

# Consultation Statement

BISHOP'S CASTLE NEIGHBOURHOOD  
DEVELOPMENT PLAN 2019 – 2038

## Purpose

1. This Consultation Statement has been prepared in support of the Bishop's Castle neighbourhood development plan (NDP) as part of its submission to Shropshire Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.
2. Part 2 of Regulation 15 states:  
*In this regulation "consultation statement" means a document which—*  
*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*  
*(b) explains how they were consulted;*  
*(c) summarises the main issues and concerns raised by the persons consulted; and*  
*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
3. This statement has been prepared by the Bishop's Castle Steering Group, acting on behalf of the Bishop's Castle Town Council ("the qualifying body").

## Background

4. The Town Council, in its meeting August 22, 2018, agreed to carry out a NDP and invite planning consultant Andrea Pellegram to give a presentation to the council. The presentation was made on October 16, 2018 by planning consultant Andrea Pellegram MRTPI. The council appointed her to help develop a Neighbourhood Plan working on the existing Community Led Plan.
5. Since those initial meetings many other meetings were held. All meetings are set out in **Appendix 1**.
6. On February 14, 2019 a public Community Visioning Event was held at the Town Hall. This was extensively publicised with posters and on social media. Planning consultant Andrea Pellegram led the meeting attended by about 30 people. A report was produced as the basis for the evidence gathering which is copies in **Appendix 2**. This report was the starting point for the steering group's evidence gathering and decisions on which policies to pursue.
7. The town council agreed 4 areas should be part of the NPD: housing (site allocation, housing design and mix), protection of green spaces, town centre Conservation Area including heritage assets and footpaths (improvements and extensions of network).
8. A steering group was formed from the meeting which consisted of: the County Councillor, the appropriate County Council officer, the town clerk, three town councillors and five members of the public including one representing the Community Led Plan.
9. Town Council Newsletter April-May edition 2019 summarised the NDP, the steering group's intentions and invited other members of the community to join the steering group.
10. As Appendix 2 demonstrates, the steering group and in particular it's chairman, guided and affirmed all work for the NDP and presented it to the town council as necessary and appropriate.
11. Some policies were created by community working groups led by a member of the steering group. The following policies were created in this inclusive manner:

- Design in the conservation area
  - Design outside the conservation area
  - Non-designated heritage assets
  - Local green spaces
  - Sustainable construction.
- 12.** A local group called the **Bishop’s Castle Climate Action Group** entered the debate relatively late in the document drafting, and after the SEA and HRA had been prepared. This group sought to have a policy included in the NDP for a community energy scheme. However, though they had provided good evidence on the potential locations for a wind turbine, they had not prepared robust evidence on heritage impacts or presented a business case that showed that the community scheme would be deliverable and how the community would benefit. They were advised, regrettably, to await the review of the NDP, or to pursue other methods such as a community right to build order. The proposals were not progressed in the NDP though the Town Council supported the project in principle. Email correspondence between the Town Council’s planning consultant and the planning authority is attached as **Appendix 6. Subsequent correspondence with the LPA determined and even the revised policy did not meet basic conditions and it was deleted entirely.**
- 13.** The **Local Planning Authority** was consulted at the start of the Regulation 14 consultation along with other stakeholders in 2022. However, as the Local Plan was subject to the Local Plan Inquiry in 2022, officers declined to respond to the Regulation 14 draft. A number of emails were sent from the Town Council’s planning consultant to the LPA culminating in the threat of a complaint should the LPA continue to fail to comment on the Regulation 14 draft. After a long exchange of emails, which can be made available to the Examiner, the LPA responded with comments on 19 February 2023.
- 14.** The full text of the LPA’s response is provided in **Appendix 7**. The response from the Town Council with regard to necessary changes is set out in **red text**.
- 15.** A response from the Senior Conservation Officer was provided in March 2023 (over a year after Reg. 14 consultation had started). This is appended in **Appendix 8** and comments are set out in **red text**.
- 16.** Land owners of sites proposed as **Local Green Spaces** were informed that their land was proposed for the designation in 2019. Copies of the letters can be found In Appendix 1 of the Basic Conditions Statement.

### (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan

- 17.** The full list of email addresses for those consulted at Regulation 14 stage of the NDP’s preparation are listed in **Appendix 3**. The statutory consultees’ addresses are highlighted in yellow. The bodies in Appendix 3 were consulted via WeTransfer on 27 April 2022. Copies of the WeTransfer acknowledgements are copied for information.
- 18.** The Town Council prepared an extensive web page on its main website which is copied as a screen shot in **Appendix 4**. This contained electronic copies of all NDP documents.

## (b) explains how they were consulted

19. A survey accompanied the consultation to assist responders. The following questions were asked:

Question 1: Do you agree with the Vision and Objectives for Bishop's Castle? If not, what alternative wording can you suggest?

Question 2: Policy BC1 allocates land for 40 houses and changes the development boundary. This is based on a site allocation exercise and you may wish to consult the evidence. You may also wish to look at the Strategic Environmental Assessment and the Habitats Regulations Assessment. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 3: A Conservation Area Character Assessment has been prepared which considers the conservation area in detail. This is the basis for policy BC2 which sets out how new development should be designed and built. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 4: Policy BC3 seeks to influence the design of development outside the Conservation Area. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 5: Policy BC4 encourages the inclusion of public art in new development and seeks to protect what is already in place. Evidence on non-designated heritage assets has been prepared to support this policy. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question: Policy BC5 identifies and protects local green spaces and confers on them the same status as Green Belt. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 7: Policy BC6 seeks to introduce improved walking and cycling for new development. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 8: Policy BC7 uses data supplied by Shropshire Council to seek to require the right type of housing to meet the specific needs of Bishop's Castle. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 9: Policy BC8 seeks to make new development responsive to climate change. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

Question 10: Are there any land use planning matters that were not covered in the plan that you think should have been? Can you please describe what you believe was missing?

(c)summarises the main issues and concerns raised by the persons consulted

The following bodies responded to the Regulation 14 consultation:

Name of organisation	Representation made	Comment by Town Council
Natural Resources Wales	We have reviewed the plan and have no comments to make on the Bishops Castle Neighbourhood Plan, but refer you to Natural England as the Appropriate Nature Conservation Body (ANCB) to consider the Plans proposal further.	Noted.
Historic England	Historic England is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment. The design parameters set out in the Bishop’s Castle Character Assessments will no doubt prove invaluable as a context and guide for future development. This approach and those policies designed to conserve and enhance both the distinctive character of the settlement of Bishop’s Castle and the surrounding countryside including Local Green Spaces is highly commendable. Beyond those observations we have no further substantive comments to make.	Noted with thanks.



The Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted.
BC Climate Action Group	<p>See Appendix 6.</p> <p>We'd like first to register our admiration for Jane Carroll and the Steering Group's dedication and hard work in putting this draft NDP together.</p> <p>A couple of non-policy minor points:- Should the Chair's introductory words be titled 'Foreword' rather than Forward? Could an explanation of 'Windfall' developments be included to help laymen? Whilst the problems of traffic on Kerry Lane/Brampton Road are well covered, no mention is made of the dangerous Kerry Lane/Woodbatch Rd/Corporation Street junction.</p>	<p>Many of the comments made relate to Town Council policy and are not material to planning and therefore should not be included in the NDP.</p> <p>Some suggestions are strategic in nature and will be covered under policies in the Shropshire Local Plan which is in examination. This includes the policy on building standards. The NDP will not replicate local plan policies.</p> <p>Where matters are material to planning, they will be considered when making changes to the NDP (see below).</p> <p>Editorial comments will be taken into account.</p>
CPRE Shropshire Planning Spokesman	<p>May I make two comments please?</p> <p>1. Paragraph 51 on page 18 says that BC "will be expected to deliver around 150 dwellings and 5 hectares of employment development to meet local needs". However, Shropshire Council's submission version of the Draft Shropshire Local Plan says at policy S2.1 on page 171 that BC will deliver "around 150 dwellings and around 3 hectares of employment development". Do you know why</p>	<p>Editorial comments and corrections will be taken into account.</p> <p>Have checked the names of the documents and they are in the same order as in para. 6. Perhaps they were listed in different order on the website?</p>



	<p>there is this inconsistency as to the employment land?</p> <p>2. I did find it difficult to navigate around this mighty 689 page document. The index on page 3 takes one only up to page 59. Then one finds that the first appendix, as listed on pages 4-5, is not appendix 1, but the SEA, which is the last appendix listed; and the original page numbers of that have been cut off at the bottom of each page. It would have been helpful to have had an index to the appendices as well, by referencing their electronic page numbers.</p>	
<p>Severn Trent Water</p>	<p>See letter copied below in <b>Appendix 5</b></p>	<p>A note will be added to BC1 requiring the developer to contact Severn Trent at the earliest opportunity to allow for hydraulic modelling and plan for any network reinforcements should they be required.</p> <p>New clause on SuDs/Drainage hierarchy agreed.</p> <p>Change to BC5 regarding flood resilience is not agreed because the policy is only with regard to protection, not enhancement as green infrastructure. Wording will be put into BC8 which will be more appropriate.</p> <p>Change to BC8 agreed</p>



<p>Sport England</p>	<p>No specific comments were offered.</p>	<p>The non-specific guidance notes that new housing schemes will generate demand for sport. However, in this instance, it is expected that BC1 will be supplemented by Local Plan policies on sport and recreation and no changes will be proposed to this aspect of the NDP policies, particularly BC1.</p>
<p>Environment Agency</p>	<p>Notwithstanding the above, we do not normally make bespoke comment at this draft stage of the plan proceedings. Please see below to assist:</p> <p>We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our proforma guidance (copy attached).</p> <p>If site allocations are proposed in Flood Zone 3 we may seek to advise further upon the draft being formally consulted upon (reg 16).</p> <p>With regard to foul drainage infrastructure, we would advise you seek an appropriate ‘evidence base’ to support the plan and ensure that any sites you are proposing/linking to are deliverable. As you may be aware, we have raised soundness concerns to the Shropshire Council local plan allocations within the Clun Catchment, similar to Natural England who are the lead on Habitat Regulations matters (Nutrient Neutrality/foul drainage</p>	<p>The proformas discuss flood risk and discourage development in flood zones 2 and 3. BC1 does not do this, so this advice is not relevant to this NDP.</p> <p>The proformas discuss waste water infrastructure. However, since Severn Trent did not raise concerns about this matter, this advice is not relevant to this NDP.</p> <p>The proformas discuss water management and groundwater protection. An HRA has been prepared (with the EA did not comment upon though was consulted) which discusses this matter.</p>





	capacity/delivery for water quality related issues). This is currently at examination.	
Shropshire Council	See Appendix 7	See Appendix 7

Note on SEA and HRA.

- 20. The Local Planning Authority did not consult the statutory consultees on the SEA or HRA nor did they provide a screening opinion when requested by the qualifying body. The LPA therefore did not comply with the Planning and Compulsory Purchase Act 2004 S 19, nor with the Environmental Assessment of Plans and Programmes Regulations 2004 S9 and S4.
- 21. To compensate for the LPA’s failure to comply with the relevant SEA and HRA procedures, the qualifying body commissioned AECOM to prepare both documents which were attached to the Regulation 14 consultation. The statutory consultees were therefore duly consulted on SEA and HRA according to the legislation, but not by Shropshire Council.
- 22. No specific responses were received to the consultation on either SEA or HRA. However, to meet basic conditions, the SEA and HRA only require to be consulted (Environmental Assessment of Plans and Programmes Regulations 2004 S9). There is no requirement that the statutory consultees must respond for the NDP to meet basic conditions.

The following individual/community responses were received to the Regulation 14 consultation:

Name of organisation	Representation made	Comment
<i>Response 1:</i>	Asked to have page references included in the survey. Supported all policies, but raised concerns regarding design of new housing.	The survey was live at the time that this comment was made and it was therefore not possible to reformat it. The NDP has many policies that will result in good design.



<p><i>Response 2:</i></p>	<p>I applaud aim of retaining the character of the conservation area. It is also really important, though, that BC doesn't become a place with a historic and well preserved town centre surrounded by ill-matched housing developments. Some of the new houses built so far seem to me to fit in pretty well (eg The Leas) but others are off-the-peg generic designs which don't. Can more be done to ensure that efforts are made to match new building on the outskirts with the general character of the town?</p> <p>Regarding decisions on the location of any new developments, the volume of traffic now funnelling into Kerry Lane must be a major consideration. On an ordinary winter week-end (20/21st Nov 2021) I counted the cars parked in the roads and on driveways whose only entry/exit point to BC and the A488 is via Kerry Lane and the junction by the Six Bells. The total? 380.</p> <ul style="list-style-type: none"> <li>• Field Lane 15</li> <li>• Church Lane 25</li> <li>• Grange Court 14</li> <li>• Grange Road 33</li> <li>• Drews Leasow 28</li> <li>• Kerry Green/Lane/Rise 24</li> <li>• Novers &amp; Ridge 32</li> <li>• Woodbatch (up as far as Ashbrook) 25</li> </ul>	<p>The NDP policies seek to encourage good (non-generic) design.</p> <p>Highways management is not something that an NDP can address because it is not town planning policy. The policies in the NDP seek to discourage new traffic in sensitive areas which is why the site allocation was used to locate housing so that traffic would not need to go through the town centre. Thank you for the traffic/parking data.</p>
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	<ul style="list-style-type: none"><li>• The Leas (some still unoccupied)</li><li>• 8 Lavender Bank</li><li>• 12 Corrick's Rise &amp; Oak Meadow 164</li></ul> <p>These were only the cars I could see - probably there were more in garages or out of sight of the road. Some may have been visitors as it was a week-end, but that makes little difference - traffic is traffic.</p> <p>In addition to these, there will be some cars from the Kerry Lane end of Corporation Street, plus farm traffic/tractors, delivery vehicles, traffic for Keegan Court, visitors to the Church Barn and people wanting to drive up to the Kerry Ridgeway to walk or cycle</p>	
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<p><i>Response 3: "BC8: Sustainable Design and Construction"</i></p>	<p><b>Design and Construction</b></p> <p><b>Renewable Energy</b></p> <p>k) All new development and large extensions of one room or more should incorporate on-site energy generation from renewable sources such as solar panels, or ground/air source heating [where possible].</p> <p>l) Offsite Energy and Community Energy schemes, such as the BC Heat Network project, will be supported where they demonstrate that the overall community benefit outweighs any harm that the scheme may give rise to.</p> <p>m) A community-owned low-carbon heat network connected to a single community-owned wind turbine of up to 1MW capacity, at either of the locations being explored (A. East of Love Lane, B, East of B385 on land below the Conery), will be supported subject to:-</p> <ol style="list-style-type: none"> <li>1. Proof of financial viability before work commences</li> <li>2. Further environmental impact studies being undertaken</li> <li>3. The heat sources to be used being verified as low carbon and to not use biomass</li> </ol>	<p>For reasons set out elsewhere in this consultation statement, the Town Council has agreed not to include these matters in this version of the NDP, though it could go into a review of the NDP should more evidence be forthcoming.</p> <p>To include this policy now would be a significant change to the NDP what was consulted upon requiring a repeat of the Regulation 14 consultation and a significant delay in the making of this plan.</p> <p>The evidence supplied does not indicate a single site but offers alternatives. A new site assessment would be required for an allocation.</p> <p>The use of a community right to build order or a neighbourhood development order may be a fruitful method for the community to progress this scheme.</p>
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	<p>4. The location and scale of any energy centre does not have an unacceptable impact on the Town</p> <p>5. The minimisation of inconvenience to residents and traders during the installation of the network</p> <p>6. Confirmation of the avoidance, or mitigation, of nuisance from noise and shadow flicker and minimisation of visual impact of the wind turbine</p> <p>7. Safety of the highway and rights of way are maintained</p> <p>8. Removal of all redundant infrastructure at the end of the operating life"</p> <p>If accepted, you may think it necessary to delete or alter para.154 of the NDP which contains</p> <p>a supportive statement for the Heat &amp; Wind Network</p>	
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(d)describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

23. The previous section showed who responded and provided basic comments on whether changes to the NDP were warranted. The table below sets out changes made in the light of these representations.

NDP reference	Modification
Foreword	Spelling correction
Former para 46	New local plan adoption date added.
Former para 51	Plan period added
Former para 100	Added reference to Junction of Kerry Lane, Corporation Street and Woodbatch.
Former para 51	Correction – 5 ha changed to 3 ha.
Table of contents	Table of contents reformatted.
BC1	<p>New clause added to meet Severn Trent requirements. Added new paragraph to text.</p> <p>New supporting text added to meet LPA comment and change to policy wording to ensure that allocation will follow completion of BISH013.</p> <p>The text and policy has been amended to address comments by the LPA and letter to Chief Planning Officers (21 July 2022) to account for nutrient neutrality and its impact on an allocation in the River Clun catchment. The policy now allows for development on the allocation site once the matter has been addressed either through mitigation with NE or after 2030.</p>

## Appendix 1: Meeting log

Date	Meeting type	Actions
August 22 2018	Town Council meeting	– council agreed to carry out a NDP and invite planning consultant Andrea Pellegrini to give a presentation to the council.
October 16 2018	Town Council meeting	presentation by planning consultant Andrea Pellegrini. The council appointed her to help develop a Neighbourhood Plan working on the existing Community Led Plan.
February 14, 2019	Community Visioning Event	- public meeting at the Town Hall. This was extensively publicised with posters and on social media. Planning consultant Andrea Pellegrini led the meeting attended by about 30 people.
April 2 2019	Community meeting led by consultant	– Andrea would tackle to controversial housing site allocation issue and Shropshire Council had already chosen a new housing site. She would use their “call for sites” information as a starting point and talk to SC about further criteria needed for the allocation.  Other tasks were allocated with two volunteers to each one. Agreed to issue press-release, articles for the Town Council newsletter and public notices on TC notice board.
April 10 2019	Meeting with Shropshire Council planning team	– members of the group met two of SC planning team to discuss site allocation.
May 7 2019	Steering Group	SG agreed:  – town centre divided into 8 zones and pairs of volunteers to undertake assessments with photographs, Steering group members to enrol volunteers.  Steering group members to identify, map and photograph all footpaths and bridleways. They would talk to local footpath work and walking groups.

		<p>Steering group members to map all local green spaces whether public or privately owned. Talk to those using the spaces about what they liked about them.</p> <p>SC had done a Housing Needs survey which would be added to the NDP.</p> <p>Steering Group members would photograph and detail all heritage and non-heritage assets.</p> <p>A public “walk-about” would be held in July to find out what people liked and disliked about areas outside the Conservation Area. Steering Group members to divide the area outside the CA and survey each one.</p>
June 4 2019	Steering Group	<p>SG agreed:</p> <ul style="list-style-type: none"> <li>– publicity about the NDP and appealing for volunteers on both Town Council information boards and those of the Community Partnership (the group which had done the Community Led Plan).</li> </ul> <p>Landowners of private “green spaces” to be asked if they wished their land to be formally protected.</p> <p>Housing outside CA to be divided into 7 zones.</p>
August 6 2019	Steering Group	<p>SG agreed:</p> <ul style="list-style-type: none"> <li>– work continuing. All information to be sent to Andrea by October 15</li> </ul>
August 31 2019	Community walk about	<p>“walk-about” took place but very few people attended. Some photographs taken and views sought.</p>
September 18 2019	Working party on conservation area assessment	<p>- work nearly finished except Conservation Area assessments.</p>
November 6 2019	Steering Group	<p>SG noted:</p> <ul style="list-style-type: none"> <li>- all reports finished. Conservation Area still a lot to do but enough had been done for Andrea to complete the first stage of her report. Other steering</li> </ul>



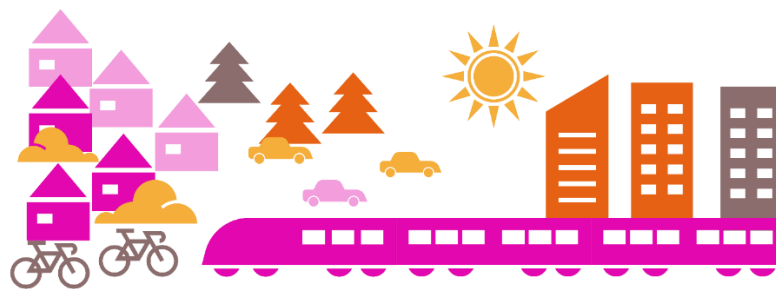
		group members dealing with Andrea's queries. No further meetings arranged.
February 19 2020	Meeting with Shropshire Council planning team	– meeting with SC planning team to discuss core issue of site allocation.
May 21 2020	Steering Group	Steering group meeting by Zoom to discuss the issue of housing site allocation for the town. It was agreed that the NDP should allocate the new housing site. SC was happy to pass the responsibility on and would help with then searches. The Town Council had agreed two days before to accept two options proposed by SC.
June 30 2020	Steering Group	– steering group meeting by Zoom. Progress meeting.
September 16 2021 - Heat & Wind Network	Public meeting	public meeting to obtain public support for the idea of a wind turbine and heat network in Bishop's Castle.
February 22, 2022	Steering Group	- draft NDP sent to all steering group members for comment. None received.
February 28, 2022	Steering Group	– chairman's response to Heat & Wind Network following pressure from the group to add it to the NDP
April 27, 2022	Steering Group	- chairman, town clerk and consultant met by Zoom to discuss heat & Wind network and response was made by email.
		No further meetings. Andrea writing report.

## Appendix 2: Report from the 2019 community vision event

**REPORT ON  
COMMUNITY VISIONING EVENT  
14 FEBRUARY 2019**

**Bishops Castle Town Council**

**(19 February 2019)**



*Andrea Pellegram Ltd.  
[www.pellegram.co.uk](http://www.pellegram.co.uk)*

## INTRODUCTION

Bishops Castle Town Council has commissioned Andrea Pellegrini Ltd. to provide support in the preparation of their Neighbourhood Development Plan (NDP).

The Bishops Castle Town Plan Steering Group prepared the Bishop's Castle Community-led Plan (CLP) which was published in September 2016. The Community-led plan has gathered extensive evidence that will be used to support policies in the NDP. The CLP contained extensive recommendations in an Action Plan some of which were material to town planning, and which will be taken forward in the NDP as aspirations and, where appropriate, policy proposals.

Shropshire Council, the Local Planning Authority (LPA), has recently undertaken a consultation on preferred sites. The consultation closed on 8 February 2019. Two sites were proposed, and the CLP objected to the allocation and provided detailed justification.

On 7 February, in response to the consultation and to the emerging NDP, the LPA gave an indication that it would be acceptable for the Bishop's Castle community to further discuss how site allocation would take place in the Parish. The LPA gave three options how this might be done, as copied below:

*Should the community wish to carry out the full Neighbourhood Plan process, we would broadly pull out of the discussions on development in Bishop's Castle and allow the process of allocating sites and developing policies to emerge through the Neighbourhood Plan, and ultimately take this forward to referendum for approval. Arguably that community led approach may give you more opportunities to approach local landowners for sites and opportunities for new development that we haven't been able to unlock through Shropshire Council. The downside is that the responsibility and cost for developing the plan sites with the Neighbourhood Plan group, which can sometimes be difficult in smaller communities.*

*An alternative approach is for us at Shropshire Council to take the lead on the trickier aspects of planning, such as site allocations and assessments, but for the Neighbourhood plan to look more at the type and style of development needed in Bishop's Castle. These policies could then be drawn together in the Local Plan, and form the guide for future development. Its not a pure Neighbourhood Plan, but would give the community more say than being part of the Shropshire Local Plan*

*The final option is for Shropshire Council to continue to look after every aspect of planning, and for you as a community not to carry out a Neighbourhood Plan. We are always there as the back-up as the statutory body responsible for planning, so should the neighbourhood plan not progress, Bishop's Castle isn't left in a "no man's land" of not having any policies.*

## THE COMMUNITY VISIONING EVENT

On 14 February, Andrea Pellegrini met with local community representatives at an open public meeting in the Town Council offices from 7.00 pm to 9.00 pm. Approximately 30 local people attended and gave their views.

The meeting began with an introduction into Neighbourhood Planning for those who were unfamiliar with the process or the powers available to the community. There was then a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of the town followed by a discussion of what the NDP's Vision might be. It concluded with a review of potential policies for the NDP. Members of the audience were invited to become members of the NDP Steering Group. The outputs from the events are shown in Appendix 1.

It was very clear from those who attended the Vision event that they loved their community which was a supportive and inclusive place where people were well looked-after by their neighbours and the Services and that overall, they wanted their community to remain this way.

There was some concern about employment matters – though there was virtually full employment, most jobs for young people were low paid and did not enable them to start careers and families in the area.

The employment land that had been allocated in the SAMDEV was not being taken up. It appears that the land has no services and until these are supplied, small local firms and start-ups cannot locate there because the development costs will be too high for them. There is local evidence of small business demand for additional employment sites and buildings, but at present the cost of preparing the sites for development is more than these small businesses can bear. As a result, the employment land allocations are not being taken up. Since local businesses cannot grow, there remains little prospect of new jobs being generated to keep young people in the town. It is a downward spiral that can only be broken by significant investment in providing basic utilities and access for the allocated employment land.

The proposed housing allocation was opposed by every person in attendance but there was a feeling in the room that other sites would be more suitable. The comments made in the response to the LPA housing consultation were generally affirmed by the audience. Overall, it was felt that the LPA's selection criteria were unsuitable for the special circumstances in Bishop's Castle.

Bishop's Castle is a geographically remote community and there is a high dependency on cars. Public transport is available but is not sufficient for most long-distance journeys because it is infrequent and goes to a limited number of destinations. Access to the A488 is required for most journeys to larger settlements.

There was significant concern raised about the state of the Victorian Sewer systems that underlays the town. Though a grant has recently been paid for improvements at the lower end of

the town, uphill and in the newer parts of the town, the flow must still go through the lower town, and it was widely felt that the system could not take any additional connections. This then raises the question whether it would be viable to locate any new development on higher elevations in Bishop's Castle.

The LPA has identified a need to upgrade the Bishop's Castel wastewater treatment works to take account of the Local Plan HRA<sup>1</sup>. It is not clear whether this will be funded by CIL or by developer contributions.

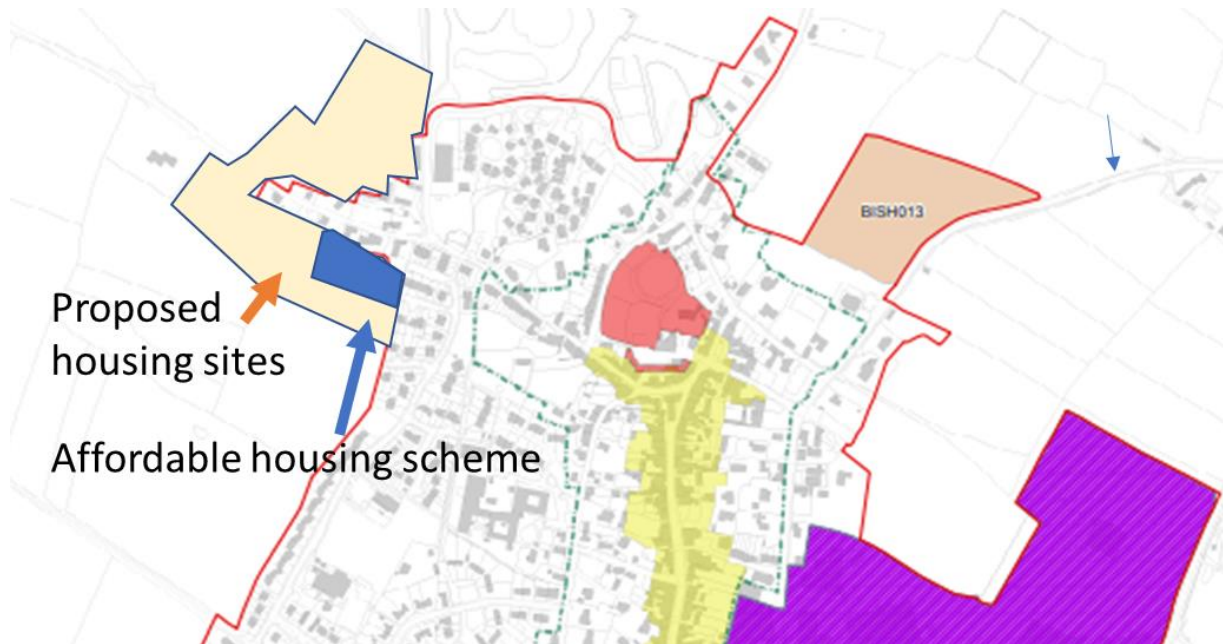
The LPA has also identified the need for a review of junction capacity, and safety improvements to facilitate site development (in relation to the preferred sites) as well as the following, though funding resources have not been identified:

- A review of primary and secondary school places;
- Provision and maintenance of facilities and equipment for sport, recreation and leisure;
- Production of an Operational Flood Response Plan
- Local highway improvements, including speed and safety, public realm enhancements and sustainable travel.

On 14 February, planning permission was granted for the erection of mixed residential affordable dwellings, access and new public open space at Oak Meadow which sits on one of the preferred sites. The site is illustrated on the Figure below.

The application site is outside the development boundary and the proposal is therefore for housing on an Rural Exception Site which seeks to provide housing for local people. Planning conditions require that the development complies with the Shropshire Affordable Housing Allocation Policy and Local Need criteria or Local Lettings Plan. The application states that the homes will be made available to local people to help ensure the retention of young people and families in Bishop's Castle. There were no highways objections (relating to additional traffic in the Conservation Area) nor any concerns about access to the sewage system.

1. \_\_\_\_\_  
1. <sup>1</sup> Shropshire Local Plan Review: Consultation on Preferred Sites, Bishops Castel Place Plan Area, November 2018.



Annemarie Jackson, part of the Town Planning Group spoke to a planning officer at the LPA's recent public consultation event regarding the site allocations. In that discussion, she was told that the proposal was for 12 shared ownership, 12 rental; 2 and 3 bed houses (12 each) and 1 bed bungalows (4). The officer discussed the relationship of the affordable housing permission with the wider preferred allocation. It is understood that the LPA has taken the permission into account when assessing preferred site BIS028 as 24 open market dwellings and 44 affordable home (24 of which are supplied by the recent planning permission).

Given this background, the community representatives identified a number of potential policy areas for the NDP:

- Site allocation – better criteria
- Town Centre management – renewal, brownfield, traffic and parking
- Accessibility by foot – in town and on PROW
- Design
- Local Green Spaces
- Employment
- Affordable housing and housing mix
- Conservation Area – identification of non-designated heritage assets

The draft Vision is set out below. This will need to be modified and adjusted as the NDP takes shape.

## VISION 2036

### **Bishop's Castle will be a place where there is:**

All public services have been protected

Young people have been able to remain because there is available affordable housing and thriving businesses that provide satisfying employment opportunities.

Strategic development sites did not add to traffic impact in the Conservation Area and town centre and have good access to the A488

Access by foot has been preserved and enhanced both in town and in the countryside.

The town centre will be a people friendly place for small businesses and tourist activities to thrive and where traffic and parking will not be perceived as a problem

New buildings will be well designed to reflect the local character and will be of high energy performance standards

The character of the medieval town will have been preserved and enhanced and it will be complemented by new development.

All parts of the town have good wastewater services and broadband.

In the following section of this report, each of the policy themes will be discussed in terms of existing policy and what evidence would be required to support the policy.

[THE SECTION ON POLICY THEMES HAS NOT BEEN INCLUDED IN THIS CONSULTATION STATEMENT BECAUSE IT HAS BEEN OVERTAKEN BY THE BC NDP'S SUPPORTING EVIDENCE AND IS NOT RELEVANT TO CONSULTATION. THE UNABRIDGED VERSION CAN BE MADE AVAILABLE ON REQUEST.]



## APPENDIX 1: SWOT ANALYSIS RESULTS

### STRENGTHS

There is a vet in town

- A very supportive and self-contained community
- Good walking and tourism activities, walking groups
- Leisure centre
- Little or low unemployment
- Safe for children
- People look out for one another
- Lots of creative community groups
- Arts centre and theatre
- Community hospital
- Old people's homes and sheltered housing
- Fire station
- Unique built character and heritage
- History
- 2 breweries and 6 pubs
- Post office and bank
- Swimming pool
- Live music
- Local enterprise centre with business support
- Street festivals,
- Library
- Walking groups, cricket, rugby, football
- Connections to Shropshire way and Offa's Dyke
- Walkable town
- Positive attitude
- Community spirit
- Tolerant,
- Town Hall
- Centre for surrounding villages
- Primary school – 6 village schools use the swimming pool
- Animal auction
- Antique auction
- Quirky conservation area
- Good footpath network
- Recent grant award to change styles for gates

### WEAKENESSES

- Public transport – very few busses, Ludlow only once a week
- An hour to anywhere by car
- Lack of employment
- Young people must leave to build a career
- 20 miles from anywhere
- No access to Accident and Emergency

**MUST use the A488**

Any development to the west of the village must travel through the conservation area to reach the A488

Traders struggle to make a living

Existing sewage system is Victorian and cannot take any more waste water, some repairs were done to the lower end of town but not anywhere else

Localised flooding

Parig on pavements – block pedestrians, unsafe

Roads are narrow and winding

Employment land is not being developed – infrastructure costs are too high to attract small start ups and small expanding businesses

House prices are high

Second home drive up prices

**OPPORTUNITIES**

Protect what is good

Attract new light industry

Market gardening/local food

Cattle market/car parks – lots of underutilised land (privately owned, Shropshire Council owns part) – can the cattle market be moved to make room for B class uses?

Environmental enhancements in town centre – pavement, seating, street furniture

Local Green Spaces

Strengthen PROW

Design policy

Housing designed for an aging population

Improve access for mobility impaired

Shropshire Council a major landowner

**THREATS**

Lack of development or take-up of allocated sites

Demographic shift – too many older people and not enough young people

Health service in Shropshire under review – if local services close, this will lead to a loss of jobs and elderly care facilities in the long term

Not enough affordable housing to allow young people to remain

Shropshire Council a major landowner

Empty houses and shops left to rot

## Appendix 3: List of those who were consulted for the Regulation 14 draft NDP consultation



BISHOP'S CASTLE  
TOWN COUNCIL



Gwilym J. Rippon Cert He Ceg., FSLCC, CILCA (Wales & England)  
Town Clerk  
Tel No. 01588 638141  
Email [townclerk@bishopscastletowncouncil.gov.uk](mailto:townclerk@bishopscastletowncouncil.gov.uk)

The Town Hall  
Bishop's Castle  
Shropshire  
SY9 5BG


### BISHOP'S CASTLE NEIGHBOURHOOD PLAN CONSULTATION METHODOLOGY

The method of that was used to inform the residents of Bishop's Castle taking into consideration that not all residents have access to digital media.

Hard copies of The Neighbourhood Plan were located in the Town Hall which is open Monday to Saturday and copy was located at Bishop's Castle Library.

The method of alerting residents of the constitution was via Facebook and the Council's website. Again taking cognisance of the fact that not all residents have access to digital media the consultation was again advertised in the Council's newsletter which is delivered to every household in Bishop's Castle.

Yours Sincerely



Gwilym J. Rippon  
Town Clerk  
Fellow of the SICC  
Member of the IIMC  
CILCA (Wales & England) Cert He Ceg.,  
Tel No. 01588 638141  
Email [townclerk@bishopscastletowncouncil.gov.uk](mailto:townclerk@bishopscastletowncouncil.gov.uk)

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[dglgplanning@hotmail.co.uk](mailto:dglgplanning@hotmail.co.uk) [planning@canalrivertrust.org.uk](mailto:planning@canalrivertrust.org.uk)  
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[localplans.midlandsandeast@property.nhs.uk](mailto:localplans.midlandsandeast@property.nhs.uk)  
[bob.jackson@mypostoffice.co.uk](mailto:bob.jackson@mypostoffice.co.uk) [charleswgreen@msn.com](mailto:charleswgreen@msn.com)  
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To make sure our emails arrive, please add [noreply@wetransfer.com](mailto:noreply@wetransfer.com) to [your contacts](#).

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## Appendix 4: Screen shot of Bishop's Castle TC NDP web page

### Neighbourhood Plan – Have YOUR Say on Planning Policies for Bishops Castle !

The Town Council have prepared a draft of the Bishop's castle Neighbourhood Development Plan.

We would like to know what you think of the Policies and proposals and welcome your feedback.

Please click on the Link below to read the Draft Neighbourhood Development Plan and complete the Survey by clicking on the survey form.

If you require a paper copy of any of the documents these are available from the Town Hall or by post via the Town Clerk. You can make your comments on paper which can be sent to the Town Clerk or via the online survey form.

[REGULATION 14 DRAFT BISHOP'S CASTLE NDP JANUARY 2022](#)

[SURVEY\\_FORM](#)

[Appendix 1 Conservation Area Character Assessment](#)

[Appendix 2 Character Assessment outside the Conservation Area](#)

[Appendix 3 Non-designated Heritage Assets](#)

[Appendix 4 Right Homes Right Place survey results](#)

[Appendix 5 Site Allocations November 2020](#)

[Appendix 6 Bishop's Castle NP Climate Mitigation](#)

[Appendix 1 Table of Contents for Zonal Surveys](#)

[Appendix 1 Zone 2 Character Assessment](#)

[Appendix 1 Zone 3 Character Assessment](#)

[Appendix 1 Zone 4 Character Assessment](#)

[Appendix 1 Zone 5 Character Assessment](#)

[Appendix 1 Zone 6 Character Assessment](#)

[Appendix 1 Zone 7 Character Assessment](#)

[Appendix 1 Zone 8 Character Assessment](#)

[Appendix 1 Zone 9 Character Assessment](#)

[Bishop's Castle NDP SEA Environmental Report August 2021](#)

[Habitats Regulation Assessment Appendix A – International Designated Sites and Site Allocation](#)

[Habitats Regulation Assessment Appendix B Bishops Castle P6N\\_NN Technical Note for issue](#)

[Habitats Regulation Assessment Bishop's Castle Report April 2021](#)

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#### CONTACT THE TOWN CLERK

e:  
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t: 01588 638141  
p: The Town Hall,  
Bishop's Castle  
Shropshire  
SY9 5BG

#### Contact your councillor

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- Agendas & Minutes
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- About the Community Partnership
- The Community-led Town Plan
- Sustainability
- Civic Matters
- History & Regalia
- Town Hall Trust
- Public Hall
- Visitor Information
- The March of the Elephants
- Leisure Centre
- SpArC Theatre
- Enterprise House
- Privacy
- Neighbourhood Plan – Have YOUR Say on Planning Policies for Bishops Castle !
- Mayor Making

## Appendix 5: Response from Severn Trent to Reg. 14 consultation

ST Classification: OFFICIAL COMMERCIAL

WONDERFUL ON TAP



08 April 2022

Our ref: Shropshire 16

Dear Sir/Madam,

### **Bishop's Castle Neighbourhood Development Plan 2019 – 2038 Regulation 14 Draft**

Thank you for the opportunity to comment on your consultation, we have some specific comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

#### **Position Statement**

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

#### **BC1: Housing allocation and change to the development boundary**

We are not aware of any existing issues in the downstream sewerage network, however due to the size of the proposed development in addition to the allocated BISH013 site there are 80 dwellings proposed. Due to the size of these developments compared to the existing network we recommend that developers contact Severn Trent at the earliest opportunity to allow for time to complete hydraulic modelling and plan for any network reinforcements should they be required.

To reduce the risk to the downstream sewer network it is important that new developments manage surface water sustainably. We therefore recommend the inclusion of the following policy wording to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

#### **Drainage Hierarchy Policy**

ST Classification: OFFICIAL COMMERCIAL

*New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.*

If infiltration is not possible for the site, it is recommended that surface water is connected to the existing culverted watercourse south of the site on Schoolhouse Lane and avoids any connections into the combined sewer network.

### **BC5: Local Green Spaces**

We are supportive of Local Green Spaces however encourage you to include the following policy wording:

#### **Green Open Spaces Policy**

*Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.*

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

### **BC8: Sustainable Design and Construction**

We are supportive of your policy, however feel that the Sustainable urban drainage, water management and wetland creation subsection would benefit from the inclusion of the following additional policies notably the Drainage Hierarchy Policy and Water Efficiency Policy.

#### **Drainage Hierarchy Policy**

*New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.*

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

#### **Water Efficiency Policy**

ST Classification: OFFICIAL COMMERCIAL

*New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.*

For your information we have set out some general guidelines and relevant policy wording that may be useful to you.

### **Wastewater Strategy**

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we are producing a Drainage and Wastewater Management Plan covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan will support future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

### **Surface Water**

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

#### **Drainage Hierarchy Policy**

*New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.*

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;

ST Classification: OFFICIAL COMMERCIAL

4. to a combined sewer.”

### **Sustainable Drainage Systems (SuDS)**

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

#### **Sustainable Drainage Systems (SuDS) Policy**

*All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.*

*All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.*

*Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.*

Supporting Text:

Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

### **Blue Green Infrastructure**

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

#### **Blue and Green Infrastructure Policy**

*Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.*

Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2018) paragraph 170 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

## Water Quality and Resources

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency’s Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

### Protection of Water Resources Policy

*New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology.*



ST Classification: OFFICIAL COMMERCIAL

*Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.*

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 163 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as river basin management plans;”

#### **Water Efficiency Policy**

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

*New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.*

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 149 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – [link](#).

We recommend that all new developments consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.

ST Classification: OFFICIAL COMMERCIAL

- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

### Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

### Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here - <https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

We hope that this information has been useful to you and we look forward to hearing from you in the near future.

Yours Sincerely,

Rebecca McLean

Strategic Catchment Planner

[GrowthDevelopment@severntrent.co.uk](mailto:GrowthDevelopment@severntrent.co.uk)

## Appendix 6: Bishop's Castle Climate Action Group response to Reg. 14 consultation and other correspondence

Email from steering group chairman to action group, 30 April 2022

I am writing in response to your comments on the Bishop's Castle Regulation 14 draft neighbourhood plan. I have discussed your response with our planning consultant and the Town Clerk in a meeting today. Though we have every sympathy with your desire to progress the community energy scheme and applaud the amount of work already undertaken, we still feel that we cannot include a formal site allocation based on the evidence you have provided to date.

We have just received confirmation from the planning policy manager at Shropshire Council that if we were to amend the NDP to include your site proposals, we would be required to repeat Regulation 14. As you can appreciate, this will lead to a significant delay since, as I have already said, the evidence has yet to be prepared. The Town Council wishes to have the NDP made as soon as possible so that when planning applications are put forward in Bishop's Castle, they reflect the desire of the local community.

Our consultant has suggested that there may be another way for you to progress your scheme. You could prepare a Community Right to Build Order which is a mechanism to grant planning permission under the same legislation as neighbourhood plans. I attach a link below. The Town Council suggests that it would be best if you were to progress your scheme using this mechanism. The benefits are that there is grant funding that will help you prepare your evidence, you will be offered professional support through Locality, and you will be in charge of the evidence gathering and the overall timetable.

Here is a link to a document that explains what a community right to build order is and how it works:

[What do neighbourhood development orders and community right to build orders do? - MyCommunity](#)

If you are interested in how the funding works, here is another link:

[Grant Funding - Locality Neighbourhood Planning](#)

I'm sorry to disappoint you, but I hope that this alternative will be a means for you to fulfil your aspirations in your own way and at your own pace.

## Response to the Regulation 14 consultation

**Question 1:** Do you agree with the Vision and Objectives for Bishop's Castle? If not, what alternative wording can you suggest?

Largely, but would like to suggest the following additions (as shown in red font):-

**VISION 2038 Bishop's Castle will be a place where:**

- All public services have been protected
  - **Environmental sensitivity and mitigation of the climate emergency will be a core policy against which all the Town Council's decisions will be considered**
    - Young people have been able to remain because there is available affordable housing and thriving businesses that provide satisfying employment opportunities.
    - New buildings will be well designed to reflect the local character and will be of high energy performance standards
- The character of the medieval town will have been preserved and enhanced and it will be complemented by new development.
- Strategic development will not have added to traffic impact in the Conservation Area and town centre and have good access to the A488
  - Access by foot, **on bicycle and public transport** has been preserved and enhanced both in town and in the countryside.
  - The town centre will be a people friendly place for small businesses and tourist activities to thrive and where traffic and parking will not be perceived as a problem
  - All parts of the town have good wastewater services and broadband.

**Question 2:** Policy BC1 allocates land for 40 houses and changes the development boundary. This is based on a site allocation exercise and you may wish to consult the evidence. You may also wish to look at the Strategic Environmental Assessment and the Habitats Regulations Assessment. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

No comment

**Question 3:** A Conservation Area Character Assessment has been prepared which considers the conservation area in detail. This is the basis for policy BC2 which sets out how new development should be designed and built. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

No comment

**Question 4:** Policy BC3 seeks to influence the design of development outside the Conservation Area. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

No comment

**Question 5:** Policy BC4 encourages the inclusion of public art in new development and seeks to protect what is already in place. Evidence on non-designated heritage assets has been prepared to support this policy. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

No comment

**Question 6:** Policy BC5 identifies and protects local green spaces and confers on them the same status as Green Belt. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

**BC5: We would like to suggest the following addition (shown in red font)**

**BC5: Local Green Spaces**

The sites identified in Figure 6 and Table 3 are designated as Local Green Spaces where development will be managed in a way that is consistent with Shropshire’s Green Belts.

*In recognition of Bishop’s Castle growing size, the Town Council will seek to increase the number of community gardens, allotments, edible and green spaces in BC on the principles of inclusivity and diversity as welcoming spaces for all. <sup>1</sup>*

[<sup>1</sup>An extract from Bishop’s Castle Food Strategy]

**And we suggest the following addition to para.123**

**Local Green Spaces Para. 123.**

Local Green Spaces are mapped in Figure 6. The justification for their designation as Local Green Spaces is set out in Table 3. *There are additional small plots of lands around the Town which have been identified by the ‘Going Wild in BC’ project which will, where possible, be used for encouraging bio-diversity (e.g managed grass cutting, planting wildflowers). The ‘Going Wild in BC’ project will also be producing Management Plans for some of the sites identified in Figures 6 and Table 3, including the Wintles Woodland, the Primary School and the Community College*

*[NB: the suggested change to the wording of Para.123 would be very helpful as a reference for the ‘Going Wild in BC’ project when seeking funding. It would also align the NDP with the BC Food Resilience Strategy’s proposed Town Council action to “Safeguard pollinators and create natural wildlife corridors that help support insect, plant and wildlife diversity.”]*

**Question 7:** Policy BC6 seeks to introduce improved walking and cycling for new development. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

**BC6: We suggest the following addition (shown below in red font)**

**BC6: Sustainable Transport**

Major development should provide an attractive alternative to private motorised vehicles for short journeys, particularly to the town centre and schools, by providing linking routes to the existing network and upgrading routes where this is necessary to encourage more walking and cycling. The routes identified in Figure 15 will be prioritised. New employment and commercial uses should make provision for cycle parking such as cycle stands or sheds in accordance with the

demand they generate. **There is an urgent need for improved bus services, in particular a regular and frequent service to and from Craven Arms railway station.**

**Question 8:** Policy BC7 uses data supplied by Shropshire Council to seek to require the right type of housing to meet the specific needs of Bishop's Castle. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

**Question 9:** Policy BC8 seeks to make new development responsive to climate change. Do you agree with the wording of this policy? If not, what alternative wording can you suggest?

**BC8: We suggest the changes that are shown in red font**

### **BC8: Sustainable Design and Construction**

#### **Design and Construction**

All new development including extensions and substantial renovations should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, seeking to achieve zero carbon emissions. **Given the high cost of retrofitting buildings to higher energy standards (c£20k) all new buildings will be designed to meet the Government's 'Future Home Standards'<sup>2</sup>**

This includes:

- a) Siting and orientation to optimise passive solar gain.
- b) The use of high quality, thermally efficient building materials leading to durable buildings that will remain functional for around 100 years.
- c) Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- d) Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.
- e) The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant stakeholders.
- f) Conformity with the Technical Housing Standards – nationally described space standard.

#### **Sustainable urban drainage, water management and wetland creation**

Development should manage flooding so that:

- g) Scheme design provides rain water capture for activities that do not require potable water, and permeable surfaces are prioritised in outdoor areas
- h) The inclusion of green roofs and walls will generally be supported where they do not give rise to other unacceptable impacts;
- i) Creation of new ponds, swales or wetland areas should lead to biodiversity improvements wherever possible.
- j) Larger mitigation schemes such as the creation of Sustainable Urban Drainage, wetland creation or other flood management infrastructure will create net improvements to the water quality in the River Clun catchment.

***k) All development involving the loss of permeable surfaces, loss of trees, loss of soft landscaping or loss of any other feature that reduces flood risk is required to use appropriate***

*mitigation measures to prevent an increase in flood risk within the site or elsewhere. This should be proportionate to the scale of the proposal, with small interventions (such as planting or use of impermeable surfaces) acceptable for minor developments in areas of low flood risk.*

b) **Renewable Energy**

k) All new development and large extensions of one room or more should incorporate on-site energy generation from renewable sources such as solar panels, or ground/air source heating [~~where possible~~].

l) Offsite Energy and Community Energy schemes, such as the BC Heat Network project, will be supported where they demonstrate [~~that the~~] overall community benefit [~~outweighs any harm that the scheme may give rise to.~~]

<sup>2</sup> Para.150 of the NDP states: “The community Vision for the NDP was that new buildings would be of high energy performance standards.”

Para.151 goes on to say: “Shropshire Council declared a Climate Emergency in 2019, but the emerging Local Plan will be unable to reflect the urgency of the Climate crisis before its adoption in October 2021 at the earliest. The Bishop’s Castle NDP will be adopted before that date”

As the adoption of our NDP will no longer take place before October 2021 we should now specify the Government’s higher ‘Future Home Standards’.

[[https://publications.parliament.uk/pa/cm201719/cmselect/cmbeis/1730/173009.htm#\\_idTextAnchor083](https://publications.parliament.uk/pa/cm201719/cmselect/cmbeis/1730/173009.htm#_idTextAnchor083)]

**Question 10:** Are there any land use planning matters that were not covered in the plan that you think should have been? Can you please describe what you believe was missing?

No comment

**PLEASE RETURN YOUR COMPLETED SUBMISSION TO:**

[townclerk@bishopscastletowncouncil.gov.uk](mailto:townclerk@bishopscastletowncouncil.gov.uk)

Email correspondence between the Town Council’s planning consultant and the planning authority

**From:** Edward West <[edward.west@shropshire.gov.uk](mailto:edward.west@shropshire.gov.uk)>

**Sent:** 26 April 2022 17:48

**To:** [andrea@pellegram.co.uk](mailto:andrea@pellegram.co.uk)

**Cc:** 'Jane carroll' <[jane.carrol@gmail.com](mailto:jane.carrol@gmail.com)>

**Subject:** RE: Re heat & Wind project

Dear both,

Firstly, many apologies for taking so long to reply to this. We are at a critical moment in the Shropshire Local Plan and we have needed to spend most of our time on this, but fully appreciate you need to progress with the NP as well.

In response to this points raised in yellow, the Clun Catchment issue does continue to be a point of some uncertainty. The question will be what degree of certainty your Examiner (and our Inspectors)

have in the notion that mitigation is possible, without actually pointing to what this mitigation is at this stage. The Council recently commissioned a report on potential mitigation approaches in the Clun Catchment to help support our Local Plan through Examination and to alleviate the concerns raised by Natural England. This report is now complete and can be found here... [River Clun SAC Nutrient Neutrality Delivery Options \(shropshire.gov.uk\)](#)

In our view these findings show that there is mitigation possible to achieve nutrient neutrality, but we do not yet know how either our Inspectors or Natural England will respond to this. . Separate to that we understand there may also be a solution from Severn Trent Water which in effect pumps to a different catchment, but if this goes ahead (which is still uncertain) this won't be before 2025.

At this stage therefore, I suggest there is some merit in BC waiting to see the outcome of this discussion before moving on.

On your second point, this is a balance of risk but I think given national policy regarding the need to have community support for such schemes, there is logic in needing to re-run the Reg 14 stage again if this were to be included as a proposal (this would also help with the appraisal options work) rather than going straight to Reg15/16.

Perhaps a Teams call might be useful to agree an approach?

Thanks, and once again many apologies for the delay in responding.

Eddie

Eddie West  
Planning Policy and Strategy Manager  
Shropshire Council  
Tel 01743 254617  
e-mail: [edward.west@shropshire.gov.uk](mailto:edward.west@shropshire.gov.uk)

**From:** [andrea@pellegram.co.uk](mailto:andrea@pellegram.co.uk) <[andrea@pellegram.co.uk](mailto:andrea@pellegram.co.uk)>  
**Sent:** 15 March 2022 10:33  
**To:** Edward West <[edward.west@shropshire.gov.uk](mailto:edward.west@shropshire.gov.uk)>  
**Cc:** 'Jane carroll' <[jane.carroll@gmail.com](mailto:jane.carroll@gmail.com)>  
**Subject:** FW: Re heat & Wind project

Good morning Eddie

I need your advice please.

There is a community group in Bishop's Castle who are pushing very hard for a wind turbine, calling it "community energy". They have joined with a provider and have identified some sites (one of which is near the conservation area and will probably be within the setting of the AONB). I have explained to them a few times that they need to do much more work on visual impact (they have done nothing) and more importantly, they need to provide a business case why this is for the "community" and not for a company that will keep all the profits while the community can look at it every day and receive no benefits.



The Town Council has accepted my recommendation that this will take a while to resolve and that it would better be addressed in a review of the NDP. You will have seen our Reg. 14 consultation document and will have seen that there is no allocation for a wind turbine.

The proposer is very determined to get the allocation in the NDP since the current legislation only allows for onshore wind to proceed with the agreement of the community (as an NDP allocation). They have already been told to get their evidence and proposals prepared for the review of the NDP, but they continue to press for a meeting and delay to the current NDP.

**Can you please give us guidance on their first point about timing (highlighted in yellow)?**

With regard to their second point (green), as far as I understand, to make such a major change would require a re-run of Reg. 14. I do not see how the introduction of such a major change between Reg. 14 and Reg. 16 without further community consultation would be acceptable to an Examiner. **Do you agree?**

There is a request for a meeting with me (since I'm the source of their frustration). They are speaking to one of your colleagues would like to join the meeting (blue). So far, the Town Council has rejected this since there is no point in their paying me if there are no firm proposals to consider. We have advised them to appoint their own planning advisor to assist them in preparing their proposal. The Town Council considers that it is a conflict of interest if they were to pay for me to support this community group (who already has professional support from the energy industry).

The Town Council supports this in principle and wishes to make a contribution to beating climate change. However, what they will not support is an incomplete proposal that will fail at Examination.

I would value your views on this, particularly with regard to the timings so that I can draft an appropriate response.

Best wishes

Andrea



Andrea Pellegram Ltd.

**Andrea Pellegram MRTPI**

Andrea Pellegram Ltd.

Websites [www.pellegram.co.uk](http://www.pellegram.co.uk) | [www.planninglocal.co.uk](http://www.planninglocal.co.uk)

Mobile 077 1042 1979

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Email [andrea@pellegram.co.uk](mailto:andrea@pellegram.co.uk)

**From:** Jane carroll <[jane.carroll@gmail.com](mailto:jane.carroll@gmail.com)>

**Sent:** 13 March 2022 14:54

**To:** Andrea Pellegram <[andrea@pellegram.co.uk](mailto:andrea@pellegram.co.uk)>

**Subject:** Fwd: Re heat & Wind project

Andrea, I have received this. Not sure how much is true about the time scales - will the NDP be held up because of the pearly mussels? I really don't want to alter our NDP at this stage but they are pushing very hard. Have you any advice?

best wishes,

Jane

----- Forwarded message -----

**From:** Dave Green <[dave@shareenergy.coop](mailto:dave@shareenergy.coop)>

**Date:** Fri, 11 Mar 2022 at 14:19

**Subject:** Re heat & Wind project

**To:** Jane carroll <[jane.carroll@gmail.com](mailto:jane.carroll@gmail.com)>, Grant Perry <[grantperry24@icloud.com](mailto:grantperry24@icloud.com)>, <[ruth.houghton@shropshire.gov.uk](mailto:ruth.houghton@shropshire.gov.uk)>

To Cllr Jane Carroll (copied to Grant Perry & Ruth Houghton)

Jane, thankyou for your email of Feb 9th.

We understand the Town Council's desire to get the Neighbourhood Plan adopted as soon as possible but note that it appears that it is now very unlikely to be approved until early or mid 2023 due to the Clun mussel issue. We are also seriously concerned about the timescales involved if we were to rely on a revision of the Neighbourhood Plan as this appears unlikely to happen before 2024, and even then funding for a review is by no means guaranteed.

We therefore wish to explore again the possibility of getting the policies relating to the heat network and wind turbine into the first iteration of the plan. We understand that Shropshire Council will have to conduct a formal consultation into the plan before it goes to the Inspector and that the heat and wind proposals could be included at that stage if the Town Council request this, ie you wouldn't need to repeat the current Town Council consultation.

This brings us back to the question of what evidence the Town Council will require in order for the proposals to be included. As previously stated we are conducting some work on the heat network and the business plan starting in April, this will cover many of your points you raised re viability, community funds, likely size and extent of the heat network etc.

The question left is how much more detail is required for the wind turbine. In your email you suggested '*a site landscape impact assessment and an environmental assessment*', we feel that we need to agree something more specific than this, an environmental assessment is a very broad term. We therefore wish to request again that Andrea Pellegram meets with Dan Stone so that a more detailed evidence list can be agreed.

We also understand that Adrian Cooper (Shropshire Council's Climate Change Manager) is keen to attend a dedicated meeting with yourself and other representatives of the Town Council to discuss how he can support the Town Council to resolve these issues. This meeting could include consideration of how the additional cost of Andrea's time to agree the evidence base and analyse the reports that come out of that work can be met. I would add that it was never our intention to

employ Andrea ourselves, we have our own consultants, our offer made in January was purely to cover the Town Council's costs of employing Andrea for yourselves.

**Could you please indicate some possible dates & times for such a meeting.** I'm away w/c Mar 21st but could attend a zoom call, or we're looking at dates w/c mar 28th for a face to face meeting (which I think would be preferable)

I trust that we can find a way forward on this as the Bishop's Castle heat and wind project has the capability of achieving significant carbon reductions for the town, and offer protection from rising oil prices.

yrs dave

--

Dave Green

Development Manager

Shareenergy Co-operative

Office: 01743 835242 Mobile : 0780 5757250

<https://www.shareenergy.coop>

skype: shareenergy facebook:shareenergy twitter: shareenergy\_uk

Appendix 7: Methodology for Reg. 14 consultation



Bishop's castle  
TOWN COUNCIL



Gwilym J. Rippon Cert He Ceg., FSLCC, CiLCA (Wales & England)  
Town Clerk  
Tel No. 01588 638141  
Email [townclerk@bishopscastletowncouncil.gov.uk](mailto:townclerk@bishopscastletowncouncil.gov.uk)

The Town Hall  
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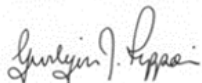
## BISHOP'S CASTLE NEIGHBOURHOOD PLAN CONSULTATION METHODOLOGY

The method of that was used to inform the residents of Bishop's Castle taking into consideration that not all residents have access to digital media.

Hard copies of The Neighbourhood Plan were located in the Town Hall which is open Monday to Saturday and copy was located at Bishop's Castle Library.

The method of alerting residents of the constitution was via Facebook and the Council's website. Again taking cognisance of the fact that not all residents have access to digital media the consultation was again advertised in the Council's newsletter which is delivered to every household in Bishop's Castle.

Yours Sincerely



Gwilym J. Rippon  
Town Clerk  
Fellow of the SICC  
Member of the IIMC  
CiLCA (Wales & England) Cert He Ceg.,  
Tel No. 01588 638141  
Email [townclerk@bishopscastletowncouncil.gov.uk](mailto:townclerk@bishopscastletowncouncil.gov.uk)

## Appendix 7: Full response received from Shropshire Council

(The email trail requesting a response from the LPA started 31 Oct 2022 and ended 10 Feb 2023 can be made available upon request).

The response received on 19 February 2022 is copied here:

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### 1. Bishops Castle Neighbourhood Plan Regulation 14 - Shropshire Council Comments

#### *A pen picture of Bishops Castle*

Whilst it is appreciated the temptation is to provide context, to aid brevity to the wider document it is suggested this section could benefit from editing, especially surrounding the sections detailing the history of the place.

**NPPF 2021 para 16 requires that policies are clearly written and unambiguous. The pen picture is not a policy but it helps non-planners in the Bishop's Castle community to understand the historic context of the policies which is relevant to a few of the policies in the NDP. In addition, this opinion by the LPA is about editing preferences and does not address basic conditions. No changes made.**

#### *Planning policies*

It is considered the policy scope of the Neighbourhood Plan is appropriate.

Para 46 – perhaps worth saying that the Local Plan, at the time of writing, is at Examination and it is anticipated that adoption could occur late in 2023 or early 2024. **Agreed.**

Para 51 – “It will be expected to deliver around 150 dwellings and 5 hectares of employment development to meet local needs **between 2016-2038**. **Agreed.**

#### **Policy BC1 Housing allocation and change to the development boundary**

The proposed allocation on land at School House Lane is considered appropriate and suitable. The justification for such an allocation refers to the uncertainty surrounding the delivery of sufficient housing sites in Bishops Castle via windfall alone. This would appear to be a sound approach and the allocation of land in general terms will offer greater certainty over delivery and is therefore supported in principle. **Noted.**

To aid future clarity on decision making, the policy may benefit from a greater description of the type and nature of development expected to see on this site. This could include reference to site's relationship to existing allocation BISH013, which is proposed to be 'saved' as part of the Local Plan Review process. This could include a discussion on phasing arrangements. **Agreed. A new paragraph has been added to the supporting text and the policy wording has been added to require that development on BOSH013 precedes the current allocation.**

Highways have assessed the proposed extension to identified housing site BISH013, which would potentially provide some 40 residential units. The land is located at the northern end of the built up area of the town and benefits from its close proximity to the School Lane/A488 junction and therefore influencing traffic generated by the development naturally gravitating to and from the

site from the A488. The site is well located to encourage walking and cycling to access the town's facilities. **Noted.**

However, the issue on ensuring nutrient neutrality to the River Clun SAC does need to be further reiterated. In February 2023 the Council received the initial findings of the Local Plan inspectors on the draft Local Plan. With regard to the issue of nutrient neutrality and the River Clun, the inspectors have not arrived at any firm conclusion, but have further encouraged the Council to engage further with Natural England and the Environment Agency on the matter, which we are doing. Within the Bishops Castle context the Council is also aware that there may be alternative proposals to securing nutrient neutrality in discussions with Severn Trent Water. However, these are yet to be confirmed, and as such the situation as at February 2023 remains uncertain. To this end, the Council has previously recommended the Bishops Castle Neighbourhood Plan pause its process until this uncertainty is resolved, and we would continue to recommend this course of action for the time being.

The position regarding NN is noted and appreciated, however, ultimately, it is a strategic matter which lies outside the remit of a neighbourhood plan. The Letter to Chief Planning Officers from the Chief Planner dated 21 July 2022 allows for a two-tier approach where after 2030, sufficient waste water infrastructure will be required under new legislation to address the problem sufficiently. New supporting text has been added to the section on the allocation relating to the findings of the HRA. In addition, a new clause has been inserted in policy BC1 which requires new development to either have proposed/agreed a solution according to the government's (NE's) mitigation strategy pre-2030, or after 2030 when the government has assured plan-makers that the matter will have been addressed. Given this national policy direction, and the new requirement put into NDP policy BC1, it is deemed that the BCNDP can proceed to submission in this regard.

### **Design in the Bishop's Castle Conservation Area**

Clarity is sought in relation to paragraphs 71 and 72 in relation to the interplay between the proposed Neighbourhood Plan and the Bishops Castle Town Plan (BCTP). Paragraph 72 states the two planes sit side by side. However, it is unclear how this can be the case given the different roles and context involved. For the avoidance of doubt, the Neighbourhood Plan, once adopted would form part of the Development Plan for the area and would therefore carry the weight afforded to it by section 38 (6) of national legislation in that this would be the starting point for decision making. The BCTP, whilst being material, would not be part of the development plan for the area and therefore there is an immediate disparity between the two documents. **Agreed. The town plan will not be part of the development plan and (previous) paragraph 72 is deleted.**

It is advised that should the Steering Group wish to see elements of the BCTP be given greater weight in decision making as part of the development plan, these elements should be carried across into the neighbourhood plan to allow for them to be subject to consultation, examination and referendum. **No longer necessary.**

### **Policy BC7 – Housing Mix**

Whilst the majority of this policy is in broad conformity with that of the emerging Shropshire Local Plan, it is strongly considered the requirement for 33% affordable housing contribution from residential schemes of 10 or more requires further evidence in order to justify this uplift

from 20% figure set out in the emerging Local Plan, which was a result of a robust viability assessment. Whilst Paragraph 147 recognises this may lead to viability concerns, it is unclear how seeking smaller properties from the affordable proportion will overcome this concern. Indeed, this may take the policy into a conflict with emerging Local Plan policy DP1 (3) which states “All affordable dwellings will achieve the nationally described space standard. All open market dwellings are strongly encouraged to comply with the nationally described space standard”. **Agreed. The local plan should set the housing requirement despite local need. The policy and text wording will be modified from “required” “sought” to “supported”. This will allow individual applicants to determine for themselves whether they wish to go beyond the LP minimum of 20%.**

It is therefore considered that either further evidence on viability is prepared to support this additional 13% uplift in affordable housing contributions, or that the policy revert to the 20% rate set out in the emerging Local Plan. **The Town Council will not be able to do this so the requirement has been reduced as set out above.**

As a positive alternative, it is considered possible for the BCNP to seek to allocate specific affordable housing or cross subsidy sites in line with emerging policies DP3, DP4 and DP7 of the local Pan Review. **This is not possible given existing resources but may be possible in a review of the NDP.**

#### **Policy BC8 - Sustainable Construction**

Para 151 – Given the considerations of the recently received Inspectors ‘Initial findings’ into the Shropshire Local Plan Review, it is considered the adoption of the Local Plan is likely to be delayed further until late 2023, or early 2024. Given this, it is considered appropriate for the BCNP to consider proposed policy BC8 as a means to fill any policy gap. **Noted.**

Policy BC8 is considered to be largely in conformity with the emerging provisions set out in policies S3 and DP11 of the Shropshire Local Plan Review, although the reference in para 156 to DP6 seems incorrect. **Noted – this was an error and DP6 has been changed to SP5.**

It is suggested that in order to align more clearly with the emerging Local Plan policy framework on these issues, that the policy’s reference to extensions and substantial renovations be captured with the following policy wording: “where changes to existing buildings, including extensions and alterations, are being undertaken, these should aim to maximise opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies” **Agreed. New wording inserted.**

#### *Renewable Energy*

It is noted that part l) to policy BC8 states “offsite energy and community schemes will be supported where they demonstrate that the overall community benefit outweighs any harm that the scheme may give rise to”. This section of policy would include on-shore wind proposals, and therefore there is concern this is not in conformity with the NPPF or with the emerging Local Plan on this issue. For clarity, on-shore wind proposals are currently captured in paragraph 158 and footnote 54 of the NPPF, and within Policy DP26 of the Shropshire Local Plan Review.

With respect to on-shore wind, the NPPF footnote 54 states “*proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the*

*affected local community have been fully addressed and the proposal has their backing.” In recognising the need to demonstrate community backing for a proposal, emerging policy DP26 (4) states “In addition to the above criteria for non-wind schemes, proposals for wind energy development of any scale (excluding microgeneration) will only be approved if: a. The proposed site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and b. Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.”*

It would therefore appear the proposed approach to renewable energy as it relates to on-shore wind proposals does not offer a positive opportunity to secure the community backing for a local scheme, and, as currently worded, is not in line with the NPPF. The Council are aware of locally proposed scheme for siting on-shore wind turbines within the Neighbourhood Area. It is suggested that as a positive approach to securing community backing for such a proposal, that further thought be given to specially allocating such a site and to take this proposal through the referendum process as envisaged through emerging policy DP26.

**Agreed. Since the NDP is not allocating a site for wind energy generation, the requirements of the emerging policy and the scheme proposed by the community is still not fully developed and its impacts have not yet been fully considered. This policy clause will be removed until further work has been undertaken.**








## Appendix 8: Response from the Senior Conservation Officer (12 March 2023)

### Bishop's Castle NDP



Vicky Turner <vicky.turner@shropshire.gov.uk>  
To: andrea@pellegram.co.uk  
Cc: Edward West; Heather Owen

  Reply  Reply All  Forward  Wed 12/04/2023 15:07

 Follow up.  
You replied to this message on 12/04/2023 16:53.  
This message is part of a tracked conversation. [Click here to find all related messages or to open the original flagged message.](#)

Hi Andrea  
We have now had the comments back from our Senior Conservation Officer -

I have had a look through the document and have the following comments:

Paragraph 90 – any development within the conservation area should aim to preserve or enhance the character of the conservation area in line with current policies and legislation both local and national. The wording ‘*minimise eyesores*’ does not appear to reflect this.

BC2 – a-d – ‘*New development must reflect the following*’ I would query if reflect is the correct term for all of the following clauses a to d.

BC2 – b – I’m not sure it is clear what the aims of this are?

BC2 – a-d – each clause could be clearer about what new development is required to do.

BC2 - The Old Market Place – how legally enforceable is this?

BC2 - Sensitive Sites – any development within the conservation area should aim to preserve or enhance the character of the conservation area in line with current policies and legislation both local and national. The wording ‘*ensure that any adverse impact on the Conservation Area is minimized*’ does not accurately reflect this.

BC2 - Motorised Traffic Major - ‘*development proposals will be expected to demonstrate how they will avoid harmful traffic-related impacts in the Conservation Area.*’ Where are harmful traffic related impacts defined?

Paragraph 110 & 118 A (page 35) (Refers to Appendix 3 which I did not have access to) – There appears to be a misunderstanding of the assets identified on the Shropshire Historic Environment Record, it is a record of known archaeological sites, finds and features, historic buildings, structures and landscapes. Shropshire Council does not have a local list of non-designated heritage assets, these are identified on a case by case basis through the planning system.

Paragraph 116 mentions features that are subject to planning control, ‘*vintage street signs, post boxes, architectural features that reveal Bishop Castle’s history such as blocked windows which illustrate the Window Tax, and older buildings and commercial elements such as painted murals, external finishes, hanging signs, lamp posts and holders, fountains, memorials, buildings and historic architectural features*’. However, I would note that depending upon the context and formal designation these may not be subject to planning control.

Regards,

**All comments have been addressed in the text of the NDP.**