

APPENDIX 5

BISHOP'S CASTLE SITE ASSESSMENTS

BISHOP'S CASTLE NEIGHBOURHOOD
DEVELOPMENT PLAN 2019 - 2038

Regulation 14 Draft

January 2022

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Introduction

1. This housing land allocation appendix considers a proposed requirement for 40 dwellings to be delivered to 2038 in Bishop's Castle through windfall development. The requirement is set out in the emerging Local Plan, **Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 December 2020**. The NDP takes an alternative approach and seeks to formally allocate land to meet this need.
2. The Planning System should be genuinely plan led and provides a framework for addressing housing needs and other economic, social and environmental priorities.¹ The Development Plan must include strategic policies to address each local planning authority's (LPA's) priorities for the development and use of land in its area.² Strategic policy-making authorities should establish a housing requirement figure for their whole area and also for neighbourhood plan areas.³
3. Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make.⁴
4. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies.⁵
5. Emerging Local Plan policy S2.1: Development Strategy: Bishop's Castle Key Centre states:
3. A Neighbourhood Plan is being progressed for the Bishop's Castle Town Council area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Bishop's Castle.
6. The approach taken here works with the evidence supporting the emerging Local Plan to produce complementary neighbourhood and local plan policies.
7. **The emerging Local Plan identifies a need for an additional 40 dwellings that will be delivered through windfall development. This NDP will seek to formally allocate land for 40 dwellings because, it will be demonstrated below, there is only limited scope for windfall development in Bishop's Castle. A formal land allocation will be required to meet the identified housing requirement.**

¹ NPPF 15.

² NPPF 17.

³ NPPF 65.

⁴ Planning Practice Guidance, Paragraph: 103 Reference ID: 41-103-20190509.

⁵ Planning Practice Guidance, Paragraph: 009 Reference ID: 41-009-20190509.

Emerging Local Plan

8. The **Development Plan** for the NDP is:
 - Shropshire Local Development Framework, Adopted Core Strategy, March 2011;
 - the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan, Adopted 17/12/2015;
9. The Local Plan is currently under review. The most recent version of the emerging Local Plan is the Regulation **19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 December 2020**.
10. Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. The development plan consisting of the SAMDev and the Core Strategy is quite dated but the more recent evidence in support of the emerging Local Plan is up to date. This site allocation will therefore rely upon this more recent evidence.
11. Bishop's Castle is proposed to be retained as a Key Centre in Policy SP2 and Policy S2: Bishop's Castle Place Plan Area in the emerging Local Plan. The emerging Local Plan indicates a need for around 150 dwellings and 5 hectares of employment development to meet local needs. The policy acknowledges that the Bishop's Castle NDP will include a strategy for achieving the housing and employment needs for this Key Centre.
12. The policies for Bishop's Castle are deemed to be likely to have an adverse effect on the River Clun Special Area of Conservation (SAC), according to the Habitats Regulation Assessment (HRA) supporting the emerging Local Plan. This triggers policy DP13 because of the presence of freshwater pearl mussels. Pressure will also be put on the Stiperstones and Hollies SACs, triggering policies DP12, DP14 and DP15. The explanatory text states that *"There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period."*⁶
13. Policy S2 indicates that the majority of the housing need will be delivered through saved SAMDev allocations, including a small amount of windfall development within the development boundary. No additional employment land is identified as necessary.
14. Policy DP12 The Natural Environment requires HRA for all proposals where the LPA identifies a likely significant effect on an internationally designated site. This has been triggered under Policy S2 in this instance. DP12 requires 10% biodiversity net gain and the retention of trees and a significant increase in the extant and distribution of trees, woodlands and hedgerows.
15. Policy DP13 specifically addresses development in the River Clun Catchment where Bishop's Castle lies and requires new development to deliver nutrient neutrality or nutrient betterment.
16. Policy DP14 Green Infrastructure overall seeks to avoid harm to existing green infrastructure and enhance it with good quality new green infrastructure.
17. Appendix 2 of the emerging plan indicates which land allocations from SAMDev will be saved. In Bishop's Castle, all the allocations will be saved:
 - a. Schoolhouse Lane East (BISH013)⁷

⁶ Para. 5.25.

⁷ Note that the site allocation discussed in this NDP bears the same name as it is part of the larger site originally put forward in support of the SAMDev.

b. Land at Bishop’s Castle Business Park, Phase 2.

18. Appendix 5: Residential Development Guidelines and Residential Supply of the emerging Local Plan summarises the residential development guidelines for the Bishop’s Castle Key Centre. It also identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified residential development guidelines. For Bishop’s Castle, it identifies the following:

Residential Development Guideline	150
Total Residential Completions (2016/17, 2017/18 and 2018/19)	8
Sites with Planning Permission or Prior Approval (as at 31 st March 2019)	62
Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2019)	40
Local Plan Allocations	0
Windfall Allowance	40

19. This appendix to the NPD considers how, alternatively, to allocate land for the 40 required dwellings because, it will be demonstrated, this is preferable to assuming such a large windfall contribution to local housing need.

Housing Land Supply

20. In 2020, Shropshire identified that there was a 6.42 year supply of deliverable housing land against the housing requirement within the adopted Core Strategy and 8.78 years supply of deliverable housing land against the housing need identified using the Government’s standard methodology.⁸

Development in the river Clun catchment

21. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations and policy all development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment. The approach taken in the emerging Local Plan is discussed above.

22. All measures relied on to deliver either nutrient neutrality or nutrient betterment must demonstrate with sufficient certainty that they

a. meet the required nutrient reduction or improvement and

b. they can be secured and funded for the lifetime of the development’s effects.

23. At the time that this site assessment was prepared, the Local Planning Authority had not agreed with Natural England how to mitigate impacts upon the River Clun Catchment. As a result, it may be necessary to delay delivery of sites set out in this allocation until such time as an agreement is made.

⁸ Shropshire Council five year housing land supply statement 16 March 2020 (data to 31 March 2019).

24. The Habitats Regulation Assessment for the BCNDP considered the impacts on the River Clun Catchment and recommended that the plan contain the following policy wording:

To protect the River Clun SAC, applicants may be required to undertake a site-specific nutrient neutrality calculation in accordance with Natural England Guidance, depending on the long-term solution identified by Shropshire Council. Where a mitigation/avoidance strategy is required, this must be tested to be technically sound and agreed with Shropshire Council.

Shropshire Council Strategic Land Availability Assessment

“Stage 1 Assessment”

25. Shropshire Council undertook its Strategic Land Availability Assessment (SLAA) in November 2018 in support of the emerging Local Plan. The SLAA is a technical assessment of the suitability, availability, and achievability (including viability) of land for housing and employment development. The SLAA incorporates the process formerly known as the Strategic Housing Land Availability Assessment (SHLAA).
26. The SLAA represents a key component of the evidence base which will support the Shropshire Council Local Plan Review (LPR). References to the suitability of a site for open market residential development or residential development within this assessment relate to open market residential development which provides an appropriate affordable housing contribution at the relevant prevailing rate. It was based on a call for sites in Spring 2017.
27. Development potential is the consideration of a site’s capacity for various forms of development. This should be informed by current and emerging planning policy.
28. For the purpose of this assessment, standard assumptions have been applied to calculate development potential. Residential capacity = 30 dwellings per hectare⁹.
29. The SLAA considered the following sites in the first assessment (**Table 1**). The table summarises SLAA conclusions on whether a site is unsuitable (“rejected”); potentially suitable but currently contrary to policy for instance because it is in open countryside, outside the development boundary, may have an impact upon protected trees or heritage assets, etc. (“Long Term Potential - Subject to Further Detailed Assessment”) and sites that were suitable (“Accepted”). These are summarised in Table 1 as reject (red), long term (amber) and accepted (green).

Table 1 Stage 1 Site Assessment by local planning authority

Site reference	Location ¹⁰	Residential overall conclusion	Residential capacity
BS001	Land south of Drews Leasow and west side of Field Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	166
BS004	Land adj. Windmill	Rejected	45

⁹ This assumed density was used by the Local Planning Authority for this stage of site assessment.

¹⁰ These addresses have been amended from the original Shropshire Council label to better reflect the site’s location.

	Cottage, Bishop's Castle		
BS005	Love Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	34
BS006	Land adj. Wintles, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	116
BS007	Between Drews Leasow and Filed Lane, south of Grange Road, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	36
BS008	School House Lane East, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	58
BS009	Opposite Surgery, School House Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	122
BS010	Site south of The Novers/The Ridge and Woodbatch Road, Bishops Castle	Long Term Potential - Subject to Further Detailed Assessment	31
BS012	Castle Green, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	62
BS013	Land north west side of School House Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	74
BS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	Accepted - Subject to Further Detailed Assessment	15
BIS017	Land bet Station Street, Church Street and Bowling Green Close, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	18
BIS018	Land adjacent Brampton Rd, rear of Bowling Green Close and Church Street, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	16

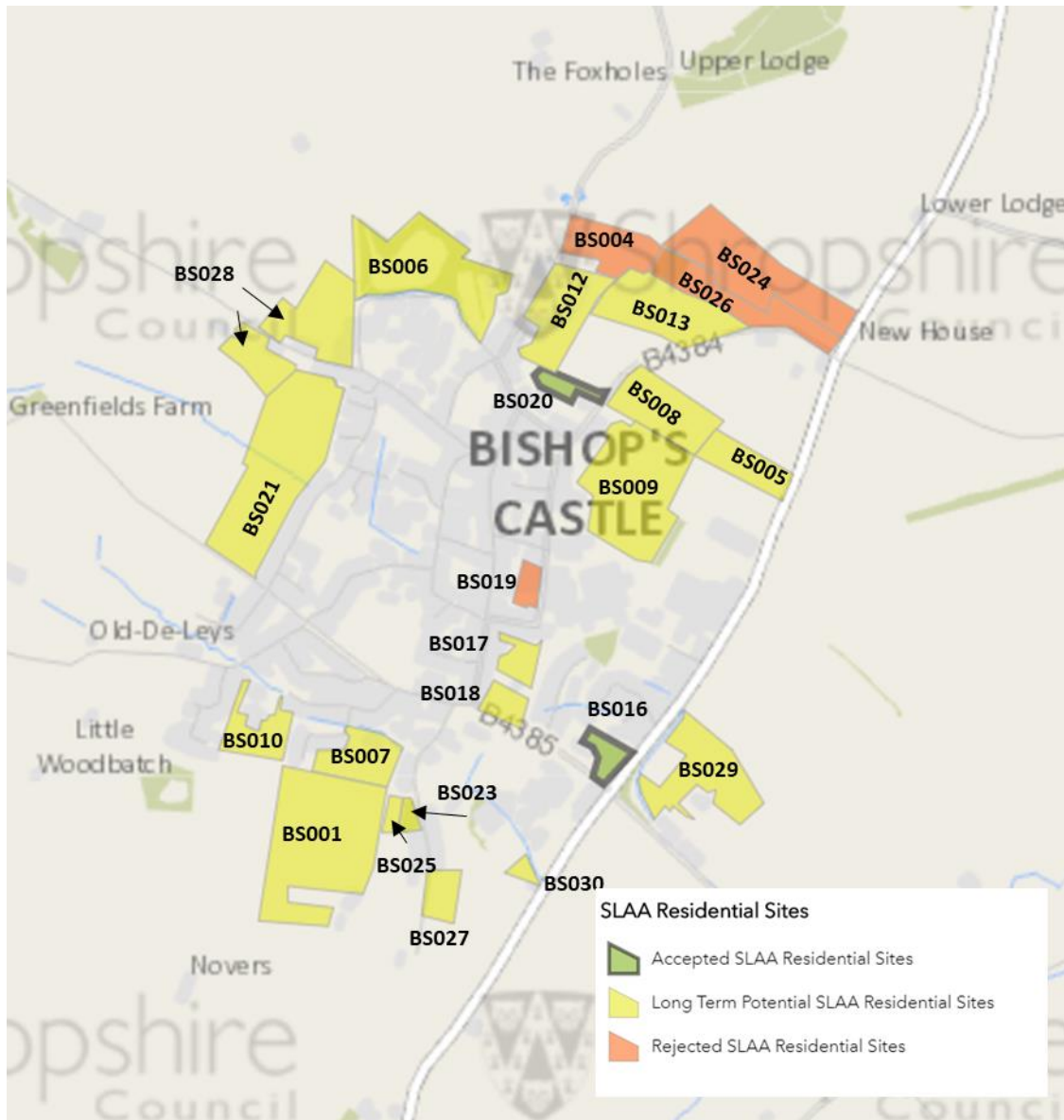
BIS019	Livestock market, Station Street, Bishop's Castle	Rejected	12
BIS020	Rear of surgery, School House Lane, Bishop's Castle	Accepted - Subject to Further Detailed Assessment	13
BIS021	Land to west of Oak Meadow, Bishops Castle	Long Term Potential - Subject to Further Detailed Assessment	155
BIS023	Woodbine Terrace, west side of Church Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	7
BIS024	Land adj. White Lodge and A488, Bishop's Castle	Rejected	98
BIS025	Land East of Field Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	6
BIS026	Land north-west of School House Lane and A488, Bishop's Castle	Rejected	56
BIS027	Land east side of Church Lane, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	19
BIS028	Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	123
BIS029	Bishop's Castle Business Park - Phase 2, adj. A488/B4385, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment for employment	74
BIS030	Land adj SpArC/A488, Bishop's Castle	Long Term Potential - Subject to Further Detailed Assessment	6

30. The information in Table 1 is shown in Figure 1 which is an excerpt from the SLAA interactive map provided by Shropshire Council:¹¹

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<https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=3fdc4125b78641c2a5c7a1c48d77d504>

Figure 1: Excerpt from Shropshire Council SHLAA map for Bishop's Castle



Local Plan Review – Preferred Sites Consultation and Site Assessments Stage 2 and Stage 3 (November 2018)

Stage 2 Assessment

31. A “Stage 2” Site Assessment was undertaken by the LPA using the following criteria:

Stage 2 of the site assessment process represents a detailed screen of sites. This screening exercise was informed by consideration of a site’s availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Strategic, Principal and Key Centres, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.5ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

32. The Stage 2 Assessment considered residential suitability, and the results are summarised in the **Table 2**. The sites that were rejected are highlighted in red.

Table 2: Stage 2 Site Assessment (residential)

Site reference	Location	Summary conclusion
BS001	Land south of Drews Leasow and west side of Field Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

BS004	Land adj. Windmill Cottage, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS005	Love Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS006	Land adj. Wintles, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS007	Between Drews Leasow and Filed Lane, south of Grange Road, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS008	School House Lane East, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS009	Opposite Surgery, School House Lane, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS010	Site south of The Novers/The Ridge and Woodbatch Road, Bishops Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS012	Castle Green, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS013	Land north west side of School House Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS017	Land bet Station Street, Church Street and Bowling Green	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

	Close, Bishop's Castle	
BIS018	Land adjacent Brampton Rd, rear of Bowling Green Close and Church Street, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS019	Livestock market, Station Street, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS020	Rear of surgery, School House Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS021	Land to west of Oak Meadow, Bishops Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS023	Woodbine Terrace, west side of Church Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS024	Land adj. White Lodge and A488, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS025	Land East of Field Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS026	Land north-west of School House Lane and A488, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS027	Land east side of Church Lane, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS028	Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

BIS029	Bishop's Castle Business Park - Phase 2, adj. A488/B4385, Bishop's Castle	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.
BIS030	Land adj SpArC/A488, Bishop's Castle	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

Stage 3 Assessment

A "Stage 3" Assessment was undertaken by the LPA using the following criteria

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

33. The main conclusions are summarised in **Table 3**. For the ease of comparison, the summary conclusions are rated according to "red" = difficult constraint; "amber" = constraint that can be mitigated, "green = not significant constraint".

Table 3: Stage 3 Site Assessment (residential) stage 3 assessment

Site reference	Location	Development constraints	Landscape	Highways accessibility score out of 24	Ecology constraints	Heritage constraints	Tree constraints	Public protection	Sustainability Appraisal	Recommendation
BIS001	Land at, south of Drews Leasow and west of Field Lane Bishop's Castle	N. Traffic from 195 homes will be unacceptable on Kerry Lane which is very narrow in places	Medium	12	HRA and EcIA required	Impact on Conservation Area and possible archaeology	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover		Fair	Remain as countryside.
BIS005	Love Lane, Bishop's Castle	Could connect to A488 but not ideal, would require access to School House Lane Via BIS008	Medium-medium-low	14	HRA and EcIA required		Trees and hedges, would require arb. Impact assessment, would require 20% tree cover,	Noise, potential dusts and odour from existing commercial activities	Fair	Remain as countryside
BIS008	School House Lane East, Bishop's Castle	None	Medium	14	HRA and EcIA required	Site located c. 40m N of the boundary of, and potentially within the setting, of the Bishop's Castle	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Commercial operation to south east has potential to be noisy and produce odours.	Fair	Remain as countryside

						Conservation Area				
BIS010	Site south of The Novers/The Ridge and Woodbatch Road, Bishop's Castle	Possible safety improvements needed at Grange Rd / Kerry La junction	Medium	13	HRA and EclA required	HER indicates earthwork remains of ridge and furrow (HER PRN 08592) may be present across the whole site, so may have some archaeological potential.	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Existing commercial migrating into the centre of the proposed plot.	Fair	Remain as countryside
BIS012	Castle Green, Bishop's Castle		Medium	12	HRA and EclA required	Potential impact on conservation area with possible archaeological interest	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover		Fair	Remain as countryside
BIS013	Land north west side of School House Lane, Bishop's Castle		Medium	14	HRA and EclA required	Medium sized site on edge of historic core of town - may have some archaeological	Trees and hedges, would require arb. Impact assessment, would require 20%	Road to the south east border will produce noise as could kennels.	Fair	Remain as countryside

						al potential. Site also falls beyond the existing built edge of the town and development likely to be incongruous within the immediate rural surroundings	tree cover			
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle			15	HRA and EclA required	Site located adjacent to, and within setting of, Grade II* listed Blunden Hall and Old Hall Cottage (NHLE ref. 1054574)	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Road to the east and south of the site will create noise.	Fair	Remain undeveloped
BIS020	Rear of surgery, School House Lane, Bishop's Castle			14	HRA and EclA required	Site located on the boundary of, and within the setting, of the Bishop's Castle Conservation Area.	Trees and hedges, would require arb. Impact assessment, landscaping design to link to surroundings	Road noise likely at entrance to the site.	Good	Windfall

BIS021	Land to west of Oak Meadow, Bishops Castle	Consideration should be given to providing vehicular access to this site through the current playground area and replacing this facility within the development. Access onto Kerry Lane may be difficult due to ground levels.	Medium	15	HRA and EclA required	S end of site previously contained earthwork remains of ridge and furrow (HER PRN 08711), although likely to have been effected/ removed by recent arable cultivation. No other known archaeology but large size of site suggests there may be some potential.	Trees and hedges, would require arb. Impact assessment		Fair	Remain as countryside
BIS023	Woodbine Terrace, west side of Church Lane, Bishop's Castle	Cumulative traffic considerations	Medium	11	HRA and EclA required	Site located partially within Bishop's Castle Conservation Area.	Trees and hedges, would require arb. Impact assessment, landscaping design to link to surroundings		Poor	Remain as countryside

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BIS024	Land adj. White Lodge and A488 Bishop's Castle		Medium and Medium-low	13	HRA and EclA required	located on the boundary of, and within the setting, of the non-designated historic parkland of Lydham Manor Park (HER PRN 07745)	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Kennels to the south of the site and road to the east of the site.	Poor	Remain as countryside
BIS025	Land East of Field Lane, Bishop's Castle	only after careful consideration is given to the cumulative impact on Church Lane of several proposed developments.	medium	11	HRA and EclA required	Site located partially within Bishop's Castle Conservation Area	Trees and hedges, would require arb. Impact assessment, landscaping design to link to surroundings		Poor	Remain as countryside
BIS026	Land north-west of School House Lane and A488, Bishop's Castle		Medium	14	HRA and EclA required	Archaeological earthwork remains of ridge and furrow (HER PRN 32670) recorded at the north-western end	Trees and hedges, would require arb. Impact assessment, would require 20%	Road noise	Fair	Remain as countryside

						of site .	tree cover			
BIS027	Land off Church Lane, Bishop's Castle	only after careful consideration is given to the cumulative impact on Church Lane of several proposed developments.	Medium	11	HRA and EclA required		Trees and hedges, would require arb. Impact assessment, would require 20% tree cover		Fair	Remain as countryside
BIS028	Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle	Northern site: Onto Welsh Street or The Wintles (due to be adopted in 2018). Southern site: via Oak Meadow and through BIS028n to the Wintles	Medium	15	HRA and EclA required	Northern part of site includes an historic farmstead site (HER PRN 24318).	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	The site is split into two distinct areas, north and south. The southern plot is considered a good site for residential with no objections from a regulatory services perspective. In relation to the northern plot there is commercial existing to	Fair	allocation

								the eastern boundary however it is not considered likely that this will impact significantly on residential development .		
BIS029	Bishop's Castle Business Park - Phase 2, adjacent A488/B4385 Bishop's Castle			11	HRA and EclA required		Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Potential odour from treatment works unmanageable making residential in the south east part of the site unsuitable	Fair	Retain allocation for employment land.

Shropshire LPR Consultation on Preferred Sites, 29 November 2018 to 31 January 2019

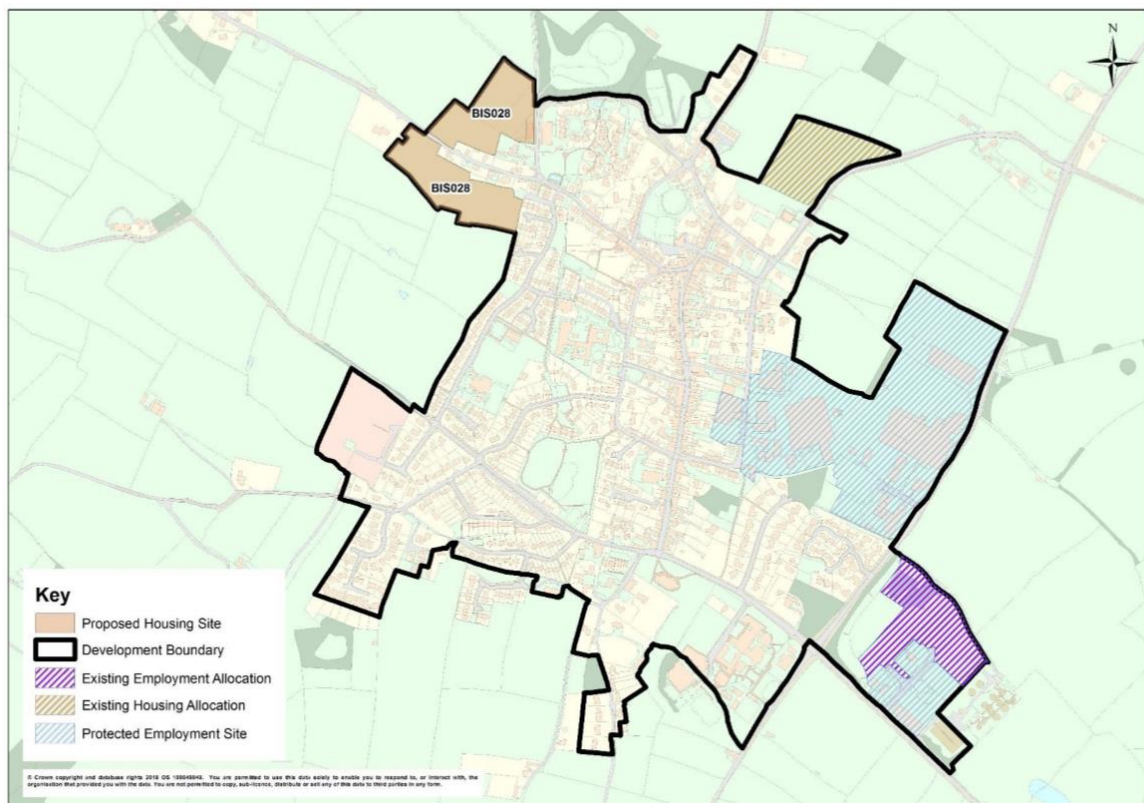
34. This consultation invited feedback on the sites preferred by the LPA based on the Stage 3 assessment. The consultation document identified the following constraints to future development in Bishop's Castle:

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.

35. The LPA proposed that sites BIS028 be allocated to provide necessary housing land, despite the fact that the split site would increase the negative impact on the historic town centre at both the north and south ends, as identified both in the LPA's Conservation Area Statement and the extract above. It was also proposed that the development boundary of the settlement be modified accordingly. These proposed changes are illustrated in **Figure 2**.

Figure 2: LPA's proposed housing allocation



Source: Shropshire Local Plan Review: Consultation on Preferred sites, November 2018

36. Both the Bishop's Castle Town Council and the Community Led Plan group (later the Community Partnership) objected strongly to this proposed allocation on the grounds that the decision-making framework did not pay sufficient regard to the impact of traffic on the Conservation Area (CA). Vehicular access through the town centre/CA to the A488 is described in the LPA's own consultation document as a key planning issue. This is reinforced

by the LPA's Conservation Area Statement (last updated in 2012) which describes on page 13, paragraph 4.16 the "main negative factor" as both "the movement of trafficand the chaotic on street parking along the main streets" and also specifically refers to the northern end of the town.

- 37. In April 2020, the LPA offered the BCNDP Steering Group the opportunity to undertake the site allocation exercise as part of the NDP process. This would enable the community to use locally defined criteria that would better address the traffic related planning issue referred to in the LPA's documents. The objective of this Stage 4 Assessment is to identify one or more preferred development sites, based on the emerging NDP policies and local evidence.**

Stage 4 Assessment: Locally Defined site assessment criteria

38. The LPA's Stage 3 assessment, discussed above, broadly considered the 30 site options from the SLAA and concluded that only BIS028 was suitable for allocation. However, taking the newer BCNDP evidence into account, it is now possible to take a more refined approach.

Matters that do not require further consideration

39. This assessment, termed here "Stage 4", uses this more recent community-led evidence to further evaluate the sites. In considering how to utilise the LPA's Stage 3 assessment, which remains valid but requires further refinement, the following is taken into account:

- c. Matters that do not require further consideration in the Stage 4 Assessment:
 - i. Site characteristics will not require further consideration, including landscape considerations.
 - ii. Conclusions on Strategic Considerations and the overall Recommendation will be abandoned so that Stage 4 assessment can be undertaken.
- d. Matters that will require further consideration in the Stage 4 Assessment:
 - i. Highways, Heritage, Tree, Ecology, and Public Protection comments will be reconsidered since they provide locally-relevant comments.
 - ii. Known Infrastructure Requirements and Opportunities and Design Requirements will be considered where a site may be put forward for consideration to identify necessary planning conditions and/or policy requirements.

Existing allocations

- 40. Existing allocations for housing and employment will be retained and any sites put in relation to these allocations will be immediately excluded from further consideration. Therefore, BIS029 is excluded from further consideration.**

Windfall

41. The Consultation on Preferred Sites (Jan 2019) indicated in para. 3.1 an expected windfall allowance of 7 dwellings. The Stage 3 Assessment included two sites as suitable for Windfall but excluded from making a contribution to the housing land requirement. These sites are: BS016 for 15 houses and BS020 for 13 houses. The latest Regulation 18 local plan draft indicated that there would be 40 windfall sites overall.
42. An analysis of planning permissions in Bishop's Castle for small sites between 31 March 2017 and 1 June 2020 shown in **Table 4**. The pattern of recent development indicates that since March 2017, there were 18 windfall permissions in Bishop's Castle. This shows an average of around 6 windfall permissions per annum.

- 43.** As a note, discussions between the landowners of BIS016 and BIS020 revealed that the owners did not wish to develop these sites and they are therefore not available.
- 44.** Though it may be theoretically possible to meet the windfall requirement of 40 dwellings over the plan period (2020 to 2028), it is currently not known whether there is remaining capacity within the development boundary. In addition, any sites inside the boundary will be small and therefore will fall below the 11 dwelling affordable housing threshold in the NPPF. It is therefore unlikely that windfall sites will be able to provide additional affordable housing. However, the its **Right Homes in the Right Place (RHRP) survey**, which is attached as **Appendix 4** indicated that additional affordable housing would be required.
- 45. Therefore, because of the deliverability of a sustained supply of windfall housing cannot be guaranteed, and the need for additional affordable housing cannot be met on windfall sites, this NDP allocates land for all 40 dwellings. In this way, the NDP will manage this uncertainty.**

TABLE 4: PLANNING PERMISSION FOR DWELLINGS ON SMALL SITES IN BISHOP’S CASTLE, 31 MARCH TO 1 JUNE 2020

PLANNING REF	ADDRESS	DESCRIPTION	Number of dwellings
17/00643/FUL	24 Welsh Street Bishops Castle SY9 5BT	Sub-division of one dwelling into two dwellings and creation of parking bay	1
17/00977/FUL	West Of 13 Bankshead Shropshire	Erection of affordable dwelling and detached garage	1
17/01259/FUL	Outbuildings At Bakehouse Cottage 20 Market Square Bishops Castle Shropshire	Conversion of outbuildings into 1No dwelling	1
17/01348/FUL	The Foxholes Bishops Castle Shropshire SY9 5HA	Erection of a single storey chalet building for residential use to be used in conjunction with existing business	1
17/02582/FUL	The Porch House 33-35 High Street Bishops Castle SY9 5BE	Change of use from shop to residential	0
17/04364/FUL	West Of Copall Cottage Off Copall Paddock Bishops Castle Shropshire	Erection of dwelling	1
17/04645/OUT	South Of Union Street Bishops Castle Shropshire	Erection of dwelling (outline application to include means of access, but with matters of appearance, landscaping, layout and scale reserved)	1
17/05405/FUL	Ransford Sawmills Station Street Bishops Castle Shropshire SY9 5AQ	Conversion of existing office building to create two residential units	2

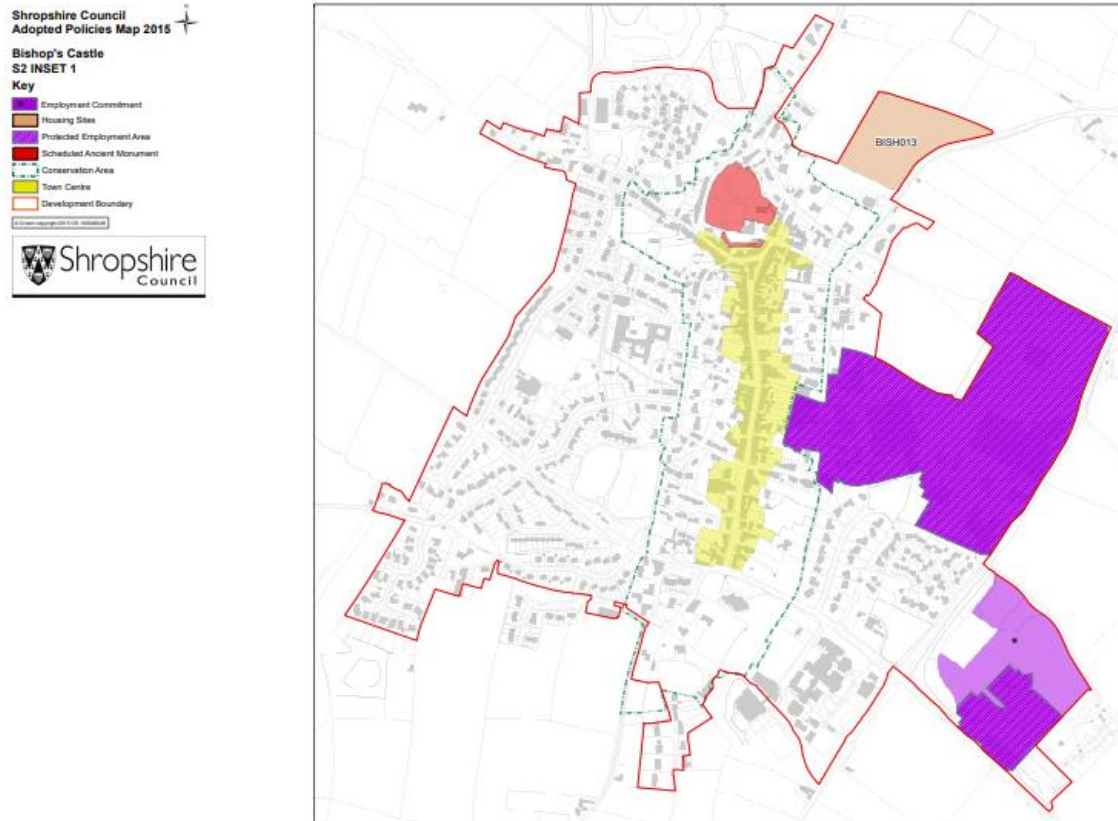
**BCNDP Site Allocations
January 2022**

17/05576/PMBPA	Little Woodbatch Barn Woodbatch Bishops Castle Shropshire SY9 5JT	Conversion of barn into dwelling house (prior notification under Schedule 2, Part 3, Class Q of Town and Country Planning (General Permitted Development) (England) Order 2015	1
18/00680/OUT	The North Of Bowling Green Close Bishops Castle Shropshire	Outline Planning Application (all matters reserved) for the erection of 3 dwellings	3
18/02377/REM	4 The Leys Bishops Castle Shropshire SY9 5HN	Erection of a dwelling (revised scheme) and temporary siting of a static caravan to front of plot (for a maximum of 12 months if required) - to be removed on completion.	1
19/01441/FUL	Old Brick Guesthouse 7 Church Street Bishops Castle Shropshire SY9 5AA	Change of use from C1 (guesthouse) to C3 (dwelling)	0
19/02170/FUL	Land West Of The Wintles Bishops Castle Shropshire SY9 5ES	Erection of 4no dwellings with access, parking and detached garages	4
18/04043/PSDPA and 18/04520/FUL	Storage Unit To The South of Salop Street, Bishops Castle,	Application for prior approval under Part 3, Class P of the Town & Country Planning (General Permitted Development) (England) Order 2015 for change of use from storage or distribution buildings to dwelling house	1

Development Boundary

46. The Bishop's Castle Development Boundary is identified in the SAMDev Policy S2. The Bishop's Castle Inset map is replicated in **Figure 3**.

Figure 3: Bishop's Castle Development Boundary



47. In considering sites for allocation, it would be preferable in policy terms to focus on sites within the development boundary. However, if no sites can be identified within the development boundary, the next best solution would be to allocate a site contiguous to the development boundary.

48. It would not be a good use of land to allocate a site that was not able to be included entirely within the development boundary and therefore, sites that are not within or contiguous to the existing development boundary will be excluded from the Stage 4 Assessment. These sites are: BIS001, BIS024 and BIS026.

Stage 4 Longlist of sites

49. Taking the analysis above into account, the final longlist of sites for consideration in the Stage 4 Assessment are set out in **Table 5**.

Table 5: Long list of sites for Stage 4 Assessment

Site reference	Location	Residential capacity
BIS005	Love Lane, Bishop's Castle	34
BIS008	School House Lane East, Bishop's Castle	58
BIS010	Site south of The Novers/The Ridge and Woodbatch Road, Bishop's Castle	31
BIS012	Castle Green, Bishop's Castle	62
BIS013	Land north-west side of School House Lane, Bishop's Castle	74
BIS016	Field adj. Blunden Hall, Brampton Road, Bishop's Castle	15
BIS020	Rear of surgery, School House Lane, Bishop's Castle	13
BIS021	Land to west of Oak Meadow, Bishops Castle	155
BIS023	Woodbine Terrace, west side of Church Lane, Bishop's Castle	7
BIS025	Land East of Field Lane, Bishop's Castle	6
BIS027	Land east side of Church Lane, Bishop's Castle	19
BIS028	Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle	123

Stage 4 Assessment Criteria

50. The emerging BCNDP is based on up to date local evidence and provides the basis of the Stage 4 Assessment. The assessment questions are set out in **Table 6**.

Table 6: Stage 4 Assessment Criteria

BCNDP Policy	Test
BC1	Impact of the development on the Bishop’s Castle Conservation Area Impact on Sensitive Sites Traffic impacts on Conservation Area
BC2	For development outside the CA, capacity to deliver Bishop’s Castle Design Principles
BC3	Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3
BC4	Conflict with emerging Local Greenspace designation
BC5	Capacity to improve local sustainable transport infrastructure
BC6	Capacity to deliver 33% affordable housing

51. **Long listed sites are individually assessed in Appendix 1.**

52. Each site is assessed against identical criteria which will be a combination of the LPA’s Stage 3 assessment (as discussed above) and BCNDP criteria. The individual characteristics of the site will be scored as follows:

	The policy or criterion can be fully met
	The policy or criterion can be met but only with mitigation
	The policy or criterion cannot be met viably

53. A summary of the results of the assessment of local considerations is set out in **Table 7**.

54. **Table 7 indicates that there are 6 sites that fail to meet the requirements of emerging NDP policy BC1 and are therefore the least suitable sites. These sites will be excluded from further consideration: BIS010, BIS021, BIS023, BIS025, BIS027, BIS028.**

Table 7: Summary of Local Considerations from site review (Appendix 1)

Site reference	In/outside Development boundary	Impact on CA	Sensitive sites	Traffic impact on Conservation Area	Design outside Conservation Area	Heritage assets	Conflict with Local Green Spaces	Sustainable Transport improvements	33% affordable housing
BIS005	Outside								
BIS008	Outside								
BIS010	Outside								
BIS012	Outside								
BIS013	Outside								
BIS016	Inside								
BIS020	Inside								
BIS021	Outside								
BIS023	Outside								
BIS025	Outside								
BIS027	Outside								
BIS028	Outside								

Stage 4 Short list of sites

- 55. Two sites (BIS016 and BIS020) were accepted as allocations in Stage 2 and are within the development boundary. The Steering Group has contacted the landowners and has confirmed that these sites are not available. As such, they will not be considered further.
- 56. There are therefore no available sites within the development boundary.
- 57. The minimum number of new homes required is around 40, and therefore, it will be necessary to identify additional housing land outside the development boundary since this requirement cannot be met by sites inside the development boundary. **Table 8** contains the sites outside the development boundary which can meet the policy/all criteria either fully or with mitigation.
- 58. The Steering Group has spoken to the landowner of BSI008 who has indicated that this site is not available and it will be excluded. BSI005 has significant amenity constraints and will be excluded at this stage.

Table 8: potentially suitable sites outside the development boundary.

Site reference	Maximum number of homes	Maximum number of affordable homes	Added benefit to the community
BIS012	62	20 but possibly fewer	Footpath improvements
BIS013	74	24	

- 59. These sites are developable in principle, and their LPA Stage 3 Assessments are set out in **Table 9**.

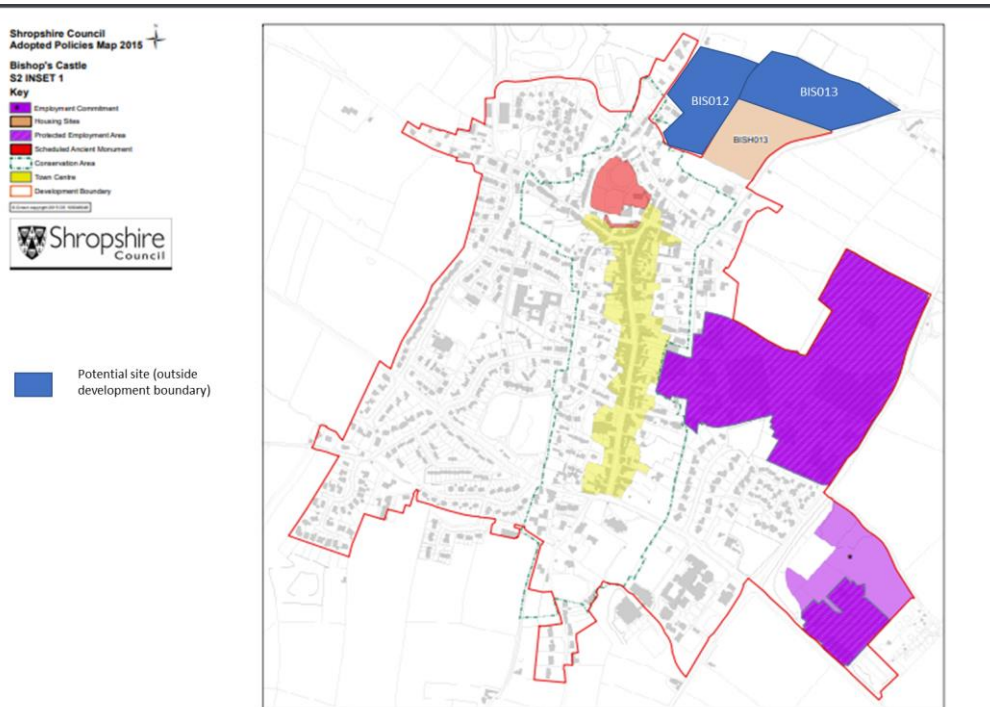
Table 9: Development sites outside the Development Boundary (results from the LPA Stage 3 assessment)

Site reference	Location	Development constraints	Landscap e	Highway s accessibility score out of 24	Ecology constraints	Heritage constraints	Tree constraints	Public protection	Sustainabil-ity Appraisal
BIS012	Castle Green, Bishop's Castle		Medium	12	HRA and EcIA required	Potential impact on conservation area with possible archaeological interest	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover		Fair
BIS013	Land north-west side of School House Lane, Bishop's Castle		Medium	14	HRA and EcIA required	Medium sized site on edge of historic core of town - may have some archaeological potential. Site also falls beyond the existing built edge of the town and development likely to be incongruous within the immediate rural surroundings	Trees and hedges, would require arb. Impact assessment, would require 20% tree cover	Road to the south east border will produce noise as could kennels.	Fair

60. Potential sites are shown in **Figure 4**.

61. With regard to the sites outside the development boundary, BIS005 would only be contiguous to the existing development boundary on the one side, where it immediately abuts the designated employment area. This site would require significant pollution mitigation of noise, dusts and odours from the adjoining commercial activities. This site is therefore least appropriate of the 4 available because it would be an incongruous extension to the built up area.

Figure 4: potential development sites



62. The remaining sites under consideration can both meet the need for additional housing. Therefore, the site allocation outside the development boundary will be for 40 dwellings though either site can have a higher capacity.

63. The shortlist of sites for consideration is:

Site reference	Location	Residential capacity
BIS012	Castle Green, Bishop's Castle	62
BIS013	Land north -west side of School House Lane, Bishop's Castle	74

64. A single landowner owns BIS012, BIS013 and the existing allocation BISH013 (SAMDev allocated). This allows for some flexibility with regard to how the need for 40 dwellings will be delivered.

65. BIS012 would require access via Caste Green and Bull Lane (both in the Conservation Area) and is therefore less desirable than BIS013 which has no impact upon the Conservation Area.

Assessment of BISH013 against Development Plan policies

67. The final stage in the assessment is to determine whether the proposed allocation will be in accordance with the policies in the Development Plan in order to determine its “suitability” as required in NPPF para. 67. This assessment will not consider strategic justification for the housing figure but will focus upon development management criteria.

68. The key policies in the **Adopted Core Strategy 2010 – 2020** can be summarised below:

Policy reference	Comment
CS6: sustainable design and development principles	Development on the proposed site will be capable of meeting the requirements of this policy.
CS7: communications and transport	Development on the proposed site will be capable of meeting the requirements of this policy.
CS8: facilities, services and infrastructure provision	Development on the proposed site will be capable of meeting the requirements of this policy.
CS9: Infrastructure Contributions	Development on the proposed site will be capable of meeting the requirements of this policy.
CS10: Managed release of housing land	Development on the proposed site will be capable of meeting the requirements of this policy. The policy provides housing in a way different to but compatible with the proposals in the emerging local plan (allocation rather than windfall assumption). However, the issues surrounding the SAC may delay development though this would be applicable to all sites.
CS11: Type and affordability of housing	Development on the proposed site will be capable of meeting the requirements of this policy. To note that the emerging local plan has a lower affordable housing target.
CS17: Environmental networks	Development on the proposed site will be capable of meeting the requirements of this policy.
CS18: Sustainable water management	Development on the proposed site will be capable of meeting the requirements of this policy.

69. The key policies in the **SAMDev 2015** can be summarised below:

Policy reference	Comment
MD2: Sustainable design	Development on the proposed site will be capable of meeting the requirements of this policy.
MD8: Infrastructure provision	Development on the proposed site will be capable of

	meeting the requirements of this policy.
MD12: The natural environment	A SEA and HRA have been prepared and are included in the documents supporting this allocation document and the draft neighbourhood plan.
MS13: The historic environment	Development on the proposed site will be capable of meeting the requirements of this policy. Indeed, the site was selected as being the best site available in managing the impacts covered in this policy.

70. The key policies in the **Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038** can be summarised below:

Policy reference	Comment
SP1: The Shropshire test	Development on the proposed site will be capable of meeting the requirements of this policy.
SP3: Climate change	Development on the proposed site will be capable of meeting the requirements of this policy.
SP4: Sustainable development	Development on the proposed site will be capable of meeting the requirements of this policy.
SP5: High quality design	Development on the proposed site will be capable of meeting the requirements of this policy.
SP7: Managing housing development	The site proposed best meets this policy out of all options available. The development boundary will be required to be modified to account for the allocation.
DP1: Residential mix	Development on the proposed site will be capable of meeting the requirements of this policy. It will need to take local housing need requirements into account.
DP2: Self-build and custom-build housing	No provision will be made to meet the provisions of this policy though development on the proposed site will be capable of meeting the requirements of this policy.
DP3: Affordable Housing Provision	No provision will be made to meet the provisions of this policy though development on the proposed site will be capable of meeting the requirements of this policy.
DP11: Minimising carbon emissions	Development on the proposed site will be capable of meeting the requirements of this policy.
DP12: The natural environment	The SEA and HRA accompanying this site allocation document and the draft neighbourhood plan indicate

	that the proposals are acceptable with certain wording added. Other elements of this policy can be met.
DP13: Development in the River Clun catchment.	The HRA has included policy wording that would make this acceptable. However, it will up to the Development Plan and the Local Plan Inspector to fully resolve this matter.
DP17: Landscaping of new development	Development on the proposed site will be capable of meeting the requirements of this policy.
DP18: Landscape and visual amenity	Development on the proposed site will be capable of meeting the requirements of this policy.
DP19: Pollution and public amenity	Development on the proposed site will be capable of meeting the requirements of this policy.
DP20: Water resources and water quality	Please see comments to policy DP 13 above.
DP21: Water efficiency	Development on the proposed site will be capable of meeting the requirements of this policy.
DP22: flood risk	Development on the proposed site will be capable of meeting the requirements of this policy (though it probably will not apply).
DP23: sustainable drainage systems	Development on the proposed site will be capable of meeting the requirements of this policy.
DP24: Conserving and enhancing the historic environment.	Development on the proposed site will be capable of meeting the requirements of this policy. Indeed, the site was selected as being the best site available in managing the impacts covered in this policy.
DP27: Infrastructure provision	Development on the proposed site will be capable of meeting the requirements of this policy.
DP28: Broadband and mobile communications infrastructure	Development on the proposed site will be capable of meeting the requirements of this policy.
DP29: Communications and transport	Development on the proposed site will be capable of meeting the requirements of this policy.
DP30: Health and wellbeing	Development on the proposed site will be capable of meeting the requirements of this policy.

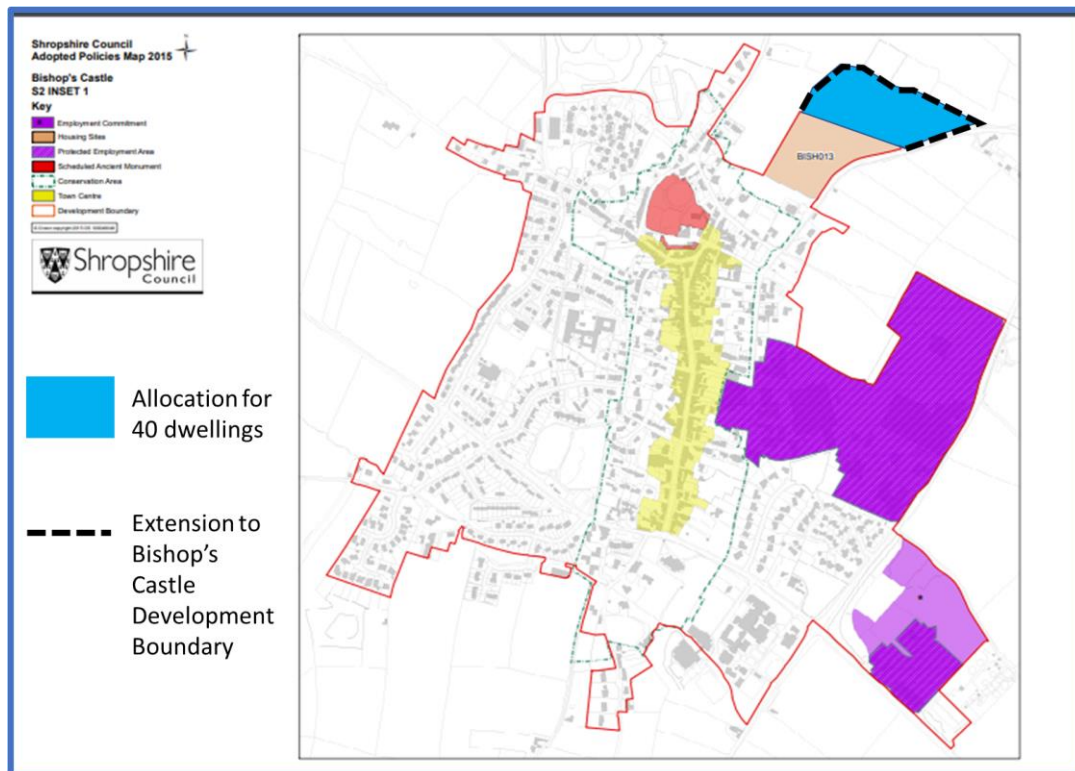
71. This assessment of whether the proposed site allocation is capable of meeting Development Plan policies shows that with the exception of the potential impact of the development on protected species in the River Clun catchment SAC, the site is “suitable” for allocation. ANY site in Bishop’s Castle would be in a similar situation regarding the SAC so this should not be

seen as an impediment to allocation, though it is a very important consideration and may delay development.

72. A Habitats Regulation Assessment (HRA) and a Strategic Environmental Assessment (SEA) have been undertaken alongside this site allocation and the preparation of the Regulation 14 draft of the BCNDP.

- The HRA recommended policy wording to be included in the site allocation policy regarding the River Clun catchment.
- The SEA report concluded that though overall the BCNDP was likely to lead to positive environmental effects, the loss of land through this allocation was negative given its designation as “best and most versatile” agricultural land. In terms of landscape, the proposed allocation has the potential to cause impacts but other policies in the BCNDP would mitigate them.

73. The following policy is therefore proposed for inclusion in the NDP and shown in light blue in the diagram. In addition, it will be necessary to bring the allocated land inside the Development Boundary which will require a change to the Policies Map.



Housing Allocation and change to the development boundary

Land is allocated at School House Lane for 40 houses shown in the Figure 3 subject to policies in the Development Plan and the following provisions:

a) To protect the River Clun SAC, applicants may be required to undertake a site-specific nutrient neutrality calculation in accordance with Natural England Guidance, depending on the long-term solution identified by Shropshire Council. Where a mitigation/avoidance strategy is required, this must be tested to be technically sound and agreed with Shropshire Council.

b) The scheme's design will accord with all policies in this NDP.

The Bishop's Castle Development Boundary will be modified to include the allocated land shown in Figure 3.

Appendix 1: Individual site assessments

These assessments use LPA assessments mentioned above

- site size, potential housing contribution
- highways accessibility score
- general description (this has been amended in some cases to reflect local knowledge)
- Highways officer comments from Stage 3
- Ecology officer comments from Stage 3
- Tree officer comments from Stage 3
- Public Health officer comments from Stage 3
- Known infrastructure requirements from Stage 3
- Known Infrastructure Opportunities from Stage 3
- Planning considerations to underpin planning conditions or developer contributions

and also apply local criteria to assess the suitability of individual sites.

- Impact of the development on the Bishop's Castle Conservation Area
- Impact on Sensitive Sites
- Traffic impacts on Conservation Area
- For development outside the CA, capacity to deliver Bishop's Castle Design Principles
- Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3
- Conflict with emerging Local Greenspace designation
- Capacity to improve local sustainable transport infrastructure
- Capacity to deliver 33% affordable housing

Site number and address	BIS005 Love Lane, Bishop's Castle
Site Size	1.15 ha
Potential housing contribution	34
Inside/outside existing development boundary	Outside and only contiguous with the development boundary at the point where it adjoins the industrial site. All other borders of the site are open fields.
Highways Accessibility Score	14
General description	Agricultural field - unimproved grazing/arable. Site slopes down NW/SE towards main road. Single rectangular field, boundaries comprised hedgerows and scattered trees on all 4 sides. SE boundary with A488 (Love Lane), SW boundary with sawmill and timber yard, NW/NE boundaries with adjacent fields used for grazing. Site is separated from main town by agricultural land and sawmill.
Impact of the development on the Bishop's Castle Conservation Area	None
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Traffic would access Schoolhouse Lane to reach the A488 and would not pass through the CA.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None
Conflict with emerging Local Greenspace	None

designation	
Capacity to improve local sustainable transport infrastructure	Could provide improved cycling infrastructure along Love Lane as shown in NDP Figure 15, and footpath improvement to the south of the site as shown in Figure 10.
Capacity to deliver 33% affordable housing	Additional requirements for public health and sustainable transport infrastructure will be required, however, these are not onerous requirements and it should be possible to achieve the maximum affordable housing contribution.
Highways officer comments from Stage 3	In order to achieve a more integrated approach to access it would be preferable for this site to have vehicular and pedestrian access to School House Lane via BIS008 or possibly through existing employment sites.
Ecology officer comments from Stage 3	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system
Tree officer comments from Stage 3	<p>Field boundary trees and hedges around and across site with a number of significant mature trees on the site. The site surrounds on three sides a block of woodland in the South-east section of the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges and existing mature trees which should be incorporated into open space rather than gardens.</p> <p>Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows.</p>
Public Health officer comments from Stage 3	Noise, potential dusts and odour from existing commercial activities along the whole length of the southern boundary. Significant mitigation would be required and even then likely issues could arise.
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and

	their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	Mitigation to avoid noise and odour nuisance from neighbouring development. Improvements to sustainable transport routes.

Site number and address	BIS008 School House Lane East, Bishop's Castle
Site Size	1.93 ha
Potential housing contribution	58
Inside/outside existing development boundary	Outside but contiguous with the development boundary
Highways Accessibility Score	14
General description	<p>Agriculture - grazing/pasture. Site comprises the higher 2 of 3 fields adjacent to the development boundary between School House Lane and Love Lane (the A488); the lower field is BISH005 (Love Lane). Additionally, opposite the surgery and immediately west of this site is another grazing/pasture which is bordered on two sides by the industrial site and on the third by residential properties along School House Lane and Station Street. The pasture is the site of BIS009 which did not proceed to Stage 4 Assessment.</p> <p>Land slopes down west to east with some uneven ground near the western boundary of the site. Boundaries not well defined with surrounding fields although established well defined line of hedgerow and trees separating the two fields that make up the site. Access via Schoolhouse Lane, pedestrian footpath connecting to town centre and amenities.</p>
Impact of the development on the Bishop's Castle Conservation Area	Site located c. 40m N of the boundary of, and potentially within the setting, of the Bishop's Castle Conservation Area. Heritage Assessment required with application (impact character and appearance on setting of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Traffic would access Schoolhouse Lane to reach the A488 and would not pass through the CA.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on	None

Designated and Non-Designated Heritage Assets, including those in Appendix 3	
Conflict with emerging Local Greenspace designation	None
Capacity to improve local sustainable transport infrastructure	No improvements indicated
Capacity to deliver 33% affordable housing	There are no special mitigation requirements related to this site and it should be possible to deliver 33% affordable housing.
Highways officer comments from Stage 3	
Ecology officer comments from Stage 3	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Maintain semi-natural eco network corridor running west to east to link across northern extent of town. Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.
Tree officer comments from Stage 3	<p>Mature established and possibly important hedgerows surround the site on three sides the roadside hedgerow would almost certainly be lost to accommodate a visibility splay. The South-west boundary alongside the timber mill is defined by the remnants of a hedgerow and a young to early mature tree planting scheme (Screen planting for the mill). These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and this merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Retention of existing hedgerows for compensatory planting (as required) Landscape buffers between new development and boundary hedges / existing off site trees. The shelter belt / screen planning at the mill will mature to high trees casting shade across the site for large parts of the day, development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features rather than compromising them. Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape</p>

	features and through maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows
Public Health officer comments from Stage 3	Commercial operation to south east has potential to be noisy and produce odours. Separation distance to the south east border of the site recommended as the best idea with glazing specification however additional layout, orientation, barriers/boundary treatment could be employed.
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	

Site number and address	BIS010 Site south of The Novers/The Ridge and Woodbatch Road, Bishop's Castle
Site Size	1.02
Potential housing contribution	31
Inside/outside existing development boundary	Outside but contiguous to the development boundary
Highways Accessibility Score	13
General description	Agricultural field - grazing. Adjacent agricultural/commercial use in NW corner. Slightly upwards sloping to west and south. Joined on east, north and west by existing housing development. Boundary hedgerows and some significant trees. Boundaries are mixed with some outgrown, some gappy hedgerows, some with trees. Site has open boundary to remainder of field to south. Access to currently obvious no road frontage [sic]. Pedestrian access could join existing network via Grange Rd. Reasonably contained by existing built form on 3 sides.
Impact of the development on the Bishop's Castle Conservation Area	Outside Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Traffic will be required to travel on Kerry Lane, Brampton Road and/or other main streets of the Conservation Area to exit the BC settlement.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	HER indicates earthwork remains of ridge and furrow (HER PRN 08592) may be present across the whole site, so may have some archaeological potential. Heritage Assessment required with application (archaeological Desk Based Assessment + Level 2 earthwork survey).
Conflict with emerging Local	none

Greenspace designation	
Capacity to improve local sustainable transport infrastructure	No improvements indicated
Capacity to deliver 33% affordable housing	The potential for archaeology on the site may affect viability. It may not be possible to achieve the full 33% affordable housing.
Highways officer comments from Stage 3	Possible safety improvements needed at Grange Rd / Kerry La junction
Ecology officer comments from Stage 3	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on and preferably in boundaries. Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.
Tree officer comments from Stage 3	<p>There are a number of mature trees on site and along the potential access routes to this site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. The two potential access routes overlap with a public footpath and establish landscape planting and trees that would probably need to be lost to accommodate access routes therefore compensatory planting would need to be intrinsic to any new development layout. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features rather than compromising them.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on site field trees and hedgerows.</p>
Public Health officer comments from Stage 3	Existing commercial migrating into the centre of the proposed plot. Relevant assessments on noise etc. would be required to establish what mitigation is necessary.
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the

	development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	

Site number and address	BIS012 Castle Green Bishop's Castle
Site Size	2.07
Potential housing contribution	62
Inside/outside existing development boundary	Outside but contiguous with the development boundary.
Highways Accessibility Score	12
General description	Site comprises the higher of two fields used for agriculture - grazing adjacent to the development boundary north of the town centre, between Castle Green and School House Lane. This site lies east of Castle Green between the town and Windmill Cottage. The lower field is BIS013, part of which is already zoned for housing and is the subject of a submitted planning application. Residential properties off Castle Green (B4385) to the west, agriculture to the north and east and residential to the south. Sloping downwards west to east and also north to south but with an area of flatter land in the highest western and northern parts of the site. Site includes affordable housing completed at Clove Piece see BIS003x. Boundaries defined by hedgerows and trees to N, E and S and B4385 to W. Road frontage is currently onto B4385 with potential access from SE via School House Lane, is dependent upon the development of BISH013. There are possibilities for pedestrian links to the town centre and a pavement has been provided on the eastern side of the B4385 along part of its route to the town centre.
Impact of the development on the Bishop's Castle Conservation Area	SW corner of site located within and S boundary of site located immediately adjacent to the boundary, and within the setting, of the Bishop's Castle Conservation Area. Site also located c.80m north, and potentially within the setting, of the Scheduled Monument of Motte and bailey castle and bishops' palace (NHLE ref. 1020552). Medium sized site on edge of historic core of town - may have some archaeological potential. Heritage Assessment required with application (archaeological Desk Based Assessment; assessment on impact character and appearance and setting of CA + impact on setting of the Scheduled Monument). High quality design for residential development necessary to minimise any impacts on the setting of the CA.
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Without access to and from the site through BIS013, traffic would need to access the A488 via Castle Green, Bull Lane and School House Lane, all of which are in the Conservation Area and subject to increasing impact on the historic environment from both parked and moving vehicles.

For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None unless access to and from the site is by the B4385, generating traffic through the Conservation Area.
Conflict with emerging Local Greenspace designation	None
Capacity to improve local sustainable transport infrastructure	Some footpath improvements may be secured to the south east of the site.
Capacity to deliver 33% affordable housing	The site will require attention regarding historic environment and footpath/cycle path improvements. However, this should not significantly affect the scheme's viability, and it should be possible to deliver the full proportion of affordable housing.
Highways officer comments from Stage 3	none
Ecology officer comments from Stage 3	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on boundaries. Provide a semi-natural corridor linked to open space along the south-western and southern boundary to link the environmental network across the site. Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system and connect arms of the Environmental Network.
Tree officer comments from Stage 3	Boundary hedgerows (Possibly important) and a small number of boundary trees. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features and allows room for sustainable planting of large trees along the

	<p>boundaries to integrate this prominent site into the landscape.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.</p>
Public Health officer comments from Stage 3	none
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
Planning considerations to underpin planning conditions or developer contributions	Sustainable Transport improvements

Site number and address	BIS013 Land north-west of School House Lane, Bishop's Castle
Site Size	2.48
Potential housing contribution	74
Inside/outside existing development boundary	Outside but contiguous with the development boundary.
Highways Accessibility Score	14
General description	Agricultural fields - grazing pasture. Bounded on all sides by agricultural use. To south is allocated site (BISH013 School House Lane East) which is already the subject of a planning application. Boundaries are defined by hedgerows and trees on S, W and N and by Schoolhouse Lane (B4384) on E. Site is divided roughly in half by line of overgrown hedgerow trees running NE - SW. Site is bisected SE-NW by extant pp for 33kv overhead power lines. Site slopes significantly downwards west to east.
Impact of the development on the Bishop's Castle Conservation Area	None
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Access to A488 via School House Lane
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	Medium sized site on edge of historic core of town - may have some archaeological potential. Heritage Assessment required with application (archaeological Desk Based Assessment +evaluation)
Conflict with emerging Local Greenspace	None

designation	
Capacity to improve local sustainable transport infrastructure	No improvements indicated
Capacity to deliver 33% affordable housing	The main development costs are likely to arise from limited scope for archaeology on site, which should not significantly affect viability. 33% affordable housing provision should be possible.
Highways officer comments from Stage 3	None
Ecology officer comments from Stage 3	EclA required. Surveys for GCN (Ponds within 500m), Dormice, vascular plants (possible species-rich semiimproved grassland needs botanical survey) Badgers , Bats, nesting birds, reptiles. See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on boundaries. Provide a semi-natural corridor linked to open space along the northern boundary to link to the scrubland to the north. Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.
Tree officer comments from Stage 3	<p>Boundary hedgerows (Possibly important) and one central hedgerow; a small number of boundary trees with a block of scrub / emergent woodland to the north of the site. Access off School Lane would require a wide visibility splay which would require the removal of a large section of hedgerow. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. Compensatory planting for any length of roadside hedgerow lost to accommodate a visibility splay. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features and allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.</p>
Public Health officer comments from	Road to the south east border will produce noise as could kennels.

Stage 3	Separation distance, layout, orientation, barriers/boundary treatment, glazing specification as necessary. Separation from kennels necessary as dog barking can generate significant complaint.
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	

Site number and address	BIS016 Field adj. Blunden Hall, Brampton Road, Bishop's Castle
Site Size	0.51
Potential housing contribution	15
Inside/outside existing development boundary	Inside
Highways Accessibility Score	15
General description	Site lies on N corner of A488 and Brampton Rd and is currently private open space associated with Blunden Hall. Site is within the development boundary bounded by residential properties of Brick Meadow to the N and Bowling Green Close to the W. Boundaries are clearly defined by the A488 , Brampton Rd and the neighbouring residential developments. Site is relatively flat and could be accessed via existing access to Blunden Hall, A488 or Brampton Rd. Pedestrian access is good with links to existing network possible.
Impact of the development on the Bishop's Castle Conservation Area	Not in the Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Traffic will be able to avoid the Conservation Area and can easily access Love Lane
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	Site located adjacent to, and within setting of, Grade II* listed Blunden Hall and Old Hall Cottage (NHLE ref. 1054574) Heritage Assessment required with application (setting of LB). High quality design for residential necessary to minimise any impacts on the setting of the LB.
Conflict with	None

emerging Local Greenspace designation	
Capacity to improve local sustainable transport infrastructure	No improvements are indicated
Capacity to deliver 33% affordable housing	The site does not require any special mitigation which might affect viability. It should therefore be possible to provide 33% affordable housing viability.
Highways officer comments from Stage 3	Onto Brampton Road
Ecology officer comments from Stage 3	<p>HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible.</p> <p>EclA required. Surveys for Dormice, vascular plants (possible species-rich semi-improved grassland/orchard needs botanical survey) Badgers , Bats, nesting birds, reptiles.</p> <p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on, and preferably within boundaries.</p>
Tree officer comments from Stage 3	<p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. Compensatory planting for any tree removals or lengths of roadside hedgerow lost to accommodate a visibility splay. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features and allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.</p>
Public Health officer comments from Stage 3	Road to the east and south of the site will create noise. Stand off distance, layout and orientation, barriers/bunds/boundary treatment, glazing specification.
Known infrastructure requirements from	Subject to HRA, mitigation measures for the impact on the River Clun SAC are likely to include the phasing of development. Mitigation measures for

Stage 3	any impact on the Stiperstones and Hollies SAC are likely to be delivered through an increase in the amount of open space provided by the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Provide semi-natural open space for residents of Bishop's Castle. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	Noise mitigation

Site number and address	BIS020 Rear of surgery, Schoolhouse Lane, Bishop's Castle
Site Size	0.43
Potential housing contribution	13
Inside/outside existing development boundary	Inside
Highways Accessibility Score	14
General description	Site is agricultural land - rough grazing and informal recreation. Site is within development boundary and lies between existing built up area and allocated site. Site boundaries are clearly defined by existing property to S and E; W by Shoolhouse Lane (B4384); N is not clearly defined remnant hedgerow and field boundaries only. Site slopes downwards from NW to SE and has narrow access onto Schoolhouse Lane (B4384), links to existing pedestrian network.
Impact of the development on the Bishop's Castle Conservation Area	Site located on the boundary of, and within the setting, of the Bishop's Castle Conservation Area. Heritage Assessment required with application (assessment on setting of CA). High quality design for residential development necessary to minimise any impacts on the setting of the CA.
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	Access to Schoolhouse Lane and then to A488 thus avoiding Conservation Area
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Not applicable
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None
Conflict with emerging Local Greenspace	None

designation	
Capacity to improve local sustainable transport infrastructure	No improvements are indicated
Capacity to deliver 33% affordable housing	The site does not require any special mitigation which might affect viability. It should therefore be possible to provide 33% affordable housing viability.
Highways officer comments from Stage 3	None
Ecology officer comments from Stage 3	<p>HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible. Labelled as a core area in the environmental Network which would be covered by CS17 and MD12. No or only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.</p> <p>EclA required. Surveys for Dormice, vascular plants (possible species-rich semi-improved grassland/orchard needs botanical survey) Badgers , Bats, nesting birds, reptiles.</p> <p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on, and preferably within boundaries. Potentially reduce housing density or avoid site altogether if priority habitat.</p>
Tree officer comments from Stage 3	<p>Mature hedgerows and trees on the north-east boundary , with a number of semi mature trees in the gardens of the p[roperties tot he south-west. The trees to the south have potential as they grow to have a shading & overbearing effect on the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. There is little room for compensatory planting and new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features.</p> <p>Integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field</p>

	trees and hedgerows. Possible opportunity for strategic planting of one or two roadside trees at the entrance of Schoolhouse Lane
Public Health officer comments from Stage 3	Road noise likely at entrance to the site. Separation distance recommended with additional layout, orientation, barriers/boundary treatment, glazing specification as necessary.
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Provide semi-natural open space for residents of Bishop's Castle. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	Noise mitigation

Site number and address	BIS021 Land to west of Oak Meadow, Bishops Castle
Site Size	5.18
Potential housing contribution	155
Inside/outside existing development boundary	Outside the development boundary but adjacent to it.
Highways Accessibility Score	15
General description	Greenfield site - currently agricultural land arable/grazing. Site lies to west of settlement, south of Welsh Street, west of Oak Meadow and north of Kerry Lane. It comprises two full fields and part of a further field, which form the lower part of a small valley with a stream. Site slopes upwards (SW to NE) from existing residential development. Road access onto Kerry Lane, new pedestrian links would have to be created. Boundary to the west is not consistently or always clearly defined as the southern part of the site forms part of a larger field
Impact of the development on the Bishop's Castle Conservation Area	Outside the Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	The traffic from the site could only access the A488 via Kerry Lane and Brampton Road, thus creating more traffic in the Conservation Area
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	S end of site previously contained earthwork remains of ridge and furrow (HER PRN 08711), although likely to have been effected/ removed by recent arable cultivation. No other known archaeology but large size of site suggests there may be some potential. Heritage Assessment required with application (archaeological DBA + field evaluation).
Conflict with emerging Local	None

Greenspace designation	
Capacity to improve local sustainable transport infrastructure	Footpath improvement may be achievable to improve links to the town centre and countryside.
Capacity to deliver 33% affordable housing	The site will require archaeological consideration as well as access improvements. However, the large size of the site should enable development to be viable and able to support 33% affordable housing.
Highways officer comments from Stage 3	Consideration should be given to providing vehicular access to this site through the current playground area and replacing this facility within the development. Access onto Kerry Lane may be difficult due to ground levels. If Kerry Lane can accommodate the additional traffic. It may not be wide enough west of Oak Meadow to achieve necessary improvements.
Ecology officer comments from Stage 3	<p>HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.</p> <p>EclA required. Surveys for GCN (ponds immediately adjacent and within 500m), Dormice, vascular plants (possible species-rich semi-improved grassland needs botanical survey) Badgers , Bats, nesting birds, reptiles, possibly water voles. Environmental Network crosses the site from west to east along a damp spring-line.</p> <p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on and inside boundaries. Retain and enhance spring line/ditch with a buffer of semi-natural vegetation, preferably within the open space required for residential development.</p> <p>Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Link open space to surrounding green corridors to enhance Env. Network. Provide access to green space from surrounding existing housing.</p>
Tree officer comments from Stage 3	<p>Access off Kerry lane would destroy mature hedgerows and trees and interrupt an important habitat corridor.</p> <p>Mature established and possibly important hedgerows surround much of the site. The Kerry roadside hedgerow is an important habitat corridor and should be accommodated in a sustainable layout. Mature trees in and alongside the site and potentially important hedgerows define much of the boundary and cross the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and this merit consideration in accordance</p>

	<p>with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between new development and boundary hedges / existing mature trees which should be incorporated into open space rather than gardens. development density and layout needs to be considered so that it sustainably considers, incorporates and compliments existing natural environment features rather than compromising them.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between new development and boundary hedges / existing mature trees which should be incorporated into open space rather than gardens. development density and layout needs to be considered so that it sustainably considers, incorporates and compliments existing natural environment features rather than compromising them.</p>
Public Health officer comments from Stage 3	None
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	Access improvements

Site number and address	BIS023 Woodbine Terrace, west side of Church Lane, Bishop's Castle
Site Size	0.22
Potential housing contribution	7
Inside/outside existing development boundary	Outside
Highways Accessibility Score	11
General description	Greenfield site to the south of the town centre, off Church Lane in the gap south of 2 Church Lane. Outside but adjacent to development boundary. Wooded, remnant orchard now overgrown. Small site flat, very slight slope upwards from north to south. Residential gardens to north and south, Church Lane and properties to east, similar wooded overgrown field to west
Impact of the development on the Bishop's Castle Conservation Area	The majority of the site located within Bishop's Castle Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	To access this site, all traffic will travel on Church Lane onto Kerry Lane and Bramton Road and will therefore travel through the Conservation Area.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Not applicable
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None
Conflict with	None

emerging Local Greenspace designation	
Capacity to improve local sustainable transport infrastructure	No improvements are indicated
Capacity to deliver 33% affordable housing	There are no unusual mitigation requirements for this site so it should be possible to provide 33% affordable housing viably.
Highways officer comments from Stage 3	Onto Church Lane OK given scale this development proposal.
Ecology officer comments from Stage 3	<p>HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible. The whole site has been left to naturalise for a significant amount of time and lies entirely within the corridor of the Environmental Network.</p> <p>EclA required. Surveys for Dormice, vascular plants (possible species-rich semi-improved grassland/orchard needs botanical survey) Badgers , Bats, nesting birds, reptiles.</p> <p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on and inside boundaries. Retain natural vegetation links to northeast and west. for Env. Network.</p> <p>Only damage likely.</p>
Tree officer comments from Stage 3	<p>The site is formed by a paddock which has started to scrub up with self set trees and maturing hedgerow trees forming a tree canopy back drop to the area. Dense development at this site is likely to be at the cost of the existing natural environment features. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. There is little room for compensatory planting and new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features.</p>
Public Health officer	Integrate the development into the broader landscape through the

<p>comments from Stage 3</p>	<p>sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows. Possible opportunity for strategic planting of one or two roadside trees at the entrance of Schoolhouse Lane</p>
<p>Known infrastructure requirements from Stage 3</p>	<p>Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities from Stage 3</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Planning considerations to underpin planning conditions or developer contributions</p>	

Site number and address	BIS025 Land East of Field Lane, Bishop's Castle
Site Size	0.20
Potential housing contribution	6
Inside/outside existing development boundary	Outside
Highways Accessibility Score	11
General description	Greenfield site to the south of Hollenbough, outside but adjacent to development boundary. Currently used as rough grazing and informal open space unused. Site boundaries comprised in the main of hedgerows and established mature trees especially with E boundary with BIS023. Site is accessed by Field Lane - single track, unadopted, unpaved access track. Site has boundaries with BIS023 to E and agricultural land to W and S and the garden of an existing residential development property to N. Site is currently subject to appeal following refusal for one dwelling due to conflict with development plan .
Impact of the development on the Bishop's Castle Conservation Area	Site majority of the site is located within Bishop's Castle Conservation Area.
Impact on Sensitive Sites	This is sensitive site E
Traffic impacts on Conservation Area	To access this site ALL traffic will travel on Field Lane, Church Lane, Kerry Lane and onto Bramton Road and will therefore travel through the Conservation Area.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Not applicable
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None
Conflict with	None

emerging Local Greenspace designation	
Capacity to improve local sustainable transport infrastructure	Footpath improvements may be achievable.
Capacity to deliver 33% affordable housing	There may be development costs relating to sustainable transport. Given the small size of the site, it is not likely that 33% affordable housing provision can be made viably.
Highways officer comments from Stage 3	Via Field Lane onto Church Lane OK given scale this development proposal. Y. But only after careful consideration is given to the cumulative impact on Church Lane of several proposed developments.
Ecology officer comments from Stage 3	HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible. The whole site has been left to naturalise for a significant amount of time and lies entirely within the corridor of the Environmental Network. EclA required. Surveys for Dormice, vascular plants (possible species-rich semi-improved grassland/orchard needs botanical survey) Badgers , Bats, nesting birds, reptiles. Only damage likely.
Tree officer comments from Stage 3	The site is formed by a hedge lined paddock with mature trees on the north boundary and maturing hedgerow trees on the east boundary forming a tree canopy back drop to the area. Dense development at this site is likely to be at the cost of the existing natural environment features. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. There is little room for compensatory planting and new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features. Integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field

	trees and hedgerows. Possible opportunity for strategic planting of one or two roadside trees at the entrance of Schoolhouse Lane
Public Health officer comments from Stage 3	None
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	Sustainable Transport improvements

Site number and address	BIS027 Land east side of Church Lane, Bishop's Castle
Site Size	0.63 ha
Potential housing contribution	19
Inside/outside existing development boundary	Outside
Highways Accessibility Score	11
General description	Greenfield site outside but adjacent to development boundary, Currently in agricultural use for rough grazing . Site has farmland/countryside on all four sides as well as some residential development on N and W boundaries. Boundaries on all four sides comprised hedgerows and trees. Site is accessed via Church Lane and has frontage to this as well but lane is single track only already serving a number of residential properties.
Impact of the development on the Bishop's Castle Conservation Area	Not in the Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	To access this site ALL traffic will travel on Church Lane, Kerry Lane and onto Bramton Road and will therefore travel through the Conservation Area.
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	None
Conflict with emerging Local	None

Greenspace designation	
Capacity to improve local sustainable transport infrastructure	No improvements are indicated
Capacity to deliver 33% affordable housing	There are no unusual mitigation requirements for this site so it should be possible to provide 33% affordable housing viably.
Highways officer comments from Stage 3	Onto Church Lane OK given scale this development proposal Y. But only after careful consideration is given to the cumulative impact on Church Lane of several proposed developments.
Ecology officer comments from Stage 3	HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible EclA required. Surveys for GCN (ponds present within 500m), Dormice, vascular plants (possible speciesrich semi-improved grassland needs botanical survey) Badgers , Bats, nesting birds, reptiles. See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on and inside boundaries. Retain natural vegetation links to particularly to south and west Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.
Tree officer comments from Stage 3	Mature potentially important hedgerows form the site boundary with a number of significant mature trees along the south & west boundaries. Access to the highway is likely to require a large visibility splay and loss of the existing roadside hedgerow. The mature trees (mostly ash trees) have potential to have an overbearing influence across a significant area of the site . These features are integral to the areas habitat corridors and stepping stones and merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12 Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges and existing mature trees which should be incorporated into open space rather than gardens. Where sections of hedge are lost for access this should be compensated for by the establishment of new native hedgerows along the boundary of the visibility splay. The site is prominent in the landscape and requires

	<p>significant long-term landscape mitigation along the eastern boundary to incorporate the site into the landscape. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows.</p>
Public Health officer comments from Stage 3	none
Known infrastructure requirements from Stage 3	Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities from Stage 3	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Planning considerations to underpin planning conditions or developer contributions	

Site number and address	BIS028 Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle
Site Size	4.22 ha
Potential housing contribution	123
Inside/outside existing development boundary	Outside the development boundary but adjacent to it
Highways Accessibility Score	15
General description	The site consists of a series of fields located to the north and south of Welsh Street, to the north west of Bishop's Castle.
Impact of the development on the Bishop's Castle Conservation Area	Outside the Conservation Area
Impact on Sensitive Sites	None
Traffic impacts on Conservation Area	<p>Traffic from that part of the site that lies to the north of Welsh Street would require access either by Welsh Street, The Market Square and then via Salop Street or Bull Street and Bull Lane to reach Schoolhouse Lane; or it could take access by the Wintles perimeter road, Castle Green and Bull Lane to reach Schoolhouse Lane. All of these roads lie in the heart of the Conservation Area, in one if its most sensitive locations.</p> <p>Traffic from that part of the site that lies to the south of Welsh Street requires access via Oak Meadow and Kerry Lane and then through the sensitive, southern part of the Conservation Area.</p>
For development outside the CA, capacity to deliver Bishop's Castle Design Principles	Good
Impact on Designated and Non-Designated Heritage Assets, including those in Appendix 3	<p>Northern part of site includes an historic farmstead site (HER PRN 24318). Would development involve demolition - if so impact on heritage interest of site would be higher?</p> <p>Heritage Assessment required with application (Level 2 historic buildings survey if demo of farmstead involved)</p>

Conflict with emerging Local Greenspace designation	none
Capacity to improve local sustainable transport infrastructure	There may be capacity to improve footpaths to the town centre and the countryside
Capacity to deliver 33% affordable housing	The site would require sustainable transport improvements plus other traffic improvements as outlined by Highways Officer. The planning authority has indicated that 40 out of 70 dwellings would be affordable on this site, and therefore over 33% affordable housing has been agreed.
Highways officer comments from Stage 3	<p>Northern site: Onto Welsh Street or The Wintles (due to be adopted in 2018). Southern site: via Oak Meadow and through BIS028n to the Wintles</p> <p>Northern Site: N. Welsh Street is not suitable for the traffic generated by approximately 60 homes. Y. Once the Wintles Road is adopted and access can be prevented along Welsh Street. Southern site: But access arrangement should not enable development traffic to access the town centre (or travel through the town centre) via Welsh Street.</p> <p>Northern site: Y. If traffic can access the town via the Wintles / Castle Green and not go via Welsh Street. Southern site: Assumes development traffic will not access town centre via Welsh Street.</p>
Ecology officer comments from Stage 3	<p>HRA will be required for recreational impacts in-combination on Stiperstones and Hollies SAC and water quality impacts on the River Clun SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA , which could reduce numbers of dwellings possible.</p> <p>EclA required. Surveys for GCN (ponds present on site and within 500m), Dormice, vascular plants (possible species-rich semi-improved grassland needs botanical survey) Badgers , Bats, nesting birds, reptiles. Environmental Network immediately adjacent to the north-east corner of the site.</p> <p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines and mature trees on and inside boundaries. Retain natural vegetation links to particularly along the eastern boundary and internal hedges. retain pond and semi-natural vegetation around it.</p> <p>Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system and Environmental Network along water course.</p>
Tree officer	Mature established and possibly important hedgerows surround the

<p>comments from Stage 3</p>	<p>northern plot and parts of the southern plot and cross the centre of the north plot. A small number of mature trees on the boundaries of the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.</p> <p>Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Retention of existing hedgerows. Landscape buffers between new development and boundary hedges / existing off site trees. Mature high trees have potential to cause proximity issues where development is inappropriate but this can be designed out. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features rather than compromising them.</p> <p>Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows. The site is large enough to incorporate meaningful long-term structural planting through sustainable design and landscape provision.</p>
<p>Public Health officer comments from Stage 3</p>	<p>The site is split into two distinct areas, north and south. The southern plot is considered a good site for residential with no objections from a regulatory services perspective. In relation to the northern plot there is commercial existing to the eastern boundary however it is not considered likely that this will impact significantly on residential development.</p>
<p>Known infrastructure requirements from Stage 3</p>	<p>Subject to HRA, 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 the development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities from Stage 3</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Planning considerations to underpin planning conditions or developer contributions</p>	<p>A comprehensive and sympathetic development should take place across both northern and southern parcels of the site. Access to the entire site will be provided via the Wintles estate road, which will shortly be adopted by Highways. Historic buildings on the site should be buffered, retained and sensitively converted. 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. Improvements should be made to Welsh Street to allow for enhanced pedestrian access into the town. 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</p>

	<p>assessment should be implemented. With regard to the River Clun SAC, this may include phasing of development. 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. Relevant supporting studies should be undertaken and their recommendations implemented.</p>
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