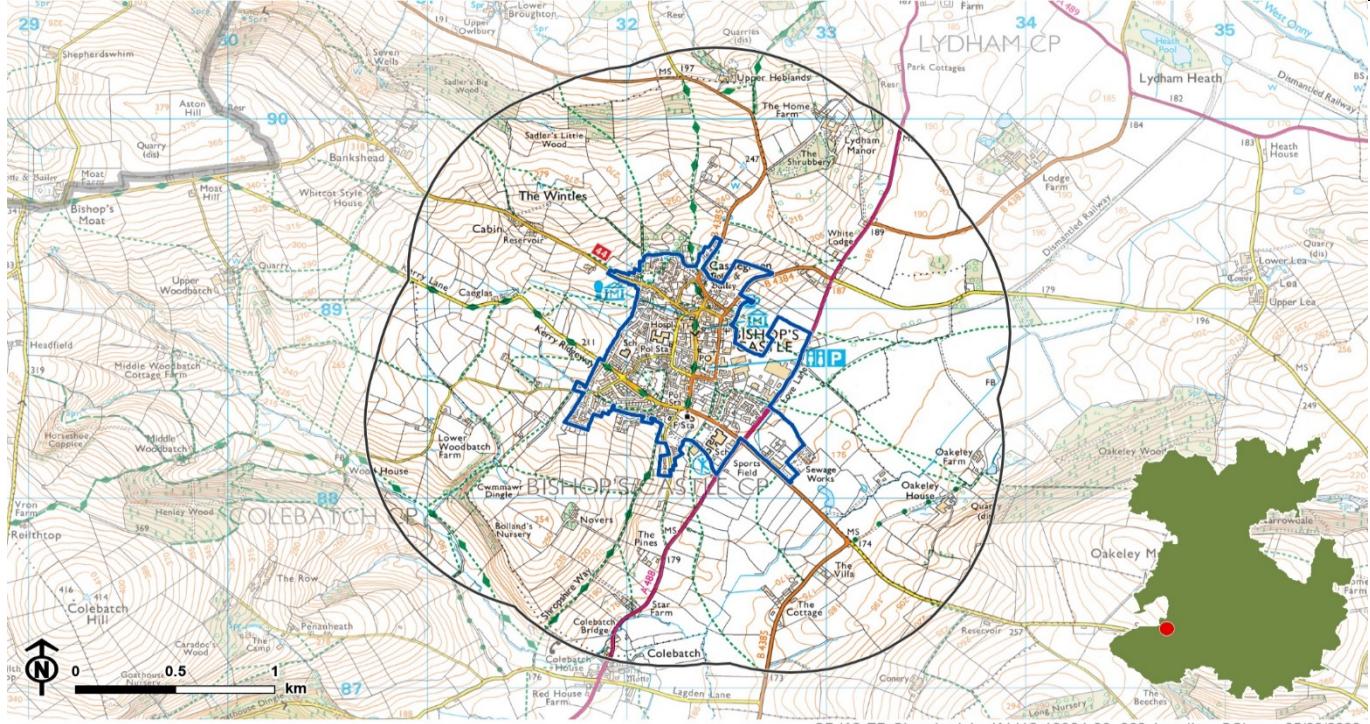


Key Centre – Bishop's Castle

Location



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CB:KC EB:Chamberlain_K LUC 10924-00_000_Location OSbase 05/02/2020 Source: SC, LUC, OS



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CB:KC EB:Chamberlain_K LUC 10924-00_001_Location_Aerial 05/02/2020 Source: SC, LUC, OS

Summary of Settlement Study Area and Location

Introduction

Bishop's Castle has been identified as a Key Centre within the Shropshire Pre-Submission Draft Local Plan (2020). This Green Infrastructure Strategy has defined the study area as a 1km buffer around this settlement.

Bishop's Castle is located in south west Shropshire, just over 2km east of the Welsh border and 1km north of the Shropshire Hills AONB. The settlement, originally built to defend the Saxons from the Welsh, had a population of nearly 2,000 in 2016. The working age population accounts for 63.5% of this, which is higher than the average in Shropshire².

Development context

Existing housing allocations within the town (SAMDev Sites, 2015³):

- Site BISH013: Schoolhouse Lane East, Bishops Castle. Site provision: 40 dwellings.

Existing employment land allocations (SAMDev Sites, 2015):

- Land at Bishops Castle Business Park, Phase 2. Provision: 2.8ha.

No additional housing allocations are included within the Pre-Submission Draft Local Plan (2020).

² Shropshire Local Plan Review: Consultation on Preferred Sites, 2018

³ Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015



Ancient Woodland at Little Saddler Wood



Accessible Open Space with play park and provision for teenagers off Kerry Ridge

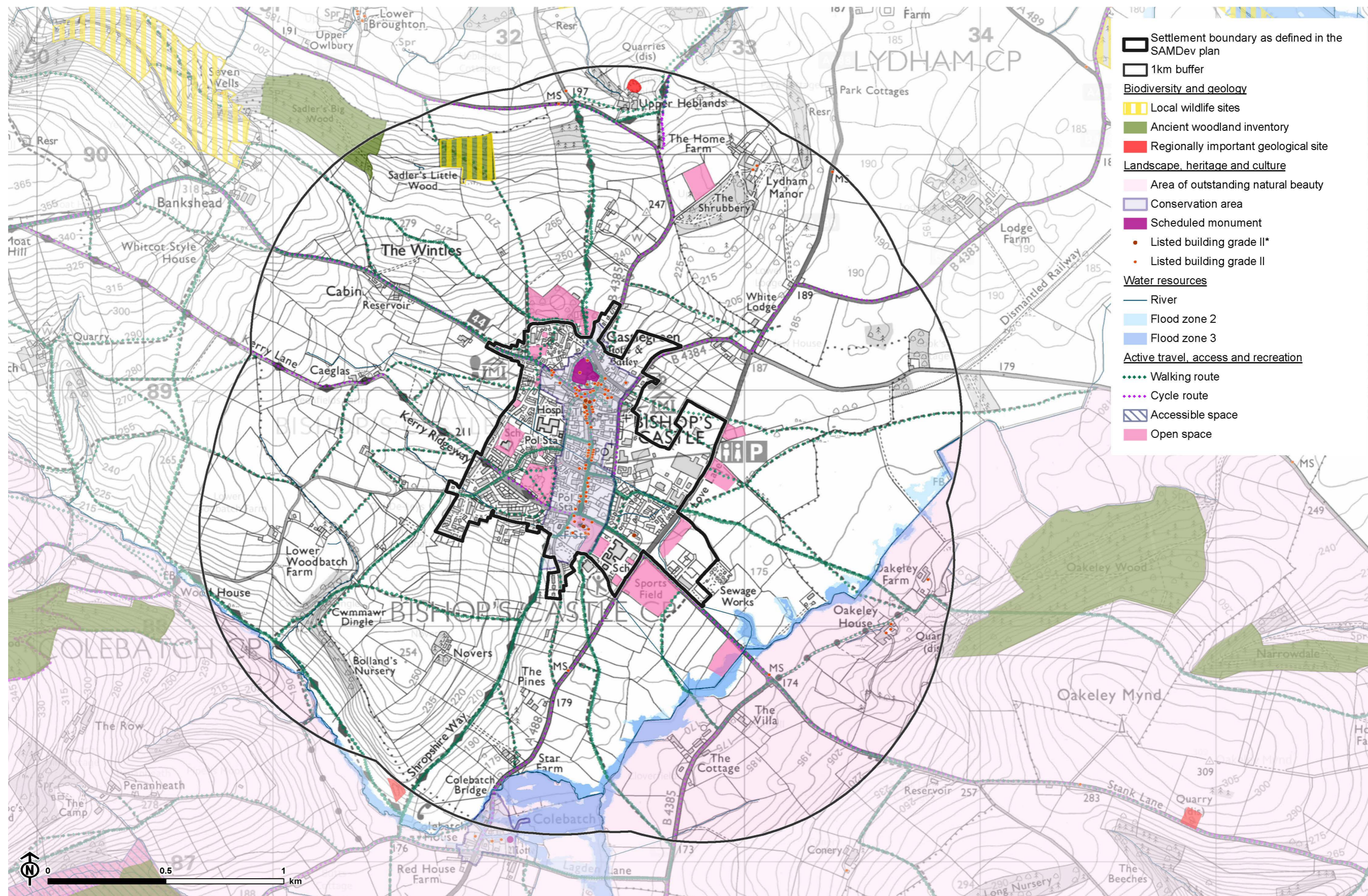


View towards the Shropshire Hills AONB from the Shropshire Way, south of Bishop's Castle



Grade II* listed Church of St John the Baptist


Existing Green Infrastructure Assets and Key Constraints





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CB.KC.EB:Chamberlain_K LUC 10924-02_002_ExistingGIAssets 22/07/2020 Source: OS, LUC, NE, HE, DCLG, EA

Existing Green Infrastructure Assets and Constraints

Theme	Existing Green Infrastructure Assets / Constraints
<p>Key Theme 1: Biodiversity and Geology</p> 	<p>Biodiversity</p> <p>Designated Sites</p> <ul style="list-style-type: none"> ■ There are no local or national designations within or immediately adjacent to this study area. A SSSI impact risk zone intersects with the significant part of the study area, including the whole of the area within the Bishop’s Castle settlement boundary, relating to all development, identified in relation to Clunton Coppice SSSI. ■ Although outwith the study area, there is potential interaction between development here and the River Clun SAC. <p>Notable and Priority Habitats</p> <ul style="list-style-type: none"> ■ There are a number of Priority Habitats on the outskirts of the study area. This includes: <ul style="list-style-type: none"> – Deciduous woodland around the brook at Cwmmawr Dingle and near the cricket club; – Good quality semi-improved grassland around Lydham Manor and Foxholes; – Traditional orchard and lowland meadows near Oakeley Farm; and – Sites with no main habitat but have additional fen habitat north of Oakeley House and south of Bishop’s Castle near Cloverfields. ■ North of the settlement, Sadler’s Little Wood is a semi-natural ancient woodland which is also noted as a Priority Habitat and a Local Wildlife Site. A small section of Saddler’s Big Wood lies within the study area, west of Little Wood, this is a small section of the larger area of ancient replanted woodland. ■ The lowland meadows near Oakeley Farm is marked as a Primary Habitat under the Natural England Habitats Network, with the adjoining traditional orchard classed as an Associated Habitat and the land around this under Network Enhancement Zone 1. ■ Important linear habitat corridors in the study area include the ditches and brooks south of the settlement and the dismantled railway to the east of the settlement. The land between the A488 and the B4385 around Upper Lodge and Lydham Manor is identified in Shropshire Council’s Environmental Network as a habitat corridor surrounding a core area. ■ Roads in the east of the study area, including the main A488, have complete and interconnecting natural verges. The verges are much more fragmented to the west of the settlement and tend to disappear completely within the settlement. <p>Species</p> <ul style="list-style-type: none"> ■ Records of priority and protected species are scattered across the study areas but tend to be focused around the road and river corridors. This includes sightings of otters, brown hares and polecats. Please note species records only reflect what was present when the surveyor was on site and may not be exhaustive of the true species and geographic spread within the study area. <p>Geology</p> <ul style="list-style-type: none"> ■ There is a RIGS on a disused quarry on the southern boundary of the study area, which is an example of a turbidite sequence and the related sedimentary features. <p>In the north of the study area there is another RIGS at a disused quarry which represents the acid intrusion from the Silurian in Shropshire.</p>

<p>Key Theme 2: Landscape, Heritage and Culture</p> 	<p>Landscape</p> <ul style="list-style-type: none"> ■ The dominant landscape character types within the study area are Estate Farmlands and Wooded Hills and Farmlands. These are both gently rolling medium scale landscapes with mixed farmland use. ■ The Wooded Hills and Farmlands and Pasture Hills Landscape types are designated as highly sensitive to development and the Estate Farmlands are moderately sensitive to development. ■ The southern and eastern parts of the study area are within the Shropshire Hills AONB. ■ Most of the agricultural land to the east of the settlement is under environmental stewardship agreements. <p>Heritage</p> <ul style="list-style-type: none"> ■ In the northern part of Bishop's Castle lies the Bishop's Palace scheduled monument motte and bailey castle. ■ Church Street is the focus of Bishop's Castle Conservation Area. ■ There are a number of Grade II* and II listed buildings within Bishop's Castle, particularly within the conservation area. Further out from the settlement there are also Grade II listed buildings to the east near Oakeley House and Lydham Manor. ■ There is a disused historic railway which runs from Bishop's Castle east through the study area.
<p>Key Theme 3: Water Resources</p> 	<p>Freshwater Assets</p> <ul style="list-style-type: none"> ■ The freshwater assets are predominantly small rivers, streams and ditches in the south of the study area which are tributaries of the River Kemp. <p>Flood Risk</p> <ul style="list-style-type: none"> ■ The most prominent of these are immediately surrounded by land in Flood Zone 2 and where these two streams join, at the south of the study area north of Colebatch the Flood Zone extends to cover more land. ■ Within the settlement itself no fluvial flood risks are identified⁴. ■ Environment agency mapping indicates that there is a medium risk of surface water flooding within the built up part of the settlement⁵. ■ The Bishop's Castle Place Plan (2019/20) identifies the need for a local flood risk assessment of the town. <p>Pollution</p> <ul style="list-style-type: none"> ■ There are no Nitrate Vulnerable Zones in this study area. <p>Sustainable Urban Drainage Systems (SUDs)</p> <ul style="list-style-type: none"> ■ Land around Bishop's Castle is generally suitable for attenuation, with some infiltration possible to the SE⁶. ■ Development in the north of the settlement will be 1km from the nearest watercourse⁷.

⁴ Shropshire Council (2010) *Shropshire Outline Water Cycle Study*

⁵ Shropshire Council (2010) *Shropshire Outline Water Cycle Study*

⁶ Shropshire Council (2010) *Shropshire Outline Water Cycle Study*

⁷ Shropshire Council (2010) *Shropshire Outline Water Cycle Study*

**Key Theme 4:
Active Travel,
Access and
Recreation**



Active Travel

Walking



- There is an extensive PRoW network across the entire extent of the study area. This is almost entirely comprised of footpaths.
- The main route of the Shropshire Way runs north – south through the study area.
- There are a number of promoted routes within the study area including:
 - SW Route 1: Bridges to Bishop's Castle;
 - Bishop's Castle 1: Wintles & Woodbatch;
 - SW Route 2: Bishop's Castle to Clun;
 - Offa 6: Brown Hares and Buzzards on Oakeley Mynd;
 - Bishop's Castle 3: Hell Hole, Acton, Brockton;
 - Bishop's Castle 2: Lydbury, North Oakley Mynd; and
 - Kerry Ridge.
- There is also a Car Free Walk running from White Grit to Bishop's Castle which finishes in the centre of this settlement within this study area.

Cycling

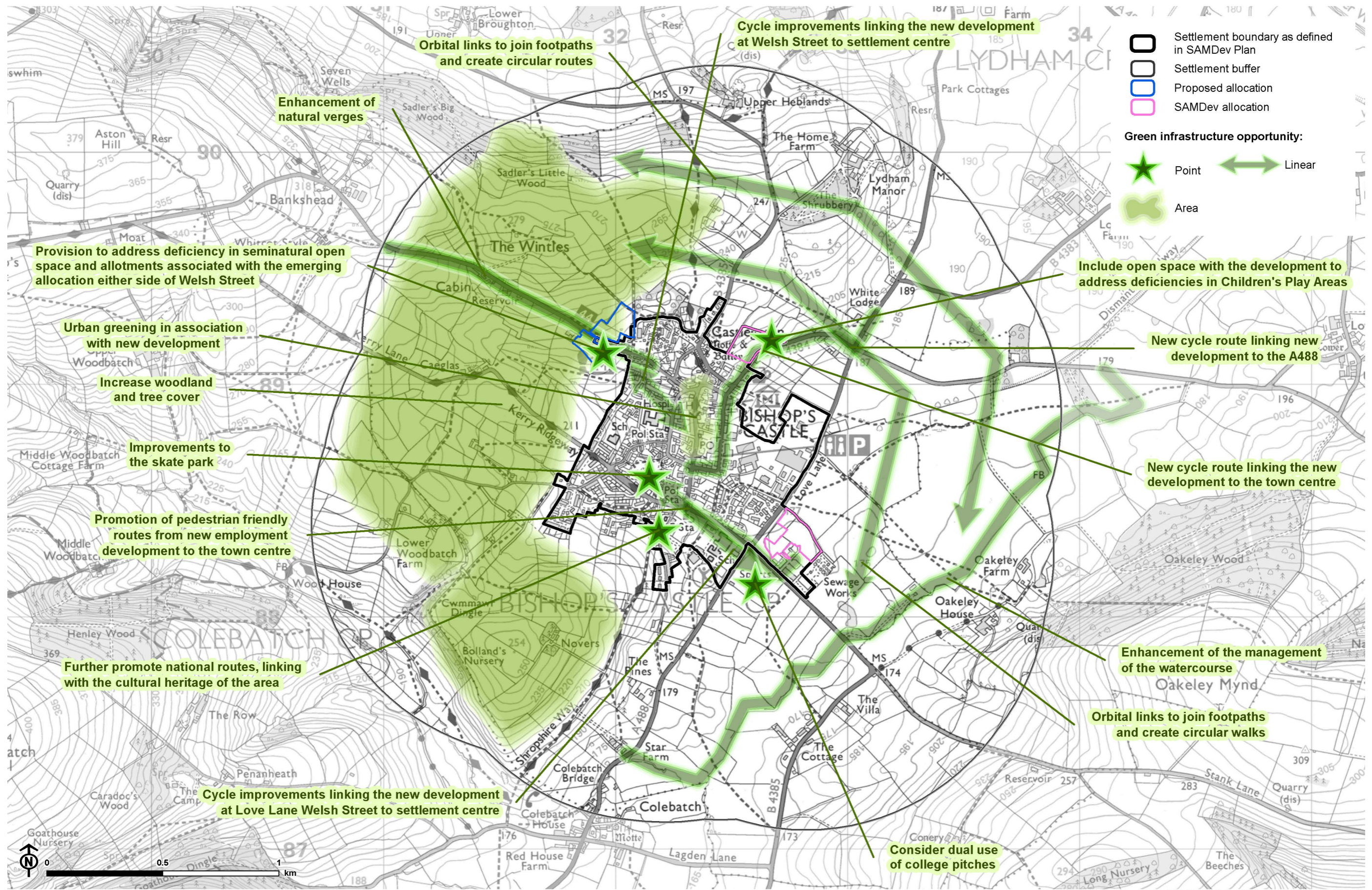
- National Cycle Route 44 runs through the middle of this study area including through the centre of Bishop's Castle.
- There are also a number of Shropshire Cycle Routes which link onto Route 44 to join the wide cycle network within the county.
- There are no bridleways running through the study area, so all cycle routes are on the road.

Access and Recreation:

- Open space within the study area is focused within and on the outskirts of Bishop's Castle and to the south east of the study area.
- There is provision for outdoor sports including tennis courts, a bowling green (as part of the Scheduled Monument) and playing fields associated with Bishop's Castle primary school and Community College.
- The Bishop's Castle Place Plan (2019/20) identifies the need for more allotments in the town.

<p>Key Theme 5: Health and Wellbeing</p> 	<p>Health:</p> <p>Health Deprivation</p> <ul style="list-style-type: none"> ■ The IMD shows that all parts of the study area are within the 6th decile or higher for health deprivation in Shropshire (higher means less deprived), showing that health deprivation in Bishop's Castle is low relative to the rest of Shropshire. ■ The healthiest part of the study area is in the south west, which is in the 10th (topmost) decile for health. <p>Childhood Obesity</p> <ul style="list-style-type: none"> ■ According to Public Health England data the study area shows relatively high levels of obesity for reception aged children and excess weight for reception and year six children. <p>Air Quality</p> <ul style="list-style-type: none"> ■ There are no recorded AQMA within this study area. <p>Wellbeing:</p> <p>Accessible Open Space</p> <ul style="list-style-type: none"> ■ The Open Space Assessment undertaken by LUC to inform this GI Strategy identified the following baseline provision of open space. <ul style="list-style-type: none"> – Accessible Open Space: 1.32ha per 1000 persons (2018 population base). Analysis shows that the entire town falls within 400m of such provision. – Allotments: 0.49ha per 1000 persons (2018 population base). The entire town falls within 1.2km of the allotments. – Provision for Children and Teenagers: 4 spaces in total. Analysis shows that the majority of the town falls within 800m of such provision. ■ See the Open Space Assessment appended to the GI Strategy Report for more details. <p>Noise Pollution</p> <ul style="list-style-type: none"> ■ There are no rail or noise exposing the adjacent land to noise levels of 55dB L_{den}³ or more over 24 hours within this study area.
<p>Key Theme 6: Climate Change</p> 	<p>Climate Change</p> <p>Tree cover</p> <ul style="list-style-type: none"> ■ According to the national Forest Inventory, within the study area there is a combination of coniferous, broadleaved and mixed woodland. ■ Tree data provided by Shropshire Council shows only a limited number of trees within the settlement itself. <p>Active Travel</p> <ul style="list-style-type: none"> ■ There is a car free walk which finishes in the settlement reducing the reliance on cars. <p>Flooding Climate Change Allowance</p> <ul style="list-style-type: none"> ■ Modelling suggests that taking account climate change flooding will exceed current flood zone 3 levels in over 50% of cases, however these risk zones are still outwith the settlement of Bishop's Castle and most prevalent in the south of the study area

Green Infrastructure Opportunities









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CB:KC EB:Beetham_m LUC 10924-02_003_BishopsCastle 24/07/2020 Source: OS, LUC

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Key Green Infrastructure Opportunities

Theme	Green Infrastructure Opportunities
<p>Key Theme 1: Biodiversity and Geology</p> 	<ul style="list-style-type: none"> ■ The Shropshire Environmental Network and Natural England Habitat Network within the study area should be managed to ensure that they are enhanced in order to support wildlife populations. ■ For the proposed allocation bordering Welsh Street, it is recommended that this is designed to retain and strengthen the existing vegetated corridors (based on field boundaries), and create connectivity between the hedgerows and the woodland to the north of Wintles Lane. ■ Enhanced management of the brook to the east of Bishop's Castle is recommended to improve riparian and freshwater habitats and strengthen this environmental corridor. ■ Lowland meadows have been identified as primary habitat with an enhancement zone surrounding, Oakeley House. Lowland meadow habitat could be enhanced and contribute to the grassland mosaic in the east of the settlement. ■ Strengthening of roadside verges is recommended, especially those along A488 to provide a corridor through the whole site and the wider area.
<p>Key Theme 2: Landscape, Heritage and Culture</p> 	<ul style="list-style-type: none"> ■ Tree planting to the west of the settlement is recommended to enhance the character of the Wooded Hills character area surrounding Bishop's Castle. ■ Promotion of local culture and heritage through the development of a sculpture trail based on the metal works created by Roj Williams is recommended, in line with the Place Plan. ■ Promotion of the heritage of the promoted walks is recommended though improved signage and interpretation boards along the trails, particularly in the south west of Bishops Castle.
<p>Key Theme 3: Water Resources</p> 	<ul style="list-style-type: none"> ■ East of the settlement, along the brook, restoration and enhancement of wetlands and fens is recommended to contribute to natural flood management and provide water storage to ease the flood risk further south near Colebatch. ■ Where appropriate the use of permeable surfaces within new development and for new paths to reduce hard surfaces within the study area is recommended.
<p>Key Theme 4: Active Travel, Access and Recreation</p> 	<ul style="list-style-type: none"> ■ Open space should be provided within the proposed allocation bordering at Welsh Street and the existing SAMDev allocation at Schoolhouse lane. These should be designed to provide natural and semi-natural green space, children's play equipment and food growing opportunities, to address the deficiencies identified in the Open Space Needs Assessment. ■ Introduction of cycle access routes and cycle parking to link the SAMDev housing allocation off Schoolhouse lane with the town centre and the A488 is recommended, in addition to exploring options to make A488 link route more suitable for cyclists. ■ Provision of safe and attractive cycle routes are provided between Church Street and the proposed housing allocation to the north-west is recommended, as well as incorporating cycle parking and safe and attractive cycle routes throughout this allocation. ■ In line with the Place Plan goals to support tourism, national, regional and local footpaths should be maintained by providing waymarking and providing car parking which can be easily accessed by tourists. ■ Increasing right of way provision to the north and east of the settlement to provide orbital routes linking the footpaths which extend from the settlement to the wider countryside is recommended. These should include bridleways and provision for cycling and could include a waterside north-south route along the unnamed brook east of the settlement.

<p>Key Theme 5: Health and Wellbeing</p> 	<ul style="list-style-type: none"> ■ Provision of allotment space and semi-natural open space associated with the existing allocation at Schoolhouse Lane and the proposed allocation west of Bishop's Castle at Welsh Street is recommended. ■ The provision of open space to the west of the settlement would address the accessibility issues in this part of the study area. ■ In line with the Place Plan public spaces could be enhanced through urban greening, for example hanging baskets and provision of food growing opportunities. ■ In line with the Place Plan, provision of improvements to the skate park to improve facilities for young people and tackle youth obesity is recommended. ■ Consideration should be given to opening up the Bishops Castle Community College sports fields for public use, which would help to provide more accessible green space to the eastern part of the town.
<p>Key Theme 6: Climate Change</p> 	<ul style="list-style-type: none"> ■ Increased tree planting is recommended in the town to create urban shading and absorb carbon dioxide. ■ All new planting should provide climate resilient species.

<p>Summary of key opportunities</p>						
<p>Increase woodland and tree cover to the west of the settlement within the proposed allocation at Welsh Street, to improve landscape character and provide a more contiguous habitat within the agricultural landscape.</p>	✓	✓				✓
<p>Improve orbital footpath and bridleway connections north and east of the settlement including along the unnamed brook east of the settlement.</p>	✓		✓	✓	✓	
<p>Enhancement of the management of the watercourse east of Bishop's castle</p>	✓		✓			✓
<p>Open space provision of allotments, play spaces and semi-natural open space at existing and proposed housing allocations.</p>	✓			✓	✓	
<p>Link new developments to the settlement centre with new cycle routes to promote active travel.</p>				✓	✓	✓
<p>Improve the skate park at the open space off Kerry Lane</p>				✓	✓	
<p>Consider dual use of College sports pitches</p>				✓	✓	
<p>Further promote national routes, particularly in the south west of the settlement, linking with the cultural heritage of the area</p>		✓		✓	✓	