

# Tibberton and Cherrington

## Parish Council



## TIBBERTON AND CHERRINGTON PARISH NEIGHBOURHOOD PLAN 2020-2031

Regulation 15 Submission Version  
16 July 2020



## FOREWORD

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

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

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

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

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

The Neighbourhood Plan will help to protect the character of the Parish and help ensure that any future development is suitable for the local need and located in sites which are suitable for development and which will not have a detrimental or harmful effect on the intrinsic character or beauty of the open countryside.

Nick Eyles

Chair of the Tibberton and Cherrington Neighbourhood Plan Steering Group

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## CONTENTS

Lists of Figures and Tables .....	page 4
Introduction .....	page 5
Setting the Context .....	page 6
Why we are Preparing a Neighbourhood Plan for Tibberton and Cherrington.....	page 10
Process of Preparing the Plan .....	page 11
National and Local Policy Planning Framework .....	page 12
Evidence Base .....	page 15
Vision and Objectives .....	page 17
Policies .....	page 18
Monitoring and Review .....	page 28
Settlement Boundaries .....	Annex A
Tibberton's and Cherrington's Historic Character .....	Annex B
Parish Profile .....	Annex C
Additional Technical Evidence .....	Annex D

## LIST OF FIGURES

Figure 1: Tibberton Settlement Boundary .....	pages 7 & A-5
Figure 2: Parish Boundary and Neighbourhood Plan Area.....	page 8
Figure 3: Tibberton Building Development Map 2012 - 2021.....	page 9
Figure 4: The Neighbourhood Planning Process.....	page 11
Figure 5: Local Green Spaces.....	page 27
Figure 6: Development within Settlement Boundary.....	page A-3
Figure 7: Increase in Housing 1999 - 2020.....	page A-3
Figure 8: Listed Buildings in Tibberton and Cherrington Map.....	page B-1-3
Figure 9: Tibberton and Cherrington Parish Age Profile .....	page C-1
Figure 10: Highest Level of Qualification .....	page C-2
Figure 11: Growth of Population and Housing Stock.....	page C-5
Figure 12: Travel to Work Patterns.....	page C-6
Figure 13: Strategic Housing Land Availability Assessment (SHLAA) 2012.....	page C-10
Figure 14: Tibberton and Cherrington Rights of Way.....	page C-13
Figure 15: Tibberton and Cherrington Parish Agricultural Land Classification .....	page C-14
Figure 16: Tibberton and Cherrington Parish Mineral Safeguarding Areas.....	page C-15
Figure 17: Tibberton and Cherrington Parish Flood Risk Areas.....	page C-16
Figure 18: Local Wildlife Site and Local Geological Site.....	page C-17

## LIST OF TABLES

Table 1: Local Green Spaces .....	page 24
Table 2: Example of Policy Monitoring .....	page 29
Table 3: Student Population .....	page C-2
Table 4: Housing Stock in Tibberton and Cherrington .....	page C-3
Table 5: Household Types in Tibberton and Cherrington Parish .....	page C-4
Table 6: Tibberton and Cherrington Parish Housing Tenure .....	page C-4
Table 7: Comparison of Tibberton and Cherrington Parish and Telford & Wrekin House Prices in 2014 and 2015 .....	page C-5
Table 8: Car Availability.....	page C-7
Table 9: SHLAA 2012 Appendix 1 - Tibberton.....	page C-11

## INTRODUCTION

### Our Neighbourhood Plan

This Neighbourhood Plan has been formulated on the basis of the public's response to all the Parish Council's consultations held between October 2017 and April 2020. Inputs from the public and consultees received by the Neighbourhood Plan Steering Group during the Regulation 14 Consultation period<sup>1</sup> were used to prepare this Draft Plan and it was presented to the Parish Council on 16 July 2020, after a delay caused by the Covid-19 pandemic. Following the Parish Council's approval, this version of the Plan, known as the 'Regulation 15' version, has been submitted to Telford & Wrekin Council. A statutory consultation exercise will be undertaken by the Local Planning Authority to ensure that the Plan and all accompanying documents comply with legal requirements. The Plan will then be placed on the Local Planning Authority website for a further final six-week consultation.

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

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

All relevant documents can be downloaded via the Telford & Wrekin Council website. [https://www.telford.gov.uk/info/20453/neighbourhood\\_planning](https://www.telford.gov.uk/info/20453/neighbourhood_planning)

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<sup>1</sup> 18 January 2020 to 29 February 2020 with a Supplementary Consultation period from 21 February 2020 to 10 April 2020.

## SETTING THE CONTEXT

The Parish of Tibberton and Cherrington is in the Borough of Telford and Wrekin and ceremonial county of Shropshire (Figure 2 on Page 8). It is located 4.8 miles (7.7 km) west of the town of Newport and approximately 11 miles (17.7 km) north of Telford town centre. The Parish population at the 2011 Census was 698, which was a 2% increase from 684 in 2001; however, this figure is forecast to rise to approximately 994 by 2021 due to recent housing developments, an increase of 42.4% since 2011.

Similarly, the housing stock in Tibberton increased by less than 9% in the 10 years between 1999 and 2009 but the rate trebled to nearly 27% (256 to 325 houses) during the following 8 years to 2017. This rise in the development of new homes will accelerate by a further 27% during the next 4 years from 2017 to 2021 (325 to 413 houses) as a result of those houses that are currently in build or are highly likely to be built. This represents an increase of 142 houses (52%) in the 10 years from 2012 to 2021 (inclusive). Additionally, another 3 houses on 3 separate plots have outline or 'reserved matters' planning permission. Planning applications that were granted full or reserved matters approval in each year for this period are shown on the map in Figure 3 on Page 9 and full details of the increases in housing stock and population are given in Annex C.

The Parish consists of 2 settlements, the village<sup>2</sup> of Tibberton and the hamlet<sup>3</sup> of Cherrington, which are set in a predominantly rural landscape that extends into the heart of these settlements. Agriculture is the dominant land use with 90% of land classified as Grade 2 or 3 (very good to moderate). The open rural character of the landscape of the Parish is an asset much valued by the community for its scenic amenity, recreational use and environmental value and establishes the principal context for the setting of Tibberton and Cherrington.

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

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

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

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

The original linear pattern of development in Tibberton along its road network only began to change post 1945 into the more rectangular form recognisable today. Maslan Crescent was built in

<sup>2</sup> The National Geographic Society defines a village as a settlement of between 500 and 2500 people.

<sup>3</sup> The OED defines a hamlet as being smaller than a village, usually without a church.

the 1950s, followed by further residential developments in the 1970s & '80s. The new school and adjacent playing-field established in 1970 also contributed to the change of use from agriculture to settlement in what was becoming the core of the village. This process of changing from a linear layout to a more rectangular form has accelerated with recent housing developments.

The Local Planning Authority specifically opposes any proposed development that would cause harm to the character of the villages or encroachment into the countryside<sup>4</sup>. However, the confines of Tibberton are not formally defined, leading to differing interpretations of where the 'built-up' area ends and 'open countryside' begins. This potential conflict of opinion has now been resolved by assigning a 'Settlement Boundary' to Tibberton, as shown at Figure 1 below. However, the hamlet of Cherrington is already defined as being in open countryside, therefore, it would be unnecessary and inappropriate to define a boundary for the settlement of Cherrington. Details of the rationale for the Tibberton boundary, together with a larger map, are at Annex A.

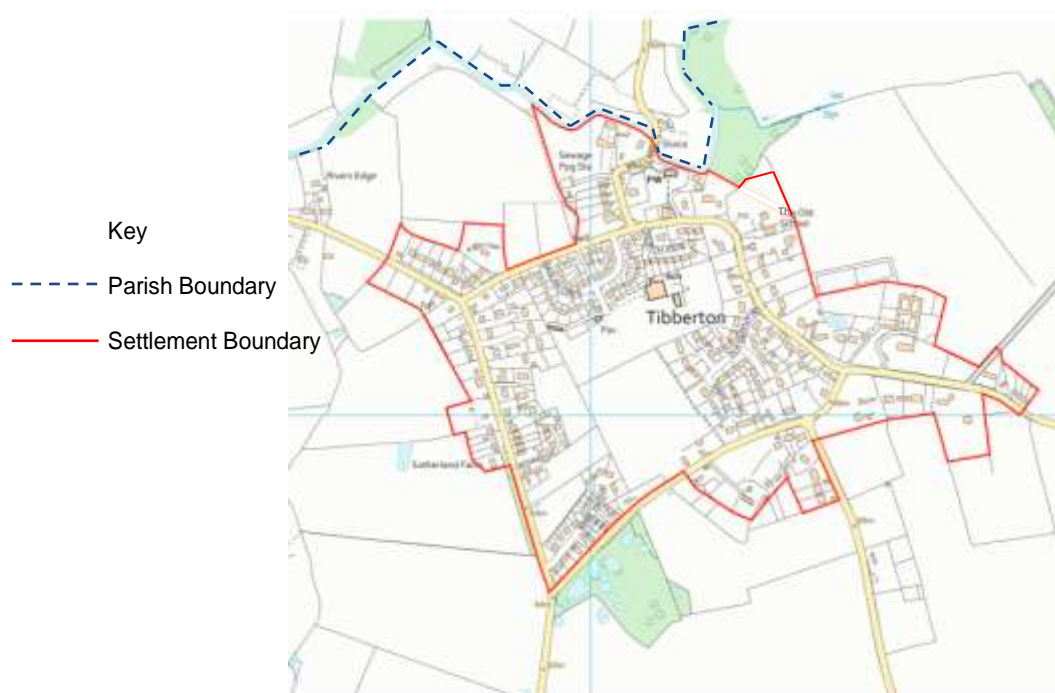


Figure 1: Tibberton Settlement Boundary

Apart from Tibberton and Cherrington, the Parish is otherwise rural. Both settlements have historic cores with 17 listed buildings recorded in the National Heritage List for England 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. Almost all the listed buildings are timber framed houses and cottages, the earlier ones with cruck construction. The other listed buildings consist of red brick houses, a church and a bridge over the River Meese. Other buildings of local interest include the 'Primitive' Methodist Chapel in Tibberton, which was built in 1844. Background information on Tibberton's and Cherrington's historic character is at Annex B and full details of the listed buildings within the Parish are at Appendix 1 to Annex B.

The full Parish Profile is at Annex C.

<sup>4</sup> Telford and Wrekin Local Plan Policy HO10



**Figure 2: Parish Boundary and Neighbourhood Plan Area**

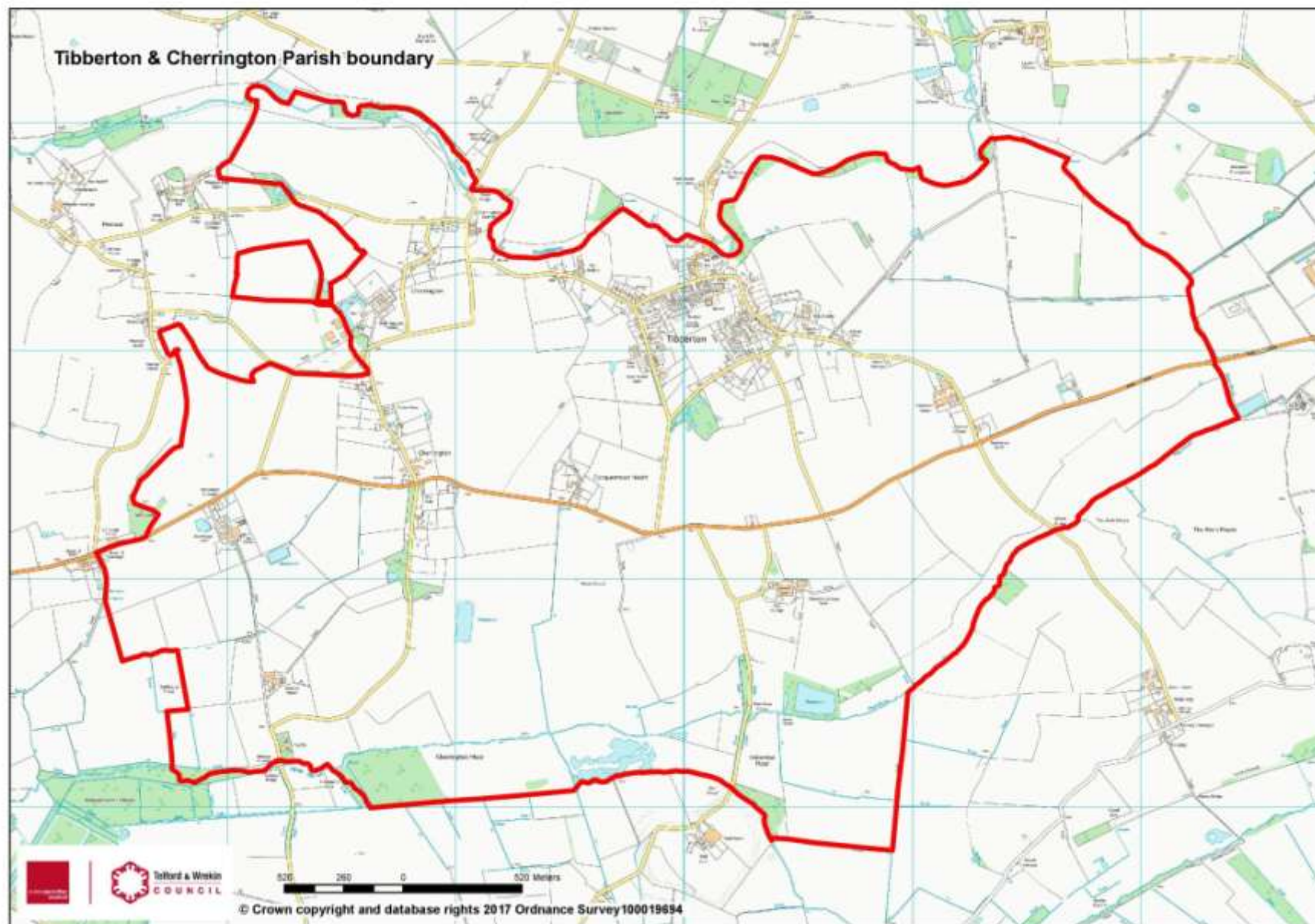
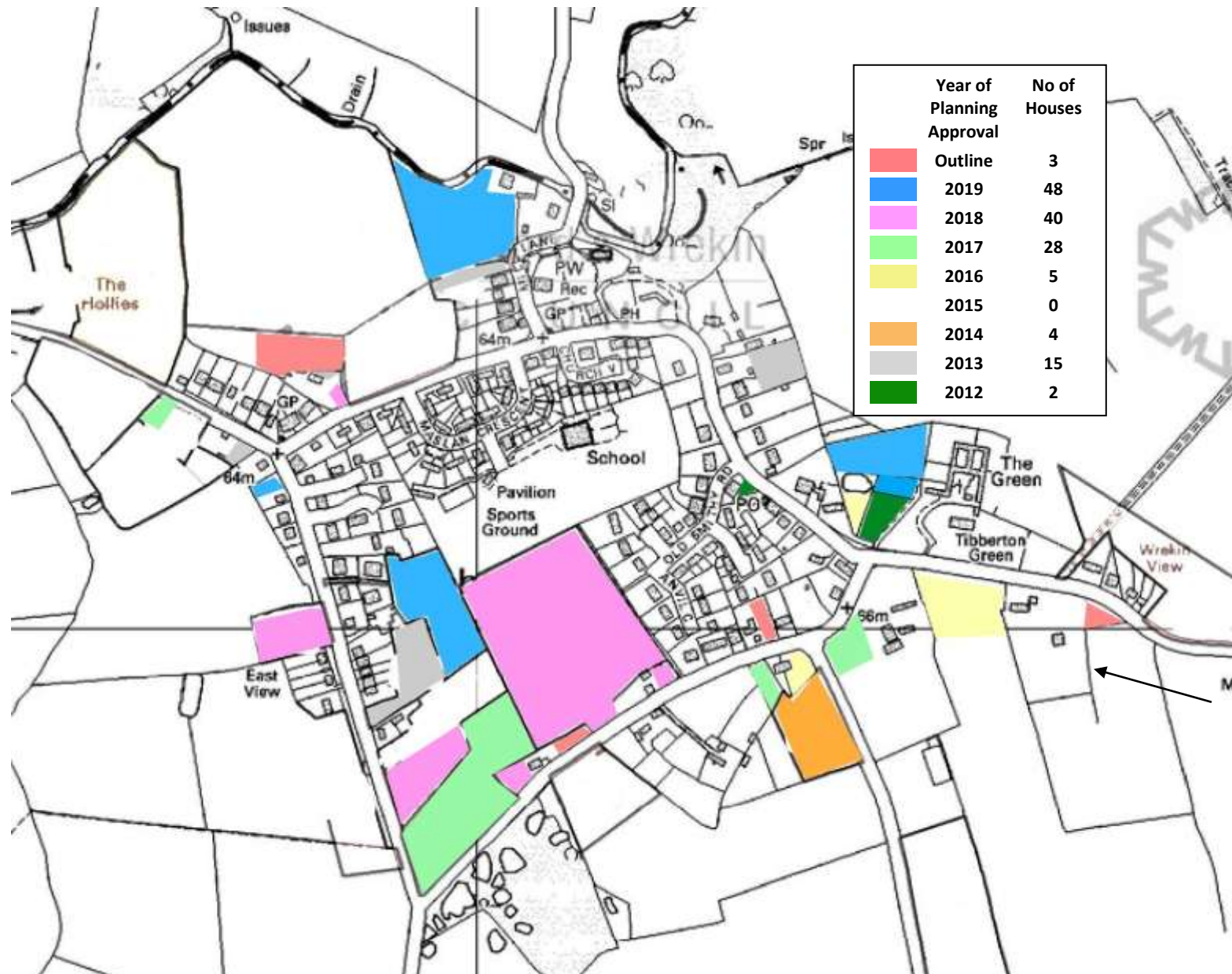




Figure 3: Tibberton Building Development Map 2012 - 2021



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

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

Not all Parish Councils have chosen to produce a Neighbourhood Plan. However, in September 2017 Tibberton and Cherrington Parish Council decided that this was an important right to exercise, and applied to be designated a Neighbourhood Planning Body for the whole area covered by the Parish (Figure 2 on Page 8).

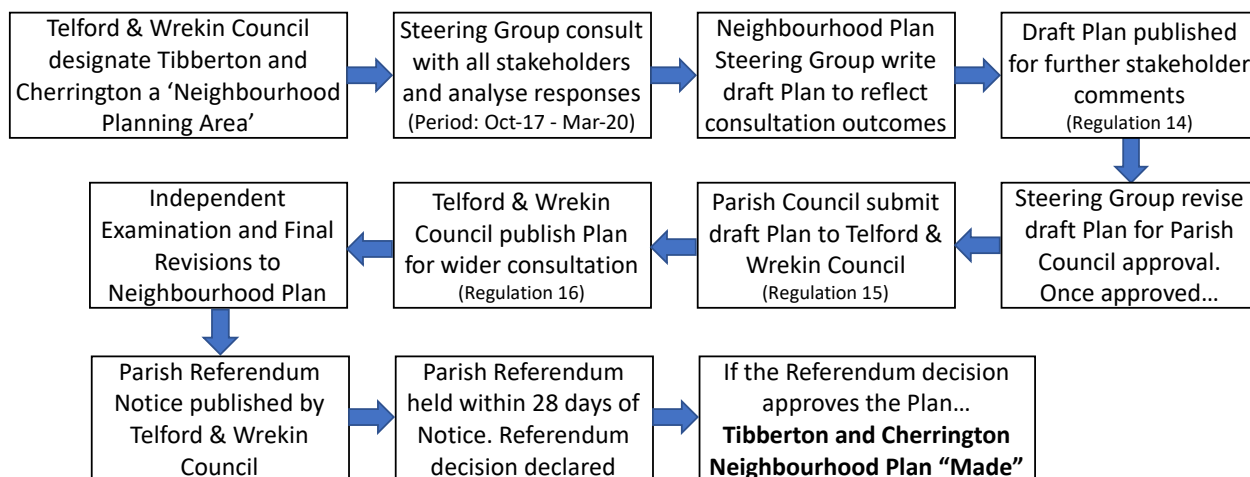
The Parish Council submitted its application to Telford & Wrekin Council for designation of its Neighbourhood Area in October 2018. After a formal six-week consultation which began on 15 November 2018 and ran until 10 January 2019, Telford & Wrekin Council resolved to support the Neighbourhood Area application made by Tibberton and Cherrington Parish Council and confirmed that the area shown in the application should be designated as a Neighbourhood Area. A formal notice was published on the 24 January 2019 that confirmed the designation.

The Parish Council's Steering Group has been preparing this Draft Neighbourhood Plan since 7 August 2018. 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 who have all had an opportunity to play a part in shaping the future of their Parish.

## PROCESS OF PREPARING THE PLAN

Neighbourhood Plans must be prepared following a procedure set by government (Figure 4).

**Figure 4: The Neighbourhood Planning Process**



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

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. During this consultation period, many responses were concerned about the level of housing development in Tibberton, particularly during the last 3 years. The Neighbourhood Plan Steering Group therefore decided to develop a Settlement Boundary for Tibberton which delineates between the 'built up' area and 'open countryside'. As this was a significant change to the Plan, it was further decided to have a supplementary consultation period of at least 6 weeks from 21 February 2020 to allow further comment on this new initiative.

Following these consultations, the Neighbourhood Plan was revised to take account of comments received and issues raised. A further six-week consultation by Telford & Wrekin Council will take place following the Plan's submission under Regulation 15. The Plan, its evidence base and consultation responses, will then be presented by Telford & Wrekin Council for Independent Examination. The process will culminate in a local referendum on whether the plan should be made part of the Statutory Development Plan for the Borough of Telford and Wrekin.

Telford & Wrekin Council's Local Plan 2011 - 2031 was adopted in January 2018. The preparation of the Tibberton and Cherrington Neighbourhood Plan has been progressed in accordance with the Local Plan process, including the review of the Local Plan initiated by the Borough Council in December 2019.

## NATIONAL AND LOCAL PLANNING POLICY FRAMEWORK

The Tibberton and Cherrington Neighbourhood Plan must take account of national planning policy. This is primarily contained in one document - the National Planning Policy Framework (NPPF). The NPPF states<sup>5</sup> that ‘neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>6</sup>. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.’

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

Telford & Wrekin Council’s strategic planning policy is contained in the adopted Telford & Wrekin Local Plan 2011 - 2031. The previous Wrekin Local Plan (1995-2006) is now time expired and the existing Core Strategy policies have been superseded by the adopted Telford & Wrekin Local Plan. An appropriate and sensible approach therefore was to proceed with the Tibberton and Cherrington Neighbourhood Plan based on the strategy and policies of the Telford & Wrekin Local Plan and to work closely with Telford & Wrekin Council during the preparation of the document.

A revision to the Local Plan was submitted on 30th June 2016 and an examination in public was conducted during January and February 2017 by an independent Planning Inspector. Telford & Wrekin Council received the Inspector’s Report in November 2017 and the Local Plan was adopted in January 2018. Additionally, the Town and Country Planning (Local Planning) (England) Regulations 2012 places an obligation on Councils to review Local Plans within a five year period from the date of adoption. The purpose of a review is to take account of “changing circumstances affecting the area, or any relevant changes in national policy<sup>7</sup>”. A review, therefore, needs to be completed by January 2023.

Given these circumstances and opportunities, Telford and Wrekin Council decided in December 2019 that a review of the Local Plan be launched. This review would not be housing numbers driven but seek to embed key priorities for the Council and Borough. Four core objectives were agreed<sup>8</sup> to underpin the review:

- Employment led growth through inward investment and job creation
- A ‘Forest Community’ approach which affords the protection, enhancement and accessibility of the natural environment and green spaces that characterise the Borough
- Support for regeneration of our Borough Towns, new town estates and infrastructure
- Meet local housing needs including providing more affordable and specialist accommodation to support people to live longer and healthier at home

The Parish Council recognised that the implications of the review launched in 2019 would need to be taken into account when developing the Neighbourhood Plan. Therefore, the development of policies within the Tibberton and Cherrington Neighbourhood Plan are aligned closely with these core objectives, particularly the ‘Forest Community’ approach and the development of policies to meet local housing needs.

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<sup>5</sup> NPPF Paragraphs 29 & 30

<sup>6</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

<sup>7</sup> Paragraph 33, National Planning Policy Framework (NPPF)

<sup>8</sup> Minutes of Telford and Wrekin Cabinet meeting on 2 January 2020 Item CAB-40.

## Strategic Framework

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

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

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

The small remainder of new housing development will be directed to the most appropriate rural 'named' settlements<sup>9</sup> with access to services and other infrastructure in order to support rural economic activity whilst protecting sensitive landscapes and settings. Given the pre-eminence of the Borough's Spatial Strategy and the lack of realistic and appropriate alternatives, there is no justification in exploring, through the Neighbourhood Plan process, other development strategies for Tibberton and Cherrington.

To consider other strategies that seek to provide substantially more housing in the rural area would conflict with Government policy (NPPF) which seeks to promote sustainable development by encouraging effective use of brownfield land and locating as much housing as possible closest to existing infrastructure in larger towns such as Telford or Newport. Most housing in the rural area is expected to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited development in the five named settlements, including Tibberton, the selection of which is justified by the process set out in the Technical Paper – Rural Settlements (B2f) that considers the presence of primary and secondary facilities and services, accessibility and existence of previously developed land. Options exploring other strategies for distribution and/or additional development in the rural area would affect the successful implementation of these large brownfield sites. Further guidance on Rural Housing is included in the Planning Practice Guidance<sup>10</sup>, which supplements the NPPF.

It is believed that there is sufficient remaining provision for development in the five rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 83), deliver affordable housing (paragraphs 61-64) and support community vitality, whilst avoiding isolated development in the open countryside (paragraph 79). In Telford & Wrekin

<sup>9</sup> Edmond, Ercall Magna, Lilleshall, Waters Upton and Tibberton & Cherrington, all of which have, or are preparing, Neighbourhood Plans.

<sup>10</sup> <https://www.gov.uk/guidance/housing-needs-of-different-groups#rural-housing>

Council's adopted Local Plan, the Spatial Strategy for the rural area (policy SP3) and its approach to planning for rural housing (policy HO10) has been passed as consistent with government priorities to boost significantly the supply of housing generally but also takes account of the scale and context of the Borough's villages which, highlighted in the Technical Paper – Rural Settlements (B2f), do not have extensive infrastructure provision.

The Policy HO11 (Affordable Rural Exceptions) provisions apply outside the five main rural villages and, as stated in paragraph 5.3.2.2 of the Local Plan, 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.



## EVIDENCE BASE

### 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 2017<sup>11</sup> to gather initial views and to identify the areas to be considered for inclusion in the Plan.

Following the approval of the Designated Area, three additional public consultation sessions were held in January 2020<sup>12</sup>, after which any additional comments were listed for consideration in the Plan, thereby allowing further development of our guidance document.

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

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

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. Approximately 338 questionnaires were circulated in January 2020 to all known businesses and households in the Parish and 102 responses were received.

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 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 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 village and 'open countryside'. Telford & Wrekin Council considered<sup>13</sup> 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. Details of the Settlement Boundary for Tibberton are at Annex A. 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 the Settlement Boundary<sup>14</sup>.

To support this work, it was decided to commission additional technical evidence based work, which focused on a Landscape Character Assessment (LCA) to address the concerns over protecting the rural character and context and to validate the Neighbourhood Plan's approach to

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<sup>11</sup> 19<sup>th</sup> & 23<sup>rd</sup> October 2017 and 4 November 2017

<sup>12</sup> 18<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> January 2020

<sup>13</sup> Email from Telford & Wrekin Council Strategic Planning Team dated 16 March 2020

<sup>14</sup> TWC and one local resident responded to this consultation on the proposed settlement boundary for Tibberton.

settlement boundaries. However, this initiative was delayed by the Covid-19 pandemic in 2020. Therefore, the Steering Group agreed to proceed with the developing the Plan without an LCA whilst intending to commission an Assessment at the earliest opportunity in the future.

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

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.

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

### **Technical Evidence**

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

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

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

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

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

## NEIGHBOURHOOD PLAN VISION AND OBJECTIVES

### VISION

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

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

### OBJECTIVES

#### **Community Amenities**

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

#### **Rural Character and Housing**

4. To allow future infill development of a scale and type in keeping with the rural character and identity of the Parish.
5. To protect the character and setting of the Parish's historic housing and ensure new development is in keeping with other buildings, with a particular focus on the 'Duke of Sutherland' style of housing.
6. To support the provision of a range of house types and tenures on appropriate sites within Tibberton and Cherrington villages and the wider Parish.
7. To maintain the rural nature of the Parish by discouraging developments with street lights or excessive external lighting, thereby retaining the Parish's 'dark sky' lighting policy.

#### **Environment, Open Spaces and Recreation**

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

#### **Highways and Byways**

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

## POLICIES

The following policies were devised to deliver the objectives listed above by guiding and influencing new development proposals and the decisions made about new development through the planning application process. Where appropriate, policies will be validated against the proposed Landscape Character Assessment (LCA).

The policy framework is set nationally by the National Planning Policy Framework (NPPF) and locally by Telford & Wrekin Council's planning policy guidance – in this case the adopted Telford & Wrekin Local Plan 2011-2031. Policies in a Neighbourhood Plan must align with the framework both nationally and locally and not conflict with or undermine it (NPPF paragraph 29).

### 1. Community Amenities

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

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

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

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

- The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- Satisfactory evidence is produced that there is no longer a need for the facility, through marketing evidence, assessment of the viability of the facilities and opportunities for re-use, where supported by local and community surveys.

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.

A particular concern to the community highlighted by consultation responses both to the Neighbourhood Plan and to the Local Plan was the need to ensure the retention of community facilities to keep the Parish a viable and active community whilst ensuring the level of house building does not place too great a strain on existing services. The Local Plan recognises the importance of community facilities in the rural area and stresses that it is especially important that these facilities are protected. The Neighbourhood Plan seeks to build on this approach by identifying and seeking to protect the relevant facilities in the Parish. In particular, space may need to be identified to allow for the potential future needs of the community, especially in terms of a larger Village Hall and Shop in Tibberton, with adequate access and parking to meet all users' needs, either through the expansion of existing facilities or by the identification of new sites.

This policy conforms to:

- NPPF paragraphs: 20, 83d, 92 and 182.

- Local Plan policies: Policy SP4 - Presumption in favour of sustainable development; COM1 - Community facilities.
- It will help to deliver Neighbourhood Plan Objectives: 1 and 2.

### **POLICY CA2: SMALL-SCALE EMPLOYMENT DEVELOPMENT**

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

- Conversion of existing buildings across the Neighbourhood Plan area, subject to the impact of provision on neighbouring properties, the local environment, the highway network and parking and subject to it being an appropriate use. This could, where feasible, include the re-use of existing farm buildings or be a part of farm diversification
- Provision of small well-designed new buildings within the built-up areas of the Parish, subject to it being an appropriate use and design
- Proposals for the re-use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:
  - It can be demonstrated through a recognised form of appraisal that the on-going use of the premises or land for employment purposes is no longer viable
  - The alternative proposal would provide demonstrable benefits to the local community and contribute to its long-term sustainability.

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

This policy conforms to:

- NPPF paragraphs: 20, 83 and 84.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in Favour of Sustainable Development; EC3 - Employment in the rural area; C3 - Impact of development on highways; C4 - Design of roads and streets.
- It will help to deliver Neighbourhood Plan Objectives: 3 and 14.

### **POLICY CA3: TOURISM AND LEISURE DEVELOPMENT**

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

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

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

This policy conforms to:

- NPPF paragraph: 20 and 83c.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in Favour of Sustainable Development; EC3 - Employment in the rural area; EC12 - Leisure, cultural and tourism development; C3 - Impact of development on highways.
- It will help to deliver Neighbourhood Plan Objectives: 3 and 11.

## 2. Rural Character and Housing

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

Development proposals will be expected to preserve or enhance the context and settings of listed buildings, other buildings considered to contribute to local or historic interest and historic agricultural buildings. In addition, they should promote the locally distinctive character of the Parish to ensure that the character, setting and appearance of Tibberton and Cherrington is protected or enhanced.

Proposals will be supported that:

- Make a positive contribution to the Parish through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, plot width and form.
- Respect the local identity, characteristic pattern of development and built form of the village of Tibberton, including the use of traditional materials.
- Retain locally important buildings, structures and open spaces that contribute to Tibberton and Cherrington's rural character. 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.
- Use the historic character of the Parish's buildings to inform the design concept for new development, including proposals for additional buildings within farmsteads
- Protect or enhancing the setting of listed buildings through appropriately sited and designed developments
- 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)
- 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 boundary walls, as these are essential components of the village character

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



Particularly strong support was expressed through the consultations, for the Parish to have a specific policy recognising the importance of protecting or enhancing its unique qualities. Locally important buildings include the 'Primitive' Methodist Chapel, which was built in 1844. Responses also made reference to the fact that it is the rural setting of Tibberton and Cherrington and the importance of open green spaces in the Parish that contribute to its distinctive character and give them their unique nature.

This policy builds on Local Plan policy BE1 and recent responses by the Parish Council to planning applications in Tibberton and Cherrington highlighting the importance of the Parish's historic character. The above criteria should be validated against the proposed LCA, when available.

This policy conforms to:

- NPPF paragraphs: 8, 20, 28 and 184 - 187.
- Local Plan policies: SP4 - Presumption in favour of Sustainable Development; HO10 - Residential Development in the Rural Area; BE1 - Design Criteria; BE4 - Listed Buildings; BE6 - Buildings of local interest.
- It will help to deliver Neighbourhood Plan Objectives: 4, 5 and 8.

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

In order to protect the rural character and open aspect of Tibberton and Cherrington over the lifetime of the Plan, proposals for new housing development 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.

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

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

Consequently, this policy builds on Telford & Wrekin Local Plan policies SP3 and HO10 which support new development where it meets the needs of rural communities and seeks to direct a limited amount of new housing development in Tibberton to infill sites only. The above criteria should also be validated against the proposed LCA, when available.

This policy conforms to:

- NPPF paragraphs: 9, 69, 71, 110, 127, 130, 185 and 192.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in favour of Sustainable Development; HO10 - Residential Development in the Rural Area; HO11 - Affordable Rural Exceptions.
- It will help to deliver Neighbourhood Plan Objectives: 4, 5, 6, and 9.

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

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

Consultation responses strongly articulated people's appreciation of Tibberton and Cherrington's historic character and rural nature and the need for the Neighbourhood Plan to balance the requirement for some limited development whilst maintaining Tibberton and Cherrington's unique character and setting. The Telford & Wrekin Local Plan recognises the importance of the rural area in policy SP3 and the need to protect its environmental, social and economic characteristics. Development would only be supported through affordable exception sites, to meet a clearly identified local need, 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. This policy should be validated against the proposed LCA.

This policy conforms to:

- NPPF paragraphs: 8, 9, 69, 79, 127, 130 and 170.
- Local Plan policies: SP3 - Rural Area; SP4 - Presumption in Favour of Sustainable Development; HO10 - Residential Development in the Rural Area; HO11 - Affordable Rural Exceptions; NE1 - Biodiversity and Geodiversity.
- It will help to deliver Neighbourhood Plan Objectives: 4, 6, and 9.

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

Where residential development is proposed, the following criteria are to be met:

- a) It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area
- b) It complements the existing external materials seen locally
- c) It provides variety in house design and elevation treatment
- d) It provides high quality boundary treatment that is appropriate to maintaining the rural character of the Parish
- e) It provides good pedestrian and cycle connections to existing routes
- f) It provides adequate storage for bins and recycling
- g) It does not result in loss of amenity for neighbouring properties
- h) It does not affect the Parish's 'Dark Sky' policy on street lighting
- i) It provides proactive measures to support the wildlife environment<sup>15</sup> and biodiversity
- j) It delivers energy efficient and environmentally friendly measures such as the installation of solar panels or heat pumps; rainwater porous driveways and parking areas; minimal night lighting and proactive measures to reduce CO2 emissions.
- k) Traffic generation and parking does not adversely affect road and pedestrian safety. Proposals that exceed the parking standards in Appendix F of the Local Plan will be supported

<sup>15</sup> Such as initiatives to install 'Hedgehog highways' and green corridors that will help other small animals, frogs, birds and insects.

Consultation responses stressed the need for new housing to be in keeping with the character of the Parish and sympathetic to existing design and materials. This policy approach is seen as particularly important when dealing with proposals for infill applications to avoid inappropriate developments. This policy complements the criteria set out in policy BE1 of the Telford & Wrekin Local Plan which seeks to promote good design in line with the requirements of the NPPF which recognises that good design contributes positively to improving people's quality of life.

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 excessive lighting, thereby retaining the Parish's 'dark sky' policy.

As with the other policies that affect the rural nature and local character of the Parish, this policy should be validated against the proposed LCA, when available.

This policy conforms to:

NPPF paragraphs: 8b, 28, 71, 79, 102, 110, 124 - 132 and 170.

- Local Plan policies: SP4 - Presumption in favour of Sustainable Development; HO10 - Residential Development in the Rural Area; BE1 - Design Criteria; C3 - Impact of development on highways; C4 - Design of roads and streets; C5 - Design of parking; NE1 - Biodiversity and Geodiversity.
- It will help to deliver Neighbourhood Plan Objectives: 2, 7, 11, 12, and 13.

#### **POLICY RCH5: TYPE AND TENURE OF HOUSING**

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

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

This policy seeks to align the type and tenure of proposed housing developments with the strategy for delivery of rural affordable housing outside the Settlement Boundary for Tibberton as set out in RCH2, the Local Plan policy HO11 and the NPPF. The above policy should be validated against the proposed LCA, when available.

This policy conforms to:

- NPPF paragraphs: 8b, 61 - 63 and 77.
- Local Plan policies: HO4 - Housing Mix; HO5 - Affordable housing thresholds and percentages; HO6 - Delivery of Affordable Housing; HO11 - Affordable Rural Exceptions.
- It will help to deliver Neighbourhood Plan Objectives: 4 and 6.

### 3. Environment, Open Spaces and Recreation

#### **POLICY EOR1: LOCAL GREEN SPACE**

The Playing Field, including the children's play area, is the only designated Local Green Space in the Parish, as shown on the map, Figure 5, and described below in Table 1.

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.

Significant support for the protection of open spaces has been a feature of the responses to the consultations to date. Responses have highlighted the importance of these open spaces both to the community in terms of their recreation and amenity value but also their importance to the character and the rural setting of the Parish. These sites are designated in accordance with NPPF paragraphs 99 and 100 which specify that Neighbourhood Plans can seek to protect areas of open space of significant importance to local communities but that the designation is not appropriate for all open space and should only be used where the site is in close proximity to the settlement, it is demonstrably special and is local in character.

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, that 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.

Although the Playing Field is the only Public Open Space (POS) in the Parish, the creation of additional POS will be supported where possible.

This policy complies with national planning policy as set out in the NPPF and builds on Local Plan policies NE1 and NE3 by designating Local Green Spaces thus protecting these areas to contribute to provisions for sport, recreation and biodiversity as well as local health and well-being.

**Table 1: Local Green Space**

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

This policy conforms to:

- NPPF paragraphs: 8, 96, 97, 99 and 100.
- Sport England Playing Fields Policy.

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

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

All development will be expected to protect and enhance features of significant nature conservation or landscape value, including mature trees, established hedgerows, rivers (especially the River Meese corridor), ponds and existing areas of woodland. Improvement of the environmental connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

A recurring theme throughout the consultation process has been the protection of the landscape and green or 'biodiversity' elements in the Parish, with particular emphasis on the replacement of trees and bushes which have been lost as the result of recent building developments. Many responses stressed the importance of the environment and the need to ensure that all developments respect and wherever possible improves the local environment through appropriate measures. This policy will aim to preserve, enhance and improve all known sites of ecological or environmental importance, as well as designating new sites that are identified in the future which are currently unprotected; it should be validated against the proposed LCA, when available.

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

This policy conforms to:

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

## **4. Highways and Byways**

### **POLICY HB1: LINKAGES AND CONNECTIONS**

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

Consultation responses reflected a desire to seek to protect and improve the network of rights of way and pedestrian links. Traffic generation by new developments should be mitigated by improved links to public transport in order to minimise the additional carbon footprint generated by new housing. Although strictly speaking not controlled by planning legislation these are certainly affected or influenced by new development and appropriate enhancements can be sought through the planning process.

Most roads in the area are narrow, bounded by grass verges or banks, with only a few pavements in Tibberton and none in Cherrington; those that have been provided are sporadic and of very

limited width. Additionally, a critical challenge is the poor road links between Tibberton and Cherrington and the B5062; access to this road is not satisfactory. As well as the narrow width of the feeder routes, the 3 junctions onto the B5062 from Tibberton and 1 of the 2 from Cherrington have particularly poor visibility for vehicles exiting onto the main road. The Borough Council consider that the constraints of the small highways in the Parish and the surrounding area provide a justification for discouraging substantial numbers of additional new homes<sup>16</sup>.

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

This policy conforms to:

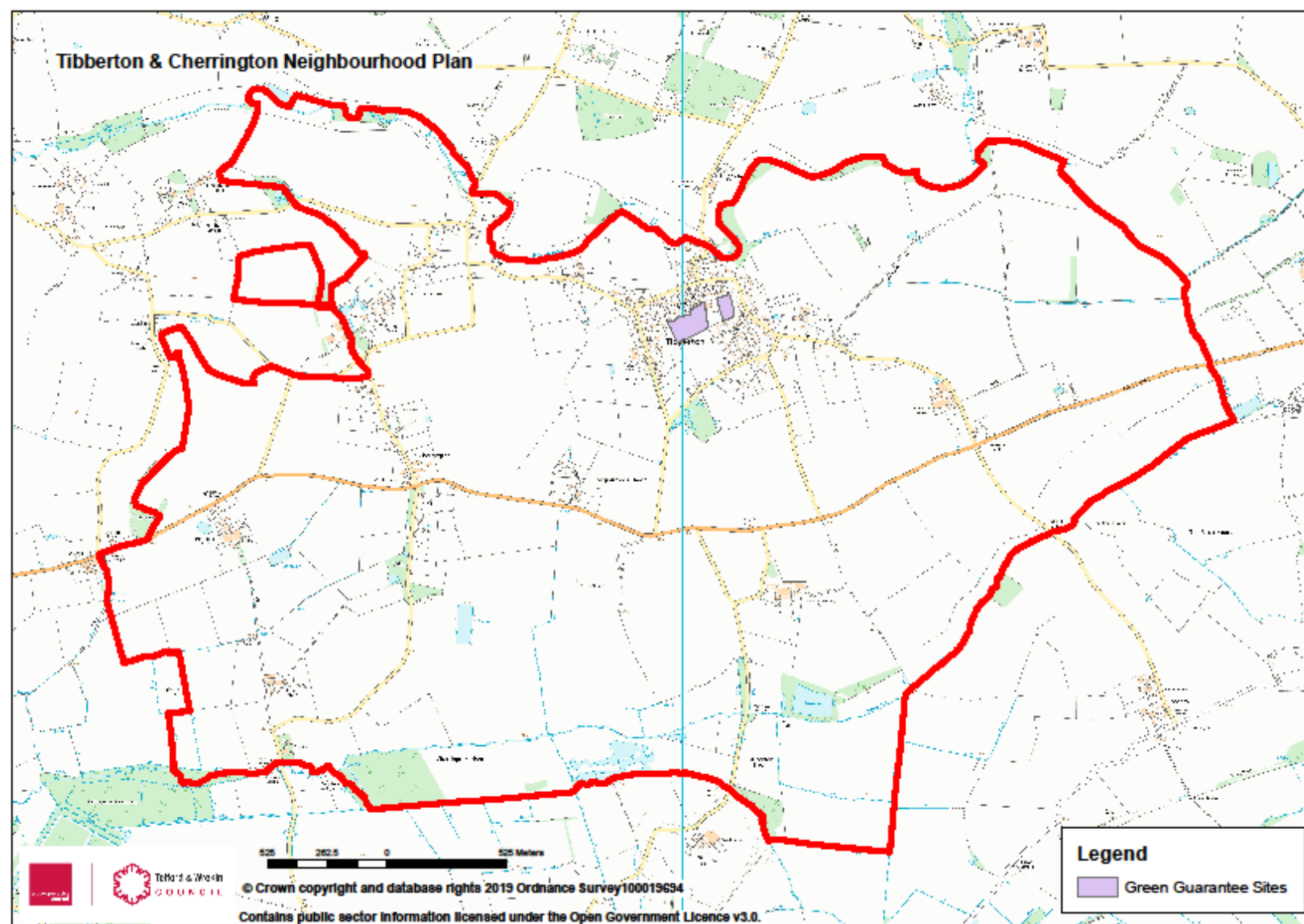
- NPPF paragraphs: 8, 91, 98, 102 and 110.
- Local Plan policies: SP4 - Presumption in Favour of Sustainable Development; C1 - Promoting alternatives to the private car; C3 - Impact of development on highways; C4 - Design of roads and streets; BE1 - Design criteria.
- It will help to deliver Neighbourhood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

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<sup>16</sup> Telford & Wrekin Rural Settlements Paper (B2f).



Figure 5: Local Green Spaces



## MONITORING AND REVIEW

It is expected that Telford & Wrekin Council, as the Planning Authority, will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the period of this Neighbourhood Plan, as part of the wider monitoring responsibilities for the Borough set out in their Annual Monitoring Report.

The Plan covers the period until 2031. For long-term success it is essential that developments in the Plan Area are reviewed against the Plan's objectives and policies.

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

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

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

In 2025 and 2030, there will be thorough 5-year reviews of progress by a recruited community-based Steering Group. The purpose of these more comprehensive reviews will be to hold the Parish Council to account by assessing how/whether the 'Objectives' are being achieved. Continued confidence in the Plan for the next Plan period will depend upon ensuring that all current and relevant information is taken into account. Each 5-year review will be assessed along with the combined Annual Monitoring Reports, and their results will inform any decision on the need for a 'Full Formal Review'. If there is a need for a Full Formal Review, up-to-date data on Housing Needs Survey, Parish Profile, Census results etc. will be used.

In 2031, or before, a community-based Steering Group will be re-formed to undertake a Full Formal Review to decide on the need for a subsequent 15-year Plan, and to oversee the development of this new Plan if required. This should coincide with work at the Local Authority on the Local Plan for Telford & Wrekin.

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

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

The Parish Council's monitoring could take the form of a spreadsheet listing all planning applications and the decisions made on them. It should be possible to see the extent to which the Neighbourhood Plan has been successful in influencing planning and development decisions by recording which policies are being used in decision making and the outcomes. Hence, we should be able to assess how well policies are providing the expected outcomes. Findings from this should be shared with other interested parties to inform future Plans.

**Table 2: Example of Policy Monitoring:**

<b>Policy</b>	<b>No. of times used</b>	<b>Decision in accordance</b>	<b>Decision against policy</b>	<b>Commentary</b>

## **ANNEX A**

### **SETTLEMENT BOUNDARIES**

The majority of the Parish of Tibberton and Cherrington is open countryside, with only Tibberton having a significant development of buildings. The Local Planning Authority specifically opposes any proposed development that would cause harm to the character of the villages or encroachment into the countryside. However, the confines of Tibberton are not formally defined, leading to differing interpretations of where the 'built-up' area ends and 'open countryside' begins. This conflict of opinion has been resolved by assigning a 'Settlement Boundary' to the village. All of Cherrington is deemed to be in open countryside, therefore, there is no need to delineate the boundaries of this settlement.

Settlement boundaries are a well utilised planning tool for guiding, controlling and identifying limits to development for an individual village. It consists of a line that is drawn on a plan around a village, which reflects its built form; this is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied but does not necessarily have to cover the full extent of the village nor be limited to its built form.

In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement.

There are some advantages and potential disadvantages to defining a settlement boundary<sup>1</sup>.

#### **Advantages of Settlement Boundaries**

- Defining the boundary with a line plotted on a plan makes it easy to identify the 'settlement' from 'open countryside'.
- Settlement boundaries are an understood and accepted planning tool for guiding and controlling developments.
- Ensures a more plan-led and controlled approach to future housing growth by allowing development sites to be allocated within the villages.
- Protects the countryside from unnecessary development and prevents ribbon development.
- Co-ordinated and consistent approach providing a firm basis for refusing planning applications which are unacceptable in planning terms.
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies.
- Allows the development of small sites which cannot be identified as allocations.

#### **Disadvantages of Settlement Boundaries**

- Potentially increases land values within the settlement boundary.
- Increases hope values for land adjoining but outside the boundary.
- The use of settlement boundaries has led to criticism that they result in cramming within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village, unless other policies are in place.

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<sup>1</sup> Herefordshire Council Neighbourhood Planning Guidance Note 20.

- Settlement boundaries can be crude and inflexible.
- The character of properties and the village could be altered if development is allowed within the gardens of these houses within a settlement boundary.

### **Defining a Settlement Boundary**

Some criteria used to define the Tibberton Settlement Boundary are detailed below. These were used in addition to local circumstances and knowledge.

- Lines of communication - The boundaries trace the edge of the built up area, therefore exclude roads, paths and other lines of communications.
- Physical features - Wherever possible the boundaries follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, the settlement boundaries exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.
- Planning History - Planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector's comments concerning areas on the edge of the village have been used to help define the settlement boundaries.
- Village enhancements - Settlement boundaries include buildings and associated land that make up the village form. In some edges of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village.
- Recent development - Where appropriate, the settlement boundaries include new developments which have occurred recently. They also include sites that have received planning permission within the settlement boundary.
- Important amenity areas - These form part of the character of the settlement and should be identified and protected by policy and included in the settlement boundary due to their contribution to built form.
- Land allocated for housing, employment or other uses will be included within the boundary.
- The settlement boundaries have been drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place.

### **Tibberton Settlement Boundary**

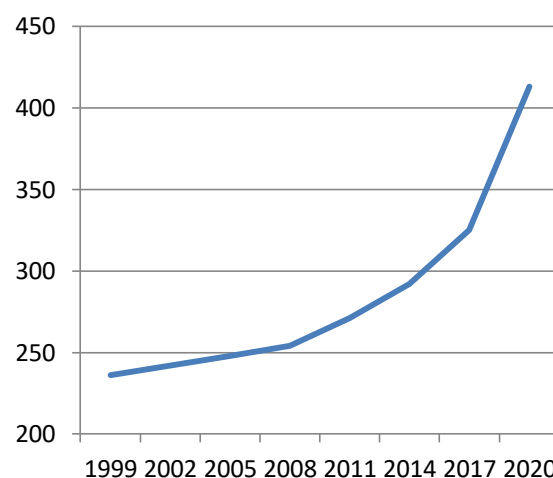
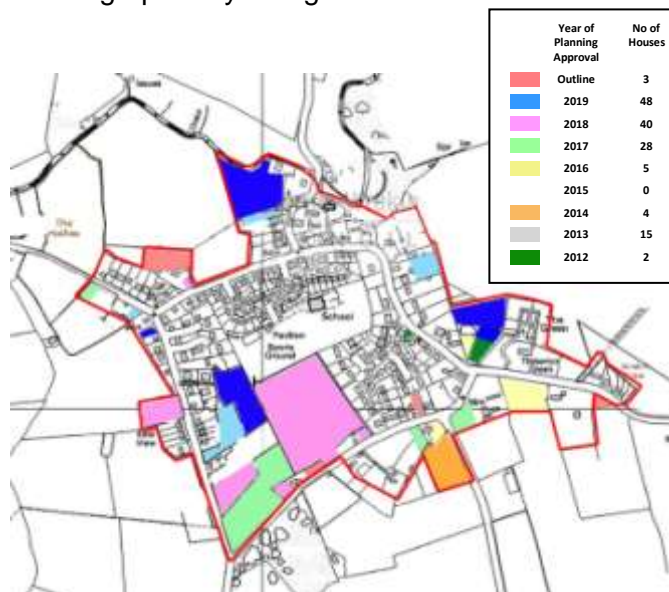
The existing built form of Tibberton village is around the primary quadrangle of development, close to the primary school, church, public house, village shop and access to public transportation links<sup>2</sup>. The Settlement Boundary follows this built form, which leaves some options for limited infill within the boundary.

The Parish population at the 2011 Census was 698, which was a 2% increase from 684 in 2001; however, this figure is forecast to rise to approximately 994 by 2021 due to recent housing developments, an increase of 42.4% since 2011. Similarly, the housing stock in Tibberton increased by less than 9% in the 10 years between 1999 and 2009 but the rate trebled to nearly 27% (256 to 325 houses) during the following 8 years to 2017. This rise in the development of new homes will accelerate by a further 27% during the next 4 years from 2017 to 2021 (325 to 413 houses) as a result of those houses that are currently in build or will definitely be built. This represents an increase of 142 houses (52%) in the 10 years from 2012 to 2021 (inclusive), which far exceeds the development envisaged in the Borough's Spatial Strategy policies SP1, 2 and 3

<sup>2</sup> Planning Officer Statement in TWC/2019/0251.

and which were summarised in Table 9 of the Local Plan. These policies envisaged a small amount of housing development (approximately 80 houses) to be directed towards the 5 named rural settlements<sup>3</sup>; however, Tibberton has delivered 177% of this requirement on its own.

The year-on-year building development within the proposed Settlement Boundary since the Borough's last Strategic Housing Land Availability Assessment (SHLAA)<sup>4</sup> in 2012 is shown on the map at Figure 6 below, whilst the increase in housing stock in Tibberton between 1999 and 2020 is shown graphically at Figure 7.



**Figure 6: Development within Settlement Boundary**

**Figure 7: Increase in Housing 1999 - 2020**

Of the 20 sites in Tibberton identified in the SHLAA, 9 are undeveloped sites which fall outside of the Settlement Boundary<sup>5</sup>; all of these were defined in the SHLAA as being 'outside of suitable settlement'. Of the remaining 11 sites a further 9 have been developed and are therefore contained within the boundary, whilst the remaining two<sup>6</sup> also lie within the Settlement Boundary, with no known constraints, but have not been developed.

Additionally, a further 3 sites have outline planning permission and a planning application for the land south and west of Tibberton Motor Repairs<sup>7</sup> for 21 houses has had reserve matters granted. All sites are within the proposed Settlement Boundary for Tibberton.

#### Western Limit of Tibberton Settlement Boundary

The field to the west of No 45 Cherrington Road, 'Willowbank'<sup>8</sup> has been defined by a Planning Officer as 'Not in the rural settlement and considered to be in open countryside.'<sup>9</sup> This decision was supported in the delegated report for a previous planning application<sup>10</sup> where the Inspector's decision letter and the delegated report for the appeal application both indicated that the site is located outside of the village. The Inspector's decision is particularly helpful on this point where in paragraph 18 of the report, he concluded that the site falls within open countryside. Therefore, No 45 Cherrington Road forms the western edge of the Settlement Boundary for the village of Tibberton.

<sup>3</sup> Edgmond, Erccall Magna, Lilleshall, Waters Upton and Tibberton & Cherrington.

<sup>4</sup> See Annex C Pages C-10 to C-12.

<sup>5</sup> SHLAA Sites 366, 515, 516, 574, 622, 699, 734, 749 and 770.

<sup>6</sup> SHLAA Sites 33 and 509.

<sup>7</sup> TWC/2019/0177 and TWC/2014/1080

<sup>8</sup> Part of SHLAA Site 366 as shown in Figure 11 in Annex C Page C-10

<sup>9</sup> TWC/2019/0251

<sup>10</sup> TWC/2016/0891



### Eastern Limit of Tibberton Settlement Boundary

The eastern edge of Tibberton is clearly defined by the current built form of the village.

### Northern Limit of Tibberton Settlement Boundary

The River Meese and the built form of the north-eastern side of Tibberton form a distinct settlement boundary to the north of the village. A planning application has been submitted for the land south-west of Tibberton Motor Repairs Mill Lane<sup>7</sup>, with reserve matters granted, therefore this site has been included within the boundary.

### Southern Limit of Tibberton Settlement Boundary

Although there is some housing to the south of Plantation Road, in refusing an application to develop 3 houses on the site of 62 Plantation Road, the Planning Officer noted that 'It is therefore reasonable to consider the site as 'locally important incidental open land' that contributes to the village's undeveloped character on this side of Plantation Road and its development would represent an encroachment into the open countryside on the southern edge of the village'<sup>11</sup>. Hay Street marks the south-eastern boundary of Tibberton village, with a proposed development to the south east of Grangefield, to the east of Hay Street, considered to encroach unacceptably into the countryside<sup>12</sup>. Therefore, the Tibberton Settlement Boundary has been drawn along the line of Plantation Road, but including existing housing and recent developments.

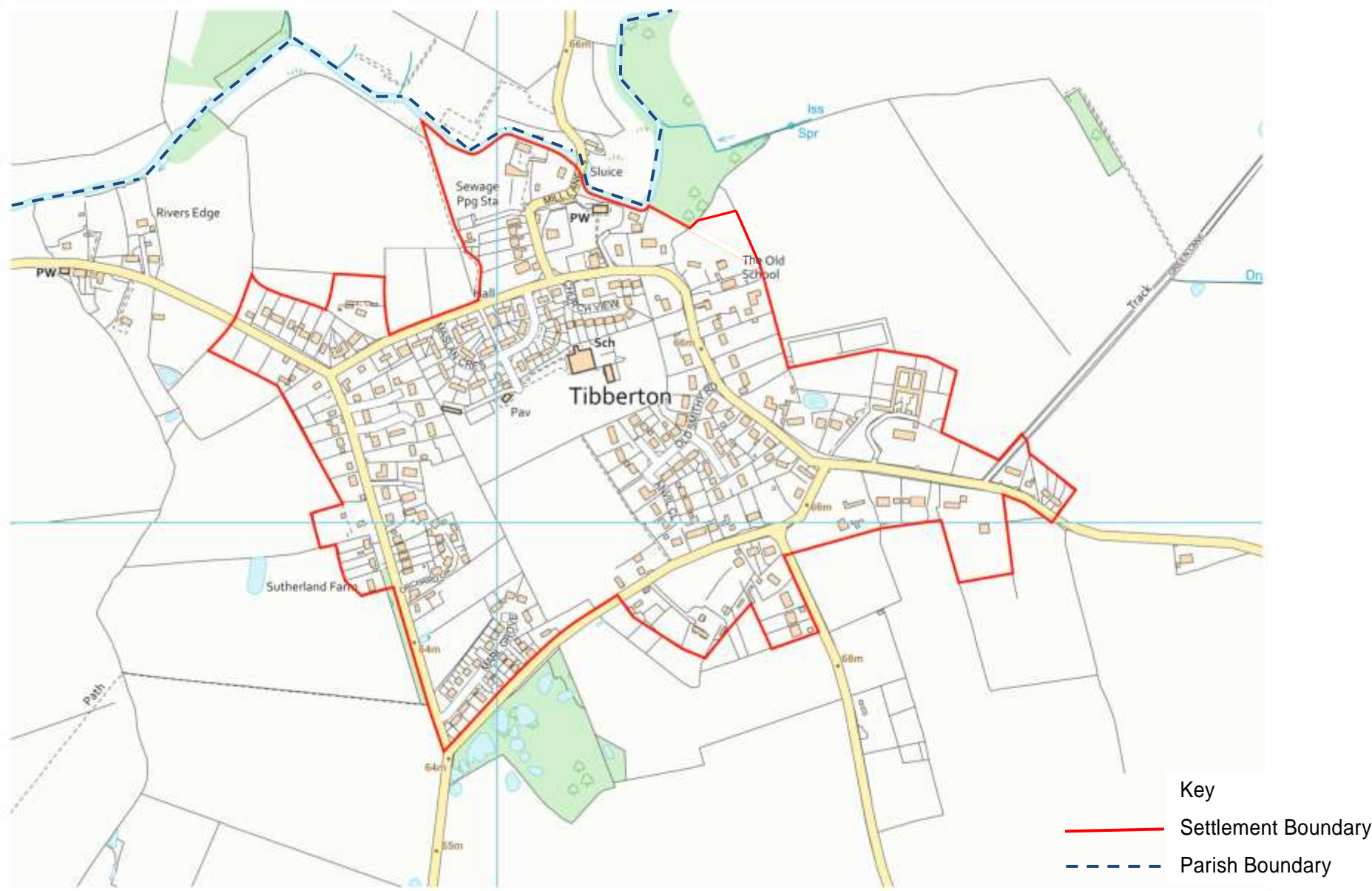
The Settlement Boundary for Tibberton is shown at Figure 1 on Page A-5 below.

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<sup>11</sup> TWC/2016/0016

<sup>12</sup> TWC/2017/0606

Figure 1: Tibberton Settlement Boundary



## **ANNEX B**

### **TIBBERTON'S AND CHERRINGTON'S HISTORIC CHARACTER**

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

In addition to this heritage, Tibberton and Cherrington both have historic cores with 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. Almost all the listed buildings are timber framed houses and cottages, the earlier ones with cruck construction. The other listed buildings consist of red brick houses, a church and a bridge over the River Meese. A full list of these buildings is at Appendix 1.

The historic linear pattern of Tibberton village has evolved in the post war period into a quadrilinear form covering four roads around a central field and a school. This new form has become more pronounced following the granting of planning applications TWC/2017/0355 (land off Plantation Road), TWC/2016/1127 (land off Back Lane and Plantation Road) and TWC/2016/0446 (land north of 61 Plantation Road). The Council has successfully resisted major applications subsequently following the release of its five year land supply statement in March 2015 (for example TWC/2014/0236 at 12 Tibberton) but has lost a planning appeal on land that is part previously developed at Mill Lane (TWC/2019/0177). Smaller infill schemes continue to be approved and built in the village.

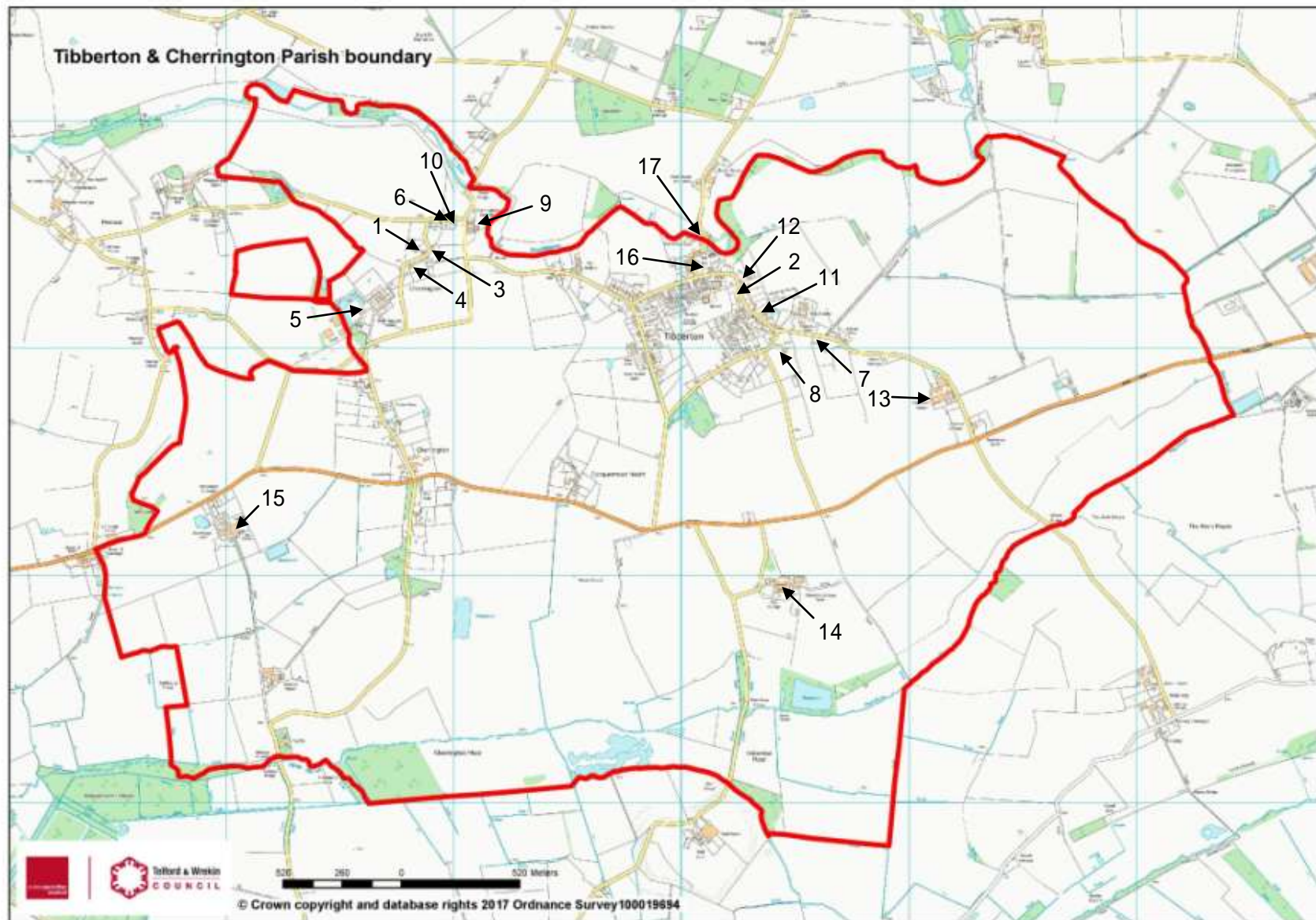
Over 43% of properties in the historic core of Cherrington, sometimes known as Cherrington Green, are Grade 2 listed buildings (7 out of 16 dwellings). There is also a linear development of houses and agricultural buildings along the road leading from the B5062 towards Cherrington Manor. Most development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

**APPENDIX 1 TO ANNEX B****NATIONAL HERITAGE LIST FOR TIBBERTON AND CHERRINGTON**

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

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



**Figure 8: Listed Buildings in Tibberton and Cherrington**

## **ANNEX C**

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

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

#### **Location**

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

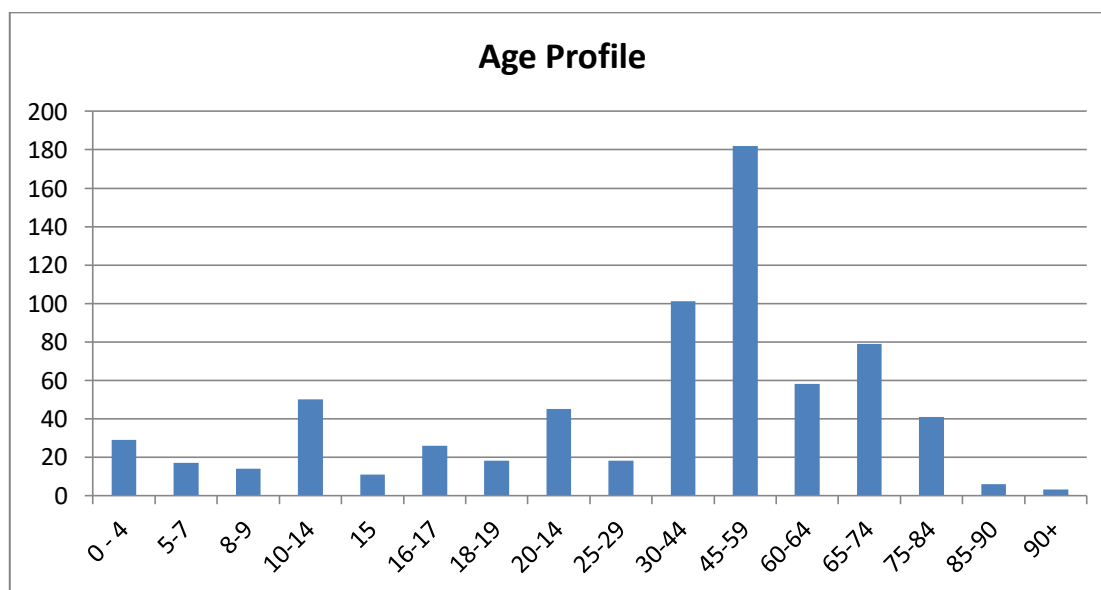
### **PEOPLE**

#### **Population**

The 2011 Census recorded a population of 698 people, a rise of 2% since 2001, when population was 684. However, this is forecast to rise to approximately 994 by 2021 due to recent housing developments; this is an increase of 42.4% since 2011. With a Parish area of 1,042.16 hectares, this gives a population density of 0.7 persons per hectare in 2001 rising to 0.95 persons per hectare in 2021.

#### **Age Profile**

**Figure 9: Parish Age Profile (as of 2011. Source: ONS, Table KS102EW)**



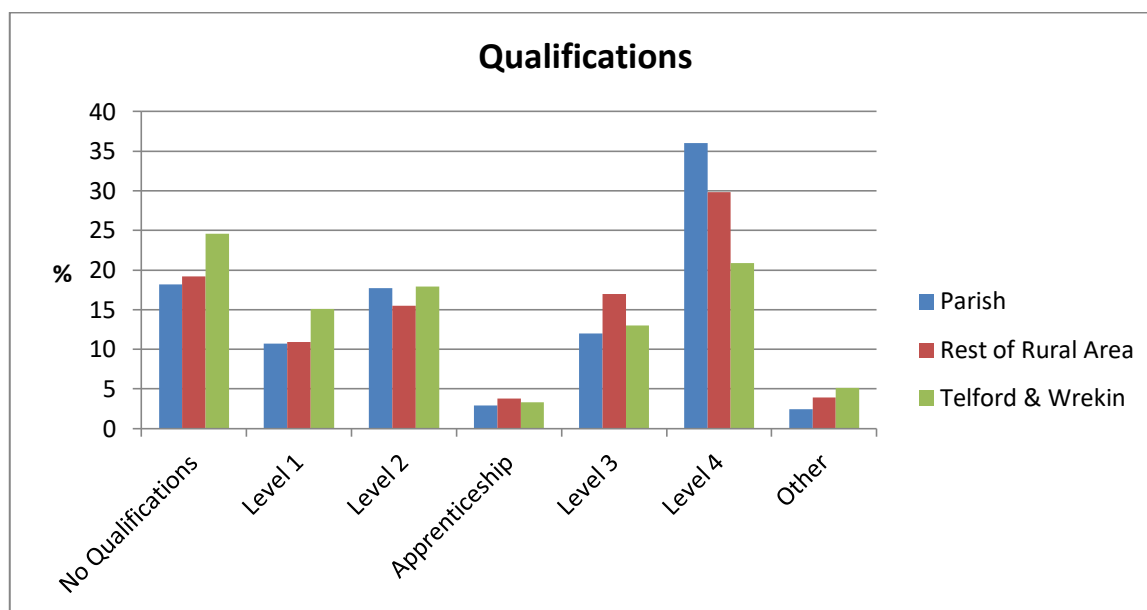
With a mean age of 42.6 years, Tibberton and Cherrington Parish has a higher age profile than other rural areas in the Borough, where the mean age is 38.1 years. However, the Parish has a similar proportion of school age (16.9% are age 5 - 17 years) but a significantly higher percentage of retirement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

#### **Educational Attainment**

The 2011 Census of educational attainment reflects a relatively highly skilled population in Tibberton and Cherrington (Figure 10). The number of residents with Level 4 qualifications (equivalent to Certificate of Higher Education) is 20% above the rest of the rural area and 75% above the rest of Telford and Wrekin.



**Figure 10: Highest Level of Qualification - comparison between Tibberton and Cherrington, the rest of the Rural Area and the whole of the Borough and Telford & Wrekin (%) (Source: ONS, Table QS501EW)**



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

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

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

## Deprivation

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

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

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

## HOUSING

### Strategic Housing Land Availability Assessment (SHLAA)

Telford and Wrekin Council produced a SHLAA in 2012, with updates in 2014 and 2016. The aim of the SHLAA was to consider sites offered for potential housing development, make an assessment of their suitability and deliverability before calculating how many dwellings could be built and when. This assisted the Council in identifying the capacity of the borough to accommodate new housing development. A map of the SHLAA for Tibberton and Cherrington is at Figure 13 on Page C-10 and details of the 20 specified sites are shown in Table 9 on Page C-11.

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

In January 2020 Telford and Wrekin Council invited land owners once again to submit sites which may be suitable for future development. The intention is to identify a future supply of land which is suitable, available and achievable for economic development, housing and other uses, such as renewable energy leisure developments, with a priority of identifying land for employment development. The results will be published in the Strategic Housing and Economic Land Availability Assessment (SHELAA) and provide an evidence base of potential sites to inform future planning policy work.

### Housing Stock

Table 4 sets out the Parish's housing stock by dwelling type in 2011. However, this figure rose from 271 to 325 by 2017 (a rise of 20%) and there has been a significant increase in housing developments in Tibberton since that date. The forecast total, based on housing currently in build or highly likely to be built, will result in a total of 413 houses by circa 2021, an increase of 52% over the 2011 housing stock levels. Additionally, another 3 houses on 3 separate plots have outline or 'reserved matters' planning permission.

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

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

### Household Type

As would be expected in a rural Parish there are a significantly greater proportion of households with members over 65 years old. There are also relatively few one-person and lone-parent households in the Parish of Tibberton and Cherrington - a reflection of the urban/rural split that is seen across the Borough. The presence of some accommodation for Harper Adams students is reflected in the comparatively high level of households in the Parish which are all full-time students.

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

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

## Housing Tenure

As a relatively affluent Parish, home ownership is predictably high among the settled permanent population with more than four in five households owning their own home, as shown in Table 6.

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

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

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

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

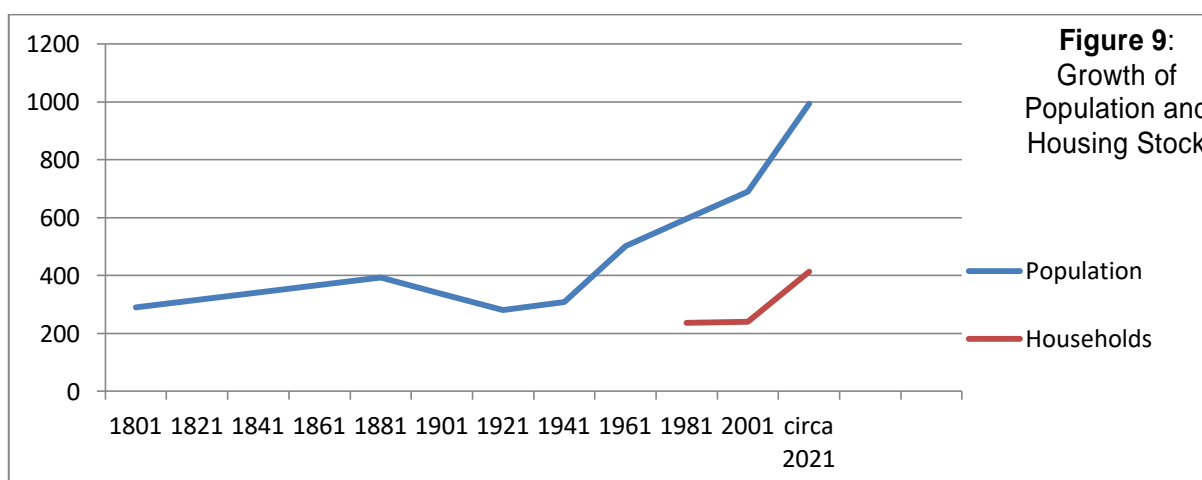
	Lowest quartile (25%)	Median figure
<b>Tibberton and Cherrington</b> <sup>4</sup>	£205,000	£284,167
<b>Telford &amp; Wrekin</b>	£108,000	£140,000

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

### Growth of Parish Population and Housing Stock

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

The population of the Parish grew by 2% from 2001 to 2011, but is predicted to increase by over 40% in the following 10 year period from 2011 to 2021. Similarly, the housing stock in Tibberton increased by 15% in the 12 years between 1999 and 2011; however this total increased by 20% in the next 6 years between 2011 and 2017 (271 to 325 houses) and will rise by a further 27% (325 to 413 houses) during the following 3 years to 2021 as a result of those houses that are currently in build or are highly likely to be built. This represents an increase of 52% (142 houses) in the 10 years from 2012 to 2021 (inclusive).



### Heritage

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

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

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

## TRANSPORT

### Transport Infrastructure

The Parish of Tibberton and Cherrington has adequate east-west connections with other rural areas of the Borough; however, north-south connections are predominantly along narrow roads, which are often single track with passing places. The B5062 (Shrewsbury Rd), a single lane local distributor road, runs to the south of Tibberton and Cherrington and connects Shrewsbury with Newport. A critical challenge is the poor road links between Tibberton and Cherrington and the B5062; access to this road is not satisfactory. As well as the narrow width of the feeder routes, the 3 junctions onto the B5062 from Tibberton and 1 of the 2 from Cherrington have particularly poor visibility for vehicles exiting onto the main road. The Borough Council consider that the constraints of the small highways in the Parish and the surrounding area provide a justification for discouraging substantial numbers of additional new homes<sup>5</sup>.

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

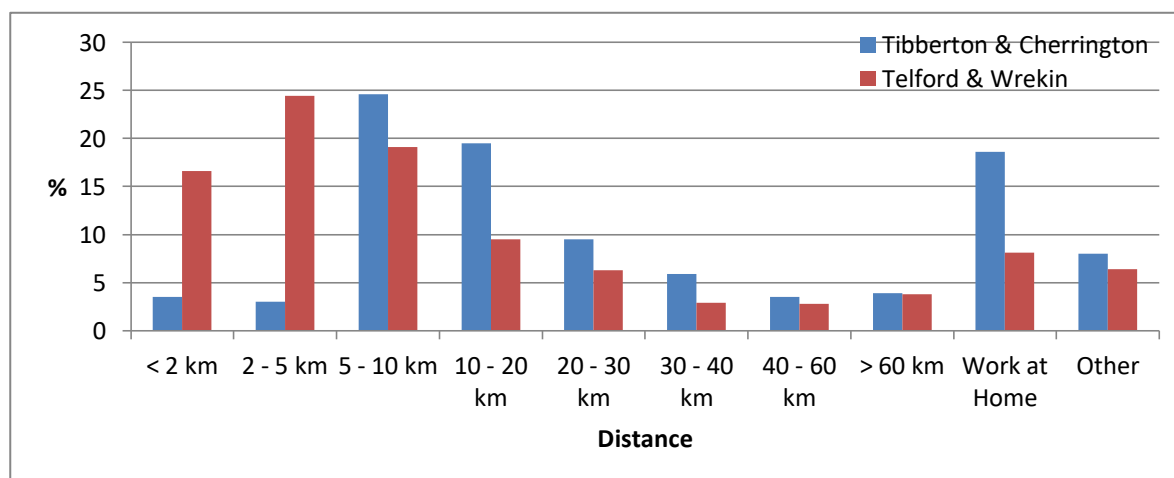
### Public Transport

There is a two-hourly weekday bus service (#519) that connects Tibberton and Cherrington with Newport and Shrewsbury. The Wrekin Rider bus also operates around Tibberton, Cherrington and adjoining villages, taking people to Newport. There is no direct link to Telford town centre.

### Travel to Work

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

**Figure 12: Travel to Work Patterns (Source: NOMIS Table QS702EW)**



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

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

The population figures in Figure 11 on Page C-5 hide the occupational make up of the Parish. In the nineteenth century Tibberton and Cherrington had three blacksmiths, two pubs and a beer retailer, a tailor, a carrier, a brick and tile maker, a boot and shoe maker, several carpenters, butchers and wheelwrights and even a straw bonnet maker. The vast majority of the rest of the Parish worked on the farms where they would be employed either on the land or for domestic service. Today, most of the population work away from the local area in the surrounding towns of Telford and Shrewsbury, with some further afield in Birmingham, Wolverhampton and even London. Consequently, more people from the Parish travel greater distances to work than is the norm for the rest of the Borough, as shown in Figure 12 above.

### Car Availability

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

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

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

### Rights of Way

There are 6 Public Rights of Way in the Parish (Figure 14 on Page C-13) consisting of 5 footpaths (numbered 1-5) and one bridleway (marked 'A'). It is important that these rights of way are accessible and maintained and that stiles and way-markers are in place.

## COMMUNICATIONS

### Mobile 'Phone Coverage

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

### Broadband

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

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

## GEOGRAPHY

### Farmland quality

Much of the surrounding countryside is of high quality agricultural land (Figure 15 on Page C-14) with 80% classified as Grade 2 (very good, which often has a presumption that it should not be developed for building) and another 10% as Grade 3 (moderate to good)<sup>8</sup>.

### Geology

The National Planning Policy Framework (NPPF) defines a mineral safeguarding area as: 'An area designated by Minerals Planning Authorities which covers known deposits of mineral which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.' In the Parish of Tibberton and Cherrington, the underlying solid geology (beneath any surface drift deposits from the last ice age) comprises the Kidderminster Formation which is part of the Sherwood Sandstone Group. The Kidderminster Formation comprises red, yellow and brown sandstones, which is part pebbly. The strata is free draining and is an important aquifer. Outcrops of the deposit are well exhibited at Sheep Bridge, to the north of All Saints' Church near the site of the former paper mill and Bobaston Quarry.

Apart from the aforementioned outcrops of the Kidderminster Formation the remainder of the Parish is overlain by glacial drift deposits of sandy boulder clay and unbedded sandy clay. Where the clay fraction is thick they have been exploited for marl as at the western end of Plantation Road. Boulder clay deposits are impermeable and often exhibit impeded drainage characteristics which can lead to flooding during periods of high precipitation. The valley of the River Meese is overlain by post glacial material of alluvium and terrace deposits, the latter comprising a mix of sand and gravel with interbedded clay lenses.

The Mineral Safeguarding Map for the Parish is at Figure 6 on Page C-15.

### Water and Flood Risk

Telford & Wrekin Council has commissioned a number of Borough-wide studies concerning water quality and flood risk<sup>9</sup>. One or two properties in the Parish have either been flooded or have had outbuildings flooded. The continuing blocking of some drainage ditches may also result in more flooding if rainfall / snowmelt accumulates. See Figure 17 on Page C-16 for flood zones in Tibberton and Cherrington Parish.

The recent Telford and Wrekin Detailed Water Cycle Study<sup>10</sup> stated that 'the drainage network in Tibberton and Cherrington is an historic combined system and is at or near capacity. Prior to any development taking place Severn Trent Water must be consulted to assess what impacts this development would have and what necessary improvements will be required.'

## OTHER FACILITIES AND SERVICES

### Economics

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

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<sup>8</sup> Agricultural Land Classifications of England and Wales, Section 2.

<sup>9</sup> Scoping Study Water Cycle Study 2012 and Strategic Flood Risk Assessments prepared to support the Telford & Wrekin Local Plan.

<sup>10</sup> C6iii TWC Detailed Water Cycle Study - Update 2016.



## Access to Facilities and Services

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

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

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

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

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

## Public Open Space

The Playing Field in Tibberton is connected and essential for Tibberton C of E Primary School and outside teams for organised sport but it also caters for informal recreation by local residents.

Following an enquiry about the central section of the field it was established that this is Church land, including where the school buildings are situated. The remainder of the field was bought by the Borough Council and now belongs to TWC, which has granted protection against residential development under the Borough's 'Green Guarantee' scheme. The Tibberton and Cherrington community values the green spaces, including the school field.

## Designated Wildlife Site and Geological Site

Kynndersley Moor Woods in the south of the Parish is designated a Local Wildlife Site and Shray Hill, Cherrington, on the western border of the Parish is a Local Geological Site. These are shown in Figure 18 on page C-17.

## Strategic Landscape

To the south of the B5062, the Parish contains a small section of the Weald Moors Strategic Landscape, which is one of only two such areas in the Borough to be afforded special protection – the other being the Wrekin Forest. The two most direct routes into The Weald Moors from Tibberton and Cherrington have both been designated as 'Quiet Lanes' to help maintain the tranquillity and character of the area and to discourage their use as 'rat-runs' to and from Telford.

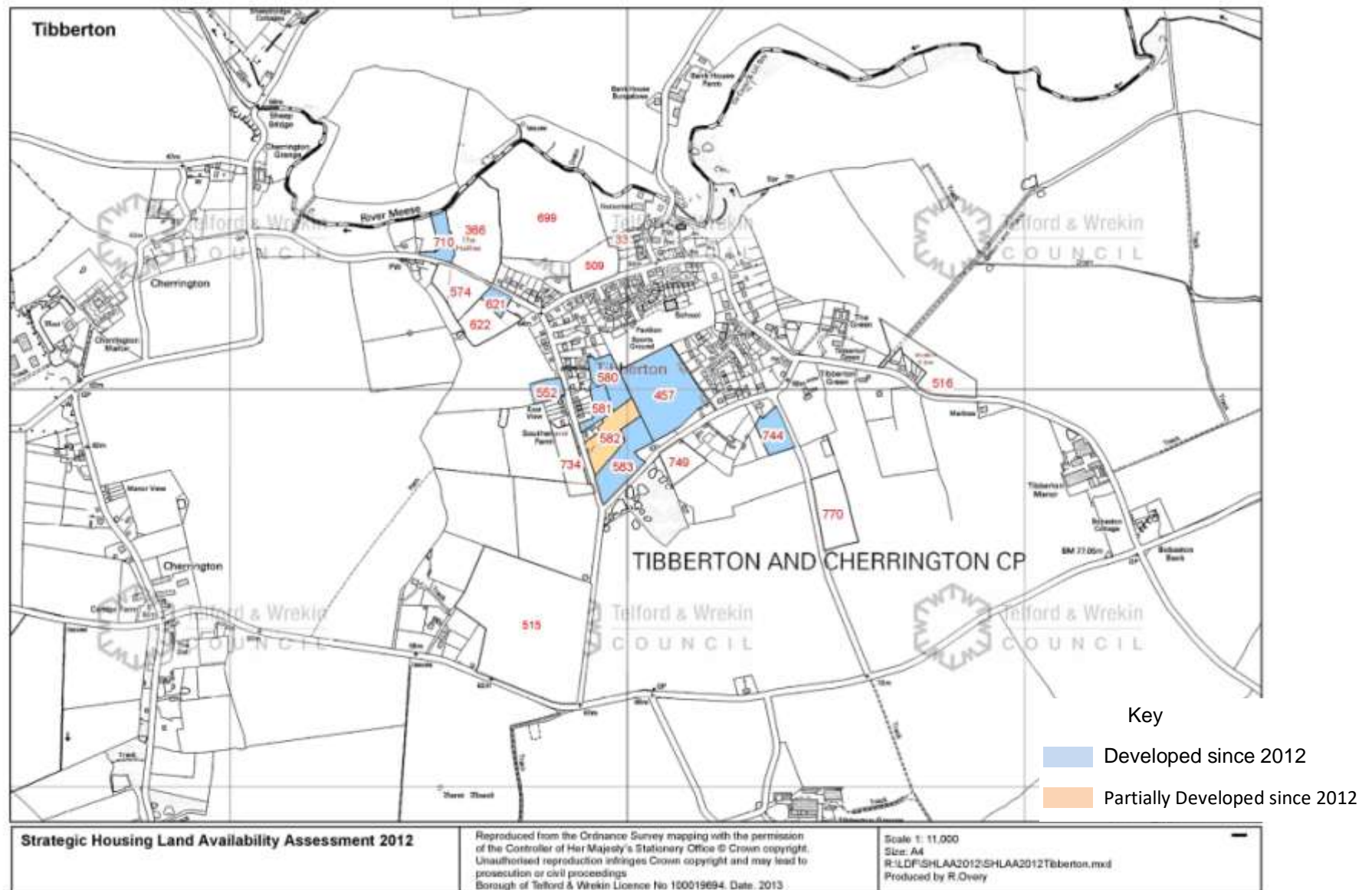


Figure 13: Strategic Housing Land Availability Assessment 2012

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

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

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

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

## Key

- Developed since 2012
- Partially Developed since 2012

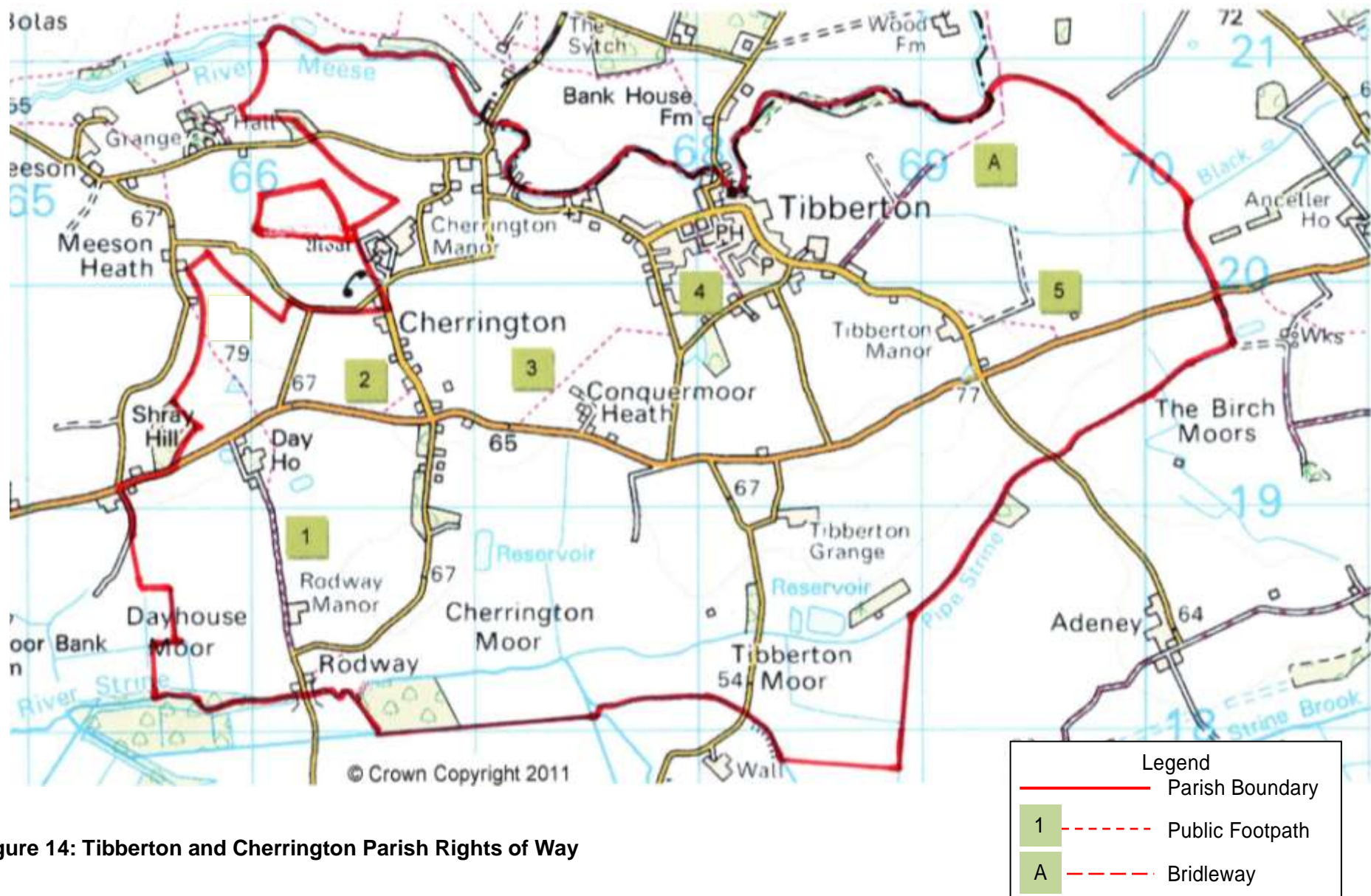


Figure 14: Tibberton and Cherrington Parish Rights of Way



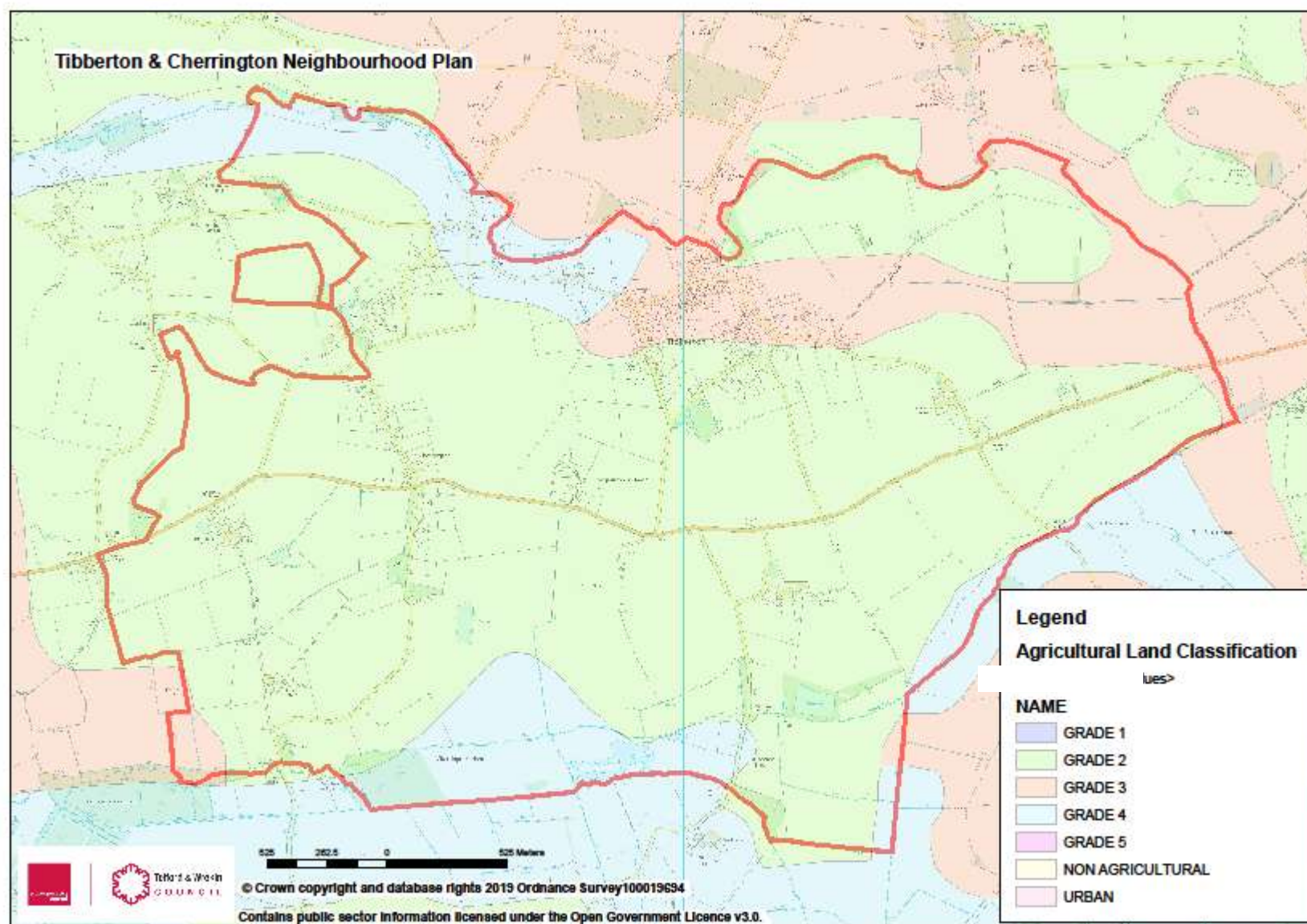


Figure 15: Tibberton and Cherrington Parish Agricultural Land Classification

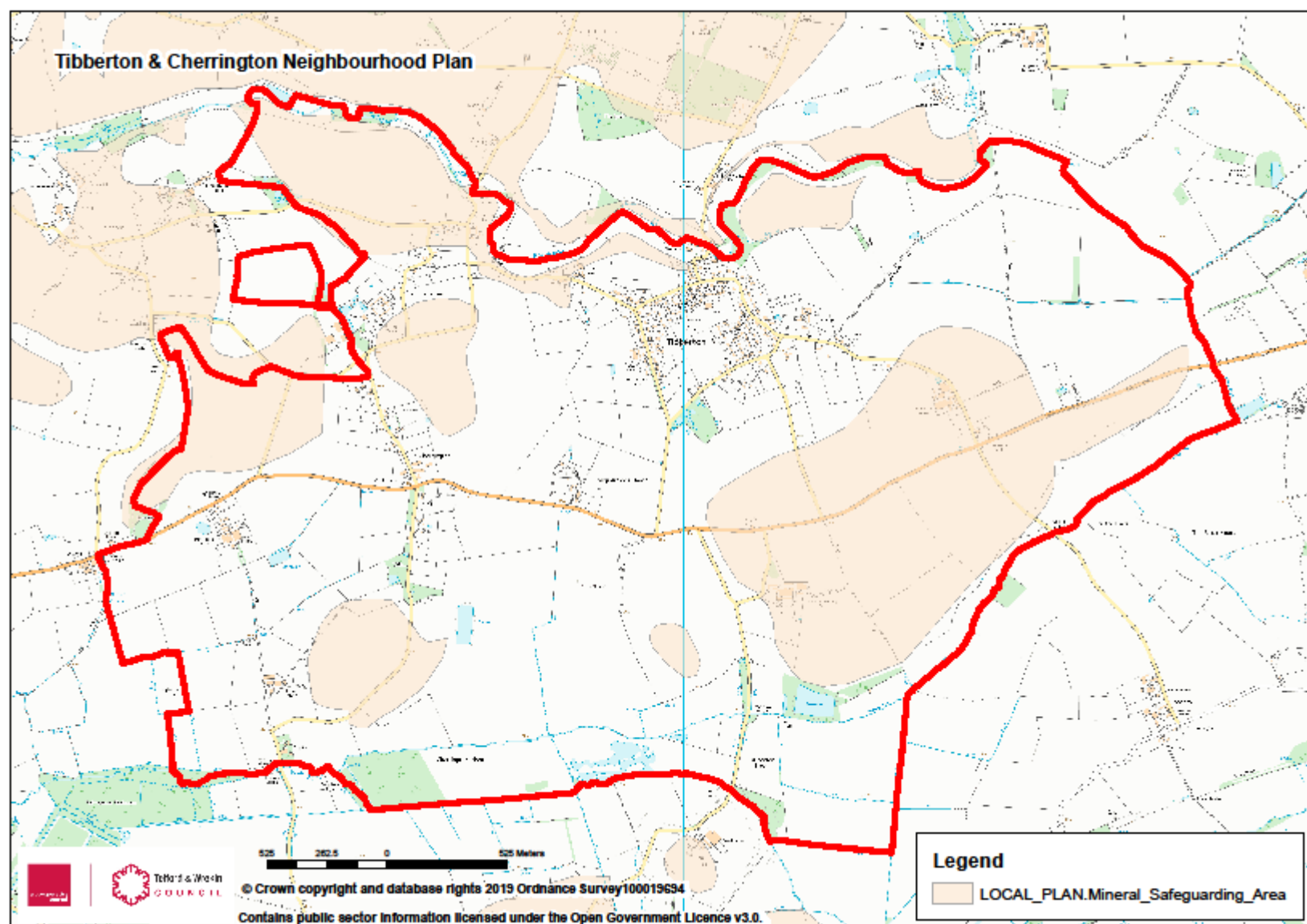


Figure 16: Tibberton and Cherrington Parish Mineral Safeguarding Areas



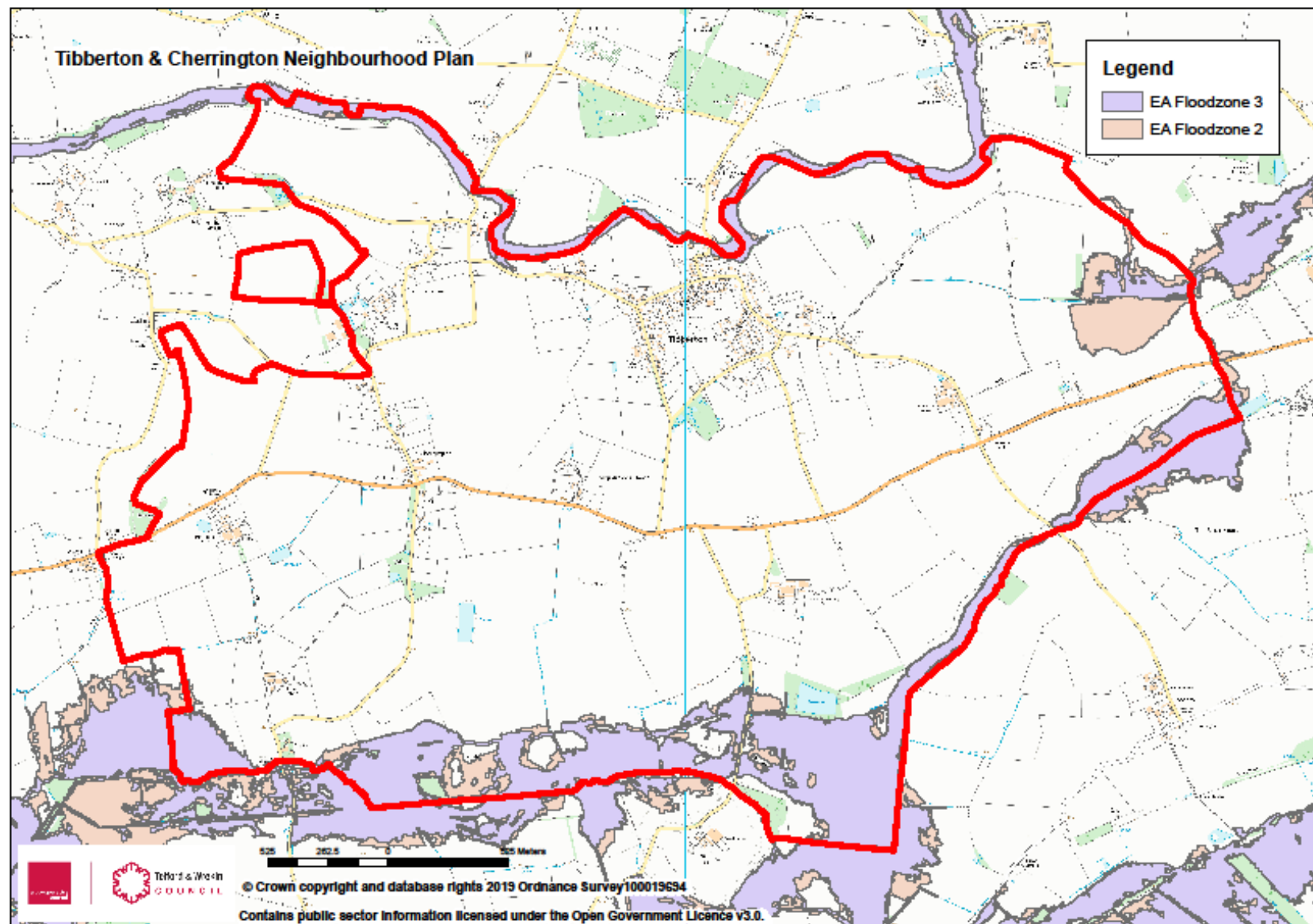


Figure 17: Tibberton and Cherrington Parish Flood Risk Areas

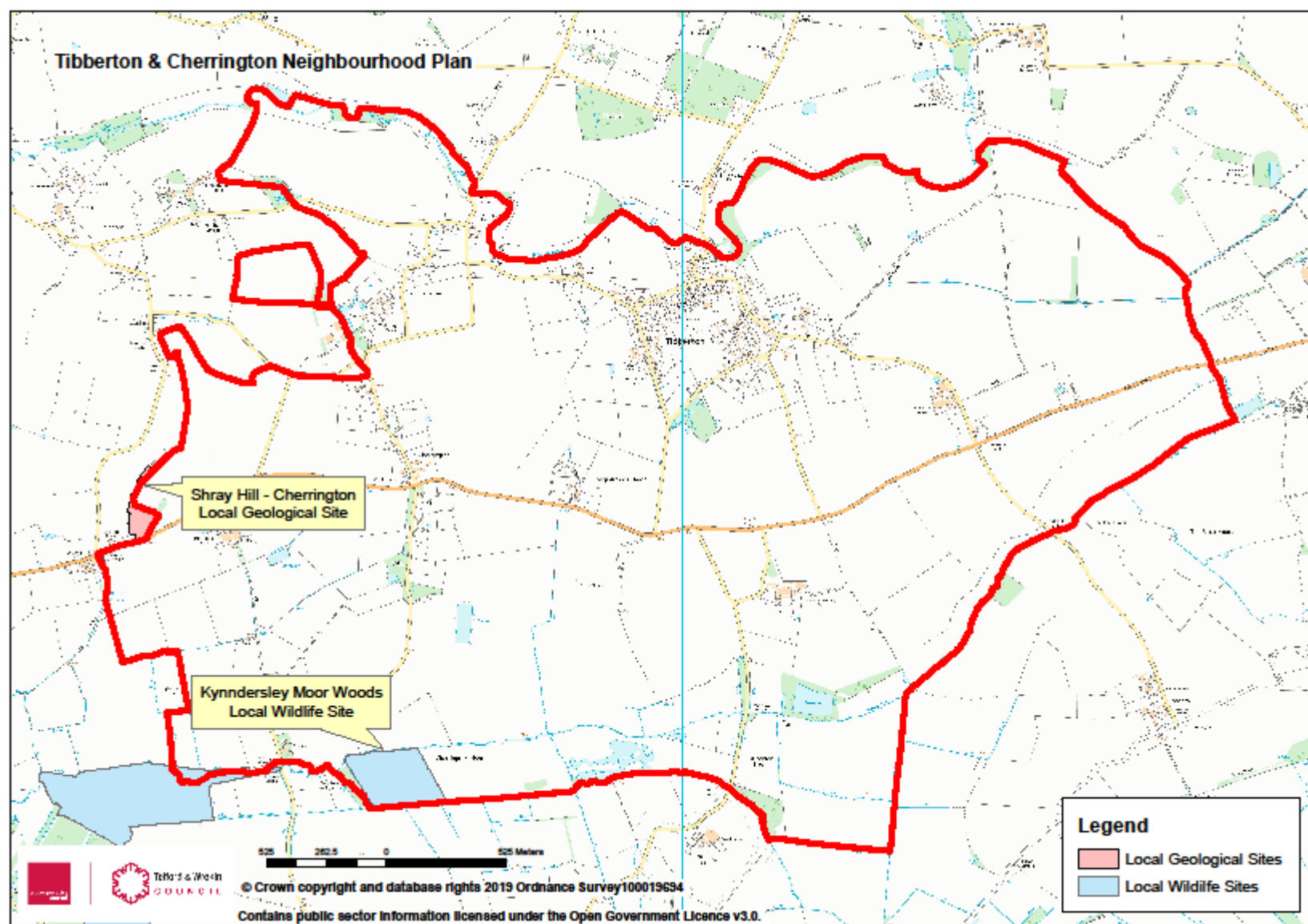


Figure 18: Tibberton and Cherrington Parish Local Wildlife Site and Local Geological Site

## **ANNEX D**

### **ADDITIONAL TECHNICAL EVIDENCE**

1. National Heritage list for Tibberton and Cherrington. <https://historicengland.org.uk/listing/the-list/results/>
2. National Planning Policy Framework.  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)
3. Planning Practice Guidance. <https://www.gov.uk/guidance/housing-needs-of-different-groups#rural-housing>
4. Telford & Wrekin Neighbourhood Planning Advice and Guidance  
[https://www.telford.gov.uk/info/20453/neighbourhood\\_planning/3934/neighbourhood\\_planning\\_advice\\_and\\_guidance](https://www.telford.gov.uk/info/20453/neighbourhood_planning/3934/neighbourhood_planning_advice_and_guidance)
5. Telford & Wrekin Local Plan 2011 – 2031 Submission Version\_  
[http://www.telford.gov.uk/downloads/file/4486/a1\\_telford\\_and\\_wrekin\\_local\\_plan\\_2011-2031\\_-\\_submission\\_version\\_low\\_res](http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res)
6. Telford & Wrekin Local Plan 2011 – 2031 – Integrated Appraisal  
[http://www.telford.gov.uk/downloads/file/4362/a3\\_twlp\\_intergrated\\_appraisal\\_-\\_submission\\_version](http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal_-_submission_version)
7. Telford & Wrekin Local Plan 2011 – 2031 – Representations  
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8. Telford & Wrekin Statement of Community Involvement 2019  
[https://www.telford.gov.uk/downloads/file/1372/statement\\_of\\_community\\_involvement\\_2012](https://www.telford.gov.uk/downloads/file/1372/statement_of_community_involvement_2012)
9. Telford & Wrekin Local Development Scheme 2020 - 2023  
[https://www.telford.gov.uk/downloads/file/1447/local\\_development\\_scheme\\_2013](https://www.telford.gov.uk/downloads/file/1447/local_development_scheme_2013)
10. Telford & Wrekin Annual Monitoring Reports\_  
[http://www.telford.gov.uk/info/20172/planning\\_policy\\_and\\_strategy/124/annual\\_monitoring\\_report\\_amr](http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr)
11. Telford & Wrekin Strategic Housing Land Availability Assessment 2012  
[https://www.telford.gov.uk/info/20457/housing/126/strategic\\_housing\\_land\\_availability\\_assessment\\_shlaa](https://www.telford.gov.uk/info/20457/housing/126/strategic_housing_land_availability_assessment_shlaa)
12. G2 - Telford & Wrekin Strategic Housing Land Availability Assessment (SHLAA) (update 2016)  
[https://www.telford.gov.uk/downloads/file/4659/g2\\_-\\_telford\\_and\\_wrekin\\_strategic\\_housing\\_land\\_availability\\_assessment\\_shlaa\\_update\\_2016](https://www.telford.gov.uk/downloads/file/4659/g2_-_telford_and_wrekin_strategic_housing_land_availability_assessment_shlaa_update_2016)
13. Telford & Wrekin Strategic Housing Market Assessment  
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15. Telford & Wrekin Strategic Flood Risk Assessment\_  
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[http://www.telford.gov.uk/downloads/file/4379/b2f\\_rural\\_settlements\\_update](http://www.telford.gov.uk/downloads/file/4379/b2f_rural_settlements_update)
17. Telford & Wrekin Strategy and Options – Shaping Places 2013\_  
[http://www.telford.gov.uk/downloads/file/1383/strategy\\_and\\_options\\_document](http://www.telford.gov.uk/downloads/file/1383/strategy_and_options_document)
18. Telford & Wrekin Strategy and Options – Sustainability Appraisal 2013  
[http://www.telford.gov.uk/downloads/file/4395/d2b\\_shaping\\_places\\_lp\\_sustainability\\_appraisal\\_strategy\\_and\\_options](http://www.telford.gov.uk/downloads/file/4395/d2b_shaping_places_lp_sustainability_appraisal_strategy_and_options)
19. Telford & Wrekin Strategy and Options - Consultation report 2013  
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20. Telford & Wrekin Strategic Landscape Study 2017  
[https://www.telford.gov.uk/info/20459/natural\\_environment/1161/strategic\\_landscapes\\_study](https://www.telford.gov.uk/info/20459/natural_environment/1161/strategic_landscapes_study)
21. Sport England Playing Fields Policy: <https://sportenglandproduction-files.s3.eu-west-2.amazonaws.com/s3fs-public/finalplaying-fields-policy-and-guidance-document.pdf>
22. Shropshire Landscape Typology study 2006 <https://www.shropshire.gov.uk/media/1803/the-shropshire-landscape-typology.pdf>
23. 2001 Census – Population and Household Statistics  
[https://www.telford.gov.uk/downloads/file/275/tibberton\\_and\\_cherrington\\_parish\\_profile\\_2001\\_census](https://www.telford.gov.uk/downloads/file/275/tibberton_and_cherrington_parish_profile_2001_census)
24. 2011 Census – Population and Household Statistics  
[https://www.telford.gov.uk/info/20121/facts\\_and\\_figures/61/census](https://www.telford.gov.uk/info/20121/facts_and_figures/61/census)
25. The Parish Plan of Tibberton and Cherrington 2005/2006.
26. Tibberton Parish Geology. Mr G White BSc FRICS FIQ CEnv. Chartered Mineral Surveyor.