

Bishop's Castle and Surrounding Area Place Plan

Published 2019/20





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Context: what is a Place Plan?

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

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

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

The aim of the Place Plans is:

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

The objectives of the Place Plans are:

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

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

- Albrighton
- Bishop's Castle
- Bridgnorth
- Broseley
- Church Stretton
- Cleobury Mortimer
- Craven Arms
- Ellesmere
- Highley
- Ludlow
- Market Drayton
- Minsterley and Pontesbury
- Oswestry
- Shifnal
- Shrewsbury
- Wem
- Whitchurch

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

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

1. List of Projects

1.1 Data and information review

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

For the Bishop's Castle and Surrounding Area Place Plan, a review of information has shown that key infrastructure issues are:

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

1.2 Prioritisation of projects

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

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

- Priority A Projects
- Priority B Projects
- Neighbourhood Projects

The table below and overleaf gives further information about the categories.

Category	Description	Examples
Priority A	<p>This is infrastructure which will unlock development.</p> <p>These are usually projects which will be led by Shropshire Council and/or its strategic infrastructure delivery partners, such as utilities companies, the Environment Agency, Highways England, broadband providers, etc.</p> <p>These projects are sometimes also legally required (i.e. Shropshire Council has a statutory duty to provides this infrastructure) or may be strategically important (i.e. essential for the good of the county as a whole).</p>	<p>Improvements to drainage in Whitchurch to allow significant housing and business premises development.</p> <p>Works at Churncote roundabout on the A5 to the west of Shrewsbury – improvements here will impact across the county.</p> <p>Provision of sufficient school places to meet local need.</p>
Priority B	<p>This is infrastructure which will support development in a number of ways and/or a number of locations.</p> <p>These projects will often be required across numerous locations in the Place Plan area, or will impact widely within the Place Plan area as a whole.</p>	<p>Improvements to Broadband connectivity across the county.</p> <p>Provision of housing to meet local need.</p>

		Improved access to public transport facilities, such as rail stations.
Neighbourhood	<p>Projects which will support and are important to an individual community.</p> <p>These projects will usually be led by partners in the local area, such as the Parish Council.</p>	Playgrounds, village hall car parks, street lights, local road safety improvements, etc

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

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

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

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

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

Table 1: Priority A and Priority B Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Priority A Projects				
Environment and Utilities				
Improvements to mobile signal and reliability across the area (ALL parishes)	Not known	Private sector, Shropshire Council	Mobile phone companies	There is a need to identify particular blackspots in terms of coverage and connectivity. Local intelligence around these issues will help to improve understanding of very localised coverage issues. Please email further information about these localised issues to connecting.shropshire@shropshire.gov.uk
Upgrade Bishop’s Castle Wastewater Treatment Works – reduce phosphate loads within the WwTW to assist in protecting the Clun SAC, in accordance with the Clun Nutrient Management Plan. (Bishop’s Castle)	Not known	Not known	Utility company, Shropshire Wildlife Trust	Severn Trent Water have submitted the outputs of their high level sewer capacity assessment to Shropshire Council, which identifies development sites that may need sewerage upgrades to accommodate. Regarding wastewater treatment, an upgrade at Bishops Castle treatment works to further reduce phosphorus loads was not required to meet the requirements of the Clun Nutrient Management Plan. Sufficient phosphorus removal was delivered at other discharges.
Construction of 33kV interconnector between Bishop’s Castle and Priest Weston (10km). Wayleaves and planning permission required (Bishop’s Castle)	Not known	Utility company	Utility company	Works would normally be planned by Western Power Distribution (WPD) Primary System Design (PSD) and delivered by WPD Network Services (Telford Depot).

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Installation of an additional 6/12MVA primary transformer at Bishop's Castle (Bishop's Castle)	Not known	Utility company	Utility company	Works would normally be planned by WPD PSD and delivered by WPD Projects.
Upgrade Bucknell Wastewater Treatment Works – reduce phosphate loads within the WwTW to assist in protecting the Clun SAC, in accordance with the Clun Nutrient Management Plan (Bucknell)	Not known	Utility company	Utility company	Severn Trent Water have submitted the outputs of their high-level sewer capacity assessment to Shropshire Council, which identifies development sites that may need sewerage upgrades to accommodate. Regarding wastewater treatment, upgrades were completed and a new permit was implemented with an annual average total phosphorus limit of 0.34mg/l on 31/03/2018
Priority B Projects				
Community Infrastructure				
Maintain essential buildings for community use within Bishop's Castle including: Enterprise House; the SpArC Centre; Bishop's Castle Public Hall (Bishop's Castle)	Not known	Not known	Community organisations, town council	A range of services are delivered from these buildings in Bishop's Castle and the Town Council have identified a need to support the continued use of these buildings by the community as a key part of the town's future sustainability.
Off Road car parking provision for Priest Weston Village Hall (Chirbury)	Not known	Not known	Community organisations, town council	The village hall is a popular and well used community facility, but its location on a narrow lane with no dedicated car park means congestion of vehicles on the lane is an issue when events take place. Informal arrangements with neighbouring landowners occur when large events take place at the hall, but a long-term off-road solution needs

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				to be found to maintain the halls future sustainability.
New Village Hall (Bedstone and Bucknell)	£881,250	Neighbourhood Fund, Lottery Funding RCC	Memorial Hall Committee, Parish Council	Development of a new hall to replace the existing memorial hall has been identified as a key priority for Bucknell. This is now even more important with Bucknell's designation as a hub and significant levels of new development are planned for the village. A new hall would allow for additional services to be delivered at the hall to cater for the population of the village.
Economic Opportunities				
Facilitation of ICT / broadband technologies, including through Shropshire Council's Connecting Shropshire programme (ALL parishes)	To be updated	To be confirmed	Shropshire Council, private sector delivery partner, local councils	Work is ongoing by Shropshire Council and various providers to identify particular blackspots in terms of coverage and connectivity. Local intelligence around these issues will help to improve understanding of localised issues. Shropshire Council remains committed to seeking a solution to provide superfast broadband for unserved premises and are confident that we can ensure that all premises in the Shropshire Council area have access to a superfast broadband connection by 2021. For queries about the availability of faster broadband, please email address details and landline numbers (if available) to connecting.shropshire@shropshire.gov.uk

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Bishop's Castle Business Park infrastructure works – development of new workspace to meet demand from local businesses. 50,000 sq ft. over four units. Circa £6 million of investment. Business case and full application form for ERDF funding currently being worked on (Bishop's Castle)	Approx £6 million	Shropshire Council, ERDF, LEP	Town Council, Shropshire Council	To be considered as part of the development of Shropshire Council's Business Park Programme.
Support for tourism infrastructure within Bishop's Castle and the Place Plan area including: maintaining national, regional and local footpaths; providing waymarking through the area; providing car parking within settlements which can be easily accessed by tourists (Bishop's Castle)	Not known	Not known	All parishes, community organisations	Tourism plays a significant role in the economy of the area and infrastructure that supports tourism needs to be a priority.
Review potential for expansion of Clun Business Park (Clun)	Not known	Not known	Shropshire Council, Clun Town Council	There are currently no vacancies at the units in the business park and with new housing growth planned for Clun additional business units maybe required to support economic growth in Clun.
Environment and Utilities				
Assessment of local flood risk (Bishop's Castle)	Approx £30,000	Flood Defence Grant in Aid	Parish Council, Environment Agency, Severn Trent Water	Severn Trent Water request that any local information relating to drainage issues in this area is communicated to them via the following link: www.stwater.co.uk/get-in-touch/contact-us/
Assessment of local flood risk (Bedstone and Bucknell)	Approx £15,000	Flood Defence Grant in Aid	Parish Council, Environment	There has been a flood alleviation scheme in this area in the past. Severn Trent Water request that any local information relating to

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
			Agency, Severn Trent Water	drainage issues in this area is communicated to them via the following link: https://www.stwater.co.uk/get-in-touch/contact-us/
Possible need to review electricity supply for Bucknell in light of level of growth planned for the village in the local plan (Bucknell)	Not known	Not known	Utility companies	Need to be assessed as and when projects are developed.
Review of sustainability of private water supplies (area wide project)	Not known	Not known	Severn Trent Water	Within the Place Plan area a number of properties are on private water supplies and the sustainability of these needs to be considered in light of changing environmental conditions.
Housing, Health, and Education				
Affordable housing provision (ALL parishes)	Not known	Homes England, providers, Section 106	Homes England, providers, developers, Shropshire Council	Further discussions needed with Shropshire Council's Housing Development Company, private sector builders, Homes England, and other housing providers. This will link to work already underway through Shropshire Council's Community-Led Housing Enabler and to the 'Right Home Right Place' initiative, which helps to identify housing need in Shropshire and to provide information on affordable housing, community housing, and housing in general. For further information, or to feed in any additional local intelligence relating to housing need, please contact the housing team at Shropshire Council at affordablehousing@shropshire.gov.uk

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Extension to Clun Medical Practice to provide additional consulting rooms (Clun)	Not know	GPs, CCG / NHS	GPs, CCG / NHS	<p>The community wishes to see extension to the surgery building to provide an opportunity for additional services to be delivered locally. Further work is required to identify the viability of this extension, and it would then be the responsibility of the GP to submit a business case to the CCG for any development.</p> <p>Further, Shropshire CCG's Estates Strategy, along with the emerging Primary Care Network, will assess and inform how primary care services are best organised to meet the healthcare needs of the area. This Estates Strategy is currently under development and will report towards the end of 2019.</p> <p>If GPs and local residents have concerns around capacity and provision, they should raise this with the CCG directly. Contact details are: Telephone 01743 277500 or email SHRCCG.ShropshireCCG@nhs.net</p>
Review capacity at Worthen Doctors Surgery (Worthen)	Not known	Not known	GPs, CCG / NHS	<p>There have been some internal improvements at the surgery. If an extension to the facility is required, it would be the responsibility of the local GP to submit a business case to the CCG.</p> <p>Further, Shropshire CCG's Estates Strategy, along with the emerging Primary Care</p>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				<p>Network, will assess and inform how primary care services are best organised to meet the healthcare needs of the area. This Estates Strategy is currently under development and will report towards the end of 2019.</p> <p>If GPs and local residents have concerns around capacity and provision, they should raise this with the CCG directly. Contact details are: Telephone 01743 277500 or email SHRCCG.ShropshireCCG@nhs.net</p>
Provision of a GP Surgery (Bedstone and Bucknell)	Not known	GPs, CCG / NHS	GPs, CCG / NHS	<p>The CCG has no current plans for provision of a GP surgery in the area. Further, Shropshire CCG's Estates Strategy, along with the emerging Primary Care Network, will assess and inform how primary care services are best organised to meet the healthcare needs of the area. This Estates Strategy is currently under development and will report towards the end of 2019.</p> <p>If local residents have concerns around capacity and provision, they should raise this with the CCG directly. Contact details are: Telephone 01743 277500 or email SHRCCG.ShropshireCCG@nhs.net</p>
Review of nursing care homes within the Place Plan area to ensure sufficient provision (Bishop's Castle) and investigate feasibility for a care home or extra care facility (Bedstone and Bucknell)	Not known	Not known	Parish councils	Further information required.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Maintain community hospital (Bishop's Castle)	Not known	Not known	Parish councils	Further information required.
Transport and Accessibility				
Junction improvements to particular developments as part of the planning application process (Bishop's Castle)	Not known	Section 106	Parish council, Shropshire Council	Discussions would be taken forward on a site-specific basis as the planning process progresses.
Town centre traffic management plan, including improvements to the public realm (Bishop's Castle)	Not known	Not known	Parish council, Shropshire Council	This project is being worked up between Bishop's Castle Town Council and Shropshire Council highways team.
Improvement to junction of A490 / B4386 (Chirbury)	Not known	Not known	Parish council, Shropshire Council	Identified priority of Parish Council due to concerns about collisions and pedestrian safety on this road. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Traffic calming through Chirbury and Marton (Chirbury)	Not known	Shropshire Council, CIL Local	Shropshire Council, Parish Council	The speed, volume and size of vehicles travelling through these villages has been identified as a priority by the Parish Council, as through both settlements the pavements are narrow, or in some stretches of road don't exist.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Improvements to A488 through the Place Plan area including: through historic centre of Clun; through Worthen with Shelve Parish in the Hope Valley; speed restriction of 30mph at crossroads in Bishop’s Castle leading to the Community College; junctions to Shelve and Priest Weston (area wide project)	Not known	Shropshire Council, CIL Local	Shropshire Council, Parish Council	Traffic flow, safety and parking through Clun along the A488 and B4368 has been identified as a significant issue by the Town Council, particularly around the gateways to the town and through its historic centre. Initial discussions have taken place and proposals submitted to Shropshire Council highways on possible improvements, but these require further development.
Speed reduction measures through the village of Lydbury North (Lydbury North Parish)	Not known	Not known	Shropshire Council, Parish Council	This has been highlighted as an issue through Community consultations. New development highlighted in the Local Plan could provide opportunities for junction improvements and traffic calming measures. These would be taken forward as the planning process progresses.
Improve pavement and/or off-road access between Norbury Primary School and Norbury Village Hall to make access between the two	Not known	Not known	Shropshire Council, Parish Council	A new access gate has been installed which has helped address this issue. Potential for further works in the future.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
facilities safer, especially for school children (Myndtown)				
Drainage and road resurfacing scheme on Church Road and Weston Road (Stowe)	Not known	Not known	Shropshire Council, Parish Council	This scheme has been identified as a priority through the issues of community concern process, and had been included as a highways project before funding reductions to the budget were made in 2019. Please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Traffic calming, pavement and junction improvements on B4386 (Worthen and Brockton)	£250,000	CIL Local	Shropshire Council, Parish Council	<p>Improvements to the road, pavements and junctions through Worthen and Brockton have been identified a needed to help facilitate new housing development in these villages. Schemes have previously been drawn up by Shropshire Councils highways team but need to be revised and updated.</p> <p>For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk</p>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Pedestrian crossing point(s) for Worthen and/or included in any traffic calming measures for the village (Worthen Parish)	Not known	Not known	Shropshire Council, Parish Council	<p>Pedestrian safety, including safe crossing spaces has been identified as a key priority by the Parish Council.</p> <p>For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk</p>
Improvements to The BOAT in Worthen (Worthen Parish)	Not known	Not known	Shropshire Council, Parish Council	<p>This is an important off-road link for pedestrians and horses in Worthen linking the two sides of the village. Improvements to the path are needed to make it more accessible for different users such as parents with push chairs.</p> <p>For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk</p>

Table 2: Neighbourhood Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Community Infrastructure				
Provision of more allotment space (Bishop's Castle)	Not known	Precept, Neighbourhood Fund, local fundraising	Town Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Development of sculpture trail based on the metal works created by the late Rog Williams (Bishop's Castle)	Not known	Precept, Neighbourhood Fund, local fundraising	Town Council	Parish lead.
New community notice boards throughout the town to promote community activities (Bishop's Castle)	Not known	Precept, Neighbourhood Fund	Town Council	Parish lead.
Improve energy efficiency of the Public Hall through new heating system, solar panels and sound proofing (Bishop's Castle)	Not known	Precept, Hall, Neighbourhood Fund, local fundraising	Town Council	Parish and Hall lead.
Installation of an additional brown tourist sign at the gateway to the town at Kennels Bank promoting the towns tourist attractions (Bishop's Castle)	Not known	Precept, Neighbourhood Fund	Town Council	Parish lead.
Improve disabled toilet facilities at the Public Hall (Bishop's Castle)	Not known	Grants, precept, Neighbourhood Fund	Town Council	Parish lead.
Improvements to the skate park (Bishop's Castle)	Not known	Grants, precept, Neighbourhood Fund	Town Council	Parish lead.
Provision of facilities for young people (Bedstone and Bucknell)	Not known	On-site design, Neighbourhood	Parish Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
		Fund, grants, precept		
Protection of open space in the village (Bedstone and Bucknell)	Not known	Neighbourhood Fund, Memorial Hall, local fundraising, school funds	Memorial Hall Committee, St Mary's School	Parish and Memorial Hall committee lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Improvements to children's play area in Chirbury. (Chirbury with Brompton)	Not known	Neighbourhood Fund, Awards for All, precept	Parish Council	Play equipment requires improvements and upgrading.
Car park improvements at Chirbury Village Hall (Chirbury)	Not known	Neighbourhood Fund, precept, Village Hall, local fundraising, grants	Village Hall, Parish Council	A small car park exists opposite Chirbury village hall, but this can only accommodate around 8 cars, so additional car parking is needed to help the sustainability of the village hall.
Maintain and repair local heritage including churches, common land, water meadows, old bridges, monuments and milestones (Clun)	Not known	Landowners, Parish Council, English Heritage	Landowners, Parish Council, English Heritage	Parish and property owner lead.
Increase the number of notice boards in the Parish (Clun)	Not known	Neighbourhood Fund. precept	Parish Council	Parish lead.
Clun Museum – invest in building and maintenance. (Clun)	Not known	Museum, Neighbourhood Fund, precept	Clun Museum, Parish Council	Property owner lead.
New lighting leading to the Memorial Hall from Newport Street (Clun)	Not known	Neighbourhood Fund, precept	Memorial Hall, Parish Council	Parish Lead
Repairs to the historic walls, Lytch gate and fittings at Clun Cemetery (Clun)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Improvements to public rights of way (Clun)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Improvements to rights of way in the Parish are needed to support tourism and local.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Improved facilities for young people – e.g. completion of Memorial Hall biking area, construction of a larger climbing wall, improvements to ball court (Clun)	Not known	Neighbourhood Fund, precept, Memorial Hall	Parish Council, Memorial Hall committee, sports groups	Parish lead. Consultations with the Memorial Hall and Town Council will help identify priorities for the future of the hall.
Improve efficiency of public toilets at Bridge Car Park (Clun)	Not Known	Neighbourhood Fund, precept	Parish Council	Parish Lead. The public toilets in the Bridge Car Park are well used and an important part of the infrastructure supporting tourism in the town. Improvements are needed to improve efficiency and long-term sustainability of the asset.
Improve and maintain tourism infrastructure (Clun)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead. Tourism is a vital element of the economy of Clun and investment in the heritage infrastructure are required to ensure it enhances Clun's tourism offer into the future.
Increase the number of notice boards (Clunbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead.
Maintain and repair local heritage, including churches, common land, water meadows, old bridges, monuments and milestones, and improve the usage of community buildings (Clunbury)	Not known	Neighbourhood Fund, precept	Parish Council	Parish and property / land owner lead.
Improvement to the recreation ground by Clungunford village hall to include provision of children's play equipment and facilities for outdoor activities and a seating area (Clungunford)	Not known	Neighbourhood Fund, precept, local fundraising, grants	Parish Council, Hall Committee	Following a significant improvement programme to modernise and upgrade Clungunford Village Hall the main community priority is now the upgrading of facilities on the recreation ground adjoining the village hall.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities.
Improvements to Edgton Village Hall (Edgton)	Not known	Village Hall, Neighbourhood Fund, precept	Parish Meeting, Village Hall committee	Improvements to the hall to help its long-term sustainability have been identified as a priority within the community
Development of a Community Pavilion on land at the Joan Adams Community Field (Llanfair Waterdine)	Not known	LEADER funding	Parish Council, Llanfair Waterdine Community Trust	This project is underway and is due for completion in 2020. Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities.
Improved facilities for young people including a new play area (Lydbury North)	Not known	Neighbourhood Fund, precept, local fundraising, grants	Parish Council, Shropshire Council	Parish and land owner lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development.
Retention of the community centre, post office, and library services (Worthen and Shelve)	Not known	Neighbourhood Fund, precept,	Parish Council, Shropshire Council	Parish and service provider lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
		grants, local fundraising		
Environment and Utilities				
Assessment of local flood risk (Chirbury with Brompton)	£5,000	Environment Agency, Severn Trent Water	Parish Council, Environment Agency, Severn Trent Water	Severn Trent Water request that any local information relating to drainage issues in this area is communicated to them via the following link: www.stwater.co.uk/get-in-touch/contact-us/
Improved electricity supply (Chirbury with Brompton)	Not known	Western Power	Western Power	Area is covered by Network Services based at Western Power Distribution Telford – supply quality enquiries would be dealt with by the local team.
Improve reliability of electricity supply, with particular benefit to the existing Clun Industrial Estate (Clun)	Not known	Western Power	Western Power, Parish Council, Shropshire Council	Area is covered by Network Services based at Western Power Distribution Telford – supply reliability enquiries would be dealt with by the local team.
New waste bins within the town to allow waste to be separated and recycled (Bishop's Castle)	Not known	Not known	Town Council, Fight the Plastic campaign	Parish lead.
Enhancements to the public spaces in the town through hanging baskets (Bishop's Castle)	Not known	Neighbourhood Fund, precept, grants, local fundraising	Town Council	Parish lead.
Install new solar panels on Public Hall (Bishop's Castle)	Not known	Neighbourhood Fund, precept, grants	Town Council	Parish lead.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Restoring Shropshire's Verges Project (Edgton and Norbury Parishes)	Not known	Neighbourhood Fund, precept	Shropshire Council, Parish Councils	Edgton and Norbury Parishes are both sites within this project and have agreement with Shropshire Highways and Kier to help preserve and encourage bio-diversity on roadside verges across 10km of road in the area.
Housing, Health, and Education				
Provision of a GP Surgery (Bedstone and Bucknell)	Not known	GPs, CCG / NHS	GPs, CCG / NHS	Shropshire CCG's Estates Review, and the emerging Primary Care Network, will assess how primary care services are best arranged to meet the healthcare needs of the area. This Estates Review is currently under development. If GPs and local residents have concerns around capacity and provision, they should raise this with the CCG directly. Contact details are: Telephone 01743 277500 or email SHRCCG.ShropshireCCG@nhs.net
Transport and Accessibility				
Assess feasibility of Parish "clusters" through which speed reduction equipment such as Vehicle Activated Signs could be used to reduce speeding in rural settlements , along with public realm enhancements and sustainable travel – e.g. traffic management, parking, signage, public transport, safer routes for pedestrians, street lighting (area wide project)	Not known	Not known	Parishes, Shropshire Council	This is an area wide project. Parishes to work with Shropshire Council to identify 'packages' of improvements across the area. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				Plan. Please email transport@shropshire.gov.uk
Tarmac resurfacing of Church Street car park to make it a more attractive off-street parking area (Bishop's Castle)	Not known	Not known	Town Council	Parish lead.
Insert seating at two main bus stops within the town (Bishop's Castle)	Not known	Not known	Town Council	Parish lead.
Improve road surfacing at Laburnham Alley (Bishop's Castle)	Not known	Not known	Town Council	Parish lead.
New length of footpath from Monksfield to join the pavement adjacent to the football field (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Parish lead.
Car parking provision (Chirbury with Brompton)	Not known	Neighbourhood Fund	Parish Council	Parish lead.
Regular maintenance of drainage ditches due to flooding of houses / gardens and roads (Clun)	Not known	Not known	Landowners, Parish Council, Shropshire Council, Environment Agency	Parish and land owner lead.
Upgrade streetlights in Clun and replace lights in Chapel Law (Clun)	Not known	Neighbourhood Fund, precept	Parish Council	Parish lead (subject to confirmation of ownership of columns and lamps). Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights to LED. External funding is being sought, and Parish and Town Councils will be able to benefit from this programme by procuring through our current contracts and

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				contractors. This approach will give greater savings, efficiencies and economy of scale. Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy. This arrangement has already been put in place with a number of Parish and Town Councils and they have experienced a significant reduction in costs.
Local highway improvements – e.g. maintenance of footpaths and bridleways, traffic calming measures, reduce number of HGVs using unsuitable roads (Clunbury)	Not known	Not known	Parish Council, Shropshire Council	Parish lead. Not currently within the Highways programme of work. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Improvements to roadside verges and drains to reduce water damage and flooding to roads in the parish (Edgton)	Not known	Not known	Parish council, Shropshire Council	Parish and land owner lead. Water does not flow into existing grids because the road surfaces are eroded, creating gullies that bypass the grids. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Improve passing places for traffic on narrow lanes within the parish (Edgton)	Not known	Not known	Shropshire Council	Parish lead. Not currently within the Highways programme of works. Safe passing places for cars and agricultural vehicles has been identified as a priority by the community. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk
Local highway improvements including new cycle routes, improved footpaths, and a cycle and pedestrian route from Lydbury North to Bishop's Castle (Lydbury North)	Not known	Not known	Parish Council	Parish lead. Not currently within the Highways programme of work.
Improvement to links to Shropshire Way at Lydham (Lydham)	Not known	Neighbourhood Fund, precept, local fundraising, grants	Shropshire Council	The Shropshire Way passes through Lydham but a short section is along the busy A488 and improving this section of the path has been identified as a community priority. For local highways concerns – such as pavements and pedestrian linkages, speed

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				<p>monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk</p>
<p>Improve and maintain rights of way (Worthen and Shelve)</p>	<p>Not known</p>	<p>Neighbourhood Fund, precept, local fundraising, grants</p>	<p>Parish Council, Shropshire Council</p>	<p>Parish lead. Not currently within the Highways programme of work. Footpaths are important to the local community and for tourism in the area and need to be maintained for easy access to the countryside.</p> <p>For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email transport@shropshire.gov.uk</p>
<p>Car parking provision (Worthen and Shelve)</p>	<p>Not known</p>	<p>Neighbourhood Fund, precept</p>	<p>Parish Council</p>	<p>Parish lead. Not currently within the Highways programme of work. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities</p>

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				within the Local Transport Plan. Please email transport@shropshire.gov.uk

2. Planning in Shropshire

2.1 County-wide planning processes: the Local Development Plan

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

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

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

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

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

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

2.2 This Place Plan area in the county-wide plan

The Core Strategy, as referenced at section 2.1, recognises the role of Shropshire’s market towns and key centres through a specific policy – Policy CS3. This policy outlines how all of our towns have distinctive identities, which new development is expected to reinforce, by respecting each town’s distinctive character, and by being sensitive to its landscape setting, historic features, and the towns’ functions. You can read more from Policy CS3 by following this link: <https://shropshire.gov.uk/media/8534/core-strategy.pdf>

For Bishop’s Castle, Policy CS3 recognises that:

- Bishop’s Castle (population 1,800) is a medieval settlement with a large number of historic buildings, located close to the Welsh border.
- Its remote location means that it is an important service centre both for its own residents and for its rural hinterland despite being one of the smallest of Shropshire’s Market Towns.
- It is an important employment town, with the number of jobs it supports exceeding the number of resident workers and for a settlement of its size, employment self-containment is high.
- Housing tenures in the local joint committee area at the time of the 2001 Census were 70.7% owner occupied, 20.2% private rented and 9.1% social rented.

The SAMDev Plan, as referenced at section 2.1, also provides brief settlement policies for each Place Plan area. The policies are as follows:

Bishop’s Castle

- Bishop’s Castle will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026
- New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance
- The existing employment commitment for the Phase 2 expansion of Bishop’s Castle Business Park will be re-allocated as the most sustainable location for employment development
- Mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun

- Windfall opportunities to develop suitable small-scale employment uses appropriate rural locations will be permitted.

Bucknell

- Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026.
- The majority of dwellings will be delivered through the allocation of a single large, mixed use site close to or adjoining the principal services including the employment area, train station, village shop and village hall.
- The balance of housing development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary

Chirbury

- Chirbury is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026
- Housing will be delivered through the development of the allocated site Shropshire Council identified on the Policies Map.

Clun

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

Lydbury North

- Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026.
- This growth will be delivered exclusively on four allocated housing sites, which are capable of providing around 20 dwellings of a mix of types, sizes and designs to accommodate a broad range of housing demands.

Shropshire Council started reviewing its Local Plan in 2017 and recently consulted on the preferred sites which are needed to meet the county's development needs during the period to 2036. The new Plan is unlikely to be adopted before 2021. The review will ensure that the Local Plan continues to be the primary consideration for decisions about development in Shropshire by maintaining robust and defensible policies that conform with national policy and address the changing circumstances within the County and beyond. You can read more the Local Plan Review preferred sites consultation by following this link: <https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>

Key points from the Local Plan review include:

- Bishop's Castle will act as a Key Centre and contribute towards the strategic growth objectives in the south of the county.
- The Local Plan Review will seek to achieve balanced housing and employment growth.
- Between 2006/07 and 2016/17 the average housing delivery rate in Bishop's Castle was 7 dwellings per year. The annual build rate required over the Local Plan Review period is 8 dwellings per year.
- As of 1st April 2016 around 3 hectares of employment land were already committed in Bishop's Castle so there is no requirement to identify any more.
- Within the Bishop's Castle Place Plan area, four proposed **Community Hubs** have been identified, these are: Bucknell; Chirbury; Clun; Worthen and Brockton.

3. More about this area

3.1 Place Plan boundaries

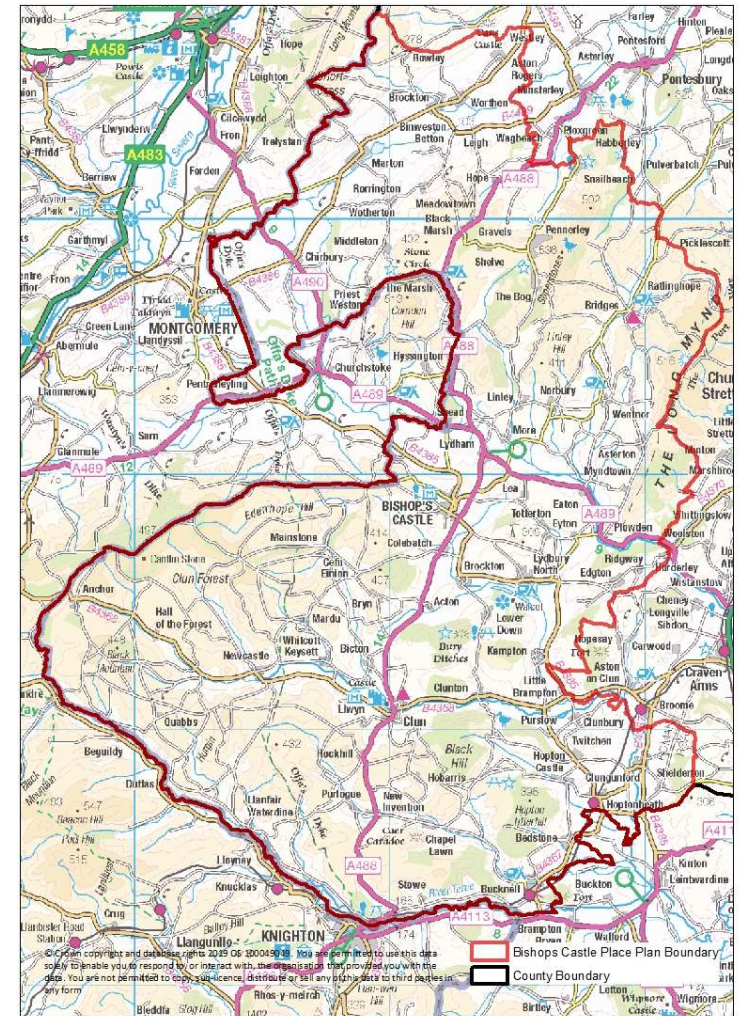
Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

The Bishop’s Castle and Surrounding Area Place Plan geography is shown in the map.

3.2 Pen picture of the area

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

Settlement in the area dates back to the Neolithic age, and some ancient monuments from early history, including Bury Ditches in the Clun Valley, remain. From the Saxon period through to the 1660’s, the area was subject to territorial battles between England and Wales, and Offa’s Dyke remains to this time, when fortified buildings to defend settlements started to be built.



Over time, these developed into settlements. Trade routes for sheep and produce were formed with Wales and England, and markets were established in Bishop's Castle and Clun. Agriculture became the established industry in the area. Mining took place in the Snailbeach and Stiperstones areas from Roman times, but mining became a major industry in the 18th and 19th century with large numbers of people employed in the lead mining industry. Breweries catering for the agricultural and mine workers were established and many still exist today. Timber industries also emerged in the area.

The railway came to the area during the industrial revolution, transporting the sheep and mining resources to the new emerging Black Country markets. These proved to be short lived, however, and as cheaper imports from abroad reached Britain, the area's industry started to decline and the rail links were lost by the 1900s.

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

The large rural geography of the area, together with the sparse population, does make delivery of services and facilities more difficult, with Bishop's Castle proving the main settlement in the area where a secondary school, leisure centre and small hospital are located. The main A488 road travels north to south and provides the main link from this Place Plan area into Shrewsbury in the north, and south to Knighton.

3.3 List of Parishes and Local Elected Members

This Place Plan covers the following Town and Parish Councils:

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

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

- Heather Kidd (Chirbury and Worthen Ward)
- Vacancy August 2019 (Bishop's Castle Ward)
- Nigel Hartin (Clun Ward)

3.4 Other local plans

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

For Bishop's Castle and the surrounding area, the relevant plans include:

Community Led or Parish Plans:

- Bishop's Castle Parish Plan (2004/05) and update from Town Council (February 2011)
- Bedstone and Bucknell Parish Plan (2016) www.bedstoneandbucknell.org/parishplan/
- Chirbury, Middleton and Marton Wards Parish Plan (2018)
- Clun and Chapel Lawn Parish Plan (2009)
- Llanfair Waterdine Community Led Plan (2016) www.llanfairparish.co.uk/communityledplan
- Lydbury North Parish Plan (2008)
- Worthen and Shelve Parish (2015 and under review) www.worthenwithshelvepc.org.uk
- Clunbury Parish Plan (2009)
- Myndtown Combined Parish Plan (2006) – Myndtown, Norbury, Ratlinghope and Wentnor (2015)
- Newcastle-on-Clun Parish Council (2014)

Neighbourhood Plan or Neighbourhood Plan 'Light':

- A new Neighbourhood Plan for Bishop's Castle is being prepared in 2019/20
www.bishopscastletowncouncil.gov.uk/neighbourhood-plan/

4. Reviewing the Place Plan

4.1 Previous reviews

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

4.2 Future reviews

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

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

Update required	Process
The local community wishes to remove, update, or add a Priority A or Priority B Project	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer (see contact details at Annexe 1). This can be done via letter, email, or conversation and discussion.</p> <p>Shropshire Council's Internal Infrastructure Group (a group of officers with responsibility for delivery of infrastructure) will consider</p>

	<p>the information and agree any amendments that need to be made to the Place Plan.</p> <p>The proposed amendment will then be shared with the Strategic Infrastructure Forum (external infrastructure providers, such as utility companies, Environment Agency, etc.) for their input.</p> <p>The Place Plan Officer will feedback the results of the discussions to the Town or Parish Council, and the final form of the amendment will be agreed.</p> <p>The Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council's website.</p>
The local community wishes to remove, update, or add a Neighbourhood Project	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer.</p> <p>The Place Plan Officer will consult with internal and external partners to ensure that there are no reasons why the project should not be included.</p> <p>The Place Plan Officer will make the required changes to the Place Plan, and upload the revised document to Shropshire Council's website.</p>
Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or Priority B Project	<p>The relevant Place Plan Officer will contact all Town and Parish Councils in the Place Plan area to discuss any proposed amendments to A and B projects.</p> <p>Once any amendments have been discussed and agreed, the Place Plan Officer will make the changes to the Place Plan, and upload the revised document to Shropshire Council's website.</p>


Annexe 1 Supporting information

For more information on Shropshire Council's planning policies, please go to:
<http://www.shropshire.gov.uk/planning-policy/>

For more information on Place Plans, please go to: www.shropshire.gov.uk/place-plans
or contact your Place Plan Officer via PlacePlans@shropshire.gov.uk

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

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



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

<https://shropshire.gov.uk/forms/contact-us?>

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

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

Tel: 01743 277500 (main switchboard)
Email: SHRCCG.ShropshireCCG@nhs.net