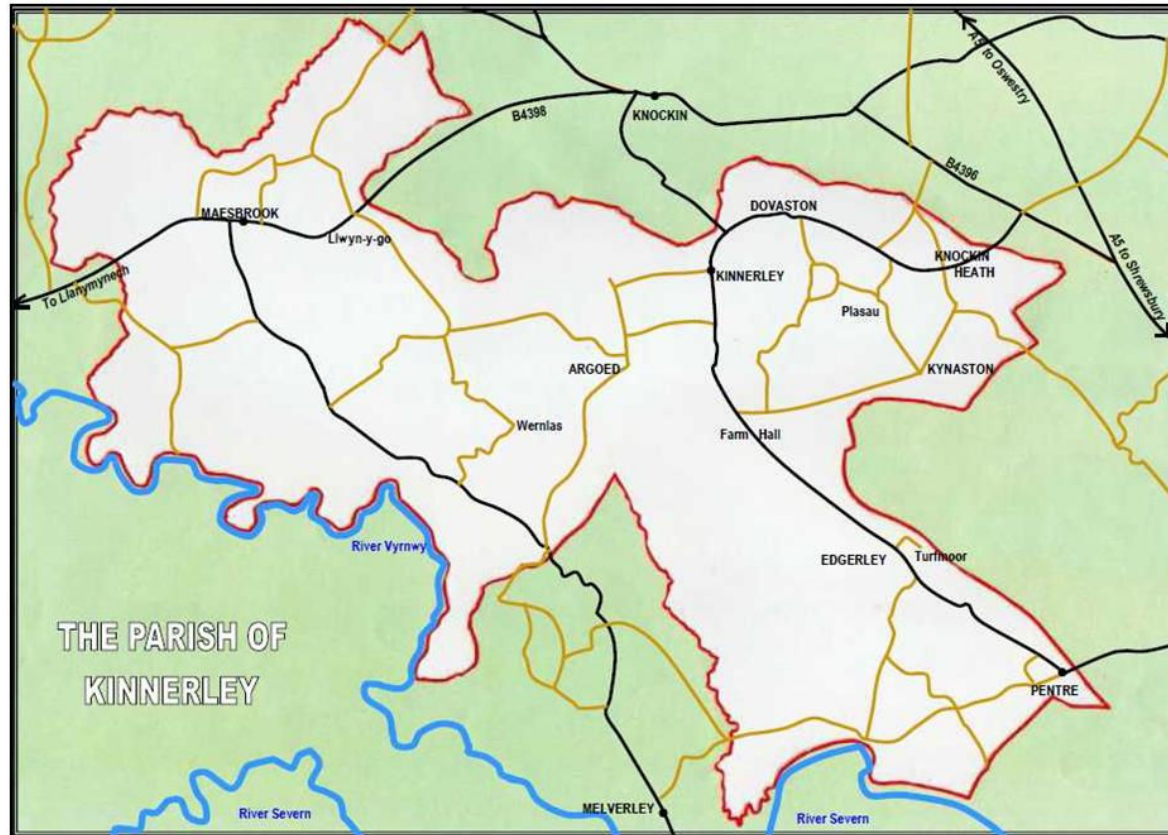


Kinnerley Parish Neighbourhood Plan



The Overview

April 2013



'Frosty Severn morning'

Photograph by David Slaughter, Maesbrook

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FOREWORDS

Foreword by the Chairman of Kinnerley Parish Council

The Parish of Kinnerley has a thriving community and a good reputation as a desirable place to live, work and visit, with its mix of villages and hamlets set in an attractive rural landscape. We are well served by various amenities, including the Primary School, Village Shop / Post Office, Village Halls, Public Houses, Churches and Chapels and a bus service.

In 2005 some excellent work was done to create a Parish Plan, which has guided the Parish Council during the past seven years. However seven years later the Parish has moved on and the demand for housing has continued. The government's Localism Act of 2011 provides a new framework for local decision making, the Neighbourhood Plan.

We were very pleased that in 2011 Kinnerley was selected by Shropshire Council as one of the first parishes to be given the opportunity, through a Neighbourhood Plan, to consult its residents about future housing developments and other aspects of living in the Parish.

The resulting Kinnerley Parish Neighbourhood Plan is not the end of the story but the beginning. Flowing from this are a development plan for new housing until 2026, and a range of environmental and community proposals that will need further action to bring to fruition, as detailed in this document.

The Parish Council has overall responsibility for this Plan and for overseeing the various actions that will need to be pursued by nominated individuals and task groups. Naturally we would be delighted to hear from anyone who is

keen to be involved in any of these initiatives, and to receive comments and updated information from you about any of the ongoing issues.

I hope that you find this Neighbourhood Plan helpful and that it provides an appropriate balance between the continued development and prosperity we seek for our community and the need to conserve the character of the area.

Thank you to those who took the time to complete our questionnaire in 2012 and to everyone who has been involved in the various working groups that have led to the production of this 2013 Neighbourhood Plan.

Sheila Bruce

Chairman, Kinnerley Parish Council

FOREWORDS

Shropshire Council's Endorsement of the Kinnerley Parish Neighbourhood Plan

Shropshire Council has fully embraced the Localism Agenda and is entirely committed to supporting communities in playing a greater, more pro-active and positive role in the planning of their local areas. We have actively participated with pioneering communities, like Kinnerley Parish Council, to experiment in new ways of devolving more choice, power and responsibility about land use planning to the local level and we endorse and support the formal Neighbourhood Planning as introduced in the Localism Act.

We have, however, been strong advocates for a slightly less formal approach, as exemplified by this new Neighbourhood Plan for Kinnerley. An approach, which started with our innovative Core Strategy signalling that Community led planning would have more say in future decision making here in Shropshire, has formed the basis for Parish or in this case Neighbourhood Plans to thrive.

Kinnerley Parish Council and the community volunteers that have made this plan possible need to be congratulated for producing a high quality document that Shropshire Council has had no hesitation in endorsing, for use alongside its own formal development plan documents, as the basis for local decision making around settlement designation, site allocations and development (planning application) decisions.

Shropshire Council has already given full backing to the Housing and Development and Economic and Tourist Development section of the Kinnerley Parish Neighbourhood Plan, giving it full weight in decision making "as a material consideration".

Shropshire Council will continue to work alongside the Kinnerley community to help them to achieve their remaining plan ambitions through our Place Plans and the application of the new Community Infrastructure Levy, (CIL). Unlike the Government's formal rules, where only between 15 and 25% of the CIL is for community use, in Shropshire 90% of CIL monies is being made available for shared local ambitions to meet the needs locally of new growth.

A great achievement by Kinnerley Parish and an approach that we would recommend to others in Shropshire; well done to all concerned.

Malcolm Price, Planning Portfolio Holder and Jake Berriman, Internal Consultant, Strategic Delivery

OVERVIEW

Overview of Kinnerley Parish Neighbourhood Plan

Introduction

1. In September 2011, following a request from Kinnerley Parish Council, Shropshire Council granted Kinnerley Parish “Vanguard Status” and awarded it £18,000 to carry out a Neighbourhood Plan.
2. In 2005 the existing Kinnerley Parish Plan was published, but this is now out of date. The Kinnerley Parish Neighbourhood Plan has been designed to examine in much more detail those areas considered by the community to be of particular importance to the wellbeing of the Parish; planning and housing development, economic development and tourism, the environment and community issues.
3. The Kinnerley Parish Neighbourhood Plan (KPNP) is the result of much hard work by people from across the Parish. It reflects the aspirations of its residents, with over 70% of them taking part in the Questionnaire; many also attending open meetings and other consultation events to help shape the ideas on which this final document is based.
4. The KPNP now provides us with a comprehensive record of what is currently happening in the Parish and, more importantly, describes future improvements which you as

residents of the Parish feel would enhance your enjoyment of living in this Parish

5. It is important to note that the ‘planning’ part of the Kinnerley Parish Neighbourhood Plan, including the Kinnerley Parish Design Statement and Landscape Character Assessment, has been formally adopted by Shropshire Council. This means that potential developers as well as planning officers are bound by all of the planning policies and site allocation recommendations which are described in detail in the full report. This Overview is only an abbreviated version of the Kinnerley Parish Neighbourhood Plan. Developers and Planning Officers should refer to the full document.
6. Kinnerley Parish Neighbourhood Plan is a large document; it is being made available as:
 - A printed copy of The Overview has been delivered to every household in the Parish.
 - The complete document, including the six annexes, providing a comprehensive and detailed analysis of the results; this will be available on the Kinnerley Parish Council website:
<http://www.2shrop.net/kinnerleyparishcouncil/kpnp>
 - There will be a paper copy of the full KPNP for reference in Maesbrook Village Hall and Kinnerley Parish Hall; a full copy may also be borrowed by contacting the Parish Clerk, any Parish Councillor, Kinnerley C of E Primary School, or Oswestry Library or the library bus.

OVERVIEW

Summary of Results and Future Action

Section 1 Development and Planning

The detailed analysis of results from the questions asked in the Housing and Development section of the Questionnaire can be found in the Full Kinnerley Parish Neighbourhood Plan (please see page 5 for details of how to view a full copy). The key results are summarised below:

A. Planning for future housing

The evidence provided in your responses to the Questionnaire shows that you felt that:

- i. There should be moderate growth in Kinnerley Parish over the next 12 year period; particularly to support the school where pupil numbers are declining. 72% of respondents were in favour of more housing.
- ii. Generally the size of housing should be for smaller 2/3 bedroom houses to encourage young families and local people to come into the Parish. 92% of respondents showed a preference for 1-2 bedroom houses and 3 bedroom houses.
- iii. The number of houses which the majority of the respondents thought was needed for each village or hamlet and the size of development was as follows:

Village/hamlet	Weighted mean, based on information from the whole Parish, rounded to nearest whole number	Size of development
Kinnerley	23	A mix of sites but no single large sites
Maesbrook	10	Infill and a number of small sites
Dovaston	7	Infill development only
Knockin Heath	7	Infill development only
Edgerley	6	Infill development only
Total	54	

- iv. Kinnerley Village, which has a range of facilities including the school, the shop, a bus service, a Parish Hall and playing fields, should accept most of the proposed new houses (23). Maesbrook should have a limited expansion of new houses (10).
- v. The hamlets of Dovaston and Knockin Heath should retain their existing development boundaries, enabling any development to be restricted to infill only. All other areas should be treated as open countryside.

OVERVIEW

- vi. Over 90% of respondents thought that the existing Kinnerley Parish Design Statement and Landscape Character Assessment should form part of the KPNP to help to focus on design quality and ensure that new development is not damaging to the existing character of the area. See complete document on Kinnerley Parish website: www.2shrop.net/kinnerleyparish/kpnp
- vii. There was a substantial majority in favour of keeping development boundaries
- viii. You were asked to indicate which sites within the Parish you considered the most suitable for development. No site was considered for inclusion for future development unless a majority of you supported it.

Action taken

1. The findings on Housing Development, Economic Development and Tourism were presented by the Parish Council to Shropshire Council as an Interim Report. On 14th November 2012 this Interim Report was approved by Cabinet and on 22nd November 2012 the Kinnerley Parish Neighbourhood Plan, including the Kinnerley Parish Design Statement, was 'Adopted' by the full Shropshire Council. It now has to be taken into account as a material planning consideration by both the Parish Council and Shropshire Council on all planning issues in Kinnerley Parish.

Preferred Development Sites

In keeping with the stated planning policy that the majority view of the respondents to the KPNP Questionnaire should be used, the principle was adopted that the only sites which would be considered for development would be those in which the overall responses from the questionnaire showed more people in favour of developing a particular site than against developing it.

The consequence of this is that the great majority of sites put forward by landowners and identified on the five Maps are not considered further in this Plan, because the overall views of Parish residents did not consider them suitable. The remaining sites are considered in more detail below.

The recommendations given below are based not only on the "votes" from the questionnaire, but also on the answers to "open" questions in the questionnaire, on comments made at the Open Planning meeting held in Kinnerley Parish Hall on 28th June, and on responses from the Community Topic Group's informal consultations.

OVERVIEW

Kinnerley

Four sites had a “positive” vote (as defined above), namely (in ranked order, most popular first):

KNY0001 The site behind Coly Anchor

KNY0002 The site opposite to the school

KNY0007 Land off Church Lane

KNY0008 Land behind Jubilee House

(See map on page 11)

KNY0001: The extension to Coly Anchor

This site is RECOMMENDED for development. Vehicle access would be through the existing Coly Anchor estate.

KNY0002: The large site running south from the shop to Argoed Road

It is RECOMMENDED that part of this site should be allocated for development; the southern most part, between School Road and Argoed Road. This part of the site is bordered by hedges, which would make an attractive natural boundary to the site (see map), and it is RECOMMENDED that these hedges be retained.

KNY0007: Land to the east of Church Lane, running down to the Weir Brook

In view of the fact that the number of houses which are needed can be met from the other three favoured Kinnerley sites, and considering the access problems, this site IS NOT RECOMMENDED for development

KNY0008: Land to the rear of Jubilee House

If the recommendations to develop the sites KNY0001 and KNY0002 (part) are accepted, this would provide a total of about 24 houses in Kinnerley Village over the period to 2026. This is in addition to any houses built at the Jubilee House site, or any infill development in the village. If the existing planning application for development of the Jubilee House site were to gain approval, there would be the possibility of holding the KNY002 site in reserve for limited development towards the end of the period 2016-2026.

It is felt that these recommendations would satisfy the housing needs for Kinnerley for the next 14 years as identified in the consultation process on which this report is based.

Development boundary

The existing development boundary should be extended to include the recommended sites.

OVERVIEW

Maesbrook

Two sites had a positive vote in Maesbrook, namely:

MBK0001: Land adjacent to the Village Hall

MBK0009: Land partly opposite MBK0001 on the other side of the road

(See map on page 11)

MBK0001

It is RECOMMENDED therefore that this site be developed.

MBK0009

This is a somewhat larger site than MBK0001, and lies partly behind existing houses. It is RECOMMENDED that the part of MBK0009 that fronts onto the road be developed (see map). That site would be sufficient for approximately 5 houses of the size supported by residents.

These two sites would therefore provide approximately 9 houses, which is sufficient for the needs of Maesbrook for the next 14 years.

It is RECOMMENDED that the existing development boundary be extended to include MBK0001, and that a new boundary be drawn around MBK0009 (part) to include the adjacent houses (see map).

Dovaston and Knockin Heath

No site in either village received a positive vote from the Parish residents.

(See map on page 12)

Therefore it is RECOMMENDED that only infill development be permitted in Dovaston and Knockin Heath.

Edgerley

Two sites only have been put forward for development in Edgerley :

EDGY0001: Land opposite Edgerley Hall

EDGY0002: Land between Penteg and Burnt House

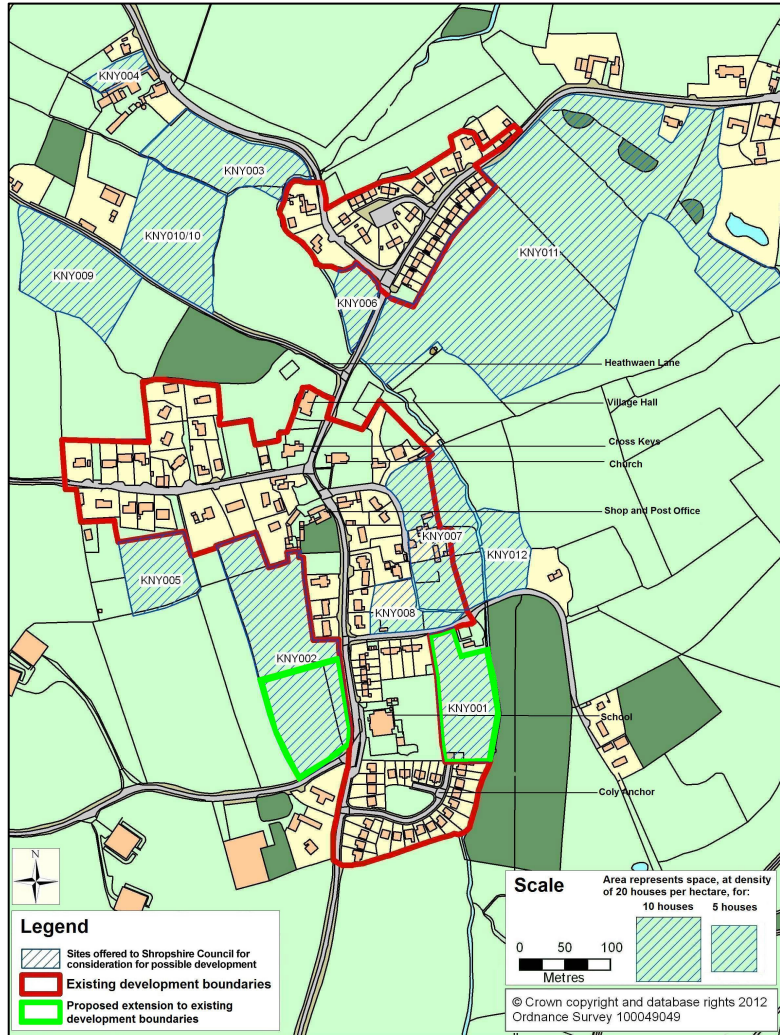
(See map on page 13)

Because there is no clear majority of respondents in favour of housing development in Edgerley, it is felt appropriate to classify the ward of Edgerley/Pentre as '**Open Countryside**'.

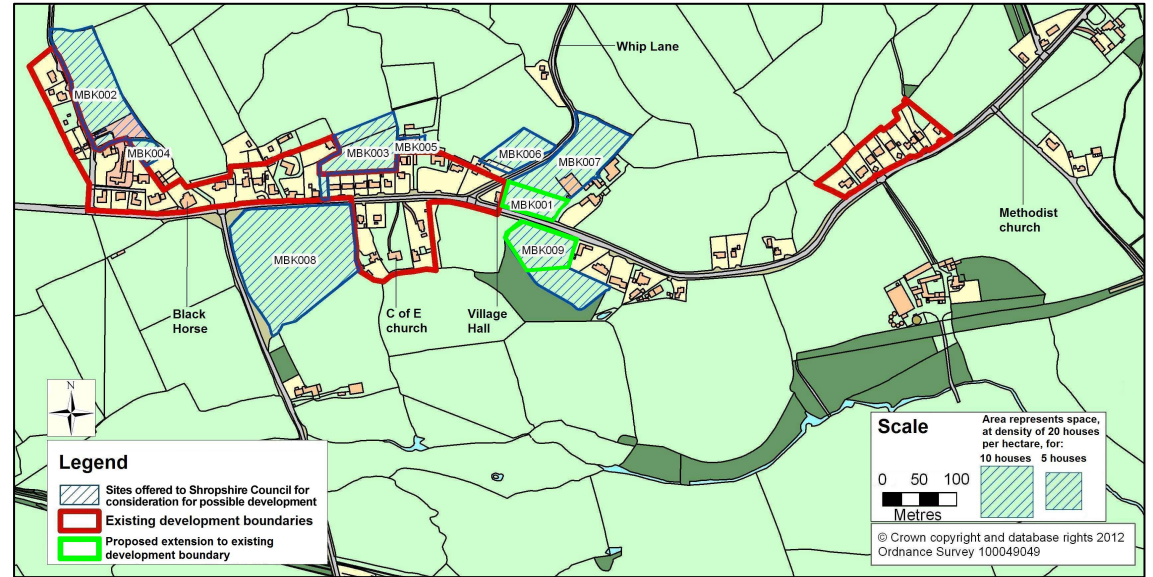
OVERVIEW

Maps showing proposed extensions to existing development boundaries (outlined in green)

Kinnerley Village



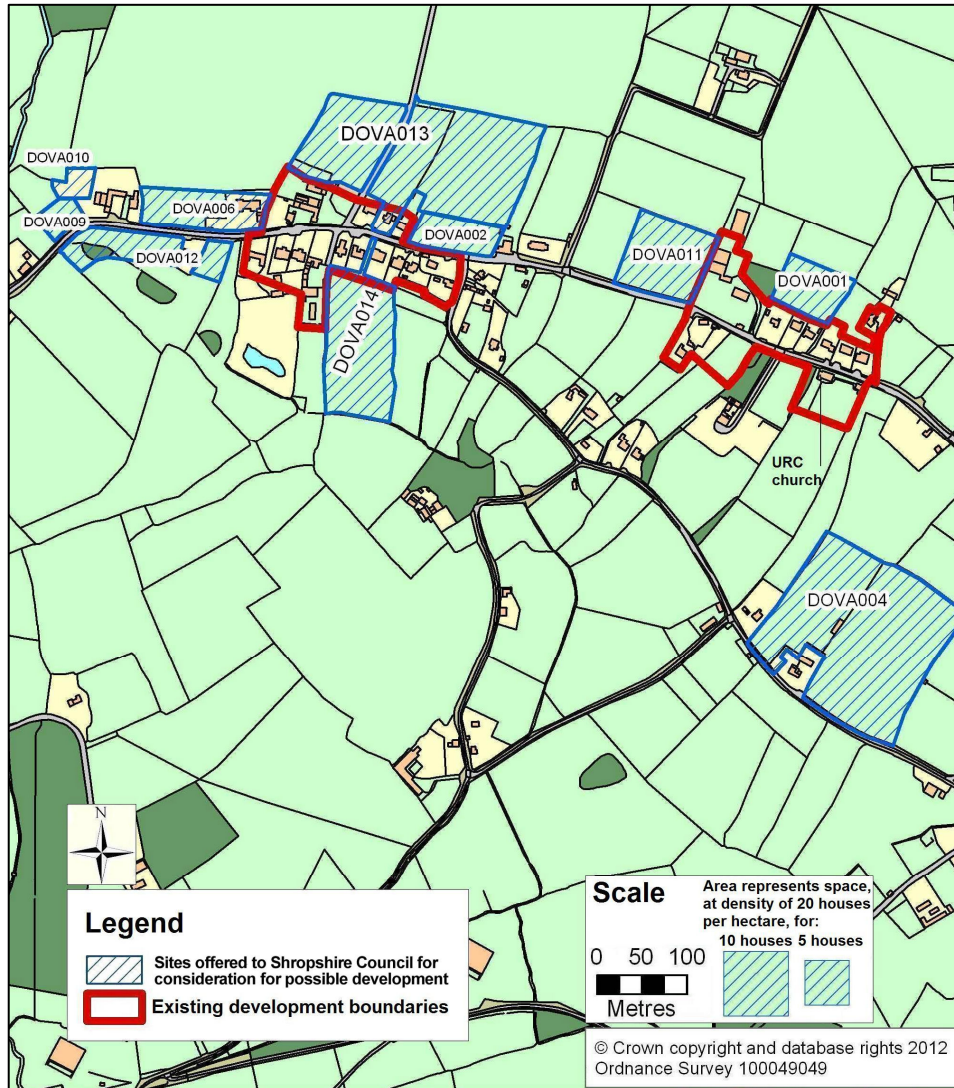
Maesbrook



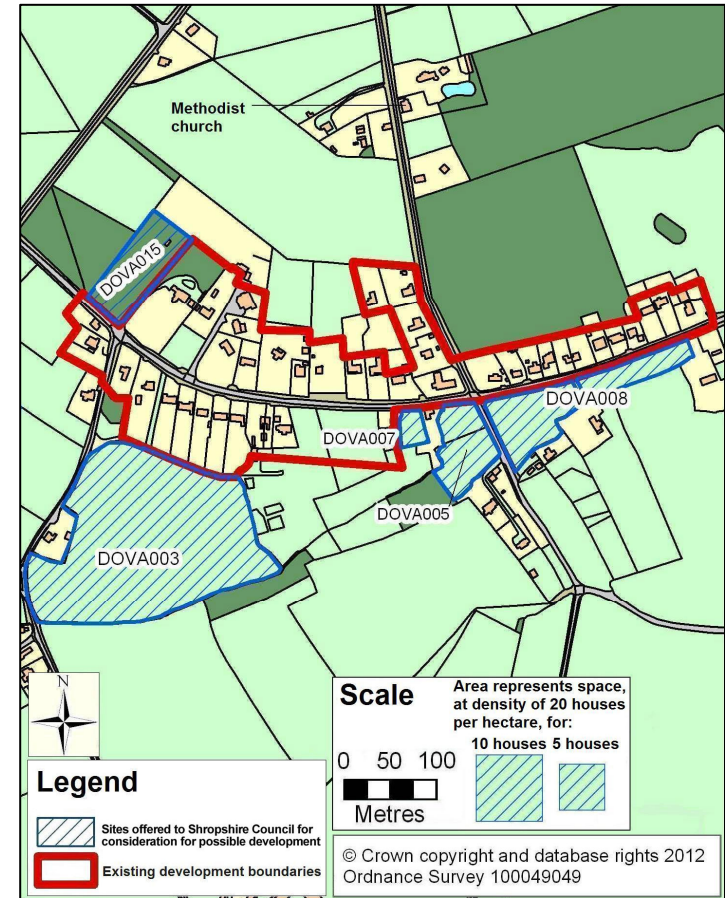
OVERVIEW

Maps showing existing, unchanged development boundaries

Dovaston



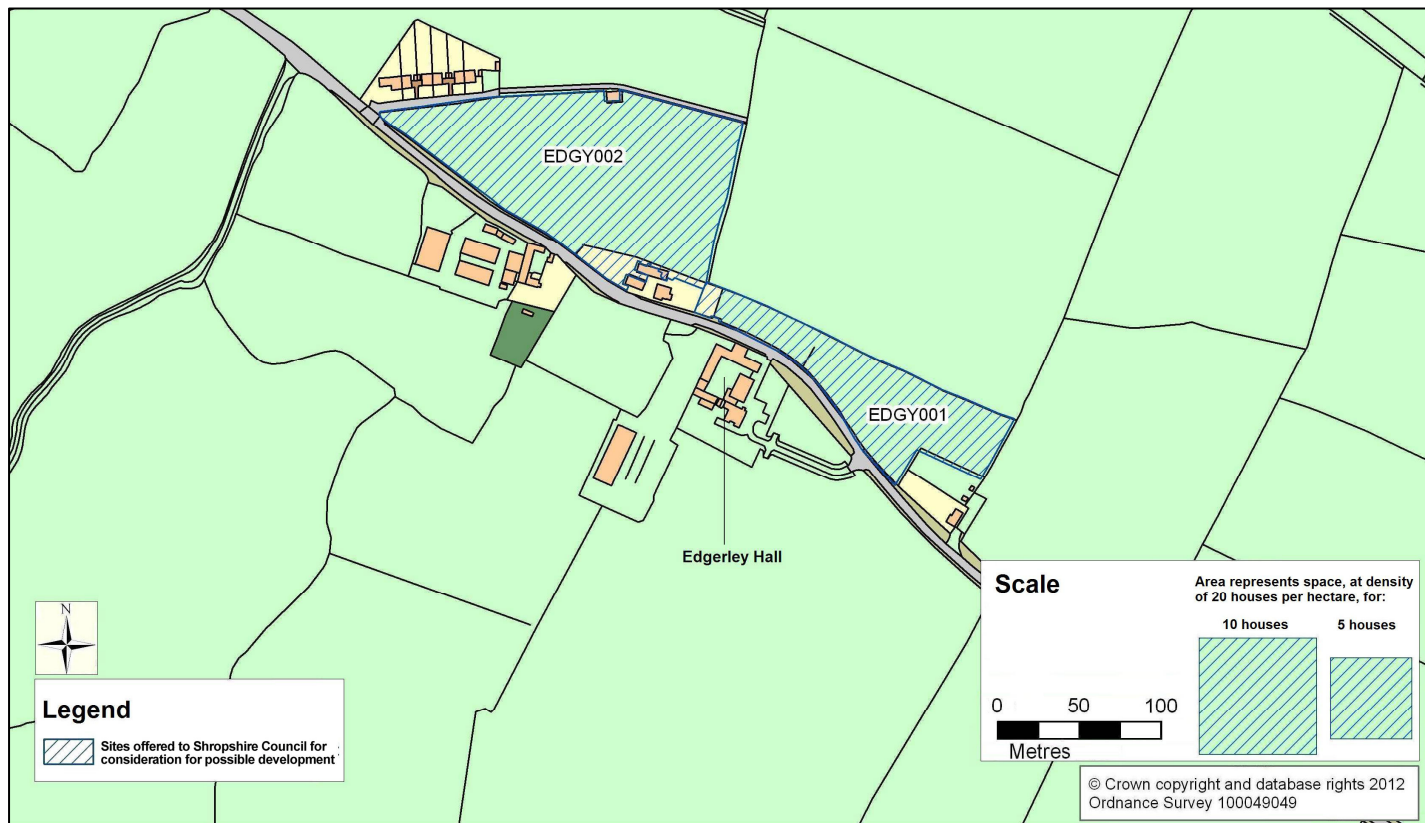
Knockin Heath



OVERVIEW

Map showing no development boundaries

Ederley



OVERVIEW

B. Economic Development

The evidence from the Questionnaire showed that almost 70% of those of you whose work was based within the Parish were employed either in rural activities, construction, maintenance or home-based IT dependent businesses.

You told us that:

- i. Small scale employment and business opportunities within the Parish should be encouraged.
- ii. Employment opportunities should be encouraged in agriculture, horticulture, hospitality, tourism and home based professional services.
- iii. Any large scale industry requiring development of greenfield sites, and an increase in traffic, especially HGVs, would negatively affect Kinnerley Parish.
- iv. Access to reliable broadband and mobile telephone connections was a serious constraint in some areas.

Recommendations

1. Develop a Parish campaign to lobby for improvements to broadband and mobile 'phone reception, including:
 - i. Identifying the extent of the problem through creating a map of poor coverage.
 - ii. Investigating the feasibility of community satellite broadband provision.

- iii. Contacting other rural communities experiencing the same problem to learn from their approaches to tackling this problem.

C. Tourism

Evidence from the Questionnaire showed that you supported the encouragement of tourism provided that it respected the rural and environmental values of the Parish. You told us that:

- i. Small scale enterprises such as an increase in bed and breakfast facilities and small campsites for touring caravans were supported.
- ii. Efforts should be made to improve communication between camp sites and existing facilities within the Parish and to give visitors opportunities for walking, riding, cycling and using the facilities available in the Parish.
- iii. Large scale development with static caravans and chalets was considered to be inappropriate.

Recommendations

2. Produce a 'What's in Our Parish Information Pack' in virtual and paper format to inform tourists of facilities and amenities available in Kinnerley Parish. This should include maps and identify areas of particular historic or other interest.

OVERVIEW

Section 2 The Community

Environment

A. Flooding

For residents living on the flood plains of the rivers Vyrnwy, Severn and Morda, and the Weirbrook flooding is a real concern.

You told us that:

- i. Detailed, reliable and timely advance warnings of imminent floods are of critical importance.
- ii. Given timely flood warning, residents could move their vehicles to higher ground; however at present there are inadequate parking bays provided on the roadside.

Recommendations

3. Produce a flood information pack on the website and in paper form to be distributed to residents living on the flood plain; especially to new residents moving into these areas.
4. Continue to review with the Environment Agency the effectiveness of the Flood Warning System.
5. Creation of a local support network in isolated areas where people might need help. Ensure that incomers to the area know where to seek help in an emergency and know how to access the Environment Agency warning system.

6. Lobby for improving parking bays alongside the roads but above the flood zone, for use during the floods.

B. Biodiversity

You told us that the riverside meadows of the Severn and Vyrnwy flood plains make up increasingly rare habitats. The landscape of the remainder of the Parish is largely pastoral with some arable and retains an unusually good network of hedges and wildlife corridors.

- i. The biodiversity and environmental networks were important and were a major reason for your enjoyment of the Parish.
- ii. There was a strong desire to learn more about Kinnerley Parish's natural environment.
- iii. A significant number of people would like to become further involved in conservation activities.

Recommendations

7. Establish a local environmental action group.
8. Find out local priorities by undertaking an environmental action audit.
9. Identify and undertake small scale projects.
10. Create and update local information packs about the natural environment in Kinnerley Parish, including leaflets, website information, and a wildlife 'first spot' information system.

OVERVIEW

C. Countryside Access

Kinnerley Parish is fortunate in having a large network of footpaths linking the hamlets and villages. They form one of the most important assets within the Parish, helping residents to enjoy the environment in which they live. You told us that:

- i. The footpaths are used both for recreation and also as an alternative way of moving around the parish.
- ii. The footpaths are an important Parish asset and part of the infrastructure; they should be maintained and signposted.
- iii. There was a need for some of the well used footpaths particularly those around hamlets and those linking hamlets and villages to be made more user-friendly for older walkers and also for dog walkers.

Recommendations

11. Encourage those who use the footpaths to form pressure groups and working parties with the aim of working with Shropshire Council to maintain and improve the footpaths.
12. Map all priority footpath routes within the Parish, particularly those related to Kinnerley School, those connecting with bus routes and those linking the different villages and hamlets.
13. Identify opportunities for “permissive” routes to link important and well used footpaths.

14. Lobby for well used paths around villages and hamlets and linking villages and hamlets to be upgraded so as to be user friendly for all ability access and for dog walkers. Examples are:

- i. The Knockin Heath and Dovaston to Kinnerley footpaths.
- ii. Pentre to Kinnerley via the route of the Old Potts railway (this will depend on successful negotiations with the M.O.D. for a permissive pathway).
- iii. Discuss with horse owners to identify the actions needed to enable them to enjoy riding along the country lanes.

D. Sustainable living

Recommendations

15. Lobby for action to be taken to improve local recycling, including cardboard.
16. Provide Information on opportunities for increasing domestic renewable energy production and domestic insulation, including funding support.
17. Reinstate the ‘litter-picks’ started up as a result of the Parish Plan.

OVERVIEW

Living in Kinnerley Parish

Your responses to the Questionnaire were very positive, showing that there was a general appreciation of the lovely rural area in which we live. You also commented on the vibrant community.

You told us that you wanted a Parish with appealing places to meet and socialise, places where it is safe to walk, cycle or ride and where the natural environment can be enjoyed. You also wished for improved travel options so that whatever your form of travel, whether it be bus, car, bicycle or walking, it could be easily and safely accessed.

A. Traffic and Road Safety

You told us that the existing local facilities met most of your needs but also identified issues where improvements should be made:

- i. Transport was a most important issue, the unsuitability of the narrow lanes for HGVs receiving a large number of comments.
- ii. There was a need to have an improved bus service to Maesbrook and better bus links to Shrewsbury.
- iii. Speeding traffic on all main roads particularly through Maesbrook was a matter of grave concern.
- iv. Disorderly parking in the centre of Kinnerley especially by customers using the shop was felt likely to cause a

serious accident; there is a blind corner by the shop, yet parked cars obstruct both the road and the narrow pavement.

Recommendations

18. Encourage walking and cycling and use of public transport to reduce car use.
19. Implementation of a variety of traffic management and road safety measures including:
 - i. Installation of permanent electronic speed warning signs.
 - ii. Installation of a mirror opposite Kinnerley Shop.
 - iii. Installation of "Children Crossing" warning signs by the BMX track.
 - iv. Campaign to encourage local drivers to use the car park in the centre of the village and to refrain from parking on the road or pavement outside the shop.
 - v. Reduce the height of the hedge next to Kinnerley Shop.

B. Activities for young people

Consultation with children at Kinnerley School showed that they enjoyed the peace and quiet, the playing fields, the open spaces and the BMX track. They generally feel safe in the village but some of them felt intimidated by the behaviour of a few older youths, who congregate in the centre of the village.

OVERVIEW

It was felt that more activities were needed, particularly for the older children.

Concerns were expressed over the lack of green space and playing areas in the outlying villages and hamlets. As a result families from those areas had to find their way to Kinnerley Village for recreation.

Recommendations

20. Upgrade the derelict football pitch.
21. Research the need for open spaces for recreation and allotments in other villages in the Parish.
22. Investigate the options for an informal drop-in centre with suitable recreational activities for the older children.

C. Promoting community activity

Many people expressed a strong sense of “belonging” to the Parish. Encouragingly some 10% of respondents to the Questionnaire expressed a willingness to volunteer for various community activities.

Recommendations

23. Further investigation into the potential for activities to support the development of local pubs as additional venues for community activity.
24. Following up offers of voluntary help, as a first step towards compiling a database of potential volunteers related to particular interests.

25. Establishment of a community group to oversee and monitor the planning and implementation of activities related to the Neighbourhood Plan recommendations.

The Way Forward

The results from the KPNP consultation have identified a number of issues and recommendations for possible follow up activities, which residents believe will improve the Parish in which we live. Some are obvious and will be comparatively easy to action; others are more complex, long term and likely to be more expensive; and some are dependant on circumstances outside the control of the Parish.

All of the issues identified have been recorded but not prioritised as it is not possible to judge which activity will be seen as a priority in a few years time. The enthusiasm, energy and drive of those who have put their names forward as volunteers will be needed to ensure that changes will happen.

In 2005 Kinnerley Parish completed its Parish Plan. Whilst its consultation throughout the Parish raised a list of concerns, desires and ambitions, many of these were not carried through as no structured mechanism for managing and monitoring progress to achieve these goals was put in place.

OVERVIEW

The fact that so many people have put their names forward as potential volunteers during this KPNP consultation process suggests that this time something more long lasting can be put in place.

We recommend that:

- i. The Parish Council will hold responsibility for overseeing the implementation and ongoing monitoring of the proposed actions identified from the results of the Questionnaire and the consultation events; therefore the nomination by the Parish Council of a Neighbourhood Plan Co-ordinator who would be assisted by a small team of volunteers representing each of the key topics identified in the Neighbourhood Plan.
- ii. The co-ordinator would identify a leader for each of the possible seven topic groups, who would then draw on the list of volunteers to help achieve the objectives described in the KPNP.
- iii. Possible Topic Groups:
 - a. Literature, website, map production
 - b. Environmental activities
 - c. Flooding
 - d. Access and rights of way
 - e. Youth activities
 - f. Community facilities
 - g. Broadband pressure group

And finally, thank you

We would like to extend our gratitude to many people who have helped to bring this Neighbourhood Plan to fruition. In no particular order, thank you to

- All members of the Kinnerley Parish Neighbourhood Plan Steering Group, Topic Groups and Communications Group
- Parishioners who compiled 'Kinnerley Facts', finalised the questionnaire maps and analysis, and compiled and formatted this report
- Those who distributed and collected the Questionnaires
- The team who provided and served refreshments whenever needed
- Kinnerley Parish Councillors and the Clerk
- Shropshire Council Community Action Team
- Shropshire Council Planning Policy Team
- The team from Resources for Change
- Local residents, who took time to fill in the questionnaire, have taken part in additional consultation activities and who attended the open meetings

For further information please contact the Kinnerley Parish Clerk via the Kinnerley Parish website

www.2shrop.net/kinnerleyparishcouncil

E-Mail: kinnerleypc@btinternet.com



"Kinnerley Parish and More from Llanymynech Rocks
"Photograph by David Slaughter, Maesbrook



Looking towards the Breidden hills from Dovaston