

Basic Conditions Statement

BISHOP'S CASTLE NEIGHBOURHOOD
DEVELOPMENT PLAN 2019 – 2038

1. This Statement has been prepared by Bishop's Castle Town Council (the Town Council) to accompany its submission to the local planning authority, Shropshire Council of the Bishop's Castle Neighbourhood Development Plan 2019 - 2038(BCNDP) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

The Regulations

2. The BCNDP is being submitted under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 which requires under Regulation 15 (1):

(d) a statement explaining how the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act or in the case of a modification proposal, how the neighbourhood development plan as proposed to be modified meets the requirements of paragraph 11 of Schedule A2 to the 2004 Act.

3. Paragraph 8 of Schedule 4B of the 1990 Act paragraph 2 accordingly requires:

The Neighbourhood Plan must meet the following requirements:

Legal matters

(1) The examiner must consider the following: -

(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),

(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,

(c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and

(d) such other matters as may be prescribed.

The Basic Conditions

(2) A draft neighbourhood development plan meets the basic conditions if: -

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,

(b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

(c) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

(e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(f) The examiner is not to consider any matter that does not fall within subparagraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

4. This Statement addresses these matters in turn.

Legal Requirements

5. The BCNDP is submitted by Bishop's Castle Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Bishop's Castle Neighbourhood Development Plan steering group, which is overseen by the Town Council.
6. The whole parish of Bishop's Castle has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2 S6) and was formally approved by Shropshire Council on 4 September 2019. The full report can be found [on this link](#).
7. The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
8. The Plan identifies the period to which it relates as **2019 to 2038**. The start date of the plan relates to the start of the evidence gathering for the NDP and the end date is tied to the emerging Shropshire Local Plan 2016 – 2038. The start date of the BCNDP is not linked to the start date of the emerging LP because this date pre-dates evidence gathering.
9. The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
10. The Plan relates only to the parish of Bishop's Castle. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Map of Plan Area (Bishop's Castle Parish)



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Bishop's Castle Parish

The Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

11. The Neighbourhood Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework 2021 (NPPF) and the National Planning Practice Guidance (NPPG) suite. It is contended that the neighbourhood plan accords with the core Planning Principles at the heart of the NPPF. This has been confirmed by the Local Planning Authority in its response to the Regulation 14 consultation and the response is copied in the Consultation Statement.
12. **Table 1** below provides a summary of how BCNDP policies conform to the NPPF. The NPPF paragraphs set out are those considered most relevant. The table is not intended to be an exhaustive list of all NPPF policies.

Table 1		
BCNDP Policy Number	NPPF 2021 Reference	Commentary
BC1: Housing allocation and change to the development boundary	28	Neighbourhood plans may allocate sites.
	66	The housing requirement is based upon the figure published in the SLP review documents.
	68	The policy refers to a specific deliverable site though this is not within the first 5 year period of the plan-making period. In this case, special circumstances apply and deliverability is subject to nutrient neutrality matters which have been addressed according to the Letter to Chief Planning Officers from the Chief Planner (21 July 2022). The justification for this approach is explained in more detail in the Consultation Statement, Appendix 7. The approach in the policy is in accordance with the provisions of the letter whereby the development cannot commence before either an approach for higher level mitigation has been agreed with the LPA or after 2030 when the government has indicated new waste water treatment facilities will have been provided. In this instance, the allocation is in conformity with NPPF 68b.
	69	The extension of the development boundary makes provision for windfall development.
	126	The allocation seeks high quality design.
BC2: Development affecting the Bishop's Castle Conservation Area	127	The policy sets out a clear design vision and expectations.
	190	The policy sets out a positive strategy for the conservation and enjoyment of the historic environment.
BC3: Development outside the Bishop's Castle Conservation Area	127	The policy sets out a clear design vision and expectations. The policy and evidence explains the special qualities of the area and how this should be reflected in development.

BC4: Non-designated Heritage Assets and Non-traditional Design Features	190	The evidence and policy identifies locally significant non-designated assets that require protection.
BC5: Local Green Spaces	101-103	Table 6 explains why the proposed local green spaces meet the requirements of para 102 with other information. Table 6 shows all the land owners who were consulted at Regulation 14 stage in writing and have therefore been informed of the proposed designation. Appendix 1 (below) shows a specimen letter sent to landowners informing them of the proposed allocation.
BC6: Sustainable Transport	100 104 106d	The policy encourages the enhancement of PROW as walking routes. The evidence, text and policy address the matter of how transport networks can be improved to allow for more walking and cycling. The policy seeks cycle parking provision.
BC7: Housing Mix	63	A housing needs assessment was prepared which showed a higher demand for affordable housing that is required in the emerging local plan policy. The policy therefore “supports” this higher provision but does not “require” it to allow flexibility for developers who may wish to provide more than they must.

BC8: Sustainable Design and Construction	152	The policy takes a proactive approach to mitigating and adapting to climate change by setting out measures that new development can adopt.
	154b, 157b	Taken together, the provisions may lead to a reduction in green house gas emissions.
	155	The policy supports renewable energy in new development and large extensions.
	161	The policy contains provisions for using green infrastructure to reduce causes of flooding.
	131	The importance of trees in mitigating climate change is highlighted and a tree canopy cover is set out in accordance with emerging policies in the Environmental Improvement Plan 2023.

Contributes to the achievement of sustainable development

13. The following sustainability assessment has been carried out to assess how the policies in the neighbourhood plan contribute positively to delivering sustainable development. The plan will serve an economic, social and environmental objective and seeks to balance them. **Table 2** below summarises the various sustainability outcomes of each policy in the neighbourhood plan.

Table 2: How the policies in the BCNDP contribute to sustainable development

NDP policy	Economic	Social	Environmental
BC1: Housing allocation and change to the development boundary			
BC2: Development affecting the Bishop's Castle Conservation Area			
BC3: Development outside the Bishop's Castle Conservation Area			
BC4: Non-designated Heritage Assets and Non-traditional Design Features			
BC5: Local Green Spaces			
BC6: Sustainable Transport			
BC7: Housing Mix			
BC8: Sustainable Design and Construction			

General conformity with the strategic policies in the development plan

14. The development plan for the BCNDP is

- Shropshire Local Development Framework, **Adopted Core Strategy**, March 2011;
- The Shropshire Council Site Allocations and Management of Development (**SAMDev**) Plan, Adopted 17/12/2015;

15. The Development Plan is informed by the **Place Plan** for Bishop's Castle and surrounding area September 2019. Information in support of the review of the Place Plan was submitted by the Town Council in 2019. The Place Plan is a material consideration but not a planning policy.

16. The Local Plan is currently under review and was subject to Regulation 19 consultation in December 2020. It is currently undergoing its Examination in Public and is expected to be adopted in late 2023 or in 2024.

17. The planning policy context for the BCNDP is set out through the policy section of the BCNDP.

18. Conformity with the Adopted Core Strategy is set out below in **Table 3** below. Only the main relevant policies will be discussed here.

Table 3: How the policies in the BCNDP conform with the policies in the Adopted Core Strategy (2011)

Core Strategy Policy	Commentary why the BCNDP is in conformity
CS3	The NDP provides for the saved allocation derived from this policy. Bishops Castle is identified as a district centre with fewer than 500 new homes required in the plan period.
CS5	The NDP does not contain specific policies on the countryside and does not include Green Belt. However, it does not hinder the delivery of this policy.
CS6	This policy is augmented by BC8 and BC6. The LPA in its response to Reg. 14 indicated that this policy was necessary in the interim before the adoption of the new local plan. Policy BC3 and Table 2 specifically address design matters from the countryside perspective and is in conformity with CS6.
CS7	This policy is supported by BC6 which promotes awareness of travel behaviour and protects/enhances local transport routes.
CS11	BC7 seeks provision of locally desired affordable housing. However, the housing mix in BC7 is different from CS11 because of the newer evidence in the Housing Needs Assessment. BC7 seeks to identify local needs for affordable housing.
CS15	The BCNDP does not jeopardise the status of BC as a key centre. It does however meet objectives of planning for housing, improving accessibility and regeneration and supporting appropriate redevelopment.
CS17	BCNP in its totality identifies and protects the local natural and historic environment and landscapes and therefore conforms with this policy.
CS18	BC8 contains provisions for water management and is in conformity with this policy.

19. Conformity with the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015) is set out below in Table 4. Only the main relevant policies will be discussed here.

Table 4: How the policies in the BCNDP conform with the policies in the SAMDev 2015

SAMDev policy	Commentary why the BCNDP is in conformity
MD1	Bishop's Castle is identified as a market town and community hub
MD2	The NDP as a whole sets out the local design aspirations required for this policy and the BCNDP contributes to and respects the locally distinctive and valued character. BC8 contains policy on sustainable drainage techniques. Policies BC2 and BC3 address landscaping and views into the countryside. BC8 refers to trees and hedges. A HRA was prepared to consider impacts on designated sites. BC8 provides advice on sustainable design and construction.
MD5	No minerals and waste sites are identified in the parish.
MD7	BC1 allocated land for housing outside the development boundary but adjusted the boundary so that the provision is not made in the countryside. The BCNDP does not propose or support any other housing development in the countryside where MD7 would retain primacy.
MD8	<p>The main infrastructure requirements will derive from BC1 and the most notable requirement will be for waste water treatment. This has been addressed by reference to the letter to Chief Planner Officers from the Chief Planner (21 July 2022) which sets in place provisions for plans to contain housing allocation policies in areas where nutrient neutrality issues are of concern.</p> <p>BC1 is not accompanied by a viability appraisal because the allocation is made under provisions of the emerging local plan where a windfall requirement was identified. It has been assumed that in making this assessment, the local planning authority has included the assumptions for housing requirements under its own viability modelling which supports the local plan (Viability topic paper 2020). The SEA for Bishop's Castle (link) scored BC0013 as amber and green.</p>
MD9	The NDP will not affect protected employment areas.
MD10	As a whole, the BCNDP will support the retail centre of the town but there are no specific policies relating to retail development which is left to the Local Plan to address.
MD11	As a whole, the BCNDP will support tourism and visitor accommodation though there are no specific policies regarding these activities.
MD12	A HRA accompanies the BCNDP which is discussed separately below.
MD13	BC2 specifically addresses development in the conservation area; BC 4 identifies non-designated heritage assets in support of MD13.
S2	BC1 and its supporting text carries forward this allocation (BISH013). No policies in the BNDP will negatively impact upon the strategic employment allocation or the town's role as a Market Town.

21. The BCNDP has been prepared to meet need identified since the NDP preparation began in 2018. The requirement for housing land was provided by Shropshire Council and this is explained in detail in the BCNDP accompanying documents on the housing allocation and employment land allocations. These arguments will not be repeated here.
22. The emerging Local Plan has been the main policy driver for the BCNDP and its direction of travel. Though the emerging Local Plan was not adopted at the time that the BCNDP was submitted, and will not be until late 2023 or in 2024, its supporting evidence on housing need, environmental management and other matters is up to date and has been used extensively in the preparation of the BCNDP.
23. Conformity with the Shropshire Local Plan 2016 – 2038 (submitted to the Secretary of State on 3 September 2021) is set out below in **Table 5** below. Only the main relevant policies will be discussed here.

Table 5: How the policies in the BCNDP conform with the policies in the emerging Shropshire Local Plan 2016 – 2038 (submitted to the Secretary of State on 3 September 2021). The document can be viewed here: [Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038](#)

Reg. 19 Shropshire Local Plan 2016-38	Commentary why the BCNDP is in conformity
SP1	The BCNDP is in conformity with the Shropshire Test. It does not conflict with this policy.
SP2	<p>Policy BC1 is the only policy likely to give rise to the need for infrastructure. BC1 is not accompanied by a viability appraisal because the allocation is made under provisions of the emerging local plan where a windfall requirement was identified. It has been assumed that in making this assessment, the local planning authority has included the assumptions for housing requirements under its own viability modelling which supports the local plan (Viability topic paper 2020). The SEA for Bishop’s Castle (link) scored BC0013 as amber and green.</p> <p>Bishops Castle is identified as a Key Centre in this policy and BCNDP policies support this status.</p>
SP3	BC8 addresses matters relating to climate change in terms of development. BC6 addresses this policy for sustainable transport. Policy BC1 adds new housing in an accessible location abutting the development boundary resulting in a compact urban form. Many of the development impacts in BC over the plan period will fall under SP3 which provides more detail than BC8 but the two do not conflict which has been acknowledged in the LPA response to Reg. 14 (see consultation statement).
SP4	The BCNDP in para. 12 explains how the NDP delivers sustainable development.

SP5	Policies BC2, BC3 and BC4 define the local character and amenity features which together give Bishop's Castle its unique identity and local distinctiveness. These NDP policies will allow applicants to better respond to SP5 for proposals within the parish.
SP6	The BCNDP as a whole works towards building a high quality living and working environment within the parish. The Housing Needs Assessment was used to identify the locally required type and size of housing and supports development that goes beyond the minimum requirements set out in the Local Plan. Overall, the NDP will enable applicants to better conform with SP6 in the parish.
SP10	BC1 allocated land for housing outside the development boundary but adjusted the boundary so that the provision is not made in the countryside. The BCNDP does not propose or support any other housing development in the countryside where SP10 would retain primacy.
SP12	The BCNDP will not affect protected employment areas. As a whole, the BCNDP will support the retail centre of the town but there are no specific policies relating to retail development which is left to the Local Plan to address.
SP13	The BCNDP will not adversely affect any of these employment policies.
DP1	The Housing Needs Assessment identified a different housing mix from this policy – notably the amount of affordable housing required (more needed than DP1 requires) and the size (more smaller properties needed). The response in policy BC7 is to “support” the locally identified provision but not to “require” it. This allows applicants to fall back to the provisions of DP1 but in the knowledge that the community would support a different type of provision. It will then be for the planning authority to determine on a case by case basis whether DP1 (as the primary policy) and BC7 (as the subservient policy) has been addressed.
DP2	BC7 has remained silent on this matter which is therefore deferred to DP2.
DP3	As explained with regard to DP1 (above) the housing needs assessment came to the conclusion that a higher level of affordable housing was required in the parish. It may be that later iterations of the NDP (in review) may seek to provide exception sites or community led affordable housing schemes.
DP9	No policies in the BCNDP conflict with this policy.
DP10	There are no specific policies on tourism, culture and leisure but overall, the BCNDP will support the town's role and function in these matters.
DP11	Policy BC8 addresses these matters but to a lesser extent than DP11 which will be the primary policy in this regard.
DP12	A Habitats Regulations Assessment has been prepared and considered in the preparation of the BCNDP. See below. The BCNDP does not contain policies on BNG which is left to DP12 to deliver though no BCNDP policies will conflict with DP12. BC8 specifically addresses hedges and trees but does not conflict.

DP13	Impacts on the River Clun catchment have been addressed specifically through the HRA (see below) and in policy BC1. It is considered that there is no conflict with this policy.
DP14	The BNDP is largely silent on the matter of green infrastructure and this matter is therefore dealt with under the primary DP14 policy.
DP15	The BCNDP allocates Local Green Spaces but is otherwise silent on open space and recreation, thus leaving this matter to revert to the primary policy DP15.
DP16 and DP17	The provisions of BC2 and BC3 identify locally significant matters for landscaping and visual amenity that should be taken into account in support of DP16 and DP17.
DP19 and DP20	BC8 contains specific policies on water management and does not conflict with this policy. The policy wording was suggested by Severn Trent Water and contains higher thresholds than DP19. However, these higher thresholds (less than 100 litres per person per day) do not conflict with DP19 (110 litres per person per day) and are therefore deemed to be acceptable.
DP21	Development proposed in in BC1 is in flood zone 1.
DP22	DP8 supports sustainable drainage systems and therefore supports DP22.
DP23	BC2, BC3 and most importantly BC4 discuss the historic environment and define what is important to consider in the application of DP23.
DP 24	Bishops Castle is outside the SHAONB.
DP25	BC1 does not give rise to any unusual forms of infrastructure requirement (see comments on viability above and nutrient neutrality with regard to the HRA below).
DP28	The Highways Authority has indicated that there are no objections to BC1 (see consultation statement Appendix 7). BC6 identifies how sustainable transport should be delivered in Bishops Castle to meet the requirements of DP28.
S2 and S2.1	The specific manner in which this policy has been addressed is discussed in detail in the NDP and its supporting documents, most importantly the site allocations document. S2 refers to the BCNDP. The requirement for HRA are discussed below and have been taken into account in the preparation of the policy and supporting text. The BCNDP has not relied upon windfall development to meet its requirement of 40 dwellings but has instead allocated land for this purpose as explained in the NDP and the supporting document on site allocation. BCNDP has not amended any LP policies on employment land nor has it changed the shopping area. SAMDev allocations are preserved in the BCNDP.

Does not breach and is otherwise compatible with EU Obligations

Strategic Environmental Assessment

25. A Strategic Environmental Assessment has been prepared to accompany the BCNDP. The SEA environmental report was prepared under the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.
26. AECOM did not provide the Town Council with copies of the responses from Statutory Consultees received at the scoping stage but these can be sought if necessary.
27. The SEA considered two alternative sites (BISH012 and BOSH013) and overall agreed with the NDP approach the BOS013 was preferable, thus confirming the findings of the housing allocations evidence prepared by the Town Council (Andrea Pellegram Ltd.).
28. The SEA concludes:

The assessment has concluded that the current version of the BCNDP is likely to lead to significant positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on delivering housing which meets local needs, by supporting accessibility and active travel, and securing enhancements to the quality of the public realm and living environment.

The BCNDP also has the potential to lead to significant positive effects in relation to the Historic Environment theme. This is due to the conservation and enhancement of the historic environment being placed as the central pillar of the Neighbourhood Plan's policies, and the development policies being closely informed by a series of detailed characterisation studies undertaken for the BCNDP.

In terms of the 'Land, Soil and Water Resources' SEA theme, the allocation taken forward through the Neighbourhood Plan will lead to negative effects on soils resources. This is due to the required landtake on land potentially classified as the 'best and most versatile' agricultural land. This loss should however be seen in the context of the lack of available previously developed land in Bishop's Castle, and the Local Plan's requirement for the town with regards to housing delivery.

In terms of the 'Landscape' theme, whilst the allocation of the preferred site has the potential to lead to impacts on landscape character locally, the Neighbourhood Plan has a close focus on conserving key views, protecting townscape character, and on green infrastructure provision. This provides an appropriate means of protecting and reinforcing local character in association with the delivery of the Local Plan's development requirement for the town.

The Neighbourhood Plan will also initiate a range of beneficial approaches regarding the 'Biodiversity and Geodiversity', 'Transportation' and 'Climate Change' SEA themes. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan

29. The Environment Report provided an excellent overview to the characteristics and available resources in Bishop's Castle in Appendix A Context Review and Baseline. Reference to this will be made in the NDP text and policies BC1 and BC8.

Habitats Regulations Assessment

30. Shropshire Council declined to respond to requests from the Town Council for a screening opinion on Strategic Environmental Assessment and the Town Council therefore commissioned AECOM through Locality to prepare an SEA. It was subsequently recommended that a Habitats Regulations Assessment (HRA) be prepared as well.
31. The AECOM HRA accompanied all documents subject to Regulation 14 consultation.
32. In June 2022, in response to the Regulation 14 consultation, Shropshire Council issued its own HRA which was in agreement on the matter that there will be **there will be no adverse effects on the integrity of the Stiperstones and Hollies SAC as a result of housing allocations in the submission version Draft Shropshire Local Plan which include the 40 dwellings at Bishops Castle as supported by policy BC1 of the BCNDP.**
33. However, the SC HRA did not agree with the AECOM HRA on how to address the matter of impacts on the pearl mussels in the River Clun Catchment which would be affected by the housing proposal in BC1. The AECOM HRA considered that policy wording could be inserted that would allow for the allocation to be made (on provision that mitigation was agreed with the LPA). However, the SC HRA concluded: “ **It is therefore recommended that the next iteration of the BCNDP awaits the outcome of the examination of the draft Shropshire Local Plan with regards the adoption of housing allocations in the Clun catchment, including site BIS013.**”
34. The SC HRA pre-dated the letter to Chief Planner Officers dated 21 July 2022 from the Chief Planner. In this letter, the government makes it clear that new legislation will require water companies to upgrade waste water treatment facilities in catchments such as the River Clun. Until 2030, it is envisaged that high levels of mitigation will be required which will reduce thereafter once the new waste water infrastructure has been put into place. The government’s proposals “*will contribute to the evidence base for plans; helping to show they are deliverable with the NE mitigation scheme being in place until 2030 and with a reduced mitigation burden.*”
35. Importantly, the letter goes on to say:

Where authorities are not entirely covered by nutrient neutrality advice, it may be appropriate to consider how phasing of development through the plan period can reflect the timing of upgrades to WWTW, to further reduce mitigation burden on new developments, and therefore potentially ensuring more development contributions are available for other important infrastructure.
36. In this case, Shropshire Council has not yet agreed how to manage nutrient neutrality in the River Clun catchment area and this has affected the timetable of the Local Plan inquiry. However, the government has made clear that a NE mitigation scheme will be in place by 2030. Therefore, for the purposes of this NDP allocation, and because it will be necessary to phase the allocation to follow the previous SamDev allocation, the start of the allocated development will be required to occur after 2030.
37. For this reason, the BCNDP will be submitted under Regulation 15 to Shropshire Council because it is considered that the advice in the June 2022 HRA is overtaken by the letter dated July 2022.

38. The HRA also included advice that the working of BC1 should better reflect the emerging local plan: **it is recommended that the next version of the BCNDP includes wording in the explanatory text to BC1 highlighting the policy requirements of draft Shropshire Local Plan policies DP12, DP14, DP15 and DP25 and Settlement Policy S2.1 with regards mitigation for any identified recreational effects.** A “box” was inserted in to the supporting text for BC1 for this purpose.

Other matters

39. The Environment Agency, Natural England and Historic England did not object or raise concerns that the requirements of the SEA regulations had not been met in their responses to Regulation 14 consultation. Their responses can be viewed in full in the Consultation Statement.
40. The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are: protection of property, right to respect for private and family life and prohibition of discrimination. The Plan complies with the requirements of the Human Rights Act 1998.

Appendix 1: Letters sent to landowners regarding Local Green Space designation

Letters similar to that shown below were sent to the following:

- BC Lawn Tennis Club
- Civil Defence Bowling Green
- Old Castle Land
- Windless eastern half of southern area Fairmist Homes
- Windless Hillside freehold
- Windless western half of southern area

Actual letters can be supplied upon request.

Jane Carroll, Chairman of the
Bishop's Castle Neighbourhood Plan Steering Group
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The Town Hall,
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Bishop's Castle, SY9 5BG
01588 638467
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25/11/19

Wintles Management Ltd.
Company reg. no. 5073765 Title deed no SL207560
2, The Wintles,
Bishop's Castle,
Shropshire SY9 5BF

Dear Sir/Madam,

Designation of Local Green Spaces in the Bishop's Castle Neighbourhood Development Plan

I am writing to you as the Chairman of the Bishop's Castle Neighbourhood Plan Steering Group. I understand that the Wintles Management Ltd. owns the leasehold of The Wintles Hillside.

We are currently preparing our first Neighbourhood Plan and are progressing a policy to designate Local Green Spaces. We are able to do this under provisions in the National Planning Policy Framework.

I include a copy of the relevant paragraphs from the Framework at the end of this letter for your information. I also attach the background document so that you can see how the designation is being made.

We are still in the early stages of the preparation of our document but we are writing to you now to understand whether you have any objection to the designation or any concern that might arise from it.

The designation doesn't stop anyone developing the land in keeping with its use provided it does not detract from the openness of the Green Space. For instance, putting a tool shed or a workshop on an allotment site or a pavilion on a sports ground would be fine, but it would not allow the land to be redeveloped for housing, etc. In its simplest form, the designation is identical to "Green Belt"

If you have any concerns, I would be happy to meet you or speak on the phone to understand what they are and what action you would like us to take with regard to the Neighbourhood Plan.

Best wishes

Jane Carroll

Chairman of the Bishop's Castle Neighbourhood Plan Steering Group

01588 638467

Excerpt from the National Planning Policy Framework (2019)

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.