

Shropshire  
Council

# **Bishops Castle and Surrounding Area Place Plan 2019/20**

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## Context: what is a Place Plan?

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Shropshire Council is working to make Shropshire a great place to live, learn, work, and visit – we want to innovate to thrive. To make that ambition a reality, we need to understand what our towns and communities need in order to make them better places for all. Our Place Plans – of which there are 18 across the county – paint a picture of each local area, and help all of us to shape and improve our communities.

Place Plans are therefore documents which bring together information about a defined area. The information that they contain is focussed on infrastructure needs, such as roads, transport facilities, flood defences, schools and educational facilities, medical facilities, sporting and recreational facilities, and open spaces. They also include other information which can help us to understand local needs and to make decisions. This wider information includes things like housing needs in light of population changes, and environmental issues in light of development.

In an ideal world, we would be able to support all of the infrastructure needs within the 18 Place Plan areas of Shropshire. However, funding restrictions mean that we have to make some difficult decisions, and prioritise the infrastructure that is most important. Place Plans help us to do this.

### **The aim of the Place Plans is therefore:**

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

### **The objectives of the Place Plans are therefore:**

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed in to the Strategic Infrastructure Implementation Plan for the county as a whole.
- To feed in to Shropshire Council's Corporate Plan and Service Plans.

There are 18 Place Plans in Shropshire, covering the following areas:

- Albrighton
- Bishops Castle
- Bridgnorth
- Broseley
- Church Stretton
- Cleobury Mortimer
- Craven Arms
- Ellesmere
- Highley
- Ludlow
- Market Drayton
- Minsterley and Pontesbury

- Much Wenlock
- Oswestry
- Shifnal
- Shrewsbury Town
- Shrewsbury Rural
- Wem
- Whitchurch

The Place Plans also include the wider hinterlands around each of these towns or key centres. In this way, everywhere in the county is included within a Place Plan.

Place Plans are reviewed regularly, and as such are 'live' documents informed by conversations with Town and Parish Councils, and with infrastructure and service providers. This document is the 2019/20 version of the Bishops Castle and Surrounding Area Place Plan.

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# 1. List of Projects

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## 1.1 Data and information review

The infrastructure project list in the table below is based on information submitted to Shropshire Council by Town and Parish Councils in each Place Plan area. This information is then tested against data held by the Council. By gathering this information, we have been able to understand more clearly the needs of each Place Plan area, and to use this information to make some difficult decisions about prioritisation of projects.

For the Bishops Castle and Surrounding Area Place Plan, a review of the information has shown that:

- Affordable housing provision is an issue across the area.
- Upgrade to broadband provision is required across the area
- Upgrades to wastewater treatment facilities, and to flood prevention facilities / plans, are required across the area.
- Upgrades to electricity supply are required in key locations.

## 1.2 Prioritisation of projects

Following collation and assessment of this information, the difficult task of prioritisation of projects can be undertaken. Projects are allocated to a category, based on the descriptions extensive discussions with a range of partners, and on information included within the Implementation Plan of Shropshire's Local Development Plan: <https://www.shropshire.gov.uk/media/8603/ldf-implementation-plan-2016-17.pdf>.

Projects will be allocated to one of the three categories identified below:

- Priority A Projects
- Priority B Projects
- Neighbourhood Projects

The table **below** gives further information about the categories.

Category	Description	Examples
Priority A	<p>This is infrastructure which will unlock development.</p> <p>These are usually projects which will be led by Shropshire Council and/or its strategic infrastructure delivery partners, such as utilities companies, the Environment Agency, Highways England, broadband providers, etc.</p>	<p>Improvements to drainage in Whitchurch to allow significant housing and business premises development.</p> <p>Works at Churncote roundabout on the A5 to the west of Shrewsbury – improvements</p>

	These projects are sometimes also legally required (i.e. Shropshire Council has a statutory duty to provides this infrastructure) or may be strategically important (i.e. essential for the good of the county as a whole).	here will impact across the county.  Provision of sufficient school places to meet local need.
<b>Priority B</b>	This is infrastructure which will support development in a number of ways and/or a number of locations.  These projects will often be required across numerous locations in the Place Plan area, or will impact widely within the Place Plan area as a whole.	Improvements to Broadband connectivity across the county.  Provision of housing to meet local need.  Improved access to public transport facilities, such as rail stations.
<b>Neighbourhood</b>	Projects which will support and are important to an individual community.	Playgrounds, village hall car parks, street lights, local road safety improvements, etc

### 1.3 Projects for Bishop’s Castle and and Surrounding Area Place Plan

The projects in the following table have been identified through evidence and data gathering as described in section 1.1, and through discussions and consultations with Town and Parish Councils. Discussions have also taken place with relevant departments across Shropshire Council, and with external providers of strategic infrastructure. However, please be aware that this table does not commit any partner to undertake specific activity, as priorities and resources are subject to change.

Further, whilst Shropshire Council will continue to support its Town and Parish Councils to identify infrastructure needs within the Place Plan area, the final decision on the level of priority given to specific infrastructure projects rests with Shropshire Council, based on the evidence gathering noted above.

Projects have been presented in two tables: the first covering Priority A and Priority B projects, and the second covering Neighbourhood Projects.

Please note that completed projects will be included in a separate supporting document. This document will be made available on Shropshire Council’s website, alongside the Place Plans themselves.

<b>Category</b>	<b>What it means</b>	<b>Example</b>
<b>Strategic</b>	Infrastructure which is vital for Shropshire, and has County-wide importance.	Churncote roundabout on the A5 to the West of Shrewsbury – improvements here will impact across the county
<b>Statutory</b>	Infrastructure required in order to fulfil the Council’s statutory functions.	Provision of school places
<b>Priority A Projects</b>	Infrastructure which will unlock development.	Upgrade Bishops Castle Wastewater Treatment Works
<b>Priority B Projects</b>	Infrastructure which will support development.	Bishop’s Castle Business Park development
<b>Neighbourhood Projects</b>	Projects which are important to and will support an individual community	Playgrounds, village hall car parks, street lights, etc

### 1.3 Projects for Bishops Castle and Surrounding Area Place Plan

The projects in the following table have been identified through evidence and data gathering as described in section 1.1, and through discussions and consultations with Town and Parish Councils. Discussions have also taken place with relevant departments across Shropshire Council, and with external providers of strategic infrastructure. However, please be aware that this table does not commit any partner to undertake specific activity, as priorities and resources are subject to change.

Further, whilst Shropshire Council will continue to support its Town and Parish Councils to identify infrastructure needs within the Place Plan area, the final decision on the level of priority given to specific infrastructure projects rests with Shropshire Council, based on the evidence gathering noted above.

Projects have been presented in two tables: the first covering Priority A and Priority B projects, and the second covering Neighbourhood projects.

**Table 1: Priority A and Priority B Projects**

<b>Project</b>	<b>Estimated Cost</b>	<b>Potential Funding Sources</b>	<b>Partners</b>	<b>Notes</b>
<b>Priority A Projects</b>				
<b>Environment and Utilities</b>				
Improvements to Mobile signal and reliability across the area	Not known		Moble phone companies	
Upgrade Bishops Castle Wastewater Treatment Works – reduce phosphate loads within the WwTW to assist in protecting the Clun SAC, in accordance with the Clun Nutrient Management Plan. (Bishops Castle)	Not known	Not known	Utility company, Shropshire Wildlife Trust	<b>To be discussed with the utility company.</b>
Construction of 33kV interconnector between Bishops Castle and Priestweston (10km). Wayleaves and planning permission required. (Bishops Castle)	Not known	Utility company	Utility company	Works would normally be planned by Western Power Distribution (WPD) Primary System Design (PSD) and delivered by WPD Network Services (Telford Depot).
Installation of an additional 6/12MVA primary transformer at Bishops Castle. (Bishop’s Castle)	Not known	Utility company	Utility company	Works would normally be planned by WPD PSD and delivered by WPD Projects
Upgrade Bucknell Wastewater Treatment Works – reduce phosphate loads within the WwTW to assist in protecting the Clun SAC, in accordance with the Clun Nutrient Management Plan. (Bucknell)	Not known	Utility company	Utility company	<b>To be discussed with the utility company.</b>
<b>Priority B Projects</b>				
<b>Economic Opportunities</b>				
Facilitation of ICT / broadband technologies, including through Shropshire Council’s Connecting Shropshire programme (ALL parishes)	To be updated	To be confirmed	Shropshire Council, Private sector delivery partner, Local Councils	Work ongoing by Shropshire Council and various providers.
Bishops Castle Business Park infrastructure works (Bishops Castle) Development of new Workspace, to meet demand from local businesses. 50,000 sq ft. over four units. Circa £6 million of investment.	Approx £6 million	Shropshire Council, ERDF	Town Council, Shropshire Council	To be considered as part of the development of Shropshire Council’s Business Park Programme.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Business case and full application form for ERDF funding currently being worked on.				
<b>Environment and Utilities</b>				
Assessment of local flood risk. (Bishops Castle)	Approx £30,000	Flood Defence Grant in Aid	Environment Agency (lead), Severn Trent Water	<b>Further information required</b>
Assessment of local flood risk. (Bedstone and Bucknell)	Approx £15,000	Flood Defence Grant in Aid	Environment Agency (lead), Severn Trent Water	<b>Further information required</b>
<b>Housing, Health, and Education</b>				
Affordable housing provision. (ALL parishes)	Not known	Homes England, providers, Section 106	Homes England, providers, developers, Shropshire Council	Discussions needed between Shropshire Council's (planned) Housing Company, Homes England, providers, etc. This will link to work already underway through Shropshire Council's Community-Led Housing Enabler, and to the 'Right Home Right Place' initiative, which helps to identify housing need in Shropshire and provide information about housing.
Potential extension to Clun Medical Practice	Not know	CCG, CIL Local	Medical Practice	Extension to the surgery building could provide an opportunity for additional services to be delivered locally.
<b>Transport and Accessibility</b>				
Junction Improvements to particular developments as part of the planning application process. (Bishops Castle)	Not known	Section 106	Shropshire Council	Discussions would be taken forward on a site-specific basis.
Improvement to junction of A490/B4386 (Chirbury)	Not known		Shropshire Council	Identified priority of Parish Council
Improvements to A488 through Clun	NA	Shropshire Council, CIL Local	Shropshire Council, Parish Council	Traffic flow through Clun along the A488 has been identified as a significant issue by the Town Council, particularly around the gateways to the town and through its historic centre. Initial discussions with Shropshire Council highways

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				have taken place on possible improvements but these require further development.
Traffic calming, pavement and junction improvements on B4386 (Worthen and Brockton)	£250,000	CIL Local,	Shropshire Council,	Improvements to the road, pavements and junctions through Worthen and Brockton have been identified a needed to help facilitate new housing development in these villages. Schemes have previously been drawn up by Shropshire Councils highways team but need to be revised and updated

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**Table 2: Neighbourhood Projects**

<b>Project</b>	<b>Estimated Cost</b>	<b>Potential Funding Sources</b>	<b>Partners</b>	<b>Notes</b>
<b>Neighbourhood Projects</b>				
<b>Community Infrastructure</b>				
Provision of more allotment space (Bishops Castle)	Not known	Precept	Town Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
New Village Hall (Bedstone and Bucknell)	£881,250	CIL Local, Neighbourhood Fund, Lottery Funding RCC	Memorial Hall Committee, Parish Council	Development of a new hall to replace the existing memorial hall has been identified as a key priority for Bucknell. This is now particularly important with Bucknell's designation as a hub and significant levels of new development are planned for the village. A new hall would allow for additional services to be delivered at the hall to cater for the population of the village
Provision of a youth club (Bedstone and Bucknell)	Not known	Neighbourhood Fund, Lottery Funding	Parish Council	<b>Achieved</b>
Provision of facilities for young people (Bedstone and Bucknell)	Not known	On-site design, Neighbourhood Fund	Parish Council	Parish lead.
Protection of open space in the village (Bedstone and Bucknell)	Not known		Memorial Hall Committee, St Mary's School	Parish and Memorial Hall committee lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Work to the school house to create a facility for community use. (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council	Achieved
Improvements to children's play area in Chirbury. (Chirbury with Brompton)	Not known	Neighbourhood Fund, Awards for All	Parish Council	Play equipment requires improvements and upgrading.
New car parking at Priest Weston Village Hall (Chirbury Parish)	£135,000	Neighbourhood Fund,	Parish Council, Village Hall	Parking at Priest Weston Village Hall is limited and when events are on at the hall cars park on a

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
			Committee, Shropshire Council	narrow lane alongside the hall. The future sustainability of the hall will be threatened unless additional parking facilities can be secured. Purchase of a neighbouring field and converting it into a parking area is a possible solution to the parking issue.
Village Hall Car Park improvements at Chirbury Village Hall	Not known	Not known	Parish Council	A small car park exists opposite Chirbury village hall, but this can only accommodate around 8 cars so when larger events are on. Ideally additional car parking is needed to help the sustainability of the village hall
Maintain and repair local heritage including churches, common land, water meadows, old bridges, monuments and milestones. (Clun)	Not known	Not known	Landowners, Parish Council, English Heritage	Parish and property owner lead.
Increase the number of notice boards in the Parish. (Clun)	Not known	Neighbourhood Fund	Parish Council	Parish lead.
Clun Museum – invest in building and maintenance. (Clun)	Not known	Not known	Clun Museum, Parish Council	Property owner lead.
Repairs to the historic wall surrounding Clun Cemetery. (Clun)	Not known	Not known	Parish Council	Parish lead.
Improved facilities for young people – e.g. completion of Memorial Hall biking area, construction of a larger climbing wall, improvements to ball court. (Clun)	Not known	Neighbourhood Fund	Parish Council, Memorial Hall committee, sports groups	Parish lead.
Increase the number of notice boards. (Clunbury)	Not known	Neighbourhood Fund	Parish Council	Parish lead.
Maintain and repair local heritage, including churches, common land, water meadows, old bridges, monuments and milestones, and improve the usage of community buildings. (Clunbury)	Not known	Neighbourhood Fund	Parish Council	Parish and property / land owner lead.
Upgrade and renovation of Parish Hall (Clungunford)	Not known	Not known	Parish Council, Hall Committee	Identified need to keep Clungunford village hall in good condition and with suitable facilities to cater for the needs of the local community

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Everest Village Hall – in need of renovation or redevelopment. If the site of Everest Hall was released for redevelopment, a field on the edge of the village (a community asset) could provide the site for a new village hall. (Llanfairwaterdine)	Not known	Not known	Parish Council	Parish and property / land owner lead.
Improved facilities for young people including a new play area. (Lydbury North)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Parish and land owner lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Interpretation materials at key points in the Parish for residents and visitors. (Myndtown, Norbury, Ratlinghope, and Wentor on Clun)	Not known	Neighbourhood Fund	Parish Council	Parish lead.
Retention of the community centre, post office, and library services. (Worthen and Shelve)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Parish and service provider lead.
Environment and Utilities				
Assessment of local flood risk. (Chirbury with Brompton)	£5,000	Environment Agency, Severn Trent Water, Shropshire Council	Environment Agency, Severn Trent Water, Shropshire Council	To be discussed with the Environment Agency and Severn Trent Water.
Improved electricity supply. (Chirbury with Brompton)	Not known	Utility company	Utility company	Area is covered by Network Services based at Western Power Distribution Telford – supply quality enquiries would be dealt with by the local team.
Improve reliability of electricity supply, with particular benefit to the existing Clun Industrial Estate (Clun)	Not known	Western Power	Western Power, Parish Council, Shropshire Council	Area is covered by Network Services based at Western Power Distribution Telford – supply reliability enquiries would be dealt with by the local team.
Housing, Health, and Education				
Provision of a GP Surgery (Bedstone and Bucknell)	Not known	Not known	NHS	Not currently supported by the CCG.
Investigate feasibility of care home (Bedstone and Bucknell)	Not known	Not known		Identified as priority in Community Led Plan
Transport and Accessibility				

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Local highways improvements including speed and safety, public realm enhancements and sustainable travel – e.g. speed limits, traffic management, parking, signage, public transport, safer routes for pedestrians, street lighting. (Bishops Castle)	Not known	Neighbourhood Fund	Town Council, Shropshire Council	Not currently within the Highways programme of work.
Local highway improvements, including speed and safety, public realm enhancements, and sustainable travel. (Bedstone and Bucknell)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Not currently within the Highways programme of work.
Local highway improvements – e.g. improvements at the junction of the A490 and B4386; additional street lighting; provision of new pavements and upgrading of existing pavements in Marton; reduce traffic speed through settlements. (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Not currently within the Highways programme of work.
New length of footpath from Monksfield to join the pavement adjacent to the football field. (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Parish lead.
Car parking provision. (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council	Parish lead.
Regular maintenance of drainage ditches due to flooding of houses / gardens and roads. (Clun)	Not known	Not known	Landowners, Parish Council, Shropshire Council, Environment Agency	Parish and land owner lead.
Upgrade streetlights in Clun and replace lights in Chapel Lawn. (Clun)	Not known	Neighbourhood Fund	Parish Council	Parish lead (subject to confirmation of ownership of columns and lamps).
Local highway improvements – e.g. maintenance of footpaths and bridleways, traffic calming measures, reduce number of HGVs using unsuitable roads. (Clunbury)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. Not currently within the Highways programme of work.
Local highway improvements including new cycle routes, improved footpaths, and a cycle and pedestrian route from Lydbury North to Bishops Castle. (Lydbury North)	Not known	Not known	Parish Council	Parish lead. Not currently within the Highways programme of work.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improvement to links to Shropshire Way at Lydham (Lydham)	Not known	Neighbourhood Fund	Shropshire Council	The Shropshire way passes through Lydham but a short section is along the busy A488 and improving this section of the path has been identified as a community priority
Improve the access between the school and the village hall. (Myndtown, Norbury, Ratlinghope, and Wetnor on Clun)	Not known	Neighbourhood Fund	Parish Council	Parish lead. Not currently within the Highways programme of work.
Improve and maintain rights of way. (Worthen and Shelve)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. Not currently within the Highways programme of work. Footpaths are important to the local community and for tourism in the area and need to be maintained for easy access to the countryside
Car parking provision. (Worthen and Shelve)	Not known	Neighbourhood Fund	Parish Council	Parish lead. Not currently within the Highways programme of work.
Improvement to pavements through Marton (Worthen with Shelve)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Pavements in Marton are narrow or not available in parts of the village, which makes walking alongside the road dangerous. Identified priority for Community Led Plan and Parish Council to seek solutions to these issues.
Improvements to BOAT (Worthen and Shelve)	Not known	Neighbourhood Fund	Shropshire Council, Parish Council	Need identified by Parish Council

## 2. Planning in Shropshire

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### 2.1 County-wide planning processes: The Local Plan

Planning is a statutory process (required by law) that all local authorities across the UK must undertake.

A number of planning policy documents consider a wide range of important planning issues such as housing, employment, retail, the environment, and transport. Together, these documents constitute the Local Plan, which plays a crucial role in prioritising and shaping development in the local authority area. In Shropshire, the current Local Plan period runs until 2026.

Of all the documents that make up the Local Plan, there are two that we will refer to here. They are:

- Core Strategy – adopted 24 February 2011
- Site Allocations and Management of Development (SAMDev) Plan – adopted 17 December 2015

There is also a third set of documents which are of vital importance to the Local Plan. These are the 18 Place Plans, and you are currently reading the Place Plan for **Bishops Castle and Surrounding Area**.

At the moment, the Local Plan is undergoing a partial review, which will ensure that Shropshire Council can respond to changing circumstances. The review will include, but is not limited to, consideration of housing requirements, employment land requirements, the distribution of development, and a review of green belt boundaries. Until the review is completed, the existing Local Development Framework remains as the overarching guide for all development across the county.

### 2.2 This Place Plan area in the county-wide plan

The Core Strategy recognises the role of Shropshire's market towns and key centres through Policy CS3. All of our towns have distinctive identities, which new development is expected to reinforce, by respecting each town's distinctive character, and by being sensitive to its landscape setting, historic features, and the towns' functions. The policy for Bishops Castle is focussed as follows:

#### **CS3 states**

The Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town's distinctive character and is supported by improvements in infrastructure, will take place within the towns' development boundaries and on sites allocated for development.

Bishop's Castle will have development that balances environmental constraints with meeting local needs.

Bishop's Castle (population 1,800) is a medieval settlement with a large number of historic buildings, located close to the Welsh border. Its remote location means that it is an important service centre both for its own residents and for its rural hinterland despite being one of the smallest of Shropshire's Market Towns. It is an important employment town, with the number of jobs it supports exceeding the number

of resident workers and for a settlement of its size, employment self-containment is high. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.7% owner occupied, 20.2% private rented and 9.1% social rented.

The SAMDev Plan also provides brief settlement policies for each Place Plan area. The policies for Bishops Castle, and then for the wider area, are as follows:

## **S2.1 States**

**Bishop's Castle** will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026.

New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing site is set out in Schedule S2.1a and identified on the Policies Map.

To foster economic development and to help deliver a balance between new housing and local employment opportunities, the existing employment commitment in Schedule S2.1b for the Phase 2 expansion of Bishops Castle Business Park will be re-allocated as the most sustainable location for employment development. No further employment sites are allocated but existing commitments identified in Schedule 7.1c and the protection of existing employment areas in Policy MD9 will provide a range and choice of employment opportunities in the town.

To support Bishop's Castle's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the policy requirements set out in Policy CS15 and Policy MD12.

Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18.

Schedule S2.1a: Allocated Housing Site Development of the allocated housing site identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in this schedule.

Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S2.1d below.

Schedule S2.1b: Allocated Employment Site Development of the allocated employment sites identified on the Policies Map should be in accordance with Policies CS6, CS9, and CS14, Policies MD2, MD4 and MD8, and the development guidelines and approximate site provision areas set out in this schedule

**S2.2(i): Bucknell** is a community hub with a housing guideline of around 100 dwellings over the period to 2026. Development in the village at 2013 comprises around 22 dwellings built (8 dwellings) or capable of delivery (14 dwellings). The majority of the remaining 78 dwellings will be delivered through the

allocation of a single large, mixed use site close to or adjoining the principal services including the employment area, train station, village shop and village hall. The development of this allocation should provide a sustainable mix of dwelling types and sizes to meet local needs for affordable and family housing with employment units to accommodate existing businesses relocated within the site and further units to accommodate economic investment in the village. The balance of housing development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary identified on the Policies Map. Windfall development on small sites will be permitted within the development boundary to deliver around 8 new homes or to bring the level of housing development up to the desired level of 100 new houses in Bucknell.

**S2.2 (ii): Chirbury** is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026. There was a net gain of 1 house between 2011 and 2013. Key constraints include the Conservation Area and several listed buildings. Housing will be delivered through the development of the allocated site Shropshire Council identified on the Policies Map.

**S2.2 (iii): Clun** is a community hub with a housing guideline of 70 new dwellings over the period to 2026. This development will be delivered through the allocation of a single large site located on the eastern edge of the town close to the existing services including the surgery and business park.

**S2.2 (iv): Lydbury North** is a community hub with a housing guideline of around 20 dwellings for the period to 2026. This growth will be delivered exclusively on four allocated housing sites, which are capable of providing around 20 dwellings. These developments are capable of providing a mix of dwellings types, sizes and designs to accommodate a broad range of housing demands with larger dwelling types potentially accommodating live / work lifestyles.

### **S2.3: Area-wide Policies and Other Allocations**

1. Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

2. Windfall opportunities to develop around 4 hectares of suitable small-scale employment uses within Bishops Castle and in the Community Hubs, Community Clusters or appropriate rural locations will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.

3. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S2.1d

Shropshire Council started reviewing its Local Plan in 2017 and recently consulted on the preferred sites which are needed to meet the county's development needs during the period to 2036. The new Plan is unlikely to be adopted before 2021. The review will ensure that the Local Plan continues to be the primary consideration for decisions about development in Shropshire by maintaining robust and defensible policies that conform with national policy and address the changing circumstances within the County and beyond.

Key points from the Local Plan review include:

**Bishop's Castle** will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.

The Local Plan Review will seek to achieve balanced housing and employment growth within Bishop's Castle, through the provision of around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.

In 2016-17, one dwelling was completed and a further 74 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Between 2006/07 and 2016/17 the average housing delivery rate in Bishop's Castle was 7 dwellings per year. The annual build rate required over the Local Plan Review period is 8 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town. 5.16

As of 1st April 2016 around 3 hectares of employment land were already committed in Bishop's Castle so there is no requirement to identify any more.

Within the Bishop's Castle Place Plan area, four proposed **Community Hubs** have been identified, these are: Bucknell; Chirbury; Clun; Worthen and Brockton.

**Bucknell** : Over the period to 2036, a nominal increase in housing is being encouraged in Bucknell to support the role of the town as a Community Hub and to sustain its function as an important local service centre for other settlements situated around the south Shropshire border

**Clunbury**: Over the period to 2036, a modest number of further dwellings will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Two site allocations are proposed to deliver around 14 dwellings, complemented by a small windfall allowance

**Clun**: Over the period to 2036, a modest increase in housing is being encouraged in Clun to support the role of the town as a Community Hub. This should sustain its function as an important service centre for the other settlements within the Clun Forest.

An additional 20 dwellings is proposed on an extension of the eastern boundary of the existing SAMDev Allocation at Turnpike Meadow (SAMDev site CLUN002). This site was previously allocated for 60+ dwellings with the facility to move the eastern boundary being set out in the development guidelines for CLUN002. This extended site will now deliver 80+ dwellings and should offer a suitable mix of housing and provide an acceptable scheme in terms of the housing design and layout and the landscaping and open space. Access will comprise a junction on to the B4368 Clun Road on the southern site boundary The development should also link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town.

**Worthen and Brockton**: Over the period to 2036, modest growth of around 35 dwellings will occur (including existing commitments). This development should deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.

Two site allocations are proposed to deliver around 25 houses, to be complemented by a small windfall allowance.

Over the period to 2036, modest growth of around 35 dwellings will occur (including existing commitments). This development should deliver a range of accommodation types to help meet local housing needs and support

investment in community facilities and infrastructure improvements. 5.50. Two site allocations are proposed to deliver around 25 houses, to be complemented by a small windfall allowance.

### **Community Clusters**

The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Bishops Castle Place Plan area:

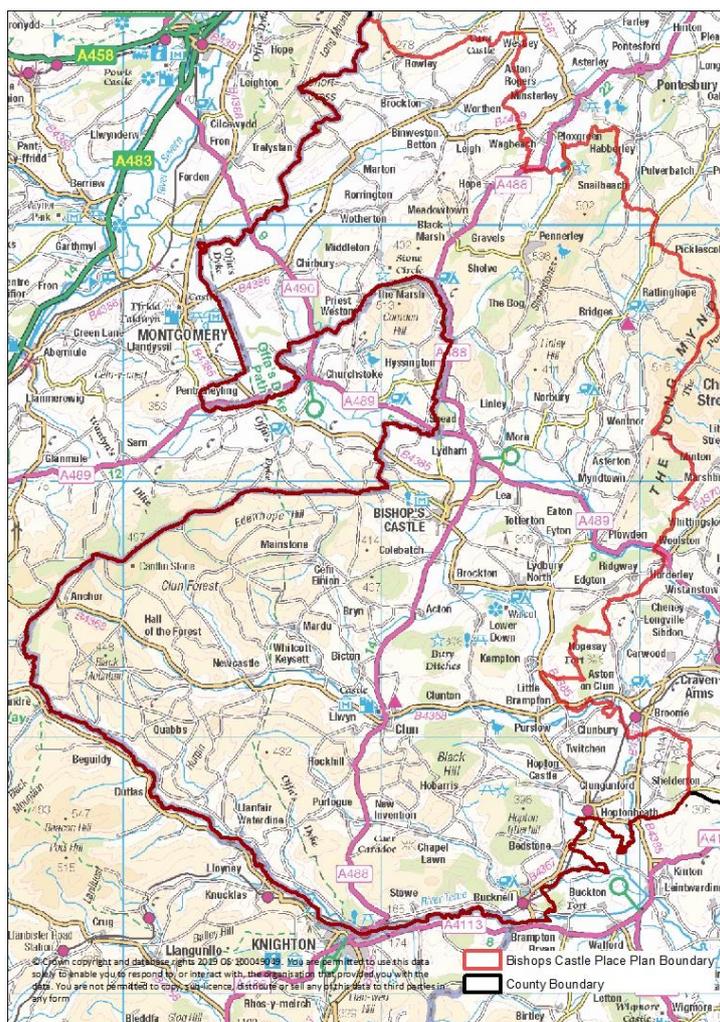
- Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington
- Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)
- Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone
- Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog
- Wentnor and Norbury
- Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.
- Lydbury North
- Lower Wood and Betton

### 3. More about this area

#### 3.1 Place Plan boundaries

Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

The Bishops Castle and Surrounding Area Place Plan geography is shown in the map below:



#### 3.2 Pen picture of the area

The Bishop's Castle Place Plan area is situated on the England/Wales border in South West Shropshire. It covers an area of over 200 square miles and has a sparse population of around 6,000 people, with the main settlements in the area being Bishop's Castle, Bucknell, Clun, Worthen and Chirbury.

Settlement in the area dates back to the Neolithic age, and some ancient monuments from early history remain in the area including Bury Ditches in the Clun Valley. From the Saxon period through to the 1660's

the area was subject to territorial battles between England and Wales, and Offa's Dyke remains to this time from and fortified buildings to defend settlements started to be built.

Over time these developed into settlements, and trade routes for sheep and produce started to be developed with Wales and England, and markets were established in Bishop's Castle and Clun. Agriculture became the established industry in the area. Mining took place in the Snailbeach and Stiperstones areas from Roman times, but mining became a major industry in the 18<sup>th</sup> and 19<sup>th</sup> century with large numbers of people employed in the lead mining industry. Breweries catering for the agricultural and mine workers were established and many still exist today, and timber industries also emerged in the area. The Railways came to the area during the industrial revolution, taking the sheep and mining resources of the area to the new emerging black country markets. These proved to be short lived though, and as cheaper imports from abroad reached Britain the areas industry started to decline and the rail links were lost by the 1900's

The rural landscape of the area is dominated by the Long Mynd and Stiperstones ridges to the east of the Place Plan area; the hill ranges along the Clun Valley and Black Mountains near Llanfairwaterdine. Much of the area is in the Shropshire Hills AONB which makes the area popular with tourists, particularly walkers using the Offa's Dyke, Shropshire Way and Kerry Ridgeway paths in the area. Festivals such as Clun's Green Man Festival and Bishop's Castles Michaelmas Fair are important events in the tourism calendar.

The large rural geography of the area, together with the sparse population does make delivery of services and facilities more difficult, with Bishop's Castle proving the main settlement in the area where a Secondary School, Leisure Centre and small hospital are located. The main A488 road travels North to South through the area and provides the main link from this Place Plan area into Shrewsbury in the North, and South to Knighton.

### **3.3 List of Parishes and Local Elected Members**

This Place Plan covers the following Town and Parish Councils:

- Bedstone and Bucknell
- Bettws-y-Crwyn
- Bishops Castle
- Chirbury with Brompton
- Clun Town Council and Chapel Lawn
- Clunbury
- Clungunford
- Edgton
- Hopton Castle
- Hopton Wafers
- Llanfairwaterdine
- Lydbury North
- Lydham and More
- Mainstone with Colebatch
- Myndtown, Norbury, Ratlinghope, and Wentnor
- Newcastle on Clun
- Stowe
- Worthen on Shelve

The following Elected Members of Shropshire Council represent constituencies within this Place Plan area:

- Heather Kidd
- Jonny Keely
- Nigel Hartin

### **3.4 Other local plans**

When developing the Place Plan for an area, Shropshire Council also looks at any other local plans and strategies that focus on infrastructure needs within this particular area.

For Bishops Castle and the surrounding area, the relevant plans include:

Community Led or Parish Plans:

- Bishops Castle Parish Plan (2004/05) and update from Town Council (February 2011)
- Bedstone and Bucknell Parish Plan (2016)
- Chirbury, Middleton and Marton Wards Parish Plan (2018)
- Clun and Chapel Lawn Parish Plan (2009)
- Lydbury North Parish Plan (2008)
- Worthen and Shelve Parish (2015 and under review)
- Clunbury Parish Plan (2009)
- Myndtown Combined Parish Plan (2006) – Myndtown, Norbury, Ratlinghope and Wentnor (2015)
- Newcastle-on-Clun Parish Council (2014)

Neighbourhood Plan or Neighbourhood Plan 'Light':

- A new Neighbourhood Plan for Bishop's Castle is being prepared in 2019/20

## 4. Reviewing the Place Plan

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### 4.1 Previous reviews

To date, the Place Plans have been updated through conversations with Town and Parish Councils, Local Elected Members, infrastructure and service providers, and local businesses. The ambition was to hold such conversations on an annual basis, but this approach has been difficult for the Council to resource, and has not enabled the Place Plans to be quickly and easily updated in response to changing local circumstances.

### 4.2 Future reviews

Undertaking an annual conversation involves significant consultation and engagement across the county. In light of current resource constraints, Shropshire Council will therefore now update the Place Plans on a rolling basis. This means that the Place Plans are 'live' documents, which can be updated as required in order to reflect changing infrastructure needs within a community. Town and Parish Councils will be able to submit projects for inclusion in their Place Plan on an ongoing basis.

A summary of the process that we will follow to review and incorporate these updates is shown below.

Update required	Process
<p>The local community wishes to remove, update, or add a Priority A or Priority B Project</p>	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer (see contact details at Annexe 1). This can be done via letter, email, or conversation and discussion.</p> <p>Shropshire Council's Internal Infrastructure Group (a group of officers with responsibility for delivery of infrastructure) will consider the information and agree any amendments that need to be made to the Place Plan.</p> <p>The proposed amendment will then be shared with the Strategic Infrastructure Forum (external infrastructure providers, such as utility companies, Environment Agency, etc.) for their input.</p> <p>The Place Plan Officer will feedback the results of the discussions to the Town or Parish Council, and the final form of the amendment will be agreed.</p> <p>The Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council's website.</p>
<p>The local community wishes to remove, update, or add a Neighbourhood Project</p>	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer.</p> <p>The Place Plan Officer will consult with internal and external partners to ensure that there are no reasons why the project should not be included.</p>

	<p>The Place Plan Officer will make the required changes to the Place Plan, and upload the revised document to Shropshire Council’s website.</p>
<p>Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or Priority B Project</p>	<p>The relevant Place Plan Officer will contact all Town and Parish Councils in the Place Plan area to discuss any proposed amendments to A and B projects.</p> <p>Once any amendments have been discussed and agreed, the Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council’s website.</p>

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## Annexe 1 Supporting information

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For more information on Shropshire Council's planning policies, please go to:

<http://www.shropshire.gov.uk/planning-policy/>

For more information on Place Plans, please go to:

<https://shropshire.gov.uk/planning-policy/implementation-and-place-planning/place-plans>

or contact your Place Plan Officer via [PlacePlans@shropshire.gov.uk](mailto:PlacePlans@shropshire.gov.uk)

For additional information on Council services, please refer to the telephone numbers below:

Service	Number
General enquiries	0345 678 9000
Housing benefit	0345 678 9001
Council tax	0345 678 9002
Business rates	0345 678 9003
Planning and building control	0345 678 9004
Housing	0345 678 9005
Streets, roads and transport	0345 678 9006
Bins and recycling	0345 678 9007
School admissions, free school meals and school transport	0345 678 9008
Concerns for the welfare of a child/children's social care or early help support	0345 678 9021
Registrars	0345 678 9016
Concerns for a vulnerable adult and Adult Social care	0345 678 9044
Elections	0345 678 9015

Alternatively, you can contact us via our website using the online enquiries form:

<https://shropshire.gov.uk/forms/contact-us?url=https://shropshire.gov.uk/customer-services/how-to-contact-us/>

For more information on health provision, please contact Shropshire Clinical Commissioning Group directly:

NHS Shropshire Clinical Commissioning Group,  
William Farr House,  
Mytton Oak Road,  
Shrewsbury,  
SY3 8XL.