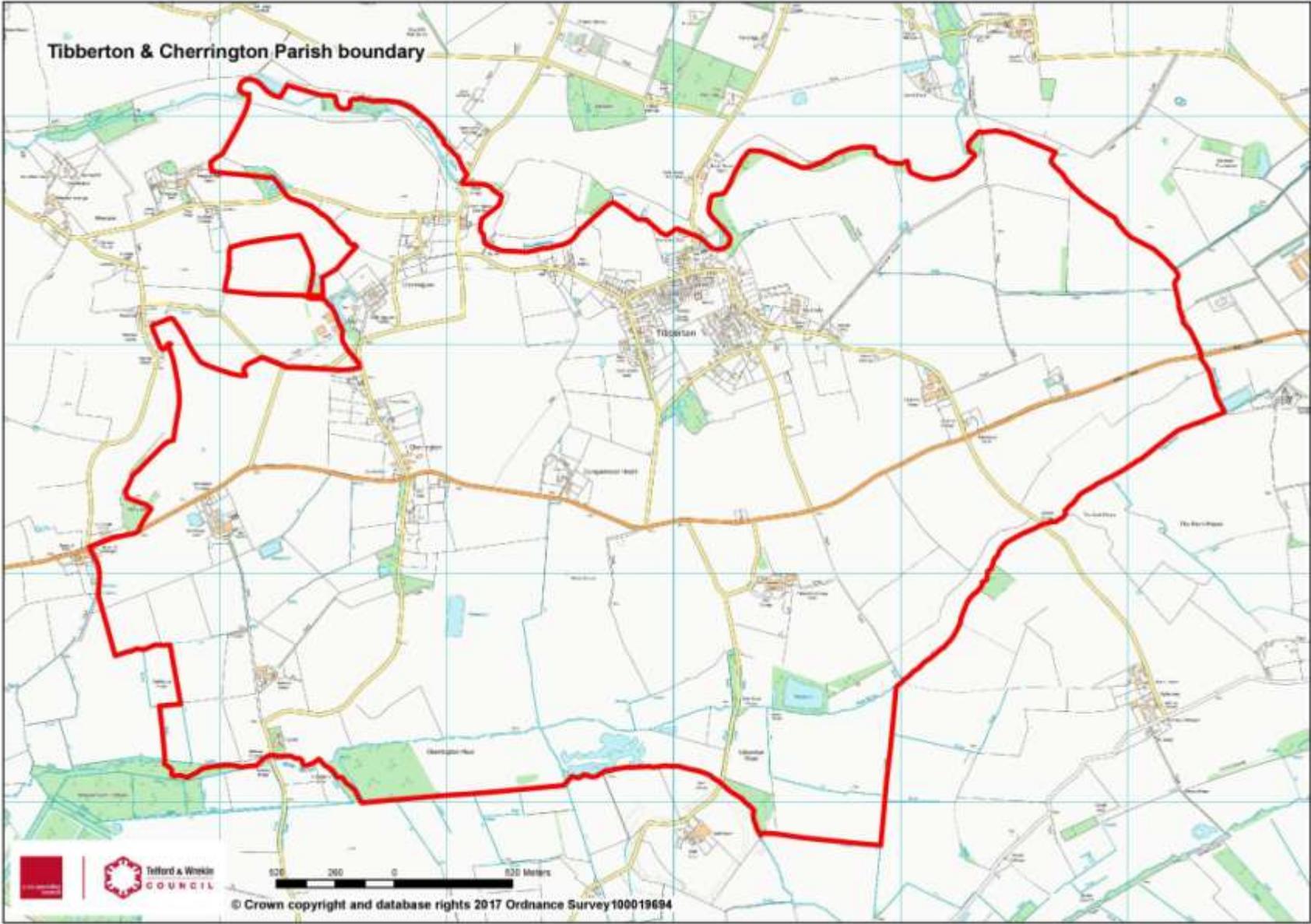
Historic England. These representations included responses from Statutory Consultees as given in paragraph 1 of Schedule 1 of The Neighbourhood Planning (General) Regulation 2012.

This 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.

The returns from the questionnaire showed that support for the proposed Vision, Objectives and Policies within the draft Neighbourhood Plan was 96%, 89%-97% and 80%-97% respectively. A total of 383 comments were also received in the 102 responses to the questionnaire (68 paper and 34 online), although there was significant repetition amongst these inputs. An average of 75% of respondents indicated their agreement with each of the proposals without providing further comment. Those comments which were received are summarised in Annex C; a full list of all the comments is available through the Parish Clerk. Additional inputs which were not in response to one of the 16 questions are detailed in Annex D, together with comment from the Parish Council on each statement. A letter of support from the Tibberton Community Shop is also shown in Annex D.

Separate representations were received from Telford & Wrekin Council (Annex E, together with detailed responses to each comment), the Environment Agency, Historic England and Natural England (Annex F). The response to the supplementary consultation on settlement boundaries is at Annex G and a summary of the responses from Statutory Consultees and organisations as given in paragraph 1 of Schedule 1 of The Neighbourhood Planning (General) Regulation 2012 is given in Annex H.

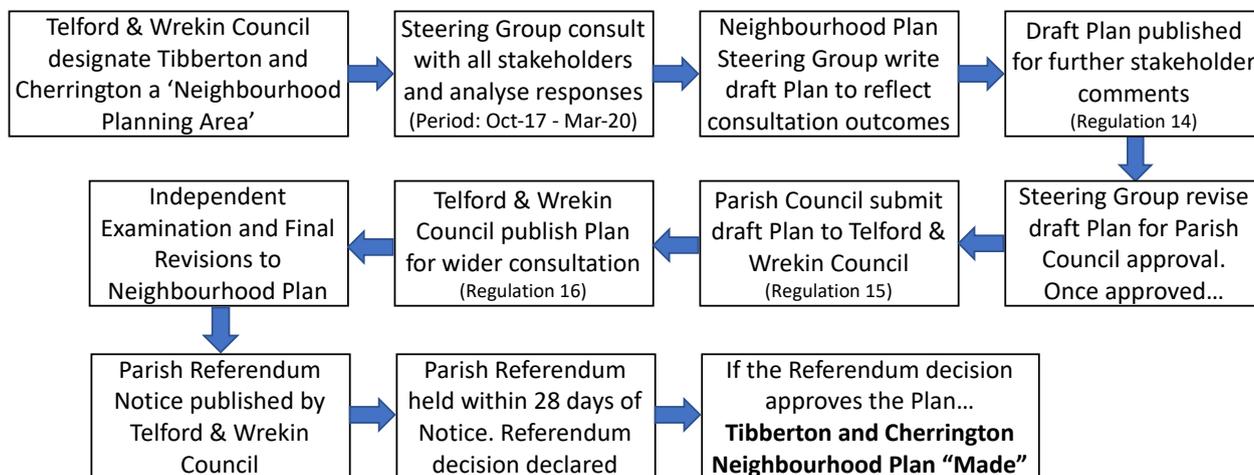
Figure 1: Parish Boundary and Neighbourhood Plan Area



TIBBERTON AND CHERRINGTON NEIGHBOURHOOD PLAN TIMETABLE

Neighbourhood Plans must be prepared following a procedure set by the Government (Table 1).

Table 1: Timetable of Events for the Tibberton and Cherrington Neighbourhood Plan.



Delivered	Event / Document	
07-Aug-18	Steering Group Preliminary Meeting.	
15-Oct-18	Tibberton and Cherrington Parish Council's Neighbourhood Plan application submitted under Regulation 5 to Telford & Wrekin Council, received 24-Oct-18.	
15-Nov-18	Tibberton and Cherrington Parish Council's Neighbourhood Planning Regulation 6 application received by Telford & Wrekin Council.	
15-Nov-18	Representation received from Edgmond Parish Council supporting the proposed boundaries of the Tibberton and Cherrington Neighbourhood Plan.	
10-Jan-19	End of 6-week consultation period (from 15-Nov-18) with parish residents and businesses, included 'Drop-in' sessions in Tibberton Village Hall.	
24-Jan-19	Tibberton and Cherrington designated a 'Neighbourhood Planning Area' by Telford & Wrekin Council.	
08-Jan-19	Representation received from Natural England regarding the Tibberton and Cherrington Neighbourhood Plan.	
29-Jul-19	Meeting with Telford & Wrekin Council on procedure and next steps.	
07-Aug-19	Steering Group Terms of Reference Agreed.	
28-Aug-19	Draft Tibberton and Cherrington Neighbourhood Plan v1.0 produced.	
05-Sep-19	Steering Group Meeting 1.	
09-Sep-19	Draft Tibberton and Cherrington Neighbourhood Plan v1.1 and Data Requirements produced.	
03-Oct-19	Maps requested from Telford & Wrekin Council.	
08-Oct-19	Draft Tibberton and Cherrington Neighbourhood Plan v1.2 produced.	
10-Oct-19	Steering Group Meeting 2.	
12-Nov-19	Draft Tibberton and Cherrington Neighbourhood Plan v1.3 produced.	

Delivered	Event / Document	
14-Nov-19	Steering Group Meeting 3	
21-Nov-19	Draft Timetable v0 produced.	
30-Nov-19	Draft Parish Stakeholder Questionnaire v0a produced.	
12-Dec-19	Draft Tibberton and Cherrington Neighbourhood Plan v1.4 produced.	
12-Dec-19	Steering Group Meeting 4.	
Target Date	Event / Document	Delivered Date
05-Jan-20	Draft Tibberton and Cherrington Neighbourhood Plan v1.5 produced.	05-Jan-20
09-Jan-20	Steering Group Meeting 5. (Link to minutes)	09-Jan-20
17-Jan-20	Draft Tibberton and Cherrington Neighbourhood Plan v1.6 finalised.	17-Jan-20
17-Jan-20	Draft Neighbourhood Plan v1.6 (Regulation 14) and the finalised Parish Residents and Businesses Questionnaire uploaded to Parish Council website. (Links)	17-Jan-20
17-Jan-20	21 posters advertising the consultation period put up around the Parish.	17-Jan-20
17-Jan-20	Lists of parish-based businesses, organisational stakeholders and statutory consultees finalised. (Links)	28-Jan-20
18-Jan-20	Regulation 14 Parish Consultation period starts (6 weeks minimum) - Tibberton Village Hall open events on 18, 20 and 21 January - Questionnaires hand-delivered to all parish residents and small businesses.	18-Jan-20
10-Feb-20	Steering Group Meeting with Telford & Wrekin Council's Planning Department to review progress and the way ahead. (Link to minutes?)	10-Feb-20
13-Feb-20	Draft Habitat Regulation Assessment Screening Statement (HRA) and the Strategic Environmental Assessment Screening Statement (SEA) produced. (Links)	13-Feb-20
20-Feb-20	Steering Group Meeting 6.	20-Feb-20
21-Feb-20	Settlement Boundaries consultation document (v1) uploaded to Parish Council website; supplementary consultation period on the boundaries starts. (Link)	21-Feb-20
29-Feb-20	Regulation 14 Parish Consultation period ends. (6 weeks)	29-Feb-20
12-Mar-20	Steering Group Meeting 7. (Link to minutes)	12-Mar-20
16-Mar-20	Consultation Statement document for TCNP started.	16-Mar-20
16-Mar-20	Basic Conditions Statement for TCNP started.	16-Mar-20
19-Mar-20	Progress update provided to Parish Council meeting on 19 March.	19-Mar-20
31-Mar-20	Draft Tibberton and Cherrington Neighbourhood Plan [v2.0] (Regulation 15 version) circulated to Steering Group for revisions.	13-Apr-20
31-Mar-20	Landscape Character Assessment starts - Not part of the Plan but to run parallel with the NP process for a period of about 3 months until publication. Due to COVID-19 constraints work on this has been delayed until later in 2020.	TBC
10-Apr-20	Settlement Boundaries supplementary consultation period ends (6 weeks min).	10-Apr-20
16-Apr-20	Steering Group Meeting 8 - Due to COVID-19 constraints this meeting was not held; email correspondence covered the ongoing Regulation 15 document finalisation.	Postponed
25-Apr-20	Questionnaire, supplementary consultation comments and stakeholder analysis completed. (8 weeks. Elapsed Time (ET) = 14 weeks)	19-Apr-20
07-May-20	Steering Group Meeting 9. (Link to minutes)	

Target Date	Event / Document	Delivered Date
07-May-20	Draft Tibberton and Cherrington Neighbourhood Plan (Regulation 15 version) published and submitted to Parish Council with the Consultation Statement plus the Basic Conditions, Strategic Environmental Assessment Screening and Habitat Regulation Assessment Screening Statements.	
21-May-20	Draft Regulation 15 version of Tibberton and Cherrington Neighbourhood Plan - with the above four statements - reviewed, amended as needed and approved for submission to Telford & Wrekin Council by Tibberton and Cherrington Parish Council at the meeting on 21 May.	
26-May-20	Final Regulation 15 versions of the 5 Tibberton and Cherrington Neighbourhood Plan documents submitted to Telford & Wrekin Council by Tibberton and Cherrington Parish Council; and uploaded to the Parish Council website.	
26-May-20	Regulation 16 Telford & Wrekin Council Consultation Period Starts - Ongoing meetings and discussions between Telford & Wrekin Council, the Parish Council and the Steering Group. (6 Weeks. ET = 16 weeks)	
18-Jun-20	Steering Group Meeting 10.	
07-Jul-20	Telford & Wrekin Council Consultation Period Ends. (6 Weeks. ET = 22 weeks)	
14-Jul-20	Independent Examination Period Starts. (up to 6 weeks. ET = 23 weeks)	
16-Jul-20	Steering Group Meeting 11.	
20-Aug-20	Steering Group Meeting 12.	
25-Aug-20	Independent Examination Period Ends (up to 6 weeks. ET = 29 weeks)	
01-Sep-20	Tibberton and Cherrington Neighbourhood Plan 'Referendum Version' produced.	
17-Sep-20	Steering Group Meeting 13.	
29-Sep-20	Tibberton and Cherrington Neighbourhood Plan Referendum Completed (up to 4 weeks. ET = 34 weeks.	
02-Oct-20	Tibberton and Cherrington Neighbourhood Plan 'Final Made Version'.	
09-Oct-20	Tibberton and Cherrington Neighbourhood Plan Made Notice.	
09-Oct-20	Tibberton and Cherrington Neighbourhood Plan Made Decision. [Elapsed Time = 36 weeks from start of consultation]	
15-Oct-20	Steering Group Meeting 14 - Retrospective Review; Next Steps.	

ANNEX A

SUMMARY OF RESPONSES TO 2017 DROP-IN CONSULTATIONS

The following notes are from the community drop in sessions held in Tibberton Village Hall on 19 and 23 October 2017 and 4 November 2017; A total of 57 people attended the sessions over the 3 days. Responses are grouped into 4 'themes': Amenities; Rural Character and Housing; Recreation and Open Spaces; and Highways and Byways. There is also a further section on 'Aspects of the Parish that parishioners are happy with and would not change' followed by 'Aspects of the Parish that parishioners are unhappy with or would like to change'.

Community Amenities

Combination

- Good bus service! Good shop! Pub – to improve! Good school! Good village hall!

Village Hall/Activities

- Improve the Village Hall Heating. Removing the hanging heaters would enable Badminton to be played. Also improve the floor surface for that.
- We have Brownies in the Village Hall. Why not cubs/scouts for boys. Playgroup full of boys at present growing up fast!
- A gardening club would be fun.
- There was a gardening club well attended but members not keen to be the organisers. The organisers wanted to step down and no-one came forward. Such a shame.
- List of hall activities and times to be displayed. Encourage new clubs to use unallocated time slots.
- Help with I.T. sessions in Village Hall using shop wifi. – How do I?
- Village Hall flooring could be changed to wood or laminate or any hard surface that would be easier to clean and maintain.
- Super that the Village Hall is used regularly by all sorts of groups.
- We have a good community spirit but there are many people in the village who don't participate in village activities. How can we increase participation in activities?
- We would enjoy a gardening club in the village. Perhaps a drop in clinic for help with improving I.T. skills.
- More clubs is ideal though needs interest and volunteers to run
- The village hall and shop are excellent facilities because so many residents use/are engaged with them. We risk losing this involvement if we have too many cars and horses!
- More Flicks in the Sticks.
- Dog walking / dog 'play group' and socialisation.
- Dog socialisation been happening on Monday's 6-7pm during B.S.T.! for about 4 years. See Parish Magazine. All welcome.
- Help with I.T. sessions at village hall. Use shop wifi.

Community Shop

- Community Shop is a real asset to the village.
- Community Shop is excellent. Need to encourage more to join in all activities to promote a greater feeling of community.

Car Parking

- Overflow parking opposite village shop would be a great asset.
- Overflow parking area required perhaps with adjoining allotments.
- Shop excellent. Parish mag very useful.
- One centralised car park.
- Parking for Village Hall really good can't think of anything we don't have or miss.

Old Telephone Box

- People are wanting telephone box to have a purpose. Good idea but someone has to manage it.
- Empty phone box could become an art gallery with rotating exhibitions or taken over by different groups for a few months at a time e.g. school, WI, brownies etc.
- Use needs to be found for empty phone box.
- Empty phone box – book swap depot?
- Use redundant telephone box as a community book exchange.
- Use telephone box as a community library/book swap.

Information

- Village news readily available through noticeboards and Parish Magazine.
- Notice boards and Parish Magazine and village shop all excellent.
- If everyone with Facebook used the 'Tibberton Talk' group it would be a fantastic community resource to advertise events, items for sale, neighbourhood watch issues etc. Parish Magazine is great. Noticeboards are fine if updated regularly. Must try to keep pub as a village hub.
- Cherrington noticeboard is rarely used. Much more information on Tibberton's.
- Parish magazine is marvellous.
- Facebook group 'Tibberton Talk' fantastic to hear about local events / issues. Good community tool.  Village shop!
- Noticeboards useful.

Sutherland Arms

- Pub events are not advertised well enough outside of the pub!
- Make more of the Suthie. Could be more of a focus for village.
- Pub facility not providing central hub – not fit for purpose – restricted by brewery ownership.
- We should buy the pub from Marstons – free house, shop, hub, meeting point.

Mobile Phones

- Mobile phone signal! Non existent

Orchard

- Community orchard. Allotment establish.
- Community Orchard yes – needs to be looked after.

Rural Character and Housing

- Any development that is passed to be considerate of neighbours needs and life.
- Housing density, population density and traffic density all affect the character of area. Tibberton is still a village – the Neighbourhood Plan must reflect this.
- Parish should draw up an overall plan for all potentially available building plots and necessary infrastructure and use it as a guide for future developments.
- Keep new building to a minimum. Maintain village feel. No street lighting. More speed limit signs. Preserve wildlife.
- New development needs to mirror the existing adjacent properties, not introduce out of scale styles.
- Brown field sites should be first to build on not agricultural land. Houses are empty for long term so why are all the new houses required?
- No street lighting please – dark skies preferred.
- In future developments ensure facilities can cope e.g. roads, schools, doctors surgeries, shops etc.
- Development needs to be in character of the village. Slower than now so it can be sustainable.
- Small, appropriate developments – 10ish properties max. We are all losing a ‘village’ with larger developments. Yes to social housing but again, small developments.
- All new houses to have gardens to include hedges ‘no fence panels’. Fruit trees at least 1 per house.
- Our village needs to look like a village not a housing estate. If overdeveloped one can never get it back.
- Keen to preserve wildlife/friendly areas.
- New housing not in keeping with Duke of Sutherland style. Not enough bungalows being built (none) for an ageing population.
- Any permitted development must be sustainable.
- Dark sky policy. Preserve wildlife. No estate developments that don’t mirror existing.
- Keep any development within central square.
- Any multi-house development to include open spaces. Also HOA fees.
- Houses being built should reflect others in the village but mainly the place and numbers of homes being built should benefit the village not destroy it and wildlife.
- Would prefer no more development. Quiet not noise.
- Concerned for residents safety when walking to school/park/dog walking if houses keep getting built and there is no highway infrastructure developed.
- Maintenance of roads needs to be improved especially the minor rural roads.
- Tibberton is a perfect rural village. Any expansion of its boundary by development will ruin it forever. Most in-fill has been completed. Now it should stop, before the character of the village vanishes. Dark skies/no lights please. Keep lanes quiet and narrow. Keep hedgerows for wildlife.
- Tibberton & Cherrington village character must be retained – dark sky, Sutherland style, Type of tiling, Hedgerow protection.
- Tibberton & Cherrington footpaths must be maintained to good walkable condition.
- Please keep the village Duke of Sutherland type houses to keep our village character.
- Remove redundant telegraph poles to ‘tidy’ countryside.
- Density of houses rural NOT urban.
- Telegraph pole removal policy –to remove the Mumbai feel.
- Dark skies endorsement for safety and wildlife. No street lighting.
- If the government wants to encourage house building on brown field sites then it must provide incentives to builders. Why is Crudginton Creamery and Allscott not being developed? We are sacrificing our fields because of this.

- When all these development happen that are in the pipeline, Tibberton will lose its character as a village. I came to live in a peaceful non-polluted environment and we will lose that. I want no more development.
- Limit external house lighting. Security house lights to have motion sensors rather than permanently on.
- All the Parish's sewage is pumped to Edgmond. The pumping *measure* is only 5" in diameter. Development should be limited to the capacity of the system.
- No street lights. Like the 'quiet lane' concept but not sure how it would operate. Far too many houses being allowed to be built – spoiling the rural aspect.
- Housing to be fit for all ages. Not enough bungalows being built for an aging population especially for private ownership.
- What was wrong with the original concept for housing development i.e. within the existing road system – Plantation Road/Back Lane etc. This concept is now fundamentally breached.
- Keep Tibberton a small rural village. Housing development should be small. Houses should be in line with character of village. Should not destroy wildlife habitats. No street lighting.
- Footpaths are not required around the village. We already have essential ones around the school. Tibberton roads are not suitable for large quantities of house building.
- We love the fact that there are no street lights – please keep it that way.
- Very concerned about the amount of development / housing in the village. Would prefer NO further development.
- Any development to fit the character of the village.
- Preserve wildlife / the environment.
- Protect green wildlife corridor along River Meese.
- Development needs to be in keeping e.g. Duke of Sutherland style. Appropriate tiles.
- Beware light pollution. No street lights please.
- Restore the original village road names.
- Real sense of community.
- Keep housing in character with existing houses – density / style.
- Really like the rural nature of the Parish. Housing should be to meet local needs.
- New development gardens should allow some access to neighbouring gardens to maintain hedgehog and small mammal populations.
- New housing should be in keeping with the Duke of Sutherland character of much of the village.
- Just look at the photograph- red roofs! High curbs! No rural feel. Ban urbanisation.
- Do everything we can to keep the 'village' feel to Tibberton. We welcome newcomers but it would be a shame to turn this village into a small town.
- Housing development should be limited and only be fill in including Cherrington.
- Smaller development is much better than housing estates – splitting of amenities needs to be considered.
- Referendum! Move to Shropshire to create green belt away from Telford! We used to be North Shropshire.
- We've already lost. They're building everywhere. They will ignore us as before.
- The shop will need to be open more if we get more development – *but there will be more volunteers!*
- Agree. No street lighting. New development has to reflect existing properties. Neighbourhood Plan must reflect that Tibberton wants to stay as a village. Security lights to have sensors.
- No street lighting required. Parking on pavements at school times not able to get pushchair past – have to go out onto the road to pass.

Recreation and Open Spaces

Nature and Open Spaces

- Leave hedgerows. Keep it as green as possible. Encourage wildlife. Keep the school playing field.
- Agree. Keep trees. Maintain bridleways and footpaths. Maintain rural appearance. Maintain woodland area by Millennium Oak. Tennis Court – upgrade and promote. Well done those who look after Churchyard and bus stop areas.
- Please retain the playing field in its entirety. It is the centre of the village and much used by dog owners (the majority of whom do pick up after their dogs plus other litter as well) and sports teams, children etc. More dog waste bins at Cherrington Ercall Heath would help. Public footpaths, green lane etc are all much loved.
- Keep the playing field – *community tidying group?*
- Keep green places green – I loved playing in them when I was younger and others will enjoy it too.
- Big thank you to those who maintain church yard and area by bus stop.
- Protect the playing fields.
- To tidy and maintain the woodland area surrounding the Millennium Oak (Back Lane) so that the tree and whole area can be appreciated.
- Central playing fields retained please. Quiet lanes for walking and reflection. Use telephone box as ‘swap shop’ recycling unused items.
- Playing fields must be protected as central hub for village.
- Designate more green spaces – for wild life corridors – trees – walking areas.
- Never let them build on the playing fields.
- No more trees or shrubs – someone has to maintain them. Please leave us some open spaces.
- Keen to keep Tibberton green and wildlife friendly.
- Beautiful well kept but wildlife friendly churchyard.
- Minimum litter because lots of people make effort to pick it up.
- Keep playing field.
- Protect use of hedgerows to maintain rural appearance and protect wildlife.
- The wooded areas behind the children’s area is a wonderful exploring space for children. Don’t tidy this up as they enjoy some wild space.
- I would like to see the retention of some green and open spaces.
- More ‘quiet lanes’. More dog waste bins T-junction to Cherrington Green, Sheep Bridge area. NAME & SHAME those who do not pick up.
- Maintain and clearly mark footpaths, bridleways etc.
- Orchard would be nice.
- More hedgerows would be good.
- Please keep the beautiful trees, verges etc. Play area is perfect and accessible to all. A multi-use games area (MUGA) was considered previously but not taken up.
- Protect playing field by school.
- Maintain woodland hedges and verges rather than leave them to grow ‘wild’ and deteriorate.
- Keep as many trees as possible.
- Could we, as villagers, taken on responsibility for all, or most, parts of the village which are very uncared for. It wouldn’t be too difficult. Offer the areas for people to adopt. People would be proud to have that responsibility. Look at what Rita did with the bus station area.
- Leave the hedgerows alone.

Dog Mess

- Name and shame or prosecute those who do not pick up dog faeces – dog warden??
- At least 1 or 2 extra dog waste bins! Retain as many green spaces as possible – keep it rural. Playing fields essential for increase of young children in village.
- Dog mess – increasing. Note area between Footpath and Old Smithy Road.
- Dog fouling is a persistent problem on pavements and on the field area.
- Dog excrement on playing field and 2 ‘packages’ on pavements (enforce fines – shame and name).
- Dog fouling is still an issue. Owners are failing to clean up (especially when they are walking animals at night). NAME AND SHAME THEM.

Sports / Play Area

- Any chance of a Crown Green bowling area?
- Have never seen the play area in use and I walk near it every single day.
- The children’s play area is much loved and well used. Maintaining and preserving this area is a priority for many.
- Keep the tennis courts and the field. These are used in a variety of ways.
- We do not require another play area as there is a perfectly good one by school which TWC do not look after properly.
- An update on the children’s play area at school fields used a lot but could be better.
- Protect and add to children’s play area.
- Upgrade the Tennis Court / 5-a-side pen for looks and safety.

Signage

- Tibberton village sign ‘sculptures’ at entrances to village. (included diagram)

Other

- No street lighting policy on new development –also massive curbing on Orchard House should not be allowed.
- Use redundant telephone box as community library / bookswap.

Highways and Byways

Roads

- Traffic calming – people too fast through the village and down lanes.
- I wish the local drivers and farmers/contractors would better respect the green swards the villagers maintain and not drive over them. Be patient and wait to pass using hard surfaces. Thanks.
- Quiet lane! Make bridges one way!
- The speed of large farm vehicles along Cherrington Road – cut it please!!
- Need to address speeding throughout the village.
- Speed restrictions please – for more safety while walking on the roads.
- Need more traffic calming measures at the entrances to the village. The 30 sign is very good – can we have more like this or the ‘gates’ on the verge to encourage people to slow down.
- Dual use roads need lower (or at least obeyed) speed limits.
- Speed on ‘B’ road.
- On roads where no footpaths could speeds be restricted to 20mph.

- Many road signs not easily visible due to overgrowth hedges etc. Need cutting back.
- Agree. Hedges cut so road signage visible. Footpath from Mill Lane to Sheep Bridge would be wonderful...but possibly impossible to achieve.
- White post uniformity that designate to swards around the village.
- Quiet Lane status for main road. B5062 to Suthie OK. Suthie to Back Lane need cobble chicane like outside Preston School.
- Improve road drainage on all main roads into and through village.
- All road signage to be kept visible and hedges cut more regularly.
- Agree – road signs need to be seen. Hedges to be kept back from roads or pavement.
- To make a proper passing area by the field entrance at the top of Back Lane.
- School parking is horrendous on Maslan Crescent. They ruin the pavements and roads decaying faster with the volume of traffic. Encourage them to WALK by providing safe routes.
- Widen Back Lane and Plantation Road to facilitate 2 way traffic (or stop building more houses!)
- Current state of main road into village from Bobaston. Lack of road drainage etc.
- Rural minor roads require better and urgent maintenance especially non bus route.
- Some roads need better care given to them.
- PRESERVE RURALITY – please no more street lights.
- The village roads are not wide enough for large quantities of house build. Therefore only fill in spread over both parishes.
- PUT SPEED BUMPS DOWN BACK LANE and anywhere else. More housing = more traffic = more speeders - and anywhere else. More housing = more traffic = more speeders = accident waiting to happen.
- Poor visibility at both main exits from the village is a problem. **Please retain bus services.**
- Make one way system through Tibberton.
- Speed restrictions on Cherrington Road – traffic calming! No street lights.
- I would like to see the speed signs installed on a permanent basis. Verges are a 'run off' on the bend close to The Manor and need to be better maintained.
- Both exits out to main roads not very visible. 60 speed limit so cars approaching exits at speed need road mirrors to see oncoming traffic.
- Improved junction to B5062 from Cherrington (especially Bank's Farm Crossroads) + Tibberton (Back Lane & Bobaston House). 50mph speed limit and no overtaking either side of junctions.

Pavements / Footpaths

- Pavements in some locations are very dangerous, particularly at night, e.g. corner of Cherrington Road and London Road (opposite Back Lane) has crumbled away. I would rather retain grass verges than have more footpaths and pavements. More public footpaths into countryside would be good!
- **[linked to above note]** Agree. Did my ankle in the dark on this pavement yesterday.
- Cut back vegetation overhanging footpaths.
- Pavements to be better maintained and kept for feet not cars.
- Protect residents and have more paths. Put a traffic block on Plantation Road before bridle path to protect residents safety when walking.
- No massive curbing or street lighting should be allowed.
- No more pavements needed. TWC need to maintain the ones we already have.
- Road signs to be kept to a minimum. Pavement opposite 'old' village shop regularly becomes overgrown forcing pedestrians into the road.
- Improvements on footpath maintenance would be helpful.
- Pavements in poor condition. Traffic travels too fast.
- Footpaths across the fields the far side of Sheep Bridge need signs, also behind Meeson Hall.

- The footpaths through the village need urgent attention. Lots of moss very slippery, some too narrow for prams and pushchairs.
- Pavements need to be maintained regularly by TWC. Still uneven in places.
- Footpath from Back Lane through to Cherrington Road is excellent.
- The pavements need to be better maintained.
- Happy to leave footpaths as they are.
- Pavements are very poor and unsafe condition not maintained. Farm vehicles treat lanes like race track! Lanes not wide enough for increase of new property.
- Prevent vehicles from parking on pavements so that pedestrians and wheel chair users don't have to walk in roads where there are footpaths.
- Establish a footpath / bridlepath along the Meese from Mill Lane to Sheepbridge . *Great idea!*
- Continue efforts to improve access to public footpaths e.g. markers, gates etc.
- I love the fact that this place is so rural. Keep road signs and pavements to a minimum.
- Want to still be able to enjoy walking my dog.

Public Transport

- Existing bus services need to be maintained.
- Keep existing bus services.
- Bus service at commuting times to work areas would help.
- Bus service very useful. Hope it remains.
- Maintain bus service!
- Brilliant bus service to Shrewsbury. Need hail to ride or stop by Stag.
- Morning 519 bus service for school/work time – does not stop in the village.
- The bus service is excellent but a slightly later return from Shrewsbury on Saturday would be great.
- Maintain existing bus service.
- Good bus service. Pavements are a hazard. Vision onto B5062 at all junctions.

Other

- Boards displaying historical information.

Aspects of the Parish that Parishioners are Happy with and Would not Change.

- Love how green the village is. Please leave open spaces, trees, hedgerows. Tibberton should remain a small rural village.
- No street lights. Lane and hedges. Open space – playing fields. Bus service. Shop. School. Pub. Church.
- Great that we have a church, a pub, a school and a shop = community!
- The community shop.
- Village shop a good central point. Plenty of activities.
- I am so upset at the amount of building and development in the village. PLEASE NO MORE, LEAVE TIBBERTON ALONE!
- Infrastructure cannot cope with much more development.
- The Community spirit in the village is A1 may it always continue.
- Why is village not getting anything from any development?
- Parish magazine good.
- Lots of activities and events to get involved with. Parish mag to inform villagers. Village shop provides a central location.
- Village Hall is excellent with all the activities. Village shop the heart of the village needs to be supported.
- Brilliant village shop. Great community and community spirit.
- Parish mag very useful Love it!
- Community 'feel'
- Thank you to the Parish Council and to Nick Eyles for organising today. Do hope as many villagers as possible take advantage of being able to give their views.
- The chapel.
- Please keep Tibberton rural – no street lights!
- Still a rural village. Surrounding countryside and sense of community through not being too big.
- Walkers, cyclists, horse-riders, dog walkers are all able to use the lanes safely. We need areas like this. Keep Tibberton wildlife friendly.
- Great community spirit leads to feeling of belonging.
- Village shop is great central point. Community spirit is strong and existing long standing parishioners welcome newcomers into the village.
- Rural village feeling. Great community spirit. Village shop/
- No street lights please!
- Please keep large developments out of our village.
- This is a lovely village. We have so much of which to be proud.
- Maintain no street lamp policy.
- The ambience and the community spirit.
- Keep Tibberton a haven of peace and tranquillity to live in and come home to for all of us and for the wildlife, including the rare species we have.
- The people. Great community spirit where people look out for each other.
- Villages are needed – village residents do not want lighting, night clubs and entertainment laid on. Communities make their own entertainment – together.
- Am hoping The Suthy will be vibrant again. Food is the key.
- Parish mag very good.
- Wonderful community to be a part of – welcoming, friendly and supportive of each other.

- Enjoy Parish Magazine. Community feel of village. Village shop. Suthy needs our TLC
- Nice, quiet rural village. Love the dark nights.
- Very happy with what we have.

Aspects of the Parish that Parishioners are Unhappy with or Would like to Change.

- Need The Suthy to be more community driven. Development needs to stop especially large numbers!
- Keep development to an appropriate scale to the village. Pub which is proud of itself and its offerings – i.e. goodish food and kept clean. That would be good but Marstons make that difficult!
- Broadband in Cherrington needs to be improved. 16 houses approx. are affected. Connection is currently to Bolas 7km away and we only get around 1Mbps.
- New housing developments too dense with inappropriate building materials. Changing character due to increased traffic.
- Concern that current sewerage system will soon not cope.
- The infrastructure is not sustainable for large developments.
- What mobile signal?? Too many houses being built – don't destroy the village community.
- TRAFFIC More housing, more cars! Heavy lorries breaking up side of road.
- Suthy needs to be a community asset
- Further building should be proportionate to the existing number of houses in the village. Over 100 plans allowed increases the number of houses by 30%+
- The village has already been changed – large houses too large for plots and placed at strange angles to roads.
- Put speed bumps down Back Lane. Extra housing will make speeding worse.
- Too many houses being built in Tibberton.
- Speed limit in village
- No mobile signal!
- More houses being built but facilities – Post Office, original shop – disappearing. Need more facilities if more houses are built.
- Mill Lane Bridge! Total lack of attention. It will be destroyed.
- Poor mobile signal and even improved broadband still rather flakey!
- Needs to be space for overflow parking school, village hall, shop and pub.
- Remember that an average family of 4 = 2 cars....4 cars when the kids reach 17!!! Yet developers seem not to consider this!! 25 homes = 100 cars.
- Mobile phone signal. Sides of roads need better maintenance. Roads are getting narrower and narrower!
- Sutherland Arms need to be development as an Important Asset.
- The Suthy is not a comfortable pub. It needs some work to attract more use by locals.
- Concerned that the pub isn't used enough and the village may lose it.
- Too many housing developments changing the character of the village.
- Resist urban estate type development.
- Increasing development will bring more cars into the village – on narrow roads.
- No more planning – too many cars, school not big enough. Services overloaded.

- Building materials should be in keeping with existing houses both modern and older. Bright orange roof tiles do not enhance our village.
- Marston's have no interest of Tibberton people – just their money.
- Quiet lanes in rural areas are NOT calming measures as in built-up areas. See route via Rodway to Kinnersley – speed restrictions – no cobbles, sleeping policeman etc.
- Do not think quiet lanes would make a difference. Cobbles and other methods affect noise, pollution and older vehicles.
- Mobile signal (none). Total lack of common sense displayed by Telford & Wrekin planners!!! Too much development
- The village pub does not appeal to us – if it was improved to attract more villagers it could become a central location.
- Council: Leave Telford & Wrekin Council who show little interest/understanding of our rural community. Align to Shropshire County Council.
- Not happy with its rate of development.
- Concern that too much housing development is being approved.
- Overgrown conifers – especially on road coming into village. Over-development! Urbanisation. Poor roads and footpaths.
- Too many vehicles going too fast through the village.
- Planning Planning Planning too much getting agreed.
- So much more could be made of our village pub. Marstons need to be made aware of the strength of feeling of the villagers.
- Improve mobile and broadband to 'London Standards'

ANNEX B

SUMMARY OF RESPONSES TO 2020 DROP-IN CONSULTATIONS

The following notes are from the community drop in sessions held in Tibberton Village Hall on 18, 20 and 21 January 2020; a total of 48 people attended these over the 3 days. Responses are grouped into 4 'themes' which are very similar to the 2017 consultation's themes: Community Amenities; Rural Character and Housing; Environment, Open Spaces and Recreation; and Highways and Byways.

Community Amenities

Telephone Box

- Could the old phone box be re-sited to by the shop? Then the book swap area outside could go into it and it could be managed by the kind volunteers as they do now?? Thus freeing up space for the shop.
- Use telephone box as library – name given to Parish Council to look after it once restarted!
- Please keep our telephone box it could be used for many purposes i.e. a lease/lend facility.
- Use phone box for book exchange and maybe small items.
- The library idea / or book exchange in the red post box is a great idea and I'm happy to get involved in organisation.
- Leave post box as a feature or sell it, money to go to church or the X-ray unit.
- Use telephone box as a book exchange and community notices.
- Please keep telephone box (seed, book, free items exchange)

Community Shop

- Thank you for the community shop!
- Do villagers realise how much effort goes into running the village shop – behind the scenes. Hours are spent!!! Perhaps use it a little more.
- The community shop is such an asset to the village – thank you!
- Do all of the new houses justify a full time shop?
- Thanks to the shop volunteers.
- Why is village shop not big enough so that it can be a self-sustaining entity providing employment?
- When is the "shack" village shop to be replaced by a much improved brick facility?
- A more interesting shop would be fine but only if it is run as a business NOT volunteers!!
- Can't the developers provide a proper scale shop premises which would enable it to be run on a proper business footing, which would provide employment for villagers.
- All volunteers do a fantastic job at the community shop. A special thank you to the committee.
- Shop and village hall are a great asset to the village. Hopefully new people will support them.
- Thank you to all in the community shop.
- Thank you to the shop volunteers – we could just do with it open for more hours.
- More volunteers for the shop would facilitate longer opening hours (and maybe a bigger shop / range of goods?) Thank you to those who do volunteer!
- The shop and toddler group (Monday mornings) are great for the village ☺ Thanks to volunteers for all hard work.

Village Pub

- The pub and shop are the hubs of the village long may they remain.
- It's great to have a pub that is welcoming and serves food. Thank you!
- Pub is ticking along at present – what will Marston do when Carl and Lauren leave? Big risk.
- Pub is doing well, hope newcomers will support it!

Village Hall

- 'Pop Up' café in village hall on a twice weekly basis selling home-made cakes and proceeds go towards local charity.
- What options exist for young people to do in the evenings and school holidays?
- How to get young people more involved and give them a sense of belonging. Clubs, Societies??
- Afternoon teas in the village hall. Community café 2/3 afternoons per week?
- Village Hall is outdated, cold, too small, smelly, not inviting. Needs to move forward 200 years.
- The "elephant in the room" of village life is the future of the village hall – it's too small for the size of the community and can only accommodate 1 group at a time. We should look to enlarge it and the shop with parking across the road. It cannot house a large parish event.

Other

- Has anyone considered how the school will cope? It's a village school with limited classes.
- Use Parish Mag for more village/local things
- Publish access / contact details for defibrillator monthly in parish magazine
- Improved Parish Council website with a Q & A forum – not everyone does Facebook!
- "Village code" can be written up and shared via the shop, parish council and website.
- Have a locking notice board for village – key at shop – they can be vetted as local then...
- Charge non-parish organisations to use the noticeboard outside the shop! Sometimes there is no room left for our notices!
- It is sometimes impossible to put up village club posters because there are so many posters from other villages.
- Fibre to the premises for all! Not just new houses! Consider existing residents whose lives are being disrupted by all of the new buildings.
- There used to be a mobile doctors surgery in the village hall once a week.

Rural Character and Housing

- Tibberton simply doesn't have the requisite infrastructure for more building. Please refrain.
- No more houses. T+W have destroyed our village.
- Feels like too much development now – are there the resources/infrastructure to support it?
- 241 extra houses in a small village is ridiculous. There should be a limit.
- Keep housing within the village square – too many developments – keep dark skies.
- Please less housing because we will eventually lose the view from the front and back of the house. I loved Tibberton because of its beautiful countryside.
- No more new builds in the village – enough is enough
- No more development in open countryside. Greenfield sites need protection.

- Rural means rural – a housing estate cannot be classed as rural!
- We objected to the large developments last time and they went ahead after appeal. It seems whatever we say, we are ignored anyway.
- Tibberton has been ruined by over development of modern houses. NO MORE!
- Development has ruined the character of Tibberton VERY SAD.
- The developers have made massive profits from recent house building, what have they done in rerun for the village? Nothing! So no more large developments!
- We have our share of the rural housing surely
- How can we get back to a village feel etc.?
- Why are we losing “Sutherland” style village
- Please don’t make us a town!
- I feel we have ‘done our bit’ with accommodating new housing and have taken a fair percentage for the size of the village already.
- Due to the over-development of Tibberton, we no longer love our village or wish to stay ☹
- There needs to be no more building in the village – T & W just ride rough shod and do as they want.
- It hasn’t remained in the square – Castle Homes Back Lane – too big on small site.
- Definitely limit further development to infill – NO further large development!! Our village is already doubled in size.
- With Telford Council well ahead of its building new houses commitment and Tibberton suffering 50% expansion in just a year or two it must be time to restrict future build to infilling and individual additions to existing sites.
- Once planning permission has been granted, can we have a means to make builders stick to the plans and not add extra houses.
- Houses built we didn’t want. Roads destroyed by developers. Roads more dangerous due to over development.
- Please do not allow expansion into the fields surrounding our village, destroying hedgerows and habitats for wildlife.
- Enough is enough. No more houses please! Surely Tibberton has had its fair share?
- No need for more houses or mud!
- I’d rather have small eco-houses than “Barratt Boxes” – Even if the “boxes” were Sutherland Style! Let’s think ahead. 1-3 eco houses; not 10+ boxes.
- How to force development to be carbon neutral or much more energy efficient? Few new properties have solar panels – wasted opportunities.
- No need for any further “affordable” housing i.e. part ownership scheme only benefits the developers. Let’s not allow this!! What happens if housing association don’t buy these? i.e. Orchard Grove!! Can these be converted to real affordable houses for people to buy?
- The developers are pricing local people out of the village. It is in fact becoming an upmarket “commuter village/town” without soul!!
- It would be nice if planners could keep housing in character of the village. Please, please refuse all this cheap lighting of properties – not appropriate in village.
- No street lighting is required. The skies should NOT be polluted. This is the greenest option.
- Please, please, please keep the dark skies.
- No street lighting please. The dark sky is more important nowadays.
- No street lighting.
- No street lighting please – dark sky much better for wildlife etc.
- Please maintain our dark skies. No street lighting.
- Need local transport re climate change as each house here needs 2 cars.

Environment, Open Spaces and Recreation

- The playground could be made a little more attractive and used more
- Please ensure the promises of providing improved play area happens and is adequate for the increase in children.
- Maybe the playground at back of school could be fenced and gated to give a safe dog free zone for kids and parents so dogs could run free on field without them worrying.
- A footpath from the school to the playground for pushchairs and wheelchair accessibility.
- I think the playground must be better with more things

- Playing fields must not be built on
- Should dogs have a separate area on the sports field to keep some areas clean for sports and children?
- We must keep the playing field and clubhouse!
- Keep playing field.
- Designated dog play area.
- Playing fields and park are fantastic when living here with kids ☺
- The playing fields should be for playing and NOT for dog walking. PLEASE WALK YOUR DOG AROUND THE LANES.

- Why couldn't the developers donate to the upkeep of tennis court/improve drainage of playing field?
- Tennis Courts – keep
- Tennis courts and cricket club should be maintained.

- Refurbishment of cricket nets and tennis court surface.
- Cricket – could the hut be used more by the village it's such a shame no team now – used to be 4.
- How could T&W council promote use of clubhouse to ensure we keep this fantastic facility?
- A village cricket (or similar) competition could be fun? Teams of 6/7 friends; or single wicket?

- An outside table tennis table with surrounding seats would be great

- Have a sponsor a new tree plan to build up the number of trees in the village open spaces and replace some of those destroyed by the new houses.
- Keep us rural.
- Increase hedgerows on all new sites instead of panel fencing that are chemically treated to increase village carbon capture.
- Will we have any green open spaces left?
- Protect our wildlife and ensure developers meet environmental promises.
- Please make sure that Shropshire Homes stick to the original plan which were passed by T&W to have trees and shrubs by the stile on Tibberton Fields leading onto the playing fields.
- Hedgerows much be encouraged and maintained. Fence panels – discouraged.
- I'm saddened by the disappearing green spaces. We need to make the most of what is left.
- We need to use them, care for them, replant and maintain.
- Protect green areas – increase wildlife areas.
- Please when planting trees and shrubs do not put them in the field hedges as it is difficult to trim round them.
- Why don't we remove those huge nets to left of tennis courts and turn it into a garden area for relaxation or benches for spectators or picnics? Encourage butterflies, wildlife and make it an even lovelier place to live.
- Definitely protect the green spaces: playing fields, village green.

- Am deeply saddened at the amount of building that has taken place and eating up all the green spaces which are so important so let us protect those that remain.
- Could we ask the developers to fund tree planters in village?
- Could we protect verges by planting small trees and shrubs along the roadsides? Most residents would maintain them.
- More trees
- Protecting the green spaces we currently have should be a priority. Once they are built on they are lost forever.
- Why are developers not taking care of roads, verges and ditches?
- Unfortunately the infill has limited the number of tree areas so we need bushes for wildlife. Trees are not suitable in a housing estate!!
- Council funded youth club should be provided for the increase in young people in the village who will easily get bored i.e. Section 106 money
- Why are developers (small and large) not giving more to village?
- Dog mess is improved
- Dog mess – still a problem?! Seems to be increasing again.
- I think dog walkers (the majority) pick up bits of litter as well as dog mess. Perhaps people without dogs could be encouraged to not drop litter in the first place.
- Dog mess and litter is increasing in the village. Maybe we need more bins and signage to make it easier for public to dispose of and notices on lampposts to highlight importance of picking up litter and dog mess.
- Dog mess still a problem especially on dark nights.

Highways and Byways

- Concerned about increase of vehicles down Plantation Road and new development when single track. Concern over speed - ? make 20 ?
- Especially concerned re children walking / on bikes etc.
- If there's a corner if something is coming the other way need to go to the side.
- More visible 30mph signs – cars and vans speeding down Back Lane.
- Speeding – need to try to reduce this through village.
- Need sensible rural traffic calming measures – passing places and pinch point to limit speed and size of vehicles , with verges protected. But we do not need more footpaths on the extremities / edges of Tibberton – footpaths with no road drains = large puddles and wet pedestrians!
- Would be helpful to have a mirror at the bend of Back lane and Cherrington Road. Possible danger.
- Could a speed bump be put on Back Lane as it isn't a bus route?
- Should we consider proposing making Back Lane to junction with Plantation Road one way?
- Require speed control scheme such as Preston village i.e. cobbles to create single lane traffic movement.
- I go on my scooter a lot round the village and I have stopped recently because it has just become dangerous and scary with buses tanking it down the lanes.
- Install sleeping policeman along Cherrington Road from Back Lane entrance all the way down to Methodist Church and back up to alley way for school as cars speed down and around the corner.
- Kerbing added to all roads into village.
- Requires physical speed control at entrance to village (especially Wrekin View entrance)
- Reduce the speed limit to 20mph from Wrekin View to Willow Bank, marl Grove to the Mill, Hay Street and Plantation Road.

- Problem with large farm vehicles moving too fast and using verges. Farmers should sign up to village agreement to respect village.
- Please move 30mph sign on Back Lane to new start of village
- I've seen my first traffic jam in Back Lane and crash at the end plus endless potholes.
- The village was once pretty and clean – it is now a mess!! Roads and verges destroyed, less green, more cars!
- There is going to be a really serious accident soon and no-one in planning seems to care.
- The verges and drains are being destroyed. How can this be avoided with terrible roads?
- The infrastructure is insufficient to sustain any further development. The roads are shocking.
- Roads ruined by development HGV's – are they going to repair?
- Roads ruined by development, who is going to repair?
- Developers should put road back to good condition after they complete their work.
- Roads and pavements are in an appalling state. Unable to access via wheelchair most of the time.
- Number and size of potholes is nothing short of a disgrace / dangerous. Not safe to walk or cycle round Back Lane/Plantation Road.
- Developers should repair the roads and potholes – especially Back Lane and Plantation Road.
- As we said before, the building of so many houses – the roads and lanes can't cope. This has been proved by the destruction of the road edges and raised tempers of the motorists.
- Have we been given assurance that the roads will be fully reinstated upon completion of current developments and has a time scale/ date been given?
- Due to HGVs and development there are far too many potholes along Back lane excluding edges and pull ins, making passing difficult – will T & W Council resurface on completion of development?
- Pot holes and verges ditch draining. T & W need to do this.
- Pot holes are unbelievable.
- Council should be cleaning out drains and repairing ditches to keep water flowing. Building companies should be repairing damage to both.
- Maintain ditches and drains to get water away. Widen roads or put in more passing points now volume of traffic increased.
- Tibberton roads are dangerous, muddy – crumbling potholes.
- More pothole repairs – where is the council – why aren't they mending / filling holes??
- Money Telford gets from development should be spent on Tibberton roads.
- Potholes! Potholes! Potholes!
- The size of the potholes will seriously injure or kill a cyclist or motor cyclist
- Potholes – dangerous particularly for cyclists and motorbikes. Developers should be responsible for putting these right.
- T&W plus unwanted development have made our roads unsafe – potholes and traffic.
- Why is Plantation Road now 1 lane?
- Hedging and ditching left hand side Back lane past the wood – it will drain all the surplus.
- No street lights please! Keep the dark skies – burglars like lights
- How can we make Tibberton & Cherrington carbon neutral?
- Please keep our buses to Newport and Shrewsbury.
- Buses! What buses?
- Public Transport is essential for older people in the village as they become housebound and lonely.

- The bus 'service' fails to meet shopping or business needs – the council support must increase to make the route sustainable. N.B. more retired people than usual in the parish.
- How about community pool cars?
- We would use bus to Shrewsbury more often at weekends if the timings were extended later into evening up to 2200 return, it's a real asset to villagers and they are always punctual.
- Bus times do need revising also why can't Arriva use smaller buses.
- We need a bus service to Wellington / Telford.
- Bus service not adequate for anyone to commute to work either in Newport or Shrewsbury or evening usage.
- Reinstate Saturday bus service to Shrewsbury
- Reduce reliance on cars – public transport does not support.
- Footpaths: In view of the increasing volume of traffic, safe areas for walkers are much needed. As verges are eroded and disappearing completely. WALK RATHER THAN DRIVE IN THE VILLAGE.
- Footpath between Plantation Road and school field – any way gates could open to allow pushchair access? Would be even better if could also be covered / made smooth like first part is! Would save walking around village, faster cars etc.
- Please do not assume that people want footpaths down Cherrington Road and Back Lane on top of the verges. Leave them be! What I want is less traffic!
- No pavement down Cherrington Road please.
- Cut hedges overhanging pavements please.
- Cars, vans etc parking on pavements forcing pedestrians to walk around them in the road!
- Footpaths desperate to be repaired. Hedge at Green Farm objectionable to their neighbours.
- FIX PAVEMENTS PLEASE A start has been made.....needs continuing.
- The narrow pavement opposite Back Lane entrance on Cherrington Road is crumbling and quite dangerous when walking in dark as bus and other cars fly around that corner.
- Good to see a start on improving footpaths but a lot more action required plus low level / low lighting along the main road.
- People in new homes moaning about lack of footpaths should consider whether rural life is for them or were they happier in town?

Other Comments

- It has made me feel more passionate about Tibberton. That is a good thing.
- I'm saddened but accepting of all the new building – what else can we do but welcome the new people into village life and see the inevitable changes and embrace them.
- People liked this village because of its small scale and rural location. Unfortunately this is now being destroyed. I don't blame those buying the houses though!
- The rural character of the village is disappearing daily. There are far too many houses being built. The roads are being destroyed. Houses are going up on Tibberton Fields which are not on the original places passed by T & W.
- I hope the housing developers are going to sort the road out that they have destroyed with the lorries!
- Protect the verges, lake/passing places to stop parking in them.
- Existing villagers are being priced out of the housing market due to the greed of developers.
- Care of verges is a disgrace.
- Please, please, please no more housing / development.
- We've enough houses now!! Can someone let T & W know?
- Surely we have our share of the rural housing allocation now

- What can the villagers do to celebrate VE & VJ day? Funds available from TWC.
- More events like Tibberton Trot would be very welcome – it was such a success.
- Tibberton Trot was a great event.

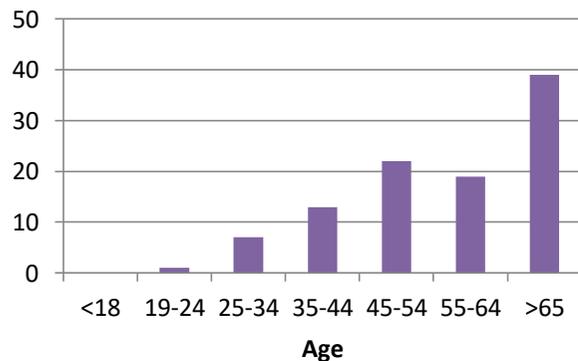
- Thank you to those developing this village plan. It doesn't happen by magic – a lot of time and effort has been put in.
- Thank you to all those involved in pulling together the plan and dedicating their time to making this happen as it is a valuable piece of work to protect our village.

ANNEX C

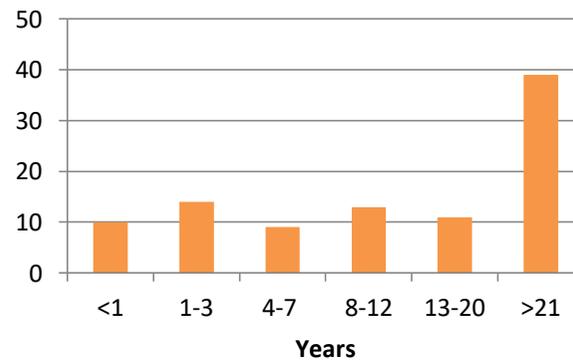
SUMMARY OF RESPONSES FROM POLICY QUESTIONNAIRE

A total of 338 questionnaires were delivered to all known businesses and households in the Parish. There were 102 responses (68 on paper copies and 34 on-line); a full list of all the responses is available through the Parish Clerk. The questionnaire asked if the respondent agreed or disagreed with the Vision, Objective or Policies and asked for any comments. The outcome is summarised below, together with the age profile of respondents and the number of years they have lived in the Parish. The responses included 7 from businesses; they were also asked the number of years they have been established in the Parish.

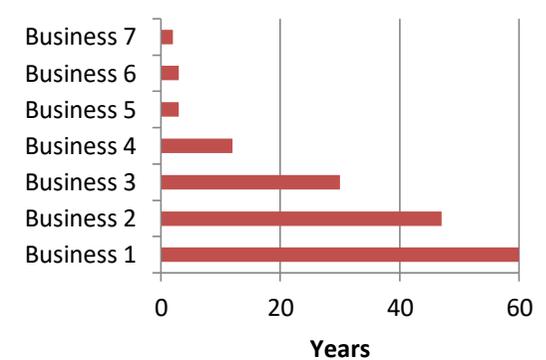
Age Profile of Respondents



Years Lived in Parish

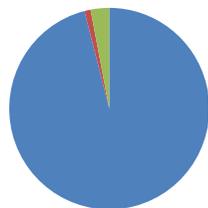


Businesses Established in Parish



VISION STATEMENT

Vision Statement



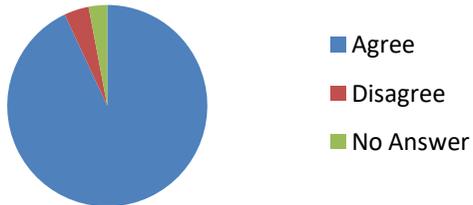
- Agree
- Disagree
- No Answer

Summary of Questionnaire Responses

- **96% of respondents agreed with the Vision Statement**
- This is clear and concise and strongly support these aims
- Housing development over the last few years has already damaged Parish's rural and historic character.
- I support this vision and see it as being extremely important that local people have a voice in shaping their communities.
- Accepting that the Parish can't escape development, but glad the plan suggests keeping it small & not ruining the villages' feel.

OBJECTIVES

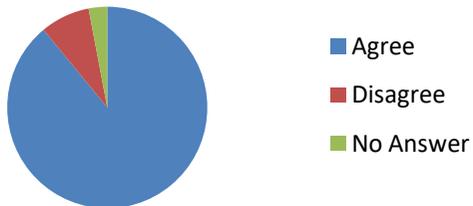
Community Amenities



Summary of Questionnaire Responses

- **93% of respondents agreed with this Objective**
- Currently suffering from downgraded bus services.
- The village does not need 'new' facilities only maintenance of existing.
- Need to plan for the future expansion of amenities as the parish grows in size.
- Refurbishment of children's playground (behind school) drastically required.
- Our barely adequate broadband and black spot mobile status will limit and even threaten future development and attractiveness.
- I'd rather accept a degree of limit on access to broadband and mobile phones as a trade off for limiting the overdevelopment of the Parish.

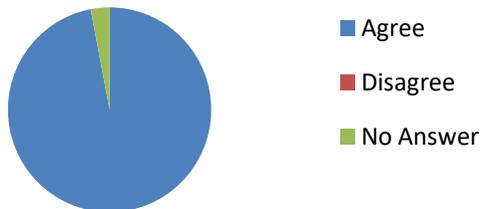
Rural Character & Housing



Summary of Questionnaire Responses

- **89% of respondents agreed with this Objective**
- Infill should not be to the extent that green space disappears. There should be no expansion to existing village boundaries.
- Tibberton already has far too many large new 'mansions'! Also a restriction needed on overnight 'security lighting'. Some are of searchlight intensity.
- Duke of Sutherland style builds should offer a suitable template for the properties.
- More low cost housing for young people.
- Protect heritage buildings, ensuring their character and historical features are not lost.
- Strongly agree with the dark sky and keeping street lights away from the village.

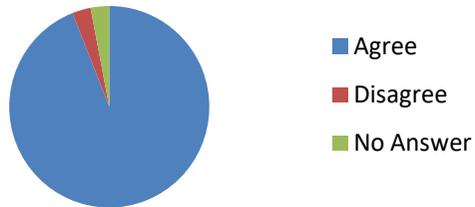
Environment, Open Spaces & Recreation



Summary of Questionnaire Responses

- **97% of respondents agreed with this Objective**
- One of the most important policies, to protect the natural environment.
- Playing area, trees, green verges need to be protected plus woodland.
- Some recreational facilities for the older children. The play park is good but a bit limited.
- A project to replant trees / plants to replace the green areas demolished by housing developments. Increase water drainage, tackle climate change and encourage wildlife.
- Protect the rights of way around Tibberton, and enhance the network to provide circular routes for Tibberton walkers, cyclists and horse riders.
- The use of settlement boundaries may help protect open countryside across the parish.

Highways & Byways

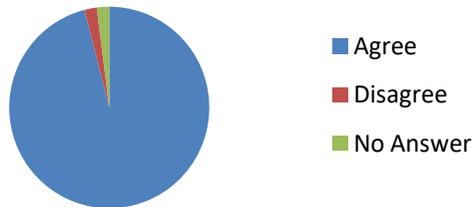


Summary of Questionnaire Responses

- **94% of respondents agreed with this Objective**
- Restore the Newport and Shrewsbury bus service to 6 days a week otherwise more cars!
- Due to the position of the villages, car use is essential. Roads are in a very bad condition.
- All roads in the villages need kerbs. Kerbs would prevent verges being destroyed.
- No footpaths are needed. It would change the rural nature of the villages.
- Too many cars going fast / Speed bumps to restrict traffic speed / No speed humps!
- Improve visibility at junctions on B5062 .
- Strongly agree. Marked walking routes could be beneficial, or a local walks booklet.

POLICIES

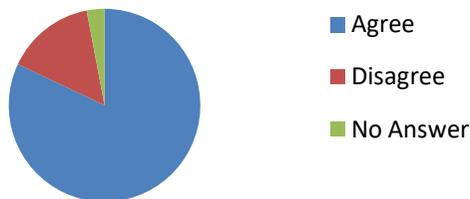
CA1: Community Facilities



Summary of Questionnaire Responses

- **96% of respondents agreed with this Policy**
- Happy with community facilities - should be protected but not expanded/ developed.
- Village shop facilities will not support growing community.
- Village Hall is already too small for some activities and will become a major constraint to developing future activities. There should be a specific and serious review of options.
- Developers should be asked to contribute funds to maintain and develop the facilities.
- Cricket pavilion could be used for other services for the village, eg a youth club.
- All the Parish's community facilities are centralised in Tibberton. Due consideration should be given to how the rest of the Parish's residents can access these facilities.

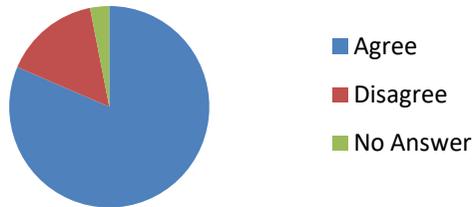
CA2: Small-Scale Employment Development



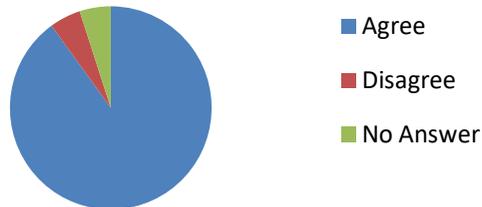
Summary of Questionnaire Responses

- **83% of respondents agreed with this Policy**
- Business development must not be detrimental to the character of surroundings or to adjacent or nearby properties in terms of noise and environment.
- I do not see a big demand for in-village employment but would fully support it, if its keeping with the village.
- Employment developments may result in yet more traffic and disruption.
- As long as it does not take up any green space.
- Area should be kept as residential/agricultural as much as possible. Business' better located in towns and cities.
- Agree in principle but not sure how you get small business to Tibberton.

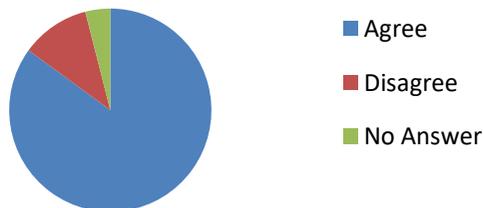
CA3: Tourism & Leisure Development



RCH1: Conservation of Tibberton & Cherrington's Historic Character



RCH2: Residential Development Within Tibberton & Cherrington



Summary of Questionnaire Responses

- **80% of respondents agreed with this Policy**
- No caravan or camping site(s). Hopefully not caravan parks. No need for this.
- Do not see a great demand for this but fully support if in keeping with the village.
- Partially agree but not at expense of increased traffic (vehicular and people).
- It's surprising we have no 'off the beaten track' B&B in the parish.
- A difficult balance must be struck between attracting more people into the Parish and the affect this might have on the local infrastructure and natural environment.
- Not really sure we have much to offer tourists but I'd rather not have them.

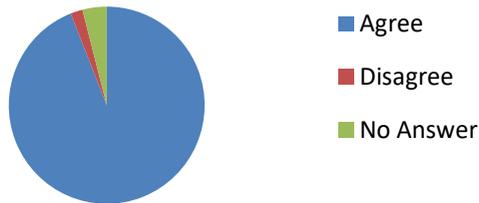
Summary of Questionnaire Responses

- **90% of respondents agreed with this Policy**
- Agree but the new developments have already ruined the character and historic identity of the Parish! Agree with more hedgerows - sadly we have lost too many.
- The historic character of the Parish is being undermined by farm diversification.
- Need to focus on conservation rather than preservation of buildings. There is also a need to allow all buildings to evolve where positive benefits can be identified.
- Providing innovative design fits in, we should consider the adverse environmental impact of traditional housing styles and look favourably on eco-friendly development.
- There are too many panel fences which do not fit in with the historic character and rural setting.

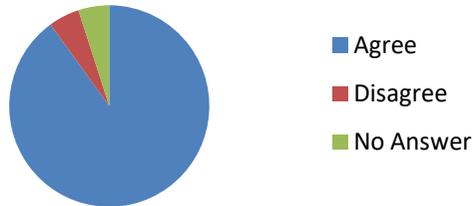
Summary of Questionnaire Responses

- **85% of respondents agreed with this Policy**
- Agree strongly, although not against development Tibberton has had so much in such a short time its over whelming.
- Extremely important. Tibberton has been the target for developers and if the village is to maintain its character it must develop slowly e.g. infill in the future.
- No further residential developments!!
- The village boundary must be retained.
- We have the issue of the definition of 'infill'. Settlement boundaries could help.
- Eco-friendly housing will become increasingly important - zero CO2, solar panels heat pumps, car-charging etc. Also need to consider bungalows and easy access.

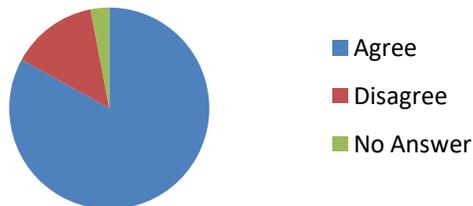
RCH3: New Housing Development Outside Tibberton & Cherrington



RCH4: Design of New Housing



RCH5: Type & Tenure of Housing



Summary of Questionnaire Responses

- **94% of respondents agreed with this Policy**
- Strongly agree that development in the open country side should be minimal.
- Why specify open market? Shared equity etc houses should also be restricted outside the village.
- Include affordable, sheltered housing and other categories too. Very strongly agree.
- Extremely important. Once development is allowed in open countryside it will not stop.
- Difficult within remit of Parish Council to resist. The village boundary must be retained.
- All developments in the open countryside should be vehemently resisted.
- Self build needs to be judged on each application as I am not against it in theory.

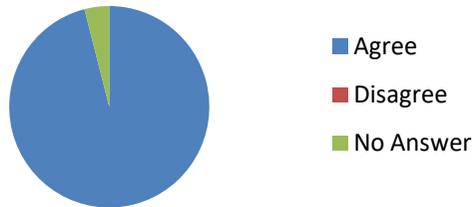
Summary of Questionnaire Responses

- **90% of respondents agreed with this Policy**
- Telford & Wrekin Local Plan has these principles, are they actually applying them?
- Good summary of my views. Little "social housing" has evolved over the last 5 years.
- Agree but No further new development. Include affordable, sheltered housing and other categories too. Eco-housing, bungalow sheltered housing etc to be mentioned.
- New developments must take account of the natural environment, especially wildlife.
- I strongly disagree with the 'dark sky policy'.
- Driveway lighting as well as street lighting must be considered here too, plus the fact that dark skies are much more "burglar unfriendly" than brightly lit streets.

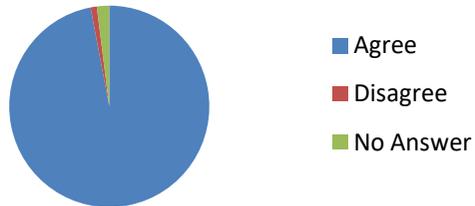
Summary of Questionnaire Responses

- **84% of respondents agreed with this Policy**
- This should always be looked at in accordance with requirement and at present there are properties considered as affordable which have lain empty for almost 2 years.
- I agree that smaller homes should be more favourably viewed than the larger ones when both clearly meet the local need.
- There are few bungalows or buildings with good disabled access in the village.
- This is the type of development needed - not large, gated mansions erected recently.
- There is a shortage of affordable homes in Tibberton and Cherrington.
- Smaller houses and bungalows are needed.

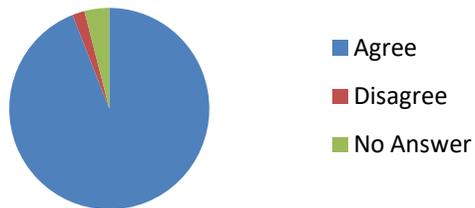
EOR1: Local Green Space



EOR2: Ecology & Landscape



HB1: Linkages & Connections



Summary of Questionnaire Responses

- **96% of respondents agreed with this Policy**
- There are other areas that should be "green spaces" e.g, woodland, verges etc.
- It does not need ANY development whatsoever. Leave it green!.
- The greenspace is important for the village and health of residents. This field is central to the community.
- There should be other fields that should be classed as this to ensure they are not built on.
- Could the area where the Millennium Oak planted become protected as well, with a bench? That would enhance the village and keep the wooded area safe.

Summary of Questionnaire Responses

- **97% of respondents agreed with this Policy**
- Extremely important in order to maintain the rural nature of the Parish.
- With climate change it is more important to plant hedges and trees not fences.
- Ensure environmental commitments made at planning stage are actually carried out.
- We must protect our open countryside!
- This will not be the case as the landscape has already been damaged. Development destroys nature. Leave areas alone and mother nature will sort it out.
- There is a lot of wildlife in the area that must be protected. Not just in the Meese corridor but the newts, bats, birds, badgers etc.

Summary of Questionnaire Responses

- **94% of respondents agreed with this Policy**
- Current state of roads is a disgrace and danger to cyclists, pedestrians and cars.
- The pavement in Plantation road is disastrous, for the grass verges and traffic, when drivers meet going in both directions. A more sensible approach is needed.
- Ask highways to look at improved passing places on the single lane access roads.
- Take action when Rights of Way blocked with fences, crops or other due to landowner not wanting paths used.
- Mill Lane development fails this criteria in every aspect. Will it be enforced?
- Giving distinct segregation of pedestrians and traffic only increases the speed of the latter ultimately making it less safe for the former.

ANNEX D

Responses to Regulation 14 Pre-Submission Consultation:

Individuals, Households and Organisations from Tibberton and Cherrington Parish

Comments received	Parish Council Response
All Comments received in the Questionnaires were anonymous	
1 The best of luck to those working on the plan. Many thanks for providing an opportunity to comment on how our lovely Parish should be protected and developed sympathetically, even if it comes a bit too late for some areas.	Thank you for your comment - it has been a very useful project.
2 We have a beautiful parish and should be rightly proud of it. It is therefore imperative that any future development proposals are scrutinised judiciously in order to preserve the rural character nature of the villages, and also maintain and support nature and biodiversity which is integral to the area and without which the parish would be a lesser place.	Indeed we do have a beautiful parish and one that we should all be very proud to be part of. We have taken your comments on board and hopefully we will be protecting further green areas.
3 The parish council should be more democratic. The membership does not seem to be open access, membership should be strictly by election, to keep villagers aware of who is on it, and what they stand for. When did we last have an election? Vacancies are ineffectively advertised, so individuals do not have to compete for places and membership becomes remote and secretive.	The Parish Council elections occur every four years. When it is election time there is a clear procedure which the Parish Council follows. This includes advertising the fact that all those who wish to stand for the Parish Council (including those who were previously on the Parish Council) have to collect the relevant paperwork and submit it accordingly to Telford & Wrekin. This is clearly advertised including all noticeboards in the parish. With the exception of the May 2011 election the Parish Council has not received enough applications to fill all the spaces so an election has not been needed. Following the May 2019 elections subsequent advertisements around the Parish have managed to ensure that further

Comments received	Parish Council Response
All Comments received in the Questionnaires were anonymous	parishioners have been co-opted to ensure that the Parish Council is operating at full numbers. Members of the public are always welcome to attend and contribute at all meetings and Councillors are more than willing to have a chat with people if there is an issue. The Parish Council may not be able to sort it but we probably know who to contact at Telford & Wrekin to help sort it for you. We are looking at ways of making the Parish Council even more open and accountable. The next elections will be in May 2023.
<p style="text-align: center;">4</p> <p>A plan should be in place to limit the disruption to existing housing/residents caused by new development. This should include protecting highways (surfaces) and green boundaries, and to have a system in place to reinstate/remodel any areas which have been damaged by the high volume of heavy site traffic.</p>	The Parish Council has been in very regular correspondence with Telford & Wrekin highways department. In addition the highways department makes at least once weekly visits to the Parish to monitor the current situation. It is the intention for all roads and verges to be repaired where they have been damaged by the increase in heavy goods vehicles associated with the current developments.
<p style="text-align: center;">5</p> <p>The look of the parish is reliant on the upkeep of the green areas. When the first impression of the village is one of damaged roads and destroyed verges, it does not reflect the pride that most of the residents feel.</p>	We quite agree that damaged roads and destroyed verges is not a pleasant first impression. As mentioned for comment 4 it is the intention for the roads and verges to be repaired so that those entering the Parish have a pleasant first impression.
<p style="text-align: center;">6</p> <p>Any chance of "Quiet Lane! Signs being used in appropriate areas. Riders and walkers already have to try and avoid school times when traffic volume is much higher. Maybe signage would help <u>all</u> drivers be more aware at <u>all</u> times.</p>	The Parish Council are currently looking into Quiet Lane signs – this will be reported in future meetings.
<p style="text-align: center;">7</p> <p>It's a pity that recent developments haven't met many of the above requirements!</p>	Noted. Hopefully everyone may be able to keep and enhance the community feel of the Parish once all the development is completed.

Comments received All Comments received in the Questionnaires were anonymous	Parish Council Response
<p style="text-align: center;">8</p> <p>Any new housing (particularly in quantity) ought to make a contribution to the costs of reinstating verges and roads!</p>	<p>As mentioned above, Telford & Wrekin Highways are monitoring this very, very regularly and are in contact with all the developers who are building in the village. The roads and verges will be repaired accordingly.</p>
<p style="text-align: center;">9</p> <p>No further residential developments!!!</p>	<p>This comment has been noted and reflects a large number of parishioners who we are in contact with.</p>
<p style="text-align: center;">10</p> <p>I wish I could now print a copy of my answers for future reference!!!</p>	<p>It is hoped to put all the comments (as they are anonymous) online so that the parishioners can see what people felt and also what the Parish Council and Parishioners can and will do to make the Parish a parish we are proud of.</p>

Responses to Regulation 14 Pre-Submission Consultation Tibberton Village Community Shop



TIBBERTON COMMUNITY SHOP



18 March 2020

Councillor Nick Eyles
Tibberton and Cherrington Parish Council
Neighbourhood Plan Steering Group

██████████
Tibberton
Newport TF10 8NN

Dear Councillor Eyles,

Tibberton and Cherrington Neighbourhood Plan Consultation Response

Tibberton Community Shop (TCS) exists to be a community hub, providing volunteers with opportunities for social interaction while transacting business for the benefit of the community through contributing grants from its trading surplus to community causes. Its philosophy is to remain that key community hub, striving to develop existing facilities and capabilities to provide new or improved services for the community where possible.

The Shop's Management Committee is in broad agreement with the vision, objectives and policies of the draft Neighbourhood Plan during the consultation period on the plan and settlement boundaries. The Committee wishes to make specific comments on the following points.

Vision – The Shop will continue to support this vision through its core business activities and by helping to develop community spirit, the latter being recognised by the awarding to the community the Shop helped to develop of a Queens Award for Voluntary Service in 2017; less than six years after the Shop opened.

Objective - Community Amenities – We are pleased the Plan will help protect existing facilities and services considered important for a vibrant community, such as the Shop. As a small, wholly volunteer-run enterprise with limited opening hours it has never been practical to open longer. The large increase in house numbers in the village has not been reflected in a proportionate increase in turnover. There is insufficient trading surplus to employ paid servers to extend the opening hours and continue to make monetary contributions to the community.

The Shop will continue to provide the best service it can within the given constraints until it is able to recruit many more volunteers to open longer to look after the growing community. It should be remembered that TCS came into existence when the previous village shop became unviable as a commercial venture. We know the current premises may need developing and/or relocating within the village to enable us to improve the range of services our expanding community wants in future years, and trust that the Neighbourhood Plan and settlement boundaries will help facilitate this.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Barrie Everitt'.

Barrie Everitt

Chairman

Tibberton Community Shop
Run by the community

T: 01952 550763

Tibberton Community Shop and Tibberton Village Shop are trading names of Tibberton Community Shop Limited. Registered in England and Wales with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014; Registered No.31405R. Registered office: Tibberton Village Shop, Maslan Crescent, Tibberton, Newport, Shropshire, TF10 8PB.

ANNEX E

Responses to Regulation 14 Pre-Submission Consultation

Telford & Wrekin Council

Section/Policy Area	Page/Policy Ref	TWC Recommended Suggestion	TWC Comments	Neighbourhood Plan Response
Foreword	Page 2	Review use of 'parish' and 'Parish'	Review the use of 'the Parish' and 'the parish' in the Foreword to ensure consistency – this is separate from references to the 'Parish Council'.	All references amended to 'Parish'.
	Page 2	Consider rewording '...will not spoil the open countryside.'	Development can have an impact on the countryside in different ways, including positive benefits. The use of the word 'spoil' is ambiguous and the Foreword could instead state that development should not have a detrimental or harmful impact on the rural character or open countryside (note the reference in paragraph 170 b) of the National Planning Policy Framework towards 'recognising the intrinsic character and beauty of the countryside...'	Amended to: '...and which will not have a detrimental or harmful effect on the intrinsic character or beauty of the open countryside.'
	Page 2	Review use of ampersand (&) and 'and' in references to the Parish Council.	The signature at the end of the Foreword is 'Tibberton & Cherrington Parish Council' whereas other uses in the document, including the cover page, is 'Tibberton and Cherrington Parish Council'.	Noted. The '&' has been replaced with 'and'.
Contents	Page 3	Include 'Policy' in 'National and Local Planning Policy Framework'	Referencing.	Amended.
1. Introduction	Page 5 - first paragraph	The Council reference should read: Telford & Wrekin Council	Referencing.	Amended.
	Page 5 - second paragraph	'...could proceed to a final referendum of all eligible parishioners.'	Only eligible parishioners, in line with Neighbourhood Planning Regulations, can vote in a referendum.	Amended.

Section/Policy Area	Page/Policy Ref	TWC Recommended Suggestion	TWC Comments	Neighbourhood Plan Response
	Page 5 - final sentence	Amend reference to neighbourhood planning webpages.	https://www.telford.gov.uk/info/20453/neighbourhood_planning (If the Tibberton & Cherrington Neighbourhood Plan is 'made' the webpage for the plan will move from the 'designated and emerging plans' section to the 'completed plans' section.)	Amended.
2. Setting the Context	Page 6 - first paragraph	References to the Borough of Telford and Wrekin should use 'and' not '&'	Consistency with Council referencing.	Amended.
		Clarification on the housing figures and population changes – are these evidenced?	Reference could be made to Annex A which has some dwelling and population forecasts included. The Annex could clarify the assumptions in dwelling increases.	Text added to end of para 2: ' ... full details of the increases in housing stock and population are given in Annex C.' (The Parish Profile has moved from Annex B to Annex C).
		Reword '...will definitely be built' to 'could be built'	There is no guarantee that sites with planning permission will definitely be built. Applicants have, in most instances, three years from the date of permission in which to commence development.	Amended to read '.. or are highly likely to be built.'
	Page 6 - sixth paragraph	Include 'the' in '...further residential development in the 1970s & '80s.'		Amended.
	Page 6 - eighth paragraph	Reword the listed buildings section.	Referring to grade II listed buildings as 'the lowest grade' of listed buildings seems to downgrade them, given 92% of listed buildings are grade II. This section could instead say 17 listed buildings are recorded in the National Heritage List for England as buildings of special historic or architectural interest, of these 16 are listed at grade II, and one is grade II* marking it out as being of particular national importance. The Neighbourhood Plan could make reference to buildings of local interest in Tibberton and Cherrington. Any policy reference should include Policy BE 6 Buildings of Local Interest in the Local Plan.	Amended to read: 'Both settlements have historic cores with 17 listed buildings recorded in the National Heritage List for England as buildings of special historic or architectural interest. Of these, 16 are listed at Grade II and one is at Grade II*, marking it out as being of particular national importance.' The 'Primitive' Methodist Chapel in Tibberton has been included as a building of local interest. Policy RCH1: Conservation of Tibberton's

Section/Policy Area	Page/Policy Ref	TWC Recommended Suggestion	TWC Comments	Neighbourhood Plan Response
			A similar amendment to the second paragraph of Annex A should be made as a consequence.	and Cherrington's Historic Character' now includes references to Local Plan policies BE4 - Listed Buildings, and BE6 - Buildings of local interest. Annex B (was Annex A) has been amended as above.
3. Why are we preparing a neighbourhood plan for Tibberton and Cherrington?	Page 9 - fourth paragraph	Include reference to examination and referendum.	The Plan is only 'finalised' in terms of being brought into force when it has been examined and approved through a referendum.	Amended to: '... Following consultation with residents and stakeholders, the Plan will be subjected to external examination before it can proceed to a final referendum of all eligible parishioners. Thereafter, its policies will reflect the aspirations of the majority of the people of Tibberton and Cherrington...'
4 Process of preparing the plan.	Page 10 - chart	Seventh box – reword to 'Telford & Wrekin Council publicise the Plan for wider consultation' and include: (Regulation 16)	Clarification on plan preparation stages.	Amended.
	Page 10 - second paragraph	Consider rewording reference to making a decision on a further consultation period.	To clarify, consultation is required under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. Telford & Wrekin Council and consultative bodies had only been formally notified under Regulation 14 in 2020, not in 2017. The paragraph as currently worded suggests this was an optional stage decision made by the Parish Council (or Neighbourhood Plan Group) because of the levels of housing growth since 2017, whereas it is a requirement of the Regulations.	Para 2 amended to: 'Further consultation took place in 2020. This second period was 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 (General) Regulations 2012.'
	Page 10 - final paragraph	Amend wording to 'Telford & Wrekin Council's Local Plan 2011- 2031 was adopted in January	This clarifies the adoption of the Telford & Wrekin Local Plan, and thereafter can be referred to as 'Telford & Wrekin Local Plan 2011 - 2031.	Amended.

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		2018'		
5. National and local planning policy framework	Page 12 - fourth paragraph	The paragraph could refer to Planning Practice Guidance as well as the NPPF policies.	Planning Practice Guidance includes a section on Rural Housing - https://www.gov.uk/guidance/housing-needs-of-different-groups#rural-housing This supplements the NPPF but could be referenced as additional guidance.	Reference included in Para 5 on Page 13.
	Page 12 - fourth paragraph	Consider amendment to first sentence to include reference to the NPPF.	Suggested amendment '...would conflict with Government policy (NPPF) which seeks to...'	Amended
	Pages 11 and 12 - Strategic Framework	It is important to distinguish between Tibberton and Cherrington villages in policy terms.	This section provides policy context; it should clarify that Tibberton and Cherrington are separate villages in planning policy terms and it is understood that the Neighbourhood Plan will clarify the distinction between the application of Policies HO10 and HO11 to each village.	Additional text in Para 1 on Page 13: 'However, Tibberton and Cherrington are separate settlements in planning policy terms and this Neighbourhood Plan will clarify the distinction between the Policies HO10 and HO11 (Affordable Rural Exceptions) as they apply to these villages.'
	Page 12 - Fifth paragraph	Reword the references to Policy HO11 affordable rural exceptions	The Policy HO11 provisions apply outside the five main rural villages and as paragraph 5.3.2.2 of the Local Plan states, new housing may come forward with justification on the basis of local need on sites not normally in accordance with local housing policies. Paragraph 5.3.2.3 adds that such proposals should be directed towards locations that help to enhance and maintain the vitality of rural communities, rather than be used as a means to gain planning consent for development in isolated locations.	Revised text as suggested inserted in place of existing para at the end of the Strategic Context.
6. Evidence base	Page 13 - Fifth paragraph	Clarification on the 'Action Plan' reference.	The Parish may wish to consider how the 'Action Plan' that is referenced could link with the emerging Neighbourhood Plan and whether any revisions are necessary. For example, any areas or issues that have infrastructure implications and whether guiding the provision of infrastructure could be set out, such as infrastructure priorities for new development proposals. This could be included as a non-statutory part of the	The Parish Council has concluded that the current Action Page in the Parish Plan 2005 - 2006 needs to be updated. Therefore, the reference has been amended to: 'Other broader issues or those that are not controlled through planning legislation will be considered as part of a future Parish Council Action Plan.'

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			Neighbourhood Plan, such as an annex which describes proposed actions or projects.	
	Page 13 - sixth paragraph	Rewording of final sentence.	The final sentence could be amended to read: 'Questionnaires were circulated to all known businesses and households in the Parish in January 2020'.	Section already amended to indicate that the questionnaires were sent out and responses have been received.
7. Neighbourhood Plan Vision and Objectives	Page 15 – Community Amenities objectives	Clarify references in Objectives 1 and 2 towards support new facilities and services	<p>The policies, particularly Policy CA1, refers to the protection and/or loss of existing facilities and services. The policies do not explicitly refer to support for new facilities and services (Objective 1) or towards enhancing the range of activities and facilities for all (Objective 2). A review of relevant policies that refer to Objectives 1 and 2 should be undertaken, to see if there is scope to include these measures.</p> <p>For example, supporting text to Policy CA1 states that spaces needs to be identified and designated to allow for the future needs of the community. If this issue has been identified and evidenced through plan preparation, could it be included in the policy (or a new policy) and have discussions between parties given an indication of support for this?</p>	<p>The wording in Objectives 1 and 2 reflect current realities. The Plan aims to protect the current facilities and increase access for all. There is no immediate likelihood of an increase in facilities or services, although it remains an aspiration for both the Village Shop and the Village Hall in the future should the demand increase.</p> <p>However, the following additional text has been added to Policy CA1: <i>'Proposals to expand or replace existing facilities would be supported, where appropriate, especially for a larger Village Hall and Shop, if the demand from an increased village population indicates that these are viable, needed and sustainable.'</i></p> <p>The development of new facilities refers to the potential to use the 'Field Hut' on the Playing Fields for additional activities, although none have been proposed to date.</p>
	Page 15 – Objective 5	Clarify wording – 'historic housing'	Clarify the meaning of this objective – is it referring to listed buildings or a more general view of development design and character?	Objective has been clarified by adding: '...is in keeping with other buildings, with a particular focus on the 'Duke of Sutherland' style of housing
	Page 15 – Objective 7	Clarify 'dark sky policy'	References to the Parish dark sky policy in Objective 7 and Policy RCH4 needs clarifying – what is the policy and can it be reasonably enforced?	Objective has been amended to: ' ... To maintain the rural nature of the Parish by discouraging developments with street lights or excessive external lighting, thereby retaining the Parish's 'dark sky' lighting policy

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	Page 15 – Objectives 11 and 12	Consider merging these objectives	The two objectives overlap and could be merged together given their similar aims.	Disagree. Objective 11 considers public transport, usually outside of the village of Tibberton. Objective 12 seeks to minimise the use of cars within the Parish by supporting alternative means. Objective 12 has been clarified to state: 'To encourage the provision of alternative, safe and convenient means of travel <i>within the Parish</i> so as to minimise the use of cars and reduce the associated problems of noise, pollution and parking
8. Policies	Page 16 – Policy CA1	Consider policy support for new provision based on issues and evidence collected during the plan preparation	See above comments under the community amenities objectives (page 15 of the draft plan)	There is no immediate likelihood of an increase in facilities or services, although it remains an aspiration for both the Village Shop and the Village Hall in the future should the demand increase. However, the following additional text has been added to Policy CA1: <i>'Proposals to expand or replace existing facilities would be supported, where appropriate, especially for a larger Village Hall and Shop, if the demand from an increased village population indicates that these are viable, needed and sustainable.'</i>
		The policy could clarify what 'satisfactory evidence' is required to demonstrate there is no longer a need for a facility.	The supporting text to this policy could refer to marketing evidence, duration of marketing exercises, viability of facilities and opportunities for re-use, and any local/community surveys.	The second bullet point on the re-use or loss of local facilities has been amended to: 'Satisfactory evidence is produced that there is no longer a need for the facility, through marketing evidence, assessment of the viability of the facilities and opportunities for re-use, where supported by local and community surveys.'
	Page 17 - Policy CA2	Clarify the references towards conversion	There is repetition in references towards converting existing buildings within the Neighbourhood Plan area and within the built up areas of the Parish. Presumably the	Second bullet point has been amended to: <i>'Provision of small well-designed new buildings within the built-up areas of the</i>

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		of existing buildings.	'appropriate use and design' tests in the built-up area would apply elsewhere across the Neighbourhood Plan area and this second reference could therefore be removed because the first bullet point applies across the entire Neighbourhood Plan area.	<i>Parish, subject to it being an appropriate use and design.'</i>
	Page 17 - Policy CA2	The intentions of the third bullet point could be clarified.	The supporting text could clarify how it can be demonstrated that the on-going use of a premises or land for employment purposes is no longer viable. Typically this is undertaken through a viability appraisal, consideration of alternative uses and demonstration through a professional marketing exercise for a specified period of time at a realistic market rate which takes into consideration the age, condition and location of the land or building(s), or a combination of these options.	Agreed. The first point of the third bullet has been amended to: <i>'It can be demonstrated through a recognised form of appraisal that the on-going use of the premises or land for employment purposes is no longer viable.'</i>
	Page 18 – Policy CA3	Clarification on Local Plan Policy EC12 links	<p>The supporting text to Policy CA3 refers to Policy EC12 in the Local Plan. Policy CA3 does not, however, refer to the criteria based assessment in Policy EC12 which directs new tourism and leisure development to the Borough's centres and requires proposals outside of these areas to demonstrate that they cannot be accommodated in the Borough's centres. The only reference to settlements is in the third bullet point of Policy CA3 – '...is proportionate to the size of settlement in which it is located.'</p> <p>The Parish may wish to consider retaining this requirement unless they consider it is not necessary for the parish. Clarification would be advised because the supporting text to Policy CA3 states that '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.'</p>	The Parish Council is content with the current text, however, the third bullet point has been clarified by amending the text to: <i>' ... local service provision and is proportionate to its size, landscaping and rural location within the Parish;.. '</i>
		Clarification should be provided on schemes outside of Tibberton and	The third bullet point refers to proposals being proportionate to the size of settlement in which they are located. Would Policy CA3 support schemes elsewhere in the Neighbourhood Plan area? Could tourism and leisure	See above response. The policy applies to the whole Parish, not only the settlements of Tibberton and Cherrington.

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		Cherrington villages.	schemes outside of the villages, whether existing buildings (criterion four) or new build, be proportionate to the area in which they are located? As a related matter, is there a potential conflict between criterion three and four given that farm diversification schemes are typically outside of the built-up areas?	
	Policy RCH1	Consider revisions to the policy particularly with references to the historic character.	<p>The draft policy covers several aspects of area character, under a title of conserving the villages' historic character. Whilst there is no issue in principle with references to an area's historic character and seeking to reinforce it, there are also areas which are not of particularly historic character, where, for example, a traditionally designed building may look out of place.</p> <p>The policy could focus on the particular historic characteristics of the area including:</p> <ul style="list-style-type: none"> • Retaining and reinforcing the characteristic of sandstone boundary walls; • Respecting the characteristic pattern of development which is referred to in Annex A - the linear development of detached buildings within generous garden spaces; • Protecting or enhancing the setting of listed buildings through appropriately sited and designed development; • Only supporting the conversion of historic agricultural buildings to residential use where it has been demonstrated that no commercial or business use can be found (cross reference with Policy CA2 in the draft neighbourhood plan); • Providing direction on extensions to historic agricultural buildings or additional buildings within farmsteads – whether such schemes are supported or not, and whether this is subject to particular criteria; and 	<p>First sentence of RCH1 has been amended to: 'Development proposals will be expected to preserve or enhance <i>the context and settings of</i> listed buildings, other buildings considered to contribute to local or historic interest <i>and historic agricultural buildings.</i>'</p> <p>The Policy points have been amended to: Proposals will be supported that:</p> <ul style="list-style-type: none"> • 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 • Respect the local identity, <i>characteristic pattern of development and built form of the village of Tibberton, including the use of traditional materials.</i> • Retain locally important buildings, structures and open spaces that contribute to Tibberton and Cherrington's rural character. <i>Developments that involve substantial demolition, alteration or extension of a Duke of Sutherland cottage or any other development that harms its significance, including its setting, will not be supported.</i>

Section/Policy Area	Page/Policy Ref	TWC Recommended Suggestion	TWC Comments	Neighbourhood Plan Response
			<ul style="list-style-type: none"> Not supporting development that involves substantial demolition, alteration or extension of a Duke of Sutherland cottage or other development that harms its significance, including its setting. <p>References to the built characteristics could be moved to the general design policy instead (Policy RCH4).</p> <p>The policy conformity section should refer to Policies BE4 (Listed Buildings) and BE6 (Local Listed Buildings). Reference to Policy BE5 should be removed because there are no Conservation Areas.</p>	<ul style="list-style-type: none"> Use the historic character of the Parish's buildings to inform the design concept for new development, <i>including proposals for additional buildings within farmsteads</i> <i>Protecting or enhancing the setting of listed buildings through appropriately sited and designed developments</i> <i>Where the conversion or extension of historic agricultural buildings to residential use is proposed, it will be supported only where it has been demonstrated that no commercial or business use can be found (see also Policy CA2)</i> 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 <i>boundary walls</i>, as these are essential components of the village character <p>Some issues, such as design criteria, are considered to be applicable to both the policy on conservation of the historic character and building design policy.</p> <p>Agreed. BE5 was included in error, BE6 has now been included..</p>
	Policy RCH2	Clarify policy	The Telford & Wrekin Local Plan distinguishes between Tibberton and Cherrington villages through policies HO10	Policy RCH2 amended to:

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		approach for Tibberton and Cherrington villages	and HO11. Policy RCH2 should therefore clarify that market housing may be acceptable on suitable infill sites in Tibberton; however, only affordable housing exception schemes may be permitted in Cherrington as per Policy HO11 of the Local Plan. Policy RCH2 as drafted does not distinguish between these approaches and could instead be interpreted that Tibberton and Cherrington have a similar housing policy approach.	'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 under policy HO10 within the Tibberton settlement boundary would only be supported on suitable infill sites where they contribute positively to local character and distinctiveness. Only appropriate affordable housing exception schemes would be permitted in Cherrington as per Policy HO11 of the Local Plan.'
	Policy RCH3	Clarify where development would be supported	<p>The policy indicates where development would be resisted outside of Tibberton village. The policy should clarify where development would be supported – that is, through affordable exception sites in line with Policy HO11 in the Local Plan. The open countryside would apply elsewhere in the Borough. Paragraph 5.3.2.3 in the Local Plan provides guidance on the interpretation of Policy HO11 and Policy RCH3 could refer to this in its policy and/or supporting text:</p> <p>“Such proposals should be directed towards locations that help to enhance and maintain the vitality of rural communities, rather than be used as a means to gain planning consent for development in isolated locations, contrary to the principles of sustainable development.”</p>	Additional supporting text to Policy RCH3 states: Development would be supported through affordable exception sites in accordance with the Local Plan Policy HO11. Such proposals should be directed towards locations that help to enhance and maintain the vitality of rural communities, rather than be used as a means to gain planning consent for development in isolated locations, contrary to the principles of sustainable development.
	Policy RCH4	Remove the first sentence	It is not necessary to refer to other Neighbourhood Plan policies in this instance; any proposals would be assessed against the relevant policies in both the Neighbourhood Plan and Local Plan.	Sentence amended to: 'Where residential development is proposed, the following criteria are to be met.'
		Clarify the 'Dark Sky' policy	Reference is made to the Parish's 'Dark Sky' policy. A summary or explanation of the key requirements should be provided or a link made available to the relevant policy provisions.	Further supporting text: 'Additionally, there was strong support for the policy to maintain the rural nature of the Parish by reducing light pollution and discouraging developments with street lights or

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			The policy could instead state that light pollution should be kept to an absolute minimum and that new developments should consider appropriate external lighting designs.	excessive external lighting, thereby retaining the Parish's 'dark sky' lighting policy.'
	Policy RCH5	Separate the two issues – type and tenure; and affordable exception sites.	The two issues covered in this policy should be separated; separate bullet points (numbered) could be provided. Reference to Policy HO11 could be included in Policy RCH2.	Reference to Policy HO11 is now in RCH2. The last paragraph of the supporting text has been amended to: 'This policy seeks to align the <i>type and tenure of proposed housing developments</i> with the strategy for delivery of rural affordable housing <i>outside the Settlement Boundary for Tibberton as set out in RCH2, the Local Plan policy HO11 and the NPPF.</i>
		Reword the policy from 'will view more favourably' to 'will support'	Consistency and clarity in policy wording.	Amended.
		Include reference to Policy HO4 in the supporting text – 'This policy conforms to...'	Reference to housing mix policy in the Local Plan.	HO4 included in references
	Policy EOR1	Include Sport England Playing Field policy	Tibberton playing field is a key element in meeting the anticipated growth needed in the provision of sport for the rural area of Telford and Wrekin. This is highlighted in the soon to be adopted Playing Pitch Strategy for the Borough. As such, a satisfactory evidence definition should be included. The Parish should therefore consider applying Sport England's Playing Field policy – this could be referenced in Policy EOR1. Sport England Playing Fields Policy: https://sportenglandproduction-files.s3.eu-west-2.amazonaws.com/s3fs-public/finalplaying-fields-policy-and-guidance-document.pdf	Additional supporting text: ' <i>Tibberton playing field is also a key element in meeting the anticipated growth needed in the provision of sport within the Borough. This has been highlighted in Telford and Wrekin's Playing Pitch Strategy, which is due to be adopted soon. Sport England also have a statutory consultee role in protecting playing fields, with a presumption against the loss of playing field land.</i> ' No other potential Public Open Spaces have been identified in the Parish. However,

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				additional supporting text has been added to policy EOR1. <i>'Although the Playing Field is the only Public Open Space (POS) in the Parish, the creation of additional accessible POS will be supported where possible.'</i>
		Amend the policy wording to include 'detriment to the playing field'.	Policy EOR1 could consider amending the wording to include 'detriment to the playing field' (and not just for development upon it) as this is a small field and can be detrimentally affected by the positioning of housing around it affecting its use. For example, in order to play cricket there may need to be the provision of nets to protect residents from stray balls.	Wording of second sentence in Policy EOR1 amended to: <i>'Proposals which would be detrimental to the Playing Field or for built development other than appropriate community uses on this Local Green Space will not be supported.'</i>
		Clarify ownership of the playing field.	According to records, Telford & Wrekin Council own the playing field which is different from what the draft Neighbourhood Plan says, although it might be (for schools purposes) designated as the schools playing field to meet set standards. This needs checking.	T&W's map at Figure 3 in the Plan shows that the Playing Fields are in 2 parts, with a separate central section. The Parish Council understands that the comment in Table 1, that the central section is Church land, is correct.
		Clarify protection of the playing field through the policy.	There is no detail about the protection and what this entails. This should identify that it is publicly accessible land. This is a concern given that if it became an Academy it may well wish to enclose its playing field which would mean it (including the only play area in the Parish) would not be available to the general public for use.	Table 1 states that 'TWC have granted [the Playing Field] protection against residential development under the Borough's Green Guarantee Scheme'. It is also stated that Sport England have a role, with a presumption against residential development of playing fields (see above).
	Policy HB1	Clarification on applying the policy.	The policy as drafted does not specifically relate to planning applications. The policy could be clearer in stating that it applies to planning applications.	Second sentence of Policy HB1 amended to: <i>' All new planning applications will be expected...'</i>
	Environment, Open Spaces and Recreation	Include reference to children's play area(s).	There is no mention of children's play and given there is only one play area in the parish this needs protecting and enhancing, possibly through planning obligations, particularly given growth in the village.	Policy EOR1 now states that <i>' The Playing field, including the children's play area'</i>

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		Support the provision of additional accessible Public Open Space (POS).	There is only one POS in the area and as such there should be additional accessible POS created where possible.	No other potential POSs have been identified in the Parish. However, additional supporting text has been added to policy EOR1. <i>'Although the Playing Field is the only Public Open Space (POS) in the Parish, the creation of additional accessible POS will be supported where possible.'</i>
Annex A	Second paragraph	Reword the listed buildings section.	Referring to grade II listed buildings as 'the lowest grade' of listed buildings seems to downgrade them, given 92% of listed buildings are grade II. This section could instead say 17 listed buildings are recorded in the National Heritage List for England as buildings of special historic or architectural interest, of these 16 are listed at grade II, and one is grade II* marking it out as being of particular national importance. Consider including buildings of local interest in addition to the listed buildings within Tibberton and Cherrington. Reference should refer to Policy BE 6 Buildings of Local Interest from the Telford & Wrekin Local Plan.	Amended as per 'Setting the Context' above. Tibberton's 'Primitive' Methodist Chapel has been included as a building of local interest.
	Third paragraph	The paragraph could mention that smaller infill schemes continue to come forward in the village.	Clarification that other schemes are being approved and built.	Additional sentence added to end of para: 'Smaller infill schemes continue to be approved and built in the village.'
Annex B	Page B-4	Refer to the 2016 Strategic Housing Land Availability Assessment (SHLAA). The reference in Annex C should be updated as well.	An update to the 2016 SHLAA was submitted by the Council as part of the Local Plan examination – refer to documents under reference G2 in the examination library.	Reference included in Annex D (<i>was Annex C in the Regulation 14 submission of the TCNP</i>). The 2016 review of SHLAA mentions Tibberton only once, in respect of Site 457, which was deemed unsuitable for development due to the impact of traffic on the village. However, it has since had 25 houses built on the site.

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	Figure 10	Provide references to the numbers and letters on the Rights of Way plan.	The referencing in this figure is not clear at present.	Details of the footpaths and bridleways are mentioned under 'Right of Way' on page B-7. The Legend has been made clearer.
	Figure 10	Clarify the duplication of No. 1.	No.1 is the only number to be repeated twice, this needs to be clarified alongside the reference for all numbers and letters.	Duplicated No 1 has been deleted. It was showing the 2 halves of the same footpath.
Annex C	Page C-1	Include reference to Planning Practice Guidance (PPG)	Reference made to the PPG section on rural housing earlier in this response.	Included.
Other matters	Infrastructure	Consider policy support for infrastructure improvements in the Neighbourhood Area.	The Plan could include a policy which supports provision of better infrastructure such as drainage through new developments. An infrastructure policy could also address issues including rural broadband provision. The policy could refer to any priority projects or infrastructure schemes that could be funded through developer contributions based on the feedback received in the parish survey. This could be used as evidence during negotiations on relevant future planning applications.	The supporting text for TCNP Policy HB1 has been enhanced to include specific mention of the poor road junctions with the B5062 in both Tibberton and Cherrington. No other major infrastructure requirements have been identified by the Parish Council. The Parish already has 'superfast broadband (Mentioned in the Parish Profile under communications)

Habitat Regulations Assessment – Screening Statement	Para 4.2	Amend references to the Local Plan	Remove reference to 'new' Local Plan (it was adopted in January 2018) and 'most recently' (the HRA was the most recent but it was over three years ago and can just be referred to as having been carried out).	Amended as suggested.
	Para 4.3	Clarify that the Parish/ Neighbourhood Plan Group prepared the HRA	The paragraph states that Telford & Wrekin Council prepared the HRA whereas the Parish Council/Neighbourhood Plan Group prepared it.	Amended to state that the Parish Council produced the HRA Screening Statement.
	Table 1 Policy CA1	Consider previous comments on policy CA1 regarding improvements to	The policy does not refer to improvements of facilities at present. See above comments on Policy CA1. The assessment of potential impacts should be amended accordingly.	Additional text added to Policy CA1: <i>'Proposals to expand or replace existing facilities would be supported, where appropriate, especially for a larger Village</i>

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		facilities		<i>Hall and Shop, if the demand from an increased village population indicates that these are viable, needed and sustainable.'</i>
	Table 1 Policy CA2	Amend reference to 'within the settlement boundaries'	See comments on Policy CA2 in the main response above. The policy does not just apply to buildings within Tibberton and Cherrington villages.	Text '..within the Settlement Boundaries' replaced with '.. <i>within the Parish</i> ..'.
	Table 1 Policy EOR2	Amendment to assessment wording	The policy is directly related to development and the use of land which requires planning permission. As such, the wording 'does not result in development' could be revised as per the wording of Policy HB1 'This policy might result in enhancements and improvements' and then mention the protection aspects.	Assessment amended to: 'This policy might result in enhancements and improvements and is intended to protect and enhance open spaces and the natural environment.'
	Paragraph 7.1	Remove reference to 2017.	Natural England have had the opportunity to comment in 2020.	Amended to state: 'Natural England has been given an opportunity to comment on this Habitat Regulation Assessment Screening Statement ...'

Strategic Environmental Assessment – Screening Statement	Paragraph 2.1	Remove 'new' from the sentence	Neighbourhood planning has been in place since 2011. Para 2.1 'Neighbourhood planning is a new community right' nearly a decade not new	Amended.
	Paragraph 2.2	Update NPPF reference to 2019	The 2019 version of the NPPF is the latest and should be referred to, with the quote amended accordingly (see chapter three of the 2019 NPPF for neighbourhood plan references).	Amended to: The Government published a revised version of the National Planning Policy Framework in 2019, replacing almost all existing planning guidance. Quote replaced with paras 29 and 30 of NPPF 2019.
	Paragraph 3.2	Refer to Local plan adoption in 2018	Clarification on the Local Plan process including date of adoption. Include this after mentioning the Inspector's Report.	Amended to include adoption of Local Plan in 2018.
	Assessment table – 1a)	Include reference to Policy HO11	The second paragraph should clarify that Policy HO10 directs a limited amount of new housing development to Tibberton and that in Cherrington and outside the built-up	Para amended to: 'Telford & Wrekin Local Plan policies SP3 and HO10 supports new development where it meets the needs of

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			area of Tibberton the exceptions sites policy would apply as per Policy HO11.	rural communities and seeks to direct a limited amount of new housing development in Tibberton to infill sites only. In Cherrington and outside the built-up areas of Tibberton the exceptions sites policy would apply as per Policy HO11.'
	Assessment table – 1b)	Remove reference to 'lower tier'	The Neighbourhood Plan, once 'made', would not be a lower tier document. It would form part of the development plan for this parish area of Telford & Wrekin Council.	Text referring to 'lower tier' removed.
	Assessment table – 2f)	Clarify third paragraph 'designating new sites'	Clarification should be provided on whether the Neighbourhood Plan is proposing to designate new sites that are currently unprotected. The Local Plan provides this option but none of the Neighbourhood Plan policies at present indicate this (for example, Policy EOR2).	No sites have been identified to date that require protection. However, as there is a possibility that sites might be identified in the future, the text has been amended to; ' <i>.. as well as designating new sites that are identified in the future which are currently unprotected.</i> '
	Assessment table – 2g)	Amend final paragraph 'The plan proposes to protect and enhance wildlife corridors and green spaces...'	Consistency with Local Plan and draft Neighbourhood Plan policies (see Policy EOR2).	Text amended as suggested.

ANNEX F

Responses to Regulation 14 Pre-Submission Consultation The Environment Agency, Natural England, Historic England

Environment Agency

Tibberton & Cherrington Parish Council
[REDACTED]
Tibberton
Newport
Shropshire
TF10 8NN

Our ref: SV/2018/109891/OR-04/IS1-L01

Your ref:

Date: 08 April 2020

F.A.O: Cllr Nick Eyles

Dear Sir

TIBBERTON AND CHERRINGTON DRAFT NEIGHBOURHOOD PLAN

I refer to your email of the 26 February 2020 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

We have previously worked with Telford and Wrekin Council on their adopted Local Plan submission to ensure those matters within our remit are secured within the strategic framework of the borough. Similarly, it is important that the associated Neighbourhood Plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time.

Yours faithfully

Mr. Graeme Irwin
Senior Planning Advisor

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Direct dial: 02030 251624
Direct e-mail: graeme.irwin@environment-agency.gov.uk

Natural England

Date: 09 April 2020
Our ref: 311219
Your ref: Tibberton and Cherrington Neighbourhood Plan



Tibberton & Cherrington Neighbourhood Plan Steering Group
tcpcneighbourhoodplan@gmail.com

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

Tibberton & Cherrington Neighbourhood Plan SEA/HRA screening

Thank you for your consultation on the above dated 26 February 2020 which was received by Natural England on 26 February 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Habitats Regulations Assessment (HRA) Screening

Natural England agrees with the report's conclusions that the Tibberton and Cherrington Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Jacqui Salt
Consultations Team

Historic England

From: **Boland, Peter** <Peter.Boland@historicengland.org.uk>
Date: Fri, 10 Apr 2020 at 12:22
Subject: Tibberton and Cherrington Neighbourhood Plan
Cc: Midlands ePlanning <e-midlands@historicengland.org.uk>

Dear Sir,

Thank you for your consultation and the reminder e-mail of 8th April 2020. Please see below Historic England's comments as requested.

TIBBERTON AND CHERRINGTON NEIGHBOURHOOD PLAN – REGULATION 14 CONSULTATION.

Thank you for the invitation to comment on the above Neighbourhood Plan.

Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Tibberton and Cherrington.

We commend the commitment in the Plans Vision, objectives and policies to support limited well designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green infrastructure. Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

TIBBERTON AND CHERRINGTON NEIGHBOURHOOD PLAN– SEA AND HRA SCREENING

Thank you for your consultation and the invitation to comment on the SEA and HRA Screening Documents for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England takes the view that the preparation of a Strategic Environmental Assessment is unlikely to be required.

You should note, however, that the SEA Screening supplied, although generally assessing likely environmental effects, does not reach a formal conclusion. This in contrast to the HRA screening which sets out its conclusions in section 6. You may wish to rectify this before the Neighbourhood Plan is taken forward.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood

planning and available at: <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours, sincerely,

Pete Boland



Historic Places Adviser | West Midlands
Historic England | The Axis
10 Holliday Street | Birmingham B1 1TF

Tel: 0121 625 6887

www.HistoricEngland.org.uk | [@HistoricEngland](https://twitter.com/HistoricEngland)



Historic England

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ANNEX G

Responses to Supplementary Consultation on Tibberton Settlement Boundary

Responses to the supplementary consultation on the proposed settlement boundary for Tibberton were received from Telford & Wrekin Council and one local resident.

The letter from Telford & Wrekin Council is shown below. It is supportive of the proposed boundary for Tibberton and confirms the decision not to develop a boundary for Cherrington.

The Parish Council responded to the local resident's submission, which asked for an amendment to the proposed line to include an area of land to the north of their property. An agreement was reached which resulted in a small change to the Settlement Boundary. Details of this submission are available from the Parish Clerk.

Telford & Wrekin Council

Tibberton & Cherrington Neighbourhood Development Plan

Telford & Wrekin Council comments on settlement boundaries proposals

Introduction

As part of its draft Neighbourhood Development Plan, Tibberton and Cherrington Neighbourhood Plan Group has proposed settlement boundaries for both villages. Having recently concluded its draft Plan consultation (Regulation 14 stage) a supplementary consultation on the settlement boundary proposals has been published until 10 April 2020.

The rationale for proposing settlement boundaries is set out in a supplementary report (Annex A). The boundaries have been drawn with regard to features, planning history and recent developments. The settlement boundaries have also been drawn to facilitate proportionate growth during the Plan period (to 2031). This is particularly important given the National Planning Policy Framework (NPPF) states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Tibberton settlement boundary

Recent development in Tibberton has largely been located along Back Lane and Plantation Road. The proposed Tibberton settlement boundary includes these areas and has been drawn around the built-up area of the village to include the quadrangle area defined by Back Lane, Cherrington Road and Plantation Road. One of the main aims of a settlement boundary would be to distinguish between the built-up area of Tibberton and the open countryside. This would clarify where Policies HO10 and HO11 of the Telford & Wrekin Local Plan (TWLP) apply.

Policy HO10 in the TWLP supports a limited amount of infill housing in Tibberton and the conversion of non-residential buildings to residential use. Supporting paragraph 5.3.1.5 states it is expected that new housing will be delivered on small infill sites within the existing settlement. Development proposals will need to demonstrate that they relate appropriately in scale to the community in which they are located without representing a visually undesirable encroachment into the surrounding countryside.

The consultation report states that the proposed boundary 'leaves some options for limited infill within the boundary'. Any proposed settlement boundary should allow for such infill opportunities.

While no definition of 'small infill' housing is provided, a relatively flexible boundary can provide a steer for future development and the options for limited infill within the boundary should be made clear. The Parish should carefully consider the advantages and disadvantages of proposing the settlement boundary in Tibberton given it will define the development areas for Policies HO10 and HO11.

Affordable housing exception sites and Cherrington boundary

Policy HO11 in the TWLP supports small scale affordable housing schemes, including affordable self-build and custom build housing, as an exception to normal rural housing policy. This policy applies outside of the built-up area of Tibberton and would also apply across Cherrington village. The presumption is that any additional housing in the rural area will be directed towards the named settlements in line with Policy HO10. New build housing Cherrington would be an exception to normal rural housing policy and only Policy HO11 would apply. There is no need to provide a settlement boundary for Cherrington because only exception schemes may come forward and they would have to meet the requirements of Policy HO11.

Furthermore, the built form of Cherrington village is linear and low density, with small clusters of housing punctuated by farmsteads. The consultation report acknowledges that 'any further development, including any development plan submitted as 'infill', would be a direct encroachment into open countryside. Any housing would be infill or rounding-off and would be small scale by nature; Policy HO11 requires schemes to be of an appropriate scale and design for the location. There is no requirement to distinguish between areas within or outside the settlement boundary because only Policy HO11 would apply. The recent residential application (TWC/2019/0833) was determined against Policies HO10 and HO11 in terms of policy compliance and a settlement boundary in this location would not aid the decision making process.

The above comments have implications for the draft Neighbourhood Plan policies, namely Policies RCH2 and RCH3. The delineation between the village built-up area and the rural countryside in Tibberton should be reflected in the policy wording. Cherrington village is not a settlement where infill housing would be supported under Local Plan policies and the exceptions in Policy HO11 should be reflected in Policies RCH2 and RCH3.

Other matters

The consultation report refers to the Strategic Housing Land Availability Assessment (SHLAA). To clarify, a 2016 update was prepared to inform the Local Plan examination. This is available on the Council's website (references G2, G2a and G2b):

https://www.telford.gov.uk/info/20452/research_and_information/1229/telford_and_wrekin_local_plan_2011-2031/2

Note: the above comments and proposed amendments have implications on the Habitat Regulations Assessment and Strategic Environmental Assessment Screening Statements, particularly where references are made to settlement boundaries for both villages. These references should be reviewed and amended accordingly.

Conclusion

The proposed settlement boundary for Tibberton has been proposed by the Parish following consultation and evidence gathering in support of its emerging Neighbourhood Plan. The draft boundary would distinguish between the built-up area of Tibberton, where Policy HO10 in the TWLP and other relevant Neighbourhood Plan policies apply; and the rural area where Policy HO11 applies in terms of affordable housing exception schemes. This parish-led approach provides further clarification; however, the precise drawing of a settlement boundary should allow for small infill sites to come forward within the village and should not seek to restrict any future housing development which would be contrary to the NPPF and basic conditions for

neighbourhood planning.

The first paragraph of the consultation report acknowledges only Tibberton has a significant development of buildings. Given the Policy HO11 direction whereby only affordable housing exception sites would apply, and the linear, low density nature of development in Cherrington, there is little merit in designating a settlement boundary for the village as it would not serve a policy function under the Local Plan strategy. The proposed settlement boundary for Cherrington should therefore be removed.

Strategic Planning Team

Telford & Wrekin Council

ANNEX H

Responses to Regulation 14 Pre-Submission Consultation STATUTORY CONSULTEES

Company/Organisation	Comment
Environment Agency	Response dated 8 April 2020. See Annex F
Historic England	Response dated 10 April 2020. See Annex F
Natural England	Response dated 9 April 2020. See Annex F
Shropshire County Council	Auto response dated 26 Feb 2020
Edgmond Parish Council	Acknowledgement received dated 28 Feb 2020
Kynnersley Parish Council	No response
Waters Upton Parish Council	No response
Childs Ercall Parish Council	No response
British Telecom	Response received dated 10 March 2020. No concerns
3 UK	No response
Coal Authority	Response dated 8 April 2020. No concerns.
EE Ltd	Auto response dated 26 Feb 2020. Now part of BT.
EON UK Plc	Response received dated 6 Mar 2020. Did not consider EON is a Statutory Consultee.
Harper Adams University	Response received dated 2 March 2020. No concerns
Member of Parliament for Telford & Wrekin	Auto response dated 26 Feb 2020
National Grid Electricity	Response dated 3 April 2020. General information.
National Grid Gas Distribution	Response received as above for Electricity.
NHS T&W Clinical Commissioning Group	Response received dated 2 March 2020. Potential numbers of new residents noted.
NHS Property Services Ltd	No response
Place Partnership Limited (on behalf of Warwickshire Police and West Mercia Police)	No response
Severn Trent Water Ltd	Response received dated 3 March 2020. Brief comments.
Shropshire Fire & Rescue Service	No response
Shropshire Chamber of Commerce	Auto response dated 26 Feb 2020
Sport England	Response received dated 28 Feb 2020. Standard links provided to SE policies on protecting sport & leisure facilities.
The Marches Local Enterprise Partnership	No response
Virgin Media	No response
Vodafone and E2	No response
Western Power Distribution	No response