**ERCALL MAGNA**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

# EVIDENCE REVIEW, EARLY

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## **1. PURPOSE OF THE REVIEW**

1.1. The purpose of this Review is to examine the current evidence base in order to provide effective and robust evidence to support the Ercall Magna Neighbourhood Development Plan (NDP). The evidence and information gathered will help to shape the objectives, identify policy themes and form a vision for the Plan. The evidence will provide justification for the policies that will be set out in the Neighbourhood Development Plan. A considerable amount of evidence and information has been gathered so far and it will continue to be refined and updated throughout the preparation of the Plan.

1.2. The evidence base will help to demonstrate the appropriateness of the Plan and that when completed it fulfils the Basic Conditions and is in accordance with the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011. The NDP must meet the statutory requirements in order that it can be successfully examined by an Independent Examiner before being put to a Public Referendum and subsequently made as the Neighbourhood Development Plan for Ercall Magna.

## **2. CONSULTATION AND ENGAGEMENT**

2.1. Ercall Magna Parish Council decided to prepare a Neighbourhood Development Plan at its meeting on 28th. January 2013. It was unanimously agreed that the Neighbourhood Area for the Plan would be the whole of the administrative area of the Parish. The Parish Council established a Steering Group of councillors, officers and members of the community to oversee the preparation of the NDP and advise on its delivery.

2.2. The Parish is located in the north west of the Borough of Telford & Wrekin and has an area of 3739 hectares. In the centre of the Parish is the largest village of High Ercall, with other settlements at Cold Hatton. Cotwall, Ellerdine, Ellerdine Heath, Moortown, Osbaston, Poynton, Poynton Green, Roden, Rowton, Sherlowe and Walton.

2.3. The Parish Council proposes that the NDP will establish policies supported by the community that will complement the Telford & Wrekin Local Plan 2011- 2031 and help guide development in the Neighbourhood Area. The Plan will provide a local framework to protect and conserve the qualities and character of Ercall Magna that are valued by residents.

2.4. From the outset the aim of the Steering Group has been to consult as widely as possible to capture the mood of the community and their expectations. The Group sought to gather opinion from all sectors of the community. To achieve this the Steering Group agreed on a broad programme of consultation and evidence gathering. A list of the evidence gathered, and a list of the meetings and events are included as appendices to this report.

2.5. Recent years have seen continued development across the rural area and the Parish Council wish to make sure that any future development is planned to meet local needs and is designed to complement the character of the area and its settlements.

2.6. In 2015 a resident’s survey was carried out by volunteers from the Ercall Magna Neighbourhood Development Plan Group. The results from this survey were collated and analysed independently by Shropshire RCC (The Community Council of Shropshire), which is a leading local charity that aims to improve the quality of life and strengthen communities. The data input and data analysis was carried out by members of the rural services team at Shropshire RCC.

2.7. A total of 655 survey forms were distributed to households in the Parish. Anyone over the age of 16 could fill in their own questionnaire in either paper form or online. Each questionnaire had a unique reference number and online submissions were asked for this code number. To make sure of anonymity addresses and contact details were removed before analysis. Respondents could also send completed questionnaires to Shropshire RCC in a Freepost envelope that that was supplied with the survey.

2.8. A total of 225 responses were received which provided an overall response rate of 34.4%. Approximately 5% of responses were submitted online. Where percentages are referred to in the analysis they relate to the percentage of responses to that particular question or part of the question. Several questions in the survey had an open comments field inviting respondent to offer and share their views. All responses received were analysed, but anything that identified an individual either as having made a comment or where a comment was directed at a specific person has been removed. Where appropriate comments were summarised and reported in the section to which they relate.

2.9. A copy of the Survey Analysis Report has been published as a separate report to accompany this Review. The Survey included questions seeking responses in respect to the following topics in the order in which they appeared in the survey.

* Retail services and shopping
* Community Services
* Amenities in general
* Leisure and recreation
* Open spaces
* Highways and transport
* Environment
* Community safety
* Local economy
* Housing

2.10. At the same time Telford & Wrekin Council was preparing a new Local Plan for the Borough as a whole. The Local Plan process required numerous surveys, consultation and engagement and this information provides some of the most up to date data and evidence in the key areas that will guide the future planning of Telford & Wrekin including Ercall Magna. The information and evidence gathered by Telford & Wrekin Council has been used and referred to where appropriate in this Review.

2.11. Evidence has been derived from several sources. Including the following.

* The relevant statutory planning documents
* The Telford & Wrekin Local Plan 2011-2031
* Survey evidence gathered by Telford & Wrekin Council in preparing the Local Plan
* The 2015 Parish Survey
* The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG), government statements and documents
* The 2011 Census
* The 2017 Telford & Wrekin Annual Monitoring Report (AMR)
* A Parish Profile prepared by Telford & Wrekin Council and updated in 2017
* The output of community consultation and early engagement undertaken by the Parish Council and Steering Group

2.12. The preparation of the Telford & Wrekin Local Plan2011-2031 required a wide range of evidence to be collected. This evidence has been published in various reports and these have been used to provide evidence for this Report and will continue to be used in the preparation of the Neighbourhood Development Plan.

2.13. The evidence from the preparation of the Local Plan that has been used in this Report includes:

* The Sustainability Appraisal
* The Strategic Housing Market Assessment
* The Strategic Housing Availability Assessment
* The Local Green Infrastructure Needs Study
* The Green Space Technical Study

2.14. In June 2018 the Parish council decided to make sure that the early consultation evidence was completely up to date and embraced the most recent views of local people. To achieve this the Parish council decided to hold two consultation events for local people, one at High Ercall on 19th. July 2018 and one at Ellerdine on 24th. July 2018.

2.15. Both events were well attended with 42 people participating at High Ercall and 16 at Ellerdine. Participants were assembled around several tables to encourage group discussion and were provided with lists of questions to provide guidance on the matters to be addressed, together with maps, pens and paper for their use. In addition, 6 representatives from the Parish council including the Parish Clerk were in attendance.

2.16. Following a brief introduction from a Parish Councillor and the Council’s consultant Michael Barker about Neighbourhood Plans and the purpose of the consultation events participants were invited to address the questions before them. Participants were advised that all their views would be recorded and used in the preparation of the Plan and that no comments would be considered inappropriate. Participants were encouraged to say whatever they wanted about their neighbourhood and the NDP. Participants were assured that the events would be completely anonymous.

2.17. Participation by those attending was enthusiastic with plenty of discussion and debate. The Parish Councillors and the consultant Michael Barker provided facilitation to assist the roundtable discussions.

2.18. Each event lasted about two hours and closed with a brief conclusion from a Parish Councillor and Michael Barker summarising the outcome of the event and what would happen at the next stage.

**RESULTS FROM THE ENGAGEMENT EVENTS**

2.19. The results from each event provided largely similar comments from the participants with a few locally specific comments about High Ercall and Ellerdine villages.

**EVENT HELD AT HIGH ERCALL VILLAGE HALL**

2.20. Participants were asked what they liked about their neighbourhood.

The responses were:

* The character and qualities of the rural area with its quiet way of life
* Having a say in local matters
* The peaceful character of the villages

2.21. Participants were asked what they disliked about their neighbourhood. The responses were:

* Large scale industrial/commercial development such as the motor vehicle storage facility operated by Greenhous
* Local public house closure and loss of local bowling green
* Poor public footpaths
* Traffic speeds on rural lanes
* Concerns about “factory farming” and large poultry sheds • Limited play facilities for children

2.22. Participants were asked about their vision for their neighbourhood. The responses were:

* Limited new housing with affordable housing for younger people and accommodation for the elderly such as group homes or bungalows
* Improvements to rural lanes
* Control of traffic speeds with traffic calming in villages
* Restrictions on heavy goods vehicles where possible
* Any new housing to be supported with the appropriate infrastructure
* Better/more roadside footpaths
* Improved footpaths and bridleways through the rural area
* Restoration of the public house and bowling green
* Better children’s play facilities
* Controlled parking around school
* More litter bins in villages
* Effective control within and around existing industrial /commercial operations and enforcement of planning conditions and regulations
* Better public transport

**EVENT HELD AT ELLERDINE VILLAGE HALL**

2.23. Participants were asked about their neighbourhood. The responses were:

* Always having a say in local matters
* Protecting Ellerdine Village hall and field
* The peaceful rural character

2.24. Participants were asked what they dislike about their neighbourhood

* Speeding traffic
* Limited play facilities for children
* Concerns about “factory farming” and large poultry sheds

2.25. Participants were asked about their vision for their neighbourhood. The responses were:

* Conserve and protect the valued rural qualities
* Better public transport
* Limited new house building
* Open spaces for leisure (all ages)
* Wildlife conservation
* Rural conservation
* Only limited new housing (at an appropriate scale) in High Ercall, Roden and Rowton with the support of appropriate infrastructure
* Protection of local services including community services
* Reduced vehicle speeds and better road safety
* Development that will help to retain or attract a younger population
* Mains sewerage where not currently available
* Support for small local businesses in appropriate locations
* Protection of public rights of way
* Support only for planned growth and objection to speculative unplanned development
* Limited affordable housing in suitable locations and accommodation such as bungalows for housing older people

2.26. The early engagement events held at High Ercall and Ellerdine were both useful and informative with positive contributions from participants. The information gathered provides up to date and personal contributions from local people and therefore forms valuable evidence for the Neighbourhood Plan. The evidence from these events updates and complements the detailed household survey carried out in 2015 and published in 2016. Together with the evidence from the survey and consultation the local community events provide the NDP with a robust evidence base that will under pin the Plan and provide the basis for policy themes, objectives and options that will help to justify the policies to be set out in the Neighbourhood Plan.

2.27. The early consultation and engagement events and meetings undertaken by the Parish Council and Steering Group identified a number key aims for the NDP in order to address local community concerns.

* To protect the villages of the Parish from uncontrolled large scale or poorly located development
* To spread the development required by the Local Planning Authority, Telford

& Wrekin, around the villages of the Parish and across several small sites

* To make sure that development is sympathetic to and improves the look and feel of the villages
* To seek steps to give local residents preferred access to many of the new homes
* To minimise the loss of green field sites where possible by using previously developed land

2.28. This allowed the Steering Group to identify seven aims that they wish to form the basis of policy themes, objectives and options for the Plan. These are:

1. To provide existing and future residents with the opportunity to live in a decent home
2. To minimise the impact of new development on the surrounding countryside, landscape and ecosystems
3. To reduce harm to the environment by seeking to minimise pollution
4. To reduce the need to travel by car and shorten the length and duration of journeys
5. To reduce road traffic congestion
6. To enhance the prospects for local employment
7. To maintain the character and viability of the villages

2.27. These aims and the policy themes derived from them will allow the Steering Group to determine the most appropriate and effective policies for Ercall Magna and help to achieve a Neighbourhood Development Plan that makes a positive contribution to sustainable development as required by the Neighbourhood Planning Regulations. The information gathered and its application to form policy themes will be key to guiding the overall delivery of the NDP and its ongoing monitoring. The links between aims, objectives and policies will establish the soundness of the Plan for Ercall Magna.

## **3. POLICY THEMES AND OBJECTIVES**

**3.1. HOUSING**

* To provide existing and future residents with the opportunity to live in a decent home
* To provide a limited amount of new housing to meet local needs; including a greater range of affordable housing for Ercall Magna residents
* To provide a mix of housing types including smaller homes, including bungalows, for elderly villagers wishing to downsize and for singles, couples or families needing their first home
* To make sure that new development is of high-quality design, built to a high standard and reinforces local distinctiveness
* To consider the possibility of self-build development in appropriate locations
* To make sure all new developments are proportionate and reinforce the principle of organic growth in rural villages and hamlets
* To secure preferential access to some new homes for people with a strong local connection
* To make sure that the design and location of new development is resilient to the effects of climate change and flood risk.

**3.2. ENVIRONMENT**

* To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development
* To protect and enhance the open spaces in the villages
* To protect and enhance the Conservation Area in High Recall (the historic environment of the village)
* To conserve and enhance biodiversity
* To use land efficiently and preserve high quality agricultural land
* To reduce harm to the environment by seeking to reduce pollution
* To position development such that it avoids increasing pollution from traffic congestion

**3.3. PEDESTRIANS, TRAFFIC AND TRANSPORT**

* To reduce the need for travel by car and shorten the length and duration of journeys
* To position development within easy walking distance of bus stops, the schools, the shop and other village facilities
* To link all developments to the village centre with footpaths and cycle ways where possible
* To reduce road traffic congestion
* To position new development such that current problems with congestion, parking and road safety are not exacerbated and where possible reduced
* To provide charging points for electric vehicles as part of new developments and conveniently located to community facilities

**3.4. ECONOMY AND JOBS**

* To enhance the prospects for local employment
* To encourage and support home working
* To support the provision of local affordable housing for local employees

**3.5. COMMUNITY WELLBEING**

* To maintain the character and vitality of the communities
* To integrate any new housing into Ercall Magna parish such that the existing rural look and feel is maintained
* To provide homes for younger people and young families to reverse the growing demographic imbalance of an ageing population
* To preserve and conserve significant village assets
1. **FINDINGS**

4.1. Population.

The 2011 census records a population of 1,639 people, which is a fall of 43 people from the 2001 figure. The population can be described as ageing with an average age of 49.2 years compared with the Telford & Wrekin average of 43.5 years. In terms of ethnicity the Parish is recorded as having a predominately white population (over 98%). This reflects the position in the rural area of Telford & Wrekin as a whole.

* 1. Employment:

The Parish has over 38% of people in full time employment and a small number in part time employment. Around 20% of people are retired. This reflects the ageing population within the Parish. The Annual Monitoring Report 2017 indicates that there is a limited amount of new build employment land available in the rural area of Telford & Wrekin with the majority of land being available through extensions, change of use or replacement developments.

4.3. The Telford & Wrekin Local Plan 2011 – 2031 supports new employment development in the rural area where it involves the re-use of previously developed land or the conversion/re-use of redundant buildings or the extension of existing sites where:

i. Development relates to agriculture, forestry or assists in the diversification of the rural economy.

ii. The local highway network can accommodate the traffic generated by the proposed development.

iii. The proposed development is supported by an appropriate business case, which demonstrates that the proposal will support the local economy and help sustain rural communities.

4.4. Where it can be demonstrated that no suitable building capable of conversion/reuse is available or the re-use of previously developed land is not available or is unsuitable, new development will be supported in well-designed new buildings provided that development complies with the above criteria and the scale, use and design is responsive to the local context.

4.5. Travel to Work:

Almost half the population of the Parish uses a car to travel to work (ONS January 2018). A majority of residents either own one or two cars. The relatively high level of home working (around 17%) is consistent with other rural areas across England.

4.6. Housing:

The ONS survey records that 68% of households own their own homes, an increase of 1.7% since 2001. The level of home ownership is consistent with the rest of the Borough. On average social rented housing is lower than the Borough while private renting is higher, having increased by 5.8% since 2001. The Parish has a significant number of residents in social rented housing as a result of two Wrekin Housing Trust developments located in High Ercall.

4.7. As a result of the ageing population the levels of deprivation, including health and disability are high.

4.8. The Telford & Wrekin Annual Monitoring Report 2017 shows that within the rural area there were 78 dwellings under construction and 869 not yet started, which when completed will provide a total of 947 dwellings in the rural area. This reinforces the outcome of the Telford & Wrekin Local Plan Examination in Public that housing supply is adequate in the short term. The delivery of affordable homes continues to contribute to local housing need.

4.9. The Telford & Wrekin Local Plan 2011-2031 sets out the Council’s growth target for new housing up to 2031 and directs most of the new housing to existing sites and sites with unimplemented planning permission. The provision of this housing is considered in the Council’s Annual monitoring Report 2017 which concludes that the majority of dwellings to deliver the Local Plan’s growth target have already been identified and it is likely that supply, including from site allocations, will be sufficient to deliver the level of growth planned for in the short term. The Telford & Wrekin Local Plan 2011 – 2031 directs most of new housing to sites with unimplemented planning permission.

4.10. Nonetheless a residue of land remains to be identified in order that the planned level of growth can be delivered by 2031. Telford & Wrekin Local Plan 2011-2031 Policy HO1 sets out the target for new dwellings up to 2031 and Policy HO2 has identified the housing supply, including additional site allocations that will contribute towards the delivery of the Council’s housing requirements as set out in Policy HO1. The Council will identify further housing sites to achieve the Local Plan’s housing requirement through the preparation of a Housing Site Allocation Local Plan.

4.11. In order to support the delivery of the Strategy and growth aspirations of the Local Plan the Council has identified a range of sources of housing supply. These include sites with ‘resolution to grant’ status, site allocations and windfall sites. Having built in a measure of flexibility with the supply from existing and future supply the Council is confident that it has identified a sufficient supply of land to deliver the housing requirement in Policy HO1.

4.12. In rural areas national planning policy states that Councils should be responsive to local circumstances and plan to reflect local needs including through rural exception sites where appropriate. Policy HO11 sets out the circumstances under which such proposals would be acceptable. Schemes proposed as exception sites in the open countryside will be strictly controlled.

4.13. The Local Plan also supports a limited amount of infill housing in a number of named settlements that can demonstrated that they will help meet the rural housing

requirement. High Ercall is one of the named settlements; it is the only named settlement in Ercall Magna Parish.

4.14. Elsewhere in the rural area residential development will be strictly controlled. The Local Plan will support such housing, provided that proposals:

1. Are consistent with the exceptions set out in Local Plan Policy HO11;

1. Would result in the optimal use of a heritage asset (a Listed Building, Conservation Area or buildings of local interest);
2. Represent exceptional quality or innovative design; or iv. Meet the essential need for rural worker dwellings. An appropriate condition or legal agreement restricting occupancy will be required to ensure it remains for the purpose of which it was granted. Where there is sufficient evidence provided of need at the planning application stage, the Local Planning Authority will consider granting permission for temporary accommodation such as mobile homes for a period up to three years. The Local Planning Authority will not support applications for dwellings where applications are primarily made on the grounds of providing security.
	1. Heritage:

There is one Conservation Area in the Parish, around the village of High Ercall, designated in1981. Its boundary was extended in 2010. A Conservation Management Plan was adopted in 2008. The Parish contains 28 Listed Buildings

* 1. Access to Services and Public Transport:

There are a number of services in the Parish including:

* + - A Post Office
		- Two shops (General Store and Hairdresser)
		- St. Michael’s Church High Ercall
		- All Hallows Church Rowton
		- Ellerdine Methodist Church
		- A part time GP facility
		- Active community groups including a tennis club and a bowling club
		- A two hourly bus service between Newport and Shrewsbury
	1. Countryside and Farmland:

Much of the countryside in the Parish is high quality farmland, mainly Grade 2 and Grade 3. There are sand and gravel deposits to the west of High Ercall.

* 1. Flood Risk:

As a result of proximity to the River Severn some areas of the Parish are considered to be Flood Risk Zones. These are predominantly within Flood Zone 3, with small areas in the north of the Parish deemed to be in Flood Zone 2.

* 1. The survey and consultation evidence indicate that respondents support development in the rural area where it addresses the needs of rural communities. As far as possible development should be directed to previously developed land and take into account the need for adequate infrastructure, particularly roads. Respondents also support the provision of new housing to meet local needs including affordable dwellings and specialist housing for the elderly and infirm, including bungalows.
	2. Rural housing is amongst the least affordable in Telford & Wrekin; consequently, in view of the ageing population the Plan should consider affordable housing for both the young and the elderly population. Residents also expect new housing to be of high-quality design and excellent energy efficiency.
	3. Residents want their Plan to secure development that is sympathetic to the qualities, character and look of their neighbourhood. Development in the Conservation Area would be expected to be appropriate to the historic context of the area. These aspirations can be achieved without additional costs to the development.
	4. The adopted Telford & Wrekin Local Plan supports development in the rural area where it addresses the needs of the local communities. Development is directed to reuse previously developed land and settlements with good infrastructure. Telford & Wrekin supports the delivery of approximately 1000 net new dwellings in the rural area up to 2031. To achieve this the Council will direct most of the new rural housing to sites with unimplemented planning permission. The Council will also support a limited amount of infill housing in a number of settlements, including High Ercall, where it can be demonstrated that it will help meet the rural housing requirement. Within these identified rural settlements conversion of non-residential buildings to residential use will also be supported. Elsewhere in the rural area residential development will be strictly controlled.
	5. The Telford & Wrekin Local Plan also includes an affordable rural exceptions policy to address identified local housing need and where the proposal is of an appropriate scale and design for the location.
	6. Early consultation and engagement also indicate that respondents would support development that would provide local jobs. Increasing rural employment should be an objective for the NDP, provided that development can demonstrate that the

prospects for new employment are real and achievable. This could include low impact industries in agricultural buildings, suitable use based around leisure and tourism such as farm shops and holiday accommodation. Conversion of agricultural buildings to new uses may be considered appropriate in suitable locations that enhance the quality of the environment in the area.

* 1. Respondents indicated their concerns about potentially larger employment developments and potential industrialised agricultural development.
	2. Respondents would support the alteration, expansion and modernization of rural shops, services and community facilities.
	3. Where development might put significant additional pressure on existing local services and infrastructure contributions would be expected from developers to help mitigate adverse impact on the rural area.
	4. The Telford & Wrekin Local Plan 2011-2031 will support new employment development in the rural area where it involves the reuse of previously used land or the conversion/reuse of redundant buildings or the extension of existing sites where the development is related to agriculture, forestry or rural diversification and the local highway network is capable of accommodating the traffic generated. Development proposals should be supported by an appropriate business case and help sustain the rural community. New buildings would be required to be well designed and responsive to the local context.
	5. In recent years industrial and agri-industrial developments have contributed to a significant increase in heavy lorry traffic throughout the Neighbourhood Area and around High Ercall in particular. There is also widespread concern about the cumulative effect on the environment of intensive farming development in the area. Such developments have the potential both individually and cumulatively to degrade the local environment in respect of the risk of air and water pollution and cause damage to local roads and lanes. Large vehicles are considered to be causing damage to verges, drainage, utility services and highway kerbs.
	6. The Telford & Wrekin Local Plan 2011-2031 includes policies that promote alternatives to the use of the car, mitigate specific highway issues and demonstrate design of roads and streets that accords with government guidance.
	7. In the light of these findings’ residents would support developments that contribute to the net economic wellbeing of the Neighbourhood, provide employment for local people and respect the environment.
	8. The settlement of Roden has been identified as having areas of redundant land that could be used to meet local housing need or provide local jobs. This is a matter that should be considered in the NDP.
	9. The Deregulation Act 2015 repealed certain sections of the Climate Change and

Sustainability Act 2006 and makes consequent amendments to the Climate Change Act 2008 and the Sustainable Energy Act 2003. The aim of the 2015 Act was to reduce the burdens on business and individuals and in doing so defines the powers of local authorities in delivering new building. The Building Regulations provide the minimum standards for energy efficiency.

* 1. Respondents consider energy efficiency in new buildings to be an important matter. As a result, residents would expect the Local Planning Authority to use its best endeavours to achieve high standards in building quality and energy efficiency consistent with national policy.

## **5. VISION AND OBJECTIVES**

5.1. From the responses to consultation, early engagement, the survey and documentary evidence the Steering Group has been able to develop a vision for the Neighbourhood Development plan. The vision can be summarised as seeking to build and sustain a Neighbourhood that enhances the quality of life and wellbeing of its residents, protects the local environment, and maintains the rural character and unique identity of the communities now and in the future.

5.2. The evidence gathered supports a number of objectives focusing on:

* Housing
* Environment
* Pedestrians, traffic and transport,
* Economy and jobs
* Community wellbeing
* Consideration of the future of Roden

## **6. CONCLUSION**

6.1. The survey evidence indicates an ageing population with a small fall in the number of people living in the Neighbourhood Area. The working population reflects the ageing population with around 20% being retired. There is a significant dependence on travel by car that is consistent with other rural parts of Telford & Wrekin. Home ownership has increased slightly in recent years and private renting of homes has also increased. The level of deprivation including health and disability reflects the ageing population.

6.2. Most of the countryside surrounding the settlements is farmland of high quality, mainly Grade 2 and Grade3.

6.3. Evidence will continue to be collected throughout the preparation of the Neighbourhood Development Plan to make sure that the Plan is based on the most up to date information. The Plan will also use any further information gathered by Telford & Wrekin Council such as their Annual Monitoring process and information from the preparation of the proposed Housing Site Allocation Local Plan.

## **7. NEXT STAGE**

7.1. The next stage will be to review the current draft NDP and to assess its content and policies against the findings of the Evidence Review. This will allow the aims, objectives and options to be considered. From this a revised draft Plan can be prepared that addresses the policy themes and objectives identified from the evidence and meets resident’s expectations. The revised NDP will comply with the basic conditions for Neighbourhood Plans, national and local strategic policies, the Government’s Regulations for Neighbourhood Plans and achieves a positive contribution to sustainable development.

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