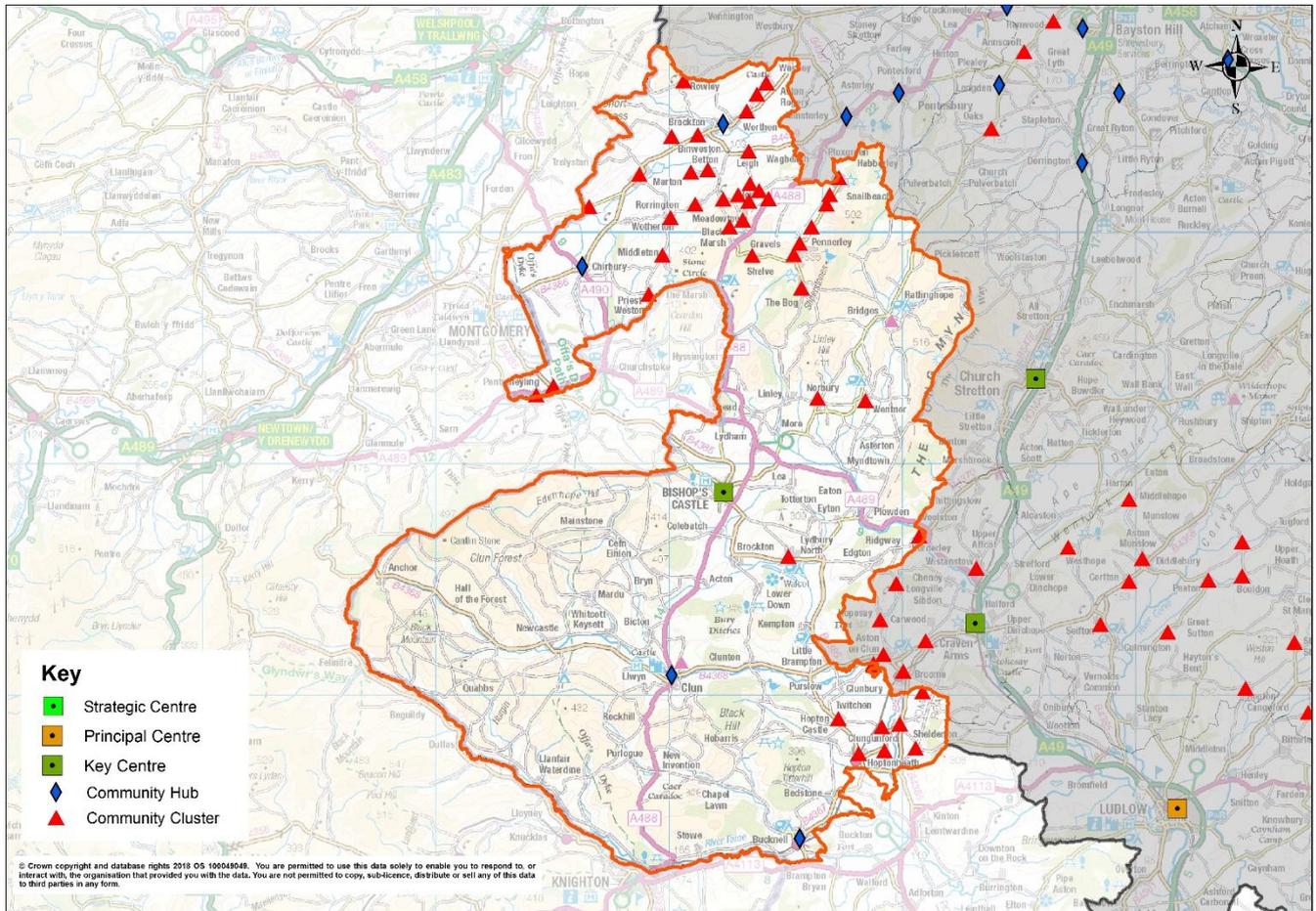


5. Bishop's Castle Place Plan Area

5.1. The Bishop's Castle Place Plan Area is located in south-west Shropshire. The Place Plan area contains the Key Centre of Bishop's Castle; the proposed Community Hubs of Bucknell, Chirbury, Clun and Worthen and Brockton; and numerous smaller villages and hamlets, many of which have opted in as proposed Community Clusters.



Settlement Type	Name
Key Centre:	Bishop's Castle
Community Hubs:	<ul style="list-style-type: none"> • Bucknell • Chirbury • Clun • Worthen and Brockton
Community Clusters:	<ul style="list-style-type: none"> • Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington • Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) • Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone • Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog • Wentnor and Norbury • Little Worthen, Little Brockton, Binweston, Leigh, Rowley,

Settlement Type	Name
	Aston Rogers and Aston Pigott. <ul style="list-style-type: none"> • Lydbury North • Lower Wood and Betton

- 5.2. If your village is not included in the list of Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

Key Centre: Bishop's Castle

- 5.3. Bishop's Castle has been identified as a proposed Key Centre. The town is in south-west Shropshire close to the Welsh border and in 2016 had an estimated population of 1,970 people and contained an estimated 930 dwellings. The demographic profile of Bishop's Castle shows that children and young people make up a lower proportion of the town's population than in Shropshire as a whole. However, 63.5% of the population are of working age, a higher proportion than the Shropshire average (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%). It is also the third highest of all the market towns in the County.
- 5.4. Semi-detached properties account for the largest housing type in Bishop's Castle (41.4%) and fewer household spaces are detached (30.4%) compared to Shropshire as a whole (39.5%).
- 5.5. Bishop's Castle formed around the castle which it is thought started as a motte and bailey in 1087, before being re-built in stone in 1167. The narrow streets and fine period buildings are a legacy of its development as a market town. It is now a popular destination for walkers exploring the attractive countryside and Shropshire Hills Area of Outstanding Natural Beauty (AONB) to the east.
- 5.6. The three largest employment sectors (in order) are health, manufacturing and retail. Together these account for 62.9% of employment within the town. Health represents 26.5% of the employment compared to 14.7% in Shropshire, while manufacturing comprises 22.0% of employee jobs (10.0% in Shropshire). Retail accounts for 14.4% of Bishop's Castle employment compared with 10.4% in Shropshire. A large proportion (88%) of businesses in Bishop's Castle employ less than 5 people. An additional 5.8% employ between 5 and 9 people. Less than 5% have a workforce of 20 or more.
- 5.7. A detailed profile of Bishop's Castle is available here:
<https://shropshire.gov.uk/media/9681/bishops-castle.pdf>
- 5.8. Constraints to development in Bishop's Castle include the medieval street pattern, with parts of the town, particularly to the south of the town having more difficult access to the A488 than the north of the town. The historic core of the settlement is a Conservation Area and the castle is a Scheduled Monument. There are clusters of listed buildings in the vicinity of the castle, along High Street and Church Street and near the war memorial.
- 5.9. Key planning issues for Bishop's Castle include vehicular access through the town centre to the A488 and the need to provide more affordable and low-cost market housing.

- 5.10. Identified critical infrastructure requirements for Bishop's Castle include:
- Upgrading the Bishops Castle wastewater treatment works to take account of the Local Plan HRA.
 - Junction capacity, sustainability and safety improvements to facilitate specific development sites.

- 5.11. Identified priority infrastructure requirements include:
- A review of primary and secondary school places to ensure sufficient provision
 - 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

As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Development Strategy

- 5.12. Bishop's Castle will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.
- 5.13. The Local Plan Review will seek to achieve balanced housing and employment growth within Bishop's Castle, through the provision of around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.
- 5.14. In 2016-17, one dwelling was completed and a further 74 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 5.15. Between 2006/07 and 2016/17 the average housing delivery rate in Bishop's Castle was 7 dwellings per year. The annual build rate required over the Local Plan Review period is 8 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.
- 5.16. As of 1st April 2016 around 3 hectares of employment land were already committed in Bishop's Castle so there is no requirement to identify any more.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	74
Remaining dwelling requirement to be identified	75
Dwellings to be allocated	68
Balance/Windfall allowance**	7

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

Summary of employment land requirements

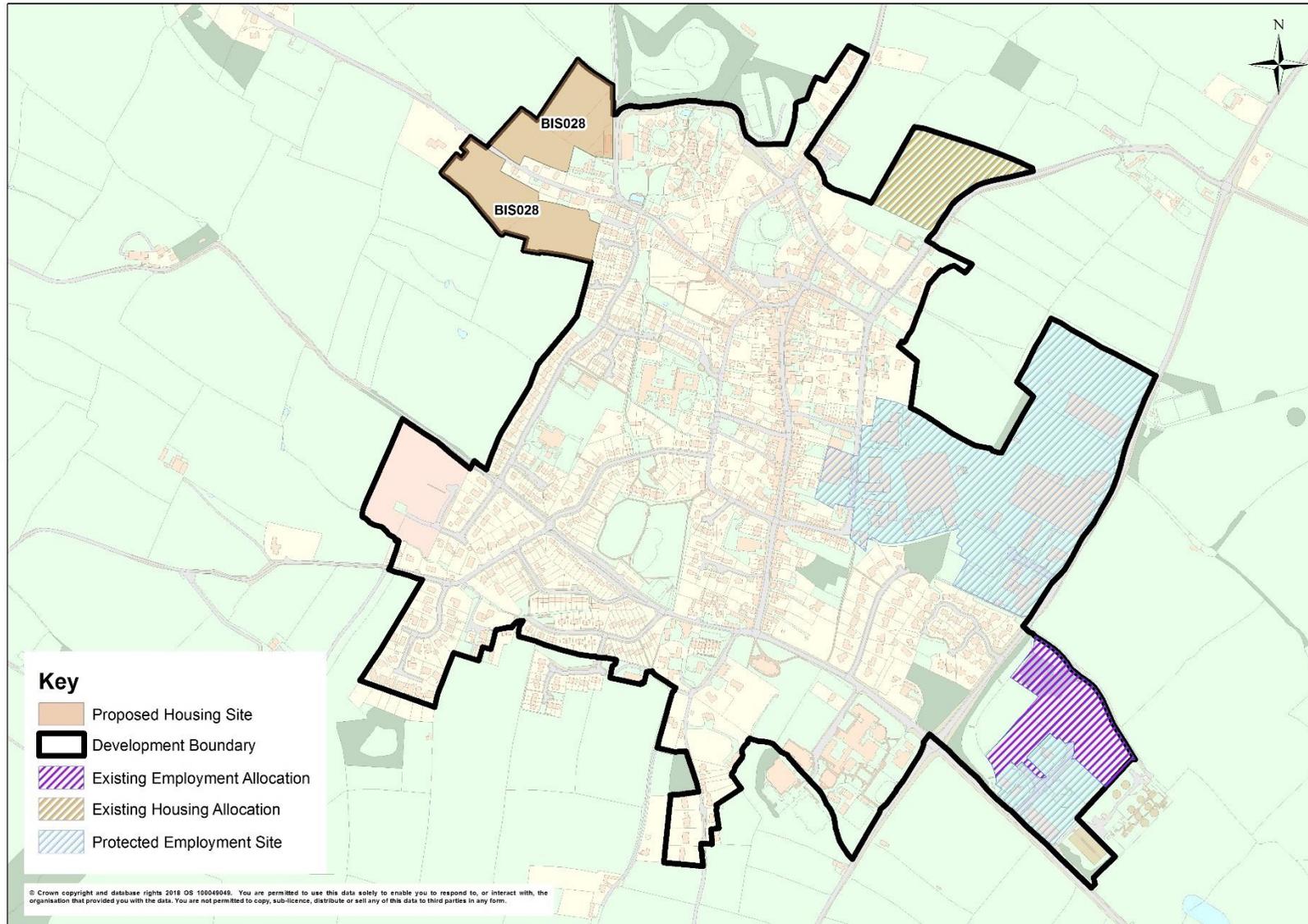
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	2
Commitments and allocations as at 31 st March 2017*	3
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

**Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall development.*

Proposed Development Boundary and Preferred Site Allocation

5.17. The map below identifies the location of the preferred allocation and the proposed development boundary for Bishop's Castle:



5.18. The table below provides information on each of the preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BIS028	Land off Welsh Street	4.11	70 dwellings	<p>A comprehensive and sympathetic development should take place across both northern and southern parcels of the site.</p> <p>Access to the entire site will be provided via the Wintles estate road, which will shortly be adopted by Highways.</p> <p>Historic buildings on the site should be buffered, retained and sensitively converted.</p> <p>The site should consist of an affordable housing led scheme, with 40 of around 70 dwellings (approximately 2/3 of the development) to be secured as affordable in perpetuity.</p> <p>Improvements should be made to Welsh Street to allow for enhanced pedestrian access into the town.</p> <p>A Habitat Regulations Assessment will be required for water quality impacts on the River Clun SAC and in-combination recreational impacts on the Stiperstones and Hollies SAC. Any recommendations and mitigation suggested by this assessment should be implemented.</p> <p>With regard to the River Clun SAC, this may include phasing of development.</p> <p>Mature trees and hedgerows on the site should be retained and form the focus of green links through the site. Open space provision should link to and enhance these features.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Community Hubs:

- 5.19. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 5.20. Within the Bishop's Castle Place Plan area, four proposed Community Hubs have been identified, these are:
- Bucknell;
 - Chirbury;
 - Clun; and
 - Worthen and Brockton.

Bucknell

- 5.21. Bucknell is a larger village located on the B4367 that comprises a crossing and station on the Heart of Wales rail line on Shropshire's southern border with Powys and Herefordshire. Bucknell is a significant Community Hub that offers an extensive range of local services and facilities, some of which benefit from demand derived from their roadside location.
- 5.22. Bucknell as an existing Community Hub, already provides planned development (for 60+ dwellings) through the mixed housing and employment allocation of Land at the Timber Yard / Station Yard (SAMDev site BUCK001) on the southern edge of the town. This site was held back from development due to the adverse effects of phosphate levels in the River Clun catchment on a Special Area for Conservation (SAC) on the lower course of the river. This constraint has been removed from BUCK001 but is expected to affect new land allocations in the Local Plan review. There will also be a small allowance for windfall development in the village and these sites are also expected to be constrained in this way.
- 5.23. Bucknell is a relatively isolated village within Shropshire that broaches either side of the edge of the strategic designation of the Shropshire Area of Outstanding Natural Beauty (AONB). Local aspirations for this Community Hub is for the nominal additional development to be delivered on a single allocation to provide high quality, affordable housing across a range of tenures to meet local needs.

Development Strategy

- 5.24. Over the period to 2036, a nominal increase in housing is being encouraged in Bucknell to support the role of the town as a Community Hub and to sustain its function as an important local service centre for other settlements situated around the south Shropshire border.
- 5.25. The provision of an additional 20 dwellings is proposed through the allocation of the northern portion of land at Redlake Meadow (BKL008a) that is accessed directly from the B4367 through the village. The development scheme for BKL008a should recognise the significant location of the site on the edge of the village. BKL008a lies on the eastern edge of Bucknell and is situated close to

(but beyond) the Shropshire AONB and would be visible from the elevated land within the AONB to the north. The potential impacts of the proposed development on the AONB (north) and the countryside (east and south) will require a good contemporary design with suitable layout and landscaping schemes. These objectives will, however, need to be balanced with the requirement for a suitable and safe access with appropriate visibility splays, from the B4367 on the northern boundary. The site is currently in agricultural use but is largely undisturbed at its margins and the land south of the preferred allocation forms part of the floodplain to the River Redlake. An ecological assessment of the site will be required to investigate the potential for priority habitats and protected species and to identify possible mitigation measures within an appropriate development scheme. A Habitat Regulations Assessment (HRA) will also be required which should include an assessment of the water quality impacts on the River Clun Special Area of Conservation (SAC).

5.26. The site will also require significant infrastructure investments to accommodate this proposed housing and to create a new residential environment of significant character that meets the local housing needs for high quality, affordable housing across a range of tenures.

Summary of residential requirements

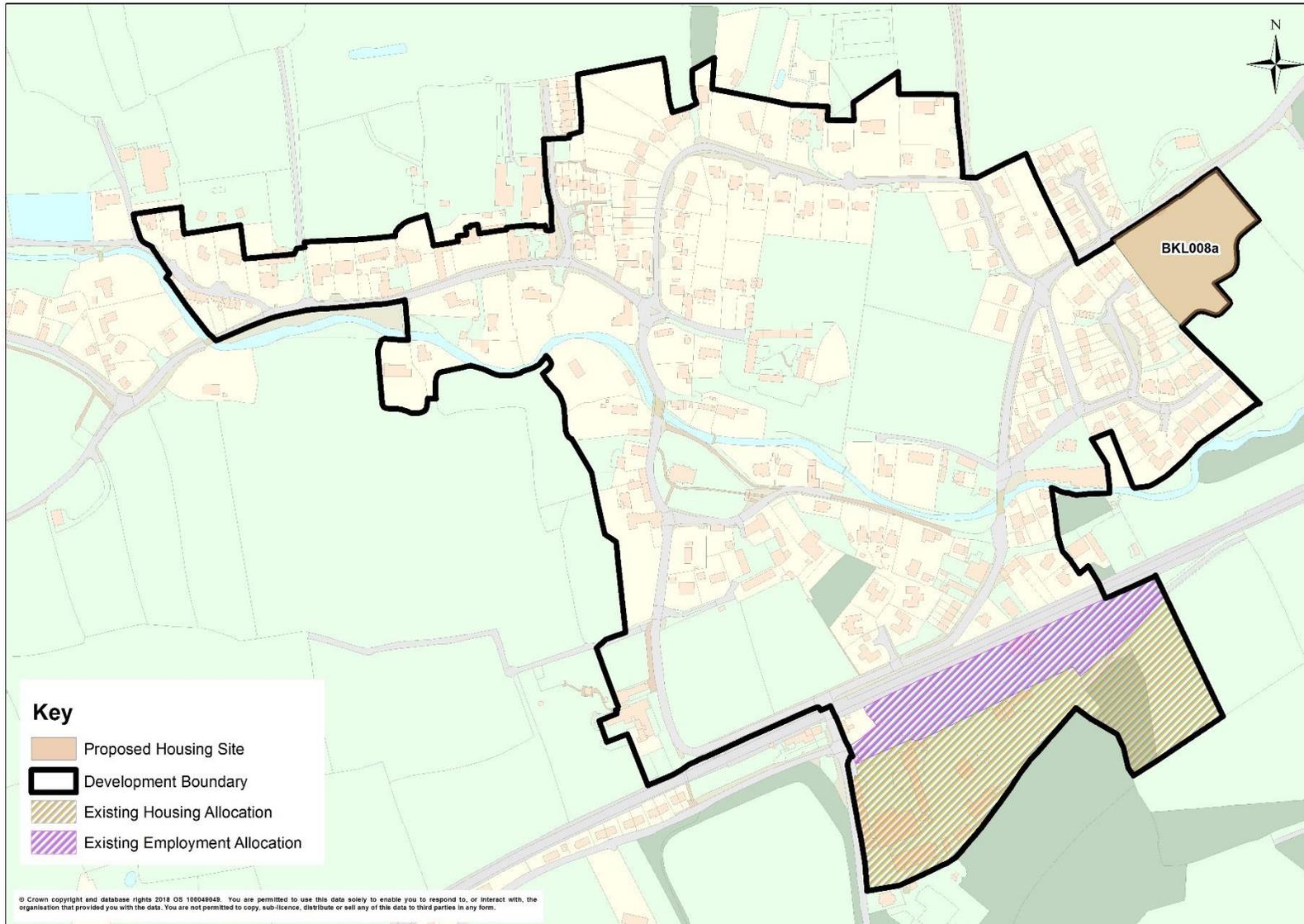
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	75
Remaining dwelling requirement to be identified	25
Dwellings to be allocated	20
Balance/Windfall allowance**	5

**Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Proposed Development Boundary and Preferred Site Allocation

5.27. The map below identifies the location of the preferred allocation and the proposed development boundary for Bucknell:



5.28. The table below provides information on preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BKL008a	Land adjoining B4367 and Redlake Meadow (northern portion)	0.8	20 dwellings	To deliver good contemporary design, appropriate use of materials layout, and landscaping to respect the setting of the site within the AONB and countryside. Investigation of highway capacity, ecology, flood risk and drainage is required. HRA is required for the protection of priority habitat and protected species and for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development.

Chirbury

5.29. Chirbury is a village in the south-west of Shropshire, close to the Welsh border and at the junction of the A490 and B4386. It has a range of local services and facilities. The village is identified as a Community Hub in the current Local Plan and a site, CHIR001, was allocated for 30 houses.

5.30. Between 2006 and 2016, six houses were built in Chirbury, none of which were completed in 2016/17. However, Shropshire Council is working proactively with the landowner of the current allocation and is confident that this site and newly preferred allocations will be delivered.

5.31. Key planning issues for Chirbury include the Conservation Area, several listed buildings, a Scheduled Monument west of St Michael's church (ringwork and cultivation remains) and flood risk along the line of the stream to the west and south of the village.

Development Strategy

5.32. Over the period to 2036, a modest number of further dwellings will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.

5.33. Two site allocations are proposed to deliver around 14 dwellings, complemented by a small windfall allowance.

Summary of residential requirements

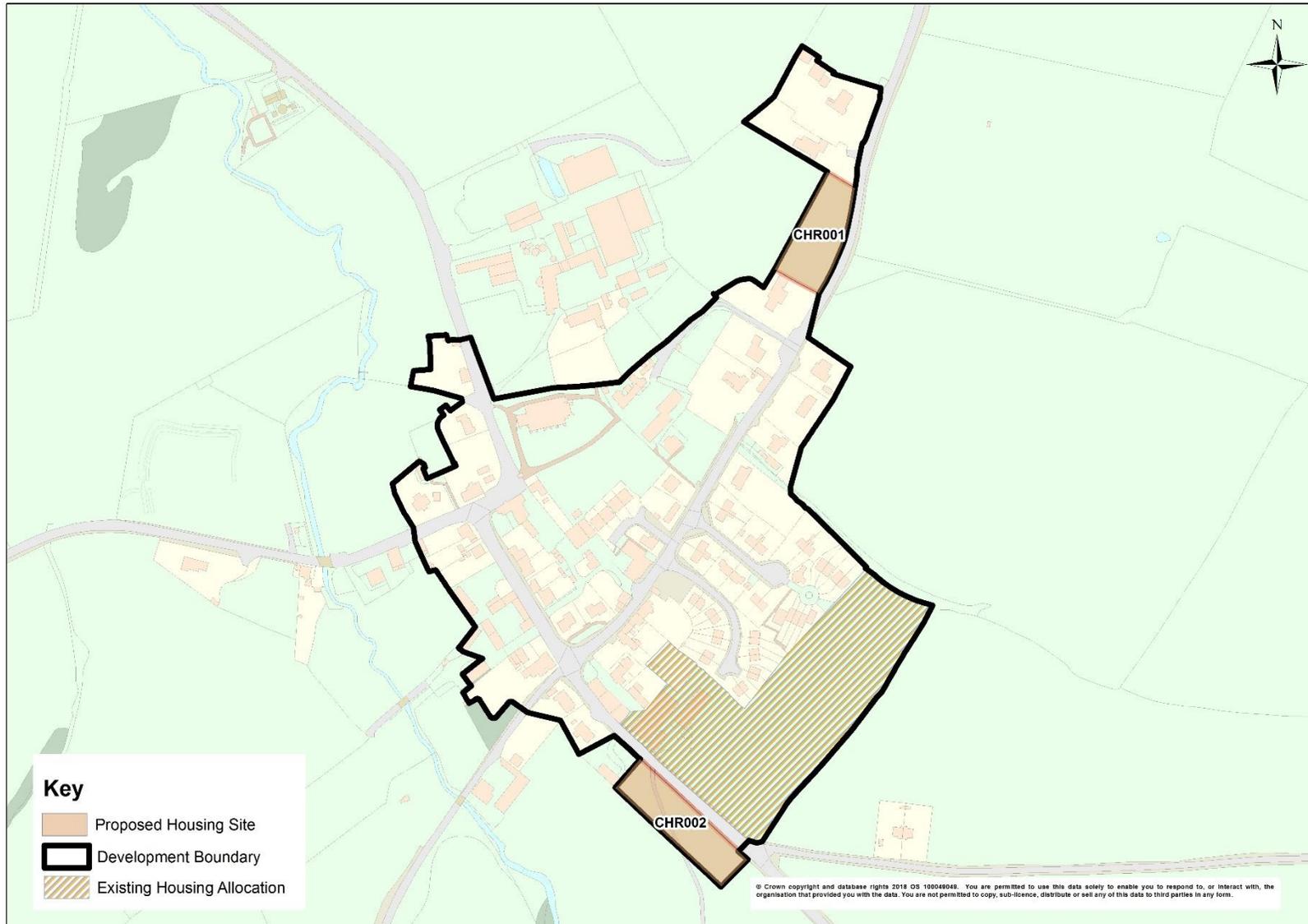
	Number of Dwellings
Preferred dwelling guideline 2016-2036	45
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	29
Remaining dwelling requirement to be identified	16
Dwellings to be allocated	14
Balance/Windfall allowance**	2

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

Proposed Development Boundary and Preferred Site Allocations

5.34. The map below identifies the location of the preferred allocations and proposed development boundary in Chirbury:



5.35. The table below provides information on each of the preferred site allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CHR001	Land between Orchard House and Crofton, Chirbury	0.3	7 dwellings	Design and layout of development should respect village character, and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment. Mature trees and hedgerows should be retained where possible, compensatory planting should occur. A pedestrian footway should be provided along the sites road frontage. An appropriate road crossing will also be necessary, to link into the wider pedestrian network. Relevant supporting studies should be undertaken and their recommendations implemented.
CHR002	Land south of the A490, Chirbury	0.3	7 dwellings	Design and layout of development should respect village character, and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment. The 30mph zone should be extended to reflect the extent of this site (and the existing allocation to the north). A continuous footway should be provided along site sites road frontage and into the village. Mature trees and hedgerows should be retained where possible, compensatory planting should occur. Relevant supporting studies should be undertaken and their recommendations implemented.

Clun

- 5.36. Clun is a modest sized town located at the junction of the A488 / B4368 with a key river crossing of the River Clun. The town is in the extreme south-west of Shropshire, close to the border with Powys, in an area historically known as the Clun Forest. The town is a significant Community Hub offering an extensive range of local services and facilities that also benefit from the town's historic appeal to visitors and demand from through traffic.
- 5.37. The historic significance of the town drives a significant visitor economy based on the importance of the Castle (a scheduled monument) which gave rise to the adjoining town. The town sits within an extensive Conservation Area including adjacent (and now undeveloped) areas of former settlement. The historic significance of Clun dictated the preferred form of development in Clun. The tightly configured building stock contained within burgage plots created a constrained medieval street pattern that predicated a single site allocation in the east of the town. The town also lies within the Shropshire Area of Outstanding Natural Beauty.
- 5.38. As an existing Community Hub, Clun already provides planned development (for 60+ dwellings) through an existing housing allocation at Turnpike Meadow (SAMDev site CLUN002) in the east of the town. The development of this land has been delayed due to the recent high phosphate levels in the River Clun and effect on a Special Area for Conservation (SAC) in the lower course of the river. This constraint has been alleviated for CLUN002 but will still affect new land allocations in the Local Plan review.
- 5.39. There will a small allowance for windfall development, but the local aspiration is for the additional housing to be largely delivered by extending the existing allocation of CLUN002 to deliver high quality, affordable housing across a range of tenures, to meet local needs.

Development Strategy

- 5.40. Over the period to 2036, a modest increase in housing is being encouraged in Clun to support the role of the town as a Community Hub. This should sustain its function as an important service centre for the other settlements within the Clun Forest.
- 5.41. An additional 20 dwellings is proposed on an extension of the eastern boundary of the existing SAMDev Allocation at Turnpike Meadow (SAMDev site CLUN002). This site was previously allocated for 60+ dwellings with the facility to move the eastern boundary being set out in the development guidelines for CLUN002. This extended site will now deliver 80+ dwellings and should offer a suitable mix of housing and provide an acceptable scheme in terms of the housing design and layout and the landscaping and open space. Access will comprise a junction on to the B4368 Clun Road on the southern site boundary. The development should also link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town.
- 5.42. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the extended site of CLUN002. This assessment should investigate the precise position of the

eastern site boundary to accommodate the scale, access and design of the proposed development. The site will also require significant infrastructure investment to accommodate this development and create a new residential environment of significant character that also meets the local housing needs for high quality, affordable housing across a range of tenures.

5.43.A Habitat Regulations Assessment (HRA) is required to determine the water quality impacts on the River Clun SAC and suitable mitigation measures to address these impacts.

Summary of residential requirements

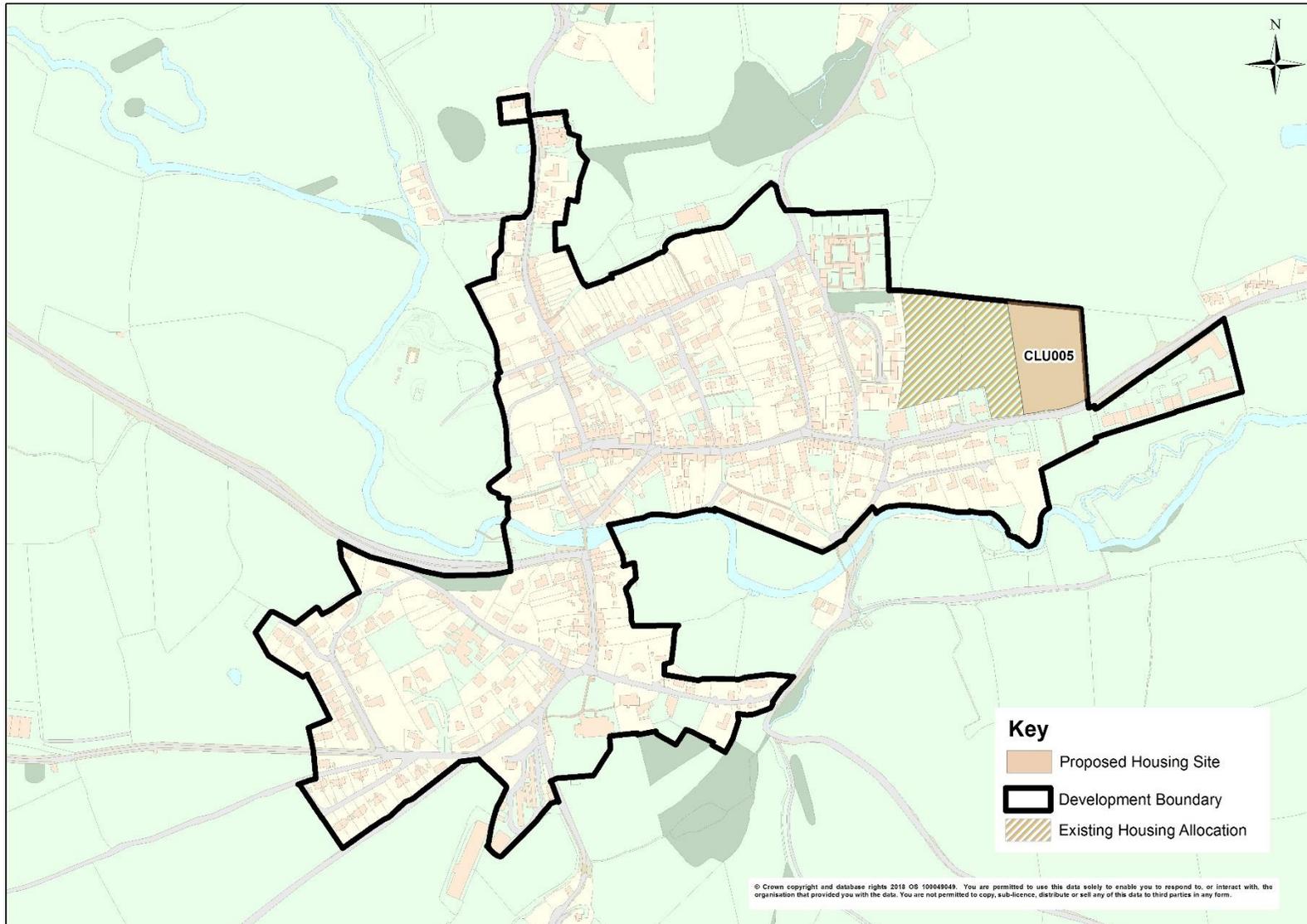
	Number of Dwellings
Preferred dwelling guideline 2016-2036	95
Dwellings completed in 2016-17*	4
Dwellings committed as at 31st March 2017*	63
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	20
Balance/Windfall allowance**	8

**Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Proposed Development Boundary and Preferred Site Allocation

5.44. The map below identifies the location of the proposed development boundary and preferred allocation in Clun:



5.45. The table below provides information on the preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CLU005 (extension of existing allocation CLUN002)	Land at Turnpike Meadow, Clun	1.0	20 dwellings (total site capacity 80+ dwellings)	To satisfy national and local heritage policies through an heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. HRA is also required for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development. This should include a suitable access to the highway network with pedestrian and cycling routes linking to local networks.

Worthen and Brockton

- 5.46. Worthen and Brockton are two villages on the B4386 in the south-west of Shropshire, close to the Welsh border. They form part of a Community Cluster in the current Local Plan, with a guideline of 30 houses. Between 2006/07 and 2016/17 there were 10 completions across the Community Cluster and as at 31st March 2017 there were 13 commitments.
- 5.47. As part of the Local Plan Review, both Brockton and Worthen have been identified as proposed Community Hubs. However, as the two villages are geographically very close and many of the services and facilities which contribute to their proposed status as Community Hubs are shared, they have been identified as a proposed joint Community Hub. In 2016/17, there were net completions of -1 in Worthen and Brockton (7 completions and 8 losses).
- 5.48. Key planning issues for Worthen and Brockton are the retention of the gap between the two villages; flood risk along the lines of the Brockton Brook and Worthen Brook; and listed buildings to the north and south of Bank Farm, at Brockton Hall (Brockton), and to the north and south of the staggered crossroad in Worthen.

Development Strategy

- 5.49. Over the period to 2036, modest growth of around 35 dwellings will occur (including existing commitments). This development should deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.
- 5.50. Two site allocations are proposed to deliver around 25 houses, to be complemented by a small windfall allowance.

Summary of residential requirement

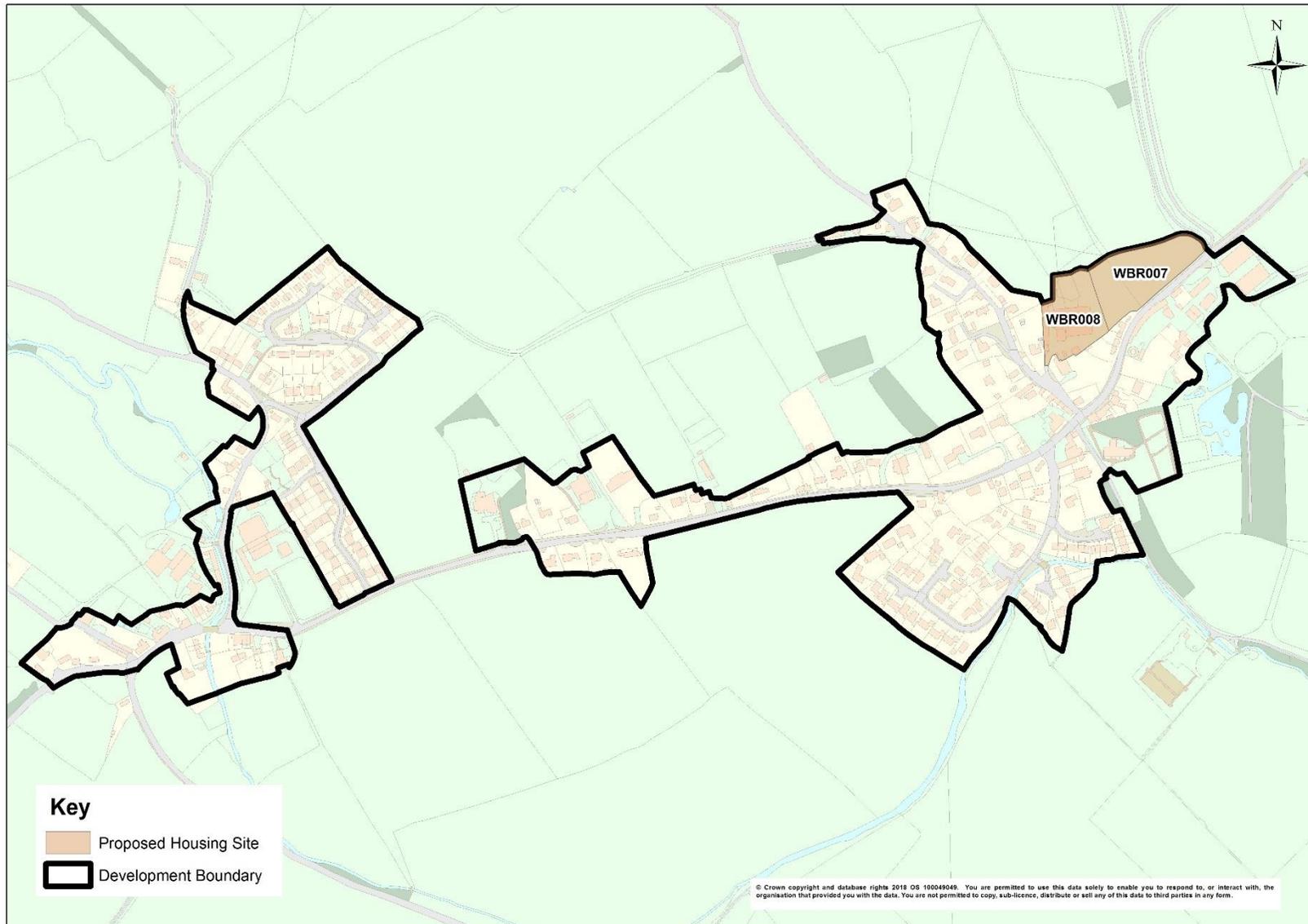
	Number of Dwellings
Preferred dwelling guideline 2016-2036	35
Dwellings completed in 2016-17*	-1
Dwellings committed as at 31 st March 2017*	8
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	25
Balance/Windfall allowance**	3

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

Proposed Development Boundary and Preferred Site Allocation

5.51. The map below identifies the location of the proposed development boundary and preferred allocations in Worthen and Brockton:



5.52. The table below provides information on the preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WBR007 and WBR008	Land at Bank Farm, Worthen	1.3	25 dwellings	<p>A comprehensive development of around 25 dwellings will be delivered across the two sites.</p> <p>Site design and layout should complement the village character and setting. Vehicular access will be provided from an appropriate location onto the B4386. Pedestrian access will be provided via Back Lane.</p> <p>An attractive pedestrian route will be provided through the site.</p> <p>The 30mph speed limit should be extended to reflect the extent of this site, and appropriate associated traffic calming delivered.</p> <p>A Heritage Assessment (level 2 historic building assessment) will be needed for Bank Farm historic farmstead (HER PRN 22086) This should determine the effect of development and set out measures to avoid adverse effects.</p> <p>Development should retain and sensitively convert the remaining historic farm buildings if at all possible. The removal of modern portal framed sheds has the potential to enhance the character of village.</p> <p>A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development</p> <p>Much of the site boundary is mature native species hedgerow and a line of early mature trees runs the length of the west boundary. The layout and density of the site needs to incorporate these features in a sustainable design that does not result in long term proximity issues.</p> <p>Remediation of contaminated land is likely to be necessary and a buffer zone to adjacent slurry lagoons to the west of the site provided.</p> <p>Residential development should be limited to those parts of the sites located outside the 1 in 1,000 year surface flood risk zone.</p> <p>The Public Right of Way across the site should be retained as part of the design of the development.</p> <p>Any other relevant supporting studies should be undertaken and their recommendations implemented.</p>

Community Clusters

- 5.53. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 5.54. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Bishops Castle Place Plan area:
- Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington
 - Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)
 - Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone
 - Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog
 - Wentnor and Norbury
 - Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.
 - Lydbury North
 - Lower Wood and Betton
- 5.55. Development in the Abcot Cluster is subject to HRA for water quality impacts on the River Clun SAC and in-combination recreational impacts on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for the impact on the River Clun SAC are likely to include the phasing of development. Mitigation measures for any impact on the Stiperstones and Hollies SAC are likely to be delivered through an increase in the amount of open space provided by development.
- 5.56. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>