



Planning Policy
Shropshire Council
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Shrewsbury
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Your ref: Bishops Castle Neighbourhood
Plan Consultation (2023)
Our ref: HPP 11703
E-mail: paulw@hallsgb.com
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BY EMAIL ONLY

30 August 2023

STATEMENT OF REPRESENTATION

DRAFT Bishops Castle Neighbourhood Plan (2019-2038)
Consultation documentation (June 2023)

Representation in support of:

Site references and addresses:

BIS021 – Land to west of Oak Meadow, Bishops Castle

BIS028 – Land west of Oak Meadow/The Wintles, either side of Welsh Street, Bishop's Castle

Together with 2x entries for Council consideration at Appendix 1 and accompanying plans.

- 1. B1 – Land west of Castle Mynd, and B4385/Castle Green, Bishop's Castle**
- 2. B2 – Land north-west of Wintles, Bishop's Castle**

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1. Introduction

- 1.1 The land owners of the above sites (Messers Bedell) wish to support the allocation of the sites' BIS021, and BIS028 for housing development as proposed in the Local Plan Review preferred options document.
- 1.2 Previous representations have set out the case for allocation of these sites. This included supporting evidence with an indicative layout and phasing plan (section 8 below).
- 1.3 Further, B1 and B2 are also provided to support and enable the Town Council full consideration of the land allocation for the future development of Bishops Castle.
- 1.4 Each site, assessed on it's own planning merits is deliverable, suitable and available for housing development, physically proximate to Town Centre services and facilities.
- 1.5 NPPF para 68¹ seeks to ensure sites are available suitable, viable and altogether deliverable. Each of these sites are **deliverable** today.
- 1.6 Equally the sites when considered and taken together are capable of providing significant and demonstrable improvements to highways movements, mix of homes, with access to services and facilities, to support the existing and future layout of Bishops Castle.
- 1.7 This statement seeks to reassure the Council each site (or parts of) are **available and deliverable** to support the Town meet its housing needs, whilst also demonstrating these sites are available in a sustainable location with easy access to Town Centre services and facilities for the benefit of the Town.
- 1.8 We provide the following, and kindly request the Council conclude these sites, or suitable parts of them, are suited for allocation within the Bishops Castle Neighbourhood Development Plan.

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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2. Proposed Site Selection BC1 (Appendix 4)

- 2.1 Whilst aware of the BCTC preference for the site to the north-east of the Town, adjacent the A488, the land is a large distance, over 650m from the primary school, and other key facilities within the Town centre.
- 2.2 Immediately beside the A488, it is acknowledged a pavement to the eastern side of the A488, however beyond that, the site has distinctly poor connectivity to the Town for walking or cycling to Town Centre services or facilities via safe internal routes to and from the site demonstrating a lack of accessibility to the Town, other than by road.
- 2.3 Further the land to the north-east 'BISH013' and proposed 'BC1' as a whole adopts a highly elevated and prominent position capable of visual impact to the landscape and setting of the Shropshire Hills AONB with the AONB being one of the highest levels of landscape protection. An observation of the potential harms to the AONB is acknowledged by Council Officers in their decision under reference: 19/04444/FUL which considered a housing development on the previously allocated 'BISH013' site.
- 2.4 Further land designations in this north-eastern area would logically be regarded as capable of compounding the landscape and visual impacts when viewed from the AONB in consideration of the elevated and prominent land position together with 2-storey-designed dwellings.
- 2.5 ***Bishops Castle Town Council is kindly requested to re-evaluate the affects on the AONB with BISH013 together with proposed BC1 in light of the above and the following.***

3. Site Proposals (BIS021 and BIS028)

- 3.1 Both BIS021 and BIS028 were proven sensible extensions to the Bishops Castle development boundary following stage 3 assessment in the Shropshire Local Plan Review.
- 3.2 Those stage 3 site appraisals raised no significant nor demonstrable issues as regards Highways, Ecology, Heritage Assets, Public Protection (noise/smell etc), flood risk, trees,

nor landscaping impacts. This together with the acknowledgement that the sites were selected and included as Shropshire Councils preferred sites.

- 3.3 This acknowledged these sites to be fundamentally **deliverable** within the meaning of the NPPF to support the Bishops Castle community meet their housing need.
- 3.4 Observations that there is no issue with these sites and these sites are available, suitable and deliverable were affirmed in both Shropshire Councils selection of these sites, together tested within a planning application for appropriately designed affordable homes to the northern element to BIS021 which has been developed for 24 affordable homes (Phase 1) under Council ref: 18/04411/FUL².
- 3.5 That application received no objection from any stakeholder, Heritage Conservation nor Highways in particular, with Highways acknowledging '*site is located close to local amenities and as such provides a positive opportunity for sustainable movement through existing links and connections (i.e. by walking and cycling)*'.
- 3.6 ***For the reasons outlined below, the Bishops Castle Town Council and steering group is requested to re-review the planning balance and benefit to the Town of developing these sites, and allocate them for residential development within the Bishops Castle NDP.***

4. Bishops Castle Town Council observations'

- 4.1 In respect of BIS028 and BIS021, the minutes of a meeting held on 11 December 2018³ note,

After earlier meeting with Shropshire Council, the Town Council expressed preference for developing areas to the east of the town (School House Lane, Dog Kennels Bank and Love Lane) which has closer access to the A488, is still within walking distance and is away from the conservation area.

² <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PFKNEYTDGJZ00>

³ <https://bishopscastletowncouncil.gov.uk/wp-content/uploads/2020/12/2018-minutes.pdf>

This new proposal to the north-west of the town would draw traffic into the narrow streets of the conservation area in order to access the A488 to the east.

The Wintles Lane, (which has recently been narrowed by Shropshire Council), would have to be widened again and this could only be done on one side, because of the elaborate drainage system installed.

Welsh Street is narrow and has drainage issues. Cars already drive too fast down this road.

The area in question is considered to be part of the Greenbelt of the town and is very popular with walkers.

RESOLVED The Town Council Strongly Objects to the proposed development.
Proposed Cllr Magill; Seconded Cllr Houghton; All in Favour.

- 4.2 Following considerable reading and research of the Bishops Castle Town Council meeting minutes for each year⁴, the above is taken in good faith to be the main substantive comments in relation to these sites from the Town Council.
- 4.3 Below we seek to reassure Town Councillors, together with the local community these sites have no technical constraint, offer sustainable development, and request Town Council support to allocate these sites within the Bishops Castle NDP.

a. Addressing Bishops Castle Town Council observations

Sustainable development: location and connectivity of BIS028 and BIS021

- 4.4 Land at BIS028 and BIS021 are at their maximum circa. 500m safe walking distance to Town Centre services and facilities, post office, bank/ATM, shops etc with BIS021 adjacent to the primary school. These sites represent sustainable development across the 3-pillars providing social, economic and environmental benefit to the Community, situated alongside the existing built form of housing in the settlement along Oak Meadow, connected via road, public rights of way footpaths (ref: 0507/11/3 and ref: 0507/30/1), and pavements (following development).

⁴ <https://bishopscastletowncouncil.gov.uk/archive/>

- 4.5 This connectivity will be supported in future proposals for the land to integrate with adjoining infrastructure such as roads, pavements, street lighting etc to enable safe movements without the need for vehicles, or need to walk/cycle beside vehicles.
- 4.6 In relation to BIS028, the Council asserts the site would draw traffic into *narrow streets of the conservation area in order to access the A488 to the east*. This is respectfully disputed as traffic heading in either direction between the site and A488 will travel along Wintles Lane into Bull Lane, and Schoolhouse lane, which are not substandard.
- 4.7 As previously represented sections of these lanes are open to two-way traffic.
- 4.8 In relation to BIS021, the Council asserts (at appendix 5 of the Bishops Castle Neighbourhood Plan Consultation (2023) pack), *'the traffic from the site could only access the A488 via Kerry Lane and Brampton Road, thus creating more traffic in the Conservation Area'*. However again, this is respectfully disputed as traffic in this area would only overlap the Conservation Area for circa. 250m of travel at it's greatest along Kerry Lane/Brampton Road, with sections of both open to two-way traffic.
- 4.9 For both BIS021 and BIS028, bringing sites forward for development may increase traffic along Welsh Street. However, this is mitigated and managed by site design, coupled with a Travel Plan with associated monitoring, and by the site being physically close and well-lit walking and cycling distance directly to Town Centre services and facilities.
- 4.10 As part of the Stage 3 assessment of land, our assessment of site suitability, availability and sustainability is supported by the land inclusion within the *Shropshire LPR Consultation on Preferred Sites, 29 November 2018 to 31 January 2019* which invited feedback on the sites preferred by the LPA based on the Stage 3 assessment.

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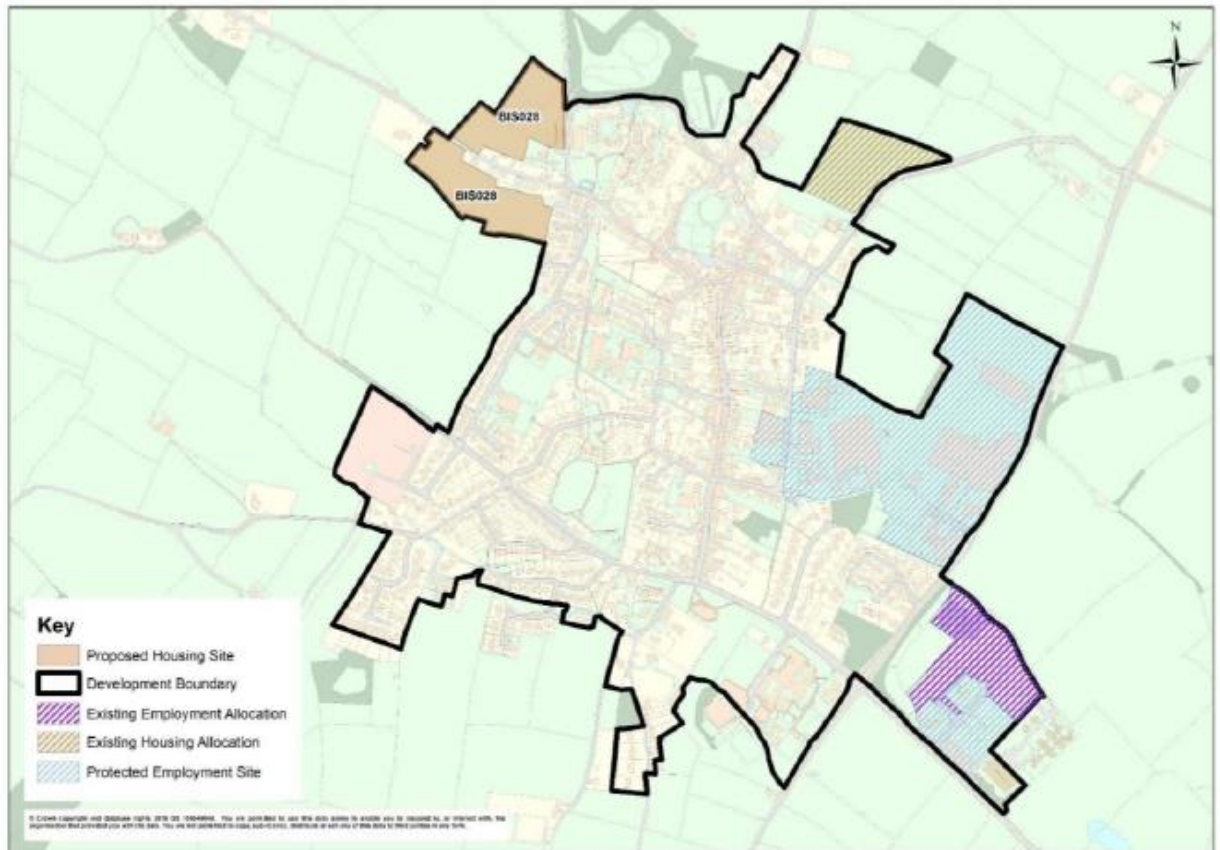
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Figure 2: LPA's proposed housing allocation



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

- 4.11 **Shropshire Council would not have included these sites as *preferred sites* if significant and demonstrable constraints prevented the land from development. Their inclusion demonstrates site suitability to support the future development needs of the community.**

Suggested Highways works

- 4.12 It is suggested Wintles Lane would have to be widened to accommodate housing on BIS028.

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- 4.13 No requirement to widen Wintles lane has been communicated either as part of the SLAA (2018), nor in previous discussions with the Highways Authority.
- 4.14 There is no indication these streets are substandard nor in need of work.
- 4.15 This is further acknowledged by Shropshire Council Highways response to an application for 24 affordable homes under Council ref: 18/04411/FUL⁵ which raised no objection, and was supported by Bishops Castle Town Council at that time.
- 4.16 On street parking naturally provides traffic calming within the town, and the sites are entirely capable of development with no abnormal constraint nor loads to be taken to site.
- 4.17 The Wintles is designed and adopted in accordance with standards within Manual for Streets. It is of a design which provides traffic calming and reduces vehicle speeds, and simultaneously provides ample capacity for safe movements of vehicles and pedestrians.
- 4.18 Access for BIS028 could reasonably be enabled via 'The Wintles Farm' at <https://w3w.co/soaks.balancing.cocoons>. Those agricultural buildings remain in use today. However these buildings and the site are physically well-related to the settlement, which together with a design and layout utilizing this site to access BIS028 land may also bring benefit in terms of improvements to the character and appearance of the area.
- 4.19 Further in relation to BIS021, the Highway Authority acknowledge vehicular access can be achieved through the current playground area and replacing this facility within the development. This site is available and could be supported as a logical extension to the built form of the settlement.
- 4.20 **Highways standards are maintained and there is no technical constraint to these sites being supported by the community, and allocated within the Bishops Castle NDP.**

Suggested Greenbelt

⁵ <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PFKNEYTDGJZ00>

- 4.21 No such designation exists in the area.
- 4.22 The Town Council and community have choice on where to allocate land for the benefit of the community today, and future development for the benefit of future generations.
- 4.23 Development within Bishops Castle, which by its layout, pattern of development and physical proximity of built form, will often require greenfield developments to support the community meet it's housing, employment and other identified needs.
- 4.24 Both sites (BIS021 and BIS028) are well screened with existing trees, hedgerows, together with lower site levels relative to the Town. Existing public rights of way will be retained and integrated into the layout of the sites, as part of a high standard design cadent with the character and appearance of the Town.

5. New land entries BS 1 and BS 2 to support Sustainable Development

- 5.1 As can be seen from the submitted plans (Figure 1 below and Appendix 1), together with references to the connectivity and accessibility of the sites via public rights of way and street lighting (Appendix 2 and 3), these sites are physically closer and have a higher degree of accessibility with Town centre services and facilities.

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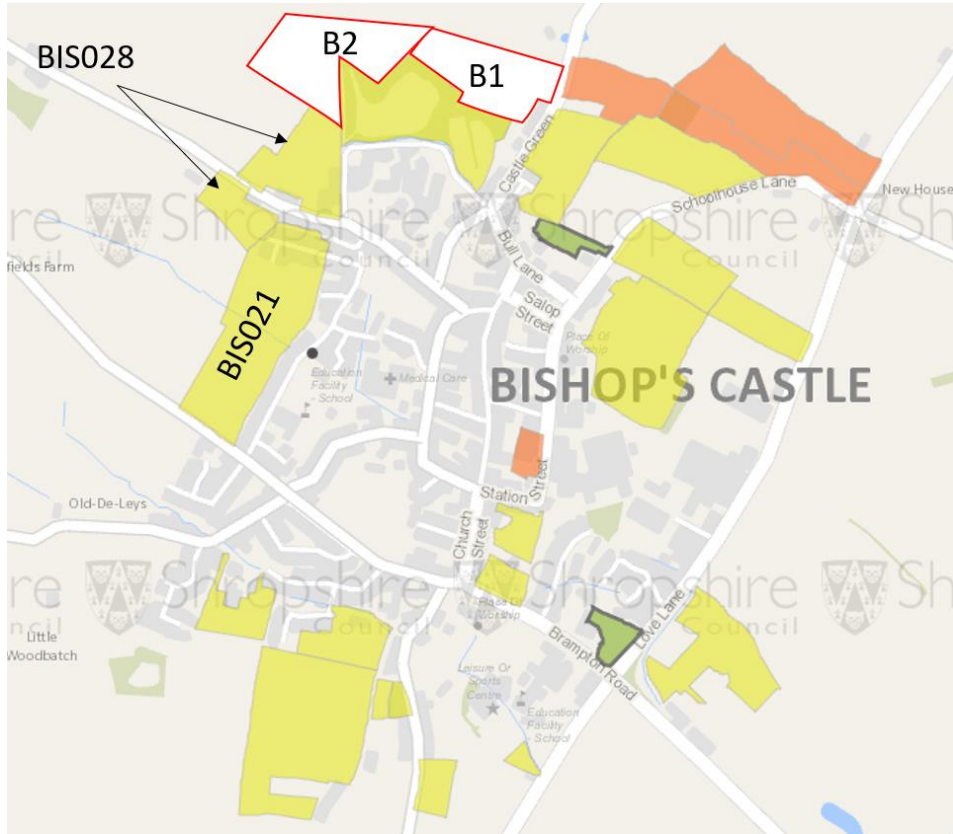


Figure 1 – New site proposals (B1 and B2) to support future sustainable development of Bishops Castle (B1 measuring circa. 2.4 Ha, and B2 measuring circa. 3.0 Ha.

- 5.2 Land B1 and B2 is to the north of Bishops Castle and would be separated from the Shropshire Hills AONB and the designated Conservation Area, by the dwellings and buildings forming part of the town together with the natural topography/shape of the land as these 2x sites are broadly set-down within the landscape relative to their surroundings.
- 5.3 It is acknowledged vehicular access to B2 would be achieved via land B1 or BIS028, this is accepted and agreed with in principle to support the future development needs of the local community, and could be master-planned to enable and invite community involvement regarding the layouts.
- 5.4 Further it is also accepted that the steepness of the B2 land in places may well lend themselves to community play areas, ecological re-wilding as areas of biodiversity net

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gain, open space, and/or swale type feature for drainage purposes. Again, these are agreed in principle at this stage, and these benefits could be realised were the land to be allocated for residential development.

- 5.5 Sites B1 already provides a high degree of accessibility to Bishops Castle, joining the 'Foxholes' Camping and Cabins' to Town centre services and amenities via the public right of way footpath ref: 0507/28/2. Aerial photography demonstrates it is a well used footpath.
- 5.6 That footpath is currently unlit. Allocation of B1 could include low-luminance street lighting to support night-time accessibility to the Town via the footpath, supporting the economic vibrancy of the town into evening time especially during autumn, winter and spring months, not reliant on the car when they are staying at Foxholes.

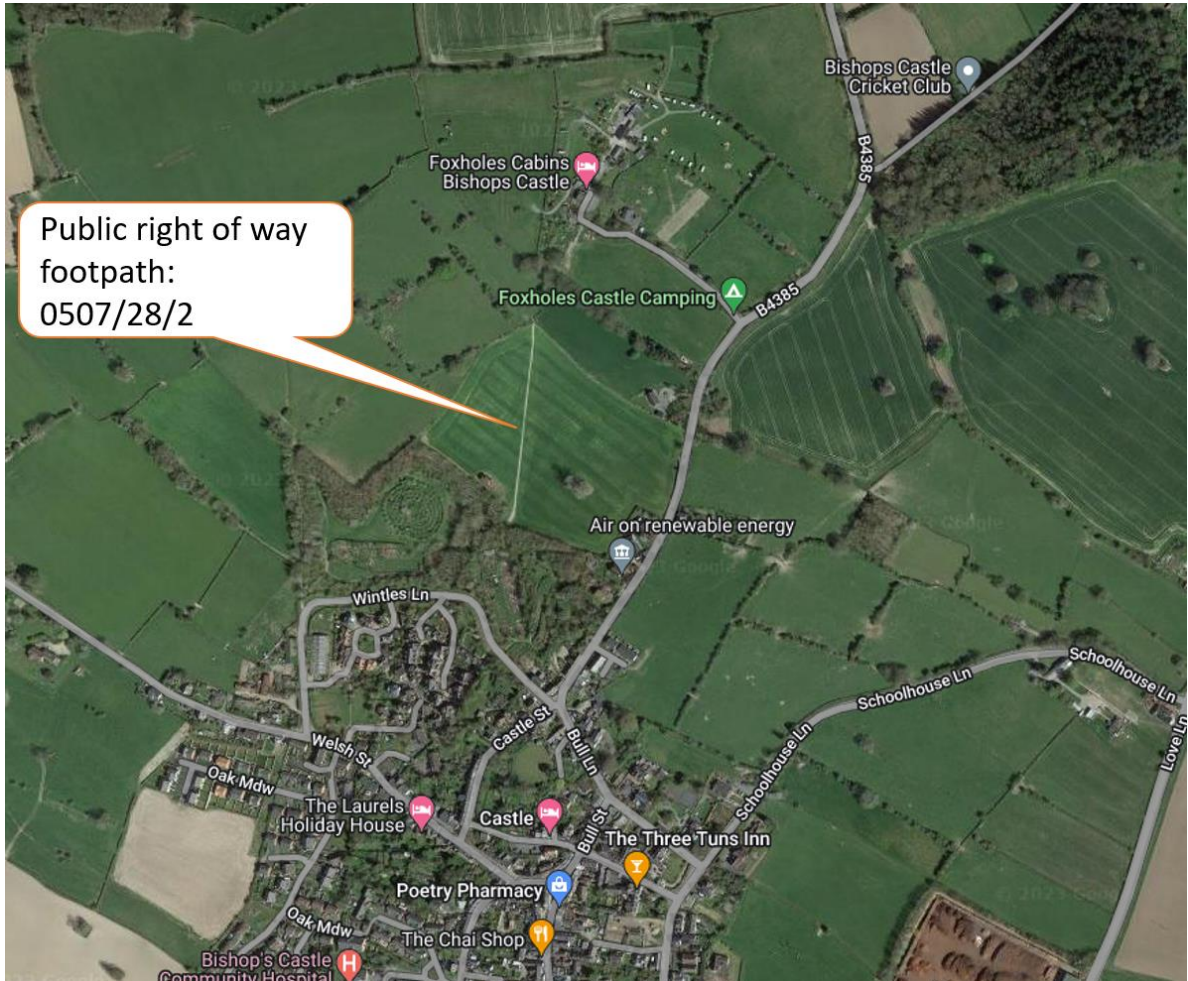
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5.7 Both these sites offer a much higher degree of accessibility to the Town services and facilities, offering safer and closer walking and cycling routes away from main roads (Appendix 2 and 3).

6. Consistency with the Bishops Castle NDP Stage 4 assessment criteria at Appendix 5

6.1 Here we apply the stage 3 SLAA criteria, which was applied by Shropshire Council. Following that we apply the *Stage 4 Assessment: Locally Defined site assessment criteria* to use in the Bishops Castle NDP (2023) site selection process.

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- 6.2 Following stage 3 Shropshire Council assessments, the Table 5 within Appendix 5 to the draft Bishops Castle NDP (2023) includes BIS021 and BIS028 amongst others for evaluation against stage 4 assessment criteria suited to Bishops Castle.
- 6.3 At Table 7 of Appendix 5 BCNDP (2023), sites BIS021 and BIS028 were screened out against stage 4 criteria (Table 6, appendix 5 within the BCNDP (2023)) for reasons relating to traffic impact upon the Conservation Area. Whilst this is fundamentally disagreed with (as explained above) especially as traffic would flow through the Conservation Area only a small distance, and considering Shropshire Council considered this element prior to selecting BIS028 as a *preferred site* within their appraisal.
- 6.4 Sites B1 and B2 are submitted for additional consideration here. B1 in particular would entirely adhere to the stage 4 assessment criteria, with B2 accessed via BIS028, and/or B1.
- 6.5 The site would be accessed via the B4385/Castle Green road from the north, or via School House Lane, Bull Lane and onto Castle Green all of which have 2-lanes for 2-way vehicle traffic movements.

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6.6 Taken from appendix 5 BCNDP (2023) Stage 4 Assessment: Locally Defined site assessment criteria assessment is the local criteria applied to the sites.

6.7 For site B1, assessment against each local policy criterion (listed below) can be fully met.

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

Stage 4 Local criterion	Criteria met for site B1 (Appendix 1)?
In/outside Development boundary	Yes, outside

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Impact on CA	No impact
Sensitive sites	No impact
Traffic impact on Conservation Area	Limited and minor along Bull Lane, although the roadway allows and enables 2-way traffic movement
Design outside Conservation Area	Yes, no impact
Heritage assets	Ample distance from LBs, SAM, and designated Conservation Area
Conflict with Local Green Spaces	None identified, and further green open space would be provided
Sustainable Transport improvements	Direct connectivity via rights of way, and further improvement possible
33% affordable housing	Subject to housing type and density, but no obvious abnormal costs and site regarded suitable, deliverable and viable

6.8 Accessibility and connectivity will be planned-in to enable sensitively scaled and appropriate design with open space, play facilities, affordable housing together with open-market housing on B1 and/or B2 as the case may be, ensuring sustainable and integrated development with the town.

6.9 We propose BIS021, BIS028, and B1 in particular are best suited and highly consistent with the sustainable development objectives and policies of the Bishops Castle NDP, and we respectfully request their inclusion and support for allocation within the NDP.

7. Consistency with the Shropshire Local Plan (2016-2038)

7.1 Draft policy S2.1 identifies Bishops Castle as a Key Centre settlement planned to accommodate 150 dwellings over the plan period⁶.

7.2 This figure appears low relative to Town size, the history of constraint to development in Bishops Castle due to the Clun issues, and is not revised from the SAMDev which applies for the 2006-2026 period.

7.3 Further land would appear to be required to support the community to 2038.

⁶ <https://www.shropshire.gov.uk/media/21100/sd002-draft-shropshire-local-plan.pdf>

- 7.4 This housing figure remains to be evaluated as part of the Shropshire Local Plan examination⁷, given a number of outstanding objections require resolution, together with questions on the overall housing requirement over the plan period.
- 7.5 Further this housing requirement/delivery figure is subject to work outstanding toward site Clun catchment restoration before allowing development which contributes toward nutrient neutrality and betterment to 2030 identified at DP13, and paragraphs 5.25 and 5.26, together with paragraphs 75 and 76 of the Bishops Castle NDP (2023).
- 7.6 Together with other policies informing the mix and density of development, S2.1 para 4 notes, *‘new residential development will primarily be delivered through the saved SAMDev residential allocation [allocation BISH0013 under S2.1a of the SAMDev⁸] and any residential development allocated within the Bishops Castle Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Bishop’s Castle development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Bishop’s Castle Neighbourhood Plan’.*
- 7.7 Alongside paragraph 65 of the draft Bishops Castle Neighbourhood Plan (2023) which identifies that of that 150 dwellings 40 remain to be delivered, paragraph 62 provides the calculation.

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

⁷ <https://www.shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-calendar/>

⁸ <https://www.shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf>

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- 7.8 The emerging Local Plan proposes that 40 dwellings to be delivered over the plan period to 2038 in Bishop’s Castle and that this will be forthcoming as windfall development and/or the Bishops Castle NPD land allocations.
- 7.9 Due to the edge of settlement location, elevated site levels and topography in view of the Shropshire Hills AONB, both BISH013 (current SAMDev land allocation) and BC1 (proposed Bishops Castle NDP site) appear capable of impact upon the sensitive landscape character.
- 7.10 As BISH013 is allocated, there is acceptance of some visual impact upon the landscape, and this is acknowledged and identified within the officer report at paras’, 6.3.1 and 6.3.2 for 52 dwellings under ref: 19/04444/FUL, which also went so far as to become a reason for refusal.
2. The proposals considered to be generic in nature having minimal regard to the context of the site, the distinctive character of Bishops Castle or the visual impact when viewed from the AONB, the proposals are therefore considered to be contrary to Policy CS6 of the Shropshire Core Strategy (2011) and Policy MD2 of the Shropshire Site Allocations and Management of Development Plan (2015).
- 7.11 Further land designations in this north-eastern area would logically be regarded as capable of compounding the landscape and visual impacts when viewed from the AONB in consideration of the elevated and prominent land position together with tall-designed dwellings.
- 7.12 Further whilst there are benefits to these land allocation, both BISH013 and proposed BC1 demonstrate limited accessibility and connectedness to Town services and facilities.
- 7.13 Whilst BIS021, BIS028, as well as B1 and B2 adopt lower positions within the landscape, and whilst visual impacts are a potential (as with most greenfield development), such potential can be managed and mitigated via design, landscaping and networked integration with town infrastructure, services and facilities.
- 7.14 We propose BIS021, BIS028, and B1 in particular are best suited and highly consistent with the sustainable development objectives and policies of the Shropshire Local Plan, and we

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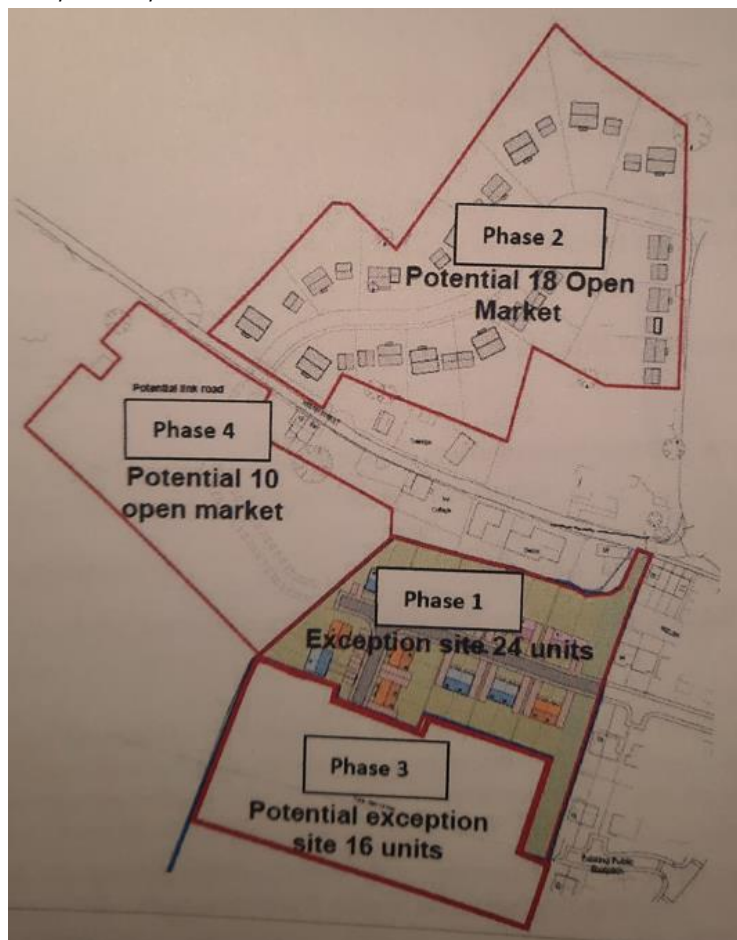
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respectfully request their inclusion and support for allocation within the Bishops Castle NDP.

8. Planning Gain together with Availability, Deliverability and Suitability for Development to support Bishops Castle)

8.1 The northern element to BIS021 has been developed for 24 affordable homes (Phase 1) under Council ref: 18/04411/FUL⁹.



⁹ <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=PFKNEYTDGJZ00>

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- 8.2 This was supported by Bishops Castle Town Council. Further Highways raised no objection.
- 8.3 Road access has been retained to a high standard from Phase 1 to enable and support Phases 3 and/or 4.
- 8.4 **This land supports future development with open market housing together with the demonstrable and considerable associated planning gains of open-space, play facilities, biodiversity net gain and affordable housing to benefit the Bishops Castle community.**
- 8.5 There is clear and urgent demand for housing identified within the Bishops Castle: RHRP Survey Analysis (January 2020) at appendix 4 of the Bishops Castle NDP, which can be delivered via any one or all 4x sites namely, BIS021, BIS028, B1, and B2.
- 8.6 **All 4x sites (BIS021, BIS028, B1, and B2) are available and deliverable for development**

9. Conclusion

- 9.1 Each site should be considered on it's own merits.
- 9.2 Joining or splitting of sites during plan-making stage is equally appropriate.
- 9.3 **Taken altogether in the round regarding sites: BIS021, BIS028, B1, and B2**
- **each site is entirely capable of accommodating development to support the local community, with B2 proposed for development following completion of BIS028 and/or B1, and only parts thereof with other areas for community gains (biodiversity net gain, open space and/or play);**
 - **BIS021, BIS028 and B1 as a starting point are immediately beside the existing settlement boundary, forming a logical, sensitive and accessible extension to the settlement. These sites have existing public rights of way which do and will**

continue to integrated with Town services and facilities, being physically accessible and closer than alternative sites;

- **All 3x of those sites pass the tests for allocation within the Bishops Castle NDP;**
- **Whilst minor traffic through-flow, the Conservation Area would continue to be preserved;**
- **Integrity and safety of the highway network would also be preserved and maintained, supported by further designed-in efforts to support walking and cycling to/from the Town Centre;**

the Bishop's Castle Neighbourhood Development Plan (the NDP) steering group working alongside members of the Town Council are kindly and respectfully requested to consider the above within the planning balance, to sensitively meet the future needs of Bishops Castle and allocate BIS021, BIS028, and/or B1 within the forthcoming Bishop's Castle Neighbourhood Development Plan.

I trust the submitted details are sufficient and support you in your consideration of this submission.

Should you require any further information, please do not hesitate to contact me.

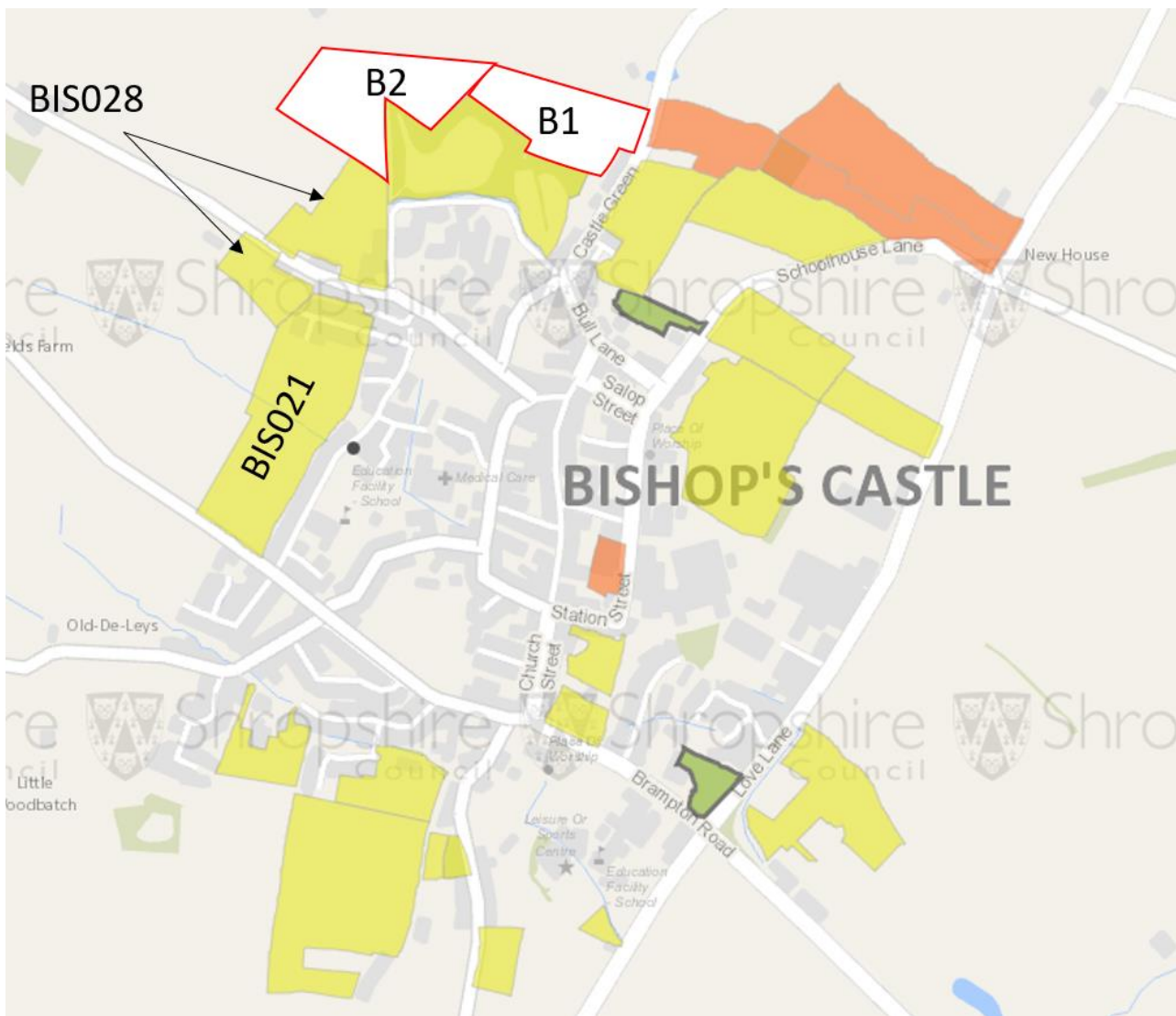
Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Watson".

**Paul Watson BSc (Hons) MSc
Senior Planning Consultant
Halls Holdings Limited**

Appendix 1 – New site proposals (B1 and B2) to support future sustainable development of Bishops Castle (indicative sketch, with location plans below)

- B1 measuring circa. 24840m² (6.1 Acres) (2.4 Ha)
- B2 measuring circa. 30400m² (7.5 Acres) (3.0 Ha)



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B1

1:1250 Scale bar for guidance only. Do not scale off this drawing



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BISHOPS CASTLE
SY9 5BS

Client: **Mr S BEDELL**

Contact: **PAUL WATSON**
 paul.watson@halls.com

Title: **LOCATION PLAN**
(B1)

Drawn by: **D Haughian**
 d.haughian@halls.com

Scale: **1:1250 (A3)** Date: **Aug 2023**

Draw No: **11918-001** Rev:



B2

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Site Address: **LAND AT**
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Client: **Mr S BEDELL**

Contact: **PAUL WATSON**
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Title: **LOCATION PLAN**
(B2)

Drawn by: **D Haughian**
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Scale: **1:1250 (A3)** Date: **Aug 2023**

Draw No: **11918-101** Rev:

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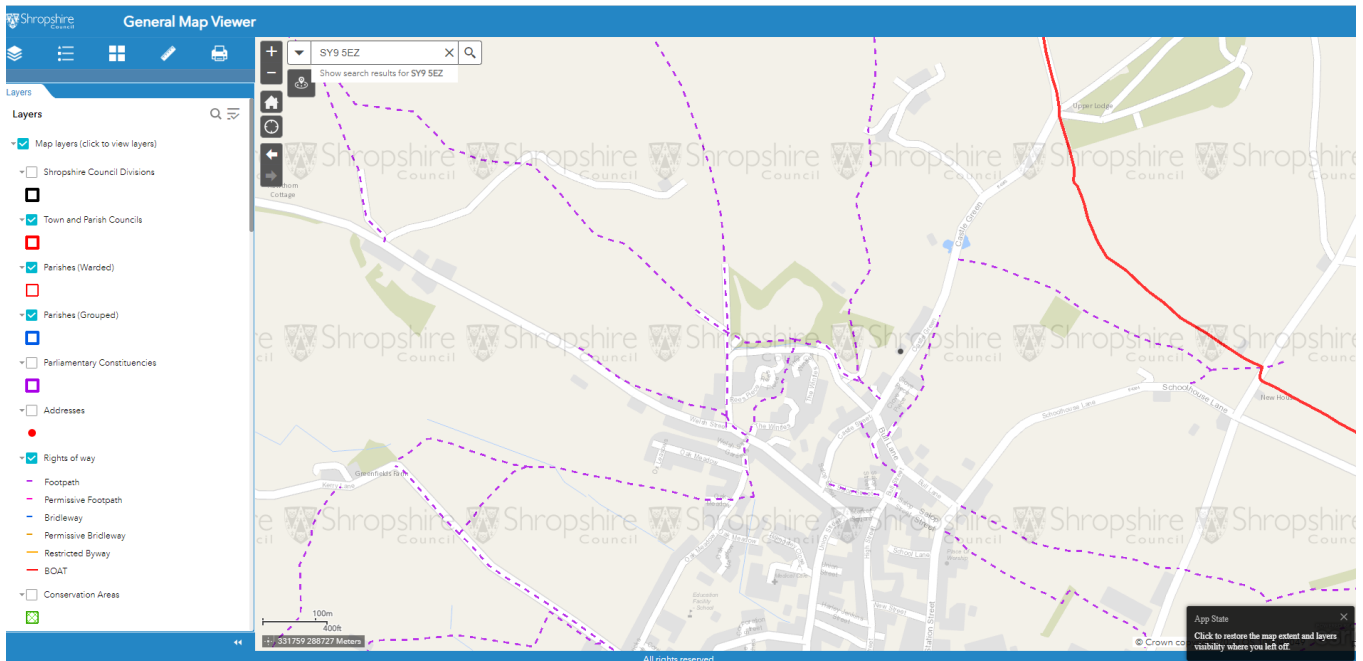
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Appendix 2 – Bishops Castle Public rights of way (purple) (source: <https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=d6ab15037ca741589b262f27170843c1>)



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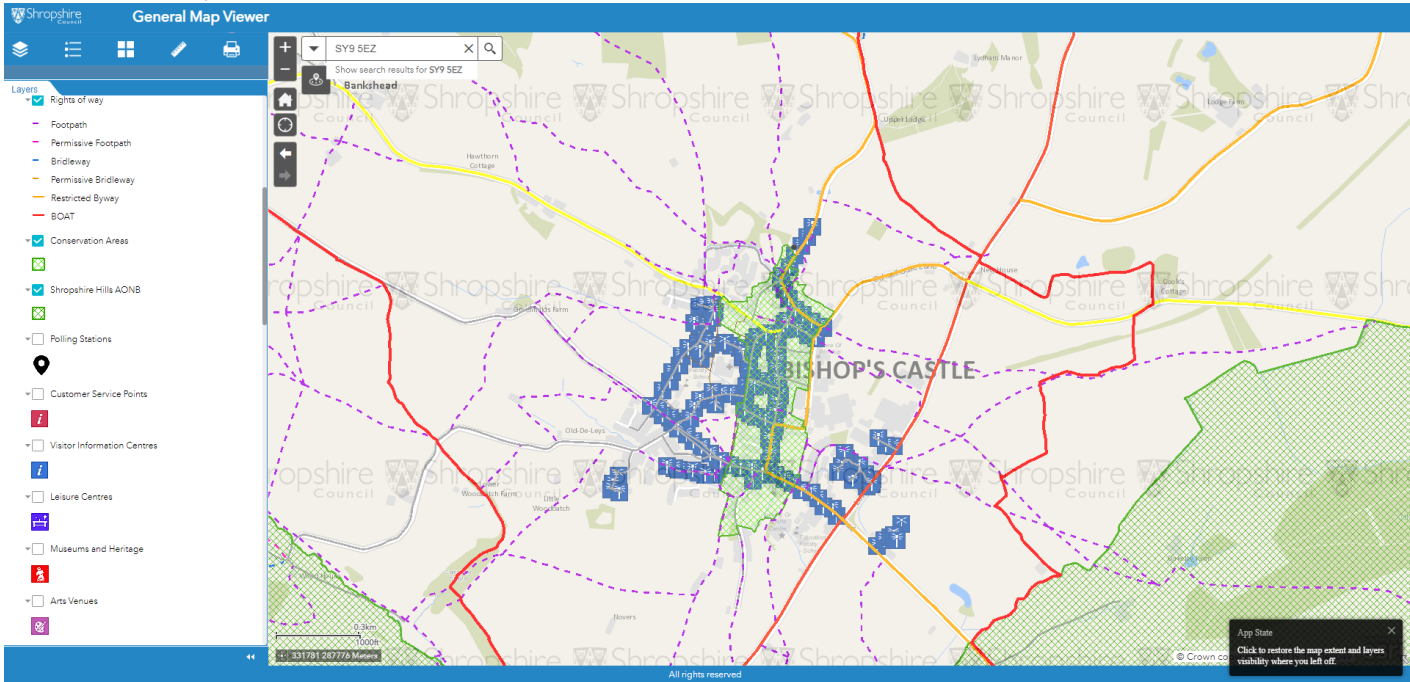
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Appendix 3 – Bishops Castle Public rights of way (purple), street lighting (Blue squares), conservation area (hatched green) and NDP plan area outlined in red, with Shropshire Hills AONB (in green to the south) (source: <https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=d6ab15037ca741589b262f27170843c1>)



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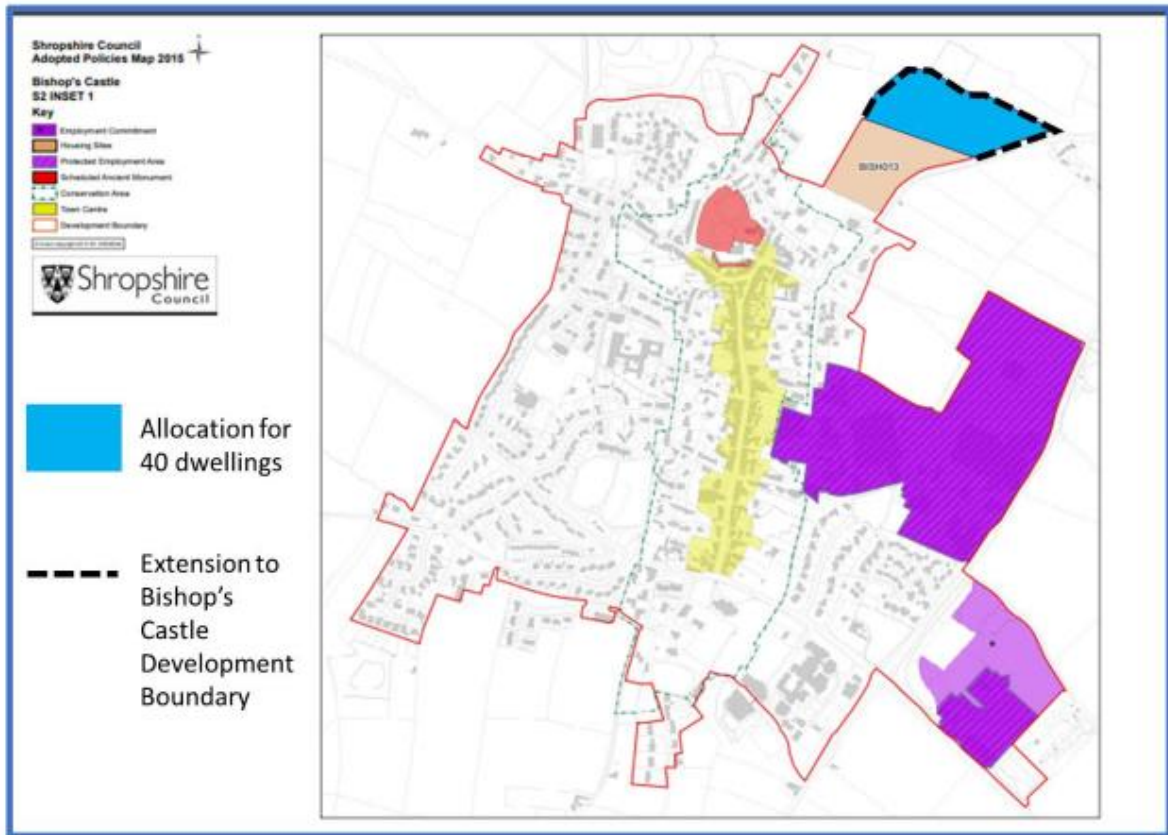
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Appendix 4 – draft Bishops Castle NDP proposed land allocation (blue)

FIGURE 3: PROPOSED LAND ALLOCATION FOR 40 DWELLINGS AND PROPOSED CHANGE TO BISHOP’S CASTLE DEVELOPMENT BOUNDARY



BC1: Housing allocation and change to the development boundary

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