

Bishop's Castle: Submission

Stage 1 Assessment

Summary Sheet:

Bishop's Castle

Housing sites

Site Ref	Site Name	Stage 2	Comments
BISH001	Land at Grange Rd	Yes	Northern part of site developed for housing as an exception site application. Remainder of site developable.
BISH002	Land adj. The Novers and The Ridge	No	Not promoted
BISH003	Land to rear of 34-36 High Street	No	Entirely within development boundary. Potential for windfall development
BISH005	Love Lane	Yes	
BISH006	land adj. Wintles	No	Not promoted
BISH007	adj. Drews Leasow Grange Rd	Yes	
BISH008	Schoolhouse Lane East	Yes	
BISH009	Opposite Surgery Schoolhouse Lane	Yes	Taken forward for employment use only as ELR049
BISH010	Between Nover/Ridge and Grange Rd	Yes	Taken forward for employment use only as ELR003
BISH011	Land to west of Wintles	No	Not promoted
BISH012	Castle Street	Yes	Part of site has permission for 6 affordable houses, remainder developable
BISH013	Schoolhouse Lane	Yes	
BISH014	Land to west of Lavender Bank	Yes	
BISH015	Part of saw mill Love Lane	No	Protected employment site ELR004
BISH016	Field adj. Blunden Hall Brampton Road	No	Not promoted. Entirely within development boundary. Potential for windfall development.
BISH017	between Station St and Bowling Green Close	No	Not promoted. Entirely within development boundary. Potential for windfall development.
BISH018	Adj. Brampton Rd rear of Bowling Green Close	No	Not promoted. Entirely within development boundary. Potential for windfall development.
BISH019	Livestock Market and car park	No	Not promoted. Entirely within development boundary. Potential for windfall development.
BISH020	Rear of Surgery	No	Not promoted. Entirely within development boundary. Potential for windfall development.
BISH021	Land west of Oak Meadow (BISH021)	Yes	
BISH022	Land west of Oak Meadow (BISH022)	No	Not promoted
BISH023	Woodbine Terrace	Yes	
BISH024	Land adjacent to White Lodge	No	Not well related to development boundary
BISH025	Land adjacent to Windmill Cottage	No	Not well related to development boundary
BISH026	Land north of The Kennels	No	Not well related to development boundary

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Employment sites

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Site Ref	Site Name	Stage 2	Comments
ELR003	Between Nover/Ridge and Grange Rd	Yes	Site is also BISH010
ELR004	Part of saw mill Love Lane	No	Protected employment site. Also known as BISH015
ELR045	Bishop's Castle Business Park, Phase 2, Bishop's Castle	Yes	Existing commitment identified in Employment Land Review
ELR048	Land N of Bishop's Castle Business Park, Love Lane	Yes	Site identified in Employment Land Review
ELR049	Opposite Surgery Schoolhouse Lane	Yes	Site also promoted for housing as BISH009

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Notes for the detailed site assessment sheets

Stage 1 assessment sheets: Note 1

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
 - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation
 - ii) SAMDev Issues and Options responses
 - iii) SHLAA call for sites
 - iv) Shropshire Council's Employment Land Review

Stage 2a assessment sheets: Notes 1-5

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Stage 2b assessment sheets: Notes 1 and 2

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

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Site ref: BISH001		Site Name: Land at Grange Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Northern part of site developed for housing as an exception site application SS2005/17600. Remainder of site developable.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Only adjacent to development boundary via exception site (see above) but still well related to town
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Part of site progressed to Stage 2 assessment

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Site ref: BISH002		Site Name: Land adj. The Novers and The Ridge	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted

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Site ref: BISH003		Site Name: Land to rear of 34-36 High Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.208
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Planning application in 2008 for 6 dwellings
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as entirely within development boundary and therefore has potential for windfall development

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Site ref: BISH005		Site Name: Love Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Site ref: BISH006	Site Name: land adj. Wintles
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No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted

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Site ref: BISH007		Site Name: adj. Drews Leasow Grange Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented		
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part of site within development boundary, majority adjacent.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Site ref: BISH008		Site Name: Schoolhouse Lane East	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	South west corner of site adjacent to development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment
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Site ref: BISH009 (ELR049)		Site Name: Opposite Surgery Schoolhouse Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted for employment only as ELR049

Recommendation: Site progressed to Stage 2 assessment for employment use only

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Site ref: BISH010 (ELR003)	Site Name: between Nover/Ridge and Grange Rd
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No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to dev boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted for employment only

Recommendation: Site progressed to Stage 2 assessment for employment use only as ELR003

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Site ref: BISH011		Site Name: Land to the west of the Wintles	
No.	Criteria	Y/N	Comments

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1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site not progressed to Stage 2 assessment as not promoted

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Site ref: BISH012		Site Name: Castle Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	

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2	Site developed, or under construction or permission has been granted but not yet implemented	N	Permission granted for 6 affordable houses on part of the site. Remainder of site developable
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Stage 1 Site Assessment: Bishop's Castle

Site ref: BISH013		Site Name: Schoolhouse Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has	N	

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	been granted but not yet implemented		
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Site ref: BISH014		Site Name: Land to west of Lavender Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	

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3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Site ref: BISH015 (ELR004)		Site Name: Part of saw mill Love Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site comprises saw mill and is a protected employment site ELR004
3	Site not well related to the current development boundary	N	Entirely within development boundary so has potential for

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	(where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		windfall development,
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is a protected employment site ELR004

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Site ref: BISH016		Site Name: Field adj. Blunden Hall Brampton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted and within development boundary so potential for windfall development

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Site ref: BISH017		Site Name: between Station St and Bowling Green Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site not progressed to Stage 2 assessment as not promoted and within development boundary so potential for windfall development

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Site ref: BISH018		Site Name: adj Brampton Rd rear of Bowling Green Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted and within development boundary so potential for windfall development

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Site ref: BISH019		Site Name: Livestock Market and car park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site in use as Livestock market.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted and within development boundary so potential for windfall development

Bishop's Castle: Submission

Stage 1 Site Assessment: Bishop's Castle

Site ref: BISH020		Site Name: Rear of Surgery	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so potential windfall site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site not progressed to Stage 2 assessment as not promoted and within development boundary so potential for windfall development

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: BISH021		Site Name: Land west of Oak Meadow (BISH021)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: BISH022		Site Name: Land west of Oak Meadow (BISH022)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site not progressed to Stage 2 assessment as not promoted

Stage 1 Site Assessment: Bishop's Castle

Bishop's Castle: Submission

Site ref: BISH023		Site Name: Woodbine Terrace	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.21ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: BISH024		Site Name: Land adjacent to White Lodge	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site **not** progressed to Stage 2 as not well related to development boundary

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: BISH025		Site Name: Land adjacent to Windmill Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site **not** progressed to Stage 2 as not well related to development boundary

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: BISH026		Site Name: Land north of The Kennels	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site **not** progressed to Stage 2 as not well related to development boundary

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: ELR003 (BISH010)		Site Name: between Nover/Ridge and Grange Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted for employment use only

Recommendation: Site progressed to Stage 2 assessment
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Bishop's Castle: Submission

Stage 1 Site Assessment: Bishop's Castle

Site ref: ELR004 (BISH015)		Site Name: Part of saw mill Love Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Protected employment site so does not need further assessment
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so has potential for windfall development,
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site not progressed to Stage 2 assessment as it is a protected employment site

Bishop's Castle: Submission

Stage 1 Site Assessment: Bishop's Castle

Site ref: ELR045		Site Name: Bishop's Castle Business Park Phase 2, Bishop's Castle	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	This is an existing employment commitment so does not need further assessment
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Site **not** progressed to Stage 2 assessment because it is an existing employment commitment

Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: ELR048		Site Name: Land N of Bishop's Castle Business Park, Love Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 7ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site identified in Employment Land Review

Recommendation: Site progressed to Stage 2 assessment
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Bishop's Castle: Submission**Stage 1 Site Assessment: Bishop's Castle**

Site ref: ELR049 (BISH009)		Site Name: Opposite Surgery Schoolhouse Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Site progressed to Stage 2 assessment
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Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH001		Site Name: Land at Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	The majority of the site is within 480m of a bus stop with a regular service.
2	Primary school within 480m of site boundary	-/+	+	The northern quarter of the site is within 480m of a primary school
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			The site is within 480m of a local park or garden, an amenity green space, a children's play area and a young person's recreational facility
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	-	Majority of site in area of high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Bishop's Castle: Submission

Site ref: BISH001		Site Name: Land at Grange Road		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	The northern part of the site is within 250m of a previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH005		Site Name: Love Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	Landscape sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area

Bishop's Castle: Submission

Site ref: BISH005		Site Name: Love Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site not in Flood Zones 2 or 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH007		Site Name: Adj. Drews Leasow, Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Site is within 480m of a local park or garden, an amenity green space, a children's play area and a young person's recreational facility.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	Approx half the site to the north is in an area of moderate landscape sensitivity, the remainder to the south has high landscape sensitivity.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	-	Site within 300m of a Conservation Area
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		

Bishop's Castle: Submission

Site ref: BISH007		Site Name: Adj. Drews Leasow, Grange Road		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of a previous landfill site.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH008		Site Name: Schoolhouse Lane East		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	The western half of the site has high landscape sensitivity, the eastern half has moderate sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of motte and bailey castle and Bishop's palace
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area

Bishop's Castle: Submission

Site ref: BISH008		Site Name: Schoolhouse Lane East		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH012		Site Name: Castle Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	-	Landscape sensitivity high
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of motte and bailey castle and Bishop's palace
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area

Bishop's Castle: Submission

Site ref: BISH012		Site Name: Castle Street		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	There is a small area of filled ground (probably a pond) in the south western corner of the site

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH013		Site Name: Schoolhouse Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	Landscape sensitivity high
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of motte and bailey castle and Bishop's palace
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area

Bishop's Castle: Submission

Site ref: BISH013		Site Name: Schoolhouse Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH014		Site Name: Land to west of Lavender Bank		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	-	The north-west quarter of the site has a high landscape sensitivity, the remainder is moderate.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Bishop's Castle: Submission

Site ref: BISH014		Site Name: Land to west of Lavender Bank		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250 of a previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH021		Site Name: Land west of Oak Meadow		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+		
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	0	
	▪ an amenity green-space	-/+	0	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	High
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Motte and Bailey castle of Bishop's Palace
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Bishop's Castle: Submission

Site ref: BISH021		Site Name: Land west of Oak Meadow		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a

Settlement: Bishop's Castle

Site ref: BISH023		Site Name: Woodbine Terrace		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	The south-western quarter of the site has a high landscape sensitivity, the remainder is moderate.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	Approx 60% of site is within a Conservation Area
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	n/a	

Bishop's Castle: Submission

Site ref: BISH023		Site Name: Woodbine Terrace		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission
Housing Site Assessments: Stage 2b

Site Ref: BISH001	Site Name: Land at Grange Road
Size (ha)	6.5
Indicative capacity	195
General location	Land to south of town – continuation of Drews Leasow, bordered to the east by Field Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Grazing/agricultural
Topography	Moderate upward sloping to south to top of ridge. The area consists of a series of linear pastoral fields sloping down a valley side towards the settlement.
Adjoining land uses and boundary features	Other agricultural/grazing to south and west, the Drews Leasow development to the north, Field Lane (track) to east. Boundary hedgerows and some significant trees. Boundaries are mixed with some outgrown, some gappy hedgerows, some with trees. The Conservation Area bounds the area to the east.
Local highway capacity/ constraints	The access is not currently acceptable, but would be easily achievable based on the development scale. The cycle access not currently acceptable, but may be achievable if the full site was developed. .
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priest Weston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development.</p>
Inherent landscape character ²	<p>The southern part of the site forms part of site SSBC7-100 in the South Shropshire Landscape Sensitivity and Capacity Mapping report. This records the area as having medium landscape sensitivity. It states that <i>'The area consists of a series of linear pastoral fields sloping down a valley side towards the settlement. The lower valley side forms part of the wider rural hill setting. The higher slopes of the area have medium inter-visibility with the lower parts not widely visible.</i></p> <p>The report states that the housing capacity is medium but only on the basis of <i>'improving the settlement edge to act as a permanent boundary to the settlement to the south and helping to integrate 'The Ridges' development to the west. Any development should be subject to a design/development brief which would define the boundary which should exhibit an indented edge with appropriate native planting. The edge of most of the development should be significantly down the slope from the height attained by 'The Ridges'.</i> However it is now considered that this capacity has been removed with development of the housing on the lower part of the site.</p>
Planning history or designations	Part of site has been developed for affordable housing – South Shropshire Housing Association (Application SS2005/17600) – known as Drews

Bishop's Castle: Submission

Site Ref: BISH001		Site Name: Land at Grange Road
	Leasow. The Shropshire Hills AONB boundary lies to the east of the town.	
Land ownership, land agreements and delivery statements	Site promoted by agent Roger Parry.	
Access to services/employment areas	The northern end of the site is within walking distance of the town centre, the employment area and both the primary and secondary schools. One public right of way runs along the eastern boundary of the site (following Field Lane) and a second crosses the southern edge of the site from east to west.	
Other constraints	None known	
General site related benefits	None known	
Transport and Highways related benefits	None known	
Strategic fit	This direction of growth has already seen the spread of development with The Ridge and Drews Leasow sites. The latter is the most recent and as an exception site does not set a precedent for housing in this location.	
Other relevant information	None identified	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The Historic Environment Record suggests that there are earthwork remains of ridge and furrow cultivation present at the northern end of site. This is likely to be of local level significance.
Biodiversity	<p>A Habitats Regulation Assessment will be required as the site is 7 km from Stiperstones and Hollies SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>There are no known protected species on the site but an extended Phase 1 survey and a bat survey will be needed before development could commence. The site is not in, adjacent to, or within a buffer zone of a designated site. However, it is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with policy CS17.</p>
Trees	Trees & hedgerows will be a limiting constraint as there are a small number of significant trees on site and in boundary hedgerows. The loss of hedgerows should be avoided
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded but 1 flood event has been reported by members of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water	The site is not at risk of surface water flooding

Bishop's Castle: Submission

flooding	
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The geology of the site has a very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable and whether there is an unmapped small watercourse.

Site Ref: BISH001		Site Name: Land at Grange Road	
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents are to the north-east of the town between Schoolhouse Lane and Love Lane. Some community support was expressed for this site and southwards development in general.</p>		
Statutory bodies responses to date	None specific to this site		

Site Assessment Summary

The site lies to the south of the town, running up the slope of the hill from Grange Road. It forms part of a series of linear fields sloping down the valley side towards Bishop's Castle. The Drews Leasow housing development occupies the lower part of the site.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair

The Stage 2b assessment shows that a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC but that in any event the capacity of this part of the town for housing has been met with the Drews Leasow and Ridge developments.

Conclusion

Potential windfall site	No
Realistic site	No. The Drews Leasow development has fulfilled the capacity of this part of the area for housing

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Ref: BISH005		Site Name: Love Lane
Size (ha)	1.14	
Indicative capacity	34	
General location	To the east of the town centre, alongside the A488 (Love Lane) and north of the timber yard. Site comprises the lower of three fields adjacent to the development boundary between Schoolhouse Lane and Love Lane; the upper two fields make up BISH008.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Agriculture – grazing.	
Topography	Site lies in the valley floor and slopes very gently west to east.	
Adjoining land uses and boundary features	Agriculture to north and west, road to east and timber yard to south. Boundaries comprise hedges.	
Local highway capacity/ constraints	Access from Schoolhouse Lane is dependent on another site (BISH008) being developed and a speed limit extension will be required	
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network</p> <p>Assessment of local flood risk</p> <p>Local electricity interconnection (Bishops Castle – Priest Weston)</p> <p>Bishops Castle electricity transformer reinforcement</p> <p>Car and cycle parking facilities for new developments</p> <p>Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment</p> <p>Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development;</p> <p>Subsidy for bus service improvements to improve services</p> <p>Junction capacity and safety improvements where necessary to facilitate development;</p>	
Inherent landscape character ²	<p>This site forms part of a larger site recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping report (reference SSBC8-98). The report assess the landscape sensitivity as medium to high and states that the site has no capacity for housing as <i>'it is divorced from the town proper and forms part of the wider rural setting of the town including affecting views from the A488. It would also significantly expand the town envelope northwards making development of sensitive intervening land more likely'</i>.</p>	
Planning history or designations	None known. The Shropshire Hills AONB boundary lies to the east of the town.	
Land ownership, land agreements and delivery statements	Land in single ownership.	
Access to services/employment areas	The primary school and the town centre are more than a 10 minute walk away and any route would either need to cross BISH008 or BISH009 or be via the A488 which has no footway. Although the site is close to some employment areas, the lack of pedestrian facilities on the A488 makes access to them difficult. However, the site is within walking distance of a bus stop with a regular service. There are no public footpaths either in the site or along the site boundaries	
Other constraints	None known	
General site related	None known	

Bishop's Castle: Submission

Site Ref: BISH005		Site Name: Love Lane
benefits		
Strategic fit	Nothing identified	
Other relevant information	This site was promoted after the Preferred Options consultation had closed and so was not assessed until this point.	

Comments from internal consultees	
Heritage	No comments for this site
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>There are no known protected species on site but an extended Phase I survey as well surveys for bats and reptiles will be needed before development could commence.</p>
Trees	There are no significant tree or hedgerow constraints
Public Protection	No comments for this site
Drainage: Watercourse flooding	There are no watercourses either within the site or within 50m of the site boundary. The site is not in Flood Zone 3 and there are no historic records of flooding.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	The site is not in a Source Protection Zone. Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable and whether there is an unmapped small watercourse.

Site Ref: BISH005		Site Name: Love Lane
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents were to the north-east of the town between Schoolhouse Lane and Love Lane.</p>	

Bishop's Castle: Submission

Site Ref: BISH005		Site Name: Love Lane
	<p><i>Preferred Options</i></p> <p>The majority of respondents to question 7 in the Preferred Options consultation (asking about alternative sites for development) wanted land between Castlegreen and Schoolhouse Lane to be used for housing, Only 8% of the responses were in favour of development on this site.</p>	
Statutory bodies responses to date	No comments for this site.	

Site Assessment Summary

The site is adjacent to Love Lane (the A488), immediately north of the Timber Yard. It comprises unimproved pasture fields separated from the town by other fields and the timber yard and lying in the valley floor.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, proximity to a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

The Stage 2b assessment indicates that the site has no capacity for housing as it is divorced from the town and forms part of the wider rural setting and that a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC. There are no other significant constraints and only a limited amount of community support for development.

Conclusion

Potential windfall site	No
Realistic site	No. The site is separated from Bishop's Castle by agricultural land and the timber yard, so any development would appear isolated and unrelated to the town. This would be detrimental to the setting and character of the town.

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Ref: BISH007		Site Name: Adj. Drews Leasow, Grange Road	
Size (ha)	1.2		
Indicative capacity	36		
General location	Land to south of town – continuation of Drews Leasow, bordered to the east by Field Lane and to north by modern farm/storage buildings.		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area		
Current use	Grazing/agricultural		
Topography	Moderate upward sloping to south to top of ridge. The area consists of part of a series of linear pastoral fields sloping down a valley side towards the settlement.		
Adjoining land uses and boundary features	Other agricultural/grazing to south and west, new development of Drews Leasow to west, Field Lane (track) to east. Boundary hedgerows and some significant trees. Boundaries are mixed with some outgrown, some gappy hedgerows, some with trees. The Conservation Area bounds the area to the east. Site has open boundary to remainder of field to south.		
Local highway capacity/ constraints	Vehicular access is not currently acceptable but would be easily achievable based on development scale. Cycle access not currently acceptable but may be achievable if the full site was developed.		
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network</p> <p>Assessment of local flood risk</p> <p>Local electricity interconnection (Bishops Castle – Priest Weston)</p> <p>Bishops Castle electricity transformer reinforcement</p> <p>Car and cycle parking facilities for new developments</p> <p>Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment</p> <p>Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development;</p> <p>Subsidy for bus service improvements to improve services</p> <p>Junction capacity and safety improvements where necessary to facilitate development;</p>		
Inherent landscape character ²	<p>The site forms part of SSBC7-100 in the South Shropshire Landscape Sensitivity and Capacity Mapping report. This records it as having medium landscape sensitivity. It states that '<i>The area consists of a series of linear pastoral fields sloping down a valley side towards the settlement. The lower valley side forms part of the wider rural hill setting. The higher slopes of the area have medium inter-visibility with the lower parts not widely visible.</i></p> <p>The report states that the housing capacity is medium but only on the basis of '<i>improving the settlement edge to act as a permanent boundary to the settlement to the south and helping to integrate 'The Ridges' development to the west. Any development should be subject to a design/development brief which would define the boundary which should exhibit an indented edge with appropriate native planting. The edge of most of the development should be significantly down the slope from the height attained by 'The Ridges'</i>'. However it is now considered that this capacity has been removed with development of the housing on the lower part of the site (to the west of this site).</p>		
Planning history or designations	The Shropshire Hills AONB boundary lies to the east of the town.		

Bishop's Castle: Submission

Site Ref: BISH007		Site Name: Adj. Drews Leasow, Grange Road	
Land ownership, land agreements and delivery statements	Promoted by agent Roger Parry on behalf of landowner		
Access to services/employment areas	The site is within walking distance of the town centre, the employment areas the primary and secondary schools and a bus stop with a regular service. A public right of way runs along the eastern boundary of the site (following Field Lane).		
Other constraints	None known		
General site related benefits	None known		
Transport and Highways related benefits	None known		
Strategic fit	This direction of growth has already seen the spread of development with The Ridge and Drews Leasow sites. The latter is the most recent and as an exception site does not set a precedent.		
Other relevant information	None identified		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The Historic Environment Record suggests that there are earthwork remains of ridge and furrow cultivation present at the northern end of site. This is likely to be of local level significance.
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>There are no known protected species on the site but an extended Phase 1 survey and a bat survey will be needed before development could commence. The site is not in, adjacent to or within a buffer zone of a designated site, neither is it in or adjacent to an Environmental Network. However, there is the potential to improve environmental connections.</p>
Trees	Trees & hedgerows will be a minor constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding.
Drainage:	There is a very high risk of groundwater flooding (more than 75% of the site is

Bishop's Castle: Submission

Groundwater flooding	recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or whether there is an unmapped small watercourse.

Site Ref: BISH007		Site Name: Adj. Drews Leasow, Grange Road
Community consultation response	<i>Issues and Options</i> Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents were to the north-east of the town between Schoolhouse Lane and Love Lane. Some community support was expressed for this site and southwards development in general.	
Statutory bodies responses to date	None specific to this site	

Site Assessment Summary

The site lies to the south of the town, off Grange Road and adjacent to the Drews Leasow housing development. It forms part of a part of a series of linear fields sloping down the valley side towards Bishop's Castle.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows that a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC but that in any event the capacity of this part of the town for housing has been met with the Drews Leasow and Ridge developments.

Conclusion

Potential windfall site	No
Realistic site	No. The Drews Leasow development has fulfilled the capacity of this part of the town for housing.

Recommendation

Allocation in Final Pan	No.
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Bishop's Castle: Submission

Site Ref: BISH008		Site Name: Schoolhouse Lane East
Size (ha)	1.9 ha	
Indicative capacity	57	
General location	Site comprises the higher 2 of 3 fields adjacent to the development boundary between Schoolhouse Lane and Love Lane (the A488); the lower field is BISH005 (Love Lane). Additionally, BISH009 (opposite the surgery) lies immediately west of this site and between it and the town.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Agriculture - grazing	
Topography	Land slopes west to east with some uneven ground near the western boundary of the site.	
Adjoining land uses and boundary features	Agriculture to north, east and south (including BISH009). Schoolhouse Lane to the north. Boundaries comprise hedges with some mature trees.	
Local highway capacity/ constraints	The access is not currently acceptable but could be easily achieved depending on the development scale. A speed limit extension is required for access off Schoolhouse Lane as well as possible footpath improvements.	
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network</p> <p>Assessment of local flood risk</p> <p>Local electricity interconnection (Bishops Castle – Priest Weston)</p> <p>Bishops Castle electricity transformer reinforcement</p> <p>Car and cycle parking facilities for new developments</p> <p>Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment</p> <p>Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development;</p> <p>Subsidy for bus service improvements to improve services</p> <p>Junction capacity and safety improvements where necessary to facilitate development;</p>	
Inherent landscape character ²	<p>This site forms part of a larger site recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping report (reference SSBC8-98). The report assess the landscape sensitivity as medium to high and states that the site has no capacity for housing as <i>'it is divorced from the town proper and forms part of the wider rural setting of the town including affecting views from the A488. It would also significantly expand the town envelope northwards making development of sensitive intervening land more likely'</i>.</p>	
Planning history or designations	None known. The Shropshire Hills AONB boundary lies to the east of the town.	
Land ownership, land agreements and delivery statements	Land in single ownership.	
Access to services/employment areas	The primary school is more than a 10 minute walk away but the site is within easy walking distance of the town centre, a bus stop with a regular service and the main employment area. There are no footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None known	

Bishop's Castle: Submission

Strategic fit	Access would be via Schoolhouse Lane, so minimising congestion in the town.
Other relevant information	This site was promoted after the Preferred Options consultation had closed and so was not assessed during the earlier site assessment process.

Comments from internal consultees	
Heritage	No comments for this site
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment.</p> <p>The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>There are no known protected species on site but an extended Phase I survey as well surveys for bats and reptiles will be needed before development could commence.</p>
Trees	Valuable trees and/or hedgerows' will act as a constraint requiring intelligent design solutions (possibly areas of low density development) in order to accommodate natural & built environments sustainably.
Public Protection	No comments for this site
Drainage: Watercourse flooding	There are no watercourses either within the site or within 50m of the site boundary. The site is not in Flood Zone 3 and there are no historic records of flooding.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a low groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments for this site
Environment Agency	n/a

Site Ref: BISH008	Site Name: Schoolhouse Lane East
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas</p>

Bishop's Castle: Submission

	<p>supported by the Town Council and a number of respondents were to the north-east of the town between Schoolhouse Lane and Love Lane.</p> <p><i>Preferred Options</i></p> <p>The majority of respondents to question 7 in the Preferred Options consultation (asking about alternative sites for development) wanted land between Castlegreen and Schoolhouse Lane to be used for housing, Only 10% of the responses were in favour of development on this site.</p>
Statutory bodies responses to date	No comments for this site.

Site Assessment Summary

The site comprises two narrow fields to the north east of the town centre and the east of Schoolhouse Lane, running down the slope between this road and the A488. There is a small agricultural building in the north-west corner of the southern field.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high for half of the site), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment indicates a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC but that that in any event the site has no capacity for housing as it is divorced from the town and forms part of the wider rural setting. There are no other significant constraints and only a limited amount of community support for development.

Conclusion

Potential windfall site	No
Realistic site	No. Although this site is partly adjacent to the development boundary it is also adjacent to BISH009 (which is not promoted for either housing or employment). Development on this site (BISH008) would thus appear unrelated to the town whilst severing the link between BISH009 and the wider rural area.

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Ref: BISH012		Site Name: Castlegreen
Size (ha)	2.3ha	
Indicative capacity	69	
General location	Site comprises the higher of two fields adjacent to the development boundary north of the town centre, between Castlegreen and Schoolhouse Lane. This site lies east of Castlegreen between the town and Windmill Cottage. The lower field is BISH013.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Agriculture - grazing	
Topography	Steeply sloping 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.	
Adjoining land uses and boundary features	Castlegreen to the west, agriculture to the north and east and residential to the south.	
Local highway capacity/ constraints	Access from Schoolhouse Lane is dependent upon BISH013. A speed limit extension may be required. There are possibilities for good pedestrian links to the town centre.	
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network</p> <p>Assessment of local flood risk</p> <p>Local electricity interconnection (Bishops Castle – Priest Weston)</p> <p>Bishops Castle electricity transformer reinforcement</p> <p>Car and cycle parking facilities for new developments</p> <p>Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment</p> <p>Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development;</p> <p>Subsidy for bus service improvements to improve services</p> <p>Junction capacity and safety improvements where necessary to facilitate development;</p>	
Inherent landscape character ²	<p>This site forms the upper of two fields recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping Report (reference SSBC1-99). This field is steeply sloping and considerably more sensitive in landscape terms than the lower field (BISH013). The Report states that “<i>The area consists of steeply sloping unimproved pastoral fields on the side of the ridge with trees to the north and within the adjacent settlements and separated by outgrown hedges. Currently the dominant element on the ridge is the cluster of trees on the castle motte and bailey just to the south. Any development on this site would compromise its appropriate hierarchy of form.</i>”</p> <p>The combined site is described as having a medium to high landscape sensitivity with a low capacity for housing. More recent assessments of this site show that is the more visually prominent of the two fields and thus has a higher visual and landscape sensitivity.</p>	
Planning history or designations	Permission granted for 6 affordable houses on part of the site as second phase of application SS/1/08/20452/F. Erection of 2 affordable houses approved recently with reference 12/03786/ful. The Shropshire Hills AONB boundary lies to the east of the town.	
Land ownership, land	Land in single ownership.	

Bishop's Castle: Submission

Site Ref: BISH012		Site Name: Castlegreen
agreements and delivery statements		
Access to services/employment areas	The primary school is more than a 10 minute walk away but the site is within easy walking distance of the town centre, a bus stop with a regular service and the main employment area. There are no footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None known	
Strategic fit	None identified	
Other relevant information	This site was promoted after the Preferred Options consultation had closed and so was not assessed earlier.	

Comments from internal consultees	
Heritage	The site is located on the edge of historic settlement core so an archaeological assessment and an evaluation necessary are likely to be necessary prior to a planning application. There are possible setting issues for the castle which is a Scheduled Ancient Monument and also for the Conservation Area.
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>There are no known protected species on site but an extended Phase I survey as well surveys for bats, great crested newts and reptiles will be needed before development could commence.</p>
Trees	There are no significant tree or hedgerow constraints.
Public Protection	No comments for this site
Drainage: Watercourse flooding	There are no watercourses either within the site or within 50m of the site boundary. The site is not in Flood Zone 3 and there are no historic records of flooding.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a low probability (less than 25%) of groundwater flooding.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments for this site

Bishop's Castle: Submission

Environment Agency	n/a
Site Ref: BISH012	
Site Name: Castlegreen	
Community consultation response	<p><i>Issues and Options</i> Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents are to the north-east of the town between Schoolhouse Lane and Love Lane.</p> <p><i>Preferred Options</i> The majority of respondents to question 7 in the Preferred Options consultation (asking about alternative sites for development) wanted land between Castlegreen and Schoolhouse Lane to be used for housing.</p>
Statutory bodies responses to date	No comments for this site.

Site Assessment Summary

The site lies to the northeast of the town centre, between Castlegreen and Schoolhouse Lane. It is currently in agricultural use.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a local park, an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows that a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC but that Town Council and the wider community are in favour of development in this general location. However, of the two sites promoted in this part of the town (BISH013 being the other) this is the more sensitive in landscape terms.

Conclusion

Potential windfall site	No
Realistic site	No This is one of two new sites in a general location preferred by the Town Council and the community. However, it is more visually sensitive than the adjacent BISH013 so is not considered to be a realistic option.

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Ref: BISH013	Site Name: Off Schoolhouse Lane
Size (ha)	1.9 hectares
Indicative capacity	57
General location	The lower of two fields adjacent to the development boundary north of the town centre, between Castlegreen and Schoolhouse Lane. This site lies west of Schoolhouse Lane between the doctor's surgery and The Kennels. The upper field is BISH012.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture – sheep grazing
Topography	Land slopes moderately west to east and gently north to south.
Adjoining land uses and boundary features	Land to the west and north is in agricultural use, Schoolhouse Lane runs to the east and land to the south is in residential and commercial use (housing and a doctor's surgery). Boundaries comprise native and evergreen species and post and wire fences
Local highway capacity/ constraints	The access is not currently acceptable but could be easily achievable based on the scale of development. The speed limit will need to be extended and footpath improvements are likely to be needed.
Other critical infrastructure constraints ¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priest Weston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;
Inherent landscape character ²	This site forms the lower of two fields recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping Report (reference SSBC1-99). The upper field is steeply sloping and considerably more sensitive in landscape terms than this site. The Report states that " <i>The area consists of steeply sloping unimproved pastoral fields on the side of the ridge with trees to the north and within the adjacent settlements and separated by outgrown hedges. Otherwise the area is open and exposed with a low hedge to the B4384 to the east which is the main approach to the town from this direction.</i> " The remainder of the assessment refers to the upper field. The combined site is described as having a medium to high landscape sensitivity with a low capacity for housing. More recent assessments of this site suggest that it has a medium landscape sensitivity and medium capacity for housing - subject to sensitive layout and design.
Planning history or designations	None known. The Shropshire Hills AONB boundary lies to the east of the town and there are long distance views to the site, although it is likely to be seen in the context of the town.
Land ownership, land agreements and delivery statements	Land in single ownership

Bishop's Castle: Submission

Site Ref: BISH013		Site Name: Off Schoolhouse Lane
Access to services/employment areas	The primary school is more than a 10 minute walk away but the site is within easy walking distance of the town centre, the main employment area and a bus stop with a regular service. There are no footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None known	
Strategic fit	Access would be via Schoolhouse Lane, so minimising congestion in the town.	
Other relevant information	This site was promoted after the Preferred Options consultation had closed and so was not assessed during the earlier site assessment process.	

Comments from internal consultees	
Heritage	The site is located on the edge of historic settlement core so an archaeological assessment and an evaluation necessary are likely to be necessary prior to a planning application. There are possible setting issues for the castle which is a Scheduled Ancient Monument and also for the Conservation Area.
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>There are no known protected species on site but an extended Phase I survey as well surveys for bats, great crested newts and reptiles will be needed before development could commence.</p>
Trees	Low numbers of valuable trees and/or hedgerows' worthy of retention. Good design should be able to accommodate development around these trees into open space roadside or large gardens (possibly with a minor reduction in the density of development)
Public Protection	No comments for this site
Drainage: Watercourse flooding	There are no watercourses either within the site or within 50m of the site boundary. The site is not in Flood Zone 3 and there are no historic records of flooding.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a low probability (less than 25%) of groundwater flooding.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments for this site
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates

Bishop's Castle: Submission

	the risk of flooding from this site is low or can be managed appropriately
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Bishop's Castle: Submission

Site Ref: BISH013		Site Name: Off Schoolhouse Lane
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents are to the north-east of the town between Schoolhouse Lane and Love Lane.</p> <p><i>Preferred Options</i></p> <p>The majority of respondents to question 7 in the Preferred Options consultation (asking about alternative sites for development) wanted land between Castlegreen and Schoolhouse Lane to be used for housing.</p> <p><i>Revised Preferred Options</i></p> <p>The allocation of this site was supported through the Revised Preferred options Consultation.</p>	
Statutory bodies responses to date	No comments for this site.	

Site Assessment Summary

The site lies to the northeast of the town centre, between Castlegreen and Schoolhouse Lane. It is currently in agricultural use.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. . It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows a HRA assessment will be needed to determine any impact on the Stiperstones and Hollies and the River Clun SAC but that there are no other significant constraints to development. The Town Council and the wider community are in favour of development on this site.

Conclusion

Potential windfall site	No
Realistic site	Yes , the overall sustainability is fair and there are no significant constraints to allocation.

Recommendation

Allocation in Final Plan	Yes . The site has Town Council and community support and there are no significant constraints to allocation, Development may be subject to phasing or design requirements associated with the Clun river catchment and a HRA will be needed at the planning application stage.
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Bishop's Castle: Submission

Site Ref: BISH014		Site Name: Land to west of Lavender Bank	
Size (ha)	2.0		
Indicative capacity	58		
General location	Site lies on south-western edge of settlement, bordered to east by Lavender Bank. It comprises two distinctive small linear fields of unimproved meadow bounded by cut hedges.		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding Area		
Current use	Agriculture. Grazing/pasture		
Topography	Level field, slight slope upwards from existing residential development from east to west.		
Adjoining land uses and boundary features	Bounded to the east by residential estate development of Lavender Bank. Part of southern boundary with individual properties on Woodbatch Road. Remaining southern, western and northern boundaries to further agricultural land. Established hedgerows on parts of all sides, mature trees to north and south. Watercourse on southern boundary.		
Local highway capacity/ constraints	Vehicular access is acceptable. Cycle access is not currently acceptable, but may be achievable if the full site was developed.		
Other critical infrastructure constraints ¹	<p>Upgrades to sewerage network</p> <p>Assessment of local flood risk</p> <p>Local electricity interconnection (Bishops Castle – Priest Weston)</p> <p>Bishops Castle electricity transformer reinforcement</p> <p>Car and cycle parking facilities for new developments</p> <p>Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment</p> <p>Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development;</p> <p>Subsidy for bus service improvements to improve services</p> <p>Junction capacity and safety improvements where necessary to facilitate development;</p>		
Inherent landscape character ²	This is site SSBC4-100 in the South Shropshire Landscape Sensitivity and Capacity Mapping report. This records the site as having high-medium landscape sensitivity and states that ' <i>The fields appear to have intrinsic ecological and cultural sensitivity which enhance the edges of the settlement</i> '. The capacity for housing is described as low .		
Planning history or designations	Promoted through SSDC Local Plan 2004 – no housing sites were allocated in Bishops Castle. The Shropshire Hills AONB boundary lies to the east of the town.		
Land ownership, land agreements and delivery statements	Promoted by McCartneys on behalf of owner.		
Access to services/employment areas	The site is not within walking distance of the town centre, the main employment areas, the primary or secondary schools or a bus stop with a regular service. A public footpath runs down the eastern boundary of the site.		
Other constraints	Public footpath across northern end of site		
General site related benefits	None known		
Transport and Highways related benefits	None known		

Bishop's Castle: Submission

Site Ref: BISH014		Site Name: Land to west of Lavender Bank	
Strategic fit	None identified		
Other relevant information	None known		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Water Voles <p>The site is not in, adjacent to or within a buffer zone of a designated site nor is it in or adjacent to an Environmental Network.</p>
Trees	Trees & hedgerows will be a minor constraint. There are mature hedgerow & woodland blocks adjacent to northern and southern headlands
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or whether there is an unmapped small watercourse- Watercourse on boundary of site

Site Ref: BISH014		Site Name: Land to west of Lavender Bank	
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to</p>		

Bishop's Castle: Submission

Site Ref: BISH014	Site Name: Land to west of Lavender Bank
	encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents were to the north-east of the town between Schoolhouse Lane and Love Lane. Some support was expressed in favour of developing westwards but not particularly favouring this site over any other.
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The site lies to the south west of the town centre, off Grange Road. It comprises two distinctive small linear fields of unimproved meadow bounded by cut hedges.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space and a young people's recreational facility, landscape sensitivity (which is medium/high) agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The stage 2b assessment shows that the landscape sensitivity is medium to high and that the site has no capacity for housing.

Conclusion

Potential windfall site	No
Realistic site	No. The site is sensitive in landscape terms and has no capacity for housing.

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Ref: BISH021		Site Name: Land West of Oak Meadow
Size (ha)	3.11 ha	
Indicative capacity	93	
General location	Site lies to west of settlement, south of Welsh Street and west of Oak Meadow. It comprises two fields which form the lower part of a small valley with a stream.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area	
Current use	Agricultural - grazing	
Topography	Site slopes upwards (SW to NE) from existing residential development.	
Adjoining land uses and boundary features	To the north and east is existing residential development; linear to the north and estate development to east. South and west is further agricultural land. Hedgerow boundaries on south and west and a mixture of hedgerow and fences/residential boundaries on the north and east	
Local highway capacity/ constraints	Vehicular access is acceptable. Cycle access is not currently acceptable, but may be achievable if the full site was developed.	
Other critical infrastructure constraints ¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priest Weston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;	
Inherent landscape character ²	The site forms part of site SSBC2-100 in the South Shropshire Landscape Sensitivity and Capacity Mapping report. This records the site as having medium landscape sensitivity and states that ' <i>The area is not widely visible although glimpses are possible from the higher slopes to the west</i> '. The capacity for housing is described as medium .	
Planning history or designations	The Shropshire Hills AONB boundary lies to the east of the town.	
Land ownership, land agreements and delivery statements	Agents are Roger Parry and Partners	
Access to services/employment areas	The site is within walking distance of the town centre, the employment areas the primary and secondary schools and a bus stop with a regular service. A public footpath crosses the middle of the site running east to west from Oak Meadow.	
Other constraints	Public footpath across site.	
General site related benefits	At the Preferred Options stage, the site had the potential to be developed in conjunction with a proposed expansion of the Abbeyfield elderly care facility.	
Strategic fit	Site offers potential for future access to be developed to the north across Welsh Street using the Wintles road when adopted.	
Other relevant information	None known	

Bishop's Castle: Submission

Comments from internal consultees	
Heritage	No comments received
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment.</p> <p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> • Extended Phase 1 • Great Crested Newts • Reptiles <p>The site is not in, adjacent to, or within the buffer zones of designated sites nor is it within the mapped environmental network for Shropshire but network enhancements could be achieved through site design.</p>
Trees	No significant tree or hedgerow constraints - boundary trees
Public Protection	No comments received
Drainage: Watercourse flooding	A watercourse bisects the southern portion of the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Some 30yr shallow and deep flooding around watercourse
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received

Site Ref: BISH021	Site Name: Land West of Oak Meadow
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents are to the north-east of the town between Schoolhouse Lane and Love Lane. Some support was expressed in favour of developing westwards but not particularly favouring this site over any other.</p> <p><i>Preferred Options</i></p>

Bishop's Castle: Submission

Site Ref: BISH021	Site Name: Land West of Oak Meadow
	<p>The majority of respondents did not support the allocation of the site for 40 houses and 20 living units for the elderly.</p> <p><i>Revised Preferred Options</i> The removal of the site was supported.</p>
Statutory bodies responses to date	None

Site Assessment Summary

The site comprises gently sloping ground in agricultural use behind the houses on Oak Meadow, to the west of the town centre.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument (Motte and Bailey of Bishop's Palace) a Conservation Area, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows no significant constraints to development but both the Town Council and the wider community are concerned about access via Kerry Lane and so do not favour of development on this site.

Conclusion

Potential windfall site	No
Realistic site	Yes , the overall sustainability is fair and there are no significant constraints to allocation.

Recommendation

Allocation in Final Plan	No . The Preferred Options consultation response from both the Town Council and the public did not support the allocation of this site and other sites in Bishop's Castle which have more community support have become available since then. There was community and Town Council support for the removal of the site during the Revised Preferred Options consultation.
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Bishop's Castle: Submission

Site Ref: BISH023	Site Name: Woodbine Terrace
Size (ha)	0.2
Indicative capacity	6
General location	To the south of the town centre, off Church Lane in the gap south of Hollenbough.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Wooded, remnant orchard now overgrown.
Topography	Small site flat, very slight slope upwards from north to south.
Adjoining land uses and boundary features	Residential gardens to north and south, Church Lane and properties to east, similar wooded overgrown field to west.
Local highway capacity/ constraints	Vehicular access is not currently acceptable but would be easily achievable based on the development scale. Similarly, cycle access is not currently acceptable but may be achievable if the full site was developed.
Other critical infrastructure constraints ¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priest Weston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;
Inherent landscape character ²	The site is not assessed in the South Shropshire Landscape Sensitivity and Capacity Mapping report. The stage 2a assessment shows that the Landscape Description Unit for this area has medium landscape sensitivity .
Planning history or designations	Promoted through SSDC Local Plan 2004 – no housing sites were allocated in Bishops Castle. The Inspector did not consider it appropriate to amend the development boundary to include this site. The Shropshire Hills AONB boundary lies to the east of the town.
Land ownership, land agreements and delivery statements	Promoted by Wrights Estate Agents on behalf of landowners.
Access to services/employment areas	The secondary school and a bus stop with a regular service are within walking distance but the town centre, the main employment areas or the primary school are not. A public footpath starts at the southern edge of the site and runs down Church Lane.
Other constraints	None identified
General site related benefits	None identified.
Transport and Highways related benefits	None identified
Strategic fit	As an allocation this site would not make a significant contribution to meeting the housing requirement in Bishops Castle therefore the site's strategic

Bishop's Castle: Submission

Site Ref: BISH023		Site Name: Woodbine Terrace	
	contribution is minimal.		
Other relevant information	None known		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The site is within a Conservation Area.
Biodiversity	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the Stiperstones and Hollies SAC and the River Clun SAC.</p> <p>Bishop's Castle is in the river Clun catchment. Within the catchment, new development may be phased or subject to additional design requirements to meet water quality standards which help conserve protected species and habitats in a way consistent with the requirements of Natural England, the EU Habitats Directive, Core Strategy Policies CS6, CS18 and the Shropshire Water Cycle Study. Natural England are currently likely to oppose all new development which has an adverse impact on water quality, pending adoption of a new nutrient management strategy and measures to improve waste water treatment in the catchment</p> <p>There are no known protected species on the site but an extended Phase 1 and a bat survey will be needed before development could commence. The site is not in, adjacent to, or within the buffer zone of a designated site. However, it is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with policy CS17.</p>
Trees	Trees & hedgerows will be a limiting constraint on this site. Numerous young trees have become established forming an emergent scrub woodland area.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Site Ref: BISH023		Site Name: Woodbine Terrace	
Community consultation response	<p><i>Issues and Options</i></p> <p>Town Council and community support was expressed for modest new development in Bishops Castle. The aims were: to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services; to encourage young people to stay and to promote work opportunities. In this context, support was given for a limited amount of new housing development. The areas supported by the Town Council and a number of respondents were to the north-east of the town between Schoolhouse Lane and Love Lane. No community support was expressed for this site.</p>		
Statutory bodies	None		

Bishop's Castle: Submission

Site Ref: BISH023	Site Name: Woodbine Terrace
responses to date	

Site Assessment Summary

This is a small area of scrubby woodland to the south of the town centre, off Church Lane in the gap south of Hollenbough.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space and agricultural land quality. The assessment also shows negatively that a large part of the site is within a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows that the site would not make a significant contribution to meeting the housing need for Bishop's Castle. There are also a number of environmental constraints – namely the trees and woodland on the site and its location within both an Environmental Network and a Conservation Area. .

Conclusion

Potential windfall site	No.
Realistic site	No. The overall sustainability of the site is poor, its small size means that it would make only a marginal contribution and there are a number of environmental constraints to development.

Recommendation

Allocation in Final Plan	No
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Bishop's Castle: Submission

Site Assessment: Stage 2a employment

Settlement: Bishop's Castle

Site ref: ELR003 (BISH010)		Site Name: Between Nover/Ridge and Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Southern half of site not within 480m of bus stop
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Site not within 480m of an area of natural and semi-natural open space
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Northern half of site has moderate landscape sensitivity, southern half has high
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	Site within 300m of a Conservation Area

Bishop's Castle: Submission

Site ref: ELR003 (BISH010)		Site Name: Between Nover/Ridge and Grange Road		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	--/0	0	Site within 250m of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a employment

Settlement: Bishop's Castle

Site ref: ELR045		Site Name: Bishop's Castle Business Park, Phase 2, Bishop's Castle		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Site only within 480m of a young person's recreational facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	Site has high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Bishop's Castle: Submission

Site ref: ELR045		Site Name: Bishop's Castle Business Park, Phase 2, Bishop's Castle		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a employment

Settlement: Bishop's Castle

Site ref: ELR048		Site Name: Land N of Bishop's Castle Business Park, Love Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Rugby club in north-western corner
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
▪ an outdoor sports facility	-/0	-		
3b	Site more than 480m from:			Site only within 480m of a young person's recreational facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
▪ a young people's recreational facility	-/+	+		
4	Landscape sensitivity high ²	-	-	Site has high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Bishop's Castle: Submission

Site ref: ELR048		Site Name: Land N of Bishop's Castle Business Park, Love Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Site Assessment: Stage 2a employment

Settlement: Bishops Castle

Site ref: ELR049 (BISH009)		Site Name: Opposite surgery, Schoolhouse Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Site more than 480m from an area of natural or semi-natural open space. Only the south-western part of the site is within 480m of a children's play area.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Majority of site has moderate landscape sensitivity, but north-western edge has high.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of a motte and bailey castle and bishop's palace.
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Bishop's Castle: Submission

Site ref: ELR049 (BISH009)		Site Name: Opposite surgery, Schoolhouse Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bishop's Castle: Submission

Employment Site Assessments: Stage 2b

Site Ref: ELR003 (BISH010)		Between Nover/Ridge and Grange Road
Size (ha)	1.2	
Indicative capacity	Industrial/office	
General location	Land to south of town off Woodbatch Rd/ Grange Rd. Bordered to west by Drews Leasow, east by the Ridge.	
Brownfield or Greenfield	Site Greenfield. North west corner adjacent to agricultural/commercial use.	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area	
Current use	Agriculture/grazing	
Topography	Slightly upwards sloping to south and west. The area consists of part of a series of linear pastoral fields sloping down a valley side towards the settlement.	
Adjoining land uses and boundary features	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.	
Local highway capacity/ constraints	Access not currently acceptable, could/would be easily achievable based on development scale- Needs improvement Cycle access not currently acceptable, maybe achievable if full site was developed.	
Other critical infrastructure constraints¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priestweston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;	
Inherent landscape character²	Landscape sensitivity medium The area is primarily pastoral with some incursions of semi-rural development. The site forms part of a large block of agricultural land south from the existing urban edge, and so still has countryside character and forms part of an attractive rural setting and approach to the town. The edge of built development to the north is informal and organic but the one to the west is solid/rigid intrudes up the slope and is noticeable in views from the west and north. View of settlement from Kerry Ridgeway path/lane to west looks into the area with development west of the fields being prominent running up the slopes. The Ridge and Drews Leasow developments to the west and east are visually intrusive.	
Planning history or designations	None	
Land ownership, land agreements and delivery statements	Site promoted by landowner.	

Bishop's Castle: Submission

Site Ref: ELR003 (BISH010) Between Nover/Ridge and Grange Road	
Access to services/employment areas	Site reasonably related to facilities, services and employment areas.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Bishops Castle lacks freehold industrial premises, but has no other significant gaps in land and premises supply given its size. There is existing land available at Bishops Castle Business Park, but this is constrained by its rural location and demand could be stimulated by some further limited provision within the town. Further allocations in the settlement are accorded a medium priority by BE Group, who recommend allocation of about 1ha of additional land.
Other relevant information	none

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	HER suggests earthwork remains of ridge and furrow present across site - likely to be of local level significance.
Biodiversity	<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network</p> <p>An HRA is required as site is 7 km from Stiperstones and Hollies SAC</p>
Trees	Trees & hedgerows will be a minor constraint. A few scattered mature trees on site and along the boundary
Environmental Health	No comments received
Drainage: Watercourse flooding	Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	0.81% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Bishop's Castle: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or where there is an unmapped small watercourse. Watercourse adjacent to boundary of site. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Site Ref: ELR003 (BISH010) Between Nover/Ridge and Grange Road	
Community consultation response	<p><i>Issues and Options.</i> The Town Council and community support was expressed for modest new development in Bishops Castle in particular to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development.</p> <p><i>Preferred Options</i> The majority of respondents felt that no new employment land should be allocated and agreed that the Bishop's Castle Business Park should continue to be allocated for further employment development. However, several people felt that this should only be the case until the existing business park was full. The Town Council asked that the types of businesses able to use the Park should be extended to include professional and financial services such as solicitors and accountants, but that any retail use should be secondary to the principle purpose of the business.</p>
Statutory bodies responses to date	None.

Site Assessment Summary

The site comprises field south of the town centre. The new housing development of Drews Leasowes lies immediately to the east whilst The Ridge is to the west.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows that there are no significant constraints to development. However, the Employment Land Review notes that the Business Park still has land available and accords the allocation of new employment land only a medium priority and. The community only support the allocation of new land for employment in Bishop's Castle once the Business Park is full.

Conclusion

Potential windfall site	No.
Realistic site	Yes

Bishop's Castle: Submission

Recommendation

Preferred option	No. The existing land at the Bishop's Castle Business Park is considered sufficient to meet the need for employment land during the Plan period.
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Bishop's Castle: Submission

Site Ref: ELR045		Bishops Castle Business Park Phase 2, Bishops Castle	
Size (ha)	2.75		
Indicative capacity	Industrial/office		
General location	Junction of A488 Love Lane, and B4385		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel - superficial		
Current use	Agriculture (Grade 3)		
Topography	Flat		
Adjoining land uses and boundary features	Agriculture (N & E) employment uses to S and W		
Local highway capacity/ constraints	Highway access through existing Phase 1 Business Park to extend existing accessible employment site Cycle access not currently acceptable, maybe achievable if full site was developed		
Other critical infrastructure constraints¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priestweston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;		
Inherent landscape character²	The Stage 1a assessment shows that the site has high landscape sensitivity but there is no site specific assessment available.		
Planning history or designations	Outside of settlement boundary Adjacent to existing Bishops Castle Business Park employment area		
Land ownership, land agreements and delivery statements	Promoted by landowner.		
Access to services/employment areas	Good access to town centre facilities and services		
Other constraints	Grade 2 agricultural land, Un-serviced land		
General site related benefits	Site has proven community benefits through recreational uses located in general locality		
Transport and Highways related benefits	Accessible site located on principal highway network.		
Strategic fit	Bishops Castle lacks freehold industrial premises, but has no other significant gaps in land and premises supply given its size. Bishops Castle Business Park Phase 1 is now largely completed but is constrained by its rural location. Further demand could be stimulated by some further provision within the town. Further allocations in the settlement are accorded a medium priority by BE Group, who recommended allocating about 1Ha of		

Bishop's Castle: Submission

Site Ref: ELR045		Bishops Castle Business Park Phase 2, Bishops Castle	
	additional land but this scale of provision would be too limited to make the release of the Phase 2 site viable. It is proposed to continue to promote the existing committed Phase 2 allocation for the following appropriate uses:		
	<ul style="list-style-type: none"> • General industrial/business area • Established or potential office locations • Incubator /SME cluster site • Warehouse /distribution park site • Recycling/environmental industries sites 		
Other relevant information	Public Right of Way across part of site		

Comments from internal consultees, plus Environment Agency site specific comments			
Heritage	HER contains a record for clay pits at southern end of site - no evidence for any earthwork remains visible and likely to be of local level significance only. Possible setting issues for SAM.		
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> • Extended Phase 1 <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p>		
Trees	Trees and hedgerows will be a minor constraint. Mature trees adjacent SE boundary large section of hedgerow could be lost.		
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. Avoid allocation for housing.		
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.		
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding.		
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).		
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.		
Countryside	n/a		
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately		

Site Ref: ELR048		Land N of Bishops Castle Business Park, Love Lane	
Community consultation response	<i>Issues and Options.</i> The Town Council and community support was expressed for modest new development in Bishops Castle in particular to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services encourage young people to stay and promote work opportunities		

Bishop's Castle: Submission

Site Ref: ELR048	Land N of Bishops Castle Business Park, Love Lane
	<p>and therefore support for limited amount of new housing development.</p> <p><i>Preferred Options</i></p> <p>The majority of respondents felt that no new employment land should be allocated and agreed that the Bishop's Castle Business Park should continue to be allocated for further employment development. However, several people felt that this should only be the case until the existing business park was full. The Town Council asked that the types of businesses able to use the Park should be extended to include professional and financial services such as solicitors and accountants, but that any retail use should be secondary to the principle purpose of the business.</p>
Statutory bodies responses to date	n/a

Site Assessment Summary

The site is east of the town centre and separated from the built up area by Love Lane. The existing Bishop's Castle Business Park Phase 1 lies immediately to the south adjoining the site.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to the primary school, the other four facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows that there are no significant constraints to development and the community support the completion of the allocated Bishop's Castle Business Park.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes. The existing land at the Bishop's Castle Business Park is considered sufficient to meet the need for employment land during the Plan period.
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Bishop's Castle: Submission

Site Ref: ELR048		Land N of Bishops Castle Business Park, Love Lane	
Size (ha)	7		
Indicative capacity	Industrial/office		
General location	E of A488 Love Lane, across the road from the existing industrial estate and NE of Business Park on B4385		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel - superficial		
Current use	Agriculture (Grade 3)		
Topography	Flat		
Adjoining land uses and boundary features	Agriculture (N & E) employment uses to S and W		
Local highway capacity/ constraints	Highway access not currently acceptable, could would be easily achievable based on development scale Cycle access not currently acceptable, maybe achievable if full site was developed		
Other critical infrastructure constraints¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priestweston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development; Subsidy for bus service improvements to improve services Junction capacity and safety improvements where necessary to facilitate development;		
Inherent landscape character²	The Stage 1a assessment shows that the site has high landscape sensitivity but there is no site specific assessment available.		
Planning history or designations	Outside of settlement boundary Adjacent to existing Bishops Castle Business Park employment area		
Land ownership, land agreements and delivery statements	Promoted by agent on behalf of landowner. Agent: RPS		
Access to services/employment areas	Good access to town centre facilities and services		
Other constraints	Grade 2 agricultural land, Un-serviced land		
General site related benefits	n/a		
Transport and Highways related benefits	n/a		
Strategic fit	Bishops Castle lacks freehold industrial premises, but has no other significant gaps in land and premises supply given its size. Bishops Castle has existing land available at Bishops Castle Business Park, but this is		

Bishop's Castle: Submission

Site Ref: ELR048		Land N of Bishops Castle Business Park, Love Lane	
		<p>constrained by its rural location and demand could be stimulated by some further limited provision within the town. Further allocations in the settlement are accorded a medium priority by BE Group, who recommend allocation of about 1Ha of additional land. The site could provide expansion land for Bishops Castle Business Park. Appropriate uses could include:</p> <ul style="list-style-type: none"> • General industrial/business area • Established or potential office locations • Incubator /SME cluster site • Warehouse /distribution park site • Recycling/environmental industries sites 	
Other relevant information		Public Right of Way across part of site	

Comments from internal consultees, plus Environment Agency site specific comments			
Heritage		HER contains a record for clay pits at southern end of site - no evidence for any earthwork remains visible and likely to be of local level significance only. Possible setting issues for SAM.	
Biodiversity		<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> • Extended Phase 1 <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p>	
Trees		Trees and hedgerows will be a minor constraint. Mature trees adjacent SE boundary large section of hedgerow could be lost.	
Environmental Health		Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. Avoid allocation for housing.	
Drainage: Watercourse flooding		There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.	
Drainage: Surface water flooding		No part of the site is susceptible to surface water flooding.	
Drainage: Groundwater flooding		There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).	
Drainage: Suitability for SUDS		Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.	
Countryside		n/a	
Environment Agency		Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately	

Site Ref: ELR048		Land N of Bishops Castle Business Park, Love Lane	
Community consultation response		<p><i>Issues and Options.</i></p> <p>The Town Council and community support was expressed for modest new development in Bishops Castle in particular to provide more appropriate and</p>	

Bishop's Castle: Submission

Site Ref: ELR048	Land N of Bishops Castle Business Park, Love Lane
	<p>affordable housing for young people, families and the elderly; to maintain services encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development.</p> <p><i>Preferred Options</i> The majority of respondents felt that no new employment land should be allocated and agreed that the Bishop's Castle Business Park should continue to be allocated for further employment development. However, several people felt that this should only be the case until the existing business park was full. The Town Council asked that the types of businesses able to use the Park should be extended to include professional and financial services such as solicitors and accountants, but that any retail use should be secondary to the principle purpose of the business.</p>
Statutory bodies responses to date	n/a

Site Assessment Summary

The site is east of the town centre and separated from the built up area by Love Lane. The existing Bishop's Castle Business Park lies immediately to the south.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to the primary school, the other four facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. Part of the site is recorded as being used as a rugby field and national policy prevents development unless equivalent or better facilities can be provided in a suitable location. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows that there are no significant constraints to development. However, the Employment Land Review notes that the Business Park still has land available and accords the allocation of new employment land only a medium priority and. The community only support the allocation of new land for employment in Bishop's Castle once the Business Park is full.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No. The existing land at the Bishop's Castle Business Park is considered sufficient to meet the need for employment land during the Plan period.
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Bishop's Castle: Submission

Site Ref: ELR049 (BISH009)		Land opposite The Surgery, Schoolhouse Lane
Size (ha)	4	
Indicative capacity	Industrial/office	
General location	Site lies to north of Industrial Estate to south and west of Schoolhouse Lane.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	30% MSA: Sand & gravel - superficial	
Current use	Agriculture (Grade 3)	
Topography	Moderately sloping to SE towards Love Lane	
Adjoining land uses and boundary features	Agriculture (N & E) employment uses to S and W	
Local highway capacity/ constraints	Highway access not currently acceptable, could would be easily achievable based on development scale Cycle access not currently acceptable, but achievable if full site developed	
Other critical infrastructure constraints¹	Upgrades to sewerage network Assessment of local flood risk Local electricity interconnection (Bishops Castle – Priestweston) Bishops Castle electricity transformer reinforcement Car and cycle parking facilities for new developments Cycle and pedestrian facilities on site/adjacent/forming links to retail and employment Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development and subsidy for bus service improvements Junction capacity and safety improvements to facilitate development;	
Inherent landscape character²	<p>Site SSBC6 - 97 Landscape sensitivity medium The area consists of a moderately sloping unimproved pastoral field on the side of the ridge as it reduces in elevation with a mix of low cut and outgrown hedges. There are occasional trees but generally the area is open. However, views from southeast/A488 are more difficult due to intervening vegetation than for the area to the north east. The town edge is a well defined development along the B4385 respecting the ridge contours although industrial development lies on two other sides of the field. The area provides part of the open rural setting to the town alongside SSBC6 to the north east. It would be desirable to keep this area open to continue the edge of the town up on the hillside emphasising its ridge character at this point.</p> <p>Employment capacity low The area has no capacity for employment use as it is sloping and it would be highly desirable to leave employment uses on the lower, flatter, less prominent ground.</p> <p>Site SSBC6 - 98 Landscape sensitivity high/medium The area consists of moderately sloping unimproved pastoral fields on the side of the ridge with a mix of low-cut and outgrown hedges. There are occasional trees though generally the area is open to views from the South-east and east. The area bounds the B4384 to the north which is the main approach to the town from this direction and is visible from the A488 to the southeast. The town edge is a well defined development along the</p>	

Bishop's Castle: Submission

	<p>B4384 respecting the ridge contours. The area provides the open rural setting to the town alongside SSBC1. The reason for a higher sensitivity than the LDU sensitivity is primarily because of the area's visual prominence on slopes on the settlement approaches. It is also considered that the ecological and cultural sensitivities are probably higher than the general LDU area.</p> <p>Employment capacity low The area has no capacity for employment use due to its open nature, and sloping topography which would preclude development.</p>
Planning history or designations	Outside of settlement boundary
Land ownership, land agreements and delivery statements	Broad location
Access to services/employment areas	Good access to town centre facilities and services
Other constraints	Grade 2 agricultural land Unserviced land Footpath crosses the site
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Bishops Castle lacks freehold industrial premises, but has no other significant gaps in land and premises supply given its size. Bishops Castle has existing land available at Bishops Castle Business Park, but constrained by its rural location and demand could be stimulated by some further limited provision within the town. Further allocations in the settlement are accorded a medium priority by BE Group, who recommend allocation of about 1Ha of additional land, although his site is not recommended by BE Group.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Motte & Bailey western side over 50% Within 300m of a Conservation Area
Biodiversity	<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> Extended Phase 1 <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is 7 km from Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Mature trees adjacent SE boundary large section of hedgerow could be lost.
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage:	There is no watercourse in or within 50m of the site boundary. No

Bishop's Castle: Submission

Watercourse flooding	watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Site Ref: ELR049		Land opposite The Surgery, Schoolhouse Lane, Bishops Castle	
Community consultation response	<p><i>Issues and Options.</i></p> <p>The Town Council and community support was expressed for modest new development in Bishops Castle in particular to provide more appropriate and affordable housing for young people, families and the elderly; to maintain services encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development.</p> <p><i>Preferred Options</i></p> <p>The majority of respondents felt that no new employment land should be allocated and agreed that the Bishop's Castle Business Park should continue to be allocated for further employment development. However, several people felt that this should only be the case until the existing business park was full. The Town Council asked that the types of businesses able to use the Park should be extended to include professional and financial services such as solicitors and accountants, but that any retail use should be secondary to the principle purpose of the business.</p>		
Statutory bodies responses to date	n/a		

Site Assessment Summary

The site lies to the north-east of the town centre, between Schoolhouse Lane and Love Lane. It comprises a field surrounded on three sides by existing development.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows that there are no significant constraints to development. However, the Employment Land Review notes that the Business Park still has land available and accords the allocation of new employment land only a medium priority and. The community only support the allocation of new land for employment in Bishop's Castle once the Business Park is full.

Conclusion

Potential windfall site	n/a
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Bishop's Castle: Submission

Realistic site	No – Sloping, visually prominent site which is less suitable than employment uses on an alternative site lower, flatter, less prominent ground.
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Recommendation

Preferred option	No. The existing land at the Bishop's Castle Business Park is considered sufficient to meet the need for employment land during the Plan period.
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