

Bishop's Castle Neighbourhood Plan - Regulation 16 – Summary of Responses

	Consultee	Summary of comments
1	National Highways	National Highways note that the Strategic Road Network in closest proximity to the plan area is the A49 which is approximately 10.5km away. They support the commitments of the Parish for sustainable development and consider that the contents of the plan are for local determination and therefore have no further comments to make.
2	Restoring Shropshire's Verges	<p>Restoring Shropshire's Verges would like to see the roadside verges are restored and managed as long linear meadows, with the aim of creating connectivity and habitats for wildlife. They suggest the following regime:</p> <p>Year one</p> <ul style="list-style-type: none"> • One metre cut for road safety reasons. • Where necessary one early cut and removal of arisings to prevent the continued raising of fertility of the soil. • A late cut after July 16th and removal of arisings. • Scarification and seeding with yellow rattle to supress grass growth. <p>Year two onwards</p> <ul style="list-style-type: none"> • Ongoing one metre safety cuts. • A late cut after July 16th and removal of arisings. • Additional seeding / planting for restoration with native flora utilising the existing community capital of wildflower meadows, volunteers and expertise of local communities.
3	Bushmoor Verges Project	As a Restoring Shropshire's Verges Project Project, Bushmoor Verges Project support the regime detailed above.
4	Historic England	Historic England reiterate their comments on the Reg 14 consultation: 'Historic England is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment. The design parameters set out in the Bishop's Castle Character Assessments will no doubt prove invaluable as a context and guide for future development. This approach and those policies designed to conserve and enhance both the distinctive character of

		the settlement of Bishop's Castle and the surrounding countryside including Local Green Spaces is highly commendable.'
5	Coal Authority	No specific comments.
6	Natural Resources Wales	No specific comments.
7	Severn Trent	No specific comments.
8	NHS	The Bishop's Castle Neighbourhood Plan is in line with the NHS' current planning in terms of proposed housing development and impact on local health services.
9	Canal and River Trust	The Trust have no waterways, assets or land interests within the area covered by the document and as such have no comment to make.
10	National Grid	National Grid Electricity Transmission plc (NGET) as identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.
11	British Horse Society	<p>On pg.52 the Neighbourhood Plan notes that there are no Bridleways in the Parish which means that horse riders crossing the town must currently use the road network.</p> <p>Particular care needs to be taken on sections of A or B roads that might be used to link safer riding routes. In those cases cycles and horses should not be segregated unless both are off the main carriageway. If improvements are made on the A488 then horse riders need to be taken into account as the main A road is a link between C roads.</p> <p>If the project to open up the old Craven Arms to Bishop's Castle railway line is ever resurrected then this should be a multi-user route. It should be designated as at least a Bridleway and added to the Definitive Map or if possible a Restricted Byway so that horse drawn vehicles could also use the route.</p> <p>Where there is no way for horses and other vulnerable road users to be off the roads the British Horse Society strongly support the introduction of Quiet Lanes/20mph zones/Low Traffic Neighbourhoods.</p>

12	Environment Agency	<p>RE allocation of a housing site at School House Lane to deliver up to 40 dwellings.</p> <p><i>Policy BC1: Housing allocation and change to the development boundary</i> acknowledges the need to protect the River Clun Special Area of Conservation (SAC) and requires appropriate assessment and mitigation of nutrient pollution or inhibits development until after 2030, in line with a potential statutory duty on water and sewerage companies in England to upgrade wastewater treatment works to the highest technically achievable limits in nutrient neutrality areas.</p> <p>The Levelling Up and Regeneration Bill, on which the 2030 date quoted in Policy BC1 relies, has not passed Royal Assent and there is no guarantee that this statutory duty will become law.</p> <p>The EA concerns on the deliverability of the proposed allocation site and consider its inclusion within the Bishop Castle Neighbourhood Plan premature.</p> <p>The EA also raised concerns about the inclusion of allocations for Bishop Castle, within the River Clun catchment, in the emerging Shropshire Local Plan due to issues of deliverability as a consequence of nutrient neutrality issues. These concerns remain outstanding.</p> <p>The River Clun Catchment is an area at risk from nutrient pollution. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The SAC is within Unit 6 of the River Teme Site of Special Scientific Interest (SSSI), which was assessed at March 2014 as being in unfavourable declining condition for several reasons. These include high levels of silt and nutrients (particularly ortho-phosphate and nitrogen) which affect the health of the pearl mussel population.</p> <p>The Habitat Regulations Assessment (HRA) for this Plan shows that most development in the River Clun catchment is likely to have an adverse effect on the River Clun SAC. At present there is not a sufficient level of certainty that nutrient mitigation measures can deliver sufficient reduction in nutrient pollution to enable further development and it is unclear when such would be available.</p> <p>The statement of common ground between the EA and Shropshire Council,</p>

		dated August 2021 includes commentary on the issues within the catchment and the EA's soundness concerns. A letter was sent to Shropshire Council Planning Policy (07/12/22) regarding matters relating to Clun catchment growth and nutrient neutrality.
13	National Gas	National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.
14	Halls	<p>Representation in support of:</p> <p>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</p> <p>Sites B1 and B2 are submitted for additional consideration: B1 – Land west of Castle Mynd, and B4385/Castle Green, Bishop's Castle B2 – Land north-west of Wintles, Bishop's Castle.</p>